

Title 20 Land Use Code

Chapter 20.10 Land Use Districts

20.10.440 Land use charts.

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Chart 20.10.440

Uses in land use districts

Residential – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5	R-10	R-15	R-20	R-30
1	Residential											
	Single-Family Dwelling (3)	P	P	P	P	P	P	P	P	P	P	P
	Two to Four Dwelling Units per Structure (6)	PD (21)	PD (21)	PD (21)	PD (21)	PD (21)	PD (21)	PD (21)	P	P	P	P
	Five or More Dwelling Units per Structure (6)	PD (21)	PD (21)	PD (21)	PD (21)	PD (21)	PD (21)	PD (21)	P	P	P	P
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Chart 20.10.440

Uses in land use districts

Residential – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3

		PO	O	OL B	OL B 2	LI	GC	NB	N M U	CB	F1	F2	F3
1	Residential												
	Single-Family Dwelling (3)	P 15	P 1	S		S	S	P 8		S	S	S	S
	Two to Four Dwelling Units per Structure <del>(6)</del> , (20)		P 1	P	P			P 8	P 8, 11	P <del>6</del>	P	P	P
	Five or More Dwelling Units per Structure <del>(6)</del> , (20)		P 1	P	P			P 8	P 8, 11	P <del>6</del>	P	P	P
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities (16)				P				C	C	C		
	Rooming House (17)			P	P				P	P	P	P	P
	Senior Citizen Dwellings (4, 7)	P	P	P	P			P 8	P 8, 11				

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Notes: Uses in land use districts – Residential

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(6) Multifamily development in Planning Districts A and B of the Crossroads Subarea is not allowed. Multifamily development in Planning District E of the Crossroads Subarea north of NE 8th Street may be allowed through a Council-approved development agreement that is consistent with Chapter 36.70B RCW and includes design guidelines that are consistent with

~~the vision of Comprehensive Plan Policies S-CR-79 and S-CR-81 regarding the creation of mixed-use developments with pedestrian connections, park connections where appropriate, and public open space. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.~~

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

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**Notes: Uses in land use districts – Services:**

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- (16) Other than administrative office use, each individual service use in NB Districts is limited to 5,000 square feet. Administrative office use is limited as follows: When located on the first floor of a building, administrative office use is limited to 5,000 square feet or 25 percent of the first floor footprint, whichever is less; when located above the first floor of a building, administrative office use is allowed without a limit on total aggregate square footage, so long as each individual administrative office use is limited to 5,000 square feet. In no event may administrative office uses exceed more than 50 percent of the total building square footage. Administrative conditional use approval is required for hours of operation between 12:00 midnight and 6:00 a.m. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: (a) the use ~~will~~ shall meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and (b) the use ~~will~~ shall meet the lighting standards of the Community Retail Design District in LUC 20.251.050 and LUC 20.251.060 for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of City of Bellevue Ordinance No. 4422 are exempt from the ACUP requirements.

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**Notes: Uses in land use districts – Transportation and Utilities:**

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- (22) For the definition of electrical utility facility, see LUC 20.50.018, and for reference to applicable development regulations relating to electrical utility facilities, see LUC 20.20.255. For new or expanding electrical utility facilities proposed on sensitive sites as described by Figure UT.5a of the Utilities Element of the Comprehensive Plan, the applicant shall obtain Conditional Use Permit approval under Part 20.30B LUC, complete an alternative siting analysis as described in LUC 20.20.255.D and comply with decision criteria and design standards set forth in LUC 20.20.255. For expansions of electrical utility facilities not

proposed on sensitive sites as described by Figure UT-5a-6, 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.

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**Notes: Uses in land use districts – Wholesale and Retail**

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(5) Each individual wholesale and retail use in NB Districts, except retail food stores and miscellaneous retail trade, is limited to 5,000 square feet. Wholesale and retail uses intending to operate between the hours of 12:00 midnight and 6:00 a.m. must obtain administrative conditional use approval. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: (a) the use ~~will~~shall meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and (b) the use ~~will~~shall meet the lighting standards of the Community Retail Design District in LUC 20.251.050 and LUC 20.251.060 for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of the ordinance codified in this chapter are exempt from the ACUP requirements.

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**Chapter 20.20 General Development Requirements**

**20.20.255 Electrical utility facilities**

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**F. Design Standards**

In addition to the requirements set forth in Part 20.30B LUC, Part 20.30E LUC, Part 20.25B LUC (if applicable), and other applicable provisions of this section, all proposals to locate or expand an electrical utility facility shall comply with the following:

1. Site Landscaping. Electrical utility facilities shall be sight-screened as specified in LUC 20.20.520.F.2 or as required for the applicable land use district. Alternatively, the provisions of LUC 20.20.520.J may be used, provided this subsection does not apply to transmission lines as defined in LUC 20.50.018;
2. Fencing. Electrical utility facilities shall be screened by a site-obscuring fence not less than eight feet in height, provided this subsection does not apply to transmission lines as defined in LUC 20.50.018. This requirement may be modified by the City if the site is not considered sensitive as referenced in Figure UT-5a-6 of the Utility Element of the Comprehensive Plan, is adequately screened by topography and/or existing or added vegetation, or if the facility is fully enclosed within a structure. To the maximum extent possible, all electrical utility facility components, excluding transmission lines, shall be screened by either a site-obscuring fence or alternative screening;

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**20.20.650 Public utilities – Design and performance standards**

**A. Utility Facility Site Standards**

1. Architectural Form ~~and Character~~. A building which houses all or a majority of a utility facility must be compatible with the architectural form of surrounding buildings. This requirement is not applicable to a utility facility where significant elements of the facility are not housed in a building or to isolated minor elements such as pad-mounted transformers, telephone pedestals and metering stations.

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**20.20.740 Schools**

- A. Public and private schools are permitted as indicated by the charts in LUC 20.10.440 and use charts applicable to specific land use districts contained in Chapter 20.25 LUC, "Education: Primary and Secondary," provided the following standards are met:

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7. Design ~~Standards~~Guidelines for Schools in Residential Districts and in Transition Areas. Schools in residential land use districts and in Transition Areas shall meet the site and building design standards set forth in ~~LUC 20.25B.040.D through G and~~ 20.25B.050.

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**Chapter 20.25 Special and Overlay Districts**

**Part 20.25A Downtown**

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**20.25A.010 General.**

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**B. Organization of Part 20.25A LUC**

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5. Right-of-Way Designations. The right-of-way designations provide design ~~guidelines-standards~~ for Downtown streets that are organized by streetscape type. These designations are a representation of the Downtown vision for the future, rather than what currently exists. The designations create a hierarchy of rights-of-way reflecting the intensity of pedestrian activity. The "A" rights-of-way have the highest amount of pedestrian activity, while the "D" rights-of-way have a smaller amount of pedestrian activity. These ~~guidelines-standards~~ are intended to provide activity, enclosure, and protection on the sidewalk for the pedestrian. See Figure 20.25A.170.B for a map of the right-of-way designations.

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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 ~~Upper~~Second-Level Active Uses in LUC 20.25A.070.C.1 and the design ~~guidelines-standards~~ for the applicable right-of-way designation in LUC 20.25A.170.B.

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20.25A.030 Review ~~R~~required

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C. Design Review.

~~1. Scope of Approval. Design Review is a mechanism by which the City shall ensure that the design, character, architecture, and amenity components of a proposal are consistent with the Comprehensive Plan and any previously approved Master Development Plan, and meet all applicable standards and guidelines contained in City Codes including the terms of any departure granted pursuant to subsection D of this section. Design Review is a mechanism by which the City shall ensure that the site development components of a proposal are consistent with the Comprehensive Plan and meet all applicable standards and guidelines contained in City Codes when site development components were not approved as part of a Master Development Plan.~~

~~2. When Required. A Design Review is required for all Downtown projects. An applicant shall submit a Design Review application for approval by the Director pursuant to Part 20.30F LUC.~~

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

D. Departures.

1. Administrative Departures by the Director. Due to the varied nature of architectural design and the unlimited opportunities available to enhance the relationship that occurs between the built environment and the pedestrians, residents and commercial tenants that use built spaces, strict

application of the Land Use Code may not always result in the Downtown livability outcomes envisioned by the Comprehensive Plan. The purpose of this subsection is to provide an Administrative Departure process to modify provisions of the Land Use Code when the strict application would result in a Downtown development that does not fully achieve the policy vision as it is articulated in the general sections of the Comprehensive Plan and the Downtown Subarea Plan.

- a. **Applicability.** The Director may, through the Master Development Plan or Design Review processes, approve a proposal that departs from specific numeric standards contained in LUC 20.25A.090, 20.25A.110 and 20.25A.140 through 20.25A.180, or that departs from Land Use Code requirements that specifically provide an opportunity for the Director to approve a departure subject to the provisions of this subsection. For example, specific Administrative Departures are allowed from the dimensional requirements pursuant to the terms of LUC 20.25A.060.B that describe a range of exceptions and intrusions that can be approved as part of a permit review process.
- b. **Decision Criteria.** The Director may approve or approve with conditions an Administrative Departure from applicable provisions of the Land Use Code if the applicant demonstrates that the following criteria have been met:
  - i. The resulting design will advance a Comprehensive Plan goal or policy objective that is not adequately accommodated by a strict application of the Land Use Code; and
  - ii. The resulting design will be more consistent with the purpose and intent of the Land Use Code; and
  - iii. The modification is the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent; and
  - iv. Any Administrative Departure criteria required by the specific terms of the Land Use Code have been met; or
  - v. The modification is reasonably necessary to implement or ensure consistency with a departure allowed through a Development Agreement approved pursuant to subsection D.2 of this section.

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**20.25A.040 Nonconforming uses, structures and sites.**

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**B. Nonconforming Structures.**

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- 2. A nonconforming structure may be expanded; provided, that the expansion conforms to the provisions of the Land Use Code, except that the ~~requirements-standards~~ of LUC 20.25A.140 through 20.25A.180 shall be applied as described in subsections B.3 and B.4 of this section.

3. For expansions made within any three-year period, which together do not exceed 50 percent of the floor area of the previously existing structure, the following shall apply:
  - a. Where the property abuts a street classified as a “D” or “E” right-of-way, the expansion is not required to comply with [the standards in](#) LUC 20.25A.140 through 20.25A.180.
  - b. Where the property abuts a street classified as an “A,” “B” or “C” right-of-way the expansion shall be in the direction of the classified street so as to reduce the nonconformity of the structure, except that an expansion, which is no greater than 300 square feet in floor area and which is for the purpose of loading or storage, is exempted from this requirement.
4. For expansions made within any three-year period, which together exceed 50 percent of the floor area of the previously existing structure, the structure shall be brought into conformance with [the standards in](#) LUC 20.25A.140 through 20.25A.180.

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#### 20.25A.060 Dimensional ~~C~~Charts

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#### B. Exceptions to Dimensional Requirements.

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

1. Floor Plate Exceptions.
  - a. Connecting Floor Plates. ~~For structures that do not exceed 70 feet in height (as defined by the International Building Code, as adopted and amended by the City of Bellevue),~~ ~~the~~ Director may approve the connection of floor plates above 40 feet such that those floor plates exceed the “Maximum Building Floor Area per Floor Above 40 Feet”; provided, that:
    - i. ~~The total proposed building height does not exceed 70 feet in height (as defined by the International Building Code, as adopted and amended by the City of Bellevue).~~
    - ii. The connection is to allow for safe and efficient building exiting patterns;
    - iii. The connecting floor area shall include required corridor areas, but may include habitable space;
    - iv. The alternative design results in a building mass that features separate and distinct building elements;
    - v. The connection shall act as a dividing point between two floor plates, neither of which exceed the maximum floor plate size; and
    - vi. ~~The connecting floor area shall comply with the design guidelines for connecting floor plates in LUC 20.25A.180.C. From the right-of way, the development shall appear as separate and distinct buildings to the pedestrian; and~~
    - vii. ~~The connection shall appear to be distinct from the adjacent masses.~~



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

2. Intrusions into Required Dimensional Standards.

- a. Intrusions over the Sidewalk
  - i. Marquees, awnings, or other kinds of weather protection that comply with the ~~requirements-standards~~ of LUC 20.25A.170.A.2.b are permitted to extend over the public right-of-way upon approval of the Director of the Transportation Department and the Director notwithstanding the provisions of the Sign Code, Chapter 22B.10 BCC, or any other City Code.

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- b. Intrusions into Stepbacks
  - i. The Director may approve modifications to the minimum required setback if:
    - (1) The applicant can demonstrate that the resulting design will be more consistent with the ~~d~~Design ~~Guidelines-standards~~ of LUC 20.25A.140 through 20.25A.180; and

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

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

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

- b. ~~UpperSecond~~-Level Floor Areas Meeting the Definition of Active Uses. Each square foot of ~~uppersecond~~-level floor area of active uses that satisfies the requirements of LUC 20.25A.020.A and complies with the design ~~guidelines-standards~~ contained in LUC 20.25A.170.D (~~UpperSecond~~-Level Active Uses) shall be eligible for an exemption from the calculation of maximum floor area of up to 0.5 FAR, except where specifically provided by the terms of this Code.
- 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 ~~UpperSecond~~-Level Active Uses in LUC 20.25A.070.C.1.a and C.1.b, and the design ~~guidelines standards~~ for the applicable right-of-way designation in LUC 20.25A.170.B.

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**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
<b>PUBLIC OPEN SPACE FEATURE AMENITIES</b>							
...							
<b>2. Outdoor Plaza:</b> 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.						
	<b>DESIGN CRITERIA:</b>						
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.							
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10. Plazas shall meet all design criteria for design <del>guidelines-standards</del> for public open spaces.							

	6.7:1	6.7:1	...				6.7:1	6.7:1
<b>8. Alleys with Addresses:</b> 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.	6.7 bonus points per square foot of alley with address improvement based on neighborhood location.							
	<b>DESIGN CRITERIA:</b>							
	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. ... 4. Alley frontage shall meet <del>guidelines-standards</del> for "C" Rights-of-Way, Mixed Streets in LUC 20.25A.170.B. ... 9. Shall meet design <del>guidelines-standards</del> at LUC 20.25A.170.C.							
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**20.25A.075 Downtown ~~T~~ower ~~R~~Requirements and ~~U~~pper-~~L~~Level ~~S~~Stepbacks.**

**A. Requirements for Additional Height.**

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3. Outdoor Plaza Space Requirement. Buildings with heights that exceed the trigger for additional height shall provide outdoor plaza space in the amount of 10 percent of the site; provided, that the outdoor plaza space shall be no less than 3,000 square feet in size (or 1,500 square feet on DT-Small Sites). In no event shall the outdoor plaza space be required by the Director to exceed one acre in size. The open space shall be provided within 30 inches of the adjacent sidewalk and shall comply with the requirements for outdoor plazas in the Amenity Incentive System of LUC 20.25A.070.D.2. Vehicle and loading drive surfaces shall not be counted as outdoor plaza space.
  - a. Modification of the Plaza Size with Criteria. The Director may approve a modification to the 10 percent requirement for outdoor plaza space through an Administrative Departure pursuant to LUC 20.25A.030.D.1; provided, that the following minimum criteria are met:
    - i. The outdoor plaza is not less than 3,000 square feet in size or 1,500 square feet on a DT-Small Site;
    - ii. The outdoor plaza ~~is functional and is not made up of~~does not contain isolated unusable fragments;
    - iii. The outdoor plaza meets the design criteria for outdoor plazas in the floor area ratio and Amenity Incentive System, Chart LUC 20.25A.070.D.4; and
    - iv. The size of the plaza is roughly proportional to the additional height requested.

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**C. Upper-Level Stepbacks.**

1. Upper-Level Stepback. Each building façade depicted in Figure 20.25A.075.C.2 shall incorporate a minimum 15- or 20-foot-deep stepback at a height between 25 feet and the level of the first

floor plate above 40 feet. The required depth of the setback is shown in Figure 20.25A.075.C.2. This required setback may be modified or eliminated if the applicant demonstrates through Design Review (Part 20.30F LUC) that:

- a. Such setback is not feasible due to site constraints, such as a small or irregularly shaped lot;
- b. The modification is necessary to achieve design elements or features ~~encouraged~~ in the design ~~guidelines standards~~ of LUC 20.25A.140 through 20.25A.180, and the modification does not interfere with preserving view corridors. Where a modification has been granted under LUC 20.25A.060.B.2.c, the upper-level setback may be incorporated between 25 feet and the level of the first floor plate above 45 feet; or

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**20.25A.080 Parking standards.**

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**F. Parking Area and Circulation Improvements and Design**

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- 3. Vanpool/Carpool Facilities. The property owner shall provide a vanpool/carpool loading facility that is outside of required driveway or parking aisle widths. The facility shall be adjacent to an entrance door to the structure and shall be consistent with all applicable design ~~guidelines standards~~.
- 4. Performance Standards for Parking Structures. The Director may approve a proposal for a parking structure through Design Review, Part 20.30F LUC, and an Administrative Departure through LUC 20.25A.030.D.1. The Director may approve the parking structure only if:
  - a. Driveway openings are limited and the number of access lanes in each opening is minimized;
  - b. The structure exhibits a horizontal, rather than sloping, building line;
  - c. The dimension of the parking structure abutting pedestrian areas is minimized, except where retail, service, or commercial activities are provided;
  - d. The parking structure complies with the ~~requirements standards~~ of LUC 20.25A.140 through 20.25A.180;
  - e. A wall or other screening of sufficient height to screen parked vehicles ~~and that exhibits a visually pleasing character~~ is provided at all above-ground levels of the structure consistent with the building's design. Screening from above shall be provided to minimize the appearance of the structure from adjacent buildings;

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**20.25A.090 Street and pedestrian circulation standards.**

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C. Downtown Core.

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3. Minor Publicly Accessible Spaces.

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d. Design ~~Guidelines~~Standards.

~~i. Minor publicly accessible spaces may be outdoors or enclosed as long as adequate access is provided and their existence is easily identifiable.~~

ii. A minor publicly accessible space shall be open at least during the hours of 8:00 a.m. to 10:00 p.m., or during the hours of operation of adjacent uses, whichever is lesser; ~~;~~

iii. A minor publicly accessible open space shall be developed as a plaza, enclosed plaza, or art or landscape feature. The design criteria of LUC 20.25A.070.D.4 Amenity 2 or Amenity 7 shall be met, and the FAR amenity bonus may be utilized; ~~;~~ and

iiiv. Directional signage shall identify circulation routes for all users and state that the space is accessible to the public at the times specified by subsection C.3.d.ii. of this section. The signage shall be visible from all points of access. The Director shall require signage as provided in 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 section and achieves the design objectives for the building and the site.

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20.25A.100 Downtown pedestrian bridges.

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D. Development Standards

Each proposed Downtown pedestrian bridge shall be developed in compliance with the following standards:

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13. Lighting shall be consistent with public safety standards; and

14. Signage on the exterior of the bridge, or on the interior of the bridge that is visible from a public sidewalk or street is not permitted; ~~;~~

~~15. Bridge shall be architecturally distinct from the structures that it connects; and~~

~~16. Bridge shall exhibit exemplary artistic or architectural qualities.~~

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20.25A.110 Landscape ~~d~~Development

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

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

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20.25A.130 Mechanical equipment screening and location standards.

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C. Screening Requirements.

1. Exposed mechanical equipment shall be visually screened by a predominantly solid, nonreflective 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. Architectural features, such as parapets, screen walls, trellis systems, or mechanical penthouses shall be consistent with the ~~design intent~~ architectural style and finish materials of the main building, and as high, or higher than the equipment it screens.

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20.25A.135 Downtown neighborhood specific standards

A. Eastside Center, Convention Civic Neighborhood

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

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- c. Building types listed in subsections A.3.a and A.3.b of this section ~~should~~ shall incorporate special design features as described below:
  - i. Building facades 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, ~~decorative features~~, or other elements to soften the rectilinear profile; and
  - ii. ~~Special attention shall be given to the provision of elements at or near the ground level such as awnings, recessed entries, water features, address signs, seasonal flower beds, seating, pedestrian-oriented uses and display kiosks~~ Ground level building facades 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 for the comfort of pedestrians, display kiosks, and other pedestrian friendly appurtenances.~~

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**20.25A.140 Downtown ~~Design standards~~ Guidelines introduction.**

~~The Downtown design standards regulate the design requirements for Downtown. The Downtown Design Guidelines, and~~ have the following predominant goals:

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**20.25A.150 Context.**

**A. ~~Relationship to~~ Height and Form of Other Development.**

1. Intent. Each new development provides an opportunity to enhance the aesthetic quality of Downtown and its architectural context. The relationship that a development has to its environment is a part of creating a well-designed, accessible, vibrant community.
2. ~~Guidelines~~Standards.
  - ~~a. Architectural elements should enhance, not detract from, the area's overall character;~~
  - ~~b~~a. Locate the bulk of height and density in multi-building projects away from lower intensity Land Use Districts;
  - ~~e~~b. Minimize off-site impacts from new development, such as lights and noise, by directing them away from adjacent properties and less intense uses; ~~and~~
  - ~~d. Incorporate architectural elements at a scale and location that ensures detailing is proportionate to the size of the building; and~~
  - ~~e~~c. Use forms, proportions, articulation, materials, colors, and architectural motifs that ~~are suggested by and~~ complement adjacent buildings.

**B. ~~Relationship to~~ Publicly Accessible Open Spaces.**

1. Intent. Publicly accessible open spaces including outdoor plazas, Major Pedestrian Open Spaces and Minor Publicly Accessible Spaces are provided for public enjoyment and are areas of respite for those who live and work in the area. Publicly accessible open spaces provide numerous benefits for people, including: active and passive recreation, a place to sit and gather, a place for events, and relief from the built environment. Any negative impacts from new projects to adjacent publicly accessible spaces should be minimized.
2. ~~Guidelines~~Standards.
  - a. Organize buildings and site features to preserve and maximize solar access into existing and new public open spaces wherever possible; ~~and~~

~~b. When designing a project base or podium, strive to enhance the user's experience of adjacent public open spaces. For example, views of an adjacent existing public open space can be framed by new development; and~~

~~eb. Promote use and accessibility of publicly accessible open spaces through site and building designs shall be clearly accessible from adjacent adjoining buildings and public spaces and public rights-of-way.~~

C. ~~Relationship to~~ Transportation Elements.

1. Intent. Downtown residents, employees, and visitors depend on safe, inviting, and efficient transportation options. New development is a key link in creating a reliable transportation system with connections to different modes of transportation that place an emphasis on safety for the pedestrian.
2. ~~Guidelines~~Standards.
  - a. Create logical connections to transit options, walking and biking trails, pedestrian routes, and streets where available; and
  - b. Coordinate service and parking access to maximize efficiency and minimize negative impacts on adjacent land uses and the public pedestrian realm.

...

D. ~~Emphasize~~ Gateways.

1. Intent. Entrances and transitions into and within Downtown should ~~be celebrated provide~~ pedestrians, cyclists, transit passengers, and motorists with a sense of entering into Downtown and its unique urban neighborhoods.
2. ~~Guideline~~Standards.
  - a. ~~Gateway treatments shall be provided consistent with the map in the Use architectural and landscape elements to emphasize gateways. Pedestrians, cyclists, transit passengers, and motorists should experience a sense of "entering" or moving into Downtown, as well as entry into unique neighborhoods in Downtown. Refer to the Gateways and Wayfinding section of the Downtown Subarea Plan in the City of Bellevue Comprehensive Plan for a map of gateways; and~~
  - b. Gateway treatments shall include both architectural and/or landscape elements.

E. ~~Maximize Sunlight on and the~~ Surrounding Area.

1. Intent. Outdoor spaces are more enjoyable and functional if they are filled with sunlight. Loss of sunlight and sky view reduces the comfort, quality, and use of publicly accessible open space. Trees and vegetation need sunlight to thrive.
2. ~~Guidelines~~Standards.



- ~~a. Evaluate alternative placement and massing concepts for individual building sites at the scale of the block to ensure the greatest amount of sunlight and sky view in the surrounding area;~~
- ~~ba. Building placement and massing shall maximize sunlight and sky view for people in adjacent developments and streetscape; and~~
- ~~eb. Building placement and massing shall minimize the size of shadows and length of time that they are cast on pedestrians in the streetscape.~~

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**20.25A.160 Site Organization.**

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**B. On-Site Circulation.**

1. Intent. The vitality and livability of Downtown are dependent on a safe, walkable environment that prioritizes the pedestrian and reduces conflicts between pedestrians and other modes of transportation. The design should encourage the free flow of pedestrians, cyclists, and cars onto, off, and through the site. Walkability includes the creation of through-block pedestrian connections and other paths that offer attractive and convenient connections away from heavy arterial traffic. These connections also break down superblocks into a pedestrian-friendly grid.
2. ~~Guidelines~~Standards.
  - a. Site Circulation for Servicing and Parking Shall:-
    - i. Minimize conflicts between pedestrians, bicycles, and vehicles;
    - ii. Provide access to site servicing and parking at the rear of the building from a lane or shared driveway, if possible;
    - iii. Provide access to site servicing, such as loading, servicing, utilities, vehicle parking, either underground or within the building mass and away from the public realm and public view;
    - iv. Minimize the area of the site used for servicing through the use of shared infrastructure and shared driveways;
    - v. Provide service access ~~through the use of~~using through-lanes rather than vehicle turnarounds, if possible; and
    - vi. Locate above-ground mechanical and site servicing equipment away from the public sidewalk, through-block connections, and open spaces.
  - b. On-Site Passenger and Guest Loading Zones, Porte Cocheres, and Taxi Stands Shall:-
    - i. ~~Plan for increased activity found in passenger and guest loading areas during site plan development. Locate~~ loading functions ~~shall take place~~ on private property, except as provided below;

- ii. Locate passenger and guest loading zones ~~and taxi stands~~ so that the public right-of-way will remain clear at all times;
- iii. Locate passenger and guest loading zones ~~and taxi stands~~ to minimize conflicts with pedestrians and other modes of transportation. Limit the number and width of curb cuts and vehicular entries to promote street wall continuity and reduce conflicts with pedestrians, bicyclists, and other modes of transportation;
- iv. ~~Walkways should be placed to provide~~ pedestrian access walkways from the public sidewalk to the building entry without requiring pedestrians to walk in the driveway or come into conflict with vehicles;
- v. Provide pull-through drives ~~should have with~~ one lane that is one-way where they enter from and exit to the street;
- vi. Prohibit ~~long-term parking is not allowed~~ in passenger and guest loading areas;
- vii. If private bus activity is anticipated, provide an off-street passenger loading area for this size of a vehicle. Passenger loading functions may not take place in the public right-of-way; and
- viii. Only permit ~~passenger loading functions for hotels, other than guest arrival and departure, may be allowed~~ on streets with moderate intensity, such as a "C" Right-of-Way, via a curb setback loading area. Right-of-way classifications can be found in LUC 20.25A.170.B. Provided: the loading area must have a direct relationship to the building entry, and the required streetscape (curb, sidewalk, and planting strip) widths shall be maintained between the loading area and building entries, and the Director of Transportation has approved the configuration.

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c. Pedestrian and Cycling Connections Shall:

- i. Include direct, ~~logical~~, safe, and continuous routes for pedestrians and cyclists;

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C. Building Entrances.

1. Intent. Direct access from the public sidewalk to each building animates the street and encourages pedestrian activity to occur in the public realm rather than inside the building.
2. ~~Guidelines Standard. Ensure that the primary building entrances shall front onto major public streets, are well clearly defined from auxiliary entrances, clearly and be visible, and accessible from the adjacent adjoining public Open sidewalk Spaces.~~

D. Through-Block Pedestrian Connections.

...

2. Intent. A through-block pedestrian connection provides an opportunity for increased pedestrian movement through superblocks in Downtown and helps to reduce the scale of the superblocks.
3. Standards.
  - a. Location. Through-block pedestrian connections are required in each superblock as provided in the map above. A through-block pedestrian connection shall be outdoors, except where it can only be accommodated indoors. The Director may approve a location shift on a through-block pedestrian connection; provided, that it provides similar pedestrian access as would have been required in the map above; ~~;~~
  - b. Proportionate Share. If a new development is built adjacent to a required through-block pedestrian connection as provided in the map in subsection D.1 of this section, then the applicant shall construct a proportionate share of the through-block pedestrian connection; ~~;~~
  - c. Hours. A through-block pedestrian connection shall be open to the public 24 hours a day. Provided, if the through-block pedestrian connection is within a building, its hours shall coincide with the hours during which the building is open to the public; ~~;~~
  - d. Legal Agreement. Owners of property that are required to provide a through-block connection as part of the Design Review process shall execute a legal agreement providing that such property is subject to a nonexclusive right of pedestrian use and access by the public during hours of operation; ~~;~~
  - e. Signage. Directional signage shall identify circulation routes for all users and state the hours that the space is accessible to the public. The signage shall be visible from all points of access. The Director shall require signage as provided in 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 section and achieves the design objectives for the building and the site; and
- ~~f4. Guidelines.~~ A through-block pedestrian connection shall:
  - ~~aj.~~ Form logical routes consistent with Figure 20.25A.160.D.1 from its origin to its destination;
  - ~~bij.~~ Offer diversity in terms of activities and a variety of pedestrian amenities;
  - ~~ciii.~~ Incorporate design elements of the adjacent right-of-way, such as paving, lighting, landscaping, and signage to identify the through-block pedestrian connection as a public space;
  - ~~dii.~~ Accentuate and enhance access to the through-block pedestrian connection from the right-of-way by use of multiple points of entry that identify it as a public space;
  - ~~e.~~ Identify the connection as a public space through clear and visible signage;
  - ~~fv.~~ Provide lighting that is pedestrian-scaled, compatible with the landscape design, and improves safety;
  - ~~vig.~~ Provide high-quality design and Be constructed with durable materials;

~~h. Provide landscaping to define and animate the space wherever possible;~~

vii. Incorporate trees and landscaping to provide enclosure and soften the experience of the built environment;

~~ixiii. The use of artistic elements and/or water features is encouraged to provide moments of interest for the user;~~  
ixiii. ~~improve the sensory experience of the space;~~

~~kix.~~ Provide access that complies with the Americans with Disabilities Act. Additional access may be provided through the building, if necessary to meet this requirement;

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

~~xxi.~~ 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;

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

~~xxiii.~~ 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.

#### E. Open Space.

1. Intent. Open space is an integral part of a livable urban environment because it provides people a place for recreation, gathering, and reflection in a built environment. A vibrant Downtown includes open spaces that encourage active and passive recreation, spontaneous and planned events, and the preservation of the natural environment for residents, employees, and visitors.

#### 2. ~~Guidelines~~Standards.

~~a. Site and building design should capitalize on significant elements of the natural environment, planned parks, outdoor plazas, and open space. Designs should incorporate open space amenities for residents, employees, and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth transition between the natural and built environments;~~

~~ba.~~ Orient gathering places and walkways toward parks and open spaces. Provide clear and convenient public access to open space amenities;

~~c. Include elements that engage the natural environment where the sight, sound, and feel of nature can be directly experienced;~~

~~db.~~ Locate buildings to take maximum advantage of adjacent open spaces;

~~ec.~~ Create ~~Utilize~~ attractive existing views and focal points, such as water features, in the site organization;

- ~~fd.~~ Use publicly accessible open space to provide through-block pedestrian connections where possible;
- ~~ge.~~ Include features and programming opportunities to encourage year-round use;
- ~~h.~~ ~~Define and animate the edges of publicly accessible open space with well-proportioned building bases, permeable façades, and Active Uses at grade;~~
- ~~if.~~ Provide access that complies with the Americans with Disabilities Act, with additional access ~~may be~~ provided through the building if necessary to meet this requirement;
- ~~ig.~~ Provide weather protection for pedestrians at key intersections, building entrances, and points of interest;
- ~~k.~~ ~~Use artistic elements and water features where possible;~~
- ~~th.~~ Use design elements, such as surface materials, furnishings, landscaping, and pedestrian-scale lighting that are high-quality construction industry premium quality materials, functional, and environmentally sustainable;
- ~~mi.~~ 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;
- ~~nj.~~ ~~Design for events where feasible by providing~~ electrical hookups and areas for staging where possible; and
- ~~ok.~~ Open space design should not incorporate loading, refuse handling, parking, and other building and site service uses at the ground level ~~façade~~façade, though such activities may be conducted in an open space when reasonable alternatives are not feasible. When the above-referenced activities must be incorporated into an Open Space Design, operational procedures shall require the above-referenced activities to occur after normal business hours, ~~and~~
- ~~p.~~ ~~Employ decorative lighting.~~

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#### 20.25A.170 Streetscape and public realm.

##### A. Streetscapes.

1. ~~Define t~~The Pedestrian Environment.
  - a. Intent. A building should provide a continuous, visually rich pedestrian experience along its ground-floor or second-floor street front where active uses are present. The most important part of a building to a pedestrian is its ground floor, which a person experiences walking past or entering the building. This “pedestrian experience zone” shall provide a sense of enclosure, and a continuous and comfortable street edge for the pedestrian. Ground-floor building transparency should foster interaction between the public and private realms.

b. ~~Guidelines~~Standards.

~~i. The most important part of a building to a pedestrian is its ground floor, which a person experiences walking past or entering the building. This “pedestrian experience zone” shall provide a sense of enclosure, and a continuous and comfortable street edge for the pedestrian. Ground-floor building transparency should foster interaction between the public and private realms;~~

~~ii. Provide w~~Windows that a~~shall be~~ transparent at the street level;

~~iii. Create visual interest on w~~alls by usin~~g shall utilize~~ a variety of ~~forms~~, colors, and compatible cladding materials;

~~iv.iii. Façades~~Façades ~~should provide a varied pedestrian experience by usin~~g shall include bays, columns, pilasters, or other articulation at the street level; and

~~iv. Weather protection, where required, should shall help to define the upper edge of the pedestrian experience zone~~ calm. ~~A change in materials and scale will further define this zone;~~

~~vi. Signs and lighting at the ground level should complement the pedestrian scale; and~~

~~vii. Provide building edges that maintain strong visual and physical connections to the sidewalk.~~

...

