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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3690

AN ORDINANCE relating to corrections and clarification of the Bellevue Land Use Code; amending Bellevue City Code (Land Use Code) 20.10.440 - Notes - Uses in Land Use Districts - Transportation and Utilities - Note 7, 20.20.010 - Uses in Land Use Districts - Dimensional Requirements, 20.20.070.C, 20.20.012, 20.20.280, 20.20.520.D, 20.20.520J.3 and 4, 20.20.910.B, 20.20.910.C, 20.25A.040.B - Chart: Landscape Development Requirements - Note (1), 20.25A.060.C - Plate B, 20.25E.080.B.3, 20.25E.080.N.7.b, 20.25E.080.Q.5, 20.25E.080.V, 20.25F.020.C-G, 20.25F.030.D-E, 20.30D.155.D, 20.30D.165.A.2, 20.30D.225.A, 20.30G.145.C, 20.30M.145.B, 20.35.130.A.8, 20.35.240, 20.35.350.D, 20.35.350.H, 20.35.625.D.1.b, 20.35.625.D.3.B.i, 20.35.625.D.4 - Paragraph Heading, 20.35.625.D.4.a, 20.35.625.D.4.e-f, 20.35.630.D, 20.40.490.A, 20.40.510, 20.50.010, 20.50.040, 20.50.046, 20.50.048 and 20.50.052; adding a new Paragraph 20.30D.225E; and repealing 20.25A.120, 20.25F.030.C and 20.35.145.

WHEREAS, amendments to the Land Use Code are required to correct or clarify various provisions of the Land Use Code; and

WHEREAS, the City has complied with the State Environmental Policy Act and with the City's Environmental Procedures Ordinance; now, therefore,

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

Section 1. Bellevue City Code (Land Use Code) 20.10.440, Notes: Uses in Land Use Districts - Transportation and Utilities - Note 7 is amended to read as follows:

7. Park and Ride. A Park and Pool Lot or other carpool facility is regulated as a park and ride. A park and ride providing no more than 50 parking spaces, and utilizing the parking area of an existing use shall be regulated as an accessory use under Section 20.20.200. Any other Park and Ride requires a conditional use permit.

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Section 2. Bellevue City Code (Land Use Code) 20.20.010 - Uses in Land Use Districts - Dimensional Requirements - is amended as indicated on Exhibit A attached hereto and by this reference incorporated herein.

Section 3. Bellevue City Code (Land Use Code) 20.20.012 is amended to read as follows:

20.20.012 Minimum Lot Area

Minimum lot area, as required by Chart 20.20.010, shall not include public rights-of-way or private roads. The area of an easement, including an access easement, is included within the minimum lot area.

Section 4. Bellevue City Code (Land Use Code) 20.20.070.C is amended to read as follows:

- C. A legal nonconforming lot may be used for a building site, but must meet all the setback requirements of the district in which it is located, unless a setback variance has been granted pursuant to Part 20.30G or 20.30H.

Section 5. Bellevue City Code (Land Use Code) 20.20.280 is amended to read as follows:

20.20.280 Day Care

Day care facilities are required to be licensed by the State of Washington Department of Social and Health Services. Holders of valid permits may apply for Home Occupation Permits in any G, A, OU or R districts. (See requirements listed under "Home Occupations" Part 20.30N.) In addition, day care facilities are permitted as Conditional or Permitted Uses in most districts when not in a home. (See Chart 20.10.440)

Section 6. Bellevue City Code (Land Use Code) 20.20.520.D is amended to read as follows:

D. Minimum Application Information:

1. The Director of Design and Development shall specify the submittal requirements, including type, detail and number of copies for an application to be deemed complete and accepted for filing.
2. The Director of Design and Development may waive specific submittal requirements determined to be unnecessary for review of the application.

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3. If the subject property exceeds one acre or if the applicant requests Alternative Landscaping Option pursuant to Paragraph 20.20.520.J, the Director of Design and Development shall require approval of the proposed landscape plan by a privately retained registered Landscape Architect, Washington Certified Nurseryman or Washington Certified Landscaper.

