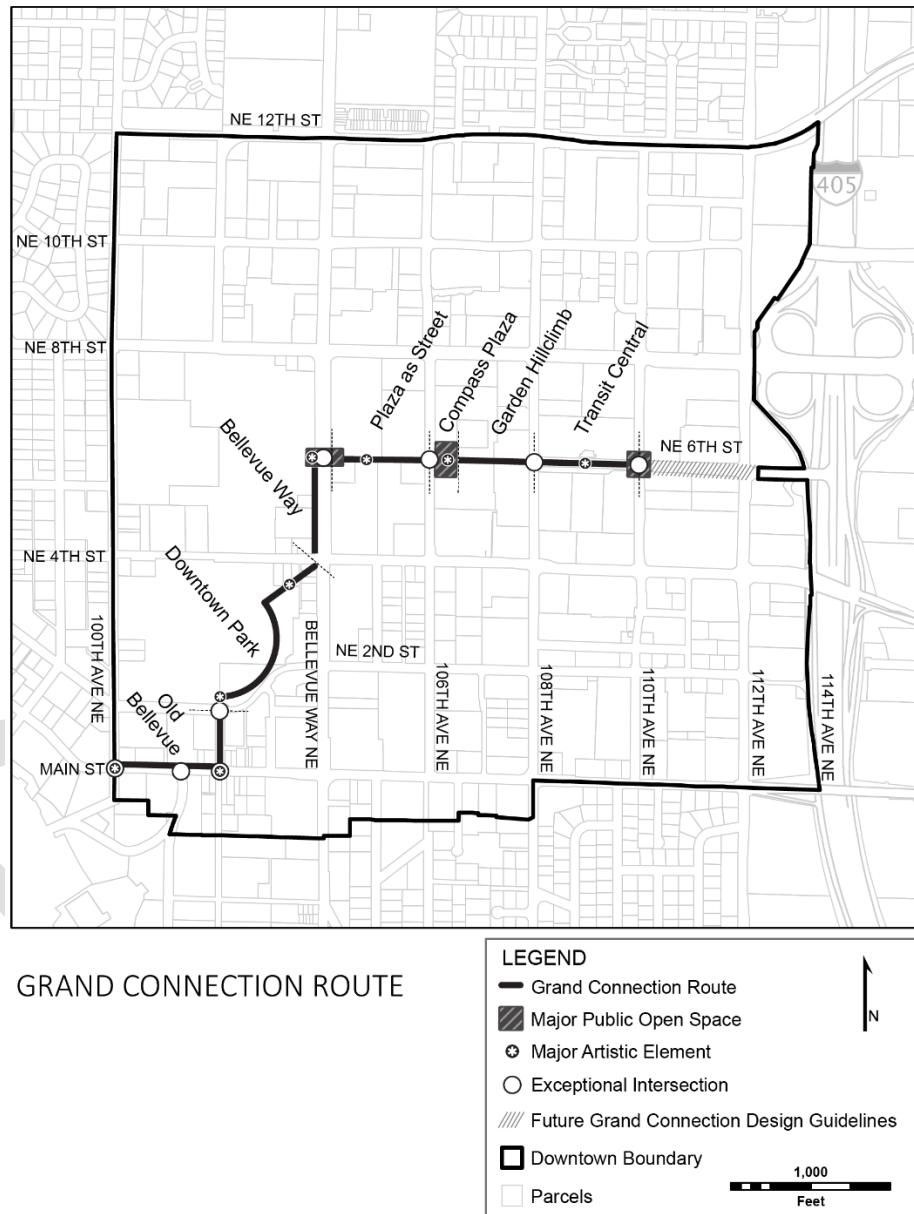


20.25A.175 Grand Connection and Major Public Open Spaces

A. General.

1. The requirements of this section apply in addition to any other applicable requirements, standards, criteria, and guidelines provided in this Part 20.25A LUC.

Figure 20.25A.175.A.1



2. **Public Access - Legal Agreement.** When required by this section or to receive bonus FAR pursuant to LUC 20.25A.070, the owner of the property shall execute a legal agreement in a form approved by the City Attorney providing that all property that they own that is also located within the Grand Connection and/or Major Public Open Space shall be subject to a nonexclusive

right of pedestrian use and access by the public. This legal agreement shall be executed prior to the issuance of any temporary certificate of occupancy and/or certificate of occupancy. The legal agreement shall provide:

- a. Legal description of the owner's property located within the Grand Connection and/or Major Public Open Space and the location and width specified in subsection E of this section;
 - b. The public right of pedestrian use established thereunder shall be enforceable by the City of Bellevue, and the City shall have full rights of pedestrian access to and use of the Grand Connection and/or Major Public Open Space property for purposes of enforcing the rights of the public under this agreement;
 - c. The obligations under the agreement shall run with the land;
 - d. The owner shall design and construct the Grand Connection and/or Major Public Open Space within such property in accordance with the requirements of this section;
 - e. The agreement shall be recorded with the King County Recorder's Office (or its successor agency) and provided to the Director;
 - f. The owner shall maintain the portion of the Grand Connection and/or Major Public Open Space located on their property and keep the same in good repair;
 - g. No modifications may be made to the Grand Connection and/or Major Public Open Space without approval of the City in accordance with subsection B.4 and C.4 of this section;
 - h. The alignment of any such portion of the Grand Connection and/or Major Public Open Space established by legal agreement may be modified or terminated by the property owner and the City if the alignment of that portion of the Grand Connection and/or Major Public Open Space changes pursuant to subsection B.4 or C.4 of this section;
 - i. The owner may adopt reasonable rules and regulations for use of the owner's portion of the Grand Connection and/or Major Public Open Space; provided, that the same shall not be inconsistent with the requirements, including but not limited to the public access requirements, of this section; and
 - j. Any other terms and conditions that the owner(s) and the City agree to.
3. Hours. The Grand Connection and Major Public Open Spaces, with the exception of the Downtown Park, shall be open to the public 24 hours per day. Temporary closures will be allowed as necessary for maintenance purposes.
 4. Operations. Temporary furnishings for businesses located within the Grand Connection and/or Major Public Open Spaces shall be removed when businesses are closed.
 5. Development Rights. Space above and beneath the area to be devoted to the Grand Connection or a Major Public Open Space may be developed by the property owner so long as that development is not in conflict with any established pedestrian use of and access to the Grand Connection and/or Major Public Open Space as required by subsection A.2 of this section. There

shall be sufficient depth below and above the area devoted to the Grand Connection and/or Major Public Open Space to accommodate landscaping and other project elements such as lighting and freestanding weather protection.

