

North Bellevue Subarea Plan Policy S-NB-39

POLICY S-NB-39. Provide for conditions on any rezone in the vicinity of the intersection of Bellevue Way N.E. and N.E. 12th to minimize the impact of any development of adjoining single-family residential areas. Conditions to be included are:

- Development should appear residential in character by reducing the density and through scale and design features. This would include designing smaller, more highly detailed buildings rather than massive, bulky buildings of an institutional character.
- Orient structures toward major arterials with parking or vehicular circulation oriented toward the interior of development so that it is not visible from public right-of-way or residential areas.
- Incorporate identifiable space and existing pedestrian routes within the site development to provide for pedestrian traffic between buildings, from parking areas to buildings, and to adjacent streets.
- Coordinate development between offices and office and multifamily developments with respect to access points, pedestrian traffic, and parking.
- Incorporate solid sight screening for all roof- or ground-mounted mechanical equipment such that it cannot be seen from any abutting street, walkway, or single-family residential property.