Section 7. Bellevue City Code (Land Use Code) 20.20.520.J.3 and 4 are as amended to read as follows:

3. Effect of Approval: Following approval of alternative landscaping by the Director of Design and Development, the applicant may meet the landscaping requirements of this Code by complying with the approved landscape development proposal. A copy of the approved landscape development proposal will be placed in the official file.

Section 8. Bellevue City Code (Land Use Code) 20.20.910.B and .910.C are amended to read as follows:

B. Sight Screening.

Sight screening requirements contained in Section 20.20.520 shall apply to the boundary with a Multifamily District.

C. Parking.

There shall be no circulation or parking along the boundary with a Multifamily District, except where sight-screened according to the requirements of Section 20.20.520.

Section 9. Bellevue City Code (Land Use Code) 20.25A.040.B. Chart: Landscape Development Requirements - Note (1) is amended to read as follows:

- (1) No landscape development is required if Pedestrian Oriented Frontage, a plaza, a marquee, an awning or an arcade abuts the walkway or sidewalk. If the project is subject to Section 20.25A.115 (Design Guidelines: Building/Sidewalk Relationships), street frontage landscaping is only required when consistent with those guidelines and when a street wall, plaza, canopy, awning, arcade or access point does not exist.

Section 10. Bellevue City Code (Land Use Code) 20.25A.060.C - Plate B is amended as indicated on Exhibit B, attached hereto and by this reference incorporated herein.

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Section 11. Bellevue City Code (Land Use Code) 20.25A.120 is hereby repealed.

Section 12. Bellevue City Code (Land Use Code) 20.25E.080.B.3 and B.5 are amended to read as follows:

3. All development within the Shoreline Overlay District shall be accompanied by a plan indicating methods of preserving shoreline vegetation and for control of erosion during and following construction in accordance with City of Bellevue Excavation, Clearing and Grading regulations (Bellevue City 23.10.140), and the Comprehensive Plan.
5. Maximum height limitation for any proposed structure within the Shoreline Overlay District shall be thirty-five (35) feet, except in land use districts with more restrictive height limitations. The method of measuring the maximum height is described in WAC 173-14-030(6). Variances to this height limitation may be granted pursuant to Part 20.30H.

Section 13. Bellevue City Code (Land Use Code) 20.25E.080.N.7.b is amended to read as follows:

- b. A private pier may extend more than 80 feet beyond the ordinary high water line and to the point at which ten feet of water depth exists at mean low water, if approved pursuant to Part 20.30E and only if -
 - i. The pier does not extend beyond the point necessary to obtain a reasonable and safe moorage;
 - ii. The increased length will not interfere with the public use and enjoyment of the water, or create a hazard to navigation; and
 - iii. The increased length will not unreasonably interfere with the use of adjacent piers.
- c. In no case may a private pier extend more than one hundred fifty (150) feet beyond the ordinary high water line.

Section 14. Bellevue City Code (Land Use Code) 20.25E.080.Q.5 is amended to read as follows:

5. All residential development shall be accompanied by a plan indicating methods for preserving shoreline vegetation and control of erosion during and following construction as required by City of Bellevue Excavation, Clearing and Grading

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Regulations (Bellevue City Code Section 23.10.140) and the Comprehensive Plan.

Section 15. Bellevue City Code (Land Use Code) 20.25E.080.V is amended to read as follows:

V. Variances: Special Procedures.

Where there is a Shoreline Overlay District, variances from the requirements of the underlying use district regulations will follow the requirements and procedures specified in Part 20.30G. A variance from the Shoreline Master Program will not be required in addition to the variance from the requirements of the underlying use district unless the proposal would constitute a variance from the Shoreline Master Program. Where the variance sought is from the requirements of the Shoreline Master Program, the procedures and requirements specified in Part 20.30H will be followed.

Section 16. Bellevue City Code (Land Use Code) 20.25F.020. C, D, E, F and G are amended to read as follows:

C. Criteria:

The Technical Committee 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
2. 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.

E. 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.

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F. 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 -
 - i. It does not significantly affect or change the overall concept or design of the approved Master Plan, and
 - 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.
- d. The applicant shall record the written decision of the Technical Committee approving a minor amendment to the Master Development Plan with the King County Division of Records and Elections and with the City Clerk.