B. Grand Connection.

1. Purpose. The Grand Connection is intended to serve as a focus for pedestrian use.
2. Where required.
 - a. The Grand Connection is located and comprised of seven rooms as depicted in Figure 20.25A.175.A.1. Rooms are spaces within the Grand Connection that serve as character zones to foster a unique and interesting pedestrian experience. The intent, standards and guidelines for each room are provided in subsection E of this section.
 - b. Any application for a permit, approval, or other entitlement for any development, structure, or permanent parking or circulation area shall be reviewed as provided in subsection B.3 of this section if any lot line, structure or permanent parking is located within the Grand Connection route identified in Figure 20.25A.175.A.1.
3. Applicable Review. A design plan for the section of the Grand Connection as provided in subsection B.2.a of this section shall be submitted to and approved by the Director through Design Review, Part 20.30F LUC.
4. Maintenance. Each segment of the Grand Connection shall be maintained by the property owners abutting it, except that the City shall maintain the intersections of all public streets to the back edge of the public sidewalk within the Grand Connection. The owner-applicant shall complete an indemnification and maintenance agreement for review and approval by the Director. The indemnification and maintenance agreement shall be recorded with the King County Recorder's Office (or its successor agency) and provided to the Director prior to the issuance of certificate of occupancy or a temporary certificate of occupancy for any structure. The maintenance agreement shall include maintenance standards acceptable to the Director for elements of the Grand Connection, including but not limited to, walkways, bicycle paths, lighting, and landscaping. The agreement shall further provide maintenance practices to ensure the Grand Connection remains clean, safe, and in a state of good repair for all members of the public to enjoy.
5. Phased Construction, Grand Connection.
 - a. Where the development of a project is proposed to be phased and the Grand Connection abuts or is adjacent to a later phase, construction of that section of the Grand Connection may be delayed to correspond with that later phase if the owner provides the following in the first phase:
 - i. An area comprising of at least 16 feet in width from the centerline of the Grand Connection west of 108th Avenue NE, or extending outward from the exterior edge of the north or south curb lines of the Bellevue Transit Center traffic lanes. This space shall include a minimum eight feet unobstructed travel path;

- ii. Installation of planting, fixtures, and scored or decorative paving;
 - iii. Improvements providing a sense of enclosure along the exterior edge of the space by the use of a design element that both physically and visually separates the Grand Connection from abutting property. Examples of such features may include sculptural walls, dense plantings, or berms; and
 - iv. Other elements for consistency with the applicable provisions of this section, as determined by the Director.
 - b. At the time of development of the phase abutting or adjacent to the Grand Connection, any improvements installed as an interim condition pursuant to LUC 20.25A.175.B.5 shall be replaced by improvements that strictly comply with the requirements of this section.
- C. Major Public Open Spaces.
- 1. Purpose. Major Public Open Spaces serve as focal points for pedestrian activity within the Grand Connection.
 - 2. Where required.
 - a. Location. General locations of the Major Public Open Spaces are depicted in Figure 20.25A.175.A.1. Major Public Open Spaces are located at or near the intersection of the Grand Connection as provided in subsection B.2.a of this section and:
 - i. Bellevue Way NE;
 - ii. 106th Avenue NE; and
 - iii. 110th Avenue NE.
 - b. Any application for a permit, approval, or other entitlement for any development abutting a location of the Major Open Public Spaces as provided in subsection C.2.a of this section shall comply with the provisions of this section. Each affected property owner shall comply with the Major Public Open Space design and construction requirements.
 - 3. Design.
 - a. The Major Public Open Spaces shall be designed with pedestrian amenities to ensure that the Major Public Open Spaces serve as focal points within the Grand Connection. Pedestrian amenities include elements such as seating, lighting, special paving, planting, food and flower vendors, artwork and special recreational features. The design shall be coordinated with that of the Grand Connection guidelines and standards.
 - b. The Major Public Open Spaces at or near 106th Avenue NE and 110th Avenue NE shall be a minimum of 30,000 square feet in size. A maximum of 37,000 square feet is allowed for the purpose of obtaining bonus floor area. The Major Public Open Space at or near Bellevue Way NE shall be a minimum of 10,000 square feet in size. A maximum of 15,000 square feet is allowed for the purpose of obtaining bonus floor area.

- c. Area devoted to a Major Public Open Space shall be in addition to any area devoted to the Grand Connection.
 - d. Active Uses are required on at least two sides of a Major Public Open Space unless the Major Public Open Space is linear in design, in which case Active Use frontage is required on at least one side.
4. Specific Development Mechanism.
- a. General. The provisions of this subsection C.4 establish specific requirements and alternative development mechanisms for each of the Major Public Open Spaces.
 - b. Ownership. The owners of property to be devoted to a Major Public Open Space will retain fee ownership of that property.
 - c. Arrangement of Space. The specific apportionment and specific design of a Major Public Open Space on each affected parcel shall be established through Design Review, Part 20.30F LUC, as described in subsection C.4.d of this section.
 - d. Design Review.
 - i. Prior to issuance of a Building Permit for any structure that requires construction of all or part of a Major Public Open Space, or prior to actual construction of all or part of a Major Public Open Space, whichever comes first, Design Review approval, Part 20.30F LUC, is required.
 - ii. For Design Review approval, the proposed plan shall be consistent with the intent, standards, and guidelines of this section and shall also specify the following elements:
 - (1) Relationship to building frontage;
 - (2) Specific location of the major public open space;
 - (3) All design features required pursuant to subsection C.3 of this section;
 - (4) Relationship to and coordination with other portions of the Major Public Open Space, and with the Grand Connection; and
 - (5) Any other physical element that the Director determines is necessary for and consistent with this section.
- D. Grand Connection Guidelines and Standards.