2. ~~Protect~~ Pedestrians ~~from and~~ the Elements

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

b. ~~Guidelines~~Standards.

~~i. Weather protection along the ground floor of buildings shall protect pedestrians from rain and provide shade in summer, but allow some daylight penetration;~~

~~ii. The design of weather protection shall be an integra~~ted component of into the building ~~façade~~façade;

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

~~iv. Weather protection shall assist in providing a sense of enclosure for the pedestrian;~~

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

~~vi. Awning and marquee designs shall be coordinated compatible with the building style and facade~~ design;

- vii. The minimum height for awnings or marquees is eight feet above finished grade, except as otherwise required in the International Building Code, as adopted and amended by the City of Bellevue;
- viii. The maximum height for awnings or marquees is 12 feet above finished grade; and
- ~~ix. Pavement below weather protection shall be constructed to provide for drainage;~~
- ~~xvii.~~ Weather protection shall follow the pattern of storefronts.

...

3. ~~Create a Variety of~~ Outdoor Spaces.

- a. Intent. Provide comfortable and inviting outdoor spaces for a variety of activities during all hours and seasons.
- b. ~~Guidelines~~ Standards.
  - ~~i. Outdoor gathering spaces should be inviting and maximize opportunities for use. They should be spatially well-defined, inviting, secure, and easy to maintain. They may be intimate and quiet or active and boisterous;~~
  - ii. All outdoor areas should work well for pedestrians and provide space for special events, as well as passive activities shall be designed to provide flexibility for programming opportunities and not preclude pedestrian circulation and accessibility;
  - iii. ~~Provide~~ Courtyards, squares, and plazas to enhance shall be located adjacent to ground floor uses;
  - ~~iv. Use buildings to surround green spaces and give the space visual definition. Vitality can be generated by active ground floor uses and programming within the space;~~
  - ~~viii. Use trees, shrubs, and plants landscape design elements to help define walkways, and create transitions from open spaces to the street, and provide visual interest;~~
  - ~~vi. Provide for outdoor spaces that can support active uses such as farmers' markets, festivals, and community events;~~
  - ivii. Provide structures, pavilions, and seating areas that are easily accessible and feel safe and secure during day and evening hours; and
  - viii. Provide pedestrian walkways and courtyards in residential or office development areas.

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4. ~~Provide~~ Places for Stopping and Viewing.

- a. Intent. People watching, socializing, and eating are restful and pleasurable activities for the pedestrian; providing special places where they can do these activities increases the pedestrian's sense of enjoyment. Seating and resting places can add vitality to the urban

environment. People will use available seating in open, well-designed areas, not in secluded or highly exposed areas.

b. ~~Guidelines~~Standards.

- i. ~~Use~~Provide a variety of seating types such as formal benches, movable seating, and informal seating areas such as wide steps, edges of landscaped planters, and low walls;
- ii. Provide ~~more~~ seating areas near active retail establishments especially outside eating and drinking establishments and near food vendors; and
- iii. Provide seating adjacent to ~~sidewalks and pedestrian~~ walkways;
- ~~iv. Create places for stopping and viewing adjacent to and within parks, squares, plazas, and courtyards;~~
- ~~v. Create a sense of separation from vehicular traffic; and~~
- ~~vi. Provide comfortable and inviting places where people can stop to sit, rest and visit.~~

5. ~~Integrate~~ Artistic Elements.

- a. Intent. Artistic elements should complement the character of a site, building or Land Use District as a whole. Art enriches the development by making buildings and open spaces more engaging and memorable. Art is integral to creating a memorable experience for those who live, work, and visit Downtown, especially when the art is integrated into the design of the building or spatial organization of outdoor spaces like plazas and streetscapes. To maximize the opportunities for art on a site, applicants are encouraged to include artists on design teams.
- b. ~~Guidelines~~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:
  - ~~i. Use art to provide a conceptual framework to organize open spaces including plazas, open spaces, setbacks, and streetscapes;~~
  - ii. ~~Use a~~Art shall mark entryways, corners, gateways and ~~for~~ view termini;
  - iii. Integrate art into building elements, including but not limited to: ~~façades~~façades, canopies, lighting, etc.; or
  - ~~ii~~iv. Designate a location for the artwork that activates the public realm and is in scale with its location; ~~and~~
  - ~~v. Use materials and methods that will withstand public use and weathering if sited outdoors.~~

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6. ~~Orient~~ Lighting ~~toward~~ for Sidewalks and Public Spaces.



- a. Intent. Pedestrian-scaled lighting should be used to highlight sidewalks, bike racks and lockers, street trees, and other features, and harmonize with other visual elements in the subarea.
- b. ~~Guidelines~~Standards.
  - i. Pedestrian-scaled lighting ~~should~~shall be provided along ~~pedestrian~~ walkways and public open spaces;
  - ~~ii. Lighting should be compatible among projects within neighborhoods to accentuate their unique character;~~
  - ~~iii. Fixtures should be visually compatible so as not to overpower or dominate the streetscape;~~
  - ~~iv. Lighting may also be used to highlight trees and similar features within public and private plazas, courtyards, walkways, and other similar outdoor areas and to create an inviting and safe ambiance;~~
  - ~~vii. Use~~Provide lighting ~~to highlight~~for landscaped areas ~~and trees where permitted;~~
  - ~~viii.~~ Integrate and conceal fixtures into the design of buildings or landscape walls, handrails, and stairways;
  - ~~ivii.~~ Install foot lighting that illuminates walkways and stairs;
  - ~~viii.~~ Use energy-efficient lighting, such as LED;
  - ~~vix.~~ Direct bollard lighting downward toward walking surfaces; and
  - ~~xvii.~~ Provide ~~festive~~decorative lighting along signature streets on buildings and trees; ~~and~~
  - ~~xi. Decorative lighting may be used in open spaces to make the area more welcoming.~~
- 7. ~~Orient Hanging and Blade Signs to Pedestrians.~~
- ...
- 8. ~~Build Compatible~~ Parking Structures.
  - a. Intent. Use design elements to enhance the compatibility of parking garages and integrated structured parking with the urban streetscape.
  - b. ~~Standards~~and Guidelines.
    - i. Where adjacent to a right-of-way, a minimum of 20 feet of the first and second floors measured from the ~~façade~~façade inward shall be habitable for commercial activity. The following rights-of-way are excluded from this requirement:
      - (1) 114th Ave NE;
      - (2) Through-block pedestrian connections;
      - (3) Main Street between 112th Ave NE and 114th Ave NE;

- (4) NE 2nd Street between 112th Ave NE and 114th Ave NE;
- (5) NE 4th Street between 112th Ave NE and 114th Ave NE; and
- (6) NE 6th Street between 112th Ave NE and 114th Ave NE;

- ~~ii. Parking garages and integrated structured parking shall be designed so that their streetscape interface has a consistent aesthetic through massing and use of materials complementing the vision for the area;~~
- iii. On a streetscape, openings shall be glazed when adjacent to public right-of-way or adjacent to through-block pedestrian connections above the second floor, except when the openings are adjacent to the freeway, in which case the openings shall be glazed on floor levels above the adjacent freeway;
- ~~iviii. Openings shall be provided adjacent to interior property lines to avoid blank walls and shall be glazed to function as windows;~~
- iv. Parking garage floors shall be horizontal to accommodate adaptive reuse;
- vi. Stairways, elevators, and parking entries and exits shall occur at mid-block;
- vii. Design a single auto exit/entry control point to minimize number and width of driveway openings (entry and exit points may be separated) and potential conflicts;
- ~~viii. Design shall include vertical expression of building structure that provides continuity with the surrounding development;~~
- ~~vix. Profiles of parking structure floors shall be concealed and not visible to the public through façade treatments and materials city shall be used to reduce the visible scale of horizontal structural elements while providing openings consistent with residential and nonresidential buildings;~~
- ~~x. Parking garages and structured parking should be designed to be compatible with the urban streetscape;~~
- ~~viii. Sill heights and parapets shall be sufficient to screen view of automobiles; and~~
- ~~xii. Rhythm and spacing of openings should reflect a typical commercial or residential development; and~~
- ~~ixiii. Where glazing is required, the applicant may elect to provide a maximum of 25 percent of the openings of the total perimeter wall area of each level as unglazed or the minimum required openings percentage for natural ventilation established by the applicable International Building Code Section 406.5.2, as amended by the Bellevue Building Code, whichever is greater, to ensure the natural ventilation of the garage.~~

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**B. Right-of-Way Designations.**

Introduction: The Right-of-Way Designations provide design ~~standards~~ ~~guidelines~~ for the streetscape organized by Downtown streets. These designations are a representation of the Downtown vision for the future, rather than what currently exists. The designations create a hierarchy of rights-of-way reflecting the intensity of pedestrian activity. The “A” Rights-of-Way are those streets that have the highest amount of pedestrian activity, while the “D” Rights-of-Way would have a smaller amount of pedestrian activity. These ~~guidelines~~ ~~standards~~ are intended to provide activity, enclosure, and protection on the sidewalk for the pedestrian.

...

1. Grand Connection/High Streets – “A” Rights-of-Way.
  - a. Intent. Rights-of-way designated “A” shall have the highest orientation to pedestrians. This shall be achieved by emphasizing the design relationship between the first level of the structure and the horizontal space between the structure and the curb line. This relationship shall emphasize, to the greatest extent possible, both the physical and visual access into and from the structure, as well as the amenities and features of the outside pedestrian space. In order to achieve the intended level of vitality, design diversity, and people activity on an “A” right-of-way, Active Uses shall be provided for in the design.
  - b. ~~Standards and Guidelines~~
    - i. Transparency: ~~75~~ percent minimum;
    - ii. Weather Protection: ~~75~~ 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;

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2. Commercial Streets – “B” Rights-of-Way.
  - a. Rights-of-way designated “B” shall have moderate to heavy orientation to pedestrians. This shall be achieved by developing the design so that there is a close relationship between exterior and internal activities with respect to both physical and visual access. Design attention shall be given to sidewalk-related activities and amenities. “B” rights-of-way are to provide a diverse and active connection between the Active Use dominated “A” rights-of-way, and the other Downtown rights-of-way.
  - b. ~~Standards and Guidelines~~
    - i. Transparency: ~~75~~ percent minimum;
    - ii. Weather Protection: ~~75~~ percent minimum, six feet deep minimum. When a building is adjacent to two or more rights-of-way, weather protection shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection;
    - iii. Points of Interest: ~~75~~ Every 60 linear feet of the ~~façade~~ ~~façade~~, maximum;

- iv. Vehicular Parking: ~~–~~ No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance; and
- v. One hundred percent of the street wall shall incorporate Active Uses and Service Uses, at least 50 percent of which shall be Active Uses.

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3. Mixed Streets – “C” Rights-of-Way.

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- b. Standards ~~and Guidelines~~.
  - i. Transparency. 75 percent;
  - ii. Weather Protection: 75 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 section for more guidelines on weather protection;
  - iii. Points of Interest. Every 75 linear feet of ~~façadefacade~~, maximum;
  - iii. Vehicular Parking: ~~–~~ No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance; and

...

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

...

- b. Standards ~~and Guidelines~~.
  - i. Transparency. Blank walls and inactive uses may occupy no more than 25 percent of the ~~façadefacade~~;
  - ii. Weather Protection. 50 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 section for more guidelines on weather protection;
  - iii. Points of Interest. Every 90 linear feet of ~~façadefacade~~, maximum; and

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

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- b. Standards ~~and Guidelines~~.
  - i. Transparency. Blank walls and inactive uses ~~may shall~~ occupy ~~no more than~~ 25 percent of the ~~façadefacade~~;

- ii. Weather Protection. At entries;
- iii. Points of Interest. Every 90 linear feet of ~~façade~~façade, maximum; and
- iv. Vehicular Parking. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance

**C. Alleys with Addresses.**

1. Intent. Alleys with Addresses act as active through-block connections and are faced with a mix of Active Uses and residential uses. Alleys with Addresses shall have a high orientation to pedestrians with any vehicular activity being secondary to the pedestrian. This is achieved by emphasizing the relationship between the vertical street wall and the ground plane devoted to through-block access and the public right-of-way. This relationship should emphasize, to the greatest extent possible, both physical and visual access into and from the structure at frequent intervals, as well as the amenities and features of the outside pedestrian space. To achieve the intended level of vitality, design diversity, and pedestrian activity on an Alley with an Address, retail restaurant, and other commercial entries shall be provided for in the design. Ground floor live/work units and residential units with stoops can also help to bring life to the paths with multiple entrances and meaningful transparency along the building frontage.
2. Standards.
  - a. At least one entire side of the Alley with an Address shall comply with guidelines i. through v. for Grand Connection/High Streets – “A” rights-of-way found in subsection B.1.b of this section;
  - b. Minimum dimension for an alley with an address shall be 20 feet wide exclusive of drive lane widths;
  - c. Alleys with addresses shall be open to the public 24 hours a day and seven days a week. Signs shall be posted in clear view stating the Alley with an Address is open to the public during these hours;
  - d. Each tenant space shall have an exterior entrance facing the alley and be addressed off the alley;
  - e. An Alley with an Address shall not be enclosed more than half of its length;
  - f. Wayfinding, signage, symbols, and/or lighting shall identify the alley as a public space;
  - g. Alley design shall not incorporate loading, refuse handling, parking, and other building and site service uses at the ground level ~~façade~~façade unless such activities are conducted in an Alley when reasonable alternatives are not available. Operational procedures shall encourage the above referenced activities after normal business hours if feasible; and
  - h. Provide complete project design for all phases within a project limit to ensure coordinated design and construction across multiple phases.

~~3. Guidelines.~~

- a. ~~Materials and design elements such as paving, lighting, landscaping, and signage should incorporate design elements of the adjacent right-of-way to identify it as part of the public realm.~~
- b. ~~An Alley with an Address may be covered in some areas but should not be predominantly enclosed.~~
- c. ~~Access from the public right-of-way should be encouraged and enhanced by multiple clear points of entry that identify the alley as a public space. Access through the site should form a clear circulation logic with the street grid.~~
- d. ~~Wayfinding, signage, symbols, and lighting should identify the alley as a public space.~~
- e. ~~Design of the ground-level and upper-level retail should relate to the alley and be distinct from the rest of the building. This can be achieved through the use of common architectural style, building materials, articulation, and color.~~
- f. ~~Variation should be incorporated into the design by including dimensional and level changes at both the ground plane and building walls.~~
- g. ~~Pedestrian-oriented lighting should be provided that is compatible with the landscape design, improves safety and minimizes glare. Design should be high quality, and materials should be durable and convey a sense of permanence.~~
- h. ~~Landscaping should be used to animate and soften the space. The use of art and water is also encouraged.~~
- i. ~~Alley design should not incorporate loading, refuse handling, parking, and other building and site service uses at the ground level façade, though such activities may be conducted in an Alley when reasonable alternatives are not available. Operational procedures should encourage the above-referenced activities after normal business hours.~~
- j. ~~Provide complete project design for all phases within a project limit to ensure coordinated design and construction across multiple phases.~~

...

D. **UpperSecond-Level Active Uses**

1. Intent. **UpperSecond**-level active uses are intended to activate the ground-level pedestrian environment. This is accomplished through extensive visual access to the **upper-second** level from the exterior, convenient and frequent access from the street or Alley with an Address, clear line of sight from grade, and visibility of ongoing activity within the **uppersecond**-level active use. An **uppersecond**-level active use should be designed and managed ~~so as~~ to draw the attention and interest of the pedestrian to the **upper-second** level and to increase opportunities for interaction and movement between the ground and **upper-second** levels. To achieve the intended level of vitality, design diversity, and human activity at the **uppersecond**-level active use, the following characteristics shall be provided in the design.
2. Standards.

- a. Points of physical vertical access between the ground ~~level~~ and ~~upper-second~~ levels shall be located no more than 150 feet apart to facilitate frequent pedestrian access to ~~uppersecond~~-level active uses;
- b. Each tenant space shall have an exterior entrance;
- c. Floor area and building ~~façades-facades~~ directly below ~~uppersecond~~-level active uses ~~tenant spaces~~ shall comply with standards ~~and guidelines~~ i. through v. for Grand Connection/High Streets – “A” rights-of-way found in subsection B.1.b of this section;
- d. Visual access shall not be impaired by small, enclosed display windows, window coverings and tinted or reflective glazing; ~~and~~

~~3. Guidelines.~~

- ~~a. Architectural treatment of the upper level active use space should read as part of the ground level and be distinct from the architectural treatment of the building above.~~
- ~~b. Extensive visual/Visual access into the uppersecond-level retail space should shall be available from the sidewalk or the alley with an address with frequent clear lines of sight from grade.~~
- ~~c. Lighting and signage should be used to enliven and draw attention to upper level arcade or balcony, or directly through ground level retail for a multilevel single tenant.~~

**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, ~~criteria, and guidelines~~ provided in this Part 20.25A LUC.

**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 ~~guidelines and~~ standards.

4. Specific Development Mechanism.

- d. Design Review.

- i. Prior to issuance of a Building Permit for any structure that requires construction of all or part of a Major Public Open Space, or prior to actual construction of all or part of a Major Public Open Space, whichever comes first, Design Review approval, Part 20.30F LUC, is required.
- ii. For Design Review approval, the proposed plan shall be consistent with the ~~intent, standards, and guidelines~~ of this section and shall also ~~specify~~ depict the following elements in the proposal:
  - (1) Relationship to building frontage;
  - (2) Specific location of the major public open space;
  - (3) All design features required pursuant to subsection C.3 of this section; and
  - (4) Relationship to and coordination with other portions of the Major Public Open Space, and with the Grand Connection; ~~and~~
  - ~~(5) Any other physical element that the Director determines is necessary for and consistent with this section.~~

D. **Grand Connection ~~Guidelines and Standards.~~**

...

2. Artistic Elements.

- a. Intent. Artistic elements along the Grand Connection facilitate unique, memorable experiences and/or photogenic opportunities. Artistic elements are represented as major or minor. Major artistic elements are standout features that may receive FAR amenity points when in compliance with the requirements for Public Art in the Amenity Incentive System of LUC 20.25A.070.D.4. Minor artistic elements are smaller in scale and may include both permanent and seasonal pieces such as artist-designed furnishings, spaces for street performances, artistic treatments to paving, or exceptional intersection treatments.
- b. Where Required. Figure 20.25A.175.A.1 identifies the general location of major artistic elements. There shall be a maximum separation of 150 feet between minor artistic elements, unless the element is integrated or paired with an embedded wayfinding as provided in subsections D.5.b.ii and D.5.c.iii of this section.
- c. ~~Guidelines~~ Standards.
  - i. Infrastructure throughout the Grand Connection ~~should~~ shall be designed to accommodate cultural programming, particularly in spaces that support opportunities for gathering and performing. Examples include space for vendors, food trucks, special events, seasonal venues, or other similar uses;
  - ii. Provide artistic elements that express the past and present history of the cultural, ecological, and technological contexts of ~~Downtown~~ Bellevue;
  - iii. ~~Include installations and presentation of artistic elements that can be integrated~~ Integrate ~~and/or paired~~ artistic elements with embedded wayfinding, as



provided in subsections D.5.b.ii and D.5.c.iii of this section, onto building ~~façades~~ façades, suspended above the pedestrian space as a canopy, on top of awnings, placed in open spaces, or in the landscaping; and

- iv. ~~Provide a~~ Artistic elements ~~that are~~ shall be consistent with long-term maintenance needs for Grand Connection facilities.

3. Ecological Framework.

- a. Intent. The ecological framework for the Grand Connection enhances the Grand Connection-wide and Room-specific intent statements through the incorporation of resilient ecological systems. The ecological systems shall, at a minimum, provide an engaging experience that frames the path and provides dynamic and memorable year-round sensory experiences for all users within each Room and incorporate visually prominent storm water features and infrastructure for low impact design.

b. ~~Guidelines~~ Standards.

- i. Plant selections ~~should~~ shall, ~~at minimum~~, provide year-round interest through scale, color, and textural variation;
- ii. Plant selections ~~should~~ shall support a variety of sensory experiences and ecological functions, including opportunities to serve as pollinators or educate the public about the importance of regional ecology;
- iii. Tree species ~~should be selected~~ shall be selected for their ability to thrive in an urban setting and be resilient to changing climate conditions, including drought;
- iv. Locate trees with consideration given to wind and solar exposure;
- v. The use of visually prominent storm water features and infrastructure, including bioretention swales or planters and rain gardens, is encouraged where feasible. If visually prominent systems are not feasible, designs should incorporate additional low-impact design elements such as rainwater catchment systems and installation of soil cells to support tree plantings;
- ~~vi. Use drought tolerant plants, where feasible;~~
- vi. Maximize the use of seasonal living ground cover to create a strong visual impact;
- viii. ~~Expand p~~ Planter strips ~~should be expanded~~ where necessary feasible to accommodate living ground cover; and
- ~~viii.~~ For all other landscape development-related guidance and standards, refer to LUC 20.25A.110.

4. Fixtures.

- a. Intent. Fixtures, including furnishings and lighting, support a safe and welcoming experience for users that also contributes to the signature visual character identity of the Grand Connection.

- b. Standards.
  - i. Furnishings, which include chairs, loungers, benches, and surfaces for dining, shall incorporate the signature color, as provided in subsection D.7 of this section;
  - ii. Moveable furnishings shall be able to withstand strong wind conditions; and
  - iii. Pedestrian-scale lighting shall utilize pole top lighting, catenary lighting, or other fixtures unless otherwise stated in subsection E of this section. Pole top lighting shall incorporate stainless steel along the length of NE 6th Street and shall accommodate banners.
- ~~c. Guidelines. Contemporary fixtures should complement the design intent of each Room. Contemporary fixtures are not recommended in the Downtown Park and Old Bellevue.~~
- 5. Paving.
  - a. Intent. Paving treatments strengthen and support the design intent of the Rooms located within the Grand Connection. Embedded wayfinding features should provide subtle and intuitive wayfinding guidance to both guide users along the route and connect them with important elements within each Room, except for the Downtown Park Room.
  - b. Standards.
    - i. Provide an unobstructed travel path that integrates banding and bordering to define the pathway edge into the design of at least 10 feet to support safe access for pedestrians and wheeled users for locations that require embedded wayfinding shown in Figure 20.25A.175.D.5.b, except for the Downtown Park and Old Bellevue Rooms.
    - ii. Paving.
      - (1) Unit pavers shall be used for sidewalks along the Grand Connection, except in the Downtown Park Room;
      - (2) Unit pavers shall be rectilinear in shape, and have a maximum dimension of 60 inches;
      - (3) The paver material shall be concrete, textured brick, or natural stone; and
      - ~~(4) The paver colors shall be selected to support the design intent of each Room; and~~
      - ~~(45)~~Improvements to all intersections, except NE 4th Street at Bellevue Way NE, shall follow the exceptional intersection criteria established in the Transportation Department Design Manual, Standard Drawing number DT-140-1, now or as hereafter amended.
    - iii. Embedded Wayfinding.
      - (1) Figure 20.25A.175.D.5.b identifies where embedded wayfinding is required;
      - (2) Pedestrian routes shall coordinate with and connect to adjacent sites;
      - (3) The unit paver material shall be black tusk basalt or similar material and color; ~~and~~

(4) The maximum dimension of an embedded wayfinding paver shall be a 60-inch perimeter; ~~and~~

(5) Embedded wayfinding elements shall be integrated along each Room to guide users through each Room. These elements may include pavers that change in directionality, scale, variation, and aggregation depending on the design of each Room.

...

~~c.—Guidelines:~~

~~i.—Provide an unobstructed travel path of at least 10 feet to support safe access for pedestrians and wheeled users for locations that require embedded wayfinding shown in Figure 20.25A.175.D.5.b, except for the Downtown Park and Old Bellevue Rooms;~~

~~ii.—Pavings:~~

~~(1) Use banding and bordering with a complementary color, pattern, texture, and material to define space and create visual interest; and~~

~~(2) In locations where new paving will abut existing paving, provide a hard edge treatment, where new development inserts a clear and abrupt edge adjacent to existing paving surface or a transitional treatment to provide a graceful transition to the adjacent site.~~

~~iii.—Embedded Wayfinding:~~

~~(1) Embedded wayfinding elements should be integrated along each Room in a manner that will link important features or locations along a block and guide users through each Room. This may be expressed by unit pavers that change in directionality, scale variation, and aggregation based on different moments within each Room.~~

6. Primary Entries.

a. Intent. Primary entries support the desire for a vibrant, active pedestrian experience throughout the Grand Connection and build upon the right-of-way designations in LUC 20.25A.170.B.

b. Standard. Primary entries for Active Uses shall face the Grand Connection ~~and~~/or Major Public Open Space and be designed to allow for visual and physical connectivity between indoor and outdoor spaces.

~~c.—Guidelines:~~

~~i.—Primary entries for each Active Use should be designed to allow for a high degree of personalization and customization;~~

~~ii.—Primary entries should support an active year-round pedestrian experience with an exceptionally high level of visual and physical porosity through features that include, but are not limited to, concertina doors, large pivot doors, roll-up doors, and large operable windows; and~~

~~iii.—Street corners should be enlarged and/or designed to accommodate a higher volume of pedestrians and Active Uses.~~

7. Signature Color.

- a. Intent. The signature color supports the visual identity and sense of cohesion for the Grand Connection.
- b. Standard. The signature color for the Grand Connection is called Grand Connection Gold. This is represented as Pantone 1235 C or, alternatively, RAL 1023.

E. Room-Specific ~~Guidelines and Standards.~~

- 1. Purpose. Rooms along the Grand Connection, highlighted in Figure 20.25A.175.A.1, foster a unique and interesting pedestrian experience along each block. Room-specific ~~guidelines standards~~ complement Grand Connection-wide ~~guidelines and~~ standards in addition to the ~~guidelines and~~ standards of this Part 20.25A LUC. Diagrams in this section illustrate ~~guideline and~~ standard application but are not intended to suggest design solutions for a site.

2. Transit Central.

...

- a. Intent. Transit Central is the largest mobility hub in Bellevue and a portal to Downtown. Human and vehicle activity converge here, with a transit island flanked by wide concourses that support a lively and interesting pedestrian environment.
- b. Standards.
  - i. Location: the area extending to the north and south sides of NE 6th Street between 108th Avenue NE and 110th Avenue NE;
  - ii. Width: the Transit Center platform and roadways, including average 30 feet on each side, measured from back-of-curb and no less than 20 feet on each side, measured from back-of-curb;
  - iii. Artistic Elements: Figure 20.25A.175.A.1 identifies the location where a major artistic element shall be located; and
  - iv. Ecological Framework: Tree placement and species ~~should~~ shall include a double allée of trees on the northern block of NE 6<sup>th</sup> Street and shall accommodate double-decker bus traffic along NE 6th Street. A flexible pattern may be considered for building frontages with Active Uses.

~~c.—Guidelines:~~

- ~~i.—The Transit Center should be programmed with dynamic lighting or other features to serve as a major artistic element;~~
- ~~ii.—Ecological Framework.~~

- ~~(1) Provide a double allée of trees on the northern block of NE 6th Street with a single tree species to establish rhythm and continuity. A flexible pattern may be considered to allow for Active Uses along the building frontages; and~~
- ~~(2) Living ground cover should be designed to create visual interest for arriving and departing transit users.~~

...

3. Garden Hillclimb.

a. Intent. The Garden Hillclimb is a relaxing space that includes cascading clusters of lush, fragrant, and colorful plantings paired with water features and interactive elements that the public can enjoy up-close and through all their senses.

b. Standards.

i. Location: situated between the Compass Plaza Major Public Open Space and 108th Avenue NE.;

ii. Width: 60 feet minimum.

iii. Ecological Framework.

- (1) The southwest corner of the intersection of 108<sup>th</sup> Avenue NE and NE 6<sup>th</sup> Street shall include a Katsura tree (Cercidiphyllum japonicum) to act as a signature tree and wayfinding element; and
- (2) The landscape design shall include plants that are flowering and fragrant, and create full and robust planting areas.

iv. Fixtures.

- (1) Provide built-in seating, including seating along raised planters; and
- (2) Provide catenary lighting where possible.

v. Pavers.

- (1) The signature color, as provided in subsection D.7 of this section, shall be used on the step risers.

~~c. Guidelines.~~

~~i. Ecological Framework.~~

- ~~(1) Plantings should be designed to include flowering, fragrant, lush, and interesting foliage;~~
- ~~(2) A Katsura tree (Cercidiphyllum japonicum) should be used at the southwest corner of the intersection of 108th Avenue NE and NE 6th Street to act as a signature tree and wayfinding element; and~~

~~(3) A cascading storm water feature should be incorporated to strengthen the design intent of the Room, where feasible.~~

~~ii. Fixtures.~~

~~(1) Provide built-in seating, including seating along raised planters; and~~

~~(2) Provide catenary lighting where possible.~~

~~iii. Paving. Provide creative and engaging approaches along the steps and ramps, including but not limited to:~~

~~(1) Use of the signature color, as provided in subsection D.7 of this section, on step risers; and~~

~~(2) Interactive elements.~~

4. Compass Plaza.

...

a. Intent. The Compass Plaza is a signature outdoor venue situated at the heart of Downtown. A civic space where events and activities bring people together, Compass Plaza is a large space that accommodates events and gatherings, complements the surrounding buildings, and is finely detailed and cohesive with a design that is integrated across the entire plaza.

Landscaping is integrated throughout to support pedestrian and active uses and contributes to stormwater capture.

b. Standards.

i. Location: situated between 106th Avenue NE to the west and the Garden Hillclimb Room to the east;

ii. Size: identified in subsection C.3.b of this section; ~~and~~

iii. Artistic Elements: Figure 20.25A.175.A.1 identifies the location where a major artistic element shall be located.

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.

v. Fixtures.

(1) Seating shall be provided, which may be stepped or terraced seating that may also function as step risers. Seating may also be provided that is built-in along raised planting areas where possible; and

~~(2) Bollards shall be provided to define curbless edge between the plaza and the street.  
Stainless steel bollards with lighting are preferred.~~

~~vi. Paving.~~

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

~~e. Guidelines.~~

~~i. Ecological Framework.~~

~~(1) The existing large oak tree on site should be retained and protected to anchor this  
public space. At the end of its lifecycle, it should be replaced with another feature  
tree of prominent size and stature;~~

~~(2) Living ground cover should be designed to avoid creating obstructions to  
pedestrians and the staging of large events; and~~

~~(3) Living ground cover should be designed to provide opportunity for a feature storm  
water treatment garden that captures runoff from adjacent impervious surfaces  
where possible.~~

~~ii. Fixtures.~~

~~(1) Provide stepped or terraced seating that can also function as step risers;~~

~~(2) Provide built-in seating along raised planters where possible; and~~

~~(3) Stainless steel bollards with lighting should define the curbless edge between the  
plaza and street.~~

~~iii. Paving. Provide creative and engaging approaches along the steps and ramps, including:~~

~~(1) Use of the signature color, as provided in subsection D.7 of this section, on step  
risers; and~~

~~(2) Interactive elements.~~

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 Museum.

b. Standards.

i. Location: NE 6th Street, including the area extending to the north and south sides of NE 6th Street between Bellevue Way NE to the west and 106th Avenue NE to the east;

- ii. Width: 60 feet minimum, including two vehicular travel lanes, and minimum 15 feet measured from the edge of the travel lane to the south and minimum 20 feet measured from the edge of the travel lane to the north for sidewalk access;
- iii. Restricted Driveway Access: Vehicular access to properties abutting the Grand Connection shall be from other arterials and private streets; ~~and~~.
- iv. Artistic Elements: Figure 20.25A.175.A.1 identifies the location where a major artistic element shall be located.

v. Ecological Framework.

- (1) Street tree placement shall follow a single row on both sides of the Grand Connection.
- (2) Selected street tree species shall provide canopies that are tall and narrow in shape.

vi. Fixtures.

- (1) Utilize catenary lighting where possible; and
- (2) Bollards shall be provided to define the curbless edge between the plaza and the street. Stainless steel bollards with lighting are preferred.

vii. Plaza pavers shall be a lighter color than the street pavers.

~~e. Guidelines.~~

- ~~i. The major artistic element should complement the pedestrian space and highlight this area as a hub for artistic expression;~~
- ~~ii. Ecological Framework.~~
  - ~~(1) Placement of trees should emphasize the verticality of the space through the size and form of the species selected and their regular arrangement; and~~
  - ~~(2) Street tree placement should follow a single row on both sides of the Grand Connection.~~
- ~~iii. Fixtures.~~
  - ~~(1) Unique, permanent furnishings should be used where possible that reflect the adjacency to Bellevue Arts Museum;~~
  - ~~(2) Catenary lighting should be used where possible; and~~
  - ~~(3) Stainless steel bollards with lighting to define the curbless edge between the plaza and street should be used.~~
- ~~iv. Plaza pavers should be lighter-colored pavers than the street pavers.~~

6. Bellevue Way.

...



