DTL2.0 Third Draft

November 25 ,2026

Part 20.20 General Development Requirements

...

20.20.400 Fences

...

2. No fence may exceed four feet, six inches, in height within a required front setback or adjacent to the sidewalk in the Downtown Land Use Districts except as follows:

...

Part 20.25A Downtown

20.25A.010 General.

A. Applicability of Part 20.25A LUC.

...

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 20.10.445;

   d. LUC 20.20.005 through LUC 20.20.030;

   e. LUC 20.20.060;

   f. LUC 20.20.070;

   g. LUC 20.20.120;

   h. LUC 20.20.125;

   i. LUC 20.20.135;

j. LUC 20.20.140;

k. LUC 20.20.190;

l. LUC 20.20.192;

m. LUC 20.20.200;

n. LUC 20.20.250;

o. LUC 20.20.252;

p. LUC 20.20.390;

q. LUC 20.20.522;

r. LUC 20.20.525;

s. LUC 20.20.527;

t. LUC 20.20.538

u. LUC 20.20.540;

v. LUC 20.20.720;

w. LUC 20.20.750;

x. LUC 20.20.760;

y. LUC 20.20.800; and

z. 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 - Blank Wall: Any portion of a building facade facing a street, park, or publicly accessible open space that does not contain: (1) windows or doors, whether transparent, translucent, or opaque, including display windows, garage, loading, service, utility, and emergency exit doors; (2) changes in wall plane such as pilasters, columns, recessed or projected entrances; (3) vertical landscaping elements; (4) elements of public art such as murals and interactive surfaces.

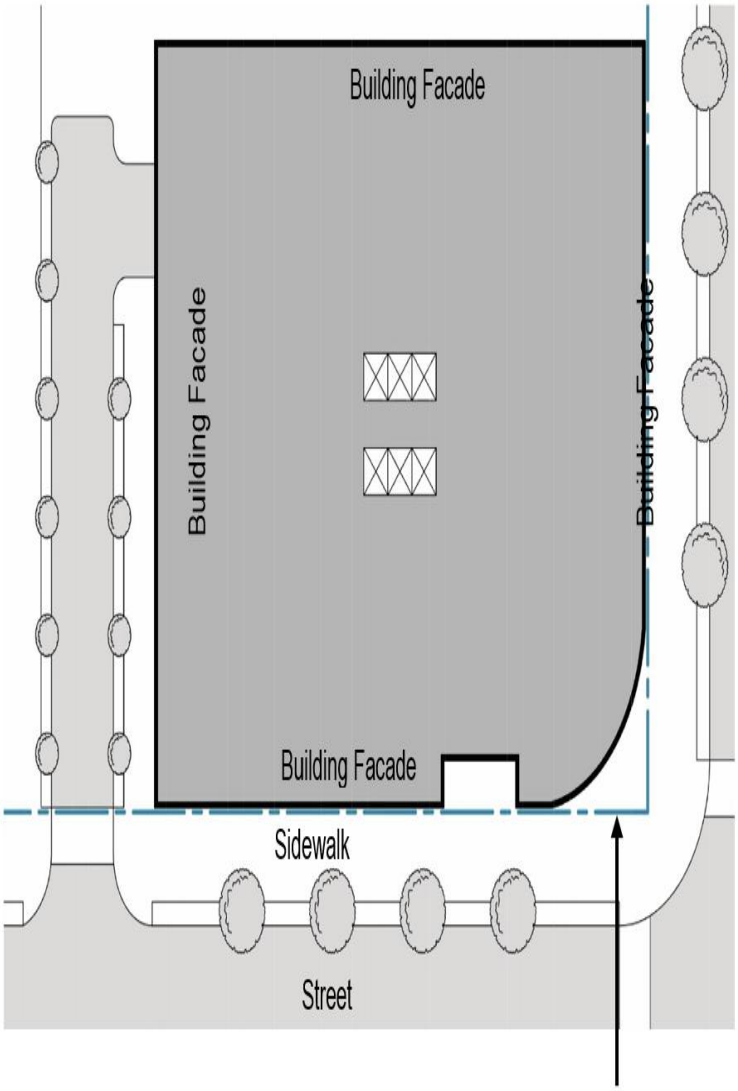
...

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."

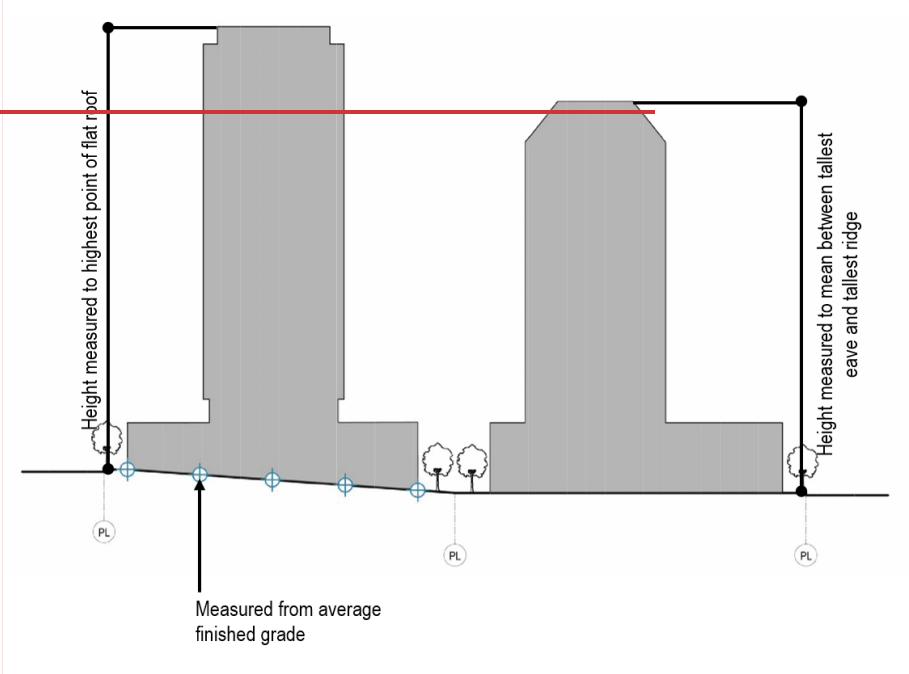
Commented [A2]: A definition of Blank wall will be included in 20.25A for ease of understanding and consistency across different sections within the Downtown code.

Commented [A3]: 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.


Building Facade
Building Facade
Building Facade
Building Facade
Sidewalk
Street
Build-to-line located at back of sidewalk unless designated otherwise

DT – Building Height : The vertical distance measured from the average ~~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 [A4]: Simplifying the definition and making it more consistent with the rest of the code.



Commented [A5]: The graphic is being deleted as the definition is now simplified does not require a supporting image

...

~~**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.~~

...

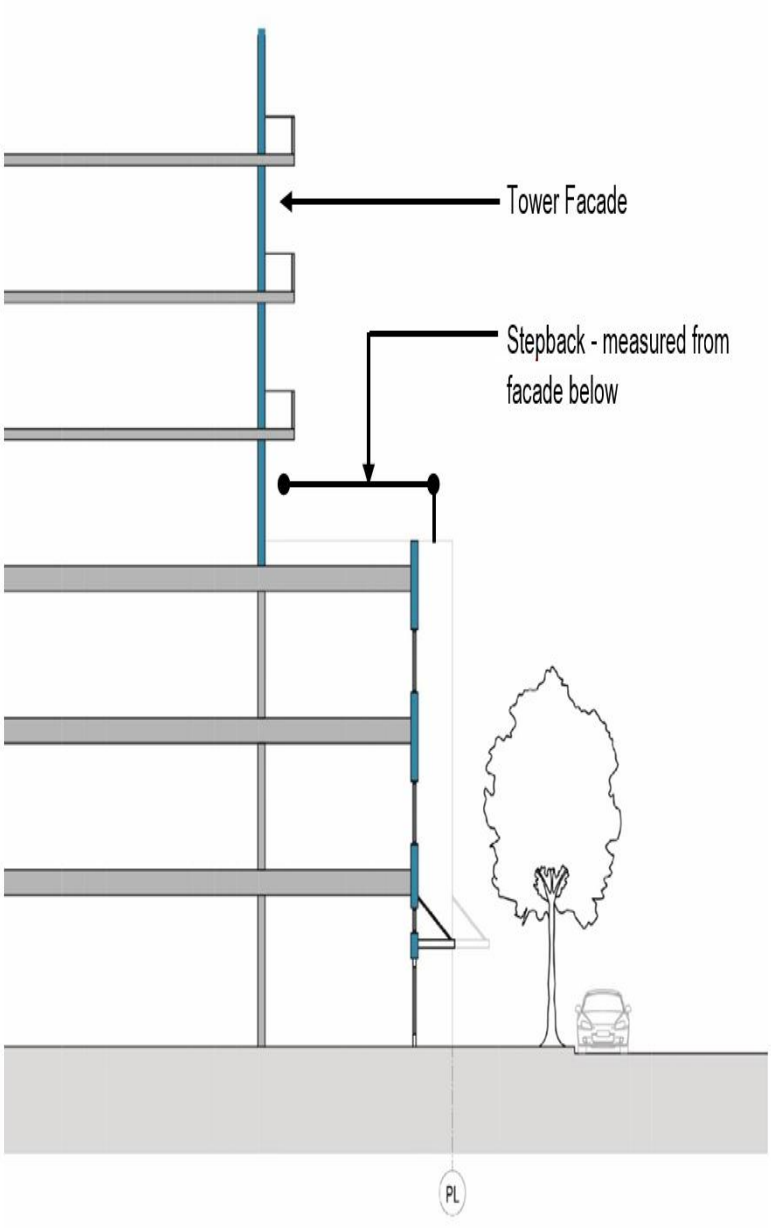
~~**DT – Grand Connection**: An alignment which is generally for exclusive pedestrian use providing a reasonably direct but interesting pedestrian route beginning at the intersection of NE 6th Street and 110th Avenue NE, extending to the intersection of NE 6th Street and Bellevue Way NE, and terminating 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~~facade 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 [A6]: 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 [A7]: 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."


Tower Facade
Stepback - measured from facade below
PL

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.

Commented [A8]: This minor addition to the definition adds more specificity.

...

DT – Tower Setback: A building setback of a specified distance, measured from the interior property line that occurs at a defined height above average finished grade, when the building exceeds a specified height. No portion of the building envelope can intrude into the required setback above the defined height, except where specifically permitted by code ~~or Administrative Departure~~.

...

20.25A.050 Downtown Land Use~~s Charts~~.

Commented [A9]: 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.

A. Applicability and Interpretation.

1. This section only governs land uses within Downtown land use districts.
2. The provisions of this section do not apply to any other land use districts.
3. To the extent that a section of Chapter 20.20 LUC both governs a specific use and is applicable Downtown, as provided in LUC 20.25A.010, then the requirements of that section of Chapter 20.20 LUC shall apply to that use.
4. An RLRT system, an RLRT facility, and the OMSF, as those terms are defined in Part 20.25M LUC, are regulated as provided in Part 20.25M LUC.
5. In the case of a question as to the inclusion or exclusion of a particular proposed land use in a particular use category, the Director shall have the authority to make the final determination per LUC 20.10.420.

B~~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.D.

2. Land uses may be permitted either as the principal use or a subordinate use subject to LUC 20.20.840. However, the following land uses are only permitted as a subordinate use:

   a. 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.

   b. Battery charging stations.

3. District-Specific Requirements. Land uses described below are permitted in the land use districts described below, but subject to specific requirements as follows:

   a. In the DT-R District, more than 50% of the gross floor area of any building must be dedicated to residential uses.

   b. In the DT-R District, 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.

   c. In the DT-R and DT-OB Districts, executive, administrative, legislative, and protective governmental services are limited to 5,000 gross square feet per building.

   d. In the DT-OB District, individual tenant spaces for ground-floor commercial uses shall be limited to a maximum of 5,000 square feet of gross floor area. 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.

4. Use-Specific Requirements. The following land uses are permitted, but structures or sites containing such uses are subject to specific requirements as follows:

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

   b.At least 75% of the gross floor area of any convenience store shall be dedicated to retail food sales not for consumption on premises.

   c. Drive-throughs for pharmacies or banks must be located in a structured parking area.

   d. Auto repair or car washing services shall be allowed only within commercial parking structures and shall not be located on street-facing building facades.

C. 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 drive-throughs for pharmacies or banks meeting the applicable use-specific requirements under subsection B of this section.

5. Hazardous waste treatment and storage facilities (both on- or off-site), unless associated with medical uses or life science uses and meeting all applicable standards for safe storage and handling of hazardous waste.

6. Junk yards.

7. Any one or more of the following uses, as defined in LUC 20.20.535: Marijuana producers, marijuana processors, or marijuana research.

8. 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.

9. Recycling centers, solid waste collection areas, or solid waste disposal facilities, except those qualifying as subordinate uses under LUC 20.20.725.

10. Warehousing and storage use.

11. Manufacturing uses which produce noise, smoke, dust, vibration, smells, or other localized environmental impacts perceptible beyond the use.

12. Boarding or commercial kennels.

13. Riding academies, commercial stables, or private stables.

14. Pest control services.

15. Military or correctional institutions.

16. Detention centers.

17. Aircraft Transportation: Airports, Fields, Terminals, Storage, and Maintenance, but not including heliports or helistops.

18. Heliports or helistops, except where government or hospital heliports or government or hospital helistops are allowed as a conditional use under subsection D of this section.

19. Privately owned bus terminals

20. Taxi headquarters.

21. Electric Vehicle (EV) fleet depots.

22. Any land use prohibited under LUC 20.10.410.

23. Single-family dwellings.

D. Conditional Uses.

1. The following land uses shall require an Administrative Conditional Use Permit pursuant to Part 20.30E LUC:

Commented [A10]: This is a newly established use which will be included in 20,50.018 E Definitions. It is defined as "**Electric Vehicle (EV) fleet depot:** An off-street facility used for charging and parking, storage, staging, battery exchange, cleaning, inspection, repair, maintenance, or dispatch of three or more electric vehicles operated as part of a privately owned fleet. The facility may also include accessory areas to support autonomous fleet operations and is not open to the general public or for walk-in customer services." and included as a prohibited use in Downtown.

a. Electrical utility facilities.

b. Marijuana retail outlets, as defined in LUC 20.20.535.

c. Publicly owned bus terminals.

d. Primary and secondary educational facilities.

e. If located in the DT-O-1, DT-O-2, DT-MU, or DT-OLB land use districts, then only the heliports or helistops listed below are allowed as a conditional use. All other heliports or helistops are prohibited Downtown.

i. Government or hospital heliports used exclusively for emergency purposes; and

ii Government or hospital helistops used exclusively for emergency purposes. are allowed as a conditional use.

f. Gas stations.

Commented [A11]: The "Vehicle Fueling and Charging Stations" use in the existing Downtown Land Use Charts is being split into "Gas Stations" and "Battery Charging Stations" to maintain consistency across the code. The updated code will list battery charging stations as a permitted subordinate use and gas stations as an administrative conditional use.
The current code contains a definition for gas stations

2. The following land uses shall require a Conditional Use Permit pursuant to Part 20.30B LUC:

a. Essential public facilities not otherwise specifically identified and regulated in this section.

b. Homeless services uses, as defined in LUC 20.20.455.

c. Regional utility system.

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

f. If located within the DT-R District, then any outdoor recreation facilities, including both lighted and unlighted sports or playfields.

g. At- or above-grade commercial use parking as a primary use.