The Grand Connection is a series of universally-accessible, cohesive, and connected, yet distinct spaces through Downtown Bellevue. These connected spaces will include common features and embedded wayfinding elements. Common features include, but are not limited to, color, paving, ecological framework, and integrated artistic elements that result in a unified experience. "Rooms" contain distinctive elements that support context-specific character and are separated by intersections that maintain the pedestrian emphasis. The elements of each room along the Grand Connection have the following predominant goals:

- a. Establish a vibrant cultural corridor that offers enjoyable and memorable experiences;
- b. Facilitate safe and accessible opportunities for people to move, explore, gather, and relax;
- c. Incorporate human-scaled design elements in paving, landscaping and fixtures; and
- d. Offer opportunity to highlight the benefits of a robust ecological framework in a creative, functional, and aesthetic manner.

1. Artistic Elements.

- a. Intent. Artistic elements along the Grand Connection facilitate unique, memorable experiences and/or photogenic opportunities. Artistic elements are represented as major or minor. Major artistic elements are standout features that may receive FAR Amenity points when in compliance with the requirements for Public Art in the Amenity Incentive System of LUC 20.25A.070.D.4. Minor artistic elements are smaller in scale and may include both permanent and seasonal pieces such as artist-designed furnishings, spaces for street performances, artistic treatments to paving, or exceptional intersection treatments.
- b. Where required. Figure 20.25A.175.A.1 identifies the general location of major artistic elements. There shall be a maximum separation of 150 feet between minor artistic elements, unless the element is integrated or paired with an embedded wayfinding as provided in subsections D.4.b.ii and D.4.c.iii.
- c. Guidelines.
 - i. Infrastructure throughout the Grand Connection should accommodate cultural programming, particularly in spaces that support opportunities for gathering and performing. Examples include space for vendors, food trucks, special events, seasonal venues, or other similar uses;
 - ii. Provide artistic elements that express the cultural, ecological, and technological contexts of Downtown Bellevue;
 - iii. Include installations and presentation of artistic elements that can be integrated or paired with embedded wayfinding, as provided in subsections D.4.b.ii and D.4.c.iii, onto building façades, suspended above the pedestrian space as a canopy, on top of awnings, placed in open spaces, or in the landscaping; and
 - iv. Provide artistic elements that are consistent with long-term maintenance needs.

2. Ecological Framework

- a. Intent. The ecological framework for the Grand Connection enhances the Grand Connection-wide and room-specific intent statements through the incorporation of resilient ecological systems. The ecological systems shall, at a minimum, provide an engaging experience that frames the path and provides dynamic and memorable year-round sensory experiences for all users within each room.

- b. Guidelines.
 - i. Plant selections should, at minimum, provide year-round interest through scale, color, and textural variation;
 - ii. Plant selections should support a variety of sensory experiences and ecological functions, including opportunities serve as pollinators or educate the public about the importance of regional ecology;
 - iii. Tree species should be selected for their ability to thrive in an urban setting and be resilient to changing climate conditions;
 - iv. Locate trees with consideration given to wind and solar exposure;
 - v. The use of visually prominent stormwater features and infrastructure, including bioretention swales or planters and rain gardens is encouraged where feasible. If visually prominent systems are not feasible, designs should incorporate additional low-impact design elements such as rainwater catchment systems and installation of soil cells to support tree plantings;
 - vi. Use drought-tolerant plants, where feasible;
 - vii. Maximize the use of seasonal living ground cover to create a strong visual impact;
 - viii. Planter strips should be expanded where necessary to accommodate living ground cover; and
 - ix. For all other landscape development-related guidance and standards, refer to LUC 20.25A.110.
- 3. Fixtures
 - a. Intent. Fixtures, including furnishings and lighting, support a safe and welcoming experience for users that also contributes to the signature visual character of the Grand Connection.
 - b. Standards.
 - i. Furnishings, which includes chairs, loungers, benches, and surfaces for dining, shall incorporate the signature color, as provided in subsection D.6 of this section;
 - ii. Moveable furnishings shall be able to withstand strong wind conditions; and
 - iii. Pedestrian-scale lighting shall utilize pole top lighting, catenary lighting, or other fixtures unless otherwise stated in subsection E of this section. Pole top lighting shall incorporate stainless steel along the length of NE 6th Street and shall accommodate banners.
 - c. Guidelines.
 - i. Contemporary fixtures should complement the design intent of each room. Contemporary fixtures are not recommended in the Downtown Park and Old Bellevue.

4. Paving.

a. Intent. Paving treatments strengthen and support the design intent of the rooms located within the Grand Connection. Embedded wayfinding features should provide subtle and intuitive wayfinding guidance to both guide users along the route and connect them with important elements within each room, except for the Downtown Park room.

b. Standards.