- a. Intent. Bellevue Way is a hub of activity, where commerce and entertainment converge on a wide sidewalk corridor that is richly designed and furnished. Designated in the Comprehensive Plan as a “Grand Shopping Street,” the Bellevue Way Room features bold and expressive landscaping that also buffers users from the street, and should integrate bioretention swales or cells within the planting strips where feasible.
- b. Standards.
  - i. Location: west side of Bellevue Way NE between NE 6th Street and NE 4th Street; ~~and.~~
  - ii. Artistic Elements: Figure 20.25A.175.A.1 identifies the location where a major artistic element shall be located. This element shall be viewable by pedestrians approaching from Compass Plaza and the intersection of NE 4<sup>th</sup> Street and Bellevue Way NE.
  - iii. Furnishings shall be designed and located to buffer vehicular traffic from pedestrians along Bellevue Way.
- ~~c. Guidelines:~~
  - ~~i. A new major artistic element at the entrance to Bellevue Square, located at the intersection of NE 6th Street and Bellevue Way NE, should reinforce the artistic importance of this location adjacent to the Bellevue Arts Museum. The feature should be viewable by pedestrians approaching from Compass Plaza and the intersection of NE 4th Street and Bellevue Way NE;~~
  - ~~ii. Ecological Framework:
    - ~~(1) Living ground cover plant selections should provide a lush green effect with large, bold foliage; and~~
    - ~~(2) Where feasible, evaluate the use of bioretention swales or cells within the planter strips;~~~~
  - ~~iii. Furnishings should be designed to provide a sense of protection from vehicle traffic along Bellevue Way NE.~~
- 7. Downtown Park.
  - a. Intent. The Downtown Park is a place where people pause and step away from the busy activity of Downtown. The park is a verdant sanctuary and community gathering space. Intermittent design elements embedded along the promenade and at prominent entries remind people that they are on the Grand Connection.
  - b. Standards.
    - i. Location: east side of interior pedestrian path between the entrance located at the intersection of NE 4th Street and Bellevue Way NE and the southern entrance located at the intersection of NE 1st Street and 102nd Avenue NE; and
    - ii. Artistic Elements: Figure 20.25A.175.A.1 identifies the locations where major artistic elements shall be located.;

(1) The major artistic element shall serve the purpose of a gateway treatment to Downtown Park; and

(2) The major artistic element shall be visible to the street and be designed to complement design features in Downtown Park.

~~e. Guidelines.~~

~~i. A major artistic element, located at the entrance to the Downtown Park at the intersection of NE 4th Street and Bellevue Way, should serve as a welcoming, memorable gateway into the park; and~~

~~ii. A major artistic element, located at the entrance to the Downtown Park at the intersection of NE 1st Street and 102nd Avenue NE, should incorporate the following:~~

~~(1) The major artistic element should serve as a welcoming, memorable beacon to the park as well as provide a recognizable landmark; and~~

~~(2) The major artistic element should be visible from the street and respond to the design in Downtown Park and the surrounding areas.~~

8. Old Bellevue.

...

a. Intent. Old Bellevue is a human-scaled neighborhood in Downtown Bellevue, and a high degree of design detail applies to the walkway and to the adjacent buildings. Old Bellevue emphasizes interesting storefronts, welcoming entrances, abundant outdoor seating, vibrant color, and seasonal change. Sidewalk paving patterns and intersection design provide an exceptional level of detail that embed common elements of the Grand Connection.

b. Standards.

i. Location: east and west sides of 102nd Avenue NE between NE 1st Street and Main Street, and north side of Main Street between 100th Avenue NE and 102nd Avenue NE; and

ii. Artistic Elements: Figure 20.25A.175.A.1 identifies the locations where major artistic elements shall be located:

(1) A major artistic element shall be integrated into the intersection of Main Street and 102<sup>nd</sup> Avenue NE; and

(2) A major artistic element shall be integrated into the intersection of Main Street and 100<sup>th</sup> Avenue NE, either as part of the streetscape or the park.

iii. Ecological Framework.

(1) Plantings shall include a mixture of seasonal native plants with different growth heights, and varying planting methods shall be utilized.

~~e.—Guidelines:~~

- ~~i.—A major artistic element should be integrated into the intersection of Main Street and 102nd Avenue NE;~~
- ~~ii.—A major artistic element, integrated into the streetscape or park at the intersection of Main Street and 100th Avenue NE, should provide visual cues to the waterfront at Meydenbauer Bay Park;~~
- ~~iii.—Ecological Framework:~~
  - ~~(1) Using raised planters, pots, or vertical vegetation structures are encouraged;~~
  - ~~(2) Flowering and fragrant plants and plantings with lush and interesting foliage are encouraged; and~~
  - ~~(3) For living ground cover plant selections, opportunities for seasonal or rotating plantings are encouraged.~~

**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. Overall Building Design.**

1. ~~Encourage~~ High-Quality Materials.

- a. Intent. Create a sense of permanence in Downtown ~~through the use of using~~ high-quality building materials. Quality ~~façade-façade~~ materials can provide a sense of permanence and bring life and warmth to a neighborhood. ~~Façade-Façade~~ and building materials shall enhance the street environment while complementing the aesthetic quality of adjacent buildings.
- b. ~~GuidelinesStandards.~~
  - i. ~~FaçadeFaçade~~ ~~a~~Articulation of ~~façade materials should shall incorporate durable~~ ~~be bold,~~ with materials that demonstrate depth, ~~and provide a varied void to solid ratio~~ ~~quality,~~ and durability; ~~and~~
  - ~~ii.—It should be apparent that the materials have substance and mass, and are not artificial, thin “stage sets” applied only to the building’s surface;~~
  - iii. Use ~~natural~~ high-quality ~~and durable~~ materials such as ~~glass, aluminum, steel,~~ brick, finished concrete, stone, terra cotta, cement stucco, and wood in natural or subdued building colors; ~~and~~
  - ~~iv.—Use varied yet compatible cladding materials. Window and storefront trim should be well defined and contribute to the overall aesthetic quality.~~

...

2. ~~Provide Interesting~~ Building Massing.
  - a. Intent. Use scale-defining articulation and other techniques to break up the longitudinal dimensions of buildings, creating a comfortable sense of enclosure and human scale by establishing a dynamic, continuous street edge.
  - b. ~~Guidelines~~Standards.
    - i. The length and breadth of a building ~~should~~shall be pedestrian-scaled. Portions of a large building mass ~~should~~shall be broken into smaller, appropriately scaled modules, with changes in plane indicated by bold projections and recesses. ~~This results in larger elevations being reduced to human scale; and~~
    - ii. ~~Vertical and horizontal elements should be used to create a human scale and form a coherent aesthetic providing visual interest to the pedestrian;~~
    - iii. ~~Reduce the scale of elevations both horizontally and vertically;~~
    - iv. Buildings ~~should~~shall exhibit a vertically articulated tripartite façade-façade division – base, middle, and top through material and scale; ~~and~~
    - v. ~~Design should feature vertical articulation of windows, columns, and bays.~~

...

~~C.~~ Connected Floor Plates.

1. ~~Intent. The intent of connecting floor plates is to allow a development to gain the benefits of a connected building while having the appearance of two or more separate buildings. The connection or corridor should recede from view as compared to the floor plates.~~
2. ~~Guidelines.~~
  - a. ~~From the right of way, the development should appear as separate and distinct buildings to the pedestrian; and~~
  - b. ~~The connection should appear to be distinct from the adjacent masses.~~

~~D.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. ~~Articulate~~ Articulation, ~~the building base with high quality m~~Materials, and ~~D~~esign ~~E~~lements ~~that fit with the aesthetic quality of neighboring buildings and contribute to the pedestrian scale and experience.~~
  - a. Intent. The building façade-façade ~~shall~~should provide an architectural expression that relates to its surroundings and ~~shall~~should include materials and elements that can be viewed and appreciated at the speed, scale, and proximity of the pedestrians.
  - b. ~~Guidelines~~Standard.

- ~~i. Provide architectural expression and design elements such as cornice lines, window bays, entrances, canopies, building materials, and fenestration, in a pattern, scale, and proportion that relate to neighboring buildings and engages pedestrians;~~
  - ~~ii. Use high quality, and durable materials, ~~an appropriate~~providing textural variety ~~in texture, and carefully crafted details to achieve visual interest and longevity for the façade to the facade.~~ Environmentally sustainable materials and construction methods are encouraged;~~and.~~~~
  - ~~iii. A building's profile should be compatible with the intended character of the area and enhance the streetscape. In some cases, it may be appropriate to mark an entryway with a distinct form to emphasize the significance of the building entry.~~
- 3. ~~Provide clear, unobstructed views into and out from g~~Ground Floor ~~Uses facing 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. GuidelinesStandards.
    - i. Transparent windows ~~should shall~~ be provided on ~~façades-facades~~ facing streets, parks, and open spaces;
    - ii. Views into and out from ground floor Active Uses ~~may shall~~ not be obstructed by window coverings, internal furnishings, or walls; ~~and~~
    - iii. Interior walls ~~may shall~~ be placed at ~~minimum-least of~~ 20 feet from the window on the ~~façade-facade~~ where Active Uses are a part of an exemption in the FAR Amenity System.
- ...
- 4. ~~Design Inviting~~ Retail and Commercial Entries.
  - a. Intent. Design retail and commercial entries to create an ~~open~~ atmosphere that draws customers inside while creating opportunities to engage the public.
  - b. GuidelinesStandards.
    - ~~i. Primary entries to retail and commercial establishments should be transparent, allowing passersby to see the activity within the building and bring life and vitality to the street;~~
    - ~~ii. Architectural detail should be Used weather protection, architectural details, paving, materials, and colors to help emphasize the building entry including canopies, materials, and depth; and~~
    - iii. Building lighting ~~should shall~~ emphasize building entrances;;
    - ~~iv. Provide transom, side lights, or other combinations of transparency to create visual interest;~~
    - ~~v. Provide double or multiple door entries; and~~
    - ~~vi. Provide a diverse and engaging range of doors, openings, and entrances to the street such as pivoting, sliding or roll up overhead entrances.~~
- ...

~~5. Encourage Retail Corner Entries.~~

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

~~b. Guidelines.~~

- ~~i. Locate entry doors on the corners of retail buildings wherever possible. Entries at 45-degree angles and free of visual obstructions are encouraged;~~
- ~~ii. Locate primary building entrance at the corner;~~
- ~~iii. Use weather protection, special paving, and lighting, to emphasize corner entry;~~
- ~~iv. Use architectural detailing with materials, colors, and finishes that emphasize the corner entry; and~~
- ~~v. Use doors with areas of transparency and adjacent windows.~~

~~5.6. Encourage Inviting 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. Guidelines/Standards.~~

- ~~i. Retail and commercial uses should use unobstructed windows that add activity and variety at the street level, inviting pedestrians into retail and commercial uses and providing views both in and out;~~
- ~~ii. Use clear window glazing; and~~
- ~~iii. Incorporate window types appropriate for the proposed use, such as Provide operable windows, transom windows, and/or other varied glazing combinations that open by pivoting, sliding or shuttering for restaurants, cafes, retail and commercial activity;~~
- ~~iv. Install transom windows or other glazing combinations that promote visual interest.~~

~~7. Provide Multiple Entrances~~

~~a. Intent. Multiple entrances break up monotonous façades, enhance visual interest, and enrich the pedestrian experience.~~

~~b. Guideline. Provide pedestrian entrances at frequent intervals to contribute to variety and intensity.~~

~~6.8. Integrate 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. Guidelines/Standards.~~

- ~~i. Exterior Integrate accent lighting of into the buildings design should be an integral component of the façade composition. Lighting should be used to create effects of shadow, relief, and outline that add visual interest and highlight aspects of the building;~~
- ~~ii. Exterior Lighting design should shall not cast minimize glare into residential units or onto adjacent development or streets;~~
- ~~iii. Use accent lighting for architectural features;~~
- ~~iv. Provide pedestrian-oriented lighting features;~~
- ~~iv. Integrate lighting within the landscape; and~~

- vi. Provide dimmable exterior lighting.

**ED. 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. ~~Guidelines~~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.
  - ii. ~~Coordinate tower placement with other towers on the same block and adjacent blocks to maximize access to sunlight and sky view for surrounding streets, parks, open space, and properties.~~

~~2. Maximize energy efficiency in tower orientation and articulation.~~

- a. ~~Intent. Tower orientation, articulation, and other features should be designed to respond to maximize solar orientation and to reduce mechanical heating and cooling.~~
- b. ~~Guidelines~~.
  - i. ~~Orient towers to improve building energy performance, natural ventilation, and daylighting; provided, that access to sky view is maintained and adverse wind and shadow impacts are minimized;~~
  - ii. ~~Vary the design and articulation of each tower façade to respond to changes in solar orientation. Where appropriate, adjust internal layouts, glazing ratios, balcony placement, fenestration, and other aspects of the tower design to manage passive solar gain and improve building energy performance;~~
  - iii. ~~Where possible, include operable windows to provide natural ventilation and help reduce mechanical heating and cooling requirements; and~~
  - iv. ~~When multiple towers are proposed, stagger the tower heights to create visual interest within the skyline, mitigate wind, and improve access to sunlight and sky view. In general, a variation of five stories or more provides a difference in height that can be perceived at street level.~~

~~3. Design Tower Design to provide visual interest and a~~Articulation.

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

- i. ~~Incorporate-Provide variation-a varied void to solid ratio in the and-articulation in theand~~ design of each tower ~~façadefacade~~ to provide visual interest and to respond to design opportunities and different conditions within the adjacent context; and
- ii. Articulate towers with high-quality, sustainable materials and finishes such as glass and steel to promote design excellence, innovation, and building longevity.

~~4. Promote Visually Interesting Upper Floor Residential Windows.~~

- a. ~~Intent. Upper floor residential windows should create an open and inviting atmosphere that adds visual interest and enhances the experience of the building both inside and out.~~
- b. ~~Guidelines.~~
  - i. ~~The windows of a residential building should be pleasing and coherent. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows;~~
  - ii. ~~Windows should be residential in character;~~
  - iii. ~~Windows should be operable; and~~
  - iv. ~~Windows should have trim round framed openings and be recessed from the building façade, not flush.~~

~~F~~E. **Top.**

~~1. Create Attractive Building Silhouettes and Rooflines.~~

- a. ~~Intent. Building rooflines should enliven the pedestrian experience and provide visual interest with details that create dynamic and distinct forms.~~
- b. ~~Guidelines.~~
  - i. ~~Building rooflines should be dynamic, fluid, and well articulated to exhibit design excellence while creating a dynamic and attractive skyline;~~
  - ii. ~~Include towers or similar vertical architectural expressions of important building functions such as entries;~~
  - iii. ~~Vary roof line heights; and~~
  - iv. ~~Incorporate well detailed cornices that have significant proportions (height and depth) and create visual interest and shadow lines.~~

~~2~~1. **Foster Attractive 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. GuidelinesStandards.



- ~~i. Roof shape, surface materials, colors, and penthouse functions should all be integrated into the overall building design. LUC 20.25A.130 provides guidance for rooftop mechanical equipment;~~
- ii. Provide rooftop terraces, gardens, and open spaces, and other features, where allowed, shall be integrated into the overall building design.
- ~~iii. Incorporate green roofs that reduce stormwater runoff;~~
- ~~ix. Consolidate and screen mechanical units; and~~
- ~~v. Occupied rooftop amenity areas are encouraged; provided, that potential noise and light impacts on neighboring developments are minimized.~~

...

**Part 20.25B Transition Area Design District**

...

**20.25B.030 Design Review Requirements.**

All development within a Transition Area Design District must be reviewed by the Director using the Design Review process, Part 20.30F LUC. If any portion of a building is within a transition area, only that portion is subject to transition area development standards ([LUC 20.25B.040](#)); however, the entire building is subject to Design Review ([Part 20.30F LUC](#)) and site design ~~guidelines~~ standards ([LUC 20.25B.050](#)). If any portion of a site is within a transition area, only that portion of the site is subject to transition area development standards ([LUC 20.25B.040](#)), site design ~~guidelines~~ standards ([LUC 20.25B.050](#)), and Design Review ([Part 20.30F LUC](#)). However, if the portion includes part of the street frontage, the entire street frontage is subject to the transition area buffer requirements [contained in LUC 20.25B.040.C](#).

**20.25B.040 Development standards.**

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

**A. Building Height.**

...

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

...

- (1) In the OLB 2 and NMU Districts, the 45-foot basic height may be achieved through adherence to the Transition Area Design District development standards (~~this section~~ [LUC 20.25B.040](#)) and the design ~~guidelines~~ standards ([LUC 20.25B.050](#)). The maximum height shall include mechanical equipment embedded within the building structure via a

mechanical room. Maximum height up to 75 feet shall not exceed the maximum height for the district receiving transition when measured from the existing grade at the property line of the district receiving transition.

...

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

...

4. Modification to Height. Except in the OLB 2, NMU, and F3 Districts, the maximum building height with bonuses limitation indicated-allowed in subsection A.2 of this section may be modified through the ~~Administrative~~-Design Review process only if the following conditions are met:

...

~~D—Site Design Standards.~~

- ~~1. Surface parking lots shall be screened from street level views and from ground level views of an abutting residential district of a lower intensity by berms, hedges, walls or combinations thereof. In appropriate circumstances, surface parking lots should be located away from adjacent residential properties.~~
- ~~2. Site features such as fences, walls, refuse enclosures, light fixtures, carports and storage units shall be designed to be integrated with the architectural design of the primary structure.~~

~~E—Mechanical Equipment.~~

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

~~F—Refuse Containers.~~

~~All refuse and recycling containers shall be contained within structures enclosed on all four sides and utilize lids made of molded plastic or other sound buffering material.~~

~~G—Signs.~~

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

**20.25B.050 Design Guidelinesstandards.**

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

A. **Site Design Guidelines.**

1. ~~Surface parking lots shall be screened from street level views and from ground level views of an abutting residential district of a lower intensity by berms, hedges, walls, or combinations thereof. In appropriate circumstances, surface parking lots shall should be located away from adjacent residential properties unless no other location is feasible.~~
2. ~~Site features such as fences, walls, refuse enclosures, light fixtures, carports, and storage units shall be designed to be integrated with the architectural design of the primary structure.~~
1. ~~Whenever possible, vehicular access should be designed so that traffic is not directed through an abutting residential district of lower intensity.~~
2. ~~Loading and refuse collection areas should be on the side of a building facing away from an abutting residential district of a lower intensity, but not in a front yard setback.~~
3. ~~In addition to the minimum requirements of LUC 20.20.520, site development should shall maximize the retention of existing significant vegetation in order to soften the visual impact on adjacent residential uses.~~
4. ~~Surrounding vegetation, topography, street patterns, parking configuration and building massing should be considered in order to result in a compatible fit between the proposed development and existing residential development.~~

B. **Building Design Guidelines.**

1. ~~Building surfaces facing abutting adjoining residential districts should shall be clad with materials which are similar to, or compatible with, surrounding uses, and which minimize reflected lighting.~~
2. ~~Building façades facades shall should incorporate elements such as stepbacks, offsets, angled facets, deep roof overhangs, recesses, and other architectural features which serve to break down the scale. The larger the building, the greater the number and variety of such elements that may be necessary to achieve the effect of diminishing scale.~~
3. ~~Except in the OLB 2 and NMU Districts, pitched roof forms are preferred in order to enhance the compatibility with nearby residential areas. However, under certain circumstances, a stepped roof form could achieve a similar effect.~~
4. ~~In the OLB 2 and NMU Districts, rooftop elements (including roof shape, surface materials, colors, and mechanical equipment) should be integrated into the overall building design.~~
5. ~~Communication dishes greater than 1 meter (3.28 feet) in diameter should not be visible from adjacent residential districts.~~
6. ~~Materials and colors used on the building façades should be compatible with nearby residential buildings and the surrounding natural environment; however, colors and materials used for the purpose of accent may be approved.~~

**CE. Mechanical Equipment.**

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

**DF. Refuse Containers.**

All refuse and recycling containers shall be contained within structures enclosed on all four sides and utilize lids made of molded plastic or other sound buffering material.

**EG. Signs.**

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

...

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

...

**20.25C.040 Design standards in the OLB Districts**

**A. Building Design Standards**

1. The entire site complex shall ~~have a unity of design by use of~~utilize similar wall and roof materials, roof slopes, and window patterns, ~~in order to reduce adverse visual impacts to those on and along major access routes and to mitigate adverse impacts from major access routes on nearby, less intensive uses.~~
2. Rooftop equipment shall be visually screened pursuant to LUC 20.20.525. The design and color of rooftop mechanical screening ~~should shall~~ be integrated with the building ~~architectural style.~~
3. The building ~~should shall~~ include architectural elements that provide weather protection such as overhangs and recesses at building entrances.

**B. Landscaping Design Standards**

...

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

...

**C. Signs**

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

20.25C.050 ~~Design Standards and design guidelines~~ in the OLB 2 District.

A. ~~Character and Site Guidelines~~Standards.

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

1. ~~Integrate~~The Natural Environment

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

~~b. Guideline.~~ Site and building design should capitalize on existing elements of the natural environment, such as parks and open spaces, trails, and critical areas. Designs should also integrate new natural features, such as street trees, natural drainage systems and open space amenities for residents, employees and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth transition between the natural and built environments.

~~c.~~ Recommended Standards.

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

(1) Active and passive gathering places and walkways oriented toward parks and open, natural spaces.

(2) Clear and ~~direct~~convenient public access to open space amenities.

(3) Open spaces ~~and~~ or access points to local and regional trails, especially as relates to the Mountains to Sound Greenway where feasible.

~~(4) For properties that can be seen from I-90, views of urban elements against a green, forested backdrop.~~

ii. The minimum landscape development requirements of LUC 20.20.520 apply, and site development ~~should~~shall maximize the retention of existing vegetation. Trees installed as a part of general site landscaping shall be a minimum of 2.5 inches in caliper or as approved by the Director, and 8 to 12 feet high.

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

2. ~~Promote~~ Architectural Compatibility.

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

- ~~b. Guideline.~~ Buildings should relate to nearby buildings, with similar design characteristics. Some degree of variation in architectural elements is encouraged to create a sense of growth and development over time. The building's form, materials and colors should enhance the area's overall character.
- ~~eb. Recommended Standards.~~
- i. ~~Scale A~~ architectural elements ~~used at a scale and level of detailing to be~~ proportionate to the size of the building.
  - ii. ~~The design of buildings should incorporate elements such as special architectural details, distinctive color schemes, special art and other features, which are sensitive to and enhance the surrounding area and serve to differentiate the development from other developments in the City.~~
  - iii. ~~Any m~~ Multi-site developments ~~should shall~~ have a unity of design ~~through the use of by~~ using similar architectural elements, such as roof form, exterior building materials, colors, and window pattern.
  - iiiv. Site features, such as fences, walls, refuse receptacles and recycle enclosures, and light fixtures, ~~should shall~~ be consistent with the scale and architectural design of the primary structure.
  - iv. Rooftop and mechanical equipment ~~should shall~~ be fully screened, accommodated within the maximum height limit, ~~and/or~~ integrated into the building design. ~~Atgrade mechanical equipment should not be permitted.~~
  - vi. Building design should provide for architecturally integrated signage. Signs should be in proportion to the development and oriented to the main direction access and to pedestrian movement. Signs ~~should shall~~ meet the requirements of Chapter 22B.10 BCC, Sign Code.
3. ~~Promote~~ Community Gathering ~~Spaces.~~
- a. Intent. ~~A comfortable, well-designed site provides an inviting and attractive area for community gathering.~~
  - ~~b. Guideline.~~ Gathering spaces are well-defined, inviting, secure, and attractive. They provide space for both active use and areas of respite for employees, general public and visitors to the site. They provide space to enjoy the natural environment with weather protection. All gathering spaces should be easily and safely linked with pedestrian access from and through the development.
- ~~eb. Recommended Standards.~~
- i. Outdoor gathering spaces ~~should shall~~ be incorporated into areas near active ground floor uses to provide opportunity for a variety of activities as well as areas for stopping, sitting, and viewing. Spaces ~~should shall~~ be accessible, safe, and usable in all seasons.

- ii. ~~Trees, shrubs, and plants~~ Landscape design elements should shall define walkways, gathering spaces, and amenities.
  - iii. ~~Site features such as fences, walls, refuse and recycling enclosures, and light fixtures should be designed and located to contribute to the pedestrian environment and community gathering spaces.~~
  - iv. If incorporate public art, the design of which shall:
    - ~~(1) Responds or relates to the unique characteristics of the surrounding area;~~
    - ~~(2) Utilizes~~ durable, vandal-resistant materials; and
    - ~~(3) Is Be~~ designed to age well.
4. ~~Build Compatible~~ Parking Structures and Lots.
- a. Intent. ~~Use design elements to enhance the compatibility of parking structures with the urban streetscape.~~
  - b. ~~Guideline.~~ Parking structures should be designed so that their streetscape interface has a consistent form, massing and use of materials with the vision for the area. Preference is given to parking structures that do not face public sidewalks. However, if due to site constraints there are sidewalk facing parking structures, the frontages facing the sidewalk should be designed to appear like any other occupied buildings in the area. The horizontal garage form can be broken down by adding more wall surface and usable retail space, while retaining adequate garage ventilation as defined by Mechanical Code.
  - c. ~~Standards Recommended.~~
    - i. Surface parking must shall be located behind the building and accessible via an internal street, alley or shared driveway (if applicable) to minimize curb cuts.
    - ii. Parking structures should shall feature the following elements:
      - ~~(1) Small openings that may be glazed to function as windows.~~
      - ~~(2) Stairways, elevators and parking entries and exits that occur at mid-block.~~
      - ~~(3) Single auto exit/entry control point to minimize number and width of driveway openings (entry and exit points may be separated).~~
      - ~~(4) Vertical expression of building structure.~~
      - ~~(5) Cladding to disguise sloped floors from the outside view.~~
    - iii. Parking areas should shall be designed to minimize conflicts between pedestrian and vehicular movements. ~~Parking area landscaping should be used to define and separate parking, vehicular access, and pedestrian areas within parking lots.~~
    - iv. Loading areas should shall not be located between the building and the street unless there is no alternative location possible. Loading areas, if located between the building

and the street, ~~should~~ shall be oriented away from the street and screened to minimize views of the loading area from the street and sidewalk. Loading areas ~~should~~ shall not be located on the side of a building which faces toward a residential use.

- ~~v. Parking areas shall include planting trees of 2.5 inches caliper or 14 to 16 feet high and 42-inch high shrubs at approximately 35 feet on center parallel to the aisle, or shall be screened as a service yard using similar materials. Other parking lot landscaping shall meet LUC 20.20.520 requirements for Type V landscaping.~~
- vi. Any parking areas located along a street or pathway must shall be screened with shrubs that are 42 inches high ~~or as approved by the Director.~~
- vii. Bicycle racks shall be provided on site. Facilities for a minimum of 10 bicycles shall be provided for developments having 100 or fewer parking stalls. For each 100 additional stalls, facilities for 5 additional bicycles should be provided.

**B. Pedestrian Emphasis ~~Standards~~ Guidelines.**

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

1. ~~Enhance~~ The Pedestrian System

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

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

~~c. Recommended~~ Standards.

- i. The pedestrian network ~~should~~ shall include:
  - ~~(1) Direct pedestrian routes.~~
  - ~~(2) Minimal curb cuts along pedestrian routes for pedestrian safety and comfort. Internal drives between sites should be continuous.~~
  - ~~(3) Pedestrian routes that are safely integrated with the street system.~~
  - ~~(4) Maintain pedestrian access where rights-of-way have traditionally been located.~~
- ii. In multiple-building complexes, buildings ~~should~~ shall be located to facilitate safe and comfortable pedestrian movement between buildings. ~~Building location should be chosen, and~~ to facilitate pedestrian and vehicular connections to buildings on adjacent properties.



- ~~iii. The landscape design for the site should include plantings which emphasize the major points of pedestrian and vehicular access to the site.~~
- ~~iiiv.~~ Parking areas ~~should~~ shall include pedestrian walkways and be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping ~~should~~ shall be used to define and separate parking, access, and pedestrian areas within parking lots.
- ~~iv.~~ Vehicle access connections between properties are required except in instances where the Director of Transportation determines they are infeasible or undesirable.
- ~~vi.~~ ~~Opportunities should be found for~~ safe and convenient, ~~and pleasant~~ pedestrian connections to existing transit facilities. Where needed, shelters and lay-bys for transit vehicles ~~should~~ shall be incorporated into the site development.
- ~~vii.~~ Frequent and attractive connections between destinations through a well-connected network of streets and pathways ~~must~~ shall be provided and include the following:
  - (1) Planned streets that connect with surrounding streets to permit the convenient movement of traffic and to facilitate emergency access and evacuation.
  - (2) An integrated and connected network of streets to provide “direct” walking route options, orientation, a sense of place, and multiple travel route options.
- ~~viii.~~ Internal streets ~~must~~ shall meet the following requirements:
  - (1) Street trees and sidewalks ~~must~~ shall be included on all internal access streets (i.e., through vehicle access connections on sites with any dimension 400 feet or greater).
  - (2) Planter strips shall be included on all internal access streets and will be at least five feet in width.
- ~~viiix.~~ Pedestrian walkways ~~should~~ shall meet the following requirements:
  - (1) Landscape allows visibility and access and does not block pathway.
  - (2) Walkways, of six feet in width minimum, shall be provided from the public sidewalk or right-of-way to the building. At a minimum, walkways should be located to connect focus points of pedestrian activity such as transit stops and street crossings to the major building entry points.
  - (3) Walkways ~~should~~ shall be provided to connect with walkways or potential walkway locations on adjoining properties in the district to create an integrated internal walkway system along the desired lines of pedestrian travel. The width of the walkway ~~should be commensurate with the anticipated level of pedestrian activity along the connecting walkway~~ shall be six feet unless otherwise approved by the Director.
  - (4) Walkway surfaces should be designed to be ~~visually attractive and~~ distinguishable from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort.

- (5) Continuous weather protection of the building walkway ~~should~~shall be provided at the entrance area.

C. **Architectural ~~Guidelines~~Standards.**

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

1. ~~Provide Interesting~~Building Massing.

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

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

~~e.b. Recommended~~Standards

- i. ~~Long expanses of building frontage must be broken down both horizontally and vertically.~~ Buildings with nonresidential uses on the ground floor ~~must~~shall have articulation features along the street front to create a pattern of smaller spaces.
- ii. Buildings ~~should~~shall ~~feature~~exhibit a vertically articulated tripartite ~~façade-facade~~ division – base, middle and top for buildings over five stories.
- ~~iii. Vertical articulation of windows, columns and bays is encouraged.~~

2. ~~Create Attractive Building Silhouettes and Rooflines.~~

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

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

~~c. Recommended.~~

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

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

~~(1) Vertical architectural expressions of important building functions such as entries.~~

~~(2) Varied roofline heights.~~

~~(3) Well-detailed cornices that have significant proportions (height and depth) and create visual interest and shadow lines. Green roof or rooftop terraces are encouraged.~~

~~32. Design Welcoming Entries.~~

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

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

~~eb. Recommended Standards.~~

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

ii. ~~Where retail uses are provided, Entrances should shall~~ be provided ~~at frequent intervals to generate pedestrian activity to each tenant space.~~

iii. Where residential uses are provided, ~~the facade shall include:~~

(1) Weather protection at building entries.

(2) Transparent doors, windows, or glazing near the door.

~~(3) Double or multiple doors.~~

~~(4) Visibility and security. Entrances should shall~~ be visible from ~~the street or pedestrian path-adjacent Open Spaces~~ and located in areas with high pedestrian activity or where residents can view the entry.

~~(5) Building name and address.~~

iv. ~~Entrances should feature some of the following elements:~~

~~(1) Building lighting that shall~~ emphasizes entrances.

~~(2) Doors combined with special architectural detailing and hardware.~~

~~43. Promote Visually Interesting and Inviting Ground Floor Windows.~~

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

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

~~eb. Recommended Standard.~~ ~~Vision-Clear glass-glazing~~ that provides visual access to the activity within the building ~~should shall~~ be provided at the ground floor ~~façade-façade~~ in retail areas.

In other areas, commercial ground floors ~~should~~ shall feature a substantial amount of ~~vision glass clear glazing~~ on the ground floor façade between two and eight feet above grade.

...

**Part 20.25D Bel Red**

...

**20.25D.030 Review Rrequired.**

**A. Applicable Review and Guidelines.**

The Director shall use this Part 20.25D LUC and the BelRed Subarea ~~D~~ design standardsGuidelines (LUC 20.25D.150 ~~as currently adopted or subsequently amended or superseded~~) in reviewing an application for Master Development Plan or design review approval in the BelRed Land Use Districts. The Community Retail ~~D~~ design standardsGuidelines of Part 20.25I LUC and Transition Area ~~D~~ design standardsGuidelines of Part 20.25B LUC shall not apply to applications for development in the BelRed land use districts.

**B. Master Development Plan.**

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

...

e. Site development ~~guidelines standards~~ pursuant to LUC 20.25D.150.B.

...

**C. Design Review.**

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

**21.** When Required. With the exception of the BelRed General Commercial district (BR-GC) all development within the BelRed land use districts shall be reviewed by the Director through design review (Part 20.30F LUC). An applicant may submit a design review for approval by the

Director pursuant to Part 20.30F LUC for a development proposal located in the BelRed General Commercial district that includes deviations permitted by subsection C.3 of this section.

32. Design Review Deviations. The Director may, through the design review process, approve a proposal that varies from the specific requirements set forth in LUC 20.25D.130 if the applicant demonstrates that the resulting design will be more consistent with the purpose and intent of the code. Deviation from the following dimensional requirements is not permitted, except pursuant to LUC 20.25D.080.B or C, or unless a variance is obtained under Part 20.30G LUC:

...

- ~~4. Compliance with an applicable Master Development Plan. In addition to the decision criteria in LUC 20.30F.145, each structure and all proposed site development shall comply with any approved Master Development Plan applicable to the project limit described in a design review application. If the application for design review contains elements inconsistent with an applicable Master Development Plan, the Director shall not approve the design review unless the Master Development Plan is amended to include those elements.~~

...

#### 20.25D.080 Dimensional Requirements

...

#### B. Exceptions to Dimensional Requirements

...

2. Setback/Stepback Exceptions.
  - a. Marquees, awnings, or bay windows that comply with the requirements of the BelRed Subarea ~~D~~design standards Guidelines adopted pursuant to LUC 20.25D.150 may be permitted to extend over the public right-of-way upon approval of the Director.
  - b. The Director may allow modifications to the requirements of Note (14) of Chart 20.25D.080.A consistent with the following limitations:
    - i. The applicant can demonstrate that the resulting design will be more consistent with the BelRed Subarea ~~D~~design standards Guidelines adopted pursuant to LUC 20.25D.150; and
    - ii. The building design, with the modification, shall maintain a minimum spacing between towers of not less than 50 feet.
  - c. Minor building elements as defined pursuant to LUC 20.20.025.C may intrude into any setback or stepback required pursuant to Chart 20.25D.080.A; provided, that the applicant can demonstrate that the resulting design will be more consistent with the BelRed Subarea ~~D~~design standards Guidelines adopted pursuant to LUC 20.25D.150.
3. Floor Area Ratio Exceptions

...