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

- a. The Technical Committee will decide upon a major amendment to an approved Master Development Plan through Design Review (Part 20.30F). An amendment may be processed separately, or in conjunction with the review of a specific development proposal pursuant to Section 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 may approve a major amendment to an approved Master Development Plan only if -

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- i. The Master Development Plan as amended complies with the criteria of Paragraph 20.25F.020C, 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.

Section 17. Bellevue City Code (Land Use Code) 20.25F.030 is amended by the repeal of Paragraph 20.25F.030.C and the re-numbering of Paragraphs 20.25F.030.D and E to 20.25F.030. C and D respectively.

Section 18. Bellevue City Code (Land Use Code) 20.30D.155.D is amended to read as follows:

- D. Non-residential development meets the requirements for Transition Areas if any such development, including associated parking or access, is within 300' of the property line for a residential use, and

Section 19. Bellevue City Code (Land Use Code) 20.30D.165.A.2 is amended to read as follows:

2. Bonus Decision Criteria: The City may approve a bonus in the number of dwelling units allowed by no more than 10%, based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20%, whichever is less if -
- a. The design of the development offsets the impacts of the increase in density; and
 - b. The increase in density is compatible with existing uses in the immediate vicinity of the subject property.

Section 20. Bellevue City Code (Land Use Code) 20.30D.225.A is amended to read as follows:

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- A. Public Notice: The Director of Design and Development shall mail notice of the City Council consideration of the Final Development Plan to those to whom notice of the public hearing on the Preliminary Development Plan was mailed. Notice will be mailed at least 17 calendar days prior to City Council consideration of the matter. This notice will solicit written public comment on the Final Development Plan.

Section 21. Bellevue City Code (Land Use Code) 20.30D.225 is amended by the addition of a new paragraph which reads as follows:

- E. Appeal of City Council Action to Superior Court:
1. Who May Appeal: The decision of the City Council may be appealed by --
 - a. The applicant, or
 - b. Any person who submitted written comment on the Final Development Plan in conformance with Paragraph .225.A.
 2. Form of Approval: A person filing an appeal must make application to the Superior Court for a writ of certiorari, writ of prohibition or writ of mandamus.
 3. Time to Appeal: The decision of the City Council must be appealed to Superior Court no more than 20 calendar days following the effective date of the Council decision on the application or is thereafter barred.

Section 22. Bellevue City Code (Land Use Code) 20.30G.145.C is amended to read as follows:

- C. A motion to approve or approve with modifications may only be made if an affirmative vote of a majority of the members of the Board present and voting has occurred for each of the criteria listed in Section .140.

Section 23. Bellevue City Code (Land Use Code) 20.30M.145.B is amended to read as follows:

- B. Extended Temporary Uses: The Director of Design and Development may approve a Temporary Use Permit for up to one year for temporary sales or rental offices in subdivisions, multifamily or non-residential projects or other longer term uses as specified in the Land Use Code.

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Section 24. Bellevue City Code (Land Use Code) 20.35.130.A.8 is amended to read as follows:

8. A statement that only those persons who participate in the public hearing as provided in Paragraph .135.B may appeal the decision or recommendation of the Hearing Examiner.

Section 25. Bellevue City Code (Land Use Code) 20.35.145 is hereby repealed.

Section 26. Bellevue City Code (Land Use Code) 20.35.240 is amended to read as follows:

20.35.240 Community Council Review:

- A. Review Within Geographic Boundary: The applicable Department Director shall review each proposal within the jurisdiction of an affected Community Council at a public meeting of that Council so that the Community Council may submit written comments pursuant to Section .235.
- B. Time Limit: The applicable Department Director shall not decide on an action within the geographic boundary of an affected Community Council for seven calendar days following the public meeting of the Community Council at which it was reviewed, unless that seven day time limit is waived by action of the Community Council.

Section 27. Bellevue City Code (Land Use Code) 20.35.350.D is amended to read as follows:

- D. Conditions: The Board of Adjustment may include conditions as part of the approval or approval with modifications of an application to insure conformance with Paragraph .350.B.

