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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6116

AN ORDINANCE amending the Bellevue City Code to allow signs at the upper levels of high-rise buildings downtown for corporate headquarters with at least 120,000 NSF of leased space, amending Sections 22B.10.020, 22B.10.025, and 22B.10.030 of the Bellevue City Code.

WHEREAS, the Comprehensive Plan of the City of Bellevue contains policies supportive of development of the downtown as an urban center; and

WHEREAS, the Comprehensive Plan of the City of Bellevue identifies an interest in ensuring that the design and use of development downtown minimizes impacts on adjacent neighborhoods; and

WHEREAS, the Comprehensive Plan of the City of Bellevue also contains policies discouraging the placement of signs at the upper levels of high-rise buildings and encouraging architecturally compatible sign design; and

WHEREAS, the impact of signs at the upper levels of high-rise buildings can be minimized through controls on number, design, lighting and placement, consistent with all existing Comprehensive Plan policies; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the Environmental Procedures Code (Chapter 22.02 BMC); now, therefore,

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

Section 1. A new definition of "corporate headquarters" is hereby added to Section 22B.10.020 as follows:

1. Corporate Headquarters: The place from which the trade or business is principally managed and directed.

Section 2. Section 22B.10.025.E.1.d of the Bellevue City Code is hereby amended as follows:

- d. Signage is prohibited at the upper levels of high rise buildings, with exceptions for hotel/motel uses when the design is compatible with building architecture, and for enterprises occupying at least 180,000 net sq. ft., or corporate headquarters occupying at least 120,000 net sq. ft., of building area as permitted by 22B.10.030.E

Section 3. Section 22B.10.030.C.2 of the Bellevue City Code is hereby amended as follows:

2. Upper-level high rise signs. One enterprise occupying at least 180,000 net square feet, or one corporate headquarters occupying at least 120,000 net square feet, in a single high-rise building within the downtown may earn two upper-level high rise signs for placement on the building in which such enterprise is located, regardless of whether such enterprise has an exterior entrance. Such signs must comply with section 22B.10.030.E.2. Such signs are in addition to other signs allowed under this Section 22B.10.030. Both signs must be used by the same enterprise.

Section 4. Section 22B.10.030.E.2.c of the Bellevue City Code is hereby amended as follows:

- c. Upper-level high rise signs. Building mounted signs may be located at the upper levels of high-rise buildings if they meet the following criteria, in addition to other applicable provisions of this Code:
 1. The sign is for a hotel/motel use and otherwise complies with all applicable provisions of this Code; or
 2. Two upper-level high rise signs may be placed on any high-rise building within the downtown, provided:
 - i. Only a single enterprise that occupies at least 180,000 net sq. ft., or a single corporate headquarters that occupies at least 120,000 net sq. ft., of building floor area within the building on which the signs are mounted may place an upper-level high rise sign;
 - ii. Signs shall be limited to the name and/or logo of the enterprise placing the sign;
 - iii. In no event may the sign area of each sign exceed 300 square feet;
 - iv. The signs shall be located on the two facades of the building most oriented to I-405, with no more than one upper-level sign on any façade; and
 - v. The sign shall comply with the requirements of Section 22B.10.025.

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Upper level high rise signs shall be removed within 90 days after the enterprise ceases to occupy at least 180,000 net square feet, or within 90 days after the corporate headquarters ceases to occupy at least 120,000 net square feet, in the high-rise building on which the sign is located.

Section 5. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 6. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

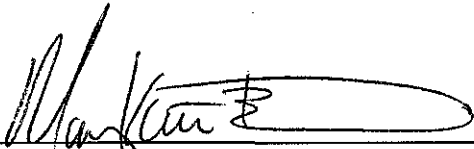
Passed by the City Council this 1st day of July, 2013
and signed in authentication of its passage this 1st day of July,
2013.

(SEAL)


Conrad Lee, Mayor

Approved as to form:

Lori M. Riordan, City Attorney


Mary Kate Berens, Deputy City Attorney

Attest:


Myrna L. Basich, City Clerk

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