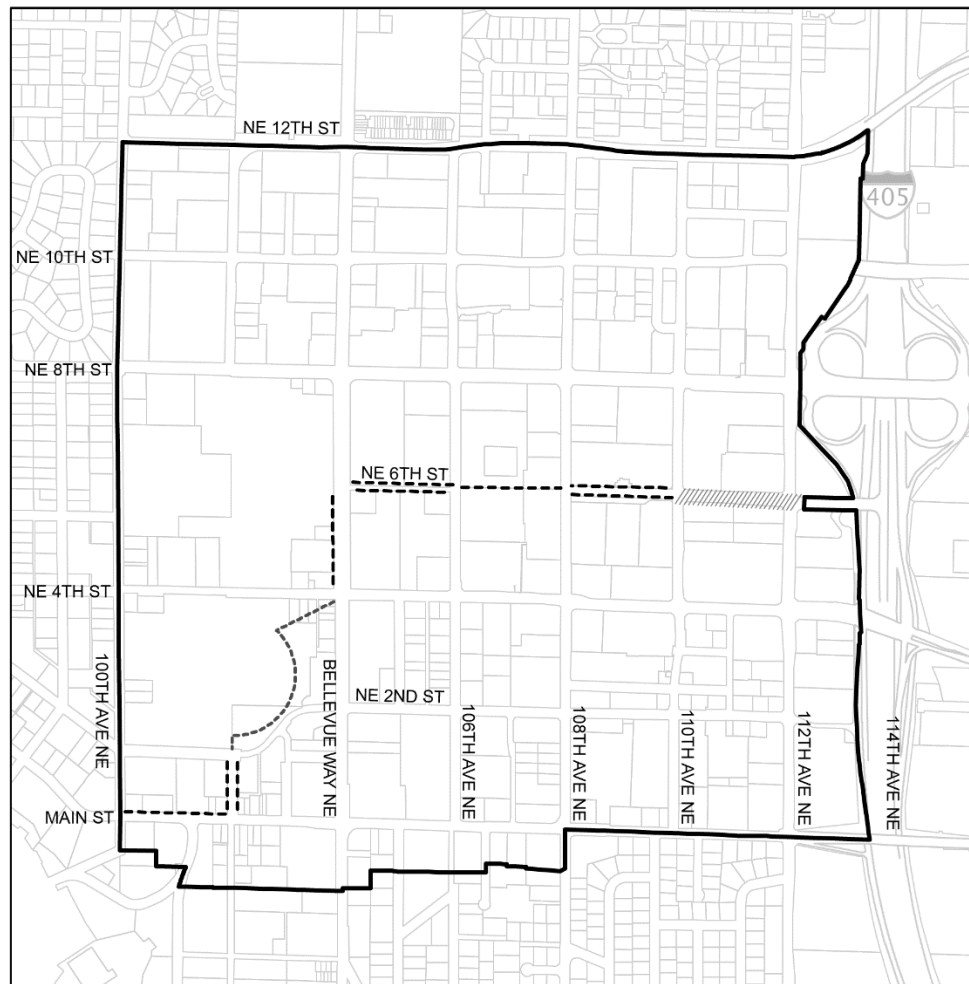
i. Paving:

- (1) Unit pavers shall be used for sidewalks along the Grand Connection, except in the Downtown Park room;
- (2) Unit pavers shall be rectilinear in shape, and have a maximum dimension of 60 inches;
- (3) The paver material shall be concrete, textured brick, or natural stone;
- (4) The paver colors shall be selected to support the design intent of each room; and
- (5) Improvements to all intersections, except NE 4th Street at Bellevue Way NE, shall follow the exceptional intersection criteria established in the Transportation Department Design Manual, now or as hereafter amended.

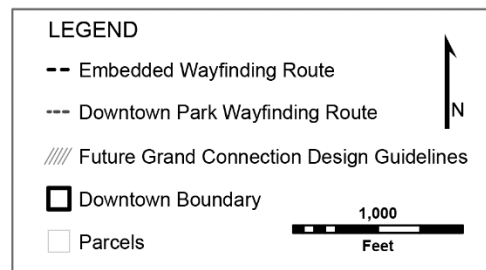
ii. Embedded wayfinding:

- (1) Figure 20.25A.175.D.4.b identifies where embedded wayfinding is required;
- (2) Pedestrian routes shall coordinate with and connect to adjacent sites;
- (3) The unit paver material shall be black tusk basalt or similar material and color; and
- (4) The maximum dimension of an embedded wayfinding paver shall be a 60-inch perimeter.

Figure 20.25A.175.D.4.b



GRAND CONNECTION
EMBEDDED WAYFINDING ROUTE



c. Guidelines.

- i. Provide an unobstructed travel path of at least 10 feet to support safe access for pedestrians and wheeled users for locations that require embedded wayfinding shown in Figure 20.25A.175.D.4.b, except for the Downtown Park and Old Bellevue rooms;
- ii. Paving:
 - (1) Use banding and bordering with a complementary color, pattern, texture, and material to define space and create visual interest; and

(2) In locations where new paving will abut existing paving, provide a hard edge treatment, where new development inserts a clear and abrupt edge adjacent to existing paving surface or a transitional treatment to provide a graceful transition to the adjacent site; and

iii. Embedded wayfinding:

(1) Embedded wayfinding elements should be integrated along each room in a manner that will link important features or locations along a block and guide users through each room. This may be expressed by unit pavers that change in directionality, scale variation, and aggregation based on different moments within each room.

5. Primary Entries.

- a. Intent. Primary entries support the desire for a vibrant, active pedestrian experience throughout the Grand Connection and build upon the right-of-way designations in LUC 20.25A.170.B.
- b. Standard. Primary entries for Active Uses shall face the Grand Connection and/or Major Public Open Space.
- c. Guidelines.
 - i. Primary entries for each Active Use should be designed to allow for a high degree of personalization and customization;
 - ii. Primary entries should support an active year-round pedestrian experience with an exceptionally high level of visual and physical porosity through features that include, but are not limited to, concertina doors, large pivot doors, roll-up doors, and large operable windows; and
 - iii. Street corners should be enlarged and/or designed to accommodate a higher volume of pedestrians and Active Uses.

