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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4038

AN ORDINANCE relating to a civic center design district; amending Bellevue City Code (Land Use Code) 20.25A by adding a new Section 20.25A.065.

WHEREAS, the City Council has adopted CBD Subarea policies relating to a Special Opportunity Area; and

WHEREAS, the purpose of the Civic Center Design District is to implement these policies; and

WHEREAS, as the design of the Civic Center proceeds, this code amendment may need to be followed by other amendments which would address other issues related to master planning the area; and

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

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

Section 1. Bellevue City Code (Land Use Code) Chapter 20.25A is amended by the addition of a new Section 20.25A.065 as follows:

20.25A.065 Civic Center Design District

- A. Definition of District: The Civic Center Design District encompasses the area bounded by the centerlines of 110th Avenue N.E. on the west, N.E. 8th Street on the north, I-405 on the east, and N.E. 4th Street on the south.
- B. Purpose: The purpose of the Civic Center Design District is to implement the CBD Subarea policies concerning the Special Opportunity Area, by providing specific standards. These standards will permit the development of cultural, conference and exhibition facilities and other uses as envisioned by the policies.
- C. Development Standards:

All provisions of Section 20.25A shall apply to this district, with the following exceptions:

- 1. Within the Civic Center Design District, maximum lot coverage may be up to 100% for buildings in which more than 50% of the gross floor area, excluding parking, is comprised of one or more of the following uses: cultural facilities, conference facilities and exhibition facilities.

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- 2. Within the Civic Center Design District, the building floor area per floor above 40' high may be unlimited for buildings and floors in which more than 50% of the gross floor area, excluding parking, is comprised of one or more of the following uses: cultural facilities, conference facilities and exhibition facilities.
- 3. Building types listed in 20.25A.065 C.1 and C.2 should incorporate special design features as described below:
  - a. Building facades should be divided into increments through the use of offsets, facets, recesses or other architectural features which serve to break down the scale. Roof forms should incorporate terraces, planting areas, decorative features, or other elements to soften the rectilinear profile.
  - b. Special attention should 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.
- 4. Nothing in these provisions shall affect the maximum Floor Area Ratios permitted for the underlying Land Use Districts.

Section 2. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 31<sup>st</sup> day of July, 1989 and signed in authentication of its passage this 31<sup>st</sup> day of July, 1989.

(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 August 4, 1989