- b. Each square foot of ground floor retail and enclosed plaza meeting the criteria set forth below shall not be counted for the purpose of calculating FAR:

...

- ii. Enclosed plazas shall not be counted provided the following limitations are met:

- (1) The enclosed plaza shall be clearly visible and accessible from the public right-of-way;
- ~~(2) The enclosed plaza shall coordinate with and complement ground floor retail uses to the maximum extent feasible;~~
- ~~(2)~~ ~~(3)~~ At least 10 percent of the surface area of the enclosed plaza shall be landscaped;
- ~~(3)~~ ~~(4)~~ The enclosed plaza shall contain at least 1 sitting space for each 100 square feet of plaza;
- ~~(4)~~ ~~(5)~~ The enclosed plaza shall be a minimum size of 1,000 square feet;
- ~~(5)~~ ~~(6)~~ Only 4,000 square feet of the enclosed plaza shall be excepted for the purpose of calculating FAR;
- ~~(6)~~ ~~(7)~~ The enclosed plaza shall have a minimum horizontal dimension (width and depth) of no less than 20 feet;
- ~~(7)~~ ~~(8)~~ The enclosed plaza shall be signed as "Public Access" and open to the public from 7:00 a.m. to 9:00 p.m. daily or during business hours, whichever is longer. The sign for the enclosed plaza shall be visible from the public right-of-way; and
- ~~(10)~~ ~~(9)~~ Any use or feature for the exclusive use of the building users or tenants shall be counted for the purpose of calculating FAR.

...

**20.25D.110 Landscape Development, Outdoor Storage, Retail Display, and Fence Standards.**

...

**B. Street Frontage Landscape Development Requirements.**

...

3. Applicable Standards

...

- c. Bellevue-Redmond Road from 12<sup>th</sup> Ave NE to 148<sup>th</sup> Ave. NE.
  - i. Dimensions. Sidewalk: eight ft.

Planting: 20 ft.

- ii. On both sides of Bellevue-Redmond Road the required landscaping shall be provided except where a plaza or gateway meeting the requirements of the BelRed ~~D~~design ~~standards~~Guidelines, LUC 20.25D.150, abuts the sidewalk.

...

**20.25D.130 BelRed ~~D~~development ~~S~~standards**

...

**D. Required Transition Edge Development**

...

**3. Applicable Standards for Site Design**

- a. Surface parking lots shall be screened from street level views and from ground level views of an abutting residential district per LUC 20.25D.110.B. ~~In appropriate circumstances, S~~surface parking lots ~~should shall~~ be located away from adjacent residential properties, ~~unless no other location is available.~~

...

**E. Building Materials**

To ensure the BelRed District contains high-quality buildings of durable and sustainable materials, the following materials are not recommended on facades visible from the public right-of-way within the BelRed District unless expressly approved through design review:

...

**20.25D.150 Design ~~standards~~Guidelines**

Each development within a BelRed land use district must comply with the provisions of the BelRed Subarea ~~D~~design ~~Guidelines-standards~~ contained in this section. The provisions of the ~~D~~design ~~Guidelines-standards~~ will be applied pursuant to the review requirements of LUC 20.25D.030.

**A. Introduction.**

The BelRed Subarea ~~D~~design ~~standards~~Guidelines support and complement the community vision described in the BelRed Subarea Plan that is part of the City's adopted Comprehensive Plan. ~~Design standards are requirements for project approval. The Design Guidelines offer a flexible tool for quality and innovation. They do not prescribe specific design solutions or make rigid requirements. There are many ways to meet a particular guideline. The g~~Guidelines are a descriptive template for promoting and improving the urban character of the area without dictating or prescribing a specific style of theme, ~~but are not required for approval.~~

Each individual ~~guideline standard or guideline~~ provides ~~one or more of~~ the following detail:

- Intent: An initial ~~concise~~ statement ~~of describing~~ the objective of the ~~guideline standard or guideline~~.

- Guideline: ~~Explanatory text describing the details of the guideline~~Text describing, but not requiring, optional development provisions that support the intent of the standard.
- ~~Recommended~~Standard: ~~Textual and photographic examples of describing the requirements for recommended~~development consistent with the intent of the ~~guideline~~standard.
- ~~Not Recommended~~: ~~Textual and photographic examples of development that does not meet the intent of the guideline.~~

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

B. ~~Character and Site~~ Standards~~Guidelines~~.

Purpose.

These ~~guidelines~~ standards address the qualities that make the BelRed subarea unique. They consider what makes an area a special, distinct “place,” not simply a group of individual buildings and streets.

1. ~~Integrate~~ The Natural Environment.

- a. Intent. ~~Reinforce linkages and orient buildings to the BelRed Subarea’s natural and landscaped features.~~

~~b. Guideline~~. Site and building design should capitalize on significant elements of the natural environment, Highland Community Park and planned park and open space, riparian corridors and wetlands. Designs should incorporate open space amenities for residents, employees and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth transition between the natural and built environments.

~~c. Recommended Standards~~.

- ~~Active~~ Orient active and passive gathering places and walkways ~~oriented~~ toward parks and open, natural spaces;
- ~~Clear~~ Provide clear and ~~direct~~ convenient public access to open space amenities; ~~and~~
- ~~Elements that engage the natural environment where the sight, sound and feel of nature can be directly experienced.~~
- ~~Buildings sited to take maximum advantage of adjacent public amenities.~~
- ~~Walkways~~ Pave walkways and plazas paved with high quality durable and slip resistant materials, (such as brick or stone), and other architectural elements that use materials, colors and forms that are harmonious with the natural surroundings.



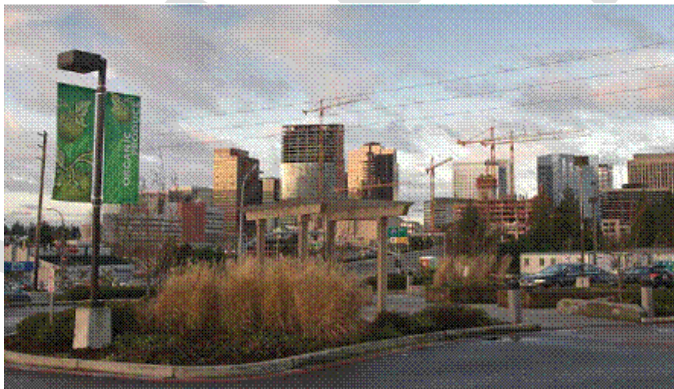


Open Space amenity that allows for the public experience of natural elements

~~d. Not Recommended.~~

~~ivii. Buildings that shall not turn their back on open space amenities.~~

~~ii. Stands of "native" planting schemes within large, automobile-oriented parking lots.~~



~~Inaccessible islands of planting that do not connect well to the built environment or public amenities.~~

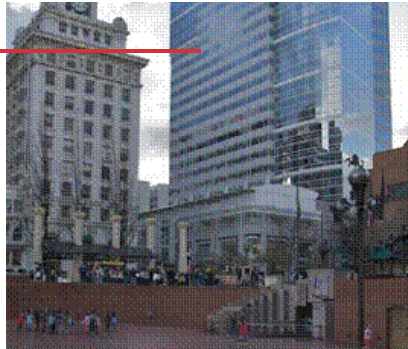
2. ~~Promote~~ Architectural Compatibility.

a. Intent. New buildings should contribute to the quality and ~~character-identity~~ of their architectural context.

~~b. Guideline. Buildings should "fit" with their architectural surroundings—relating to nearby buildings rather than calling attention to themselves through design excesses or novel variations. Architectural elements should enhance, not detract from, the area's overall character.~~

~~eb. Recommended Standards.~~

- i. ~~Architectural Scale architectural~~ elements ~~used at a scale and level of detailing to be~~ proportionate to the size of the building; ~~and~~
- ii. Forms, proportions, ~~rhythms~~, materials, colors, and architectural ~~motifs design that are~~ ~~suggested by and shall~~ complement adjacent buildings.



~~Architectural elements fit into local context and overall character of the area.~~

~~d. Not Recommended.~~

- i. ~~Out of scale, over-simplified, cartoon-like or other architectural elements applied without regard to size or use of the element.~~
- ii. ~~Building elements that do not respect the scale, materials, proportions and heights of adjacent high-quality buildings.~~



~~Building on the right does not respect the scale, materials, proportions and character of adjacent area.~~

3. ~~Establish and Strengthen~~ Gateways.

a. Intent. ~~Use architectural and landscape elements to mark transitions and entrances.~~

~~b. Guideline.~~ Entrances into and within the BelRed Subarea should be celebrated at many levels. Pedestrians, cyclists, transit passengers, and motorists should experience a sense of “entering” or moving into the area as well as entry into unique districts or neighborhoods in the subarea.

~~c. Recommended Standards.~~

~~i. New buildings designed to create gateways, using elements such as arches, arcades, pylons, columns, fountains and bridges.~~

~~ii. Use signage, landscaping, lighting, or sculptural markers, or inlaid art treatment in sidewalk paving, and/or artistic elements used to identify a gateway.~~

~~iii. Markers or inlaid art treatment in sidewalk paving to strengthen sense of entry into a particular district or neighborhood.~~

~~iv. Design elements that indicate a change or separation in transportation modes (i.e., from auto to pedestrian areas, or into transit stations).~~



~~Entrances to districts and among modes of transportation emphasized through design elements.~~

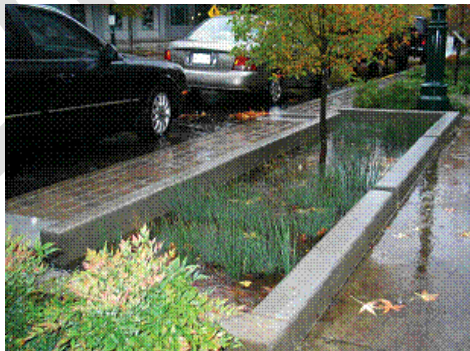
~~d. Not Recommended.~~

~~i. Gated, private compounds.~~



~~Detailing of private spaces in lieu of gateway treatment.~~

4. ~~Protect and Enhance~~ Surface Water Resources.
  - a. Intent. ~~Conserve water quality, natural hydrology and habitat, and preserve biodiversity through protection of water bodies and wetlands.~~
  - ~~b.~~ ~~Guideline.~~ Natural water systems regulate water supply, provide biological habitat and may provide recreational opportunities. Undeveloped ecosystems absorb the precipitation and convey only a small portion of rainfall as surface runoff. New and infill development should minimize disturbances to the on-site, adjacent, and regional natural water systems. Use of natural drainage practices are required unless infeasible.
  - ~~e~~b. ~~Recommended~~Guidelines.
    - i. Grading and plan layout ~~that should~~ captures and slows surface water runoff;
    - ii. Pervious ~~Consider using pervious~~ or semi-pervious surfaces that allow water to infiltrate soil; ~~and~~
    - iii. On-site landscape-based water treatment methods ~~that should~~ treat rainwater runoff from all surfaces, including parking lots, roofs, and sidewalks.



~~Aesthetically pleasing development that minimizes adverse impacts to water systems.~~

~~d. Not Recommended.~~

~~i. Buried, piped or culverted stream channels.~~

~~ii. Water quality enhancement projects that detract from the urban character of the area.~~



~~Aesthetically pleasing development that minimizes adverse impacts to water systems.~~

5. Integrate Public and Private Art

a. ~~Intent. Art in the BelRed Subarea should complement the character of a site, building or district as a whole. Art should be integrated into the design of the building or outdoor space.~~

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

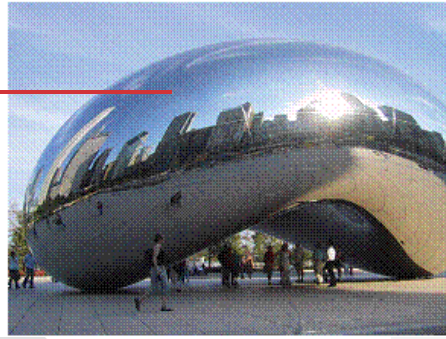
~~e.b. Recommended Standards.~~

~~i. Artwork Proposed artwork shall be designed for and integrated into the building or site; and~~

~~ii. Functional or interactive artwork.~~

~~iii. Durable Proposed artwork shall use durable materials that are vandal-resistant and designed to age well.~~





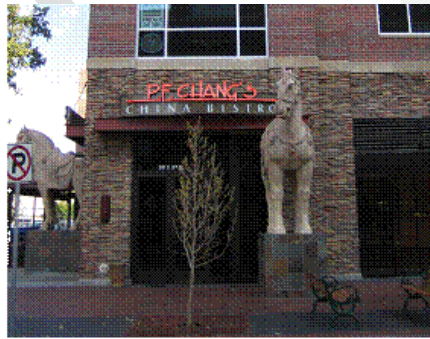
~~Public art that complements the built environment and reinforces or creates a distinctive image of a place.~~

~~d. Not Recommended:~~

~~i. Amateur art projects.~~

~~ii. Artwork used as advertising.~~

~~iii. Display conditions that detract from the artwork.~~



~~Advertising in lieu of public art or art of poor quality that detracts from the urban character of the area.~~

C. Pedestrian Emphasis ~~Guidelines~~Standards.

Purpose.

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

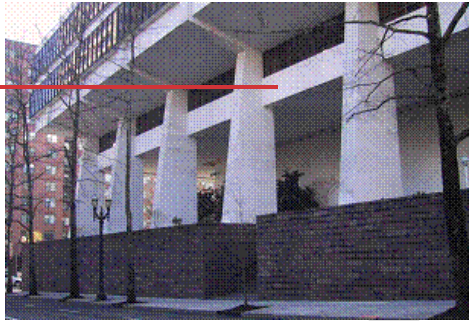
1. ~~Define~~The Pedestrian Environment

- a. Intent. ~~A building should provide a continuous, visually rich pedestrian experience along its ground floor street front.~~
- b. ~~Guideline.~~ The most important part of a building to a pedestrian is its ground floor – the lowest 15 feet of the facade, which a person experiences walking past or entering the building. This “pedestrian experience zone” should 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.
- c. ~~Recommended Standards.~~
  - i. Windows ~~that are shall be~~ transparent ~~or have displays~~ at the street level;
  - ii. Walls ~~that creates shall utilize~~ visual interest by using a variety of forms, colors, and compatible cladding materials;
  - iii. Facades ~~that provide a rhythm by usings shall include~~ bays, columns, pilasters, or other articulation at the street level;
  - iv. ~~Signs and Lighting~~ at the ground level ~~that complement the shall be~~ human scale;
  - v. ~~Walls that face the pedestrian right of way shall not be blank, flat, or nondescript; and~~
  - vi. ~~The entire block face shall not be treated uniformly.~~



~~Building edges that maintain strong visual and physical connections to the sidewalk.~~

- d. ~~Not Recommended.~~
  - i. ~~Blank, flat, nondescript walls that are not articulated by any visual interest or detail at the street level.~~
  - ii. ~~Uniform treatment of entire block face.~~



~~Long, blank façade unconnected visually or physically to the street and sidewalk~~

2. ~~Enhance~~ The Pedestrian System

a. Intent. ~~Establish the pedestrian as the priority, eliminating pedestrian barriers and ensuring that walking routes are convenient, direct and pleasant.~~

~~b. Guideline.~~ Pedestrian routes should be attractive, easy to use and encourage walking and activity. Sidewalks should be continuous, avoiding interruptions such as vehicle curbcuts or changes in direction or grade. The portion of the sidewalk dedicated to walking should be free of barriers such as utility poles, newspaper boxes, cafe tables and chairs, permanent planters, tree grates or other obstructions and clutter.

~~c. Recommended Standards.~~

~~i. Direct pedestrian routes.~~

~~ii. Separate pedestrians pedestrian pathways from visual and other nuisances (e.g., trash dumpsters, loading docks, mechanical equipment, etc.).~~

~~iii. Pedestrian routes that are safely integrated with the street system.~~

~~iv. Maintain pedestrian access where rights-of-way have traditionally been located.~~

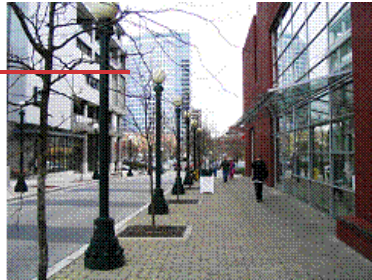
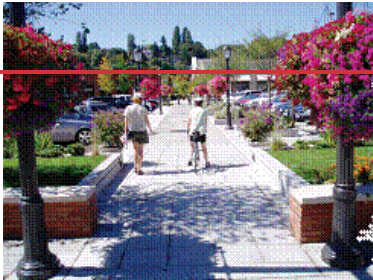
~~v. Provide parking lot walkways.~~

~~vi. Provide mid-block pedestrian connections.~~

~~vii. Walkways-Pave walkways and plazas paved with high-quality durable and slip-resistant materials; and~~

~~viii. Pedestrian routes shall not be discontinuous or interrupted.~~





~~Attractive, safe pedestrian routes that increase walkability and connectivity.~~

~~d. Not Recommended.~~

~~i. Circuitous pedestrian routes.~~

~~ii. Pedestrian-only streets: permanent Permanent or temporary pedestrian route obstructions.~~

~~iii. Interrupted or discontinuous pedestrian routes.~~



~~Unconnected, discontinuous, overly wide pedestrian-only walkways.~~

3. ~~Protect~~ Pedestrians ~~from~~ and the Elements.

a. Intent. ~~Provide pedestrians with protection from wind, sun, rain, sleet and snow.~~

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

The design of awnings and canopies should be an integral component of the building facade. Awnings should be in proportion to the building and sidewalk, and not so large as to impact street trees, light fixtures or other street furniture.

~~eb. Recommended Standards.~~

~~i. Fabric awnings.~~

~~ii. Horizontal metal canopies, especially if transom or clerestory windows are above storefront glazing.~~

~~iii. Glazed canopies~~

~~iv. Weather protection shall be provided follows following the pattern of storefronts; and~~

~~ii. Provided weather protection shall utilize one or more of the awning or canopy types:~~

~~(1) Fabric awnings;~~

~~(2) Horizontal metal canopies, especially if transom or clerestory windows are above storefront glazing; or~~

~~(3) Glazed canopies.~~



~~Weather protection that is well integrated with the design of the building.~~

~~d. Not Recommended:~~

~~i. Backlit awnings.~~

~~ii. Oversized advertising or tenant signs on awnings.~~



~~Out of scale canopy made of poor quality materials that serves primarily as signage.~~

4. ~~Create a Variety of Successful~~ Outdoor Spaces.

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

~~b. Guideline. Outdoor gathering spaces should be inviting and maximize opportunities for use. They should be spatially well-defined, inviting, secure, easy to maintain. They may be intimate and quiet or active and boisterous. All areas should work well for pedestrians and provide space for special events as well as passive activities.~~

~~e~~b. ~~Recommended~~Standards.

i. ~~Provide Courtyards~~courtyards, squares, ~~and/or~~ plazas adjacent to active ground floor uses.;

~~ii. Buildings surrounding green spaces to give the space visual definition and vitality generated by active ground floor uses.~~

~~iii. Provide Trees, shrubs, and plants~~landscape design elements to ~~help~~ define walkways; and create transitions from the park to the street ~~and provide visual interest.~~;

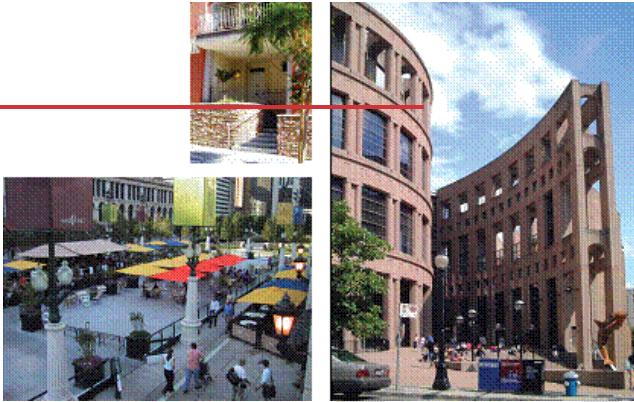
~~ii~~iv. ~~Provide s~~Structures, pavilions, and seating areas that are easily accessible and feel safe and secure during day and evening hours.;

~~v. Greenways or pedestrian walkways and courtyards in residential or office development areas.~~

iv. Outdoor spaces shall not be separated from the street by visual or physical barriers;

v. Outdoor spaces shall not be comprised of areas of the site that remain after establishing the location of the structure(s) and other site elements; and

vi. Courtyards, squares, and plazas placed adjacent to parking lots and other inhospitable areas without appropriate landscaping are not permitted.



~~Well defined, comfortable and inviting outdoor spaces that offer varied opportunities for use.~~

~~d. Not Recommended.~~

- ~~i. Pocket parks, forecourts and plazas without active uses along retail streets.~~
- ~~ii. Outdoor spaces separated from the street by visual barriers or change in grade.~~
- ~~iii. "Leftover" green spaces.~~
- ~~iv. Sunken plazas disconnected from the edge of the street.~~
- ~~v. Courtyards, squares and plazas adjacent to parking lots and other inhospitable areas without appropriate landscaping.~~



~~Plaza space adjacent to parking lot and street without appropriate landscaping or buffering.~~

5. ~~Provide~~ Places for Stopping and Viewing

- a. Intent. ~~Provide comfortable and inviting places where people can stop to sit, rest and visit.~~

~~b. Guideline.~~ People-watching, socializing, and eating are restful and pleasurable activities for the pedestrian; providing special places where they can do these activities increases the pedestrian's sense of enjoyment.

Seating and resting places can add vitality to the urban environment. People will use available seating in open, well-designed areas, not in secluded or awkward spots.

~~eb. Recommended Standards.~~

- ~~i. Formal-Provide formal~~ (benches) and informal (e.g., wide steps, edges of landscaped planters and low walls) seating areas;
- ~~ii. Higher degree of seating-Seating~~ areas shall be located primarily near active retail establishments (especially outside eating and drinking establishments and near food vendors), and clearly visible from public spaces;
- ~~iii. Seating-Provide seating~~ adjacent to pedestrian walkways; and
- ~~iv. Places for stopping and viewing adjacent to and within parks, squares, plazas, and courtyards.~~
- ~~v. Sense of separation from vehicular traffic.~~
- iv. Seating areas shall not be located adjacent to loading, service bays, or storage areas.



~~Comfortable seating near active retail establishments, streets, and outdoor spaces.~~

~~d. Not Recommended.~~

- ~~i. Seating areas more than three feet above or below street grade.~~
- ~~ii. Seating areas adjacent to loading, service bays or storage areas.~~
- ~~iii. Seating areas that are hidden, secluded, dark or unsecured spaces behind or to the side of buildings.~~



~~iv. Seating areas along high vehicle traffic areas.~~



~~Isolated seating areas separated from the street through grade changes or otherwise.~~

D. **Architectural Guidelines Standards.**

Purpose.

The architecture ~~guidelines standards~~ promote high quality development while reinforcing the area's sense of place and Northwest provenance by ~~encouraging promoting~~ innovative design, construction techniques and materials that reflect the industrial roots of the area while emphasizing the emerging urban character of BelRed.

1. ~~Encourage~~ High Quality Materials.

a. Intent. ~~Create a sense of permanence in the BelRed Subarea through the use of high quality building materials.~~

~~b. Guideline.~~ Quality wall materials can provide a sense of permanence and bring life and warmth to a neighborhood. Wall and building materials must enhance the street environment while maintaining compatibility with ~~adjacent adjoining~~ buildings. Articulation of wall materials should be bold, with materials that show depth, quality, and durability. It should be apparent that the materials have substance and mass, and are not artificial, thin "stage sets" applied only to the building's surface.

~~eb. Recommended Standards.~~

i. ~~Natural~~ ~~Use High quality and durable~~ materials such as ~~glass, aluminum, steel,~~ brick, finished concrete, stone, terra cotta, cement stucco, and wood; ~~and~~

ii. ~~Use~~ ~~N~~atural or subdued building colors and limited use of bright accent trims.

~~iii. Varied, yet compatible cladding materials.~~

~~iv. Boldly articulated window and storefront trim.~~



~~Durable natural materials of high quality that enhance the street environment and are compatible with local context.~~

~~d. Not Recommended. Building materials such as:~~

- ~~i. Simulated rock or brick.~~
- ~~ii. Faux finishes.~~
- ~~iii. Synthetic stucco (EIFS).~~
- ~~iv. Simulated wood siding, wood veneer, clapboard or other types of residential siding.~~
- ~~v. Aluminum, plastic or vinyl siding.~~
- ~~vi. Unfinished concrete or cinder block.~~
- ~~vii. Exposed concrete, metal or plastic.~~



~~Unarticulated surface treatment without depth, quality or detail.~~

2. ~~Provide Interesting~~ Building Massing.

a. Intent. ~~Use scale defining devices to break up the longitudinal dimensions of buildings, creating a comfortable sense of enclosure by establishing an uninterrupted street edge.~~

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

~~eb. Recommended~~ Standards.

- ~~i. Break down long expanses of building frontage both horizontally and vertically.~~
- ~~ii. A vertically articulated tripartite facade division – base, middle and top for buildings over three stories; and~~
- ~~iii. Upper floors set back.~~
- ~~iiiv. Vertical articulation of windows, columns, and bays.~~



Well-articulated buildings with a clearly defined base-middle and top.

~~d. Not Recommended:~~

- ~~i. Long, unbroken volume along street facade.~~
- ~~ii. Smooth, undifferentiated facade.~~
- ~~iii. Horizontal banding and emphasized horizontal orientation of building elements—walls, doors and windows.~~



~~Unbroken volume of building that does not enhance the street environment and lacks human scale.~~

~~3. Create Attractive Building Silhouettes and Rooflines:~~

- ~~a. Intent. Building rooflines should enliven the pedestrian experience and provide visual interest with details that create forms and shadows.~~
- ~~b. Guideline. A building's silhouette should be compatible with the intended character of the area and enhance the streetscape. In some cases, it may be appropriate to mark an entryway with a distinct form, such as a tower, to emphasize the significance of the building entry. Roof massing should be simple yet detailed and articulated. For example, flat roofs may be appropriate if they have a cornice designed with depth and detail expressing the top~~



of the building wall. Dormers set into sloped roofs may be appropriate. These forms provide visual interest and bring additional living space, light and ventilation to upper floor and attic spaces.

~~e. Recommended.~~

~~i. Dormer windows.~~

~~ii. Towers or similar vertical architectural expressions of important building functions such as entries.~~

~~iii. Varied roof line heights.~~

~~iv. Well-detailed cornices that have significant proportions (height and depth) and create visual interest and shadow lines.~~



~~Well-detailed building silhouettes that create visual interest and enliven the pedestrian's experience of the built environment.~~

~~d. Not Recommended.~~

~~i. Unarticulated rooflines.~~

~~ii. Roof forms lacking depth and detail.~~



~~Unarticulated roof lines.~~

~~43. Foster Attractive Rooftops.~~

- a. Intent. Integrate rooftop elements into the building design.
- ~~b. Guideline. Roof shape, surface materials, colors, and penthouse functions should all be integrated into the overall building design. LUC 20.20.525 provides guidance requirements for rooftop mechanical equipment.~~
- ~~e.b. Recommended Standards.~~
  - i. Rooftop penthouses occupied by residential or office spaces, terraces and gardens, open spaces, and other features, where allowed, shall be integrated into the overall building design.
  - ii. ~~Rooftop terraces and gardens.~~
  - iii. ~~Green roofs that reduce stormwater runoff.~~
  - iv. ~~Consolidated and screened mechanical units.~~



~~Attractive rooftops well integrated into overall building design.~~

- ~~d. Not Recommended.~~
  - i. ~~Exposed rooftop mechanical or electrical units visible from public spaces.~~
  - ii. ~~Telecommunications equipment, including satellite dishes, cell phone towers or antennas, visible from public spaces.~~



~~Rooftop telecommunications equipment visible from public spaces.~~

~~54. Promote Welcoming Residential Entries.~~

- ~~a. Intent. Residential entries should provide a graceful transition between the public and private realms.~~
- ~~b. Guideline. Residential entries should be substantial enough to suggest privacy yet welcoming to those who approach and enter. The overall character of the entry treatments will vary depending on street type. Entries on streets where sidewalk-oriented development is required will have a higher degree of transparency, orientation towards the street, and design detail than other portions of the subarea.~~
- ~~eb. Recommended Standards.~~
  - ~~i. Multi-panel painted doors.~~
  - ~~ii. Doors combined with transom windows or side lights.~~
  - ~~iii. Durable, high-quality metal door hardware shall be made with durable materials.~~
  - ~~iv. Wood solid core doors.~~
  - ~~v. Doors accessed from canopy-covered entries shall include weather protection.~~
  - ~~vi. Moderate change of grade from sidewalk level to entry; more for townhouse style housing than residential lobbies. Where possible, individual entries shall be provided for units facing the street or other pedestrian areas.~~
  - ~~vii. Lobby entries to multi-family buildings providing shall provide double or multiple doors; and~~
  - ~~viii. Residential building entries shall not be accessed directly from parking lots.~~



Substantial entries with transparency and design details.

d. ~~Not Recommended.~~

- ~~i. Doors raised more than three feet above sidewalk level for townhouse-style housing.~~
- ~~ii. Unarticulated, flush doors or sliding glass doors.~~
- ~~iii. Doors accessed directly from parking lots.~~
- ~~iv. Door glazing with simulated divided lights.~~
- ~~v. Doors glazed with reflective or tinted glazing.~~



Significant grade separation from the street and no transparency.

6. ~~Promote Visually Interesting Upper Floor Residential Windows.~~

- ~~a. Intent. Upper floor residential windows should create an open and inviting atmosphere that adds visual interest and enhances the experience of the building both inside and out.~~
- ~~b. Guideline. The windows of a residential building should be pleasing and coherent. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows.~~
- ~~c. Recommended.~~
  - ~~i. Multiple lights or divisions.~~

- ~~ii.— Operable windows.~~
- ~~iii.— Trim around framed openings.~~
- ~~iv.— Windows recessed from building facade, not flush.~~



~~Upper floor windows with a mixture of depth and articulation.~~

- ~~d.— Not Recommended.~~
  - ~~i.— Strips of windows with more of a horizontal than vertical emphasis.~~
  - ~~ii.— All windows flush with building facade.~~



~~Simple entrance flush to façade without articulation.~~

~~75. Design Inviting~~ Retail and Commercial Entries.

- a. Intent. Design retail and commercial entries to create an open atmosphere that draws customers inside.

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

~~e**b. Recommended Standards.**~~

- ~~i. Doors with shall have a minimum of 50 percent window area.~~
- ~~ii. Building lighting that shall emphasize entrances; and~~
- ~~iii. Transom, side lights or other window combinations.~~
- ~~iiiv. Doors combined with special Use weather protection, architectural details, ing, and colors, to emphasize the building entry.~~
- ~~v. Double or multiple door entries.~~
- ~~vi. Well detailed or ornate door hardware.~~
- ~~vii. Large cafe or restaurant doors that open the street to the interior by pivoting, sliding or rolling up overhead.~~

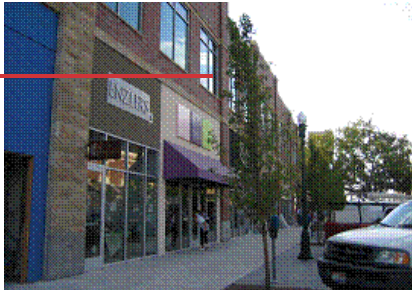


~~Entry is transparent, opens easily and connects the street to the interior.~~

~~d. **Not Recommended.**~~

- ~~i. Primary entry doors that are solid or windowless.~~
- ~~ii. Primary entry doors raised more than three feet above sidewalk level.~~
- ~~iii. Doors flush with the building facade without other articulation or canopy.~~
- ~~iv. Clear anodized aluminum frames.~~
- ~~v. Glazing with simulated divisions.~~
- ~~vi. Reflective, opaque or tinted glazing.~~
- ~~vii. Visual and physical obstructions near the entry.~~





~~Glazing with simulated divisions that does not connect the sidewalk or street to the interior.~~

~~8. Encourage Retail Corner Entries.~~

- ~~a. Intent. Use corner entries to reinforce intersections as important places for pedestrian interaction and activity.~~
- ~~b. Guideline. Locate entry doors on the corners of retail buildings wherever possible. Entries at 45-degree angles and free of visual obstructions are encouraged.~~
- ~~c. Recommended.~~
  - ~~i. Primary building entrance located at corner.~~
  - ~~ii. Weather protection, special paving, and building wall lighting, to emphasize corner entry.~~
  - ~~iii. Architectural detailing with materials, colors, and finishes that emphasize the corner entry.~~
  - ~~iv. Doors with large glass areas with adjacent windows.~~



~~Location of primary building entrance at corner and emphasized with details and architectural treatment.~~

~~d. Not Recommended.~~

- ~~i. Visual and physical obstructions, especially utilities and columns.~~



~~Visual and physical obstructions such as recessed entryway and grade separation.~~

~~96. Encourage Inviting 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. Guideline. Retail and commercial uses should use unobstructed windows that add activity and variety at the street level, inviting pedestrians into retail and commercial uses and providing views both in and out.~~
- ~~cb. Recommended Standards.~~
  - i. Use clear window glazing, and
  - ii. Incorporate window types appropriate for the proposed use such as operable windows, transom windows, and/or other varied glazing combinations that open by pivoting, sliding or shuttering for restaurants and cafes.
  - iii. ~~Painted wood, metal, and tile or stone-clad panels below windows.~~
  - iv. ~~Transom windows.~~

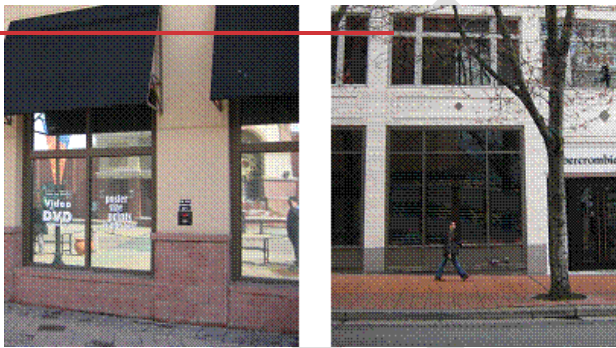


~~Transparent, visually interesting ground floor windows enhancing sidewalk activity.~~



~~d. Not Recommended.~~

- ~~i. Exposed or unfinished window frame materials.~~
- ~~ii. Residential styled bays, multi-paned divided lights, half round or other similar forms.~~
- ~~iii. Tinted or reflective glazing.~~
- ~~iv. More than eight feet between mullions.~~
- ~~v. Small scale windows.~~



~~Tinted or reflective glazing or with no visual or physical connection to the sidewalk.~~

~~107. Build Compatible Parking Structures.~~

- a. Intent. Use design elements to enhance the compatibility of parking structures with the urban streetscape.
- ~~b. Guideline. Parking structures should be designed so that their streetscape interface has a consistent form, massing and use of materials with the vision for the area. Any sidewalk facing parking garage frontages should be designed to appear like any other occupied buildings in the area. The horizontal garage form can be broken down by adding more wall surface and usable retail space, while retaining adequate garage ventilation.~~
- ~~cb. Recommended Standards.~~
  - i. ~~Ground Incorporate ground~~ floor retail or other active uses.
  - ii. ~~Provide S~~small openings that may be glazed to function as windows~~;~~
  - iii. Stairways, elevators~~,~~ and parking entries and exits ~~that shall~~ occur at mid-block~~;~~
  - iv. ~~Design a S~~single auto exit/entry control point to minimize number and width of driveway openings (entry and exit points may be separated)~~;~~
  - ~~v. Vertical expression of building structure.~~
  - vi. ~~Utilize C~~cladding to disguise sloped floors from the outside view~~;~~ and

~~vi. Parked cars on the ground floor shall not be visible from adjacent sidewalks.~~



~~Parking garage design resembles mixed use development, limits driveway opening and integrates ground floor retail uses along sidewalk and at building corner.~~

~~d. Not Recommended.~~

~~i. Parked cars on the ground floor that are visible from adjacent sidewalks.~~

~~ii. Exposed sloped floors visible from the street.~~

~~iii. Stairways, elevators and parking entries and exits occurring at the building's corners, where retail is a more appropriate use.~~

~~iv. Horizontal expression of building structure.~~



~~Clearly visible sloping floors, parked cars and structural expression of structure.~~

**E. Lighting ~~Guidelines~~ Standards.**

Purpose.