~~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 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

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
711	Library, Museum	P	P	P	A	A	P
7113	Art Gallery	P	P	P	P (3)	P	P
712	Nature Exhibitions: Aquariums and Botanical Gardens	P	P	P			
7214	Public Assembly	P	P	P	A (3)	A	P

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
7222 7231 7232	(Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but Excluding School Facilities						
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs	P	P	P	A (3)	A	P

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
7213	Drive-In Theaters						
	Adult Theaters (4)	P	P	P			P
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks						

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	and Skateboard Tracks (1)						
73	Commercial Amusements: Video Arcades, Electronic Games	P	P	P		P	P
7411 7413 7422	Recreation Activities: Miniature Golf, Tennis Courts, Community Clubs, Athletic	P	P	P	P (5)	P	P

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
7423 7424 7441 7449	Fields, Play Fields, Recreation Centers, Swimming Pools (2)						
744	Marinas, Yacht Clubs						
7413 7414	Recreation Activities: Skating, Bowling, Gymnasiums,	P	P	P	A/P (3) (5)	P	P

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
7415 7417 7425	Athletic Clubs, Health Clubs, Recreational Instruction						
7491 7515	Camping Sites and Hunting Clubs						
76	Private Leisure and Open Space Areas Excluding	P	P	P	P (5)	P	P

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	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 LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Two or More Dwelling	P	P	P	P	P	P

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	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 LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	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
6516	Nursing Home, Assisted Living			P	P	P	P

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

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

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

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

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

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

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

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

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

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 LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
41	Rail Transportation: Right-of-Way, Yards,						

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Terminals, Maintenance Shops						
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters	A	A	A			A
4214 422	Motor Vehicle Transportation: Maintenance Garages and						

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Motor Freight Services						
43	Aircraft Transportation: 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 LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	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 LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	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						

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	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 LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Communication, 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.

(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-67, 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.~~

~~**(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 LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment						
	Recycling Centers (15)	P	P	P	A	A	P
521 522 523 524	Lumber and Other Bulky Building Materials Including						

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Preassembled Products						
5251	Hardware, Paint, Tile and Wallpaper (Retail)	P	P	P	P (1)	P (5)	P
5252	Farm Equipment						
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)	P	P	P	P (1)	P (5)	P

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
54	Food and Convenience Store (Retail) (3)	P	P	P	P (1)	P (5)	P
5511	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

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	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 LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Establishments (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 LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Handcrafted Products (Retail) (11) (14)	P	P	P	P (1)	P	P
	Adult Retail Establishments (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)
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)						

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
596	Retail Fuel Yards						
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools			P (13)	P (13)	P (13)	P (13)
5999	Pet Shop (Retail)	P	P	P	P (1)	P (5)	P

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

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

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Dairies, Livestock and Fowl, Excluding Hogs						
	Marijuana Production						
8192	Other Horticultural Specialties: Medical Cannabis Collective Gardens (4)						

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
821	Agricultural Processing						
	Marijuana Processing						
	Medical Marijuana Cooperative (5)						
8221	Veterinary Clinic and Animal Hospital (1) (3)	P	P	P	P	P/A (2)	P

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
8222	Poultry Hatcheries						
83	Forestry, Tree Farms and Timber Production						
8421	Fish Hatcheries						
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction						

~~**Notes: Uses in 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 [A12]: 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 [A13]: This revision will add more flexibility and allow front setbacks for specific uses, thus promoting street activation and vibrancy.

...

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 [A14]: 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

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
	Residential	20' (14)	22,000 gsf/f	13,500 gsf/f	100%	600' (8)/600'	9.0/10.0	60' ~~(14)~~	450'	450' (7)
	Above-Grade Parking	20' (14)	20,000 gsf/f	20,000 gsf/f	100%	100' (9)/100'	N/A	60' ~~(14)~~	N/A	N/A ~~(10)~~
DT-O-2 North of NE	Nonresidential	20' (14)	24,000 gsf/f	24,000 gsf/f	100%	460'/480'	5.4/6.0	60' ~~(14)~~	288'	288' (7)
	Residential	20' (14)	22,000 gsf/f	13,500 gsf/f	100%	460'/480'	5.4/6.0	60' ~~(14)~~	288'	288' (7)

Commented [A14]: 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

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
8th St.	Above-Grade Parking	20' (14)	20,000 gsf/f	20,000 gsf/f	100%	100' (9)/100'	NA	60' ~~(14)~~	N/A	N/A ~~(10)~~
DT-O-2 East of 110th Ave. NE	Nonresidential	20' (14)	24,000 gsf/f	24,000 gsf/f	100%	403'/423'	5.4/6.0	60' ~~(14)~~	288'	288' (7)
	Residential	20' (14)	22,000 gsf/f	13,500 gsf/f	100%	403'/423'	5.4/6.0	60' ~~(14)~~	288'	288' (7)
	Above-Grade Parking	20' (14)	20,000 gsf/f	20,000 gsf/f	100%	100' (9)/100'	NA	60' ~~(14)~~	N/A	N/A (12)

Commented [A14]: 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

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-2 South of NE 4th and West of Bellevue Way NE	Nonresidential	20' (14)	24,000 gsf/f	24,000 gsf/f	100%	345'/365' (18)	5.4/6.0	60' ~~(14)~~	288'	288' (7)
	Residential	20' (14)	22,000 gsf/f	13,500 gsf/f	100%	345'/365' (18)	5.4/6.0	60' ~~(14)~~	288'	288'
	Above-Grade Parking	20' (14)	20,000 gsf/f	20,000 gsf/f	100%	100' (9)/100'	NA	60' ~~(14)~~	N/A	N/A ~~(10)~~

Commented [A14]: 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

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-MU	Nonresidential	20' (14)	22,000 gsf/f	20,000 gsf/f	100%	230'/250'	4.5/5.0	60' ~~(14)~~	115'	115' (7)
	Residential	20' (14)	20,000 gsf/f	13,500 gsf/f	100%	288'/308'	4.5/5.0	60' ~~(14)~~	230'	230' (7)
	Above-Grade Parking	N/A	20,000 gsf/f	N/A	75%	60' (9)/60'	N/A	N/A	N/A	N/A ~~(10)~~
DT-MU	Nonresidential	20' (14)	22,000 gsf/f	20,000 gsf/f	100%	403'/423'	5.4/6.0	60' ~~(14)~~	115'	115' (7)

Commented [A14]: 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

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
Civic Center	Residential	20' (14)	20,000 gsf/f	13,500 gsf/f	100%	403'/423'	5.4/6.0	60' ~~(14)~~	230'	230' (7)
	Above-Grade Parking	N/A	20,000 gsf/f	N/A	75%	60' (9)/60'	N/A	N/A	N/A	N/A ~~(10)~~
DT-OB	Nonresidential	20' (14)	20,000 gsf/f	13,500 gsf/f	100%	(11)	(11)	60' ~~(14)~~	(11)	N/A ~~(10)~~
	Residential	20' (14)	20,000 gsf/f	13,500 gsf/f	100%	(11)	(11)	60' (14)	(11)	N/A ~~(10)~~

Commented [A14]: 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

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
	Above-Grade Parking	N/A	N/A	N/A	75%	(11)	(11)	N/A	(11)	N/A ~~(10)~~
DT-R	Nonresidential	N/A	20,000 gsf/f	NA	75%	75'/95'	0.5/0.5	N/A	N/A	N/A ~~(10)~~
	Residential	20' (14)	20,000 gsf/f	13,500 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 [A14]: 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

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-OLB North (between NE 8th Street and NE 12th Street)	Nonresidential	20' (14)	30,000 gsf/f	20,000 gsf/f	100%	86'/106'	2.7/3.0	60' ~~(14)~~	N/A	N/A ~~(10)~~
	Residential	20' (14)	20,000 gsf/f	13,500 gsf/f	100%	104'/124'	2.7/3.0	60' ~~(14)~~	N/A	N/A ~~(10)~~
	Above-Grade Parking	N/A	20,000 gsf/f	N/A	75%	45'(9)/45'	N/A	N/A	N/A	N/A ~~(10)~~

Commented [A14]: 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

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-OLB Central (between NE 4th Street and NE 8th	Nonresidential	20' (14)	30,000 gsf/f	20,000 gsf/f (16)	100%	403'/423'	5.4/6.0	60' ~~(14)~~	115'	115' (7)
	Residential	20' (14)	20,000 gsf/f	13,500 gsf/f	100%	403'/423'	5.4/6.0	60' ~~(14)~~	230'	230' (7)
	Above-Grade Parking	N/A	20,000 gsf/f	N/A	75%	45' (9)/45'	N/A	N/A	N/A	N/A ~~(10)~~

Commented [A14]: 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

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
Street)										
DT-OLB South (between Main Street and NE 4th	Nonresidential	20' (14)	30,000 gsf/f	20,000 gsf/f (16)	100%	230'/250'	4.5/5.0	60' ~~(14)~~	115'	115' (7)
	Residential	20' (14)	20,000 gsf/f	13,500 gsf/f	100%	230'/250'	4.5/5.0	60' ~~(14)~~	230'	230' (7)
	Above-Grade Parking	N/A	20,000 gsf/f	N/A	75%	55 (9)/55'	N/A	N/A	N/A	N/A ~~(10)~~

Commented [A14]: 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

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
Street)										

Additional Dimensional Requirements in Downtown Perimeter Overlays

Commented [A14]: 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

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)

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)

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:

...

(10) ~~No additional building height above the maximum shall be permitted through the Administrative Departure process.~~Intentionally deleted.

...

(12) Within Perimeter Overlay B-2, multiple tower projects are allowed variable ~~tower~~ building heights of 176 feet to 264 feet with an average of no more than 220 feet. Master Development Plan approval is required. Multiple tower projects that straddle the Perimeter Overlay B-2 and DT-MU Districts in the Northwest Village Neighborhood of Downtown are allowed to locate a single tower within the Perimeter Overlay B-2 that does not exceed a maximum building height of 264 feet. Otherwise, ~~Single~~single tower projects within the Perimeter Overlay B-2 shall be limited to a building height of 220 feet unless the Director approves an Administrative Departure in accordance with Part 20.30H LUC~~pursuant to LUC 20.25A.030.D~~.

...

(16) The maximum floor plate between 80 and 150 feet in building height may be increased through an Administrative Departure pursuant to ~~LUC 20.25A.030.D.1~~Part 20.30H LUC if the following criteria are met:

a. The maximum allowed floor plates above 80 feet are increased by no more than 25 percent;

b. All buildings or portions of buildings located above 40 feet shall include a minimum building separation of 40 feet. The required separation shall provide for a continuous building separation corridor that extends between I-405 and 112th Ave NE;

c. The applicant demonstrates that the increased floor plate size does not affect the light, air or privacy for pedestrians or adjacent properties, and any publicly accessible space that is located in the vicinity; and

d. Complies with all other dimensional standards of this section.

Commented [A15]: This footnote has been deleted to be more consistent with footnote (12) in this section and 20.30H LUC.

(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 set back at least 10 feet from the building facade.Any building may exceed the maximum building height by at least 48 inches and up to the maximum amount necessary to accommodate roof-mounted solar energy panels.

Commented [A16]: New language provides more flexibility and allowance for residential amenities as well as solar panels on rooftops that were 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. The floor plate of a structure may not exceed the applicable maximum allowed floor plates specified in LUC 20.25A.060.A, except as follows:

...

b. For buildings containing Performing Arts Centers: ~~may have unlimited floor plates up to 100 feet in height, measured from average finished grade; provided, that:~~

i. If the other requirements of this subsection are met, then floors located at or below 100 feet above the average finished grade may have unlimited floor plates.~~—~~

ii. The floor plate exception applies only to ~~that~~ the portion of the building that contains the Performing Arts Center or subordinate uses to the Performing Arts Center; provided, that subordinate uses shall not exceed 25% of the portion of the building in which the floor plate exception is applied; and ~~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. Floors located at or below 100 feet above the average finished grade may have unlimited floor plates.

ii. Floors located above 100 feet of the average finished grade:

(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 [A17]: 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. Exceptions authorized pursuant to this subsection shall be reviewed as Administrative Departures subject to the terms of Part 20.30H LUC.

...

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.

...

c. Intrusions Into Stepbacks.

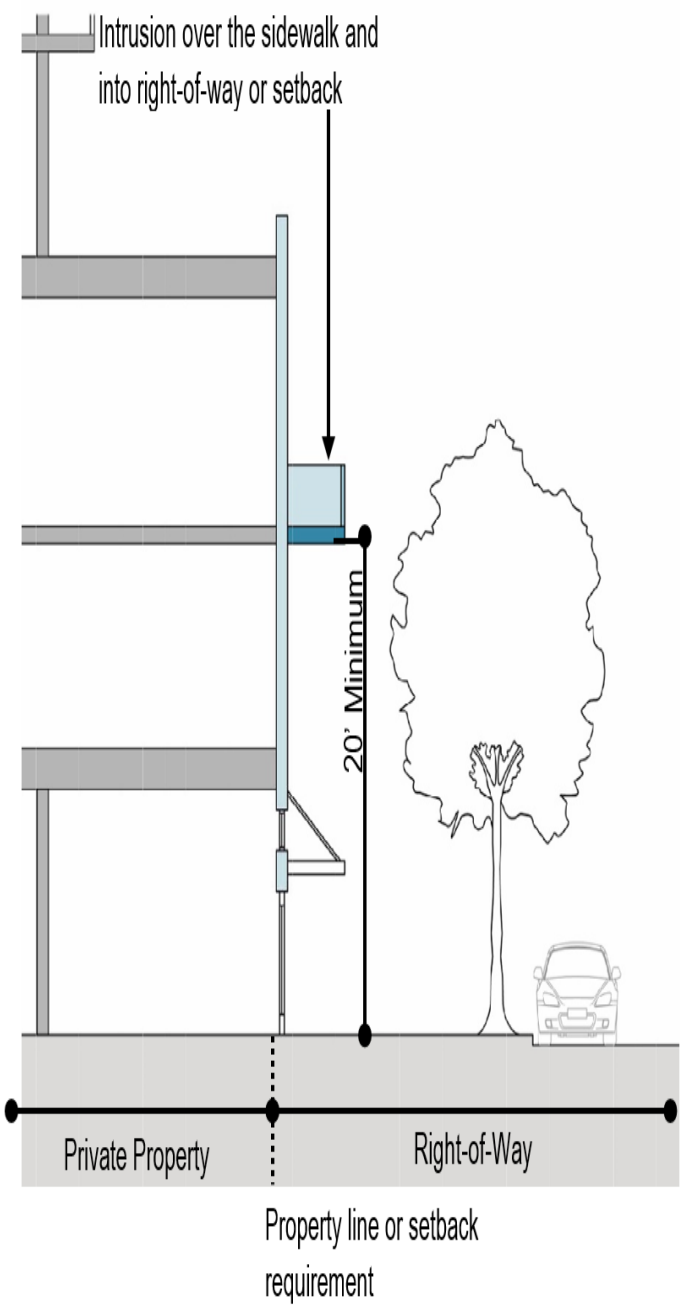
i. The Director may approve modifications to the minimum required stepback if:

...

(2) The intrusions for ~~building~~facade modulation or weather protection features shall be a maximum of 20% ~~percent~~ of the length of the whole ~~façade~~facade, 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~~facade modulation, or other such unique architectural features are provided to minimize impacts to abutting structures.


Intrusion over the sidewalk and into right-of-way or setback
20’ Minimum
Private Property
Right-of-Way
Property line or setback requirement

0

...

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.

