



# Grand Connection

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**Sequence One Design Guidelines  
and Standards Land Use Code  
Amendment (LUCA)**

**Study Session  
May 17, 2021**

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Radhika Moolgavkar, Planning Commission Chair



***“A people-focused,  
interactive, connected  
experience through  
the heart of Bellevue”***



# Direction

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Staff is seeking Council direction to prepare the LUCA for final action at a future meeting.





# Agenda

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1. Grand Connection Initiative
2. Planning Commission Recommendation
3. Sequence One Guidelines and Standards Land Use Code Amendment (LUCA)
4. Outreach and Engagement
5. LUCA Structure
6. Direction Needed

# Planning Commission Recommendation

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- Briefings on January 22, 2020 and June 24, 2020
- Study Sessions on March 10 and March 24
- Public Hearing held April 28
- Recommends adoption of the LUCA without modification



# Grand Connection Initiative



## Grand Connection Framework Plan & Comprehensive Plan Amendment: Sequence One and Two



### Grand Connection Sample Implementation Strategies



Design Guidelines and Standards



Activation Strategies



Intersection Improvements



Wayfinding (Signage)



I-405 Lid Concept Feasibility Study



Refreshed Graphics



Civic Center



Future LUCAS



Bellwether Arts Festival



Meydenbauer Park



Downtown Park Entry



Downtown Code



Eastrail Integration



Mobility Studies

# Sequence One Extent

Grand  
Connection:  
Sequence One

Meydenbauer  
Bay Park

100th  
Ave NE

Bellevue  
Way NE

110th  
Ave NE

NE 6th St

City Hall

Civic  
Center

Main St

I-405

I-405 Lid  
Concept

Grand Connection:  
Sequence Two

Eastrail

Lake to Lake

East  
Main

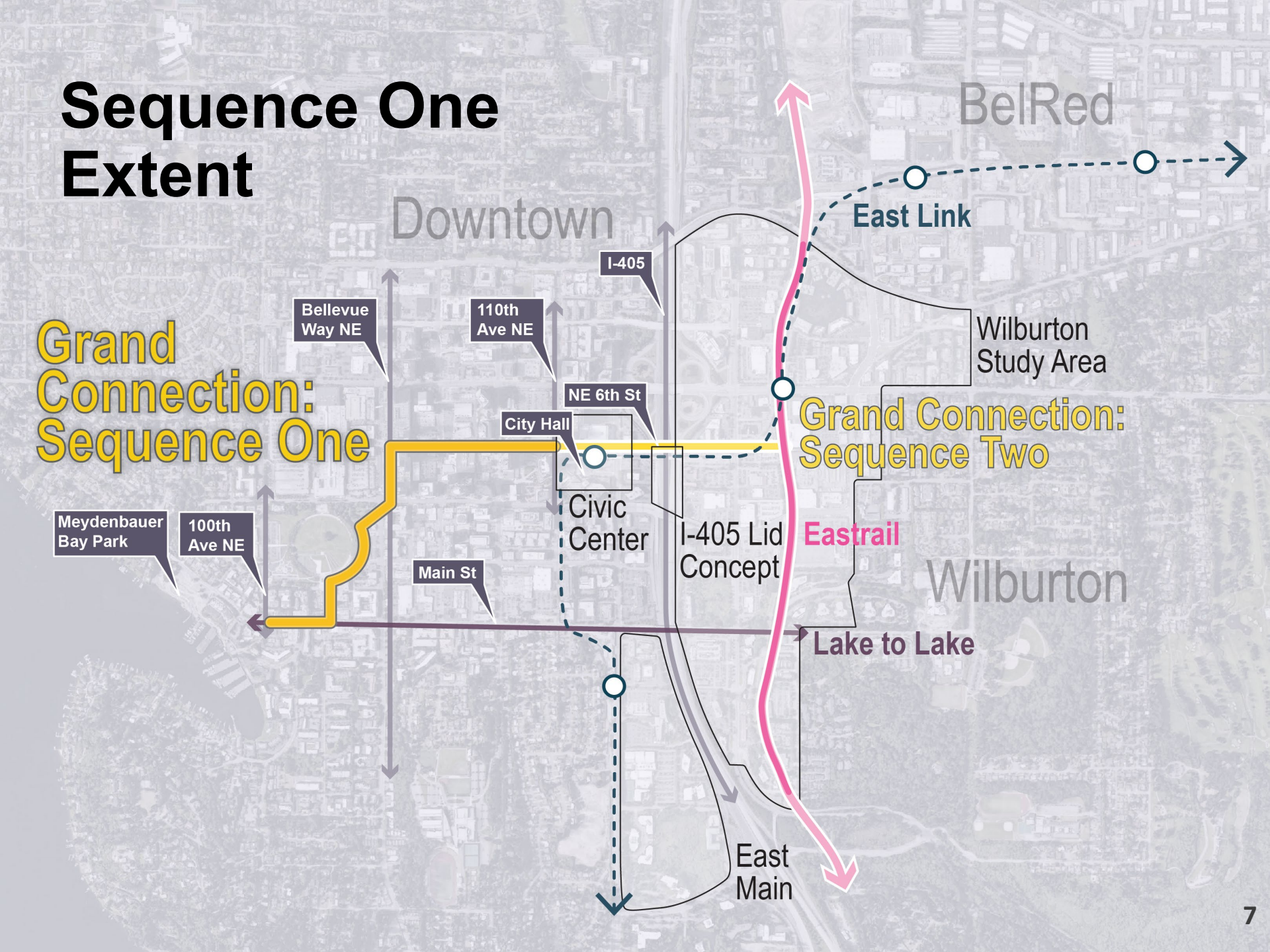
BelRed

East Link

Wilburton  
Study Area

Wilburton

Downtown



# LUCA Objectives

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## **Implement**

applicable elements of the Grand Connection Framework Plan and Comprehensive Plan Amendment

