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6-2-80

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2851

AN ORDINANCE establishing interim height limitations for buildings located in CB zones within the Central Business District.

WHEREAS, the City has developed and adopted a subelement of the Comprehensive Plan for the Central Business District; and

WHEREAS, said Central Business District subelement to the Comprehensive Plan will be implemented through the adoption of Land Use Code provisions, including provisions regarding land development for buildings located within the Central Business District; and

WHEREAS, the City Council previously adopted interim height limits for buildings located in CB zones within the Central Business District pursuant to Ordinance No. 2711; and

WHEREAS, it is necessary to continue the interim heights limits previously established for a period of six months or until adoption of the Land Use Code revisions governing land development within said Central Business District, whichever occurs first; now, therefore

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

Section 1. Section 20.20.010, footnote 8, of the Bellevue City Code (Land Use Code), "Dimensional Requirements by Land Use District," is hereby amended as indicated in Exhibit A, attached hereto, and by this reference incorporated herein.


Section 2. This ordinance is hereby declared to be a public emergency necessary for the protection of public health, public safety, public

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property of the public peace and shall be effective upon adoption by a majority plus one of the whole membership of the City Council.

PASSED by a majority plus one of the City Council this 2<sup>nd</sup> day of June, 1980, and signed in authentication of its passage this 2<sup>nd</sup> day of June, 1980.

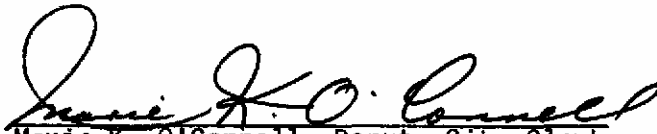
(SEAL)

  
Richard M. Foreman, Mayor

Approved as to form:

  
Richard Gidley, Acting City Attorney

Attest:

  
Marie K. O'Connell, Deputy City Clerk

Published June 7, 1980  
Filed June 6, 1980

EXHIBIT A

(8) No building height shall apply to any property designated CB which is located in the CBD, provided, during the period commencing on the effective date of Ordinance No. 2851 and terminating on December 2, 1980, or upon completion of the Land Use Code revisions governing land development within the Central Business District, whichever occurs first, the maximum height for all buildings which are located in CB zoning districts and also located in the Central Business District as defined in Bellevue Land Use Code 20.50.014 shall be 13 stories; provided, however, the maximum building height for buildings which are located in CB districts within the Central Business District "core area" may exceed 13 stories up to a maximum of 20 stories subject to City Council review of any individual proposals and the finding by the Council that all of the following criteria are met:

- a. Land would be utilized more efficiently and aesthetically than it would under the land development requirements that would otherwise apply.
- b. The proposal would create and sustain a desirable and stable economic environment.
- c. The proposal would provide significant pedestrian amenities.
- d. Undeveloped land surrounding the proposed development can be planned in coordination with the proposed development.
- e. The proposal would not unreasonably detract from primary scenic views of the nearby residential areas.

The City Council may condition its approval on measures to mitigate any significant adverse impacts from the proposal. The CBD core area is that area located within the following boundaries: Bellevue Way on the west; N.E. 8th on the north; 112th N.E. on the east; and N.E. 4th on the south.