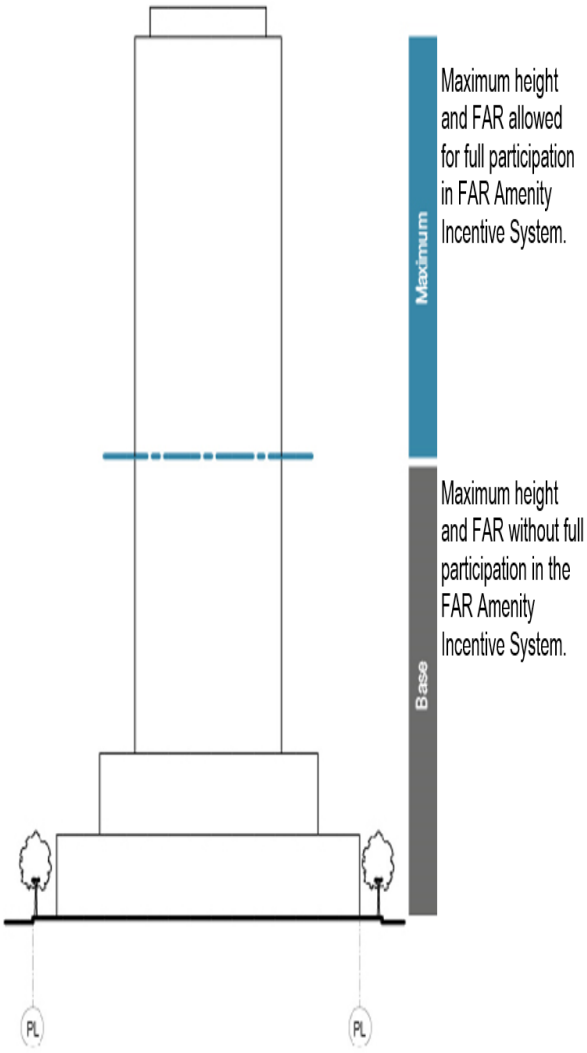
3. Allocation and Sequencing of Amenities Provided Under the Amenity Incentive System:

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~~

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



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 Pedestrian-Oriented 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 Pedestrian-Oriented Uses design standards contained in LUC 20.25A.170.D shall be considered an upper level. In addition, the Director shall define by rule the duration for which the requirements listed below must remain satisfied as well as what constitutes "operating expenses" and "qualified business" for the purposes of the Amenity Incentive System.

a. Ground-Level Floor Areas Meeting the Definition of Active Uses Pedestrian-Oriented Uses. 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. The following square feet of ground-level gross floor area shall be exempt, at the rates indicated below, from calculation of a development's base Floor Area Ratio allowance specified in LUC 20.25A.060, up to the maximum exemptions listed below.

i. For every square foot of ground-level gross floor area meeting the requirements of this subsection, one square foot of gross floor area shall be exempt, up to a maximum exemption of 1.0 FAR or up to 1.5 FAR if the requirements of subsection C.1.a.ii are met.

Commented [A18]: 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 spaces with pedestrian-oriented uses at the street level. This will create opportunities for more smaller businesses (third places) in Downtown, and also help activate the street.

(1). The ground-level gross floor area must be reserved for pedestrian-oriented uses; and

(2). The portion of the building facade containing FAR-exempt pedestrian-oriented uses must comply with the design standards contained in LUC 20.25A.170.B.1 (Grand Connection/High Streets – "A" Rights-of-Way).

ii. The maximum exemption of 1.0 FAR provided in subsection C.1.a.i of this section shall be increased to 1.5 FAR if the requirements of this subsection are met.

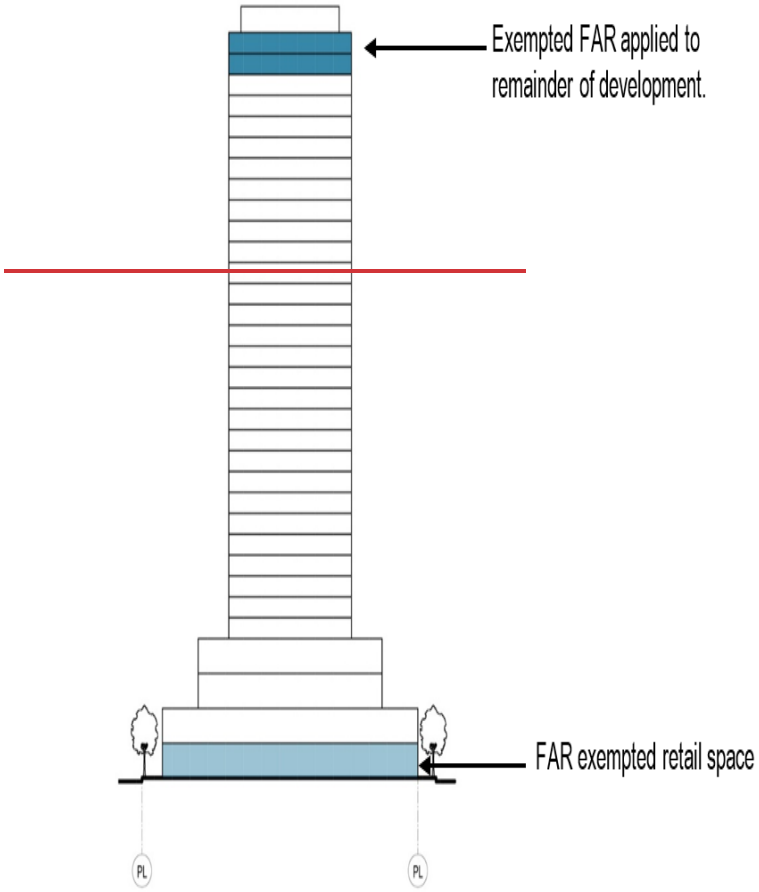
(1). The requirements of subsection C.1.a.i of this section are satisfied; and

(2). 20% or more of the ground-level gross floor area reserved for pedestrian-oriented uses is reserved for lease by 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.

iii. As an alternative to the rate available under subsection C.1.a.i of this section, for each square foot of ground-level gross floor area meeting requirements of this subsection, two square feet of gross floor area shall be exempt, up to the maximum exemptions available under either subsection C.1.a.i or subsection C.1.a.ii of this section. The alternative rate available if the requirements of this subsection are met is a substitute for the rate provided in subsection C.1.a.i and is not a means of achieving a greater maximum exemption than would otherwise be allowed by operation of either subsection C.1.a.i or subsection C.1.a.ii of this section.

(1). The requirements of either subsection C.1.a.i or subsection C.1.a.ii of this section are satisfied; and

(2). The ground-level gross floor area reserved for pedestrian-oriented uses is divided into one or more individual areas for sale or lease with each area containing no more than 5,000 square feet of gross floor area.



b. Second-Level ~~Floor Areas Meeting the Definition of Active Uses~~ Pedestrian-Oriented 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~~

Commented [A19]: The updated language extends the incentives provided at the ground-floor level to the second level. This will create opportunities for more smaller businesses (third places) in Downtown, and also help activate the street.

~~0.5 FAR, except where specifically provided by the terms of this Code.~~ The following square feet of second-level gross floor area shall be exempt, at the rates indicated below, from calculation of a development's base Floor Area Ratio allowance specified in LUC 20.25A.060, up to the maximum exemptions listed below.

i. For every square foot of second-level gross floor area meeting the requirements of this subsection, one square foot of gross floor area shall be exempt, up to a maximum exemption of 0.5 FAR or up to 1.5 FAR if the requirements of subsection C.1.b.ii are met.

(1). The second-level gross floor area must be reserved for pedestrian-oriented uses; and

(2). The portion of the building facade containing FAR-exempt pedestrian-oriented uses must comply with the design standards contained in LUC 20.25A.170.D (Second-Level Active Uses).

ii. The maximum exemption of 0.5 FAR provided in subsection C.1.b.i of this section shall be increased to 1.5 FAR if the requirements of this subsection are met.

(1). The requirements of subsection C.1.b.i of this section are satisfied; and

(2). 20% or more of the second-level gross floor area reserved for pedestrian-oriented use is reserved for lease by 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.

iii. As an alternative to the rate available under subsection C.1.b.i of this section, for each square foot of second-level gross floor area meeting the requirements of this subsection, two square feet of gross floor area shall be exempt, up to the maximum exemption available under either subsection C.1.b.i or C.1.b.ii of this section. The alternative rate available if the requirements of this subsection are met is a substitute for the rate provided in subsection C.1.b.i and is not a means of achieving a greater maximum exemption that would otherwise be allowed by operation of either subsection C.1.b.i or subsection C.1.b.ii of this section.

(1). The requirements of subsection C.1.b.i or subsection C.1.b.ii of this section are satisfied;

(2). The second-level gross floor area reserved for pedestrian-oriented uses is divided into one or more individual areas for sale or lease with each area containing no more than 5,000 square feet of gross floor area.

~~c. Designation of an Active Use. The Director may approve an Active Use not otherwise listed in the definition contained in LUC 20.25A.020, through an Administrative Departure pursuant to LUC 20.25A.030.D.1, if the following criteria are met:~~

~~i. The use is within a building and supports pedestrian activity;~~

~~ii. The use promotes a high degree of visual and physical interaction between the building interior and the adjacent public realm; and~~

~~iii. The use meets the design criteria in FAR Exemption for Ground-Level and Second-Level Active Uses in LUC 20.25A.070.C.1.a and C.1.b, and the design standards for the applicable right-of-way designation in LUC 20.25A.170.B.~~

Commented [A20]: This section has been removed to increase consistency with other code sections and make it easier to administer the code.

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 each~~every~~ ~~gross~~ square foot of gross floor area reserved for use as on-site affordable housing ~~provided on site~~, a development may exempt four4 ~~gross~~ square feet of gross floor area reserved for market-rate housing from calculation of a development's base Floor Area Ratio allowance specified in LUC 20.25A.060, up to a maximum exemption 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.~~

~~a. General. Exempt Retail Activity space approved pursuant to the Downtown Part 20.25A LUC in effect prior to October 24, 2017, may be converted to Active Use space pursuant to the provisions of this subsection.~~

~~b. Requirements. The Director may approve a conversion of Exempt Retail Activity Space approved pursuant to the Downtown Part 20.25A LUC in effect prior to October 24, 2017, provided the following requirements are met:~~

~~i. Prior to Conversion. The applicant shall show a good faith effort to locate retail tenants meeting the Pedestrian-Oriented use requirements of the previous approval before a conversion may be considered by the Director.~~

~~ii. Requirements for Conversion to Be Approved.~~

~~(1) Conversion of the previously approved exempt retail activity space shall not allow the building to exceed the maximum FAR contained in LUC 20.25A.060; and~~

~~(2) The converted space shall be retrofitted, to the maximum extent feasible, to comply with the requirements of LUC 20.25A.170.B.1 (Grand Connection/High Streets – "A" Rights-of-Way).~~

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.

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.

Commented [A21]: This subsection pertaining to previously approved exempted retail space has been removed from 20.25A LUC and included in 20.30H, allowing for a departure pathway. This adds more consistency and simplicity to the code.

Commented [A22]: This is a minor update to the administrative language of the code to increase consistency and ease of use.

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

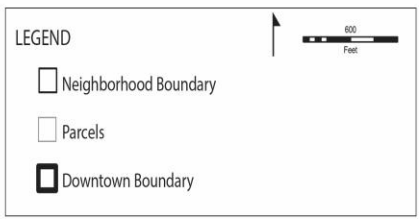
D.1.b.i. If the required number of bonus points are earned, then building height up to the applicable maximum is allowed.

~~1~~2. Participation in the Amenity Incentive ~~System~~ Program shall comply with Chart 20.25A.070.D.~~5~~4. 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.~~

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

a~~i~~. 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.

b~~ii~~. 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.

4~~c~~. 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~~ shall 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:

a~~i~~. As of March 24, 2026, the fee shall be $13.00 per amenity point for affordable housing.

b~~ii~~. 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. The specific amenity options and corresponding bonus point values are established in this Part 20.25A and are described below.

Commented [A23]: 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.

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~~ any time~~s~~ the building is open. 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 5%~~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.

(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.

j. Pedestrian Bridges: Pedestrian bridges over the public right-of-way at previously designated mid-block locations meeting specific design criteria.

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 s~~S~~pace ~~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
~~16~~30:1	~~16~~30:1	~~16~~30:1	~~16~~30:1	~~16~~30:1	~~16~~30:1	~~16~~30:1

~~Sixteen~~ Thirty bonus points per square foot of indoor performing arts space provided.

Commented [A24]: 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.

~~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.

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~~ One-hundred 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~~facades or other significant design features when redevelopment occurs.

Commented [A25]: 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.

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.

(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
2:1	2:1	2:1	2:1	2:1	2:1	2:1

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

Commented [A26]: This language incentivizes affordable commercial spaces, providing more opportunities for small businesses in Downtown.

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

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 [A27]: 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 program~~category~~. 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 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 Connection and Major Public Open Spaces as~~				~~16:1~~			
	~~16:1 bonus points per square foot of Pedestrian Corridor or Major Public Open Space constructed.~~						
	~~DESIGN CRITERIA:~~						
	~~1. Grand Connection and Major Public Open Space improvements shall comply with the requirements of LUC 20.25A.175.~~						

depicted in LUC 20.25A.175.A.1.							
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 donated to the City, with no~~	~~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~~

restriction, for park purposes.	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 20.25A.170.B. 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 20.25A.170.C. 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 20.25A.100. 2. Bridge shall connect to upper-level Active Uses on both sides to qualify for the bonus.						

design criteria.							
11. Performing Arts Space: Space containing fixed seating for public assembly for the purpose of entertainment or cultural events (live performances only).	16:1	16:1	16:1	16:1	16:1	16:1	16:1
	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: 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	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.						
	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 façadefacades 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 20.20.420.C 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**~~	

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 NEInterstate 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:

~~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.~~

Commented [A28]: 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 allow for more usable and efficient floor plans in downtown.

2~~3~~. 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~~7% of the site; provided:

...

b. That to ensure visual and physical connectivity into the plaza from the adjacent right-of-way, at least one~~1~~ 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.

c. Modification of the Plaza Size With Criteria. The Director may approve a modification to the outdoor plaza space requirement through an Administrative Departure pursuant to ~~LUC 20.25A.030.D.1~~Part 20.30H LUC; provided, that the following minimum criteria are met:

...

B. Required Tower Separation.

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

...

3. Modification with Criteria. Tower separation may be reduced to a minimum of 20 feet between the closest points of multiple towers measured 80 feet above average finished grade through an Administrative Departure pursuant to ~~LUC 20.25A.030.D.1~~Part 20.30H LUC if the following criteria are met:

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

...

C. Upper-Level Stepbacks.

1. Upper-Level Stepback.

   a. When Required. ~~Each building façade~~facade depicted in Figure 20.25A.075.C.2 ~~other than those façade~~facades ~~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~~facade ~~height. Façade~~Facades ~~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:~~ If a facade fronts a public right-of-way that is both depicted and shown to require an upper-level stepback in Figure 20.25A.075.C.2, then an upper-level stepback is required. The required minimum depth of the stepback is shown in Figure 20.25A.075.C.2. The upper-level stepback is required at a building height no greater than the first full building story above 110 feet in building height.

   b. Exceptions. The following are exceptions to the general requirements of subsection C.1.a of this section:

      i. If the facade fronts Main Street between 100th Avenue NE and Bellevue Way NE, then a 15-foot-deep stepback is required between 25 feet in building height and the level of the first floor plate above 40 feet in building height.

Commented [A29]: This section has been revised to make it easier to read and adminster the code.

ii. If the development is subject to LUC 20.20.536 or LUC 20.15.050.H, then no upper-level stepback is required.

c. Modification. Upper-level stepbacks required under subsection C.1 of this section may be modified or eliminated if the applicant demonstrates through Design Review (Part 20.30F LUC) that:

i~~a~~. ~~–~~Such stepback is not feasible due to site constraints, such as a small or irregularly shaped lot;

ii~~b~~. ~~–~~The modification is necessary to achieve design elements or features in the design standards of LUC 20.25A.140 through 20.25A.180, and the modification does not interfere with preserving view corridors.

iii~~c~~. ~~–~~The modification is necessary to provide a property owner with the same development opportunity as an adjacent existing development that did not incorporate an upper-level stepback. Where the upper-level stepback on properties immediately adjacent to a site is less than the upper-level stepback required by subsection C.1 of this section, the required upper-level stepback may be modified as set forth in this subsection. The modification shall be determined by connecting the portion of each adjacent structure that encroaches into the required upper-level stepback. The line established represents the upper-level stepback for the site.

...

20.25A.080 Parking standards.