—The lighting of buildings and open spaces should provide security, and ~~also~~ contribute to the ~~character and overall sense of identity~~ and vitality of the area.

1. ~~Orient~~ Lighting ~~Toward~~ for Sidewalks and Public Spaces.

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

~~b. Guideline. Pedestrian-scaled lighting should be provided along pedestrian walkways and public open spaces. A single fixture type should be used throughout an area with slight variations allowed to identify smaller districts. Fixtures should be visually quiet as to not overpower or dominate the streetscape.~~

~~Lighting may also be used to highlight trees and similar features within public and private plazas, courtyards, walkways and other similar outdoor areas to create an inviting and safe ambiance.~~

~~eb. Recommended Standards.~~

~~i. Lighting of district design.~~

~~ii. Lighting Poles standards shall be black or dark green in color, providing lighting to pedestrians and vehicles, and be able to accommodate banners and other decorative features;~~

~~iii. Dual-purpose standards (that accommodate pedestrian and vehicular fixtures);~~

~~iv. Standards accommodating banners and hanging flower pots.~~

~~v. Provide lighting to highlight for landscaped areas and trees where permitted;~~

~~vi. Fixtures concealed and integrated lighting fixtures into the design of buildings or landscape walls and stairways;~~

~~vi. Install foot lighting that illuminates walkways and stairs;~~

~~vii. Use energy-efficient lighting, such as LED;~~

~~viii. Direct bollard lighting that is directed downward toward walking surfaces;~~

~~ix. Provide festive lighting along signature streets on buildings and trees; and~~

~~x. Flashing lights, exposed wires, or other devices that may provide safety hazards are not permitted.~~



~~d. Not Recommended.~~

- ~~i. Flashing or colored lights.~~
- ~~ii. Exposed wires, outlets or other electrical devices that may provide safety hazards and are unsightly.~~
- ~~iii. Exposed light source (bulbs should not be visible).~~
- ~~iv. Low pressure sodium lamps.~~



~~Tall auto-oriented lighting fixture.~~

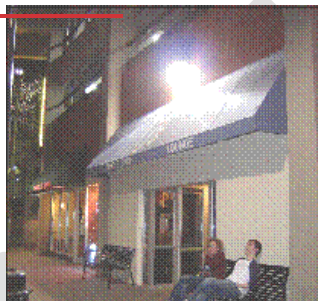
2. ~~Integrate~~ Building Lighting.

- a. Intent. Architectural lighting that enhances and helps articulate building design, including illumination of cornices and entries, uplighting and other effects.
- ~~b. Guideline. Exterior lighting of buildings should be an integral component of the facade composition. Lighting should be used to create effects of shadow, relief and outline that add visual interest and highlight aspects of the building. Lighting should not cast glare into residential units or onto adjacent lots or streets in any way that decreases the safety of pedestrians and vehicles.~~
- ~~eb. Recommended.~~
  - ~~i. Wall washing lighting fixtures.~~
  - ~~ii. Decorative wall sconces and similar architectural Integrate accent lighting fixtures into the building design.~~
  - ~~iii. Provide Screened/shielded uplight fixtures on buildings or integrated with landscape ing.~~
  - ~~iiiv. Lighting that shall provides natural color.~~
  - ~~iv. Exterior lighting design shall minimize glare into residential units; and~~
  - ~~v. Exposed light source and flashing lighting are not permitted.~~

...

~~d. Not Recommended.~~

- ~~i. Flashing or colored lights.~~
- ~~ii. Exposed light source (bulbs should not be visible).~~
- ~~iii. Fluorescent tube lighting.~~
- ~~iv. Security spotlight.~~
- ~~v. Low pressure sodium lamps.~~



~~Exposed security spotlight.~~

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**Part 20.25F Evergreen Highlands Design District**

**20.25F.020 Master Development Plan required.**

**A. General.**

1. ~~In order to~~ ~~insure~~ ~~ensure~~ coordinated development, prior to any development by a property owner, that owner must submit a Master Development Plan as provided for in this section encompassing all contiguous property owned and all contiguous property in which that person has a legal or equitable ownership interest.
2. Exception. Property in performance area A need not be combined with property in performance area B.

**B. Required Review.**

Each Master Development Plan must be reviewed and approved by the ~~Technical Committee~~ Director ~~through Design Review Part 20.30F LUC~~ in accordance with Part 20.30V LUC.

~~1. Interjurisdictional Review and Appeal~~

- ~~a. Each Master Development Plan shall be submitted to the City of Redmond for review and comment prior to a decision on the proposal. Comments received from the City of Redmond~~

~~shall be accommodated in the design to the maximum extent possible, and consistent with the adopted policies of the City of Bellevue.~~

- ~~b. Notwithstanding any other provision of the Land Use Code, the City of Redmond may appeal the decision of the Technical Committee on the Master Development Plan.~~

**C. Criteria**

~~The Technical Committee Director may approve a Master Development Plan only if the proposed Master Development Plan is consistent with:~~

- ~~1. The goals and policies of the Comprehensive Plan; and~~

~~The requirements of this part, and all other applicable provisions of the Land Use Code.~~

**D. Conditions**

~~The Technical Committee may impose conditions on the Master Development Plan in order to insure that the standards and intent of the Evergreen Highlands Goals and Policies, and the Land Use Code and Comprehensive Plan are met, and to mitigate potential adverse environmental impacts. The Technical Committee shall also provide for continuity of development between properties and between jurisdictions.~~

**ED. Recording Required.**

~~Following approval of a Master Development Plan, the applicant shall record the Master Development Plan with the King County Division of Records and Elections and with the City Clerk. The Plan is binding on and runs with the land.~~

**FE. Master Development Plan Amendment.**

**1. Minor Amendment**

- ~~a. The property owner may request a minor amendment to an approved Master Development Plan.~~
- ~~b. The applicant shall submit each document which requires revision in order to reflect the proposed minor amendment.~~
- ~~c. An amendment is minor and may be approved by written decision of the Technical Committee if the Director:~~
- ~~i. It does not significantly affect or change the overall concept or design of the approved Master Plan; and/or~~
- ~~ii. It does not significantly impact the visual nature, environment and intensity of the development; and~~
- ~~iii. It results in an improvement to the Master Development Plan.~~

**2. Major Amendment. All proposed amendments which are not deemed minor, will be processed as major amendments.**

- ~~a. The Technical Committee Director will decide upon a major amendment to an approved Master Development Plan through Design Review, Part 20.30F LUC. An amendment may be~~

~~processed separately, or in conjunction with the review of a specific development proposal pursuant to LUC 20.25F.030.~~

- ~~b. The applicant shall submit each document which requires revision in order to reflect the proposed major amendment.~~
- ~~c. The Technical Committee Director may approve a major amendment to an approved Master Development Plan only if:
  - ~~i. The Master Development Plan as amended complies with the criteria of subsection C of this section; and~~
  - ~~ii. The amendment is based on new information available regarding the proposal and will achieve an equal or superior result; and~~
  - ~~iii. The amendment will result in increased preservation or enhancement of the natural environment, or other improvement in the overall Master Development Plan.~~~~
- ~~d. The applicant shall record an amended Master Development Plan with the King County Division of Records and Elections and with the City Clerk. This amended Plan is binding on and runs with the land. (Ord. 3690, 8-4-86, § 16; Ord. 3530, 8-12-85, § 67; Ord. 3219, 1-17-83, § 7)~~

**20.25F.030 Development Design Review.**

Design Review is required for all development within the Evergreen Highlands Design District. An applicant shall submit a Design Review application for approval by the Director pursuant to Part 20.30F LUC.

**A. General.**

~~Each structure within the Evergreen Highlands Design District must be approved by the Technical Committee Director through Design Review, Part 20.30F LUC.~~

**B. Interjurisdictional Review and Appeal.**

- ~~1. Each application for Design Review shall be submitted to the City of Redmond for review and comment. Comments received from the City of Redmond shall be accommodated in the design to the maximum extent possible, and consistent with the adopted policies and regulations of the City of Bellevue.~~
- ~~2. Notwithstanding any other provision of this Code, the City of Redmond may appeal the decision of the Technical Committee on the Development Design Review.~~

**C. Criteria.**

~~The Technical Committee Director may approve an application for Development Design Review only if:~~

- ~~1. The proposed development is consistent with the goals and policies of the Comprehensive Plan.~~
- ~~2. The requirements of this part, and all other applicable provisions of the Land Use Code are met.~~

- ~~3. Each structure, including architecture, finish material, color, scale, associated landscaping, signs and site development is visually harmonious and compatible with surrounding uses, structures, vegetation, and topography.~~
- ~~4. Each structure promotes quality design, and enhances the coordination of development within the district~~
- ~~25. Each structure and all proposed site development complies with the approved Master Development Plan. If the application for Development Design Review contains elements inconsistent with the approved Master Development Plan, then the Technical Committee Director may not approve that application until the Master Development Plan is amended to include these elements.~~

~~D. Conditions.~~

~~—The Technical Committee may impose conditions on development in the Evergreen Highlands Design District in order to insure that the standards and intent of the Design District, and the Land Use Code and Comprehensive Plan are met, and to mitigate potential adverse environmental impacts. The Technical Committee shall give specific attention to the need to establish conditions which mitigate traffic impacts associated with the development.~~

**20.25F.040 Site and design requirements.**

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**B. Site Requirements.**

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- (4) Minimum Setback, excluding the setback from NE 40th, 156th Avenue NE or Bellevue-Redmond Road, and Minimum Building Separation may be modified through Design Review, Part 20.30F LUC, if:
  - ~~(a) The modification achieves a site design superior to that which would otherwise have been possible; and~~
  - ~~(b) The modification has no significant adverse impact on adjacent property; and~~
  - ~~(c) The modification facilitates the coordinated development of the Design District.~~

...

**C. Design Requirements Standards.**

1. Parking and Circulation.

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- b. The parking requirement for uses not specifically listed will be determined by the ~~Technical Committee-Director~~ based on demonstrated demand and comparison to similar uses.



- c. The minimum level of parking shall be installed prior to occupancy of the structure. Area needed to provide for parking up to the maximum shall be reserved in landscaped open space for future parking demand. The ~~Technical Committee Director~~ may permit improvement of this reserved space for additional parking if additional parking demand is demonstrated.
- d. The applicant may request approval to install more than the minimum number of parking spaces through Design Review, Part 20.30F LUC. The ~~Technical Committee Director~~ may approve the initial installation of parking above the minimum only if:
  - i. The applicant can demonstrate specific employee parking requirements above the minimum; or
  - ii. The applicant can demonstrate financial hardship associated with limiting parking to the allowable minimum; or
  - iii. The applicant commits to additional Transportation Management Programs and a specific phasing schedule to reduce the need for parking over time and convert parking areas to landscaped open space.

...

2. Landscaping and Vegetation Preservation.

- a. The applicant must provide landscaping between structures, as a setting for structures, and within and around parking areas consistent with applicable requirements in LUC 20.20.520. This landscaping must enhance the coordinated project design, and provide a pleasing environment between structures. All pervious surface must be landscaped, except those areas specified under other provisions of this Code for natural vegetation, ~~or determined by the Technical Committee as desirable for retention in its natural state.~~
- ~~b. If landscaping is located between uses, the type and intensity of planting must reflect the variation in use category and intensity. The larger the variation, the more the planting must serve as a solid screen.~~
- ~~c. Particular attention must be given to street frontage landscaping which will visually separate the development from the street, and create a soft edge condition.~~
- ~~d. Landscaping shall create a setting which enhances pedestrian use of open space and which provides a sense of place and scale for the proposed development.~~
- eb. A significant number of trees at least 12 feet to 14 feet in height or two and one-half inches to three inches in caliper, in conformance with the American Standard for Nursery Stock, and predominantly evergreen, must be included in each planted area. Caliper is measured four feet above existing grade. Shrubs at least three and one-half feet in height along a parking area or site perimeter and at least two feet in height at any other location must be interspersed among the trees, and the majority of the remaining area planted with living ground cover so that the ground will be covered in three years.

~~f.c.~~ Wherever practical and consistent with proposed site design, tree line and existing trees at least six inches in caliper must be retained. Caliper is measured four feet above existing grade. Tree protection techniques consistent with LUC 20.20.900.F, approved by the Technical Committee must be utilized during construction. ~~Where changes in grade have occurred, permanent tree preservation methods, approved by the Technical Committee must be utilized.~~

~~g.d.~~ The applicant must install street trees at least three inches in caliper along the street frontage. Caliper is measured four feet above existing grade. ~~The location and species installed are subject to approval of the Technical Committee.~~

~~h.e.~~ The applicant must install interior parking area landscaping equal to at least 10 percent of the area devoted to parking and circulation. Planting areas must be at least 100 square feet and no more than 1,000 square feet. The minimum dimension in any direction is four feet. Each planting area must contain at least one tree combined with shrubs and ground cover which meet the minimum size requirements of paragraph C.2.e of this section.

~~i.~~ The provisions of LUC 20.20.520 do not apply in the Evergreen Highlands Design District, except for those requirements contained in LUC 20.20.520.K and L.

~~3. Other Natural Features.~~

~~a. Watercourse and Water Bodies.~~

~~i.~~ Perennial watercourses and water bodies as identified on the Evergreen Highlands Natural Features Map in the Comprehensive Plan must be enhanced or protected during development and on a permanent basis.

~~ii.~~ A buffer area, at least 50 feet wide measured from the centerline of a watercourse, or high water line of a water body, must be established on each side of a watercourse, and surrounding a water body. The Technical Committee may require a greater setback based on specific site characteristics. Land alteration within this buffer area must be specifically approved by the Technical Committee, and shall be limited to activities such as maintenance, supplemental landscaping, limited passive recreation and enhancement of the natural feature.

~~iii.~~ Where necessary as determined by the Technical Committee, the City shall require channel and habitat restoration in conformance with City standards.

~~iv.~~ In addition to performance guarantees otherwise provided in the Code, the applicant must establish and commit to a permanent program of watercourse or water body maintenance. Performance guarantees not to exceed two years following the completion of a project are required as determined necessary by the Director of the Utilities Department or other appropriate department head.

~~b. Steep Slopes.~~

- ~~i.—No development is permitted on slopes equal to or exceeding 40 percent. These areas are to remain naturally vegetated to the maximum extent possible. Supplemental planting may be required where warranted by potential erosion or slope instability.~~
    - ~~ii.—A soils engineering report is required for development on slopes equal to 25 percent and up to 40 percent, and may be required for development on other slopes if determined to be necessary by the Technical Committee. Erosion control and soil stabilization measures may be required.~~
  - ~~c.—Wetlands.~~
    - ~~i.—Wetlands necessary for the City's storm management system as determined by the Utilities Director or other appropriate department head, or wetlands which constitute a significant habitat area must be maintained.~~
    - ~~ii.—A buffer area 50 feet wide must be established surrounding a wetland. The Technical Committee may require a greater setback based on specific site characteristics. Land alteration within this buffer area must be specifically approved by the Technical Committee, and shall be limited to activities such as maintenance, supplemental landscaping and enhancement of the natural feature.~~
- ~~4.—Drainage. The applicant must submit a drainage plan consistent with the development standards of the City of Redmond and the City of Bellevue which produce the more protective drainage system as determined by the Redmond Public Works Director and the Bellevue Utilities Director. The use of LID stormwater management techniques is required unless infeasible.~~
- 54. Open Space.
  - a. The applicant must provide natural and improved open space which is coordinated with that of other properties ~~to result in aggregated usable areas, and which enhances the park-like setting of the district.~~
  - b. Open space must permit areas for both active and passive recreation by residents or employees.
  - c. Open space must be located and designed to provide a transition between areas of different use or use intensity, where applicable.
  - d. A greenbelt, approximately 100 feet in width, must be established along the entire length of the Bellevue-Redmond Road abutting performance areas A, B, and C. Where small ownerships make this requirement unfeasible, the ~~Technical Committee~~Director may approve an alternative buffering mechanism such as a vegetated earthen berm or reduced greenbelt.
  - e. Natural vegetation within any greenbelt must be maintained ~~to the maximum extent possible and.~~ Supplemental landscaping ~~may shall~~ be required ~~for areas where vegetation has been degraded.~~ ~~A~~The applicant should consider incorporating a trail or other element of the nonmotorized circulation plan ~~may be incorporated~~ within this greenbelt ~~subject to approval by the Technical Committee.~~

~~f. Open space throughout the district must be coordinated in order to provide maximum usability by residents or employees.~~

~~g. Park land must be located and designed in a manner which results in aggregated usable areas.~~

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~~65.~~ Outdoor Storage.

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~~76.~~ Rooftop Screening.

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~~87.~~ Signs.

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~~98.~~ Utilities.

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~~109.~~ Planned Unit Development. The provisions of Part 20.30D LUC do not apply in the Evergreen Highlands Design District.

~~1110.~~ Transition Area. The provisions of Part 20.25B LUC do not apply in the Evergreen Highlands Design District.

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**20.25F.060 Interjurisdictional review and cooperation.**

**A. Transfer of FAR, Pervious Surface and Parking.**

Floor area pervious surface and parking may be transferred within a performance area across jurisdictional boundaries as part of the Master Development Plan or Development Design Review Process so long as all requirements and limitations of the use and the performance area are met.

**~~B. Code Amendments and Interpretations.~~**

~~1. Each proposed amendment to or interpretation of the Evergreen Highlands Design District Land Use Code regulations shall be submitted to the City of Redmond for review and comment prior to a decision. Comments received from the City of Redmond shall be accommodated to the maximum extent possible.~~

~~2. Each proposed amendment to or interpretation of the Evergreen Highlands Design District Land Use Code regulations shall be submitted to the City of Redmond for review and comment prior to a decision. Comments received from the City of Redmond shall be accommodated to the maximum extent possible.~~

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Part 20.25F1 Factoria 1

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20.25F1.020 Review required.

A. Applicable Criteria and ~~Guidelines~~Standards.

The Director shall use this Part 20.25F1 LUC in reviewing an application for Master Development Plan or Design Review approval for development in the F1 Land Use District. The Community Retail Design ~~Guidelines-Standards~~ of Part 20.25I LUC and Transition Area Design ~~Guidelines-Standards~~ of Part 20.25B LUC shall not apply to applications for development in the F1 Land Use District. ~~Exterior signage for each development shall comply with the Factoria Town Square Design Guidelines, now or as hereafter amended. In the event the Factoria Town Square Design Guidelines conflict with the generally applicable requirements of the Land Use Code or the Sign Code, the Factoria Town Square Design Guidelines shall control.~~

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C. Design Review.

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2. Dimensional Deviations. The Director may, through the Design Review process, approve a proposal that varies from the specific dimensional requirements set forth in the applicable criteria and ~~guidelines-standards~~ if the applicant demonstrates that the resulting design will be more consistent with the Design Review criteria and Design ~~Guidelines~~Standards. Minimum required setbacks identified in LUC 20.25F1.040 are not permitted to be varied under the terms of this paragraph. Intrusions into required setbacks are governed by LUC 20.20.025.

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20.25F1.070 Sidewalks and pedestrian paths.

A. Perimeter Sidewalks

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2. Street Trees and Planter Strip Design.

...

- c. Design. Required street trees should be placed in ~~predominantly~~ continuous planter strips together with shrubbery, ground cover and other plantings ~~approved by the Director~~. The area in which street trees are planted must be at least four feet wide by six feet wide. ~~Vegetation approved for a planter strip must be compatible with the F1 Design Guidelines for the development area within which the planter strip is located.~~ A street planter strip may also include decorative paving and other plant materials except turf. Where feasible, bioretention swales and planters may be located within the planter strip.

...

**B. On-Site Sidewalks.**

...

2. Street Trees and Plantings.

- a. Design. Installation. The property owner shall install street trees and plantings, in addition to any landscaping required by LUC 20.25F1.050, pursuant to the City of Bellevue Environmental Best Management Practices and ~~D~~esign ~~S~~standards, now or as hereafter amended. Street trees and required landscaping shall be irrigated. Appropriate tree species and plantings shall be selected from the street tree and plantings lists in 20.25A.110.A.1 and 20.25D.B.3 and ~~will be approved~~ ~~determined~~ through the Master Development Plan process.

...

**C. Pedestrian Paths.**

...

3. Landscape Strips.

- a. Installation. The property owner shall install trees and plantings, in addition to any landscaping required by LUC 20.25F1.050, pursuant to the City of Bellevue Environmental Best Management Practices and ~~d~~esign ~~s~~standards, now or as hereafter amended. Tree and planter strips shall be irrigated.
- b. Design. Appropriate tree species and landscaping shall be ~~selected from the street tree and plantings lists in 20.25A.110.A.1 and 20.25D.B.3 and approved~~ ~~determined~~ through the Master Development Plan process. Street trees, shrubbery, ground cover and other plantings approved by the Director shall be provided in continuous planter strips along the length of a pedestrian path. The area in which street trees are planted must be at least four feet wide by six feet wide. Vegetation approved for a planter strip must be compatible with the F1 Design ~~Guidelines~~ ~~Standards~~ for the development area within which the planter strip is located.

...

**20.25F1.080 Gateways.**

**A. Purpose**

The purpose of the gateways is to mark the transition into the F1 Land Use District and to reinforce the Factoria identity.

**B. Number and Location.**

Three gateways are required along Factoria Boulevard at SE 38th Street, SE 40th Street and SE 41st Place.

**C. Approval.**

Gateway conceptual design and installation phasing shall be consistent with the Design Review Criteria in 20.25F1.110.D and be approved through the Master Development Plan process. ~~Gateway design details will be approved through the Design Review process.~~

**20.25F1.090 Gathering places.**

**A. Purpose**

The purpose of the gathering places is to provide outside opportunities for people to linger and for passive or active recreation, and to provide graceful transitions between development areas, between public and private spaces, and between indoor and outdoor spaces.

**B. Number and Location**

At a minimum, two major gathering places are required for the retail center area (DA I) in the vicinity of the intersection of 127th Avenue SE and SE 40th Street and at the intersection of 125th Avenue SE and SE 40th Street. Smaller gathering places shall be provided at retail center entrances, entrances to outward-facing and stand-alone retail structures, intersections of on-site streets and/or pedestrian paths and the transition points between public areas and private residential areas.

**C. Approval.**

Gathering place locations, conceptual design and installation phasing shall be consistent with the Design Review Criteria in 20.25F1.110.D and will be approved through the Master Development Plan process. ~~Design details for these features will be approved through the Design Review process.~~

**20.25F1.110 Design Review criteria.**

...

**B. Site Design.**

...

**2. Landscaping**

...

~~c. Extend paving materials for sidewalks and plazas across the streets and intersections at selected locations that are jointly used by vehicles and people.~~

~~d. Use a hierarchy variety of paving designs and/or treatments to differentiate site conditions, such as primary intersections, sidewalks, shared people-vehicle streets, plazas, and retail, office, and building entrances.~~

**3. Lighting**

~~a. Provide an exterior lighting hierarchy to reinforce the natural diversity that occurs in a complex neighborhood that has developed over many years.~~

~~b. Design lighting to be appropriate for many diverse uses and to create overall cohesion between development areas.~~

- ea. Provide light fixtures with adjustable shielding to avoid conflicts with residential uses.

C. Building Design.

...

9. Parking Structures.

- a. Minimize garage openings on streets and design them to be complementary to the design of the adjacent building. Finish walls and ceilings that are visible from the right-of-way.
- b. Provide high-quality lighting and wayfinding graphics for retail parking areas.

...

D. Gateways and Gathering Places.

1. Gateway ~~Guidelines~~ Standards.

- a. ~~Provide spaces that create a welcoming experience for pedestrians and motorists and shall be~~ oriented to the property corners.
- b. Provide connections from the gateway to the neighborhoods to the south and east and commercial areas to the north and east by designing the gateway to serve as a focal point and visual landmark for the F1 Land Use District.
- c. Provide visual and physical accessibility to gateway spaces from the abutting sidewalk on Factoria Boulevard and locate the gateway at or near the sidewalk grade.
- d. Provide visual and walking connections between the gateways and entrances to the retail center and outward facing retail located in DA I.
- e. Northeast Corner. Provide crosswalks in both directions and weather protection from the corner to the Factoria Mall entry.
- f. Southeast Corner. Provide crosswalks in both directions. Use the entrance plaza and adjoining building spaces to create a predominantly weather-protected path to the Factoria Mall entries.
- g. Provide weather-protected seating and building entrances, and landscaping with all-season interest.
- h. Provide handicapped accessibility.
- ~~i. Provide weather protection at building entrances.~~
- ij. Incorporate a gathering space at the corner of 124th Avenue SE and SE 41st Place.

...

20.25F1.115 Factoria TownSquare ~~B~~building/~~S~~sidewalk ~~D~~design ~~Guidelines~~ standards.

In addition to the decision criteria in LUC 20.25F1.110 and 20.30F.145, the following guidelines standards govern the streetscape area and the design relationship between buildings and the sidewalk.



A. **Applicability.**

The ~~guidelines-standards~~ contained within this section apply to any development project that abuts a public right-of-way, on-site street, or pedestrian path designated pursuant to LUC 20.25F1.015.

B. **Intent.**

The intent of these ~~guidelines-standards~~ is to ensure that the streetscape is pedestrian-oriented, comfortable, spacious, and safe, with a strong relationship to the ground floor of each building and the activities inside where appropriate. The intent from an auto perspective is to provide a rhythm set by the tree spacing. Nodes such as corners, intersections and pedestrian crossings are likely locations where the street tree pattern breaks and other design elements with more of an accent function are provided. The regular tree spacing provides a base from which other urban design elements such as planters, benches, lights, and accent elements can be related.

C. **Perimeter Street ~~GuidelinesStandards~~.**

1. Type A – Retail Street with High Pedestrian Orientation.

- a. Intent. Rights-of-way designated “Type A” have the highest orientation to pedestrians. This shall be achieved by emphasizing the design relationship between the first level of the structure and the horizontal space between the structure and the curb line. This relationship should emphasize to the greatest extent possible both the physical and visual access into and from the structure as well as the amenities and features of the outside pedestrian space.
- b. ~~GuidelinesStandards~~.

...

iii. The following characteristics should be incorporated into the design of the gateway:

- (1) ~~Special-Decorative~~ paving treatment.

...

2. Type B – Retail Street with Moderate Pedestrian Orientation.

- a. Intent. Streets designated “Type B” shall have moderate orientation to pedestrians. This shall be achieved by designing some relationship between exterior and interior activities with respect to visual access, or by designing landscape setbacks to be comfortable and inviting for pedestrians. Design attention should be given to sidewalk-related activities and amenities.
- b. ~~GuidelinesStandards~~.

- i. Street frontage provided in lieu of landscaped setbacks required pursuant to LUC 20.25F1.050 shall incorporate the following characteristics:

...

- (3) Avoid blank facades. A blank facade consists of a windowless area that is larger than 1,000 square feet. In non-tenant space facades, mitigation for blank walls ~~should~~ shall be provided through the addition of planting, modulation, materials variation, artwork or other features that ~~would~~ cover at least 50 percent of the blank facade area.

3. Type C – Neighborhood Streets.

- a. Intent. Neighborhood streets shall complement residential uses. This shall be achieved by incorporating landscape features that soften building frontages by creating a relationship with the uses that occur inside. Housing should include front yard landscaped areas or private stoops and preserve existing mature trees. The appearance of large monolithic structures is avoided by use of a combination of setbacks, stepbacks, and building modulation. Design attention should be given to amenities that complement the residential character and moderate the retail frontages located here.
- b. ~~Guidelines~~Standards.

...

D. On-Site Street Guidelines.

1. Type D – On-Site Streets.

- a. Intent. On-site streets are pedestrian-oriented, comfortable, spacious, and safe, with a strong relationship to the ground floor of each building and the activities inside where appropriate. The on-site streets are intended to accommodate shared use by pedestrians and vehicles. Adherence to these ~~guidelines~~ standards will facilitate the transformation of driveways to infrastructure that operates and feels like streets with pedestrian-oriented frontage and amenities.
- b. ~~Guidelines~~Standards.

...

- i. Provide linkages to existing City of Bellevue street grid at every opportunity. On-site streets should be named to correspond with Bellevue City street grid. See grid depicted on the map entitled "F1 Land Use District Street Designation."
- ii. Provide weather protection in the form of canopies and other devices that are ~~predominantly~~ continuous for each retail frontage.
- iii. ~~Design streets to reduce vehicle speeds and increase pedestrian comfort. Design techniques can include on-street parallel parking or reduced street widths between opposing building walls or between building walls and parking area landscaping.~~

E. Pedestrian Paths.

1. Type E – Pedestrian Paths.

- a. Intent. The intent of these guidelines is to provide connections between the retail center, gateways, stand-alone retail and perimeter sidewalks that are separated by surface parking areas and where there is not adjacent development.
- b. ~~Guidelines~~Standards.
  - i. Provide weather protection at gathering spaces located on pedestrian paths where feasible.
  - ii. Utilize paving materials and patterns to differentiate the street and walkways from adjacent parking.

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**Part 20.251 Community Retail Design District**

...