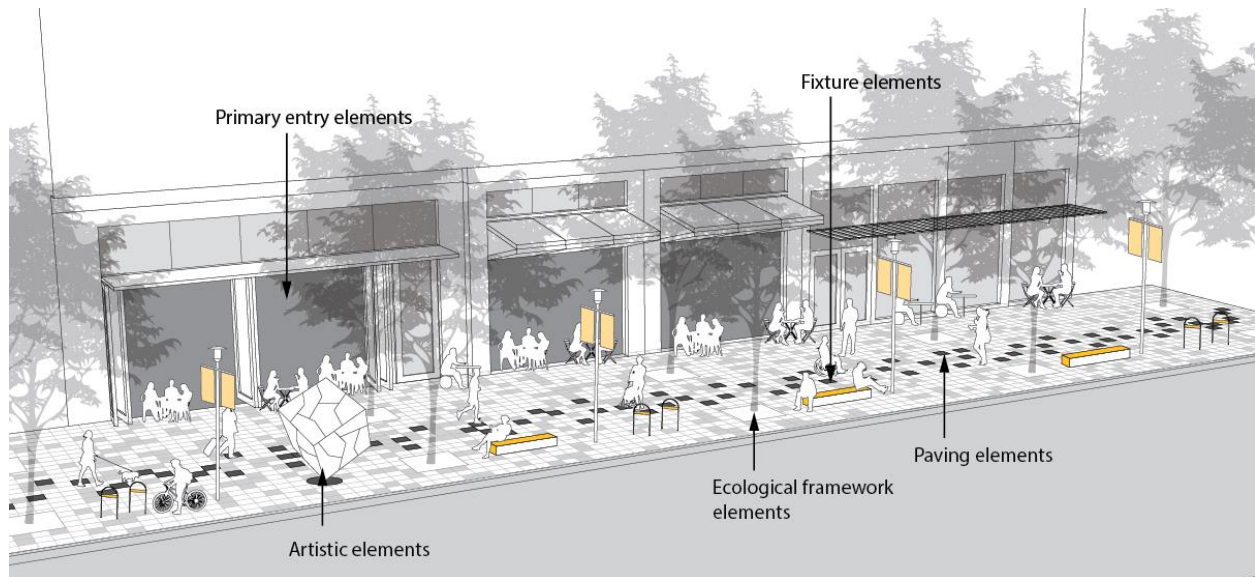
6. Signature Color.

- a. Intent. The signature color supports the visual identity and sense of cohesion for the Grand Connection.
- b. Standard. The signature color for the Grand Connection is called Grand Connection Gold. This is represented as Pantone 1235 C or, alternatively, RAL 1023.

E. Room Specific Guidelines and Standards.

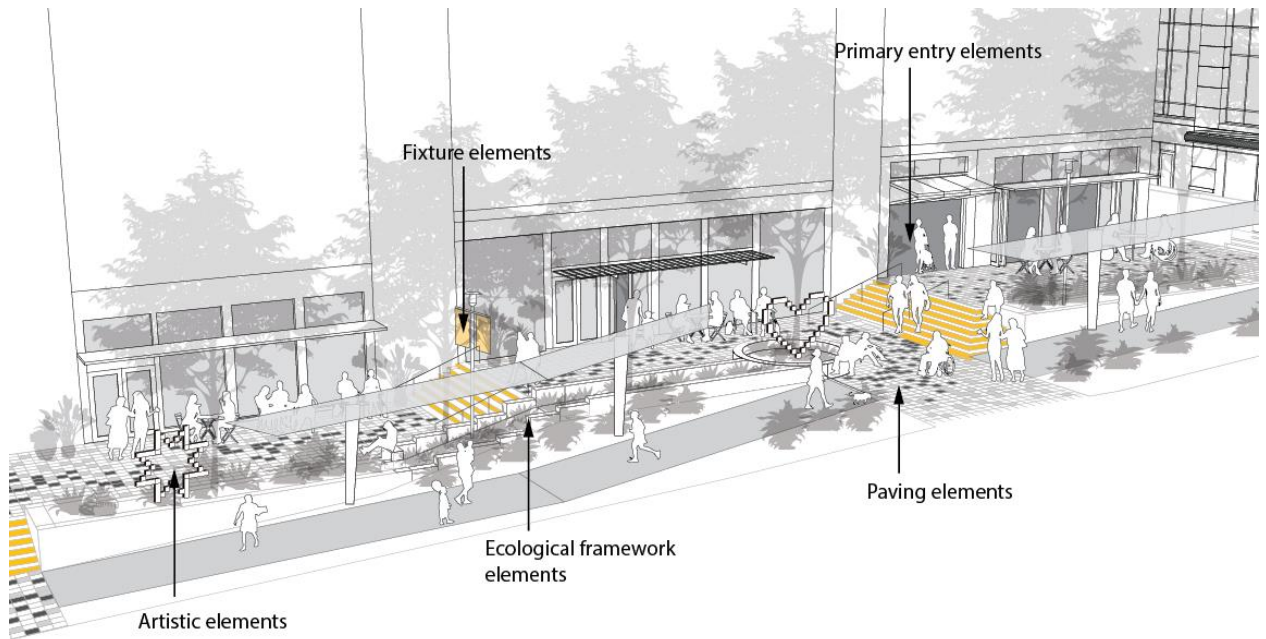
Purpose. Rooms along the Grand Connection, highlighted in Figure 20.25A.175.A.1, foster a unique and interesting pedestrian experience along each block. Room-specific guidelines complement Grand Connection-wide guidelines and standards in addition to the guidelines and standards of this Part 20.25A LUC. Diagrams in this section illustrate guideline and standard application but are not intended to suggest design solutions for a site.