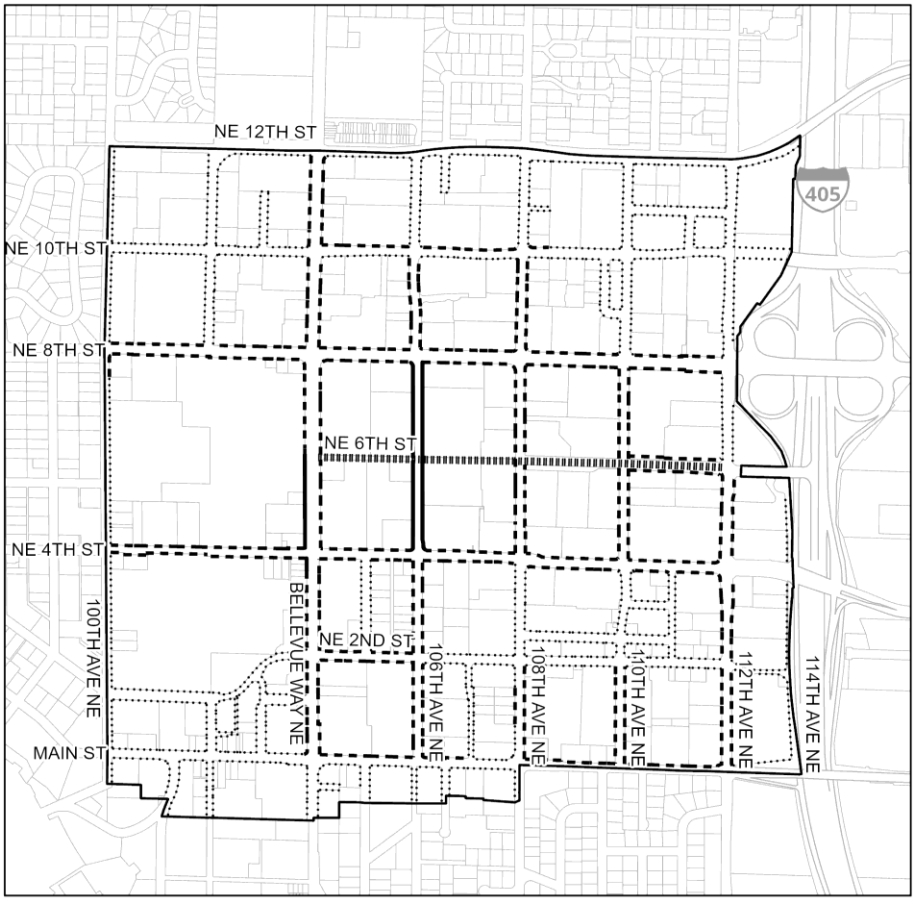
20.25A.090 Street and pedestrian circulation standards.

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.090A.1, Plate A. The requirements of this section are minimums and additional ~~streetscape~~sidewalk width and other transportation improvements may be required by the Director of the Transportation Department under Title 14 BCC.

Commented [A30]: 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

Figure 20.25A.090.A.1.



DOWNTOWN SIDEWALK DIMENSIONS

LEGEND

- Grand Connection
- 20 Foot Sidewalk Width
- 16 Foot Sidewalk Width
- 12 Foot Sidewalk Width
- Downtown Boundary
- Parcels

N

1,040 Feet

...

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 ~~12~~ 14 feet plus a six-inch curb. Included in that 14~~12~~ 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 Unobstructed Travel Path Width.

   a. The minimum width of any required unobstructed travel path shall be the total sidewalk width minus a five -foot planter strip or tree pit, unless otherwise authorized by the Director or the Director of the Transportation Department.

   b. The planter strip or tree pit may be wider than the five foot minimum so long as it does not decrease the minimum required unobstructed travel path 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.~~

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 other dimensions are authorized by the Director or the 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

Commented [A31]: Updated language increases the minimum sidewalk width, and accounts for planter strips and/or tree pits, helping make streets safer and greener. Clearly differentiating the terms "sidewalk" and "unobstructed travel path" adds more clarity.
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

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 Part 20.30H LUC, 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.~~

C. Downtown Core.

...

3. Minor Publicly Accessible Spaces.

...

e. Public Access – Legal Agreement.

i. Owners of property that is used for a minor publicly accessible open space shall execute a legal agreement meeting the requirements of LUC 20.20.521 to ensure public access to the minor publicly accessible open space. ~~providing that such property is subject to a nonexclusive right of pedestrian use and access by the public during hours of operation.~~

~~ii. The agreement shall provide that the public right for pedestrian use shall be enforceable by the City of Bellevue, and the City shall have full rights of access to the minor publicly accessible space and associated circulation~~

Commented [A32]: A new section LUC 20.20.521 has been created to avoid duplication and make it easier to administer the code. The proposed language at the bottom of this strike draft and is consistent with BelRed/Wilburton.

routes for purposes of enforcing the rights of the public under this agreement.

iii. Owners of property subject to this legal agreement shall maintain the pedestrian access route and may adopt reasonable rules and regulations for the use of this space; provided, that the rules and regulations are not in conflict with the right of pedestrian use and access, and are consistent with this section.

iv. The agreement shall be recorded with the King County Recorder's Office (or its successor agency) and provided to the Director.

20.25A.100 Downtown pedestrian bridges.

...

E. Public Access – Legal Agreement

1. Owners of property that is used for pedestrian bridge circulation and access between the bridge and public sidewalk shall execute a legal agreement meeting the requirements of LUC 20.20.521 to ensure public access to the pedestrian bridge and access between the bridge and the public sidewalk. providing that such property is subject to a nonexclusive right of pedestrian use and access by the public during hours of bridge operation.

2. The agreement shall provide that the public right for pedestrian use shall be enforceable by the City of Bellevue, and the City shall have full rights of access for the pedestrian bridge and associated circulation routes for purposes of enforcing the rights of the public under this agreement.

3. Owners of property subject to this legal agreement shall maintain the pedestrian access route and may adopt reasonable rules and regulations for the use of this space; provided, that the rules and regulations are not in conflict with the right of pedestrian use and access and consistent with this section.

4. The agreement shall be recorded with the King County Recorder's Office or its successor agency and a copy provided to the Director.

20.25A.110 Landscape development.

A. Street Trees and Landscaping – Perimeter – Plate B.

...

4. Species Substitution. If a designated tree species is not available due to circumstances such as disease or pest infestation, it may be substituted with a different species or cultivar as approved by the Director as an Administrative Departure pursuant to ~~LUC 20.25A.030.D.1~~Part 20.30H LUC. The substitution shall be of the same size and canopy spread as the tree species that is being replaced.

B. On-Site Landscaping.

1. The provisions of LUC 20.20.520, except as they conflict with this section, apply to development in Downtown. LUC 20.20.520.F.3 does not apply to development in Downtown.

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~~ ~~DT-OB~~	~~If buffering a parking area – 8' Type III (1)~~	~~None Required~~	~~None Required~~
~~DT-MU~~ ~~DT-R~~	~~If buffering a parking area – 8' Type III (1)~~	~~None Required~~	~~None Required~~

Commented [A33]: Minor additions pertaining to applicability to maintain consistency with other sections of the code.

~~Land Use District/Overlay~~	~~Location On Site~~		
	~~Street Frontage~~	~~Rear Yard~~	~~Side Yard~~
~~DT-OLB~~ ~~Perimeter Overlay~~			

~~(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.~~

C. Linear Buffer.

1. Applicability. The standards of this subsection supplement other landscape requirements of this Part 20.25A LUC and LUC 20.20.520 for development in the Perimeter Overlay. LUC 20.20.520.F.8 does not apply to development in Downtown.

...

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.~~

~~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.

Commented [A34]: Note: the formatting of the table has been changed for accessibility. Only changes to the content of the table are shown in markup

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

a. Landscaping~~.e 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

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

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~~Facade 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~~2~~
2. Green Wall System. ~~Façade~~Facade 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**

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. Bicycle racks provided to meet applicable short-term bicycle parking requirements and that also meet the requirements of this section may also be counted toward meeting green and sustainability factor requirements.	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. Bicycle lockers provided to meet applicable long-term bicycle parking requirements and that also meet the requirements of this section may also be counted toward meeting green and sustainability factor requirements.	1.0

20.25A.130 Mechanical equipment screening and location standards.

A. Applicability.

The requirements of this section shall be imposed for all new development, and construction or placement of new mechanical equipment on existing buildings. ~~Mechanical equipment shall be installed so as not to detract from the appearance of the building or development.~~

B. Location Requirements.

1. To the maximum extent reasonable and consistent with building and site design objectives, mechanical equipment shall be located in the building, below grade, or on the roof.
2. ~~Where the equipment must be~~If the equipment is located on the roof, then it shall be consolidated to the maximum extent reasonable rather than scattered.
3. Above-ground m~~M~~echanical and site servicing equipment shall not be located adjacent to ~~a~~ sidewalks along street-facing facades of buildings, through-block pedestrian connections, or areas designated as open to the public, such as outdoor cafes and ~~a~~ 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~~A~~rchitectural 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~~.

...

Commented [A35]: 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.

E. Modifications.

The location and screening of mechanical equipment and exhaust systems are subject to review and approval at the time of land use review. The Director may approve an Administrative Departure pursuant to ~~LUC 20.25A.030.D.1~~Part 20.30H LUC if the applicant demonstrates that the alternate location or screening measures provide an equal or better result than the requirements of this section.

...

20.25A.135 Downtown neighborhood specific standards.

A. Eastside Center, Convention Civic Neighborhood.

…

3. Development Standards. All provisions of this Part 20.25A LUC shall apply to this neighborhood, with the following exceptions:

…

b. Within the Convention Civic Neighborhood, the ~~building floor area per floor~~ maximum floor plate above 40 feet ~~high~~ in building height may be unlimited for buildings ~~and floors~~ in which more than 50~~% percent~~ of the gross floor area, excluding parking, is comprised of one or more of the following uses: city government facilities, cultural facilities, conference facilities, and exhibition facilities.

~~c. Building types listed in subsections A.3.a and A.3.b of this section shall incorporate special design features as described below.~~

~~i. Building facades façades shall be divided into increments through the use of offsets, facets, recesses, or other architectural features that serve to break down the scale. Roof forms shall incorporate terraces, planting areas, or other elements to soften the rectilinear profile; and~~

~~ii. Ground-level building façadefacades 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.~~

…

A. Downtown – Old Bellevue Neighborhood.

1. Development Requirements. Development within the Old Bellevue Neighborhood shall comply with the following if the property abuts the named streets:

…

b. Nonresidential a~~A~~ctive use frontage shall include display windows having mullions that are spaced two to six feet apart.

...

20.25A.160 Site organization.

B. On-Site Circulation.

...

2. Standards.

a. 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 [A36]: This standard has been moved to 20.25A.130 Mechanical equipment screening and location standards.

c. Pedestrian and cycling connections shall:

...

~~iv.Locate bicycle parking so that it has direct and visible access to the public street, building entrances, transit, and other bicycle infrastructure.~~

Commented [A37]: Bicycle parking standards are included in 20.20.590 Parking Reform LUCA

...

C. Building Entrances.

...

2. Standard. Building entrances shall be visible and accessible from adjoining sidewalks and Open ~~s~~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 [A38]: 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.

...

3. Standards.

...

f. A through-block pedestrian connection shall:

...

~~x. Provide weather protection for pedestrians at key intersections, building entrances, or points of interest;~~

x~~i~~. Be developed as a walkway or a combination walkway and vehicular lane. If the combination walkway and vehicular lane does not have a separate raised walkway, the walkway surface shall be paved with unit paver blocks or other unique paving surface to indicate that it is a pedestrian area;

xi~~i~~. Incorporate decorative lighting and seating areas; ~~and~~

xii~~i~~. 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.

xiii~~v~~. Directly connect to existing through-block connections on adjacent properties where the connection can be made within the project limit.

Commented [A39]: This language adds more clarity on how through-block connections on new properties should connect to the 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;

…

~~g. Provide weather protection for pedestrians at key intersections, building entrances, and points of interest;~~

g~~h~~. Use design elements, such as surface materials, furnishings, landscaping, and pedestrian-scale lighting that are construction industry premium quality materials, functional, and environmentally sustainable;

h~~i~~. Maximize safety and comfort by including access to sunlight, clear views to and from adjacent streets and buildings, compliance with the Americans with Disabilities Act, and protection from wind ~~and inclement weather~~;

i~~j~~. Provide electrical hookups and areas for staging where possible; and

j~~k~~. Open space design should not incorporate loading, refuse handling, parking, and other building and site service uses at the ground-level ~~façade~~facade, 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 s~~S~~treetscape ~~and public realm.~~

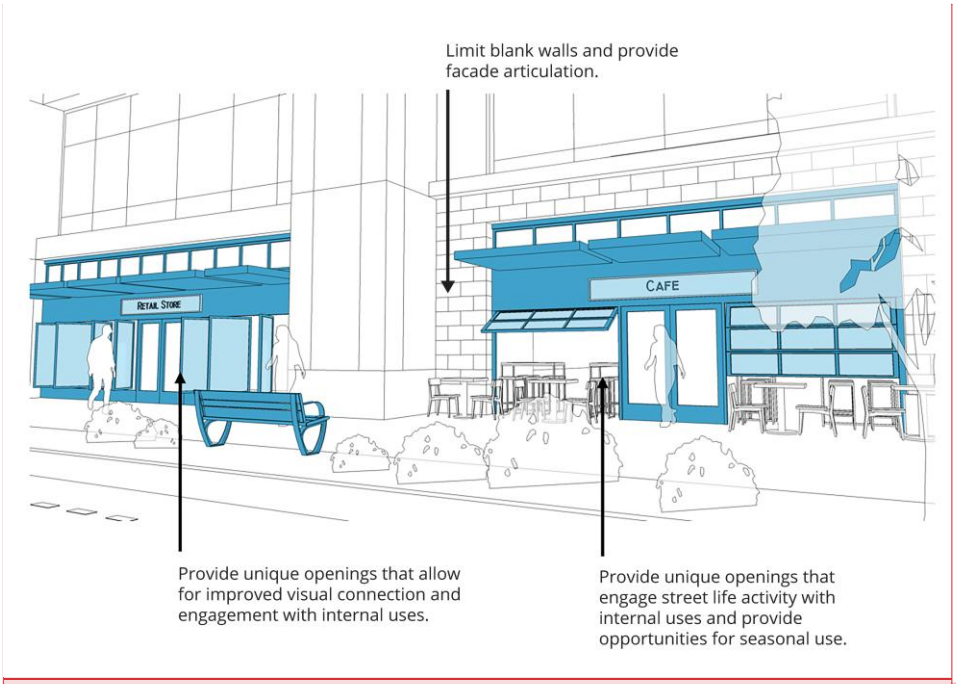
A. Ground Floor and the Public Realm ~~Streetscapes.~~

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

Commented [A40]: 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.

"pedestrian experience zone" shall provide a sense of enclosure, and a 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.



Commented [A41]: This graphic has been updated and moved to section 20.25A.170.A.1 from section 20.25A.180.C.4

b. Standards.

i. Transparency on non-residential ground floors. Between 30 inches and 8 feet measured vertically from the adjacent sidewalk grade, at least 75% of non-residential facades facing streets, parks, and open spaces shall be glazed with glass having a minimum visible light transmittance (VLT) of 50%.

(1) In commercial storefronts, windows may count toward the required 75% transparency requirement provided that no more than 50% of the

Commented [A42]: While the 75% transparency is an existing standard, requirements have been updated and clearly differentiated for non residential and residential ground floors to add more clarity and help improve the public realm experience.

transparent window surfaces have opaque interior walls, partitions or shelving placed within 6 feet from them.

(2) Front doors for all non-residential ground-floor uses must contain clear glass openings. Vehicular entrances are exempt from this requirement.

(3) Visual access at the ground-floor level shall not be impaired by small, enclosed display windows, window coverings, or tinted or reflective glazing.

ii. Transparency on residential ground floors. Between 30 inches and 8 feet measured vertically from the adjacent sidewalk grade, at least 50% of residential facades facing streets, parks, and open spaces shall be glazed with glass having minimum visible light transmittance (VLT) of 50%.

(1) Front doors of residential units may be partially glazed.