Section 28. Bellevue City Code (Land Use Code) 20.35.350.H is amended to read as follows:

- H. Commencement of Activity: The applicant may commence activity or obtain other required approvals authorized by the approval or approval with modifications of the application seven calendar days following the decision of the Board of Adjustment. Activity commenced prior to the expiration of the full appeal period provided in Section .355 is at the sole risk of the applicant.

Section 29. Bellevue City Code (Land Use Code) 20.35.625.D.1.b is amended to read as follows:

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- b. The Hearing Body shall dismiss an appeal without hearing when it determines that the appeal is without merit on its face, frivolous or brought merely to secure a delay.

Section 30. Bellevue City Code (Land Use Code) 20.35.625.D.3.b.i is amended to read as follows:

- i. Submitting written comments to the Hearing Body prior to the appeal hearing or

Section 31. Bellevue City Code (Land Use Code) 20.35.625.D.4. Paragraph Heading and D.4.a are amended to read as follows:

4. Hearing Body Decision on the Appeal:

- a. General: After the appeal hearing, the Hearing Body shall grant, grant with modifications or deny the appeal. If the Hearing Body is a multi-member body, action must be by a majority vote of the membership of that body present and voting.

Section 32. Bellevue City Code (Land Use Code) 20.35.625.D.4.e and f are amended to read as follows:

- e. Written Decision: The Hearing Body shall issue a written decision on the appeal which contains the following:
 - i. A statement indicating the decision of the Hearing Body on the appeal.
 - ii. A statement of any conditions included as part of the decision on the appeal.
 - iii. A statement of facts upon which the decision, including any conditions, was based and conclusions derived from those facts.
 - iv. A statement of the right of an affected project proponent or the appellant to appeal the decision of the Hearing Body to Superior Court as provided for in Section .630.
- f. Distribution: The Hearing Body or its designee shall mail a copy of the written decision of the Hearing Body, bearing the date it is mailed, to an affected project proponent, the appellant and the applicable Department Director.

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Section 33. Bellevue City Code (Land Use Code) 20.35.630.D is amended to read as follows:

- D. Time to Appeal: The decision of the Hearing Body must be appealed to Superior Court no more than 20 calendar days following the date that the written decision of the Hearing Body was mailed, provided however that if the Board of Adjustment was the Hearing Body, the decision must be appealed no more than 10 calendar days following the date of the Board of Adjustment decision.

Section 34. Bellevue City Code (Land Use Code) 20.40.490.A is amended to read as follows, and new subsections B and C are added to Bellevue City Code (Land Use Code) 20.40.490 as follows:

A. General:

When authorized by a provision of the Bellevue City Code, the City may require or allow a performance or maintenance assurance device in conformance with the provisions of this Section.

B. When Applicable:

1. Performance Assurance Device:

- a. The applicable Department Director may require a performance Assurance Device when a use or activity will, in the opinion of the Director, take place in a location or under circumstances which present a significant risk to the public health, safety, or welfare or to protect the City from potential damage claims of others or damage to City streets, utilities, or property.
- b. The applicable Department Director may allow a performance Assurance Device if --
 - i. The applicant is unable to complete the work or improvements to be covered by the assurance device because of unavoidable circumstances that in no way resulted from the actions or inaction of the applicant, or a performance assurance device is specifically authorized by the Bellevue City Code, and

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- ii. It is reasonably certain that the applicant will be able to complete the work or improvements to be covered by the assurance device within a reasonable amount of time, and
- iii. Granting a Temporary Certificate of Occupancy prior to completion of the work or improvements will not be materially detrimental to the City or the properties in the vicinity of the subject property.

2. Maintenance Assurance Device:

- a. The applicable Department Director shall require a Maintenance Assurance Device when required by a provision of the Bellevue City Code, or when necessary to mitigate potential adverse impacts in conformance with BCC 22.02.140.
- b. The applicable Department Director may require a maintenance Assurance Device in other cases when he/she determines such a device is necessary to protect the interests of the public.