1. Transit Central.



- a. Intent. Transit Central is the largest mobility hub in Bellevue and a portal to Downtown. Human and vehicle activity converge here, with a transit island flanked by wide concourses that support a lively and interesting pedestrian environment.
- b. Standards.
 - i. Location: north and south sides of NE 6th Street between 108th Avenue NE and 110th Avenue NE;
 - ii. Width: average 30 feet on each side, and not less than 20 feet on each side, measured from back-of-curb; and
 - iii. Artistic Elements: Figure 20.25A.175.A.1 identifies the location where a major artistic element shall be located.
 - iv. Ecological Framework: Tree placement and species should accommodate double-decker bus traffic along NE 6th Street.
- c. Guidelines.
 - i. The Transit Center should be programmed with dynamic lighting or other features to serve as a major artistic element;
 - ii. Ecological Framework:
 - (1) Provide a double allée of trees on the northern block of NE 6th Street with a single tree species to establish rhythm and continuity. A flexible pattern may be considered to allow for Active Uses along the building frontages; and
 - (2) Living ground cover should be designed to create visual interest for arriving and departing transit users.

2. Garden Hillclimb.

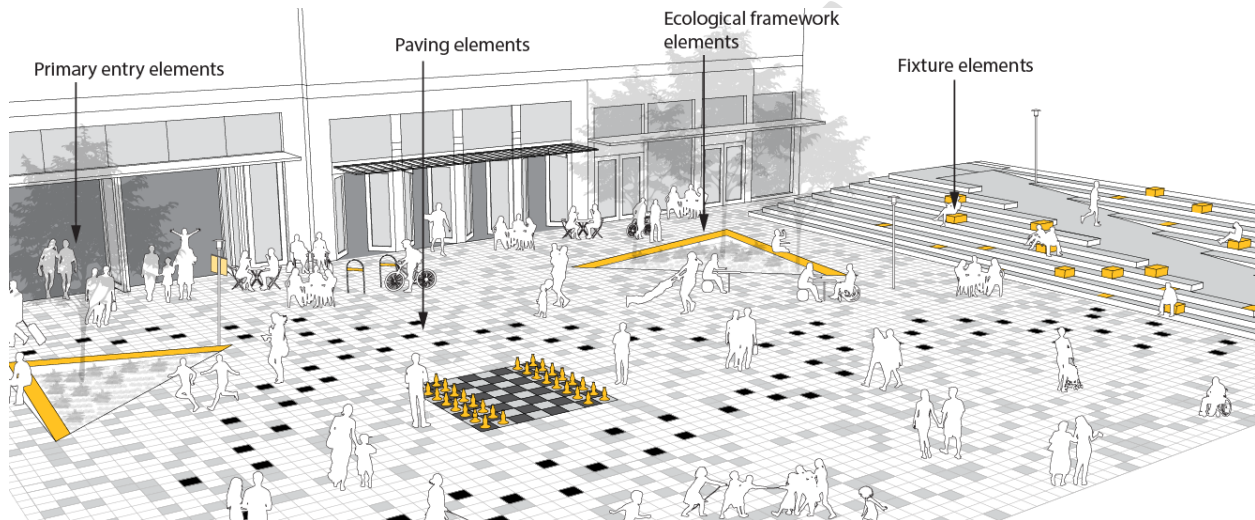


- a. Intent. The Garden Hillclimb is a relaxing space that includes cascading clusters of lush and colorful plantings that the public can enjoy up-close and through all their senses.
- b. Standards.
 - i. Location: situated between the Compass Plaza major public open space and 108th Avenue NE.; and
 - ii. Width: 60 feet minimum.
- c. Guidelines.
 - i. Ecological Framework:
 - (1) Plantings should be designed to include flowering, fragrant, lush, and interesting foliage;
 - (2) A Katsura tree (*Cercidiphyllum japonicum*) should be used at the Southwest corner of the intersection of 108th Avenue NE and NE 6th Street to act as a signature tree and wayfinding element; and
 - (3) A cascading stormwater feature should be incorporated to strengthen the design intent of the room, where feasible.
 - ii. Fixtures:
 - (1) Provide built-in seating, including seating along raised planters; and
 - (2) Provide catenary lighting where possible.

iii. Paving. Provide creative and engaging approaches along the steps and ramps, including but not limited to:

- (1) Use of the signature color, as provided in subsection C.6 of this section, on step risers; and
- (2) Interactive elements.

3. Compass Plaza.



a. Intent. The Compass Plaza is a signature outdoor venue situated at the heart of Downtown. A civic space where events and activities bring people together, Compass Plaza is a large space that accommodates events and gatherings, complements the surrounding buildings, and is finely detailed and cohesive with a design that is integrated across the entire plaza.

b. Standards.

- i. Location: situated between 106th Avenue NE to the west and the Garden Hillclimb room to the east;
- ii. Size: identified in subsection C.3.b; and
- iii. Artistic Elements: Figure 20.25A.175.A.1 identifies the location where a major artistic element shall be located.

c. Guidelines.

i. Ecological Framework:

- (1) The existing large oak tree on site should be retained and protected to anchor this public space. At the end of its lifecycle, it should be replaced with another feature tree of prominent size and stature;
- (2) Living ground cover should be designed to avoid creating obstructions to pedestrians and the staging of large events; and

- (3) Living ground cover should be designed to provide opportunity for a feature stormwater treatment garden that captures runoff from adjacent impervious surfaces where possible.