(2) Window coverings such as blinds are allowed.

iii~~v~~. Blank walls. On facades facing a street, park or publicly accessible open space, the maximum horizontal length of each section of blank walls on ground floors shall not exceed 20 feet.

iv~~i~~. 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 landscaping, outdoor dining, outdoor patio 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 10 feet from the build-to-line to accommodate stoops, stairs and ramps to the ground floor on a sloping frontage, existing easements and utilities, entrances and facade modulation.

Commented [A43]: A Downtown specific definition of Blank wall is included for ease of understanding and consistency across different sections within the Downtown code.

Commented [A44]: This new language offers flexibility and considerably reduces the need for departures around the build-to line to accommodate outdoor dining, patio seating, retail display, landscaping, entrances and building modulation. When incorporated along with other public realm standards, this will help promote street activation and vibrancy.

(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).

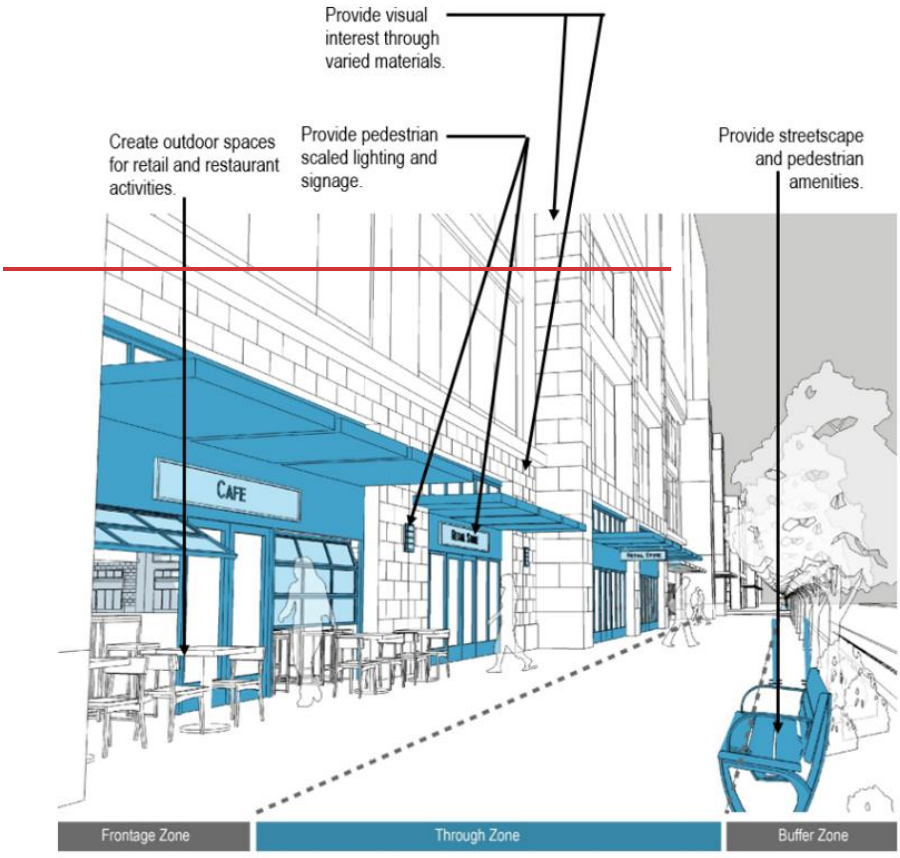
(5) A departure shall be permitted from the build-to line requirement if the criteria of LUC 20.30H.120 are met.

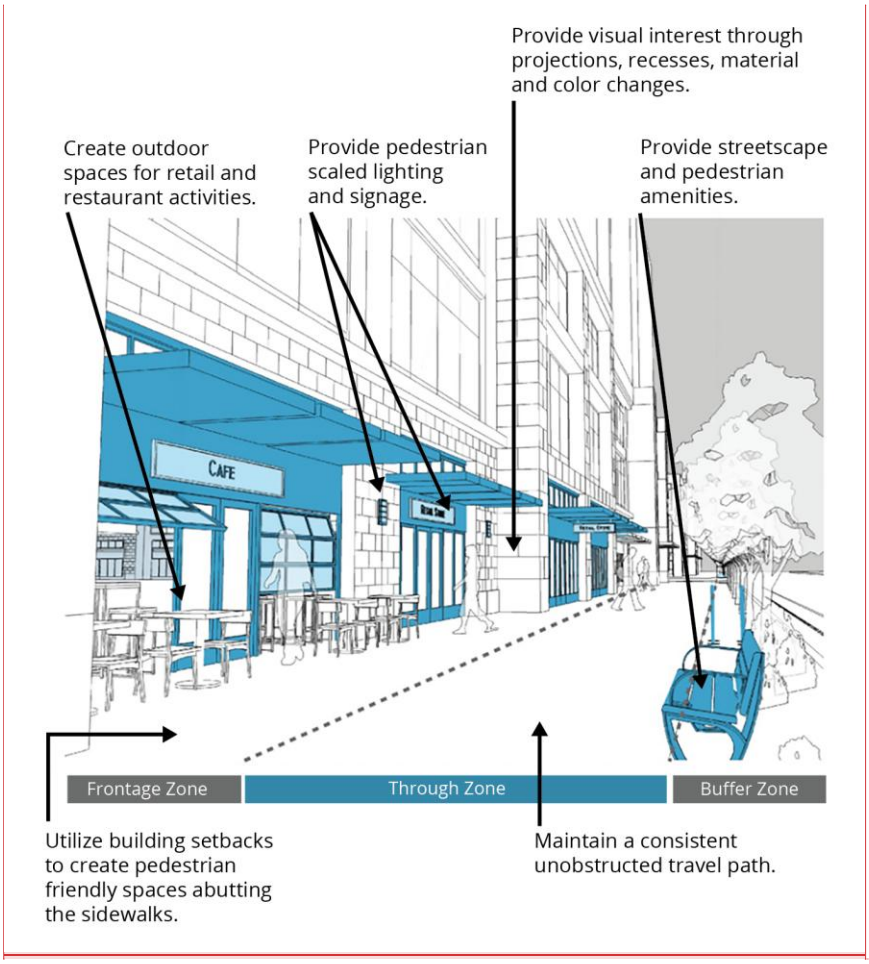
vii. Streetscape design. Street furniture, including permanent seating and trash receptacles, shall be entirely located within five feet from the back of curb and shall be spaced no more than 150 feet apart along the street frontage.

~~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.~~


Provide visual interest through varied materials.
Create outdoor spaces for retail and restaurant activities.
Provide pedestrian scaled lighting and signage.
Provide streetscape and pedestrian amenities.
CAFE
Frontage Zone
Through Zone
Buffer Zone



Commented [A45]: This graphic has been updated to include elements of the revised public realm standards.

2. Pedestrians and the Elements.

   ...

   b. Standards.

i. Weather Protection. At least 75% 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~~facade and shall maintain consistent depth across the facade;

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

v~~ii~~. Use durable materials for weather protection;

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

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

vii. The maximum height for weather protection, permanent awnings, or marquees is 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

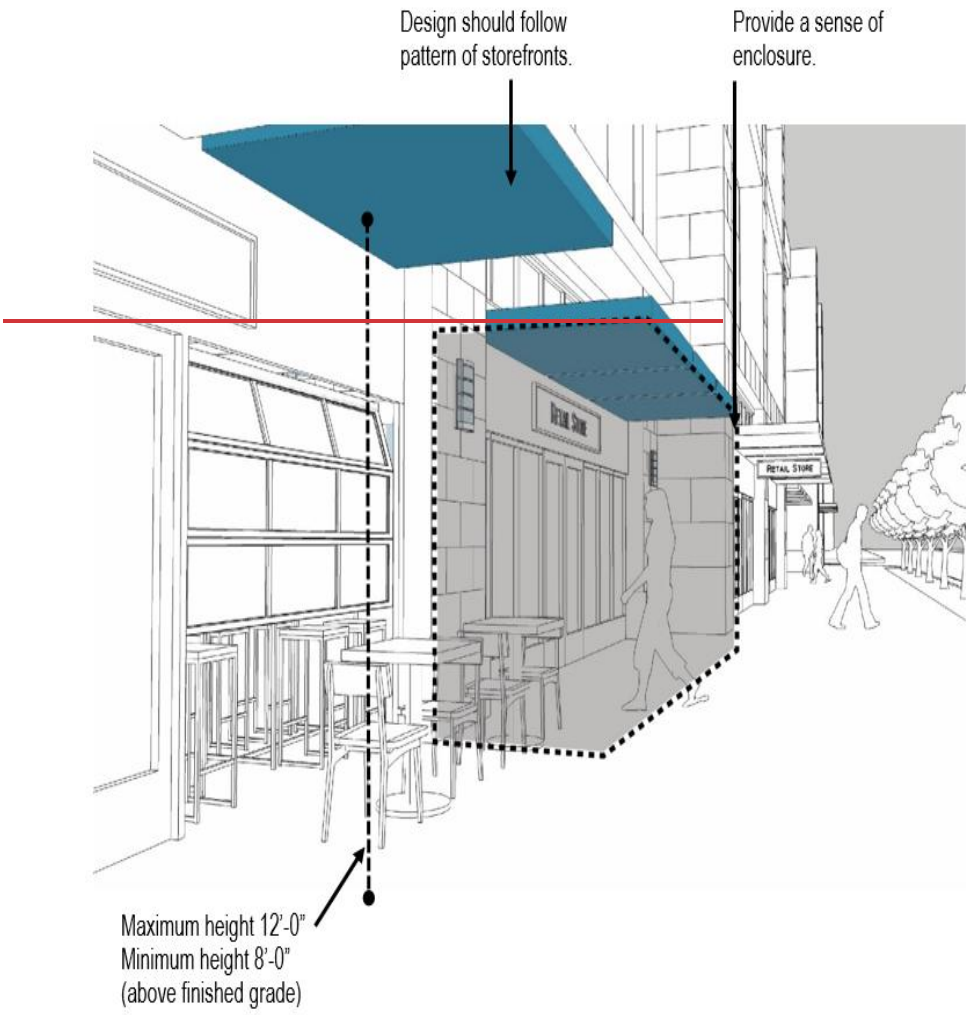
viii. If a plaza or other open space is located between the building and edge of sidewalk, weather protection should be provided along the ground floor of the building; and

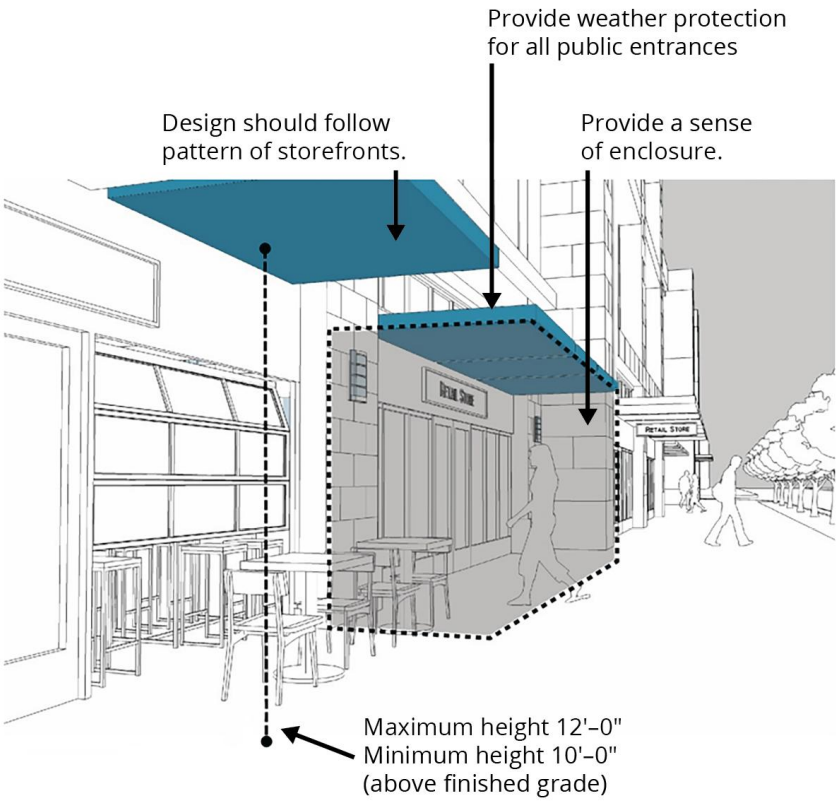
ix. Freestanding weather protection shall not be required.

~~vii. Weather protection shall follow the pattern of storefronts.~~

Commented [A46]: 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.

Commented [A47]: 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.


Design should follow pattern of storefronts.
Provide a sense of enclosure.
RETAIL STORE
Maximum height 12'-0"
Minimum height 8'-0"
(above finished grade)



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

~~i~~v. 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.~~

...

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~~facades, canopies, lighting, etc.; or

...

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;

Commented [A48]: Minor revisions have been made to this section to promote clear visibility and access, and a more direct relationship with the abutting sidewalks

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.

vi. Exterior lighting on rooftops shall be directed downward, and utilize cutoff shields or other appropriate measures to prevent light trespass beyond the property line.

Commented [A49]: This section has been moved to 20.25A.170 Public realm and streetscape from 20.25A.180 Building Design to keep all lighting-related standards together.

8~~7~~. Signs.

a. Intent. Signs may provide an address, identify a place of business, locate residential buildings, or generally offer directions and information. Their function shall be architecturally compatible with and contribute to the character of the surrounding area. Most commercial signs should be oriented to the pedestrian and highly visible from the sidewalk. Signs can contribute significantly to a positive retail and pedestrian environment and reinforce a sense of place. ~~Signs shall comply with the provisions of the Chapter 22.10B BCC (Sign Code).~~

b. Standards~~Guidelines~~.

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

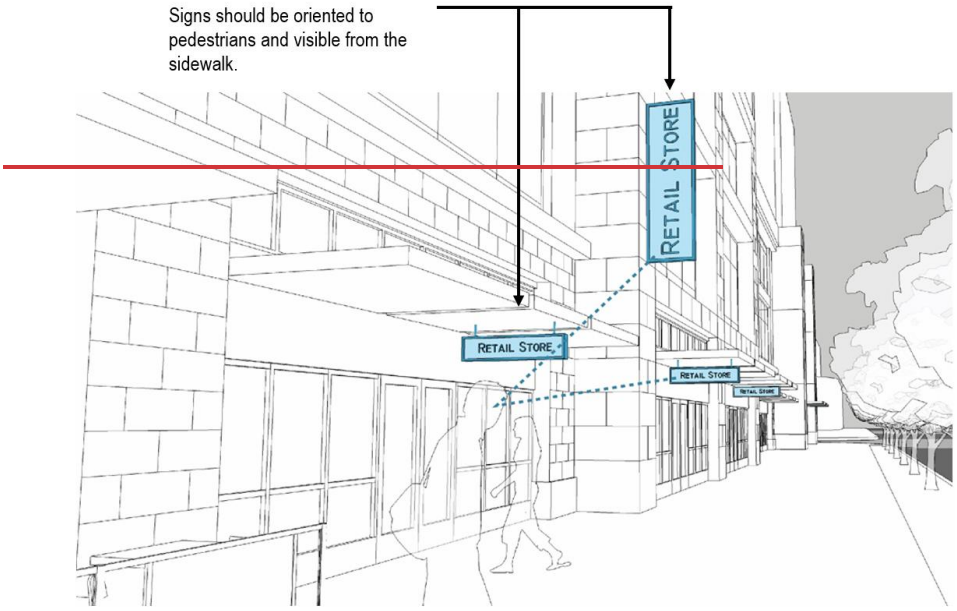
~~ii. Sign lighting should be integrated into the façade of the building;~~

~~iii. Signs should be constructed of high-quality materials and finishes;~~

~~iv. Signs should be attached to the building in a durable fashion; and~~

~~v. Signs should be constructed of individual, three-dimensional letters, as opposed to one single box with cutout flat letters.~~

i. Signs shall comply with the provisions of Chapter 22.10 BCC, Sign Code.