C. Form of Assurance Device:

- 1. In each case where the City requires or allows an applicant to provide an assurance device, the applicable Department Director shall determine the type of assurance device that will be used.
- 2. The assurance device may be a non-revocable letter of credit, set-aside letter, assignment of funds, certificate of deposit, deposit account, bond, or other readily accessible source of funds.

A bond will be accepted only when circumstances make a bond the only reasonable form of assurance as determined by the Department Director, and the bond adequately protects the interests of the City, or when a bond is required by state statute.
- 3. Interest from any interest-bearing form of assurance device will accrue to the benefit of the depositor.

Section 35. Bellevue City Code (Land Use Code) 20.40.510 is amended to read as follows:

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20.40.510 Membership

The Board shall be composed of seven members having familiarity with the City Land Use Code and the Sign Ordinance (Chapter 22B.100), and having an understanding of the benefits of planning the municipality. Each member shall be appointed by the City Manager for a term of four years and the appointments shall be so arranged that the term of at least one position shall expire each year. Members of the Board may be removed as provided in Section 20.40.525. No member of the Board of Adjustment shall simultaneously be a member of the Planning Commission or the City Council.

Section 36. Bellevue City Code (Land Use Code) 20.50.010 - Assurance Device is amended to read as follows:

ASSURANCE DEVICE. A mechanism approved by the City whereby the City has recourse to identifiable assets of the applicant in order to insure compliance with this code in conformance with Section 20.40.490.

Section 37. Bellevue City Code (Land Use Code) 20.50.040 - Planned Unit Development, Planned Residential Unit Development is amended to read as follows:

PLANNED UNIT DEVELOPMENT. A grouping of structures which contain certain uses occurring at a certain density, permitted subject to specified procedures and standards.

Section 38. Bellevue City Code (Land Use Code) 20.50.046 - Sign and Structure are amended to read as follows:

SIGN. Any device or visual communication that is used for the purpose of bringing the subject thereof to the attention of the public.

STRUCTURE. A combination of materials constructed and erected permanently on or under the ground or attached to something having a permanent location on or under the ground. Not included are residential fences, retaining walls less than 30 inches in height, rockeries and similar improvements of a minor character.

Section 39. Bellevue City Code (Land Use Code) 20.50.048 - Transition Area is amended to read as follows:

TRANSITION AREA. An area of a higher-intensity use district which is close to a lower-intensity use district, in which special design

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and other criteria are applied in order to protect the lower-intensity uses from effects of the higher-intensity uses.

Section 40. Bellevue City Code (Land Use Code) 20.50.052 - Variance is amended to read as follows:

VARIANCE. Permission which may be granted to vary from the requirements of the Land Use Code; such variance may not amount to the permission of a use where otherwise excluded by this Code.

Section 41. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 4th day of August, 1986, and signed in authentication of its passage this 4th day of August, 1986.


(SEAL)



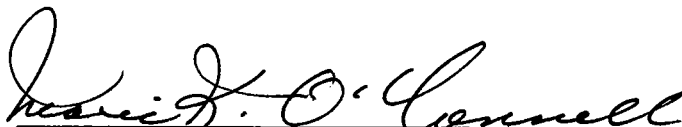
Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Andrews, City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published August 10, 1986

NOTES: Uses in Land Use Districts—Dimensional Requirements

- (1) These setbacks control except where street classification in Section 20.20.020 indicates a greater setback.
- (2) Side yard setback in R-30 districts increases to 20 ft. on any side yard where structure exceeds 30 ft. above finished grade.
- (3) All rear and side yards shall contain landscaping as required by Section 20.20.520.
- (4) See Section 20.20.012.
- (5) See Section 20.20.015.
- (6) The maximum allowable building height in R-20 districts is 40 feet if the ground floor of such building is devoted to parking.
- (7) The maximum allowable building height is 75 feet on any property designated OLB which lies within 475 feet of the right-of-way of I-405, between I-90 and SR-520, subject to obtaining a Conditional Use Permit, (Part 20.30B. or Part 20.30C). (Ord. 3530, 8-12-85, Section 10).
- (8) Dimensional requirements for CBD Land Use Districts are listed in Section 20.25A.020.
- * (9) Any office building or any office portion of a building shall comply with the definition of "low intensity" contained in the Comprehensive Plan.
 - * Not effective within the jurisdiction of the East Bellevue and Sammamish Community Councils.
- * (10) The maximum building height may be exceeded upon approval of the Director of Design and Development. Requests for such approval shall be processed in accordance with the administrative conditional use procedure of Part 20.30E. Before granting any such approval, the Director of Design and Development must find that:
 - a) The height increase is only to accommodate equipment, structures or buildings that contain special equipment primarily related to light manufacturing, wholesale, trade and distribution use, and is not for office or bulk retail use; and
 - b) There is functional need for a height increase; and
 - c) The overall site development will minimize adverse impacts caused by the height increase.