**20.251.040 — Design Guidelines**

The following design guidelines apply to development in the Community Retail Design District:

**A. — Building Design Guidelines.**

- ~~1. All buildings within a multi building complex should achieve a unity of design through the use of similar architectural elements, such as roof form, exterior building materials, colors, and window pattern.~~
- ~~2. Individual buildings should incorporate similar design elements, such as surface materials, color, roof treatment, windows and doors, on all sides of the building to achieve a unity of design.~~

**B. — Site Design Guidelines.**

- ~~1. Where a perimeter landscape area required under LUC 20.20.520.F may be relocated under Note (1) of that section, some or all of the relocated area should be used to provide a landscaped courtyard. Any relocated landscape area should be visible from the public street. The courtyard should be protected from wind on two sides and in sun during part of the day. Seating shall be provided.~~
- ~~2. Parking areas should be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping should be used to define and separate parking, access, and pedestrian areas within parking lots.~~
- ~~3. The landscape design for the site should include plantings which emphasize the major points of pedestrian and vehicular access to the site.~~
- ~~4. Site features such as fences, walls, refuse and recycle enclosures, and light fixtures should be designed to be consistent with the scale and architectural design of the primary structure(s). Such site features should be designed and located to contribute to the pedestrian environment of the site development.~~

- ~~5. Loading areas should not be located between the building and the street unless there is no alternative location possible. Loading areas, if located between the building and the street, should be oriented away from the street and screened to minimize views of the loading area from the street and sidewalk. Loading areas should not be located on the side of a building which faces toward a residential use.~~
- ~~6. In multiple building complexes, buildings should be located to facilitate safe and comfortable pedestrian movement between buildings. On sites which are adjacent to other properties within the Community Retail Design District, building location should be chosen to facilitate pedestrian and vehicular connections to buildings on those adjacent properties.~~
- ~~7. In locations and districts specifically described in the Comprehensive Plan Urban Design Element Figure UD-1, consideration should be given to locating buildings closer to the public street with entrances to the buildings from the public sidewalk, with no intervening parking or driving area. Corner locations are particularly appropriate for this treatment.~~
- ~~8. Opportunities should be found for safe, convenient, and pleasant pedestrian connections to existing transit facilities. Where needed, shelters and lay bys for transit vehicles should be incorporated into the site development.~~

**20.251.050 Design Standards.**

**A. ~~Special~~ Corner Feature.**

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

**B. Building Design Standards.**

- ~~1. The design of buildings shall incorporate elements such as special architectural details, distinctive color schemes, special art and other features, which are sensitive to and enhance the surrounding area and serve to distinguish the complex from other retail complexes in the City.~~
- ~~12. The sides of a building which fac~~ing~~ toward a public street shall include public entrances to the building and windows to provide visual access to the activity within the building.~~
- ~~32. The sides of a building which fac~~ing~~ toward an adjoining property, but not toward a public street, shall include elements such as windows, doors, color, texture, landscaping, or wall treatment to provide visual interest and prevent the development of a long continuous blank wall.~~
- ~~43. Building design shall provide for architecturally integrated signage. Signs shall be in proportion to the development and oriented to the main direction access and to pedestrian movement. Signs shall meet the requirements of Chapter 22B.10 BCC, Sign Code.~~

**C. Site Design Standards**

1. Where a perimeter landscape area required under LUC 20.20.520.F may be relocated under Note (1) of that section, some or all of the relocated area shall be used to provide a landscaped courtyard. Any relocated landscape area shall be visible from the public street. The courtyard should be protected from wind on two sides and in sun during part of the day. Seating shall be provided.
2. The landscape design for the site shall include plantings which emphasize the major points of pedestrian and vehicular access to the site.
3. Site features such as fences, walls, refuse and recycle enclosures, and light fixtures shall be designed to be consistent with the scale and architectural design of the primary structure(s). Such site features shall be designed and located to contribute to the pedestrian environment of the site development
4. Loading areas shall not be located between the building and the street unless there is no alternative location possible. Loading areas, if located between the building and the street, shall be oriented away from the street and screened to minimize views of the loading area from the street and sidewalk. Loading areas shall not be located on the side of a building which faces a residential use.
5. In multiple-building complexes, buildings shall be located to facilitate safe and comfortable pedestrian movement between buildings. On sites which are adjacent to other properties within the Community Retail Design District, building location shall be chosen to facilitate pedestrian and vehicular connections to buildings on those adjacent properties.
6. Provide safe, convenient, and pleasant pedestrian connections to existing transit facilities. Where needed, shelters and lay-bys for transit vehicles shall be incorporated into the site development.

**D6. Internal Walkways.**

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

1. Walkways, of six feet in width minimum, shall be provided from the public sidewalk or right-of-way to the building. At a minimum, walkways shall be located to connect focus points of pedestrian activity such as transit stops and street crossings to the major building entry points.
2. Walkways shall be provided to connect with walkways or potential walkway locations on adjoining properties in the district to create an integrated internal walkway system along the desired lines of pedestrian travel. The width of the walkway ~~should shall be commensurate with the anticipated level of pedestrian activity along the connecting walkways~~ six feet unless otherwise approved by the Director.

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

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

...

**20.251.060 Additional design ~~standards~~ guidelines for the Neighborhood Mixed Use District.**

The following design ~~standards~~ guidelines apply to development in the Neighborhood Mixed Use (NMU) District in addition to the CRDD ~~guidelines contained in LUC 20.251.040 and the~~ standards contained in LUC 20.251.050:

**A. Site Development ~~Standards~~ Guidelines.**

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

**1. ~~Integrate~~ The Natural Environment.**

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

~~b. Guideline.~~ Site and building design should capitalize on existing significant elements of the natural environment, such as parks and open spaces, trails, riparian corridors and wetlands. Designs should also integrate new natural features, such as street trees, natural drainage systems and open space amenities for residents, employees and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth transition between the natural and built environments.

~~c. Recommended Standards.~~

- i. The following existing natural environments and connections ~~should~~ shall be protected and incorporated into new development or redevelopment:
  - (1) Active and passive gathering places and walkways oriented toward parks and open, natural spaces.
  - (2) Clear and ~~convenient~~ direct public access to open space amenities.
  - (3) Open spaces and/or access points to local and regional trails where feasible.
- ii. The minimum landscape development requirements of LUC 20.20.520 apply, and site development ~~should~~ shall maximize the retention of existing vegetation.
- iii. Where a perimeter landscape area required under LUC 20.20.520.F may be relocated under Note (1) of that section, some or all of the relocated area ~~should~~ shall be used to provide a landscaped courtyard. Any relocated landscape area ~~should~~ shall be visible

from the public street. The courtyard ~~should~~shall be protected from wind on two sides and in sun during part of the day. Seating ~~should~~shall be provided.

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

2. ~~Promote~~ Community Gathering.

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

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

~~eb. Recommended Standards.~~

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

ii. ~~Trees, shrubs, and plants~~Landscape design elements should shall define walkways, gathering spaces, and amenities.

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

iv. ~~If incorporating~~ public art, the design ~~of which shall~~:

~~(1) Responds or relates to the unique characteristics of the surrounding area;~~

~~(2) Utilizes~~ durable, vandal-resistant materials; and

~~(3) Ensures that the art will be designed to~~ age well.

3. ~~Build Compatible~~ Parking Structures and Lots.

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

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

~~eb. Recommended Standards.~~

- ~~i. — Parking structures should include space at the street level to accommodate uses when located adjacent to pedestrian walkways or public open space. In other areas, active ground floor uses facing streets or walkways are strongly encouraged.~~
- ii. Surface parking ~~must shall~~ be located behind the building and accessible via an internal street, alley, or shared driveway to minimize curb cuts.
- iii. Parking structures ~~should shall~~ feature the following elements:
  - ~~(1) Small openings that may be glazed to function as windows;~~
  - ~~(2) Stairways, elevators and parking entries and exits that occur at mid-block;~~
  - ~~(3) Single auto exit/entry control point to minimize number and width of driveway openings (entry and exit points may be separated); and~~
  - ~~(4) Vertical expression of building structure; and~~
  - ~~(5) Cladding to disguise sloped floors from the outside view.~~
- iv. Parking areas ~~should shall~~ be designed to minimize conflicts between pedestrian and vehicular movements. ~~Parking area landscaping should be used to define and separate parking, vehicular access, and pedestrian areas within parking lots.~~
- v. Parking lot landscaping ~~should shall~~ meet LUC 20.20.520 requirements for Type V landscaping. Any parking areas located along a street or pathway ~~should shall~~ be buffered by five feet of Type III landscaping per LUC 20.20.520.

B. Pedestrian Emphasis ~~Guidelines Standards.~~

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

1. ~~Enhance the~~ Pedestrian System.

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

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

~~eb. Recommended Standards.~~

- i. The pedestrian network ~~should shall~~ include:



- ~~(1) Direct pedestrian routes;~~
- ~~(2) Minimal curb cuts along pedestrian routes for pedestrian safety and comfort; internal drives between sites should be continuous; and~~
- ~~(3) Pedestrian routes that are safely integrated with the street system; and~~
- ~~(4) Maintain pedestrian access where rights-of-way have traditionally been located.~~
- ii. In multiple-building complexes, buildings ~~should~~ shall be located to facilitate safe and comfortable pedestrian movement between buildings. ~~Building location should be chosen, and~~ to facilitate pedestrian and vehicular connections to buildings on adjacent properties.
- ~~iii. The landscape design for the site should include plantings which emphasize the major points of pedestrian and vehicular access to the site.~~
- ~~iiiv.~~ Parking areas ~~should~~ shall include pedestrian walkways and be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping ~~should~~ shall be used to define and separate parking, access, and pedestrian areas within parking lots.
- iv. Vehicle access connections between properties are required except in instances where the Director determines they are infeasible or undesirable, due to topography, compliance with critical areas regulations, or where connections would create a pedestrian safety hazard.
- vi. Frequent and attractive connections between destinations through a well-connected network of streets and pathways ~~must~~ shall be provided and include the following:
  - (1) Planned streets that connect with surrounding streets to permit the convenient movement of traffic between residential neighborhoods and to facilitate emergency access and evacuation.
  - (2) An integrated and connected network of streets to provide direct walking route options, orientation, a sense of place, and multiple travel route options.
  - (3) Where a proposed development abuts land that may be subdivided, provide street stubs that extend the street system into the surrounding area.
- vii. Internal streets ~~must~~ shall meet the following requirements:
  - (1) Landscape allows visibility and access and does not block pathway.
  - (2) Walkways, of six feet in width minimum, ~~should~~ shall be provided from the public sidewalk or right-of-way to the building. At a minimum, walkways ~~should~~ shall be located to connect focus points of pedestrian activity such as transit stops and street crossings to the major building entry points.
  - (3) Walkways ~~should~~ shall be provided to connect with walkways ~~or potential walkway locations~~ on adjoining properties in the district to create an integrated internal walkway system along the desired lines of pedestrian travel. The width of the

walkway ~~should be commensurate with the anticipated level of pedestrian activity along the connecting walkway shall be a minimum of six feet width unless otherwise approved by the director.~~

~~vii.~~ Weather protection of the building walkway ~~should~~ shall be provided at the entrance.

C. Architectural ~~Guidelines~~ Standards.

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

1. ~~Provide Interesting Building~~ Massing.

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

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

~~eb. Recommended~~ Standards.

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

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

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

~~2. Create Attractive Building Silhouettes and Rooflines.~~

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

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

~~c. Recommended.~~

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

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

- ~~(1) Vertical architectural expressions of important building functions such as entries.~~
- ~~(2) Varied roofline heights.~~
- ~~(3) Well-detailed cornices that have significant proportions (height and depth) and create visual interest and shadow lines.~~
- ~~(4) Green roofs or rooftop terraces.~~

~~32. Promote Welcoming Residential Entries.~~

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

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

~~eb. Recommended Standards.~~

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

- ~~(1) Moderate change of grade (two to five feet is preferred) from sidewalk level to entry<sub>i</sub>.~~
- ~~(2) Provision of a porch or deck at least six feet wide by four feet deep. A covered porch is preferred<sub>i</sub>.~~
- ~~(3) Private open space at least 10 feet wide<sub>i</sub>.~~
- ~~(4) A low fence, rail, or planting two to four feet high. (This option is recommended in combination with any of the above.); or~~
- ~~(5) Other transition design measure(s) that adequately protects the privacy and comfort of the residential unit and the attractiveness and usefulness of the pathway at least as effectively as a combination of the above, as determined by the Director.~~

~~ii. Lobby entries to multifamily buildings should shall provide:~~

- ~~(1) Doors combined with transom windows or side lights.~~
- ~~(2) Durable, high-quality metal door hardware; and.~~
- ~~(3) Doors accessed from canopy-covered entries Weather protection.~~

~~4.—Promote Visually Interesting Upper Floor Residential Windows.~~

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

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

~~c.—Recommended.~~

~~i.—Windows should feature the following:~~

~~(1) Multiple window lights or divisions;~~

~~(2) Operable windows;~~

~~(3) Trim around framed openings; and~~

~~(4) Windows recessed from building façade, not flush.~~

~~53. Design Inviting Retail and Commercial Entries.~~

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

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

~~c. Recommended Standards.~~

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

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

~~iii. Entrances ~~should shall~~ feature ~~one or more some~~ of the following elements:~~

~~(1) Doors with a minimum of 50 percent window area; ~~And/or~~~~

~~(2) Building lighting that emphasizes entrances.~~

~~(3) Doors combined with special architectural detailing and hardware.~~

~~(4) Large cafe or restaurant doors that open the street to the interior by pivoting, sliding or rolling up overhead.~~

~~64. Provide Inviting Ground Floor Retail and Commercial Windows.~~

a. Intent. Use transparency to enhance visual interest and to draw people into retail and commercial uses, and provide views inside and outside.

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

~~eb. Recommended Standard.~~ Clear window glazing that provides visual access to the activity within the building ~~should shall~~ be provided on ground floor ~~façades facades~~.

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**Part 20.25J Medical Institution District**

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**20.25J.070 Streetscape design ~~standards requirements~~.**

**A. Sidewalks.**

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**2. Street Trees and Plantings.**

- a. The property owner shall install street trees and plantings, in addition to any landscaping required by LUC 20.25J.060. Appropriate tree species will be ~~selected from the street tree and plantings lists in 20.25A.110.A.1 and 20.25D.B.3 and approved determined~~ through the Master Development Plan or ~~where Master Development Plan approval is not required, through~~ Design Review ~~where Master Development Plan approval is not required~~.
- b. The area in which street plantings are installed must be located between the street and the sidewalk unless precluded by existing utilities which cannot reasonably be relocated. Required street trees together with shrubbery, groundcover and other approved plantings must be placed in a planter strip along the length of the frontage. Where feasible, bioretention swales and planters may be located within the planter strip. The planter strip must be at least four feet wide unless a smaller strip is approved by the Director. Vegetation included in the planter strip shall be ~~urban in character, shall be~~ compatible with other plantings within the property and along the same street, ~~and shall reflect the character of the area in which they are planted~~. Designs should prioritize the selection of native species.

**B. Gateways.**

...

3. Gateway location, conceptual design and installation phasing will be approved through the Master Development Plan or ~~where Master Development Plan approval is not required, through~~ Design Review ~~where Master Development Plan approval is not required~~. Gateway design details will be approved through the Design Review process (refer to LUC 20.25J.080.B for applicable Design ~~Guidelines Standards~~).

**C. Pedestrian Bridges.**

...

4. Development Standards for All Pedestrian Bridges (Including Those Utilized for the Transport of Patients). Each proposed pedestrian bridge must be developed in compliance with the following standards:

- a. ~~The bridge provides a graceful connection between buildings on each side of the street.~~ The bridge may be unenclosed; however, if the bridge is fully enclosed or partially enclosed, the applicant shall demonstrate that it is necessary for weather protection and that 80 percent of the linear feet of the bridge have windows for visual access for bridge users to the streetscape below;

**20.25J.080 Design review ~~guidelines~~standards.**

In addition to the decision criteria in LUC 20.30F.145, the following criteria apply:

**A. General ~~Guidelines~~Standards.**

Each structure and all proposed site development must comply with the approved Master Development Plan, where required. If the application for Design Review contains elements inconsistent with the approved Master Development Plan, the Director may not approve the Design Review until any required Master Development Plan is amended to include those elements.

**B. Site Design ~~Guidelines~~Standards.**

1. Develop site improvements and amenities consistent with the phasing approved in a Master Development Plan;
2. Provide visual and functional connections between uses and adjacent developments within the District by incorporating areas of vegetation, outdoor spaces, plaza and seating areas, and pedestrian connections;
3. Provide outdoor spaces to ~~promote provide visually pleasing, safe and healing/calming environments~~rest areas for workers, patients, and visitors. Solar access to and from the open space areas ~~should shall~~ be ~~considered and~~ maximized to the extent feasible;
4. Enhance the buildings and site with landscaping ~~which includes including living plants material as well as special, varied~~ pavement treatments, trellises, screen wall planters, water, rock features, ~~and or~~ site furniture;

~~5. Convey an image of public use and identify each major medical institution within the Medical Institution District as a prominent landmark in the community through the location and configuration of major structures, gateways and landscaping;~~

~~6. Functionally relate the structures and site layout, including landscaping, gateways, internal circulation patterns, pedestrian connections, plazas and seating areas and provide physical connections to adjacent site development;~~

~~7. Locate vehicle entry points in safe, obvious and convenient locations to promote simple way-finding for new visitors;~~

~~8~~5. Provide ~~obvious and inviting~~ pedestrian routes. ~~Design connections to that~~ form logical direct routes ~~from between~~ origins ~~to and~~ destinations. Use trees and landscaping to provide definition and enclosure for pedestrian connections;

~~9. Coordinate vehicular and pedestrian access which minimizes interaction and avoids creation of unsafe crossings. Maximize the separation of vehicular traffic from pedestrian areas by means of level changes, space and distance or landscaping;~~

~~106.~~ Locate vehicle drop-off areas in close proximity to building entries;

~~117.~~ Gateways and ~~o~~Outdoor ~~s~~spaces ~~i~~interior to the ~~s~~Site ~~shall~~:-

a. ~~Design and locate outdoor spaces and gateways as part of Form~~ a comprehensive system of spaces in the Medical Institution District;

b. ~~Design o~~Outdoor spaces ~~to be handicapped accessible~~shall be designed to comply with the Americans with Disabilities Act;

c. ~~Design outdoor spaces and gateways to include landscaping features,~~ seasonal color planting areas, sculptures, ~~and~~ or water features;

d. ~~In designing outdoor spaces and gateways, consider the following:~~

~~i. Orientation. Orient to sunlight to the maximum extent feasible and p~~provide good physical and visual access to the sidewalk or walkway, so that the space is perceived as an extension of the sidewalk.;

~~ii. Dimensions. Size is adequate for seating, planting, etc., but not so large as to appear barren and uninviting.~~

~~iii. Seating. e.~~ Provide seating ~~at comfortable height and depth, and appropriate arrangement appropriate~~ for both single and group users.;

~~df. iv. Pavement. Use nonglare, and nonslip, and safe surface materials.;~~

~~g. Include v.~~ ~~Trees and p~~Plantings: ~~that allow Consider provision for shade and sun. Use to create space and define human scale, and p~~Provide protection from wind.;

~~fh. Provide vi. Amenities. Use pedestrian-scaled lighting, fountains or other water features, litter receptacles, and sheltered waiting areas.~~

~~vii. Physical Access. Ensure ready physical as well as visual access with special attention to elevation differences.~~

~~viii. Enclosure. Use landscaping or structure to provide a sense of enclosure, while ensuring visual access for safety;~~

~~128.~~ Recognize the transportation and recreation uses under consideration for the Burlington Northern Santa Fe Railroad right-of-way and provide pedestrian and bicycle connections from private development adjacent to the corridor, when appropriate, to preserve the opportunity for future multi-modal transportation access.

C. Building Design ~~Guidelines~~Standards.

- ~~1. Each structure must promote quality design and enhance the coordination of development within the Master Development Plan for multiple building developments. Materials, finishes, and details should be superior in quality;~~
- ~~2. Design roof forms and building massing that create a visual identity for the institution through interesting and unique shapes. In the Medical Office Development Area, buildings above 75 feet should provide a distinctive identity and sculptural effect on the campus skyline by shaping the upper floors through setbacks and by utilizing distinctive and integrated rooftop appurtenances;~~
- ~~3. Ensure that vegetation, unique architectural forms and materials are the predominant image from the freeway by giving special attention to the structures facing freeway corridors;~~
14. ~~BAvoid blank facades on buildings facing I-405 and associated access ramps shall be avoided where feasible. Generally, a blank facade would consist of predominantly windowless areas. If~~ such facades are necessary for functional reasons, they ~~should~~ shall be mitigated by the addition of planting, modulation, materials variation, artwork, or other features;
- ~~52. Minimize the visual impacts of parking by integrating parking facilities shall be integrated into the site and with surrounding development;~~
- ~~63. Locate service areas for trash dumpsters, loading docks, and mechanical equipment shall be located~~ away from public rights-of-way where possible. Screen views of those elements if they cannot be located away from public frontages; and
74. Incorporate weather protection and pedestrian amenities for transit facilities.

D. **Street Frontage Design Guidelines Standards Applicable to Medical Office and Hospital Perimeter Development Areas (DA2 and DA3) Sidewalks.**

1. Avoid blank facades on buildings located on the perimeter of the Medical Institution District or on buildings that are highly visible from public rights-of-way. ~~Generally, a blank facade would consist of~~ a windowless area that is larger than 1,000 square feet. If such facades are necessary for functional reasons, mitigation shall be provided through addition of planting, modulation, materials variation, artwork or other features that would cover at least 50 percent of the blank facade area unless a smaller coverage area is permitted through a Master Development Plan or Design Review where Master Development Plan approval is not required;
2. Provide ground floor building elements that are accessible and comfortable to pedestrians through use of human-scale design elements, such as recessed entries, entrance canopies, planters, benches, variations in paving materials and lighting features; ~~and~~
3. Provide weather protection through use of sheltered walkways or sidewalks, canopies, multiple building entrances, lobbies and entries of sufficient size and accessibility; ~~and~~
- ~~4. Design entries to be clearly identifiable from the public rights-of-way adjacent to the Medical Institution District.~~

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Part 20.25L Office and Limited Business-Open Space (OLB-OS) District.

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20.25L.040 Design standards in OLB-OS Districts.

A. Building Design Standards.

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

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

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

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Part 20.25N Camp and Conference Center District

20.25N.030 Design Review required

Design Review pursuant to Part 20.30F LUC shall be required for any proposed development in a CCC District, except for freestanding structures proposed for religious activities which will be reviewed through the Conditional Use Review process. Modifications or additions to an approved Design Review in a CCC District shall be governed by LUC 20.30F.175. The dimensional requirements, ~~other and~~ development standards, ~~and design guidelines~~ of this part shall be ensured through the Design Review process.

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20.25N.050 Dimensional requirements.

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Notes:

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(5) The front yard setback for retail/service/commercial uses is zero feet. These uses are subject to LUC 20.25N.080.D, Building Design ~~Guidelines-Standards~~ – Retail/Service/Commercial Uses.

...

20.25N.080 Design ~~standards~~ Guidelines.

~~In addition to the decision criteria in LUC 20.30F.145, the following guidelines apply:~~

A. General ~~Guidelines~~ Standards.

Each structure and all proposed site development must comply with the approved MDP. If an application for Design Review (when required) contains elements inconsistent with the approved MDP, the Director may not approve the Design Review until the required MDP is amended to include those elements.

B. **Site Design ~~Guidelines~~Standards.**

1. Develop site improvements and amenities consistent with the phasing approved in an MDP.
2. Provide visual and functional connections between uses within the CCC District by incorporating areas of vegetation, outdoor spaces and pedestrian connections.
3. Consider surrounding vegetation, topography, street patterns, parking configuration and building massing ~~in order~~ to result in a compatible fit between proposed development and adjacent non-CCC residential development.

...

C. **Building Design ~~Guidelines~~Standards – All Uses.**

1. Materials, finishes, and details ~~should~~ shall be complementary ~~to~~ each other and be consistent with the design intent of the MDP;

D. **Building Design ~~Guidelines~~Standards – Retail/Service/Commercial.**

In addition to the building design ~~guidelines~~ standards in subsection C of this section, buildings intended to house retail, service, or commercial uses shall comply with the following design ~~guidelines~~ standards:

1. Provide ground floor building elements that are accessible and comfortable to pedestrians through use of human-scale design elements, such as recessed entries, entrance canopies, planters, benches, variations in paving materials, and lighting features;
2. ~~Consider~~ Incorporate weather protection in the site interior through use of sheltered walkways or sidewalks; and
3. Design entries to be clearly identifiable from public rights-of-way adjacent to the CCC District or from a pedestrian walkway connected to a public right-of-way.

...

**Part 20.25P Eastgate Transit Oriented Development Land Use District**

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**20.25P.020 Review required.**

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B. **Master Development Plan.**

1. Scope of Approval. Master Development Plan review (Part 20.30V LUC) is a mechanism by which the City shall ensure that the site development components of a multiple-building or phased single-building proposal are consistent with the Comprehensive Plan and meet all applicable site development standards ~~and guidelines~~. Design, ~~character~~, architecture, and amenity standards

~~and guidelines~~ shall be met as a component of the Design Review (Part 20.30F LUC). Master Development Plan approvals required pursuant to subsection B.2 of this section shall identify proposed building location(s) within the project limit and demonstrate compliance with the following site development ~~requirements, standards, and guidelines~~:

...

g. Site development ~~guidelines standards~~ pursuant to LUC 20.25P.100.B.

...

C. Design Review.

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

~~2.1. When Required. All development within the EG-TOD shall be reviewed by the Director through Design Review (Part 20.30F LUC).~~

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

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20.25P.070 Landscape development and fence standards.

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B. Street Frontage Landscape Development Requirements.

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2. Street Trees and Landscaping – Perimeter

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

20.25P.080 Parking, circulation, and internal walkway requirements.

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C. Parking Structure Performance Standards.

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

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

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20.25P.100 Design ~~guidelinesstandards~~.

A. Introduction

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

Each ~~individual guideline-standard~~ provides the following detail:

1. Intent. ~~An initial concise statement of~~Explanatory text describing the objective of the ~~guidelinesstandard.~~
- ~~2. Guideline. Explanatory text describing the details of the guideline.~~
- ~~2.3. RecommendedStandards. Standards and textual and photographic examples of~~Requirements for development consistent with the intent ~~of the guideline.~~

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

B. ~~Character and Site~~ ~~GuidelinesStandards~~.

Purpose. These guidelines address the qualities that make the EG-TOD unique. They describe what makes the area a special, distinct place, not simply a group of individual buildings and streets. As a gateway for the City of Bellevue, with visibility from the 1-90 corridor, Eastgate demonstrates both the urban and the green elements of the City in a park theme, and is important to achieving the vision of the Mountains to Sound Greenway. A sense of arrival, and views of urban development against a green forested backdrop, characterize the area.

1. ~~Integrate T~~the Natural Environment.

- a. Intent. ~~Integrate new landscape areas, sustainable design elements, natural drainage/LID features, and green open spaces. Reinforce existing linkages, and orient buildings to Eastgate's natural and landscaped features.~~
- ~~b. Guideline.~~ Site and building design should capitalize on existing elements of the natural environment, such as habitat corridors, preserved and enhanced critical areas, the Mountains to Sound Greenway (MTS), and other trail connections with Bellevue College, the Eastgate Park and Ride, and other points of interest.
- Designs should also integrate new natural features, such as pedestrian connections, street trees, natural drainage systems/LID features, and open space amenities for residents, employees and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth transition between the natural and built environments.
- ~~b.c. Recommended Standards.~~
- i. The following existing natural environments and connections ~~should~~ shall be protected and incorporated into new development or redevelopment:
- (1) Clear and convenient public access to open space amenities.
  - (2) Views of urban elements against the green, forested backdrop of the hillside.
  - (3) Open spaces ~~and~~ or access points to the Mountains to Sound Greenway Trail.
- ii. The landscape development requirements of LUC 20.25P.070 shall apply.
- iii. New buildings should be sited and oriented to take ~~maximum~~ advantage of adjacent community facilities, and natural areas and open spaces.
- ~~iv. Architectural elements should use materials, colors and forms that are harmonious with the natural surroundings.~~
- ~~iv. The MTS trail should be identified as an asset to new development and redevelopment through the provision of complementary open spaces and access points, As Signage and other design elements that raise awareness and use of the MTS trail shall be provided.~~
- ~~vi. Green walls, green roofs, rain gardens and abundant landscaping are encouraged on and around buildings visible from the 1-90 corridor, to promote Eastgate's natural character.~~
- ~~vii. Rain gardens, modular wetlands, and stormwater planters pursuant to Bellevue Utilities Department Engineering Standards Chapter D9, now or as hereafter amended, are encouraged.~~
- ~~viii. Developments and design features that promote environmental sustainability such as low impact development, preservation and enhancement of critical areas, and energy efficiency are encouraged.~~
2. Enhance the Pedestrian System.

- a. Intent. ~~Prioritize the pedestrian by eliminating barriers and ensuring that walking routes are convenient, direct and pleasant.~~
- ~~b. Guideline.~~ Pedestrian routes should be attractive, easy to use and encourage walking and activity. Sidewalks should be continuous, avoiding interruptions such as vehicle curb cuts or changes in direction or grade. The portion of the sidewalk dedicated to walking should be free of barriers such as utility poles, newspaper boxes, cafe tables and chairs, permanent planters, mechanical equipment, waste and recycling receptacles, tree grates or other obstructions and clutter.
- ~~eb. Recommended Standards.~~
  - i. The pedestrian network ~~should~~ shall include:
    - (1) Required local streets meeting the standards of LUC 20.25P.090. Refer to the figure in LUC 20.25P.090.A.3.
    - (2) The pedestrian hill climb and plaza that connect the EG-TOD to Bellevue College.
    - ~~(3) Pedestrian routes that are safely integrated with the street system.~~
    - ~~(4) Limited curb cuts along pedestrian routes for pedestrian safety and comfort.~~
    - ~~(5) Pedestrian access that maintains travel routes where rights of way have traditionally been located.~~
  - ii. Parking structures shall be linked to the public right-of-way, include pedestrian walkways, and comply with the parking structure performance standards of LUC 20.25P.080.
  - iii. Pedestrian access connections to the Eastgate Park and Ride area ~~should~~ shall be coordinated with and connect to all areas of the EG-TOD.
  - iv. Pedestrian walkways ~~should~~ shall meet the following requirements:
    - (1) Proposed pathway ~~is sufficiently wide to accommodate the intended number of users shall be a minimum of four feet.~~
    - ~~(2) Landscape allows visibility and access and does not block pathway.~~
    - ~~(3) Walkways paved with high-quality, durable materials, such as brick or stone.~~
    - ~~(4) Pedestrian-scale lighting should be provided on all sidewalks and pathways.~~
- 3. ~~Establish and Strengthen~~ Gateways.
  - a. Intent. ~~Use architectural and landscape elements to mark transitions and entrances.~~
  - ~~b. Guideline.~~ Eastgate serves as a gateway into Bellevue and should utilize architectural and landscaping elements to mark transitions and entrances. Entrances should be celebrated at many levels. Pedestrians, cyclists, transit passengers, and motorists should experience a

sense of “entering” or moving into the area. Some of the key gateways are listed below, although additional areas not listed here may also receive a gateway treatment.

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

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

~~eb. Recommended Standards.~~

- i. ~~The Proposed gateways shall utilize one or more of the~~ following types of gateway treatments ~~are encouraged~~:
  - (1) Adjacent buildings designed to emphasize presence and importance of gateways. Use ~~special architectural treatment detailing~~ to further provide prominence to open spaces associated with gateways.
  - (2) ~~Architectural~~ freestanding ~~structural~~ elements to emphasize the gateways in any identified plazas and open spaces. ~~Structural elements using artistic elements to elevate the importance of the identified gateways.~~
  - (3) Signage, landscaping, and lighting, used to identify visual and physical gateways.
  - (4) Markers or inlaid art treatment in sidewalk paving to strengthen sense of entry into the EG-TOD area.
  - (5) Design elements that indicate a change or separation in transportation modes, such as a change from auto to pedestrian areas.
4. ~~Create a Variety of Activated~~ Outdoor Spaces.
  - a. Intent. ~~Provide comfortable and inviting outdoor spaces for a variety of activities during all hours and seasons.~~
  - ~~b. Guideline.~~ Inviting outdoor gathering spaces that maximize opportunities for ~~year-round~~ use should be incorporated throughout the EG-TOD area. Outdoor spaces should be spatially well-defined, inviting, secure, and easy to maintain. They should provide space for both active and passive recreation for residents and visitors to the area. All areas should be welcoming to pedestrians and designed to accommodate special events.

~~eb. Recommended Standards.~~

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

- ii. Pedestrian walkways and courtyards ~~should~~ shall be incorporated into residential or office development areas.
- iii. Courtyards, squares and plazas ~~should~~ shall be adjacent to active ground floor uses wherever possible.
- iv. Public spaces ~~should~~ shall be defined with materials such as pavers, street furniture, textural materials, and colored concrete.
- v. ~~Trees, shrubs, and plants~~ Landscape design elements ~~should~~ shall be used to define walkways, and create transitions from the plaza to the street ~~and provide visual interest.~~
- vi. Buildings ~~may~~ shall surround existing or proposed green spaces ~~to provide visual definition and vitality generated by active ground floor uses.~~
- ~~vii. Structures, pavilions and seating areas should be easily accessible and feel safe and secure during both day and evening hours. Spaces that are usable and inviting in all seasons are encouraged.~~
- ~~viii. Spaces should be designed to consider solar orientation throughout different times of the year. Spaces should be oriented to optimize exposure to winter sun, while providing areas of relief from summer sun exposure. Vegetation placed in these spaces should be suited to the anticipated level of solar access.~~

C. Pedestrian Emphasis ~~Guidelines~~ Standards.

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

1. ~~Define~~ the Pedestrian Environment.

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

~~b. Guideline.~~ The most important part of a building to a pedestrian is its ground floor, the lowest 20 feet of the ~~façade~~ façade, which a person experiences walking past or entering the building. This pedestrian experience zone should provide a continuous and comfortable street edge for the pedestrian.

Ground floor building transparency should foster interaction between the public and private realms.

~~eb. Recommended~~ Standards.

- i. The following design elements ~~should~~ shall be incorporated into buildings that front on required local streets. Refer to the figure in LUC 20.25P.090.A.3.
  - (1) Building entrances that are directly accessible from the public street.
  - (2) Transparent windows or window displays at the street level.



- ii. Buildings and streetscapes ~~should~~ shall incorporate the following elements to better define the pedestrian environment:
  - (1) Continuous buildings along a street front that frame the pedestrian portion of the right-of-way.
  - (2) Walls that use a variety of forms, colors and compatible cladding materials to ~~create visual interest and street detail and~~ avoid uniform treatment of the entire block face.
  - (3) ~~Façades-Facades~~ that provide ~~a rhythm~~ articulation at the street level by using bays, columns, pilasters or ~~other articulation at the street level~~ treatments.
  - ~~(4) Careful selection and coordination of streetscape furnishings, materials, and fixtures to create a cohesive streetscape design that relates to surrounding architectural details.~~
  - ~~(5)~~ Signs and lighting at the ground level that complement the human scale.
- 2. ~~Protect~~ Pedestrians ~~from~~ and the Elements.
  - a. Intent. Provide pedestrians with weather protection on routes between the Eastgate Park and Ride and development in the TOD.
  - ~~b. Guideline. Awnings, canopies, and marquees are encouraged along the ground floor of buildings to protect pedestrians from rain and snow and to provide shade in summer.~~
  - ~~eb. Recommended Standards.~~ The design of weather protection ~~should~~ shall be an integral component of the building ~~façade~~ facade. Awnings ~~should~~ shall be in proportion to the building and sidewalk, and not so large as to impact street trees, light fixtures, or other street furniture. Continuity of overhead protection is encouraged, particularly along high pedestrian travel routes.
    - i. Weather protection shall be continuous, following the pattern of storefronts.
    - ~~ii. Weather protection should be continuous.~~ Pedestrian weather protection ~~should~~ shall include at least one of the following:
      - (1) Fabric awnings;
      - (2) Marquees;
      - (3) Horizontal metal canopies, especially if transom or clerestory windows are above storefront glazing; or
      - (4) Glazed canopies.
    - ~~ii. Weather protection should follow the pattern of storefronts.~~
- 3. ~~Integrate~~ Art.
  - a. Intent. ~~Art in the EG TOD area should complement the context and character of a site, building or the district as a whole. Art should be integrated at gateways.~~

~~b. Guideline.~~ Large scale art in both public and private applications should bring focus to an outdoor space while small scale pieces should bring detail to the pedestrian realm surrounding a building or site. ~~At any scale, art should not overwhelm outdoor spaces or render buildings mere backdrops. Art in the EG-TOD area should complement the context of a site or building and should be integrated at gateways.~~ Art should not be used as advertising.