98. Parking Structures.

...

b. Standards.

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

...

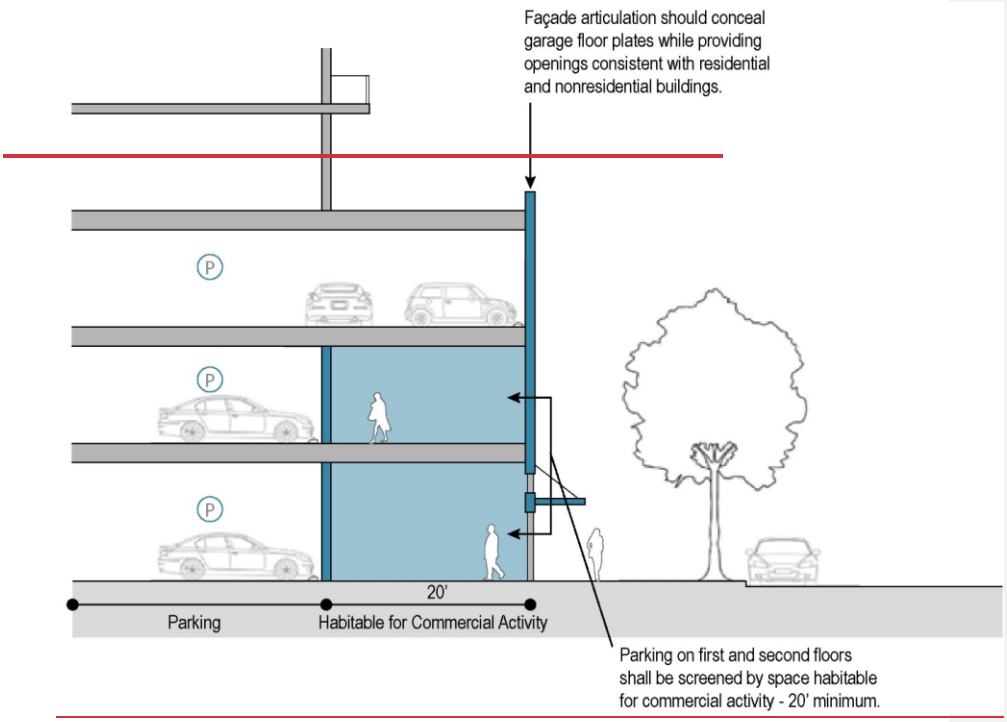
iv. All above-grade floors of a parking structure shall be horizonal with a floor-to-ceiling height of at least 10 feet to accommodate future reuse of the

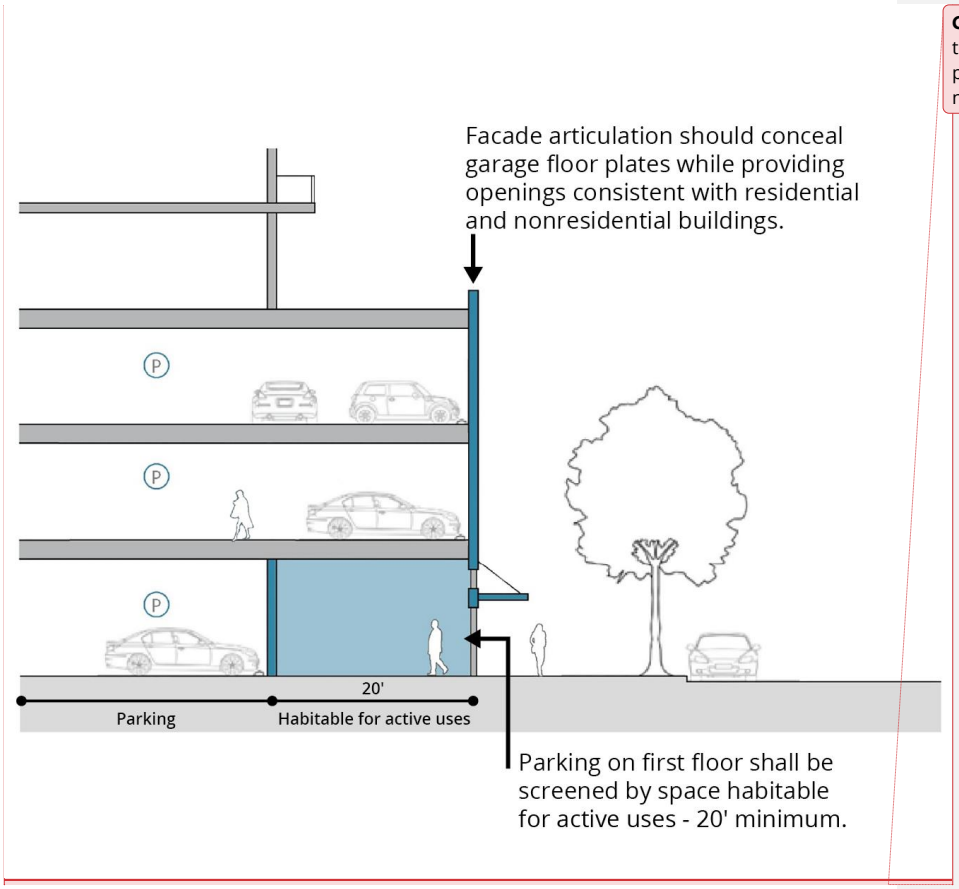
space, except for ramps providing circulation between floors; ~~Parking garage floors shall be horizontal to accommodate adaptive reuse;~~

...

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

...





Commented [A50]: This graphic has been updated to reflect the updated standard. Screening of parking with habitable space on the second floor is no longer required.

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 "A" rights-of-way and the grand connection shall meet the transparency standards in subsection A.1.b.i and A.1.b.ii;

ii. Blank Walls. All building facades fronting the grand connection shall meet the blank wall standards in subsection A.1.b.iii;

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 "A" rights-of-way and the grand connection shall meet the weather protection standards in subsection A.2.b;

iv~~iii~~. ~~Points of Interest~~Facade Articulation. Every 30 linear feet of the façade~~,~~ maximum. ~~minimum.~~ At the street level, building facades shall provide articulation using one or a combination of the following:~~–~~

(1) or projected entrances;

(2) Architectural elements such as columns, pilasters, or material changes;

(3) Vertical landscaping elements; and

(4) Elements of public art such as murals and interactive facades.~~, Every 30 linear feet of the façade, maximum;~~

v. Facade Articulation On Main Street in Old Bellevue. Storefronts exceeding 20 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 20 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;

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

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

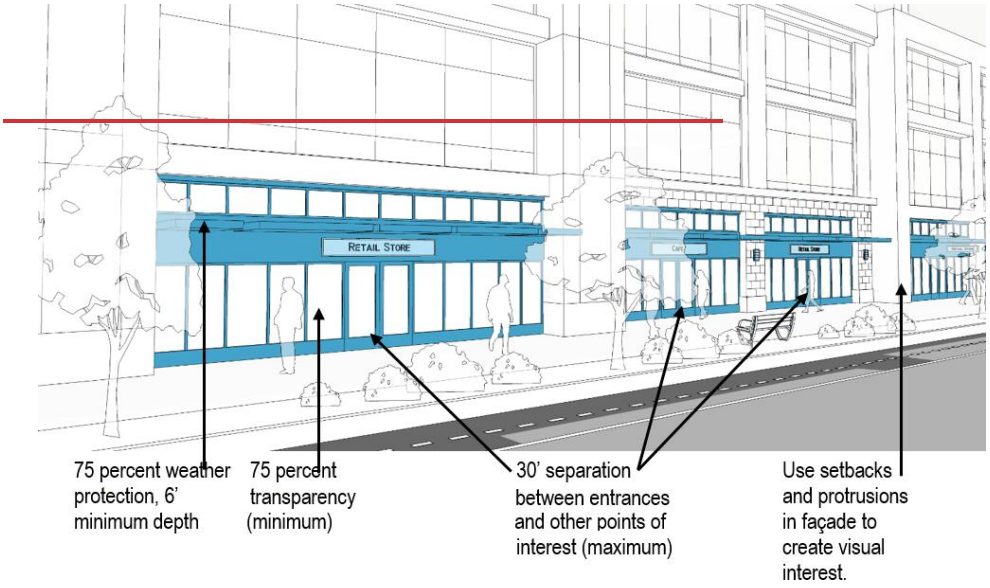
Commented [A51]: Standards pertaining to building articulation, active frontage, weather protection, increased transparency, controlled blank walls, well-connected outdoor spaces, and prominent entrances in 20.25A.170A Ground Floor and Public Realm apply here, to maintain consistency across Downtown, and promote higher levels of street activation and vibrancy. The new language is also more consistent with 20.25R Mixed Use Land Use Districts.

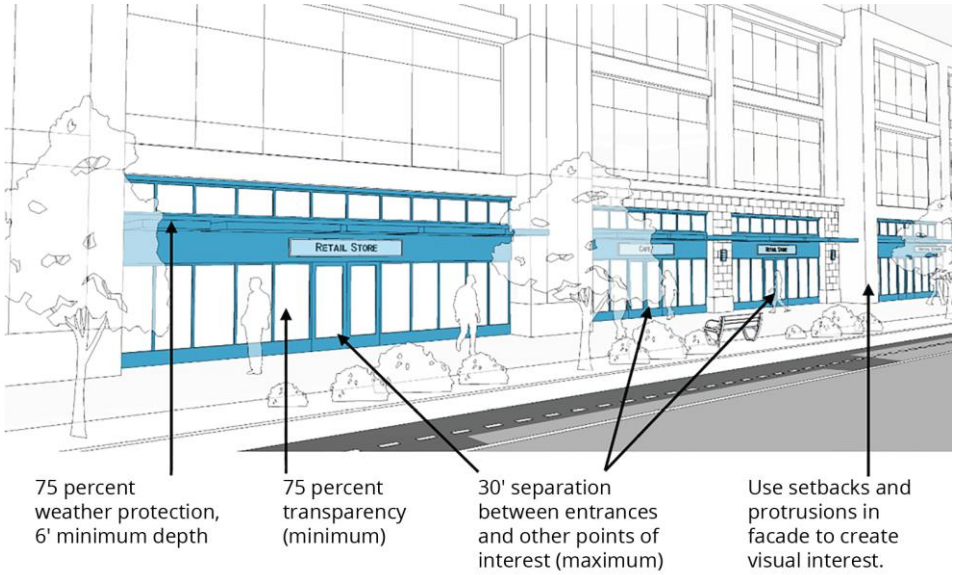
Commented [A52]: The term "points of interest" is being replaced with a more general term "facade articulation" to maintain consistency within the code.

Commented [A53]: 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.

viii. Active Frontage. ~~One hundred~~ At the ground-floor level, at least 75% ~~percent~~ of the building facade ~~street wall~~ abutting ~~the build-to line~~ "A" rights-of-way and the Grand Connection shall incorporate Active Uses. 100% of the street wall abutting Main Street between 100th Avenue NE and Bellevue Way NE shall incorporate Active Uses.

Commented [A54]: 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.

i. Transparency. All building facades fronting a public right-of-way shall meet the transparency standards in subsection A.1.b.i and A.1.b.ii;~~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.iii

iii. 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~~

Commented [A55]: All Standards in 20.25A.170 B.1 Grand Connection/High Streets – "A" Rights-of-Way (except Facade Articulation) 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.

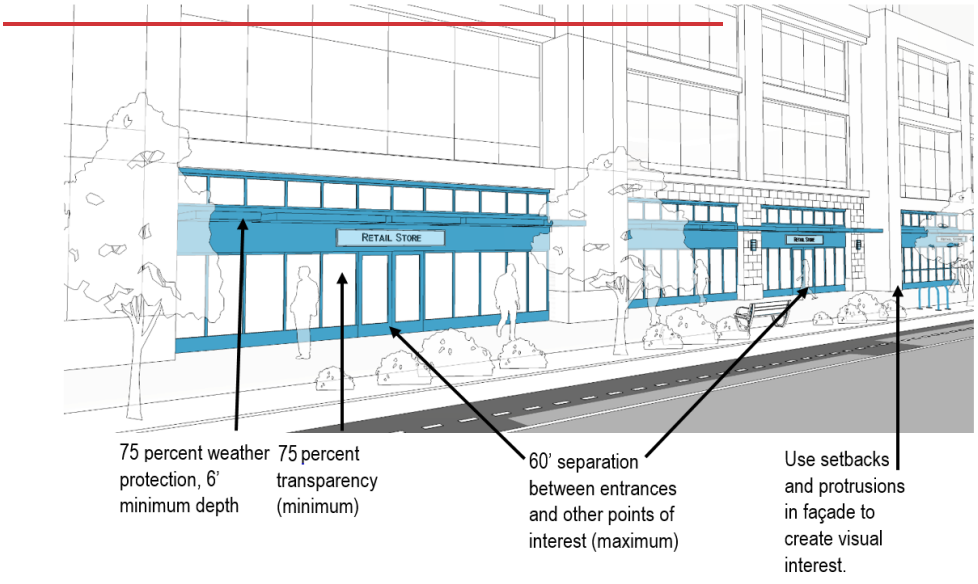
~~rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection;~~

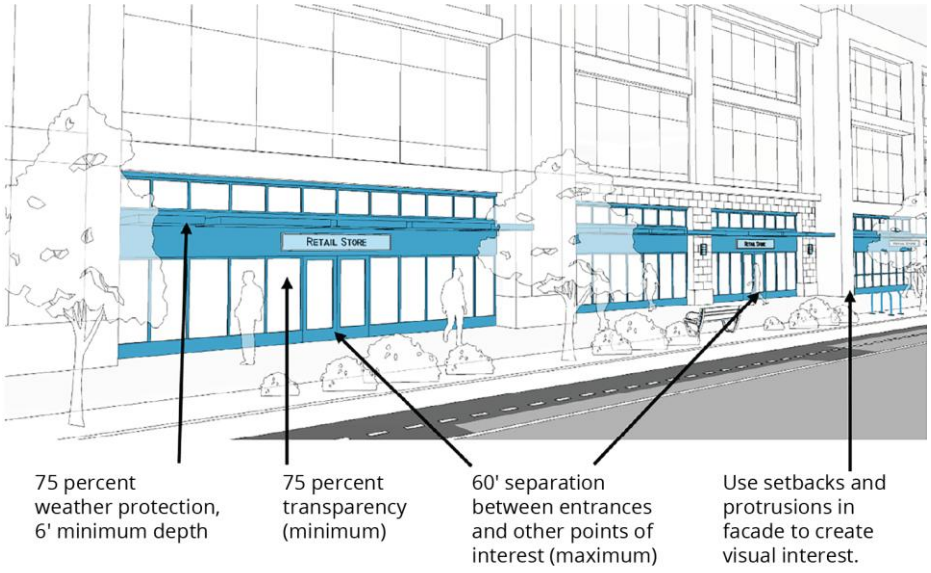
iv~~ii~~. ~~Points of Interest~~Facade Articulation. Every 60 linear feet of the ~~façade~~facade, maximum;

~~i~~v. Streetscape Elements. Streetscape elements shall meet the standards in subsection A.1.b.v;

~~i~~vi. Vehicular Parking. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance; and

vii. -Active Frontage.~~Seventy-five~~ At the ground-floor level, at least 75%~~ percent~~ of the building facade~~street wall~~ abutting a~~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.~~





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 and A.1.b.ii;

ii. Blank Walls. All building facades fronting a public right-of-way shall meet the blank wall standards in subsection A.1.b.iii;

iii. 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~~

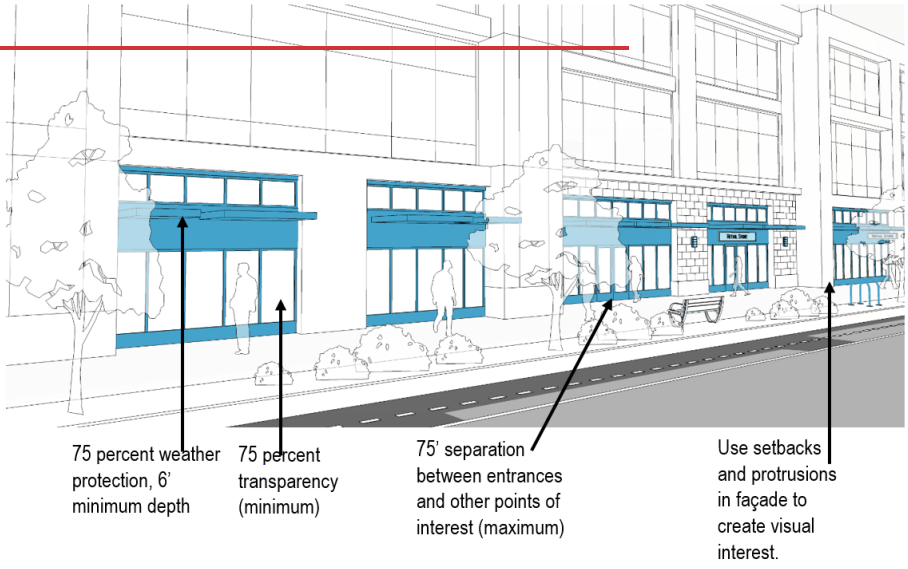
Commented [A56]: All Standards in 20.25A.170 B.1 Grand Connection/High Streets – "A" Rights-of-Way (except Facade Articulation and Active Frontage) apply here.