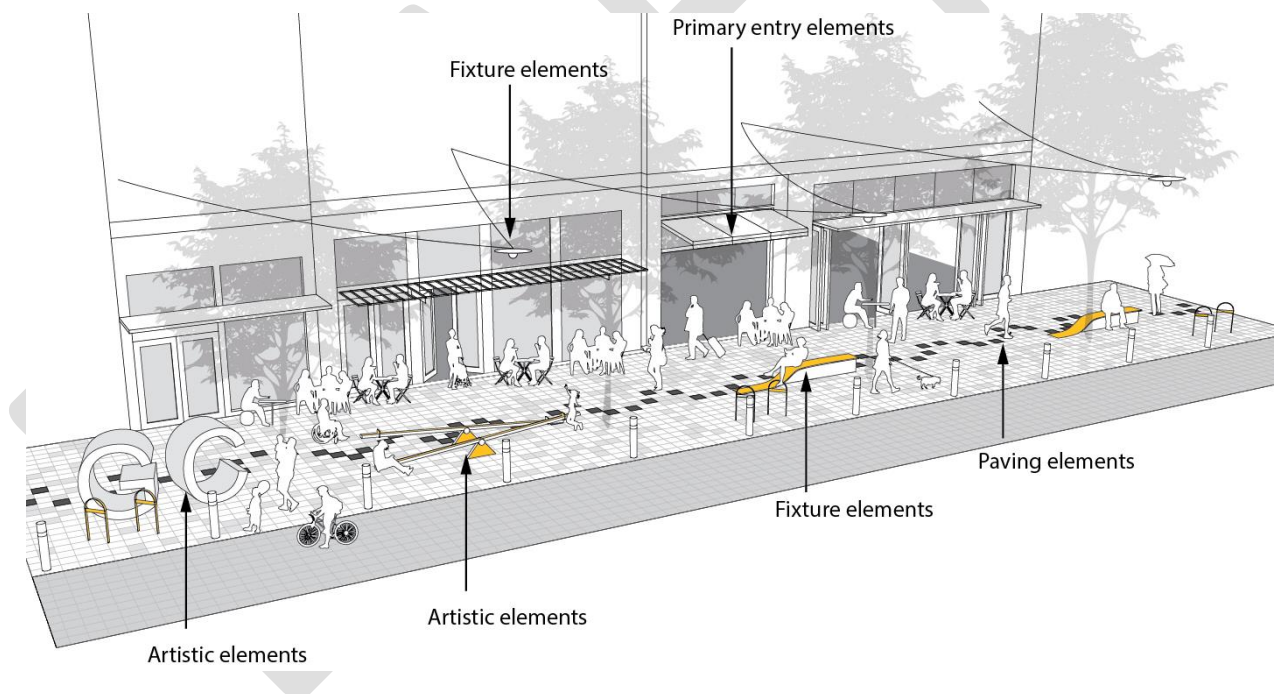
ii. Fixtures:

- (1) Provide stepped or terraced seating that can also function as step risers;
- (2) Provide built-in seating along raised planters where possible; and
- (3) Stainless steel bollards with lighting should define the curbless edge between the plaza and street.

iii. Paving. Provide creative and engaging approaches along the steps and ramps, including:

- (1) Use of the signature color, as provided in subsection C.6 of this section, on step risers; and
- (2) Interactive elements.

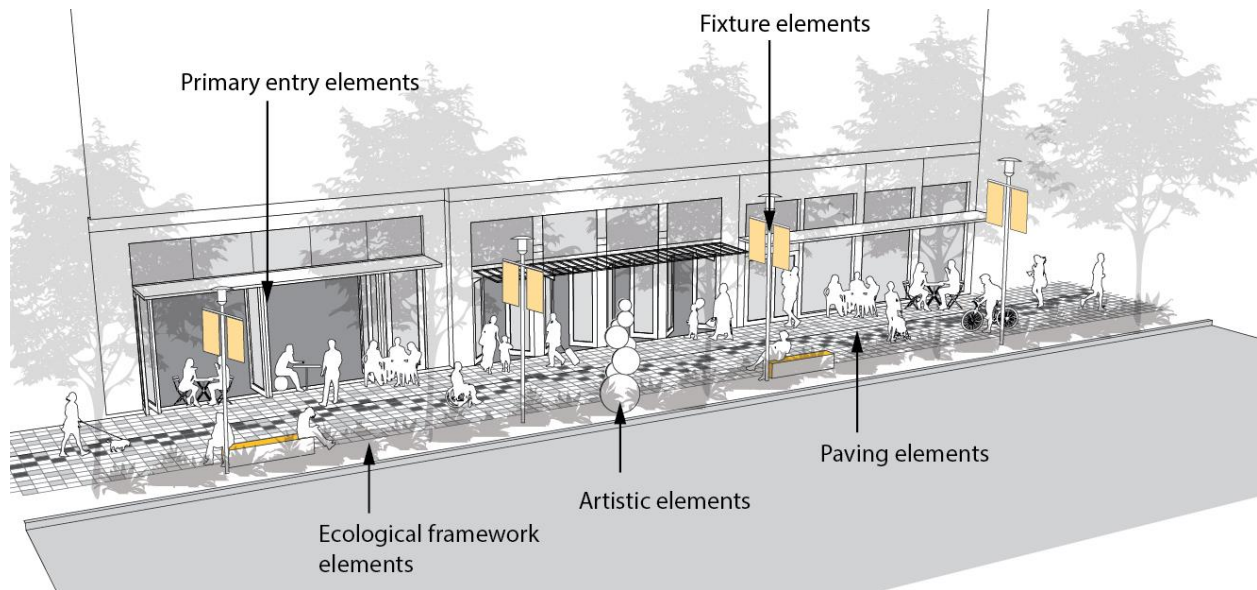
4. Plaza as Street.



- a. Intent. Plaza as Street is a multipurpose, pedestrian-scaled room where culture and activity intersect, anchored by the Bellevue Arts Museum. Plaza as Street is designed as a curbless environment with vehicles, yet every element of the design emphasizes a pedestrian orientation.
- b. Standards.
 - i. Location: north and south sides of NE 6th Street between Bellevue Way NE to the west and 106th Avenue NE to the east;

- ii. Width: 60 feet minimum, including two vehicular travel lanes, and minimum 15 feet measured from the edge of the travel lane to the south and minimum 20 feet measured from the edge of the travel lane to the north for sidewalk access;
 - iii. Restricted Driveway Access: Vehicular access to properties abutting the Grand Connection shall be from other arterials and private streets; and
 - iv. Artistic Elements: Figure 20.25A.175.A.1 identifies the location where a major artistic element shall be located.
- c. Guidelines.
- i. The major artistic element should complement the pedestrian space and highlight this area as a hub for artistic expression;
 - ii. Ecological Framework:
 - (1) Placement of trees should emphasize the verticality of the space through the size and form of the species selected and their regular arrangement; and
 - (2) Street tree placement should follow a single row on both sides of the Grand Connection.
 - iii. Fixtures:
 - (1) Unique, permanent furnishings should be used where possible that reflects the adjacency to Bellevue Arts Museum;
 - (2) Catenary lighting should be used where possible; and
 - (3) Stainless steel bollards with lighting to define the curbless edge between the plaza and street should be used.
 - iv. Plaza pavers should be lighter-colored pavers than the street pavers.