~~eb. Recommended Standards.~~

i. ~~Incorporate Proposed~~ public art ~~the design of which shall:~~

- ~~(1) Responds or relates to the unique characteristics of the EG TOD area;~~
- ~~(2) Emphasizes~~ the presence and location of gateways;
- ~~(3) Utilizes~~ durable, vandal-resistant materials; ~~and~~
- ~~(4) Ensures~~ that the art will age well; ~~and-~~
- (4) Be designed for the building or site.



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

- ~~(1) Art which is designed for the building or site; and~~
- ~~(2) Functional or interactive artwork.~~

4. ~~Provide~~ Places for Stopping and Viewing.

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

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

~~eb. Recommended Standards.~~

- i. The following elements ~~should~~shall be incorporated into public spaces:
  - (1) Formal benches and informal seating such as wide steps, edges of landscape planters and low walls;
  - (2) More seating near active retail establishments such as outside eating and drinking establishments and food vendors; and
  - (3) Seating adjacent to pedestrian walkways; ~~;~~
  - ~~(4) Places for stopping and viewing adjacent to and within open spaces, plazas, and courtyards; and~~
  - ~~(5) A sense of separation from vehicular traffic.~~
- ii. ~~The following open space amenities should be incorporated into public spaces in a manner that relates to the surrounding context and meet the needs of expected users:~~
  - ~~(1) Protection from noise, access to sun, and places to sit and eat lunch;~~
  - ~~(2) Play spaces, gathering and event spaces and seating for retail shoppers; and~~
  - ~~(3) Ground-level open spaces that are open to the public and visually and physically accessible from streets and occupied buildings.~~

D. **Architectural ~~Guidelines~~Standards.**

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

1. ~~Use~~High-Quality Materials.
  - a. Intent. ~~Create a sense of permanence and bring life and warmth to the EG TOD area through the use of high-quality building materials, while promoting the use of locally sourced and sustainable building materials.~~
  - ~~b. —Guideline.~~ Wall and building materials ~~must~~should enhance the street environment while maintaining compatibility with adjacent buildings. Materials should show depth, quality and durability. It should be apparent that the materials have substance and mass, and are not artificially applied only to the building's surface. Durable, high-quality materials are particularly important at the base of buildings where storefronts face sidewalks or open space.
  - ~~c. —Recommended~~Standards.
    - ~~i. —The following materials or measures should be incorporated:~~

- ~~(1) Use high-quality and durable, natural materials such as glass, aluminum, steel, brick, stone, terra cotta, and wood, and other high-quality materials, such as finished concrete, and cement stucco. Local materials are preferred;~~
- ~~(2) Varied yet compatible cladding materials; and~~
- ~~(3) Articulated window and storefront trim.~~
- ii. Facade articulation shall incorporate materials that demonstrate depth and durability, providing a varied void to solid ratio.
- iii. Concrete, masonry, or other similarly durable material is required within 18 inches of grade when adjacent to a public sidewalk, path, or drive aisle to provide a durable surface where damage is most likely.
2. ~~Promote~~ Architectural Compatibility.
- a. Intent. ~~New buildings should contribute to the quality and character of the character and context of the area~~
- ~~b. Guideline.~~ Buildings should relate to nearby buildings, with similar design characteristics. However, some degree of variation in architectural elements and design is encouraged to avoid visual monotony. The building's form, materials, and colors should enhance, not detract from, the area's overall character. Development that is visible from I-90 should incorporate the wooded corridor adjacent to Bellevue College by using striking forms and elements that highlight these natural features.
- ~~c. Recommended Standards.~~
- i. Buildings ~~should shall~~ exhibit the following:
- ~~(1) Architectural elements used at a scale and level of detailing proportionate to the size of the building.~~
- ~~(2) Forms, proportions, rhythms, materials, colors and architectural motifs that are suggested by and complement adjacent buildings and the natural environment of the adjacent habitat;~~
- ~~(3) Site features, such as fences, walls, and light fixtures, should shall be consistent with the scale and architectural design of the primary structure; and~~
- ~~(4) Refuse and recycling receptacles should shall be enclosed within the building. If enclosing in the building is not feasible, then the receptacles should shall be wrapped or complementary to street furnishings.~~
3. Building Massing.
- a. Intent. ~~Use architectural features to break down the mass and scale of buildings to create a comfortable sense of enclosure with an uninterrupted street edge.~~

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

~~eb. Recommended Standards.~~

- ~~i. Long expanses of building frontage should be broken down both horizontally and vertically.~~ Buildings with nonresidential uses on the ground floor ~~should~~ shall have articulation features at approximately 50 feet or less along the street front to create a pattern of small storefronts; and
- ~~ii. Buildings should~~ features shall exhibit a vertically articulated tripartite ~~façade~~ façade division – base, middle and top for buildings over five stories.
- ~~iii. Vertical articulation of windows, columns and bays is encouraged.~~
- ~~iv. Building massing should maximize solar access to publicly accessible open spaces, especially for lunchtime sunlight. Building massing should also utilize solar orientation to maximize winter passive heating gains and minimize summer cooling needs.~~

~~4. Create Attractive Building Silhouettes and Roof Lines.~~

- ~~a. Intent. Building roof lines should enliven the pedestrian experience, provide visual interest with details that create forms and shadows, and create a distinct identity for the EG TOD area.~~
- ~~b. Guideline. A building's silhouette should be compatible with the intended character of the area and enhance the streetscape.~~
- ~~c. Recommended.~~
  - ~~i. Buildings visible from I-90 should have a distinctive silhouette to create a unique identity within Eastgate and announce the entry into Bellevue.~~
  - ~~ii. Buildings should incorporate a combination of the following elements:
    - ~~(1) Vertical architectural expression of important building functions as entries;~~
    - ~~(2) Varied roof line heights;~~
    - ~~(3) Green roofs or rooftop terraces; and~~
    - ~~(4) Well-detailed cornices that have significant proportions (height and depth) and create visual interest and shadow lines.~~~~

~~5.4. Foster Attractive Rooftops.~~

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

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

~~b.e. Recommended Standards.~~

- ~~i. Rooftop terraces, gardens, open spaces, and other features, where feasible, shall be integrated into the overall building design; and A green roof or rooftop terraces and gardens should be provided and should:~~
  - ~~(1) Reduce and treat stormwater runoff; and~~
  - ~~(2) Provide habitat for local species.~~
- ii. Rooftop mechanical equipment ~~should~~ shall be fully screened, accommodated within the maximum height limit and integrated into the building's architectural style.

~~65. Promote Welcoming Residential Entries.~~

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

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

~~b.e. Recommended Standards.~~

- i. Lobby entries to multifamily buildings and individual units at the street level ~~should~~ shall provide:
  - (1) Pedestrian weather protection at entries.
  - (2) Transparent doors, windows, or glazing near the door; and
  - ~~(3) Double or multiple doors.~~
  - (4) Visibility and security. Entrances ~~should~~ shall be visible from the street or pedestrian path and located in areas with high pedestrian activity or where residents can view the entry.
- ~~ii. Entries are encouraged to feature the following:~~
  - ~~(1) Doors combined with transom windows or side lights.~~
  - ~~(2) Durable, high-quality metal door hardware.~~
  - ~~(3) Doors accessed from weather-protected entries.~~

~~7. Promote Visually Interesting Upper Floor Residential Windows.~~

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

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

~~c.—Required or Recommended.~~

~~i.—Windows should be:~~

~~(1) Operable.~~

~~(2) Recessed from building façade, not flush.~~

~~(3) Broken into multi-planes.~~

~~86. Design Inviting Retail, Office, and Commercial Entries.~~

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

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

~~eb. Recommended Standards.~~

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

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

~~iii. Entrances should shall feature some one or more of the following elements:~~

~~(1) Doors with a minimum of 50 percent window area.~~

~~(2) Building lighting that emphasizes entrances.~~

~~(3) Doors combined with special architectural detailing and door hardware.~~

~~(4) Double or multiple door entries.~~

~~(5) Large cafe or restaurant doors that open the street to the interior by pivoting, sliding or rolling up overhead.~~

~~9.—Activate and Emphasize Corners.~~

~~a.—Intent. Use corner entries to reinforce intersections as important places for pedestrian interaction and activity.~~

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

~~c. Recommended.~~

~~i. Primary building entrance located at corner is recommended.~~

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

~~(1) Weather protection, special paving and building wall lighting.~~

~~(2) Architectural detailing such as materials, colors, and finishes as long as such details do not provide visual and physical obstructions.~~

~~710. Provide Inviting Ground Floor Retail and Commercial Windows.~~

~~a. Intent. Use transparency to enhance visual interest and to draw people into retail and commercial uses, and provide views inside and outside.~~

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

~~eb. Recommended Standards.~~

~~i. Use clear window glazing that provides visual access to the activity within the building should be provided on the ground floor building ~~façades~~ façades facing required local streets and public open space.~~

~~ii. Ground floor façades ~~On other internal streets, commercial ground floors should shall feature include some amount of transparent windows on the ground floor façades;~~ and~~

~~iii. Incorporate window types appropriate for the proposed use such as operable windows, transom windows, and/or other varied glazing combinations.~~

~~The following window types are encouraged:~~

~~(1) Operable windows that open by pivoting, sliding or shuttering for restaurants and cafes.~~

~~(2) Painted wood, metal, and tile or stone-clad panels below windows.~~

~~(3) Transom windows.~~

~~118. Build Compatible Parking Structures and Surface Parking.~~

~~a. Intent. Use design elements to enhance the compatibility of parking structures with the EG-TOD streetscape.~~

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



eb. Recommended Standards.

- i. Surface parking ~~should~~ shall be located behind the building and accessible via an alley or shared driveway (if applicable) to minimize curb cuts.
- ii. Parking structure façades visible from I-90, high-use pedestrian areas, or adjacent residential zones but not fronting on a local street or public open space ~~should~~ shall feature ~~green walls or other~~ screening devices for the wall mass ~~as approved by the Director.~~
- iii. Parking structures ~~should~~ shall feature the following elements:
  - ~~(1) Small openings that may be glazed to function as windows.~~
  - ~~(2) Stairways, elevators and parking entries and exits that occur at mid-block.~~
  - ~~(3) Single auto exit/entry control point to minimize number and width of driveway openings (entry and exit points may be separated).~~
  - ~~(4) Vertical expression of building structure.~~
- iv. Parking areas should be designed to minimize conflicts between pedestrian and vehicular movements. ~~Parking area landscaping should be used to define and separate parking, vehicular access, and pedestrian areas within parking lots.~~
- v. Parking areas shall include plantings using trees of 3 inches caliper or 14 to 16 feet high and shrubs no taller than 42 inches high at approximately 35 feet on-center parallel to the aisle, or shall be screened using similar materials. Other parking lot landscaping shall meet LUC 20.20.520 requirements for Type V landscaping.
- vi. Any parking areas located along a street or pathway ~~should~~ shall be screened with shrubs that are 42 inches high ~~or as approved by the Director.~~

E. Lighting Guidelines Standards.

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

1. Orient Lighting ~~T~~owards Sidewalks and Public Spaces.
  - a. Intent. ~~Pedestrian scaled lighting should be used to highlight sidewalks, street trees and other features, and harmonize with other visual elements in the district.~~
  - ~~b. Guideline.~~ Pedestrian-scaled lighting should be provided along pedestrian walkways and public open spaces. A single fixture type should be used throughout an area with slight variations allowed to identify smaller districts. Fixtures should be visually quiet as to not overpower or dominate the streetscape. Lighting may also be used to highlight trees and similar features within public and private plazas, courtyards, walkways and other similar outdoor areas to create an inviting and safe ambiance.

eb. Recommended Standards.

- i. Lighting within commercial plazas or office areas ~~should~~ shall direct lighting to the interior of the site.
- ii. The following lighting elements and strategies are ~~recommended~~ required:
  - ~~(1) Light poles and fixtures should accommodate both pedestrians and vehicles wherever possible.~~
  - ~~(2) Lighting designs should~~ shall ~~promote~~ provide ~~even, consistent~~ lighting of streets and pedestrian areas.
  - ~~(3) Lighting of landscape areas and open spaces should~~ shall meet public safety needs, but ~~be minimized~~ to control light pollution.
- iii. ~~Provide one or more of t~~ The following lighting strategies are encouraged:
  - (1) Incorporation of artistic elements on light poles.
  - (2) Integration or concealment of light fixtures into the design of buildings or landscape walls and stairways.
  - ~~(3) Application of lights that are no brighter than necessary and only placed where necessary.~~
  - ~~(4) Incorporation of adjustable lighting to respond to site conditions.~~
  - ~~(5) Incorporation of footlights that illuminate walkways and stairs.~~
  - ~~(6) Incorporation of energy-efficient lighting.~~
  - ~~(7) Incorporation of bollard lighting that is directed downward toward walking surfaces.~~
- 2. ~~Integrate~~ Building Lighting.
  - a. Intent. ~~Architectural lighting should enhance and help articulate building design, including illumination of cornices and entries.~~
  - ~~b. Guideline.~~ Exterior lighting of buildings should be an integral component of the façade composition. Lighting should be used to create effects of shadow, relief and outline that add visual interest and highlight aspects of the building. Lighting should not cast glare into residential units or onto adjacent parcels or streets in any way that decreases the safety of pedestrians and vehicles. Lighting should also not cast glare onto natural areas or be used for advertising.
  - ~~b. Recommended~~ Standards.
    - i. Building lighting shall utilize one or more of t ~~The following lighting elements and strategies are encouraged~~:
      - (1) Wall-washing lighting fixtures.
      - (2) ~~Decorative~~ Wall sconces and similar architectural lighting fixtures.

- (3) Screened uplight fixtures on buildings or within the landscape.
- (4) Lighting that provides natural color.
- (5) Adjustable intensity for brightness.
- (6) Energy-efficiency.

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**Part 20.25Q East Main Transit Oriented Development Land Use District**

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**20.25Q.030 Review required.**

...

**B. Master Development Plan.**

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

...

**C. Design Review.**

- ~~1. Scope of Approval. Design Review is a mechanism by which the City shall ensure that the design, character, architecture, amenity, and Site Development components of a proposal are consistent with the Comprehensive Plan and any approved Master Development Plan, and to ensure compliance with all applicable standards and guidelines contained in City Codes including the terms of any departure granted pursuant to subsection D of this section.~~
2. When Required. A Design Review is required for all East Main projects. An applicant shall submit a Design Review application for approval by the Director pursuant to Part 20.30F LUC.
- ~~3. Compliance With an Applicable Master Development Plan or Departure. In addition to the decision criteria in LUC 20.30F.145, each Structure and all proposed Development shall comply with any approved Master Development Plan applicable to the Project Limit described in a Design Review application. If the application for Design Review contains elements inconsistent with an applicable Master Development Plan, the Director shall not approve the Design Review unless the Master Development Plan is amended to include those elements.~~

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**F. Development Agreement Authorized.**

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4. Development Agreement Submittal Requirements.

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- b. All proposed modifications to requirements, ~~and standards, and/or guidelines~~ in Part 20.25Q LUC shall be described, including identification of the requirement, ~~or standard, or guideline~~ requested to be modified;

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**20.25Q.040 Nonconforming Uses, Structures, and Sites and Exceptions for Existing Athletic Club and Accessory Hotel Use.**

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**D. Exceptions for Existing Athletic Club and Accessory Hotel Use.**

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4. Applicable Regulations.

...

- c. An existing Athletic Club and accessory Hotel use may be expanded as follows:

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- iii. Expansions as provided in subsection D.4.d of this section shall be exempt from all requirements, standards ~~and guidelines~~ in this Part 20.25Q LUC, except for:

- (1) LUC 20.25Q.030, Review required;
- (2) LUC 20.25Q.060, Dimensional requirements, only for maximum Building Height, Tower Setback, and Tower Separation. An existing Athletic Club and accessory Hotel use may be built above the base Building Height up to the maximum Building Height, without participation in the amenity incentive program;
- (3) LUC 20.25Q.080, Landscape development, except that landscape development requirements along 112th Avenue SE are not applicable;
- (4) LUC 20.25Q.090, Parking and circulation;
- (5) LUC 20.25Q.130, Design ~~guidelines~~standards;

...

**20.25Q.060 Dimensional Rrequirements.**

...

**B. Exceptions to Dimensional Requirements.**

Exceptions authorized pursuant to this subsection shall be reviewed as Administrative Departures subject to the terms of LUC 20.25Q.030.D.

1. Floor Plate Exceptions

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- b. Performing Arts Centers may have unlimited Floor Plates up to 100 feet in height, measured from average Finished Grade; provided, that:
  - i. The Floor Plate exception applies only to that portion of the Building that contains the performing arts use;
  - ii. The area is the minimum area necessary to accommodate the performing arts use;
  - iii. Subordinate Uses do not exceed 25 percent of the total area; and
  - iv. The ground floor design shall have the highest orientation to pedestrians and shall meet these standards ~~and guidelines~~:

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2. Intrusions ~~into~~ Required Dimensional Standards.

...

- c. Intrusions ~~into~~ Stepbacks.
  - i. The Director may approve modifications to the minimum required Stepback if:
    - (1) The applicant can demonstrate that the resulting design will be more consistent with the Design ~~Guidelines-Standards~~ of LUC 20.25Q.130 through 20.25Q.160; and

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**20.25Q.070 FAR and the amenity incentive system.**

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**C. FAR Exemptions.**

- 1. FAR Exemption for Ground Level and Upper Level 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 upper level uses design ~~guidelines-standards~~ contained in LUC 20.25Q.150.C shall be considered an upper level.
  - a. Ground Level Floor Areas Meeting the Definition of Ground Floor Uses. Except where provided by the terms of this Code, an exemption from calculation of the maximum floor area of up to 1.0 FAR is allowed for each square foot of ground level floor area of Ground

Floor Uses that satisfies the requirements of LUC 20.25Q.020 and complies with the following design ~~guidelinesstandards~~:

...

- b. Upper Level Floor Areas Meeting the Definition of Ground Floor Uses. Each square foot of upper-level floor area of Ground Floor Uses that satisfies the requirements of LUC 20.25Q.020 and complies with the design ~~guidelinesstandards~~ contained in LUC 20.25Q.150.C (Upper-Level Uses) shall be eligible for an exemption from the calculation of maximum floor area of up to 0.5 FAR, except where specifically provided by the terms of this Code.

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**20.25Q.080 Landscape development.**

**A. Street Trees and Landscaping.**

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- 3. Street Landscaping. Street trees together with shrubs, groundcover and other approved plantings are required in a planter strip along the length of the frontages described in Chart 20.25Q.080.A.2. Vegetation included in the planter strip shall be able to withstand urban conditions and, shall be compatible with other plantings along the same street, ~~and shall reflect the character of the area within which they are planted~~, as approved by the Director.

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**20.25Q.090 Parking and circulation.**

...

**E. Parking Area and Circulation Improvements and Design.**

...

- 3. Vanpool/Carpool Facilities. For a nonresidential Building, the property owner shall provide a vanpool/carpool loading facility that is outside of required driveway or parking aisle widths. The facility shall be adjacent to an entrance door to the Structure and shall be consistent with all applicable design ~~guidelinesstandards~~.

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**20.25Q.100 Street and pedestrian circulation standards.**

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**B. Pedestrian and Bicycle Route.**

- 1. Intent. Pedestrian and bicycle routes are critical to East Main's success and will allow greater permeability through East Main. The routes are used for transit station accessibility, access to the Lake Washington Loop Trail, and an accessible passageway through a Site.

2. Standards ~~and Guidelines.~~

- a. Location. A pedestrian and bicycle route shall connect 112th Avenue SE to 114th Avenue SE. The route shall be no closer than 350 feet from Main Street or the Pre-Located Street. The proposed application for Master Development Plan, or Design Review if a Master Development Plan is not required, shall identify the location of the pedestrian and bicycle route.
- b. Minimum Width. The minimum width of the pedestrian and bicycle route is 14 feet.
- c. Design
  - i. Form an efficient ~~logical~~ and direct route between 112th Avenue SE and 114th Avenue SE;
  - ii. Provide access that complies with the Americans with Disabilities Act;
  - iii. Provide Weather Protection for pedestrians at key intersections, Building entrances, or Points of Interest;
  - iv. Provide lighting that is appropriately scaled for its public users, compatible with the landscape design, and improves safety;
  - v. Be developed as a combination Walkway and bicycle path; and
  - vi. Be visible from surrounding spaces and uses. Provide windows, doorways, and other devices on the pedestrian and bicycle route to ensure that the connection is used ~~, feels safe,~~ and is not isolated from view.

...

C. **Pre-Located Street.**

...

3. Standards

- a. The pre-located street shall receive all approvals required pursuant to City Codes and standards, including but not limited to transportation and utility codes and Development standards, as now or hereafter amended.
- b. Minimum Width and Configuration.

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~~iv. The pre-located street may be straight or curved.~~

...

~~4. h. Guidelines.~~ The pre-located street shall:

- ~~aj.~~ Form ~~logical~~ efficient routes from its origin to its destination;

- ~~b~~ij. Offer diverse ~~city in terms of activities~~ and pedestrian amenities;
- ~~e~~ij. Incorporate design elements of adjacent rights-of-way, such as paving, landscaping, and signage to identify the pre-located street as a public space;
- ~~d~~iv. Accentuate and enhance access to the pre-located street from the rights-of-way and other pedestrian, bicycle or vehicular connections by use of multiple points of entry that identify it as a public space;
- ~~e~~. ~~Identify the pre-located street as a public space through clear and visible signage;~~
- ~~f~~v. Provide lighting that is appropriately scaled for its public users, compatible with the landscape design, and improves safety;
- ~~g~~vi. Provide ~~high quality design and~~ durable materials;
- ~~h~~. ~~Provide landscaping to define and animate the space wherever possible;~~
- ~~i~~. ~~Incorporate trees and landscaping to provide enclosure and soften the experience of the built environment;~~
- ~~j~~. ~~The use of artistic elements and water features is encouraged to provide moments of interest for the user;~~
- ~~k~~vii. Provide access that complies with the Americans with Disabilities Act;
- ~~viii~~. Provide Weather Protection for pedestrians at key intersections, Building entrances, or Points of Interest;
- ~~m~~. ~~Be developed as a combination Walkway, bicycle path, and vehicular lane;~~
- ~~n~~ix. Incorporate ~~decorative~~ lighting and seating areas; and
- ~~o~~x. Be visible from surrounding spaces and uses. Provide windows, doorways, and other devices on the pre-located street to ensure that the connection is used, ~~feels safe~~, and is not isolated from view.

D. Potential Streets.

...

2. Standards.

...

~~3. Guidelines.~~

- ~~a~~i. Materials and design elements such as paving, lighting, landscaping, and signage ~~should~~ shall incorporate design elements of the adjacent right-of-way or pre-located street to identify it as part of the Public Realm.
- ~~b~~j. Potential Streets may be covered in some areas but shall not be enclosed.



- ~~ek.~~ Access from the Public Right-of-Way, other Potential Streets, Open Space, and pre-located streets ~~should be encouraged and enhanced by~~ shall include multiple clear points of entry that identify the Potential Street as a public space. ~~Access through the Site should form a clear circulation logic.~~
- ~~el.~~ Wayfinding, signage, symbols, and ~~/or~~ lighting should shall identify the alley as a public space.
- ~~e.~~ ~~Design of the ground level and upper level uses should relate to the Potential Street and be distinct from the rest of the Building. This can be achieved through the use of common architectural style, Building materials, articulation, and color.~~
- ~~f.~~ ~~Variation should be incorporated into the design by including dimensional and level changes at both the ground plane and Building walls.~~
- ~~em.~~ Pedestrian-Scaled lighting should shall be provided that is compatible with the landscape design, improves safety and minimizes Glare. ~~Design should be high quality, and m~~ Materials should shall be durable and convey a sense of permanence.
- ~~h.~~ ~~Landscaping should be used to animate and soften the space. The use of art and water is also encouraged.~~
- ~~in.~~ Automobile access and use shall be secondary to pedestrian use and movement. Potential Street design should shall not incorporate loading, refuse handling, parking, and other Building and Site service uses at the ground level façade, ~~though such activities may be conducted in a Potential Street when reasonable~~ unless alternatives locations are not available. Operational procedures should encourage the above-referenced activities after normal business hours.
- ~~jo.~~ Provide complete project design for all phases within a Project Limit to ensure coordinated design and construction across multiple phases.
- ~~k.~~ ~~Provide a finer scaled Building design at the pedestrian level to emphasize the pedestrian realm and to provide scale relief from the primary massing.~~

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**20.25Q.110 Pedestrian bridge.**

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**C. Development Standards.**

The East Main Pedestrian Bridge shall be developed in compliance with the following standards:

1. The Bridge shall be open from at least 6:00 a.m. to midnight, or during the hours of Sound Transit's light rail service operating hours, whichever is greater. Signs shall be posted in clear view stating that the Pedestrian Bridge is open to the public during these hours;
2. The Bridge connects from within 200 feet of Sound Transit's East Main Station to the west, to the upper-level Publicly Accessible Space within East Main, east of 112th Avenue SE. Upper-level

connections shall provide a ~~graceful and proximate~~ connection between the Sidewalk and the Bridge level that is visible and accessible from the Sidewalk. The vertical connection shall occur within 50 feet of the Sidewalk;

~~3. Vertical circulation elements shall be designed to indicate the Bridge is a clear path for crossing the Public Right-of-Way;~~

~~43.~~ Directional signage shall identify circulation routes for all users;

~~5. Structures connected by the Bridge shall draw pedestrians back to the Sidewalk at the ground level immediately adjacent to both ends of the Pedestrian Bridge;~~

~~64.~~ It is preferred that the Bridge remain unenclosed on the sides, but allow enclosure or partial enclosure if the applicant demonstrates it is necessary for Weather Protection;

~~75.~~ Visual access shall be provided from the Sidewalk and street into the Bridge;

~~86.~~ The Bridge may not diverge from a perpendicular angle to the right-of-way by more than 30 degrees;

~~97.~~ The interior width of the Bridge, measured from inside face to inside face, shall be no less than 10 feet and no more than 14 feet;

~~108.~~ The Bridge shall be located at the second Building level, with adequate vertical clearance, as determined by the Director of Transportation. In no case shall the minimum vertical clearance be less than 16 feet above the Grade of the Public Right-of-Way;

~~11. Impacts on view corridors, as described in LUC 20.25Q.130.A and E, shall be minimized;~~

~~129.~~ Impacts on the function of City infrastructure, including but not limited to utilities, lighting, traffic signals, etc., shall be avoided or mitigated;

~~1310.~~ Lighting shall be consistent with public safety standards; and

~~1411.~~ Signage on the exterior of the Bridge, or on the interior of the Bridge that is visible from a public Sidewalk or street is not permitted;

~~15. The Bridge shall be architecturally distinct from the Structure that it connects; and~~

~~16. The Bridge shall exhibit exemplary artistic or architectural qualities.~~

...

**20.25Q.130 Design guidelinesstandards.**

**A. Relationship to Height and Form of Other Development.**

1. Intent. Each New Development provides an opportunity to enhance the aesthetic quality of East Main and its architectural context. The relationship that a Development has to its environment is a part of creating a well-designed, accessible, vibrant community.
2. GuidelinesStandards.

~~a. Architectural elements should enhance, not detract from, the area's overall character;~~

~~b.~~ Locate the bulk of height in multi-building projects away from lower intensity Land Use districts;

~~c.~~ Minimize off-site impacts from New Development, such as lights and noise, by directing them away from adjacent properties ~~and less intense uses;~~ and

~~d.~~ Incorporate human-scaled architectural elements at a scale and location that ensures detailing is proportionate to the size of the Building; ~~and~~

~~e. Use forms, proportions, articulation, materials, colors and architectural motifs that are suggested by and complement adjacent Buildings.~~

**B. Relationship to Publicly Accessible Open Spaces.**

1. Intent. Publicly accessible Open Spaces are provided for public enjoyment and are areas of respite for those who live and work in the area. Publicly accessible Open Spaces provide numerous benefits for people including: active and passive recreation, a place to sit and gather, a place for events, and relief from the built environment. Any negative impacts from new projects to adjacent Publicly Accessible Spaces should be minimized.

2. ~~Guidelines~~ Standards.

a. Organize Buildings and Site features to preserve and maximize solar access into existing and new public Open Spaces wherever possible;

~~b. When designing a project base or podium, strive to enhance the user's experience of adjacent public Open Spaces. For example, views of an adjacent existing public Open Space can be framed by New Development; and~~

~~b.~~ Promote use and visual and physical accessibility of publicly accessible Open Spaces through Site and Building design.

**C. Relationship to Transportation Elements.**

1. Intent. East Main residents, employees, and visitors depend on safe, inviting, efficient transportation options. New Development is a key link in creating a reliable transportation system with connections to different modes of transportation that place an emphasis on safety for the pedestrian.

2. ~~Guidelines~~ Standards.

a. Create logical efficient and direct connections to transit options, walking and biking Trails, pedestrian routes, and streets; and

~~b. Coordinate-Consolidate~~ service and parking access to maximize efficiency and minimize negative impacts on adjacent Land Uses and the Public Realm.

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**D. ~~Emphasize~~ Gateways.**

1. Intent. Entrances and transitions into and within East Main should be celebrated. Use architectural and site design elements to emphasize gateways. Pedestrians, cyclists, transit passengers, and motorists should experience a sense of “entering” or moving into East Main.
2. Standard. Gateways are required in the following locations and shall be visible from and accessible to the Sound Transit East Main Station. Locations include (a) the intersection of Main Street and 112th Avenue SE; and (b) the east side of 112th Avenue SE across from the Sound Transit East Main Station.

~~3. Guideline. Use architectural and Site design elements to emphasize gateways. Pedestrians, cyclists, transit passengers, and motorists should experience a sense of “entering” or moving into East Main.~~

E. **Maximize Sunlight on and the Surrounding Area.**

1. Intent. Outdoor spaces are more enjoyable and functional if they are filled with sunlight. Loss of sunlight and sky view reduces the comfort, quality, and use of publicly accessible Open Space. Trees and vegetation need sunlight to thrive.

2. ~~Guidelines~~Standards.

~~a. Evaluate alternative placement and massing concepts for individual Building Sites at the scale of the block to ensure the greatest amount of sunlight and sky view in the surrounding area;~~

~~ab.~~ Maximize sunlight and sky view for people in adjacent Developments and streetscape; and

~~be.~~ Minimize the size of shadows and length of time that they are cast on pedestrians in the streetscape.

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20.25Q.140 **Site Organization.**

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B. **On-Site Circulation.**

1. Intent. The vitality and livability of East Main are dependent on a safe, walkable environment that prioritizes the pedestrian and reduces conflicts between pedestrians and other modes of transportation. The design should encourage the free flow of pedestrians, cyclists, and cars onto, off, and through the Site. Walkability includes the creation of pre-located street, Potential Streets, Open Space, pedestrian and bicycle routes, and other paths that offer attractive and convenient connections from the Sound Transit East Main Station and away from heavy arterial traffic. These connections also break down the long blocks into a pedestrian-friendly grid.

2. ~~Guidelines~~Standards.

a. Site Circulation for Servicing and Parking Shall:-

i. Minimize conflicts between pedestrians, bicycles, and Vehicles;

- ii. Provide access to Site servicing and parking at the rear of the Building from a lane or shared driveway when possible;
  - iii. Provide access to Site servicing, such as loading, servicing, utilities, Vehicle parking, either underground or within the Building mass and away from the Public Realm and public view;
  - iv. Minimize the area of the Site used for servicing through the use of shared infrastructure and shared driveways;
  - v. Provide service access ~~through the use of~~using through-lanes rather than Vehicle turnarounds, if possible; and
  - vi. Locate above-ground mechanical and Site servicing equipment away from the public Sidewalk, the Pre-Located Street, Potential Street, Open Space, pedestrian and bicycle routes, and other spaces designated open to the public.
- b. On-Site Passenger and Guest Loading Zones, Porte Cocheres, and Taxi Stands Shall:-
- i. ~~Plan for increased activity found in passenger and guest loading areas during Site plan Development. Locate~~ loading functions ~~shall take place~~ on private property, except as provided below;
  - ii. Locate passenger and guest loading zones and taxi stands so that the Public Right-of-Way will remain clear at all times;
  - iii. Locate passenger and guest loading zones and taxi stands to minimize conflicts with pedestrians and other modes of transportation. Limit the number and width of curb cuts and vehicular entries to promote Street Wall continuity and reduce conflicts with pedestrians, bicyclists, and other modes of transportation;
  - iv. ~~Walkways should be placed to~~ Provide pedestrian access walkways from the public Sidewalk to the Building entry without requiring pedestrians to walk in the driveway or come into conflict with Vehicles;
  - v. Provide pull-through drives should have one lane that is one-way where they enter from and exit to the street;
  - vi. Prohibit Long-term parking ~~is not allowed~~ in passenger and guest loading areas; and
  - vii. If private bus activity is anticipated, provide an off-street passenger loading area for this size of a Vehicle. Passenger loading functions ~~may~~shall not take place in the Public Right-of-Way;
- c. Pedestrian and Cycling Connections Shall.
- i. Include direct, ~~logical~~, safe, and continuous routes for pedestrians and cyclists;
  - ii. ~~Provide pedestrian access through the Site that is available to all and consistent with the Americans with Disabilities Act;~~

- iii. Include trees, landscaping, Pedestrian-Scale lighting, and other amenities that enhance use of such connections during every season; and

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

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~~C.~~ **Relationship to I-405.**

- ~~1.~~ Intent. East Main residents, employees, and visitors should enjoy healthy spaces to live, work, and play.
- ~~2.~~ Guideline. Where reasonably feasible, locate housing, Child Care Service, active Open Space, and other sensitive Land Uses further from I-405 and closer to 112th Avenue SE near the Sound Transit East Main Station.