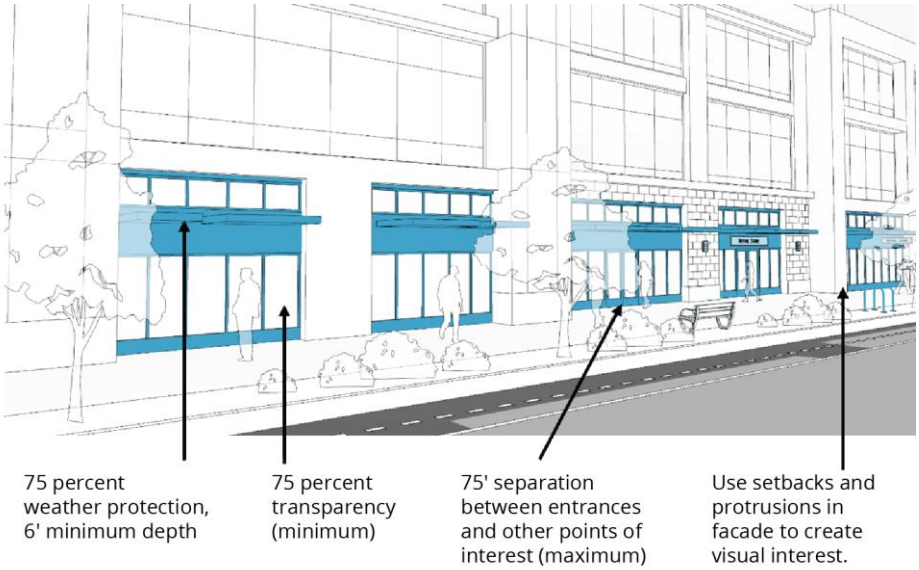
~~highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection;~~

iv~~ii~~. ~~Points of Interest~~Facade Articulation. Every 75 linear feet of ~~façade~~facade, maximum;

~~i~~v. Vehicular Parking. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance; and

vi. Active Frontage. ~~Fifty~~At the ground-floor level, at least 50% ~~percent of street wall~~ of the building facade abutting a public right-of-way shall incorporate Active Uses or Service Uses.





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;~~ Between 30 inches and 8 feet measured vertically from the adjacent sidewalk grade, at least 50% of the building facades facing streets, parks, and open spaces shall be glazed with glass having a minimum visible light transmittance (VLT) of 50%.

ii. Blank Walls. All building facades fronting a public right-of-way shall meet the blank wall standards in subsection A.1.b.iii

iii. Weather Protection. ~~Fifty percent. 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~~

Commented [A57]: Ground floor transparency requirement in "D" Rights-of-Way has been updated to 50%, which is similar to the majority of the existing buildings.

Blank Wall standards for 20.25A.170 B.1 Grand Connection/High Streets – "A" Rights-of-Way also apply here.

Facade Articulation (earlier called Points of Interest), Weather Protection, and Vehicular Parking standards remain unchanged.

~~section for more guidelines on weather protection;~~ The requirements of subsection A.2.b.i of this section do not apply. Instead, at least 50% 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. All other requirements of subsection A.2.b of this section apply;

i~~ii~~v~~i~~. ~~Points of Interest~~Facade Articulation. Every 90 linear feet of ~~façade~~facade, maximum; and

~~i~~v. Vehicular Parking. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance.

5. Perimeter Streets – "E" Rights-of-Way.

...

b. Standards.

i. ~~Transparency.~~ Blank walls and inactive uses shall occupy no more than 25 percent of the façade. The maximum horizontal length of each section of blank walls on ground floors shall not exceed 30 feet;

ii. Weather Protection. ~~At entries,~~ The requirements of subsection A.2.b.i of this section do not apply. Instead, weather protection is only required at building entrances, with the weather protection having a minimum depth of six feet. All other requirements of subsection A.2.b of this section apply.

iii. ~~Points of Interest~~Facade Articulation. Every 90 linear feet of ~~façade~~facade, maximum; and

iv. Vehicular Parking. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance.

...

D. Second-Level Active Uses.

...

Commented [A58]: Revised language restricting each section of blank wall to 30 feet has been added to this section.
Other standards within Perimeter streets - "E" Rights-of-Way pertaining to Weather Protection, Facade Articulation, Vehicular Parking remain unchanged.

2. Standards.

a. Points of physical vertical access between the ground and second levels shall be located no more than 150 feet apart to facilitate frequent pedestrian access to second-level active uses;

b. Each individual area that is reserved to be separately leased or owned ~~tenant space~~ shall have an exterior entrance;

c. Floor area and building ~~façade~~facades directly below second-level active uses ~~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;

d. For nonresidential active uses, ~~Visual~~visual access shall not be impaired by small, enclosed display windows, window coverings, or ~~and~~ tinted or reflective glazing; and

e. For nonresidential active uses, ~~Visual~~visual access into the second-level ~~retail space~~active use shall be available from the sidewalk or the alley with an address with frequent clear lines of sight from grade.

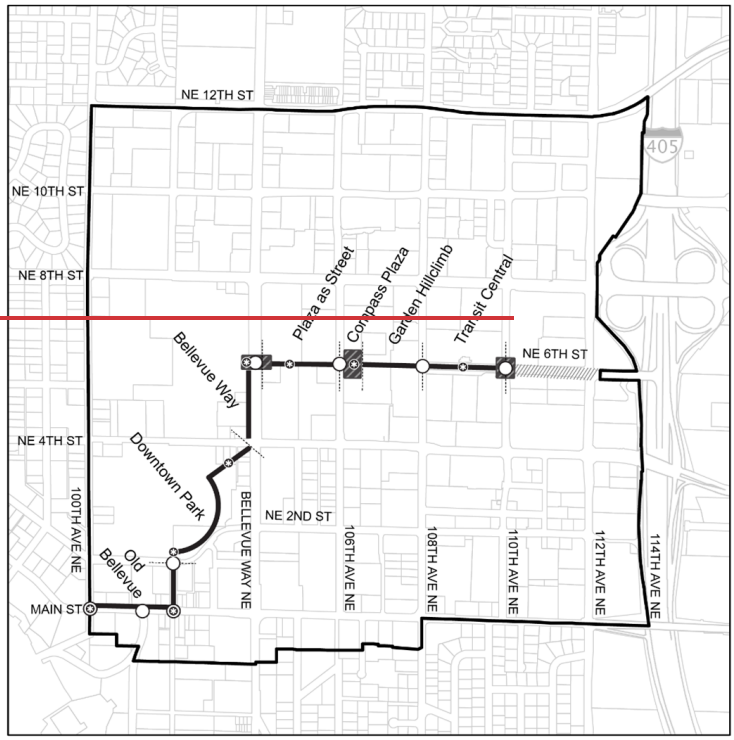
Commented [A59]: Adding clarity to this subsection to clearly differentiate the requirement for residential and non residential active uses.

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

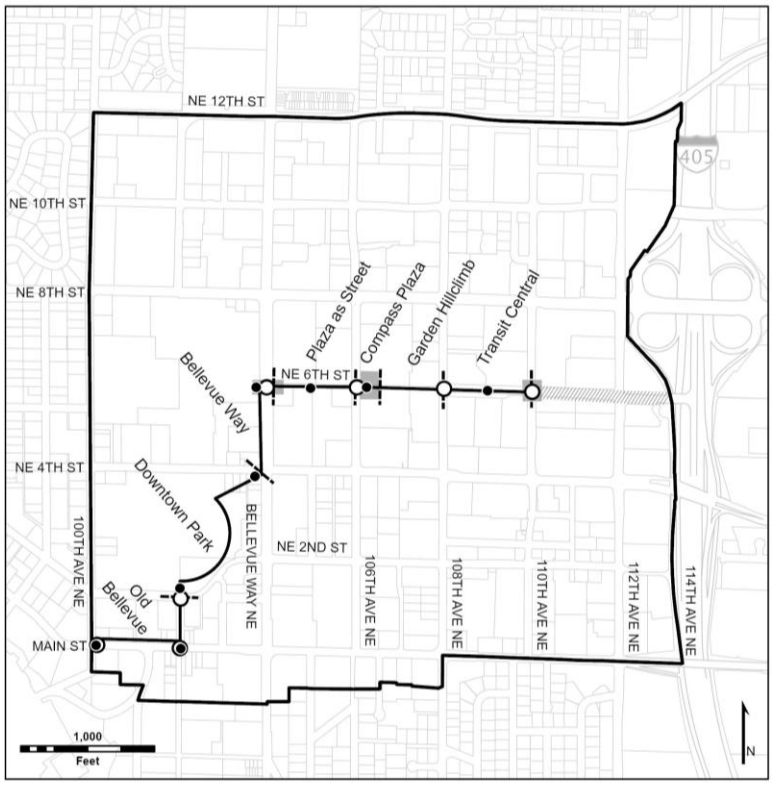
A. General.

1. The requirements of this section apply in addition to any other applicable requirements and standards provided in this Part 20.25A LUC.

Figure 20.25A.175.A.1.



GRAND CONNECTION ROUTE



GRAND CONNECTION ROUTE

LEGEND

- Grand Connection Route
- Major Public Open Space
- Major Artistic Element
- Exceptional Intersections
- Grand Connection Crossing
- Downtown Boundary
- Parcels

Commented [A60]: The Grand connection route diagram has been updated to show the Grand Connection Crossing between 110th Ave NE and I-405.

2. Public Access – Legal Agreement. Owners of property that is used for the Grand Connection, a Major Public Open Space, or both the Grand Connection and Major Public Open Space shall execute a legal agreement meeting the requirements of LUC 20.20.521 to ensure public access to the Grand Connection, Major Public Open Space ,or both the Grand Connection and Major Public Open Space. ~~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:~~

   ~~a. Legal description of the owner's property located within the Grand Connection and/or Major Public Open Space and the location and width specified in subsection E of this section;~~

   ~~b. The public right of pedestrian use established thereunder shall be enforceable by the City of Bellevue, and the City shall have full rights of pedestrian access to and use of the Grand Connection and/or Major Public Open Space property for purposes of enforcing the rights of the public under this agreement;~~

   ~~c. The obligations under the agreement shall run with the land;~~

   ~~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;~~

   ~~e. The agreement shall be recorded with the King County Recorder's Office (or its successor agency) and provided to the Director;~~

   ~~f. The owner shall maintain the portion of the Grand Connection and/or Major Public Open Space located on their property and keep the same in good repair;~~

   ~~g. No modifications may be made to the Grand Connection and/or Major Public Open Space without approval of the City in accordance with subsections B.4 and C.4 of this section;~~

~~h. The alignment of any such portion of the Grand Connection and/or Major Public Open Space established by legal agreement may be modified or terminated by the property owner and the City if the alignment of that portion of the Grand Connection and/or Major Public Open Space changes pursuant to subsection B.4 or C.4 of this section;~~

~~i. The owner may adopt reasonable rules and regulations for use of the owner's portion of the Grand Connection and/or Major Public Open Space; provided, that the same shall not be inconsistent with the requirements, including but not limited to the public access requirements, of this section; and~~

~~j. Any other terms and conditions that the owner(s) and the City agree to.~~

...

6. Construction. 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;

B. Grand Connection.

1. Purpose. The Grand Connection is intended to serve and facilitate pedestrian use.

2. Where Required.

a. The Grand Connection is located and comprised of seven Rooms as depicted in Figure 20.25A.175.A.1. Rooms are spaces within the Grand Connection that serve as character zones to foster a unique and interesting pedestrian experience. The intent, standards and guidelines for each Room are provided in subsection E of this section.

b. Any application for a permit, approval, or other entitlement for any development, structure, or permanent parking or circulation area shall be reviewed as provided in subsection B.3 of this section if any lot line, structure or permanent parking is located within the Grand Connection route identified in Figure 20.25A.175.A.1.

3. Applicable Review. A design plan for any section of the Grand Connection shall be submitted to and approved by the Director through Design Review, Part 20.30F LUC.

4. Maintenance. Each segment of the Grand Connection shall be maintained by the property owners abutting it, except that the City shall maintain the intersections of all public streets to the back edge of the public sidewalk within the Grand Connection. The owner-applicant shall complete an indemnification and maintenance agreement for review and approval by the Director. The indemnification and maintenance agreement shall be recorded with the King County Recorder's Office (or its successor agency) and provided to the Director prior to the issuance of certificate of occupancy or a temporary certificate of occupancy for any structure. The maintenance agreement shall include maintenance standards acceptable to the Director for elements of the Grand Connection, including but not limited to walkways, bicycle paths, lighting, and landscaping. The agreement shall further provide maintenance practices to ensure the Grand Connection remains clean, safe, and in a state of good repair for all members of the public to enjoy. Instead of requiring a separate agreement, the Director may incorporate the requirements of this section into the legal agreement required under LUC 20.20.175.A.2.

5. Phased Construction, Grand Connection.

...

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 be provided; ~~shall incorporate the signature color, as provided in subsection D.7 of this section~~;

ii. Movable furnishings shall be able to withstand strong wind conditions; ~~and~~

...

iv. Electrical outlets shall be installed in tree pits and planter strips to allow for seasonal and event lighting; and

v. Fixtures shall be consistent with all applicable rules and design guidelines.

...

5. Paving.

...

b. Standards

...

Figure 20.25A.175.D.5.b.

Commented [A61]: 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.

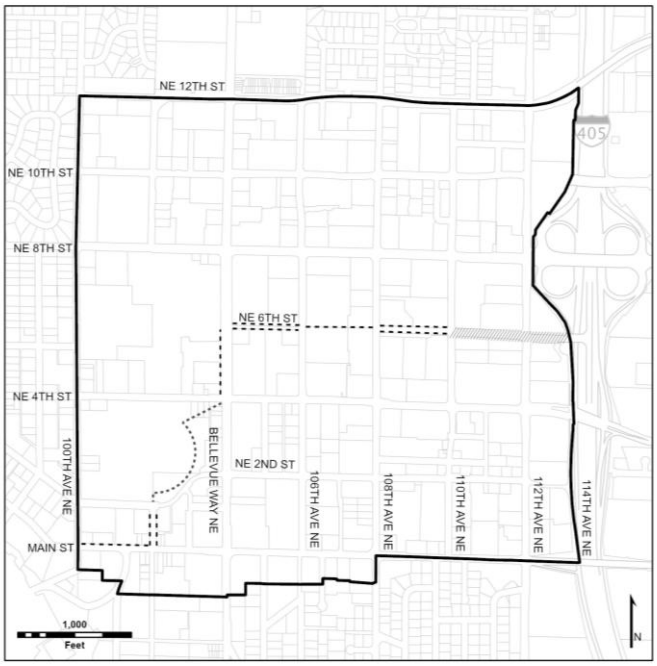


GRAND CONNECTION
EMBEDDED WAYFINDING ROUTE

LEGEND
- Embedded Wayfinding Route
- Downtown Park Wayfinding Route
- Future Grand Connection Design Guidelines
- Downtown Boundary
- Parcels

N

1,000
Feet



Commented [A62]: The Grand connection embedded wayfinding route diagram has been updated to show the Grand Connection Crossing between 110th Ave NE and I-405.