Notwithstanding the provisions of this Note, no height increase is permitted within a Transition Area as defined in Part 20.25B. (Ord. 3530, 8-12-85, Section 11).

 - * Not effective within the jurisdiction of the East Bellevue and Sammamish Community Councils. The maximum building height in LI Districts shall remain 30 feet.
- * (11) Except in transition areas, the allowable building height of any office building located in a PO, O, OLB, GC, NB, CB or OU district may be increased by one story, but not to exceed 15 feet, if the ground floor of that building is devoted to parking for that building.
 - * Not effective within the jurisdiction of the East Bellevue and Sammamish Community Councils. The maximum building height in LI Districts shall remain 30 feet.
- (12) At least 80% of the net area of the site must be devoted to natural vegetation, landscape development, ponds, watercourses, or outdoor recreation areas except as otherwise provided in Note 14.
- (13) For each square foot of lot area devoted to open space in excess of 30% of the total lot area, one square foot is added to the lot area for the purpose of calculating density.
- (14) In a Planned Unit Development pursuant to 20.30D, west of I-405 and south of I-90, maximum lot coverage by structures is 35% if the proposal contains marine related activities.
- (15) Maximum lot coverage by structures is determined after public right-of-way and private roads are subtracted from the gross land area.
- (16) If there is a conflict between the minimum lot area and the permitted number of dwelling units per acre, the minimum lot area controls.
- (17) Dwelling units per acre is determined pursuant to Section 20.30D.
- (18) If the setback abuts a street right-of-way, access easement or private road, the minimum dimension is 10 feet unless a greater dimension is specified. (Ord. 3498, 5-28-85, Section 2).
- (19) See 20.20.030 for designation and measurement of setbacks.