5. Bellevue Way

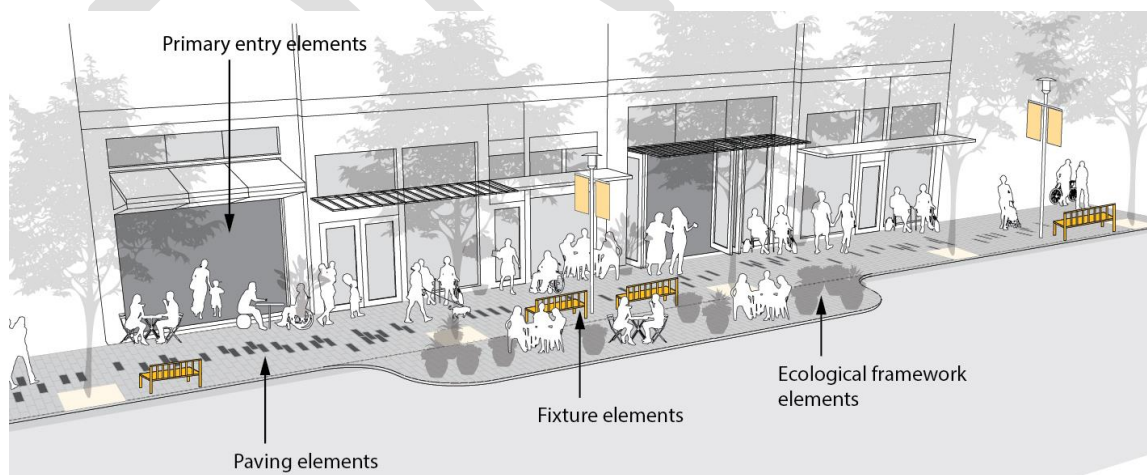


- a. Intent. Bellevue Way is a hub of activity, where commerce and entertainment converge on a wide sidewalk corridor that is richly designed and furnished. Designated in the Comprehensive Plan as a “Grand Shopping Street”, the Bellevue Way room features bold and expressive landscaping that also buffers users from the street.
- b. Standards.
 - i. Location: west side of Bellevue Way NE between NE 6th Street and NE 4th Street; and
 - ii. Artistic Elements: Figure 20.25A.175.A.1 identifies the location where a major artistic element shall be located.
- c. Guidelines.
 - i. A new major artistic element at the entrance to Bellevue Square, located at the intersection of NE 6th Street and Bellevue Way NE, should reinforce the artistic importance of this location adjacent to the Bellevue Arts Museum. The feature should be viewable by pedestrians approaching from Compass Plaza and the intersection of NE 4th Street and Bellevue Way NE;
 - ii. Ecological Framework:
 - (1) Living ground cover plant selections should provide a lush green effect with large, bold foliage; and
 - (2) Where feasible, evaluate the use of bioretention swales or cells within the planter strips.
 - iii. Furnishings should be designed to provide a sense of protection from vehicle traffic along Bellevue Way NE.

6. Downtown Park.

- a. Intent. The Downtown Park is a place where people pause and step away from the busy activity of Downtown. The park is a verdant sanctuary and community gathering space. Intermittent design elements embedded along the promenade and at prominent entries remind people that they are on the Grand Connection.
- b. Standards.
 - i. Location: east side of interior pedestrian path between the entrance located at the intersection of NE 4th Street and Bellevue Way NE and the southern entrance located at the intersection of NE 1st Street and 102nd Avenue NE; and
 - ii. Artistic Elements: Figure 20.25A.175.A.1 identifies the location where major artistic elements shall be located.
- c. Guidelines.
 - i. A major artistic element, located at the entrance to the Downtown park at the intersection of NE 4th Street and Bellevue Way, should serve as a welcoming, memorable gateway into the park; and
 - ii. A major artistic element, located at the entrance to the Downtown Park at the intersection of NE 1st Street and 102nd Avenue NE, should incorporate the following:
 - (1) The major artistic element should serve as a welcoming, memorable beacon to the park as well as provide a recognizable landmark; and
 - (2) The major artistic element should be visible from the street and respond to the design in Downtown Park and the surrounding areas.

7. Old Bellevue.



- a. Intent. Old Bellevue is a human-scaled neighborhood in Downtown Bellevue, and a high degree of design detail applies to the walkway and to the adjacent buildings. Old Bellevue emphasizes interesting store fronts, welcoming entrances, abundant outdoor seating,

vibrant color, and seasonal change. Sidewalk paving patterns and intersection design provide an exceptional level of detail that embed common elements of the Grand Connection.

b. Standards.

- i. Location: east and west sides of 102nd Avenue NE between NE 1st Street and Main Street, and north side of Main Street between 100th Avenue NE and 102nd Avenue NE; and
- ii. Artistic Elements: Figure 20.25A.175.A.1 identifies the location where major artistic elements shall be located.

c. Guidelines.

- i. A major artistic element should be integrated into the intersection of Main Street and 102nd Avenue NE;
- ii. A major artistic element, integrated into the streetscape or park at the intersection of Main Street and 100th Avenue NE, should provide visual cues to the waterfront at Meydenbauer Bay Park;
- iii. Ecological Framework:
 - (1) Using raised planters, pots, or vertical vegetation structures are encouraged;
 - (2) Flowering and fragrant plants and plantings with lush and interesting foliage are encouraged; and
 - (3) For living ground cover plant selections, opportunities for seasonal or rotating plantings are encouraged.