...

E. Room-Specific Standards.

...

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.

v~~i~~. Paving.

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

5. Plaza as Street.

...

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 curbless 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 Arts~~KidsQuest Children's Museum.

...

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.

~~ii~~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.~~

~~B~~A. Building ~~Massing.~~ Articulation.

...

2. Standards.

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

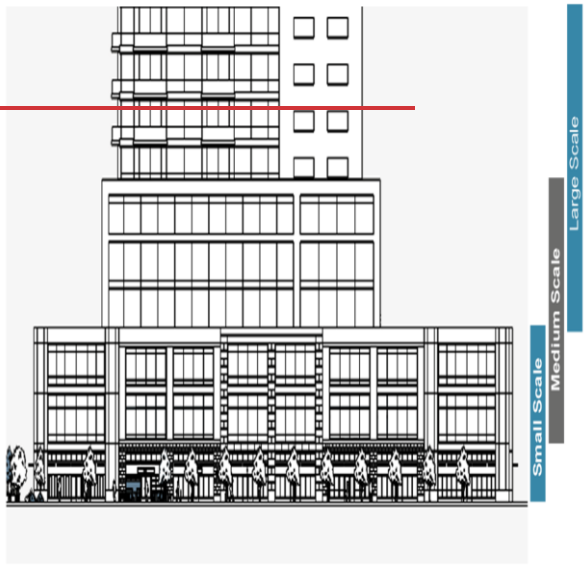
a. Break down long expanses of building frontage, both horizontally and vertically.

Commented [A63]: 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 [A64]: This section is cleaned up without impacting the intent of the standards. The subsection previously titled "Building Massing" is renamed "Building Articulation" 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.

b. Provide for vertical articulation of windows, columns, and bays.

cb. ~~Buildings shall exhibit a vertically articulated tripartite façadefacade division – base, middle, and top through material and scale.~~ A vertically articulated tripartite facade division (i.e., base, middle, and top) is required for buildings over three stories, except for development subject to LUC 20.20.536 or LUC 20.15.050.H.



dc. In compliance with all applicable tower separation requirements and other applicable dimensional requirements, 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.~~

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

~~3. Ground Floor Uses and the Public Realm.~~

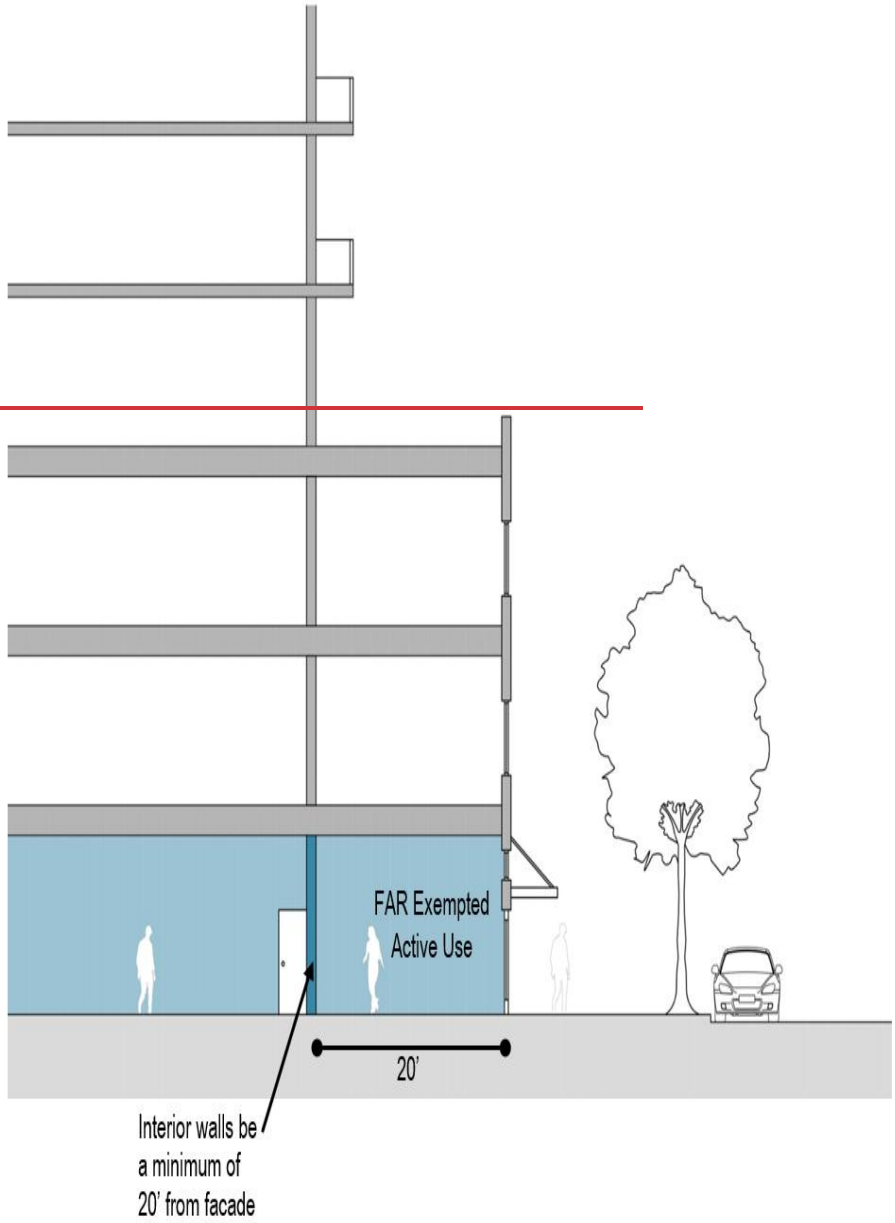
~~a. Intent. At street level, a series of unobstructed views into and out of buildings enriches the urban experience for pedestrians and building occupants. Transparency enhances visual interest, vitality, and increases safety for all.~~

~~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.~~

~~iv~~ii. ~~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.~~


FAR Exempted
Active Use
20'
Interior walls be
a minimum of
20' from facade

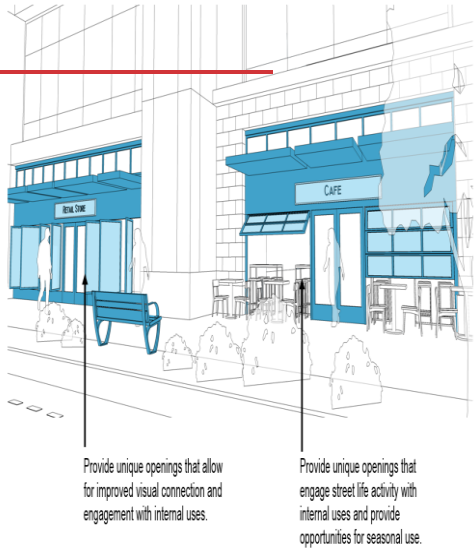
4. Retail and Commercial Entries.

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.



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.

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.~~

Part 20.30H Departures

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20.30H.115 Applicability.

The Director may, through the Design Review process, approve a proposal that departs from standards applicable in the land use or overlay districts indicated below to the extent provided below for the land use or overlay district at issue. This Part 20.30H LUC is not applicable to requests for deviations from the Transportation Design Manual, which are reviewed by the Transportation Department Director. If Design Review is not required or submitted for a development, then no administrative departure may be granted.

A. Part 20.25A LUC – Downtown.

1. If the criteria contained in LUC 20.30H.120.A are satisfied, then a~~A~~ departure from the specific numeric standards contained in the following sections of the Land Use Code applicable to Downtown may be approved:

a~~1~~. LUC 20.25A.090;

b~~2~~. LUC 20.25A.110; and

c~~3~~. LUC 20.25A.140 through 20.25A.180.

2. If the criteria contained in LUC 20.30H.120.A are satisfied, then the following departures may be approved Downtown:

   a. If the requirements of footnote (12) to Chart 20.25A.060.A.4 are also satisfied, then, for a single tower project within the Perimeter Overlay B-2, to allow the single tower to exceed 220 feet of building height up to, but not exceeding, the maximum building height otherwise allowed under LUC 20.25A.060.

   b. If the requirements of footnote (16) to Chart 20.25A.060.A.4 are also satisfied, then, for nonresidential development located within either the DT-OLB Central (between NE 4th Street and NE 8th Street) or the DT-OLB South (between Main Street and NE 4th Street), the maximum floor plate between 80 and 150 feet in building height that would be allowed by the normal operation of LUC 20.25A.060 may be increased.

   c. If the requirements of LUC 20.25A.060.B.2 are also satisfied, then intrusions into required dimensional standards authorized under LUC 20.25A.060.B.2.

   d. If the requirements of LUC 20.25A.075.A.3.c are also satisfied, then to modify the outdoor plaza space requirement under LUC 20.25A.075.A.3.

   e. If the requirements of LUC 20.25A.075.B.3 are also satisfied, then to reduce otherwise required tower separation to a minimum of 20 feet between the closest points of each tower measured 80 feet above average finished grade.

   f. If the requirements of LUC 20.25A.090.B.2 are also satisfied, then to modify the location or size of tree pits and planter strips required under LUC 20.25A.090.

   g. If the requirements of LUC 20.25A.110.A.4 are also satisfied, then to modify the species or cultivar of a tree otherwise required under LUC 20.25A.110.

   h. If the requirements of LUC 20.25A.130.E are also satisfied, then to modify the location and screening of mechanical equipment and exhaust systems from what would otherwise be required under LUC 20.25A.130.

   i. A departure from the requirements under LUC 20.25A.170.A.1.b.iv that all buildings be built to the build-to-line

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E. Chapter 20.25 LUC – Certain Land Use Districts in which a FAR Exemption is Available.

1. If the criteria contained in LUC 20.30H.120.D are satisfied, then the following departure may be approved for development located Downtown, in the BelRed Overlay, in the Wilburton Overlay, or in East Main.

   a. To allow a modification to, or replacement of, an amenity that was previously provided, or approved to be provided, in order to qualify for and to receive the benefit of an exemption of a certain number of square feet of gross floor area contained in the development from the calculation of applicable FAR limits for the development.

2. To facilitate the replacement of the original amenity with a replacement amenity or amenities, the Director is authorized to amend or terminate any previously executed legal agreements relating to the original amenity in which the City is a party and is also authorized to execute any new legal agreements relating to the replacement amenity or amenities.

20.30H.120 Decision Criteria

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D. For departures authorized pursuant to LUC 20.30H.115.E, the Director may approve, or approve with conditions, a request for the administrative departure if the applicant demonstrates that the following criteria are met:

1. The applicant made a good faith effort to provide or, as applicable lease or convey, the amenity that was originally required in order to receive the benefits of the FAR exemption that was received;

2. The applicant replaces the amenity that was originally required with one or more amenities that would qualify, under the current Land Use Code requirements applicable in the location in which the development is located, for a FAR exemption;

3. The applicant provides the replacement amenity or amenities in an amount, value, or size that would qualify, under the current Land Use Code requirements applicable

in the location in which the development is located, for a FAR exemption equal to or greater than what the development received for the original amenity;

4. The replacement amenity or amenities are provided onsite, unless the current Land Use Code requirements applicable in the location in which the development is located would allow the replacement amenity or amenities to be located offsite;

5. The replacement amenities or amenities are provided in accordance with all applicable requirements under the current Land Use Code in the land use district in which the development is located; and

6. The applicant agrees to provide, construct, or install the replacement amenity or amenities in a reasonable time period, as determined by the Director.

Chapter 20.20 General Development Requirements

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20.20.521 Legal Agreement Ensuring Public Access

A. Applicability.

1. This section is only applicable when a separate section or subsection of the Land Use Code states that a legal agreement meeting the requirements of this section is required to ensure public access to an Amenity.

2. If there is a conflict between the requirements of this section and requirements contained in Chapter 20.25 LUC, the requirements contained in Chapter 20.25 LUC shall control.

B. Definitions. For purposes of this section, the following terms shall have the meaning listed below:

1. "Amenity" means the structure, improvement, or use required under a separate section or subsection of the Land Use Code for which a legal agreement meeting the requirements of this section is required to ensure public access.

C. Requirements. The owners of property that are required to provide an Amenity shall, as part of the Design Review Process, execute a legal agreement meeting the requirements of this section and then record the fully executed legal agreement with

the King County Recorder's Office. The legal agreement shall be in a form approved by the Director and shall include, but not be limited to, the following:

1. The legal description of the portion of the property on, over, or under which the Amenity exists or will exist;
2. That the portion of the property on, over, or under which the Amenity exists or will exist shall be subject to a nonexclusive surface right of use and access by the public during hours of operation;
3. That the obligations under the legal agreement shall run with the land and be binding on the assigns, heirs, and successors of the property owners;
4. That the nonexclusive surface right of use and access by the public shall be enforceable by the City of Bellevue, and the City shall have full rights of access to the Amenity and associated circulation routes for purposes of enforcing the rights of the public under the agreement;
5. That the property owners shall maintain the Amenity and keep the same in good repair;
6. That the property owners may adopt reasonable rules and regulations for the use of Amenity; Provided, that the rules and regulations are not in conflict with the right of pedestrian use and access, are consistent with this section, and are consistent with all other sections or subsections of the Land Use Code applicable to the Amenity;
7. Provisions allowing for the temporary closure, with the City's approval, of the Amenity when necessary for maintenance purposes, festivals, or events; and
8. Any other terms and conditions that, in the opinion of the Director, are reasonably necessary to ensure continued maintenance of, operation of, or public access to the Amenity.

Chapter 20.50 Definitions

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20.50.012 B Definitions.

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Battery charging Station. ~~An electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meets or exceeds any standards, codes, and regulations set forth in Chapter 19.28 RCW and consistent with the rules adopted by the Building Code Council for electric vehicle infrastructure requirements. (Ord. 5989, 2-7-11, § 8)~~ Any area of land, including the structures thereon, that provides electric charging to motor vehicles on a retail basis to the general public. These locations may include accessory services and retail amenities for the benefit of customers charging their vehicles.

Commented [A65]: The definition for battery charging station has been updated.

20.50.016 D definitions

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Detention Centers. Facilities that are state, federal, or privately-operated in which persons are detained in custody under process of law pending the outcome of legal proceedings but are not used for punishment, correction, counseling, or rehabilitation following the conviction of a criminal offense. Detention centers or facilities may also include public or private facilities used for the detention, transportation, or food services for persons detained by state or federal law enforcement including, but not limited to, holding facilities, processing centers, and staging areas for the transportation for detained persons. The following facilities are excluded under this definition: (1) facilities detaining persons under RCW 71.09.020(7) or (16), chapter 10.77 RCW, or chapter 71.05 RCW; (2) crisis recovery centers; (3) substance abuse treatment centers; (4) facilities that provide mental health care as a primary service; and (5) facilities that provide youth protection or services under RCW 43.185C.260.

20.50.018 E Definitions.

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Electric Vehicle (EV) fleet depot: An off-street facility used for the charging, ~~and~~ parking, storage, staging, battery exchange, cleaning, inspection, repair, maintenance, or dispatch of three or more electric vehicles operated as part of a privately owned fleet. The facility may also include accessory areas to support autonomous fleet operations and is not open to the general public or for walk-in customer services.

Commented [A66]: This is a newly established use which will be included in 20.50.018 E 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 the site area ~~net on-site land area (square feet)~~. For the purposes of calculating Floor Area Ratio, site area ~~Net on-site land area~~ includes the area of all easements, but does not include the public right-of-way except for public right-of-way that is dedicated, without compensation, to the City as part of the development. This definition does not apply to single-family dwellings or middle housing (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)~~.