

3139c
04-05-88

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3901 B

AN ORDINANCE relating to CBD transfer of bonus floor area; amending Bellevue City Code (Land Use Code) 20.25A.020.A.2, Note 13, 20.25A.030.E.1, 20.25A.100.E.6.d.vi.(2)(b).

WHEREAS, it is desirable to limit the amount of transfers of bonus floor area in the perimeter areas of the Core Design District; and

WHEREAS, these transfer limitations are consistent with Comprehensive Plan policies to restrict the most dense development to a focused area in the center of the CBD; and

WHEREAS, the City of Bellevue has complied with 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) 20.25A.020.A.2 Note (13) is amended to read as follows:

- (13) Except within the Perimeter Design District, the maximum Floor Area Ratio may be exceeded if the Major Pedestrian Corridor is constructed as required by Paragraph 20.25A.100.E.1, and only to the extent required to accommodate the additional Floor Area Ratio provided under Paragraph 20.25A.030.C.16. Heights may be exceeded under this provision only to the extent depicted on the map entitled "Height Limits in the Core Design District" in Paragraph 20.25A.030.E.

Section 2. Bellevue City Code (Land Use Code) 20.25A.030.E.1 is amended to read as follows:

- E. Transfer of Bonus Floor Area:
 1. When Floor Area May be Transferred:
 - a. Bonus floor area earned through the amenity incentive system for a specific parcel of land may be transferred to an abutting parcel of land in the same ownership.

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- b. Bonus floor area earned for actual construction of the Major Pedestrian Corridor may be transferred to any other property within the Core Design District. Provided, however, that properties within the Core Design District may utilize transferred floor area only to the extent that the building height does not exceed limits depicted on the map entitled "Height Limits in the Core Design District."

Section 3. Bellevue City Code (Land Use Code)
20.25A.100.E.6.d.vi.(2)(b) is amended to read as follows:

6. Major Public Open Spaces:

d.vi.(2)(b) Bonus floor area earned for construction of a Major Public Open Space may be --

- (i) Transferred to any other property within the Core Design District provided, however, that properties within the Core Design District may utilize transferred floor area only to the extent that the building height does not exceed limits depicted on the map entitled "Height Limits in the Core Design District" in Paragraph 20.25A.030.E. Each transfer must be recorded with the King County Division of Records and Elections and Bellevue City Clerk; and
- (ii) Utilized to exceed the maximum building height of structures on the project limit incorporating the Major Public Open Space, or of structures to which the bonus floor area is transferred, subject to the limitations in paragraph (i).

Section 4. This ordinance shall take effect and be in force five days after its passage and legal publication.

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PASSED by the City Council this 16th day of May,
1988, and signed in authentication of its passage this 16th day
of May, 1988.

(SEAL)

Nan Campbell
Nan Campbell, Mayor

Approved as to form:

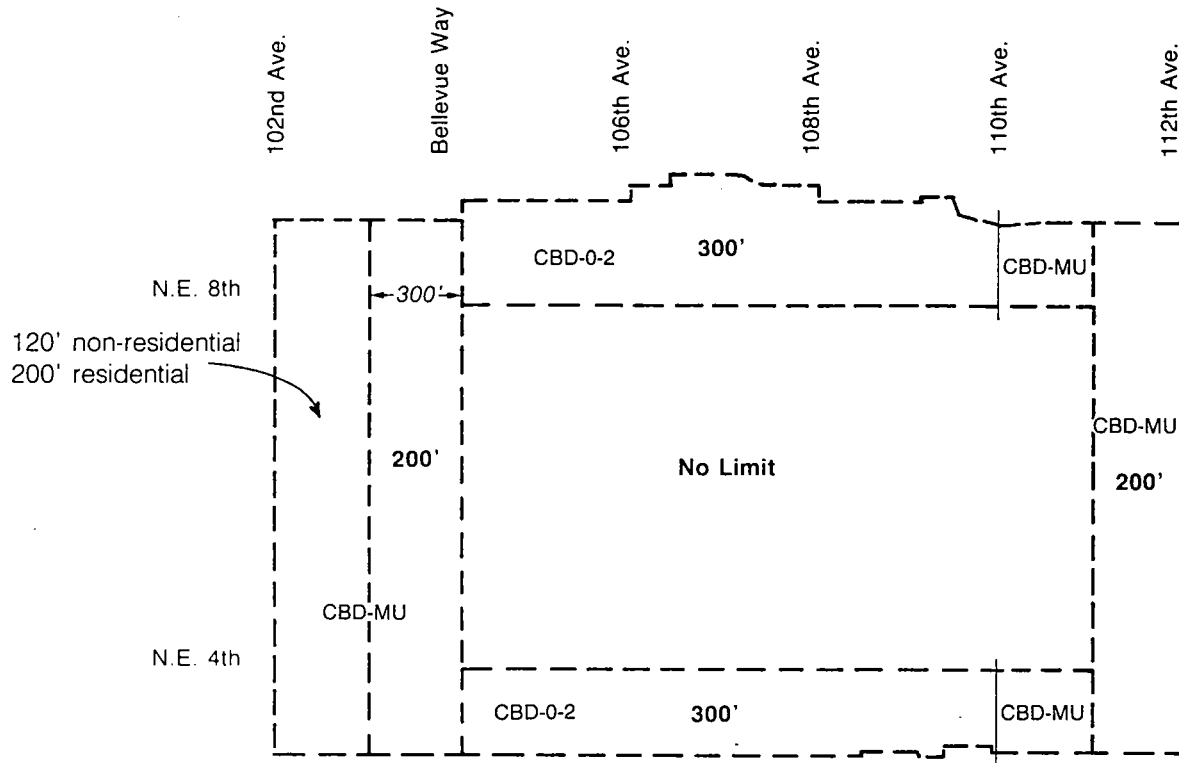
Richard L. Andrews, City Attorney

Richard L. Andrews
Richard L. Andrews, City Attorney

Attest:

Marie K. O'Connell
Marie K. O'Connell, City Clerk

Published May 21, 1988



Heights in Core Design District

Corridor/Open Space Bonuses Used on-site and/or Transferred

These building heights may be achieved, but not exceeded, as a result of either transferring from another site, using on site, or a combination thereof, the bonus floor area received as a result of constructing the Major Pedestrian Corridor or Major Public Open Spaces. These height limits may not be exceeded by using any other code provision.