SECTION 20.20.010

USES IN LAND USE DISTRICTS

DIMENSIONAL REQUIREMENTS

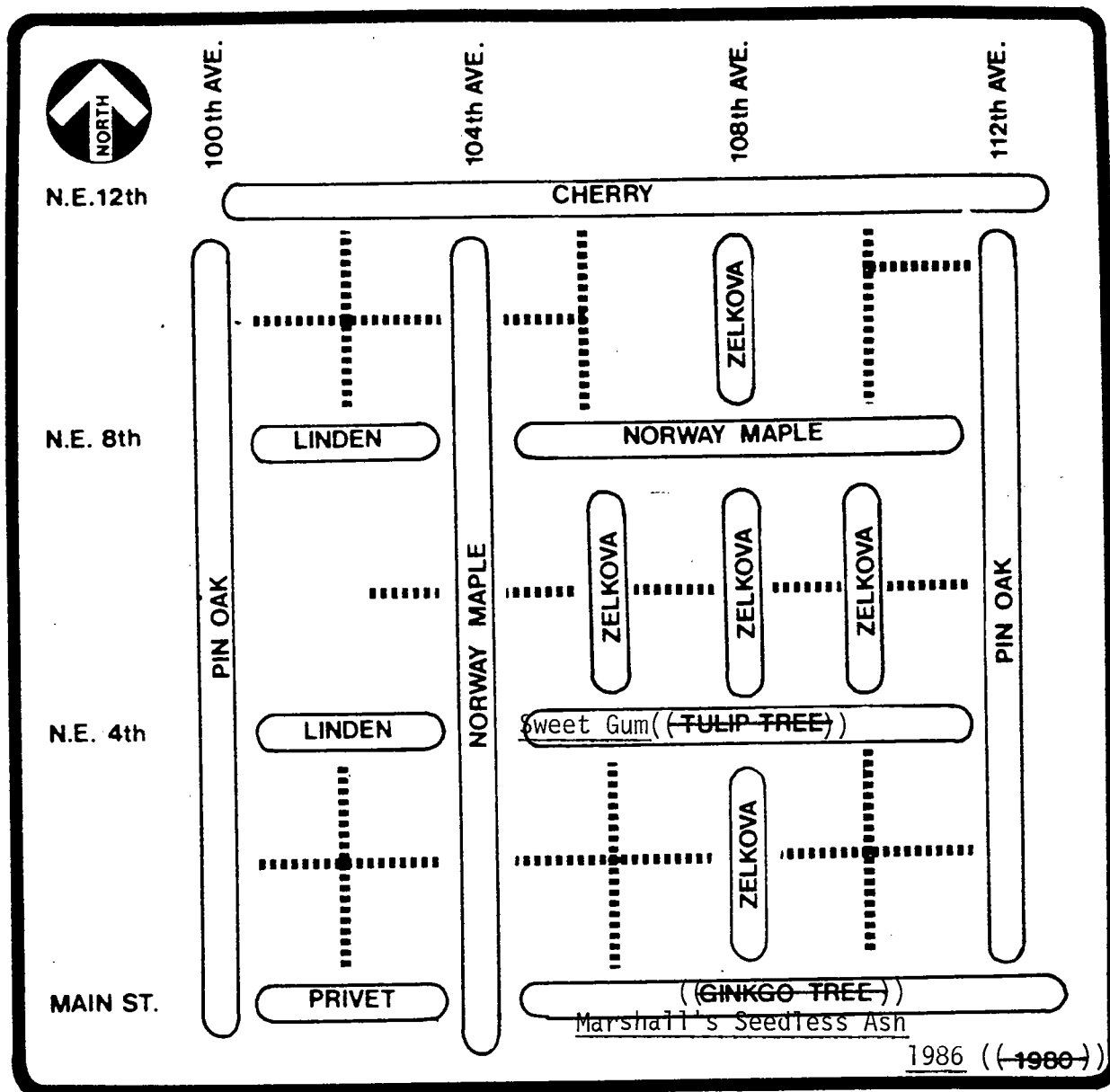
LAND USE CLASSIFICATION	LAND USE CLASSIFICATION																				CENTRAL BUSINESS DISTRICT							OFFICE DISTRICT 1		OFFICE DISTRICT 2		RESIDENTIAL DISTRICT		OLD BELLEVUE DISTRICT		OFFICE AND MIXED BUSINESS DISTRICT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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Ordinance 3219, 1-17-83, Section 5

NOTE: Dimensional Requirements for Central Business District are found in Part 20.25A

Dimensional Requirements for Evergreen Highlands Design District (EH-A, EH-B, EH-C, EH-D) are found in Part 20.25F

Plate B



BELLEVUE CBD STREET TREES

MAJOR STREET TREE

LEGEND

*** LOCAL STREET TREE**

~~((Ginkgo biloba (Ginkgo Tree))~~

~~Flaxinus pennsylvanica 'Marshall' (ash)~~

~~Ligustrum lucidum (Privet)~~

Zelkova serrata (Zelkova)

Tilia cordata (Linden)

Acer platanoides (Norway Maple)

Prunus serrulata (Cherry)

Quercus palustris (Pin Oak)

~~((Liriodendron tulipifera (Tulip Tree))~~

~~Liquidambar styraciflua (Sweet Gum)~~

~~Styrax obassia (Styrax)~~

Acer platanoides 'col' (Norway Maple 'Col')

Liquidambar styraciflua (Sweet Gum)

Crataegus L. (Hawthorne)

Quercus borealis (Red Oak)

Cercidiphyllum japonicum (Katsura Tree)

Magnolia grandiflora (Saucer Magnolia)

Magnolia kobus (Kobus Magnolia)

Prunus sargentii (Cherry)

Prunus yedoensis akebono (Cherry)

* Selection of specific tree species from this list for individual street shall be approved by the Director of Design and Development.
(Ord. 3498, 5-27-85, Section 54)