~~D.~~ **Building Entrances.**

1. Intent. Direct access from the public Sidewalk to each Building animates the street and encourages pedestrian activity to occur in the Public Realm rather than inside the Building.
2. ~~Guidelines~~Standards. To enhance walkability, safety, and security, ensure that the Primary Building entrances shall front onto major public streets, including 112th Avenue SE, SE 6th Street, and SE 8th Street, and ensure entrances are well clearly defined from auxiliary entrances, clearly and be visible, and accessible from the adjacent public Sidewalk.

~~E.~~ **Open Space.**

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2. Standards

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- h. Landscape Area. A minimum of 20 percent of the area eligible for bonus amenity points in the Open Space shall be landscaped.

~~3.~~ Guidelines.

- ~~a.~~ Site and Building design should capitalize on the proximity to the Sound Transit East Main Station and significant elements of the natural environment, planned parks, and Open Space. Designs should incorporate Open Space amenities for residents, employees, and visitors. Depending on the location, this may be accomplished through integration of the natural environment with New Development or providing a smooth transition between the natural and built environments;
- ~~b.~~ Orient gathering places and Walkways toward the Sound Transit East Main Station, parks, and Open Spaces. Provide clear and convenient public access to Open Space amenities;
- ~~c.~~ Include elements that engage the natural environment where the sight, sound, and feel of nature can be directly experienced;

- ~~ej.~~ Locate Buildings to take maximum advantage of adjacent Open Spaces;
- ~~e.~~ ~~Create attractive views and focal points;~~
- ~~fk.~~ Use publicly accessible Open Space to provide Pedestrian Connections through the Site where possible;
- ~~el.~~ Include features and programming opportunities to encourage year-round use;
- ~~h.~~ ~~Define and animate the edges of publicly accessible Open Space with well-proportioned Building bases, permeable façades, and Ground Floor Uses at Grade;~~
- ~~im.~~ Provide access that complies with the Americans with Disabilities Act; additional access may be provided through the Building if necessary, to meet this requirement;
- ~~jn.~~ Provide Weather Protection for pedestrians at key intersections, Building entrances, and Points of Interest;
- ~~k.~~ ~~Use artistic elements and water features where possible;~~
- ~~lo.~~ Use design elements, such as surface materials, furnishings, landscaping and Pedestrian-Scale lighting that are ~~high-quality construction industry premium quality materials~~, functional, and environmentally sustainable;
- ~~mp.~~ 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;
- ~~mq.~~ ~~Design for events where feasible by providing~~ electrical hookups and areas for staging where possible; and
- ~~er.~~ Open Space design should not incorporate loading, refuse handling, parking, and other Building and Site service uses at the ground level ~~façade~~, though such activities may be conducted in an Open Space when reasonable alternatives are not feasible. When the above-referenced activities must be incorporated into an Open Space design, operational procedures shall require the above-referenced activities to occur after normal business hours; and
- ~~p.~~ ~~Employ decorative lighting.~~

## 20.25Q.150 Streetscape and public realm.

### A. Streetscapes.

1. ~~Define~~ 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 Ground Floor Uses are present. The most important part of a building to a pedestrian is its ground floor, which a person experiences walking past or entering the building. This "pedestrian experience zone" shall provide a sense of enclosure, and a continuous and comfortable street edge for the pedestrian.

~~Ground-floor building transparency should foster interaction between public and private realms.~~

b. ~~GuidelinesStandards.~~

~~i. The most important part of a Building to a pedestrian is its ground floor, which a person experiences walking past or entering the Building. This “pedestrian experience zone” shall provide eyes on the street, a sense of enclosure, and a continuous, safe, and comfortable street edge for the pedestrian. Ground floor Building Transparency should foster interaction between the public and private realms;~~

~~ii. Windows and Building entries that are shall be transparent should be provided at the street level;~~

~~iii. Visual interest should be created on W walls by using shall utilize a variety of forms, colors, and compatible cladding materials;~~

~~iiiv. Façades should provide a varied pedestrian experience by using shall include bays, columns, pilasters, or other articulation at the street level; and~~

~~v. Weather Protection should help to define the upper edge of the pedestrian experience zone. A change in materials and scale will further define this zone;~~

~~ivi. Signs and lighting at the ground level should complement the shall be Pedestrian Scale;~~

~~vii. Building edges should maintain strong visual and physical connections to the Sidewalk;~~

~~viii. Primary entries should support an active year-round pedestrian experience with an exceptionally high level of visual and physical porosity through features that include, but are not limited to, concertina doors, large pivot doors, roll-up doors, and large operable windows; and~~

~~ix. Street corners should be enlarged and/or designed to accommodate a higher volume of pedestrians and Ground Floor Uses;~~

2. ~~Protect Pedestrians From and~~ the Elements.

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

b. ~~GuidelinesStandards.~~

~~i. Weather Protection along the ground floor of Buildings shall protect pedestrians from rain and provide shade in summer, but allow some daylight penetration;~~

~~ii. The design of Weather Protection shall be an integral component of the Building façadefaçade;~~

~~iii. Weather Protection shall be in proportion to the Building and Sidewalk, and not so large as to shall not impact street trees, light fixtures, or other street furniture;~~

~~iv. Weather Protection shall assist in providing a sense of enclosure for the pedestrian;~~



- ~~iii~~v. Durable materials shall be used for Weather Protection;
  - ~~i~~vi. Awning and Marquee designs shall ~~be coordinated with~~complement the Building design;
  - ~~v~~ii. The minimum height for awnings or Marquees is eight feet above Finished Grade, except as otherwise required in the International Building Code, as adopted and amended by the City of Bellevue;
  - ~~vii~~ii. The maximum height for awnings or Marquees is 12 feet above Finished Grade;
  - ~~ix~~—~~Pavement below Weather Protection shall be constructed to provide for drainage;~~
  - ~~vii~~x. Weather Protection shall have a horizontal rather than a sloping orientation along the Building Elevation; and
  - ~~v~~xiii. Weather Protection shall follow the pattern of storefronts.
3. ~~Create a Variety of~~ Outdoor Spaces.
- a. Intent. Provide comfortable and inviting outdoor spaces for a variety of activities during all hours and seasons.
  - b. ~~Guidelines~~Standards.
    - ~~i~~—~~Outdoor gathering spaces should be inviting and maximize opportunities for use. They should be spatially well defined, inviting, secure, and easy to maintain. They may be intimate and quiet or active and boisterous;~~
    - ~~ii~~. ~~Q~~All outdoor areas should work well for pedestrians and provide space for special events, as well as passive activities shall be designed to provide flexibility for programming opportunities and not preclude pedestrian circulation and accessibility;
    - ~~iii~~. ~~C~~Provide gateways, courtyards, squares, and Plazas to enhanceshall be located adjacent Ground Floor Uses;
    - ~~iv~~—~~Use Buildings to surround green spaces and give the space visual definition. Vitality can be generated by Ground Floor Uses and programming within the space;~~
    - ~~iii~~v. Use ~~trees, shrubs, and plants~~landscape design elements to ~~help~~ define Walkways, and create transitions from Open Spaces to the street, ~~and provide visual interest;~~
    - ~~vi~~—~~Provide for outdoor spaces that can support active uses such as farmers' markets, festivals, and community events;~~
    - ~~iv~~ii. Provide Structures, pavilions, and seating areas that are easily accessible and feel safe and secure during day and evening hours; and
    - ~~v~~iii. Provide pedestrian Walkways and courtyards in residential or office Development Areas.
4. ~~Integrate~~The Natural Environment.

- a. Intent. Integrate new Landscape Areas, sustainable design elements, natural drainage/LID features, and green Open Spaces. Reinforce existing linkages, and orient Buildings to East Main's natural and landscaped features.
- b. GuidelinesStandards.
  - ~~i. Site and Building design should capitalize on existing elements of the natural environment, such as Habitat corridors, Sturtevant Creek, Mercer Slough, and Trail connections including the Lake Washington Loop Trail, Lake to Lake Trail and other Points of Interest.~~
  - ~~ii. Designs should also integrate new natural features, such as Pedestrian Connections, street trees, natural drainage systems and Open Space amenities for residents, employees and visitors. Depending on the location, this may be accomplished through integration of the natural environment with New Development or providing a smooth transition between the natural and built environments.~~
  - iii. The following existing natural environments and connections ~~should~~ shall be protected and incorporated into New Development or redevelopment:
    - (1) Clear and convenient public access to Open Space amenities.
    - (2) Views of urban elements against the green, forested backdrop of Mercer Slough.
    - (3) Open Spaces and/or access points to the Lake Washington Loop Trail and the Lake to Lake Trail.
  - ~~iv. The landscape Development requirements of LUC 20.25Q.080 shall apply.~~
  - ~~v. New Buildings should be Sited to take maximum advantage of Sound Transit's East Main Station, natural areas, and Open Spaces.~~
  - ~~vi. Architectural elements should use materials and, colors and forms that ~~are harmonious with~~ complement the natural ~~surroundings~~ environment.~~
  - ~~vii. The Lake Washington Loop Trail, Lake to Lake Trail, Sturtevant Creek, and Mercer Slough should be identified as are assets to New Development and redevelopment, ~~through the provision of~~ Complementary Open Spaces and access points, signage and other design elements that raise awareness and use of the Trails and Open Space shall be incorporated into new projects adjacent to these features.~~
  - ~~viii. Green walls, green roofs, rain gardens and abundant landscaping are encouraged on and around Buildings visible from the Interstate 405 corridor, to promote the natural character of East Main.~~
  - ~~ix. Rain gardens, modular wetlands, and Stormwater planters pursuant to Bellevue Utilities Department Engineering Standards Chapter D9, now or as hereafter amended, are encouraged.~~

- ~~ivx. Developments and design features that promote environmental sustainability such as New developments shall integrate Low Impact Development, and preservation and enhancement of Critical Areas, and energy efficiency are encouraged when feasible;~~
- ~~xiv. All plant selections should be selected to provide year-round interest; and~~
- ~~xiii. Plant selections should support a variety of sensory experiences and ecological functions.~~
- ~~yxiii. Explore the Expansion of tree beds to accommodate understory plantings.~~
5. ~~Provide~~ Places for Stopping and Viewing.
- a. Intent. People watching, socializing, and eating are restful and pleasurable activities for the pedestrian; providing special places where they can do these activities increases the pedestrian's sense of enjoyment. Seating and resting places can add vitality to the urban environment. People will use available seating in open, well-designed areas, not in secluded or highly exposed areas.
- b. ~~Guidelines~~Standards.
- i. ~~Use Provide a variety of seating types such as~~ formal benches, movable seating, and informal seating areas such as wide steps, edges of landscaped planters and low walls;
- ii. Provide ~~more~~ seating areas near active retail establishments especially outside eating and drinking establishments and near food vendors; ~~and~~
- iii. Provide seating adjacent to Sidewalks and pedestrian Walkways;
- ~~iv. Create places for stopping and viewing adjacent to and within parks, squares, Plazas, and courtyards;~~
- ~~v. Create a sense of separation from vehicular traffic; and~~
- ~~vi. Provide comfortable and inviting places where people can stop to sit, rest and visit.~~
6. ~~Integrate~~ Artistic Elements.
- a. Intent. Artistic elements should complement the character of a Site, Building or Land Use district as a whole. Art enriches the Development by making Buildings and Open Spaces more engaging and memorable. Art is integral to creating a memorable experience for those who live, work, and visit East Main, especially when the art is integrated into the design of the Building or spatial organization of outdoor spaces like plazas and streetscapes. To maximize the opportunities for art on a Site, applicants are encouraged to include artists on design teams.
- b. ~~Guidelines~~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:

- ~~i. Use both permanent and temporary art to provide a conceptual framework to organize Open Spaces including Plazas, Open Spaces, Setbacks, and streetscapes;~~
- ii. Use art to ~~support~~ provide orientation/wayfinding, mark entryways, corners, gateways and view termini;
- iii. Integrate art into Building elements, including but not limited to: façades, canopies, lighting, etc.;
- iiiv. Designate a location for the artwork that activates the Public Realm and is in scale with its location; and
- ~~v. Use materials and methods that will withstand public use and weathering if Sited outdoors; and~~
- ivi. Explore opportunities to enhance the history of diversity in the Bellevue community, technological innovation, and/or environmental context of Bellevue. This can be achieved through the installation of multilingual and universally accessible placards, pedestal signage, embedded markings, or through an artistic element.

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- 7. ~~Orient~~ Lighting ~~Toward~~ for Sidewalks and Public Spaces.
  - a. Intent. Pedestrian-Scaled lighting should be used to highlight Sidewalks, bike racks and lockers, street trees, and other features, and harmonize with other visual elements in the subarea.
  - b. ~~Guidelines~~ Standards.
    - i. Pedestrian-Scaled lighting ~~should~~ shall be provided along pedestrian Walkways and public Open Spaces;
    - ~~ii. Lighting should be dimmable and compatible among projects within East Main to accentuate its unique character;~~
    - ~~iii. Fixtures should be visually compatible so as not to overpower or dominate the streetscape;~~
    - ~~iv. Lighting may also be used to highlight trees and similar features within public and private Plazas, courtyards, Walkways, and other similar outdoor areas and to create an inviting and safe ambiance;~~
    - iiiv. Use Provide lighting ~~to highlight for~~ -Landscape d Areas and trees;
    - ~~vii. Integrate and conceal fixtures into the design of Buildings or landscape walls, handrails, and stairways;~~
    - ivii. Install foot lighting that illuminates Walkways and stairs;
    - viii. Direct bollard lighting downward toward walking surfaces;

- ~~vix.~~ Provide festive decorative lighting along streets on Buildings and trees; and
- ~~x.~~ Decorative lighting may be used in Open Spaces to make the area more welcoming; and
- ~~xvii.~~ Explore the potential for catenary lighting where possible.

8. ~~Orient Hanging and Blade Signs to Pedestrians.~~

- 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. Hanging Signs should be oriented to the pedestrian and highly visible from the Sidewalk. Hanging Signs can contribute significantly to a positive retail and pedestrian environment and reinforce a sense of place. Signs shall comply with the provisions of Chapter 22.10B BCC (Sign Code).
- b. 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.

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9. ~~Build Compatible~~ Parking Structures.

- a. Intent. Use design elements to enhance the compatibility of parking garages and integrated structured parking with the urban streetscape.
- b. ~~Standards and Guidelines.~~
  - i. Where adjacent to a right-of-way, a minimum of 20 feet of the first and second floors measured from the ~~façade-façade~~ inward shall be habitable space for residential, office, or commercial use. The following right-of-way is excluded from this requirement:
    - (1) 114th Ave NE;
    - (2) Main Street between 112th Ave SE and 114th Ave SE;
  - ~~ii. Parking garages and integrated structured parking shall be designed so that their streetscape interface has a consistent aesthetic through massing and use of materials complementing the vision for the area;~~
  - iii. Parking garage openings shall be glazed when adjacent to right-of-way or adjacent to the pre-located street, Potential Street, Open Space, or pedestrian and bicycle route

above the second floor, except when the openings are adjacent to the freeway, in which case the openings shall be glazed on floor levels above the adjacent freeway;

- ~~iiiv.~~ Openings shall be provided adjacent to interior property lines to avoid blank walls and shall be glazed to function as windows;
- iv. Parking garage floors shall be horizontal to accommodate adaptive reuse;
- v. Stairways, elevators, and parking entries and exits shall occur at mid-block;
- vii. Design a single auto exit/entry control point to minimize number and width of driveway openings (entry and exit points may be separated) and potential conflicts;
- viii. Design shall include vertical expression of Building Structure that provides continuity with the surrounding Development;
- ~~ix.~~ Profiles of parking Structure floors shall be concealed and not visible to the public through façade treatments and materiality while providing openings consistent with residential and nonresidential Buildings;
- ~~x.~~ Parking garages and structured parking should be designed to be compatible with the urban streetscape;
- ~~xviii.~~ Sill heights and parapets shall be sufficient to screen view of automobiles;
- ~~xii.~~ Rhythm and spacing of openings should reflect a typical commercial or residential Development;
- ~~ixiii.~~ Where glazing is required, the applicant may elect to provide a maximum of 25 percent of the openings of the total perimeter wall area of each level as unglazed or the minimum required openings percentage for natural ventilation established by the applicable International Building Code Section 406.5.2, as amended by the Bellevue Building Code, whichever is greater, to ensure the natural ventilation of the garage; and
- ~~xiv.~~ Except as provided in subsection A.9.b.i(1) and (2) of this section, the Director may approve an Administrative Departure pursuant to LUC 20.25Q.030.D.1 for the use of art in conjunction with less glazing as a garage treatment if the applicant demonstrates that the use of art to enhance the compatibility of parking garages and integrated structured parking provides an equal or better result than the requirements of this section.

#### B. East Main Specific Streetscapes.

Introduction: The East Main Streetscapes provide design guidelines for the streetscapes in East Main. These rights-of-way are a representation of the East Main vision for the future, rather than what currently exists. These guidelines and standards are intended to provide activity, enclosure, and protection on the Sidewalk for the pedestrian.

1. 112<sup>th</sup> Avenue SE (North of SE 6<sup>th</sup> Street)

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- b. ~~Standards and Guidelines.~~

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2. Main Street and Potential Streets

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- b. ~~Standards and Guidelines.~~

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3. 112th Avenue SE (south of SE 6th Street), 114th Avenue SE, SE 6th Street, and SE 8th Street.

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- b. ~~Standards and Guidelines.~~

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C. Upper Level Uses.

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~~3. Guidelines.~~

- a. ~~Architectural treatment of the upper level use space should read as part of the ground level and be distinct from the architectural treatment of the Building above.~~
- b. ~~Extensive visual access into the upper level space should be available from the Sidewalk or the Potential Street with frequent clear lines of sight from Grade.~~
- c. ~~Lighting and signage should be used to enliven and draw attention to upper level Arcade or balcony, or directly through ground level use for a multilevel single tenant.~~

20.25Q.160 Building design (base, middle, and top).

A. Introduction.

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

B. Overall Building Design.

1. ~~Encourage~~ High-Quality Materials.

- a. Intent. Create a sense of permanence in East Main ~~through the use of~~ using high-quality Building materials. Quality façade materials can provide a sense of permanence and bring life and warmth to a neighborhood. Façade and Building materials shall enhance the street environment while complementing the aesthetic quality of adjacent Buildings.
- b. ~~Guidelines~~ Standards.
  - i. ~~Facade~~ Facade ~~Articulation of façade materials should shall be bold, with~~ incorporate durable materials that demonstrate depth, and provide a varied void to solid ratio ~~quality, and durability; and~~

~~ii.—It should be apparent that the materials have substance and mass, and are not artificial, thin “stage sets” applied only to the Building’s surface; and~~

iii. Use ~~natural~~ high-quality and durable materials such as glass, aluminum, steel, brick, finished concrete, stone, terra cotta, cement stucco, and wood in natural or subdued Building colors; ~~and~~

~~iv.—Use varied yet compatible cladding materials. Window and storefront trim should be well defined and contribute to the overall aesthetic quality.~~

2. ~~Provide Interesting~~ Building Massing.

a. Intent. Use scale-defining articulation and other techniques to break up the longitudinal dimensions of Buildings, creating a comfortable sense of enclosure and human scale by establishing a dynamic, continuous street edge.

b. ~~Guidelines~~Standards.

i. The length and breadth of a Building ~~should~~shall be Pedestrian-Scaled. Portions of a large Building mass should be broken into smaller, appropriately scaled modules, with changes in plane indicated by bold projections and recesses; ~~and. This results in larger elevations being reduced to human scale;~~

~~ii.—Vertical and horizontal elements should be used to create a human scale and form a coherent aesthetic providing visual interest to the pedestrian;~~

~~iii.—Reduce the scale of elevations both horizontally and vertically;~~

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

~~v.—Design should feature vertical articulation of windows, columns, and bays.~~

C. Mechanical Equipment Screening and Location Standards.

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3. Screening Requirements.

a. Exposed mechanical equipment shall be visually screened by a predominantly solid, nonreflective 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:

i. Architectural features, such as parapets, screen walls, trellis systems, or mechanical penthouses shall be consistent with the ~~design intent~~architectural style and finish materials of the main Building, and as high or higher than the equipment it screens.

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D. 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. Upper Level Stepbacks
  - a. Upper Level Stepback. Each Building ~~façade-façade~~ located along the pre-located street as provided in LUC 20.25Q.100.C.2, Potential Street, and rights-of-way other than 112th Avenue SE shall incorporate a minimum 15-foot-deep Stepback at a height between 25 feet and the level of the first Floor Plate above 40 feet. This required Stepback may be modified if the applicant demonstrates through Design Review (Part 20.30F LUC) that:
    - i. The modification is necessary to achieve design elements or features encouraged in the design guidelines of LUC 20.25Q.130 through this section. Where a modification has been granted, the upper level Stepback may be incorporated between 25 feet and the level of the first Floor Plate above 45 feet.
3. ~~Articulate Articulation, the Building base with high quality Materials, and Design Elements that fit with the aesthetic quality of neighboring Buildings and contribute to the Pedestrian Scale and experience.~~
  - a. Intent. The Building ~~façade-façade~~ ~~shall-should~~ provide an architectural expression that relates to its surroundings and ~~shall-should~~ include materials and elements that can be viewed and appreciated at the speed, scale, and proximity of the pedestrians.
  - b. ~~GuidelinesStandard.~~
    - i. ~~Provide architectural expression and design elements such as cornice lines, window bays, entrances, canopies, Building materials, and fenestration, in a pattern, scale, and proportion that relate to neighboring Buildings and engage pedestrians;~~
    - ii. Use high quality, durable materials, ~~an appropriate~~ providing textural variety in ~~texture, and carefully crafted details to achieve visual interest and longevity~~ for the façade. Environmentally sustainable materials and construction methods are encouraged; ~~and.~~
    - iii. ~~A Building's profile should be compatible with the intended character of the area and enhance the streetscape. In some cases, it may be appropriate to mark an entryway with a distinct form to emphasize the significance of the Building entry.~~
4. ~~Provide clear, unobstructed views into and out from~~ Ground Floor Uses facing 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. ~~GuidelinesStandards.~~

- i. Transparent windows should be provided on ~~façades~~facades facing streets, parks, and Open Spaces;
  - ii. Views into and out from Ground Floor Uses ~~may~~shall not be obstructed by window coverings, internal furnishings, or walls; and
  - iii. Interior walls ~~may~~shall be placed a minimum of 20 feet from the window on the façade where Ground Floor Uses ~~are a requirement~~.
5. ~~Design Inviting~~-Retail and Commercial Entries
- a. Intent. Design retail and commercial entries to create an open atmosphere that draws customers inside while creating opportunities to engage the public.
  - b. ~~Guidelines~~Standards.
    - i. ~~Primary entries to retail and commercial establishments should be transparent, allowing passersby to see the activity within the Building and bring life and vitality to the street;~~
    - ii. ~~Architectural detail should be Used~~ weather protection, architectural details, paving materials, colors, and lighting to help emphasize the Building entry ~~including canopies, materials, and depth; and~~
    - iii. Building lighting ~~should~~shall emphasize entrances;
      - iv. ~~Provide transom, side lights, or other combinations of Transparency to create visual interest;~~
      - v. ~~Provide double or multiple door entries; and~~
6. ~~Encourage Retail Corner Entries~~.
- a. ~~Intent. Use corner entries to reinforce intersections as important places for pedestrian interaction and activity.~~
  - b. ~~Guidelines~~.
    - i. ~~Locate entry doors on the corners of retail Buildings wherever possible. Entries at 45-degree angles and free of visual obstructions are encouraged;~~
    - ii. ~~Locate primary Building entrance at the corner;~~
    - iii. ~~Use Weather Protection, special paving, and lighting, to emphasize corner entry;~~
    - iv. ~~Use architectural detailing with materials, colors, and finishes that emphasize the corner entry; and~~
    - v. ~~Use doors with areas of Transparency and adjacent windows.~~
76. ~~Encourage Inviting~~-Ground Floor Uses and Commercial Windows.
- a. Intent. Use Transparency to enhance visual interest and to draw people into retail and commercial uses.

b. ~~Guidelines~~Standards.

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

~~ii. Use clear window glazing; and~~

~~iii. Provide operable Incorporate windows types appropriate for the proposed use such as operable windows, transom windows, and/or other varied glazing combinations that open by pivoting, sliding or shuttering for restaurants, cafes, retail and commercial activity; and~~

~~iv. Install transom windows or other glazing combinations that promote visual interest.~~

~~8. Provide Multiple Entrances.~~

~~a. Intent. Multiple entrances break up monotonous façades, enhance visual interest, and enrich the pedestrian experience.~~

~~b. Guideline. Provide pedestrian entrances at frequent intervals to contribute to variety and intensity.~~

~~9. Integrate 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. ~~Guidelines~~Standards.

~~i. Exterior Integrate accent lighting of into the Buildings design; should be an integral component of the façade composition. Lighting should be used to create effects of shadow, relief, and outline that add visual interest and highlight aspects of the Building;~~

~~ii. Exterior Lighting design should shall not cast minimize Glare into adjacent residential units or onto adjacent Development or streets;~~

~~iii. Use accent lighting for architectural features;~~

~~iv. Provide pedestrian-oriented lighting features;~~

~~v. Integrate lighting within the landscape; and~~

~~vi. Provide dimmable exterior lighting.~~

E. 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. ~~Guidelines~~Standard.
  - 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.~~
  - ii. ~~Coordinate Tower placement with other Towers on the same block and adjacent blocks to maximize access to sunlight and sky view for surrounding streets, parks, Open Space, and properties.~~
- 2. Required Tower Separation.
  - a. Intent. Tower Separation is intended to provide privacy, natural light and air, and contribute to a distinctive skyline.
  - b. Applicability. This subsection shall apply to multiple Towers within East Main built within a single Project Limit.
  - c. ~~Separation~~Standard. Two or more Towers built within a single Project Limit shall maintain a Tower Separation of 60 feet.
  - d. 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 20.25Q.030 if the following criteria are met:
    - i. A maximum of 10 percent of the ~~façade~~ ~~façade~~ is within the Tower Separation distance of another Building's façade; and
    - ii. The applicant demonstrates that the intrusion does not affect the light, air or privacy of the users of either Building.
- 3. ~~Maximize energy efficiency in Tower orientation and articulation.~~
  - a. ~~Intent. Tower orientation, articulation, and other features should be designed to respond to maximize solar orientation and to reduce mechanical heating and cooling.~~
  - b. ~~Guidelines:~~
    - i. ~~Orient Towers to improve Building energy performance, natural ventilation, and daylighting; provided, that access to sky view is maintained and adverse wind and shadow impacts are minimized;~~
    - ii. ~~Vary the design and articulation of each Tower façade to respond to changes in solar orientation. Where appropriate, adjust internal layouts, glazing ratios, balcony placement, fenestration, and other aspects of the Tower design to manage passive solar gain and improve Building energy performance;~~
    - iii. ~~Where possible, include operable windows to provide natural ventilation and help reduce mechanical heating and cooling requirements; and~~

~~iv.—When multiple Towers are proposed, stagger the Tower heights to create visual interest within the skyline, mitigate wind, and improve access to sunlight and sky view. In general, a variation of five Stories or more provides a difference in height that can be perceived at street level.~~

~~43. Design Tower Design to provide visual interest and Aarticulation.~~

- a. Intent. Tower design should incorporate articulation, design excellence, and sustainable materials to provide visual interest.
- b. ~~GuidelinesStandards~~.
  - i. ~~IncorporateProvide~~ variation and articulation in the design of each Tower façade ~~to provide visual interest and to respond to design opportunities and different conditions within the adjacent context~~; and
  - ii. Articulate Towers with high-quality, sustainable materials and finishes, such as glass, aluminum, steel, and wood ~~to promote design excellence, innovation, and Building longevity~~.

~~5. Promote Visually Interesting Upper Floor Residential Windows.~~

- a. ~~Intent~~. Upper floor residential windows should create an open and inviting atmosphere that adds visual interest and enhances the experience of the Building both inside and out.
- b. ~~Guidelines~~.
  - i. ~~The windows of a residential Building should be pleasing and coherent. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows~~; and
  - ii. ~~Windows should be operable~~.

F. Top.

1. ~~Create Attractive~~ Building Silhouettes and Rooflines.

- a. Intent. Building rooflines should enliven the pedestrian experience and provide visual interest with details that create dynamic and distinct forms.
- b. ~~GuidelinesStandards~~.
  - i. ~~Building rooflines should be dynamic, fluid, and well articulated to exhibit design excellence while creating a dynamic and attractive skyline~~;
  - ii. Include Towers or similar vertical architectural expressions of important Building functions such as entries; and
  - iii. Vary roof line heights; and
  - iv. ~~Incorporate well-detailed cornices that have significant proportions (height and depth) and create visual interest and shadow lines.~~

2. ~~Foster Attractive~~ Rooftops.
  - a. Intent. Integrate rooftop elements into the Building design.
  - b. ~~Guidelines~~Standard.
    - i. ~~Roof shape, surface materials, colors, and penthouse functions should all be integrated into the overall Building design;~~
    - ii. ~~Provide R~~rooftop terraces, gardens, and Open Spaces, and other features, where feasible, shall be integrated into the overall building design.;
    - iii. ~~Incorporate green roofs that reduce Stormwater runoff;~~
    - iv. ~~Consolidate and screen mechanical units; and~~
    - v. ~~Occupied rooftop amenity areas are encouraged; provided, that potential noise and light impacts on neighboring Developments are minimized.~~

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**Chapter 20.30F          Design Review**

**20.30F.110          Scope.**

This Part 20.30F establishes the procedure and criteria that the City will use in making a decision upon an application for Design Review. Design Review is a mechanism by which the City shall ensure that the design, architecture, and amenity components of a proposal meet all applicable standards contained in City Codes.

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**20.30F.145          Decision ~~C~~riteria**

The Director ~~may~~shall approve or approve with modifications an application for Design Review if:

- ~~A. The proposal is consistent with the Comprehensive Plan; and~~
- ~~BA. The proposal complies with the applicable requirements of this Code; and~~
- ~~CB. The proposal addresses all applicable design ~~guidelines or criteria~~standards of this Code ~~in a manner which fulfills their purpose and intent; and~~~~
- ~~D. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and~~
- ~~EC. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and~~
- ~~FD. The proposal is consistent with any required Master Development Plan approved pursuant to Part 20.30V LUC or other applicable code section; and~~
- E. The proposal is consistent with any Departure granted pursuant to any applicable code section.

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Chapter 20.40 Administration and Enforcement

20.40.500 Vesting and expiration of vested status of land use permits and approvals.

A. Vesting for Permits and Approvals

1. Permits and Approvals in General. Other Than Subdivisions and Short Subdivisions, and Shoreline Permits. Applications for all land use permits and approvals except subdivisions, ~~and~~ short subdivisions, conditional uses, design reviews, shoreline conditional use, and shoreline substantial development permits ~~(Shoreline Conditional Use, Shoreline Substantial Development Permit, and variance to the Shoreline Master Program)~~ shall be considered under the Land Use Code and other land use control ordinances in effect on the date that a fully complete Building Permit application, meeting the requirements of BCC 23.05.090.E and 23.05.090.F, is filed. ~~Vesting provisions for shoreline permits are provided in LUC 20.25E.250.C.~~ If a complete Building Permit application is not filed, the land use permit or approval shall become vested to the provisions of the Land Use Code upon the date of the City's final decision on the land use permit or approval.
2. Subdivisions, ~~and~~ Short Subdivisions, ~~and~~ Conditional Uses, ~~and~~ Design Reviews. An application for approval of a subdivision, ~~or~~ short subdivision, ~~of land, as defined in LUC 20.50.046, or for a~~ conditional use, ~~as defined in LUC 20.50.014, or for a~~ Design Review, ~~as defined in LUC 20.30F.120,~~ shall be considered under the Land Use Code and other land use control ordinances in effect when a fully completed application is submitted for such approval which satisfies the submittal requirements of the Director specified pursuant to LUC 20.35.030.
3. Shoreline Conditional Use and Shoreline Substantial Development Permits. LUC 20.25E.250 governs vesting of shoreline conditional use and shoreline substantial development permits.
4. Master Development Plans and Associated Design Reviews Submitted Concurrently. When a Design Review application is submitted concurrently with a Master Development Plan application, that Master Development Plan application shall be considered under the Land Use Code and other land use control ordinances in effect when the associated Design Review application is submitted, provided that both the associated Design Review application and the Master Development Plan application are fully complete and satisfy the applicable submittal requirements of the Director specified pursuant to LUC 20.35.030. For the purposes of this subsection, "concurrently" means that the associated Design Review application was submitted during the applicable time period for review of the Master Development Plan application under LUC 20.35.030.E.

**Commented [RS1]: Update for February 4, 2025.** At the public hearing, the Planning Commission received public comment requesting amendments to LUC 20.40.500 to address the situation where applications for a Master Development Plan and an Associated Design Review are submitted concurrently for review. Following both the public hearing and the Planning Commission's recommendation, the language contained in Subsection A.4 was added to the proposed LUCA to address the concern.

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