**Update** Pedestrian Corridor and Major Public Open Space Design Guidelines and LUC to reflect Grand Connection vision

**Remove** redundant guidelines/simplify content where possible



# What Are Guidelines/Standards

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**Implementation tool** for the goals and values of the Comprehensive Plan

Strives to **promote design excellence** in our community

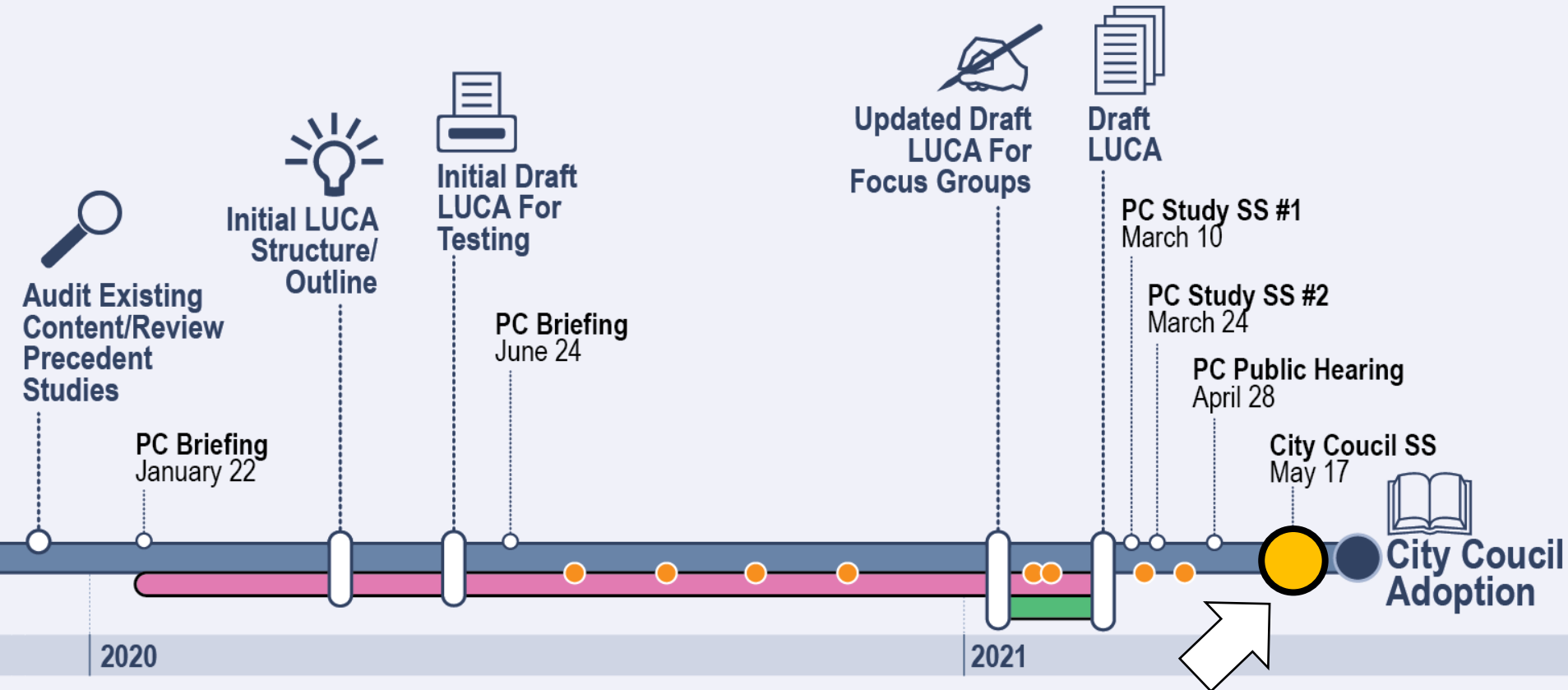
Provides **common language to enable efficient dialogue and review** between the public, City, and Developers for potential/active projects

# How They are Applied



Name: Bellevue 600  
Permit number: 20-101468 LP  
Photo Credit: City of Bellevue (Feb 2020)

# Update Process



- Stakeholder Briefings
- Testing with Active Projects
- Focus Groups

# Outreach and Engagement



Process IV  
Requirements  
for 20.35 LUC  
Procedure



Applied Engagement  
from 2017-2018  
Framework Plan  
Process



Ongoing Testing  
with Active  
Projects



External Focus  
Group with Grand  
Connection  
Stakeholders



Internal Focus  
Group with  
Design Review  
Staff



Bellevue Downtown  
Association Land  
Use and Livability  
Committee Briefings



Transportation  
Commission and  
Parks Board  
Briefings

# 20.25A.175 Grand Connection and Major Public Open Spaces



## A. General

1. Section Requirements
2. Public Access
3. Hours
4. Operations
5. Development Rights

## B. Grand Connection

1. Purpose
2. Where required
3. Applicable Review
4. Maintenance
5. Phased Construction, Grand Connection

## C. Major Public Open Spaces

1. Purpose
2. Where required
3. Design
4. Specific Development Mechanism



## D. Grand Connection Guidelines and Standards

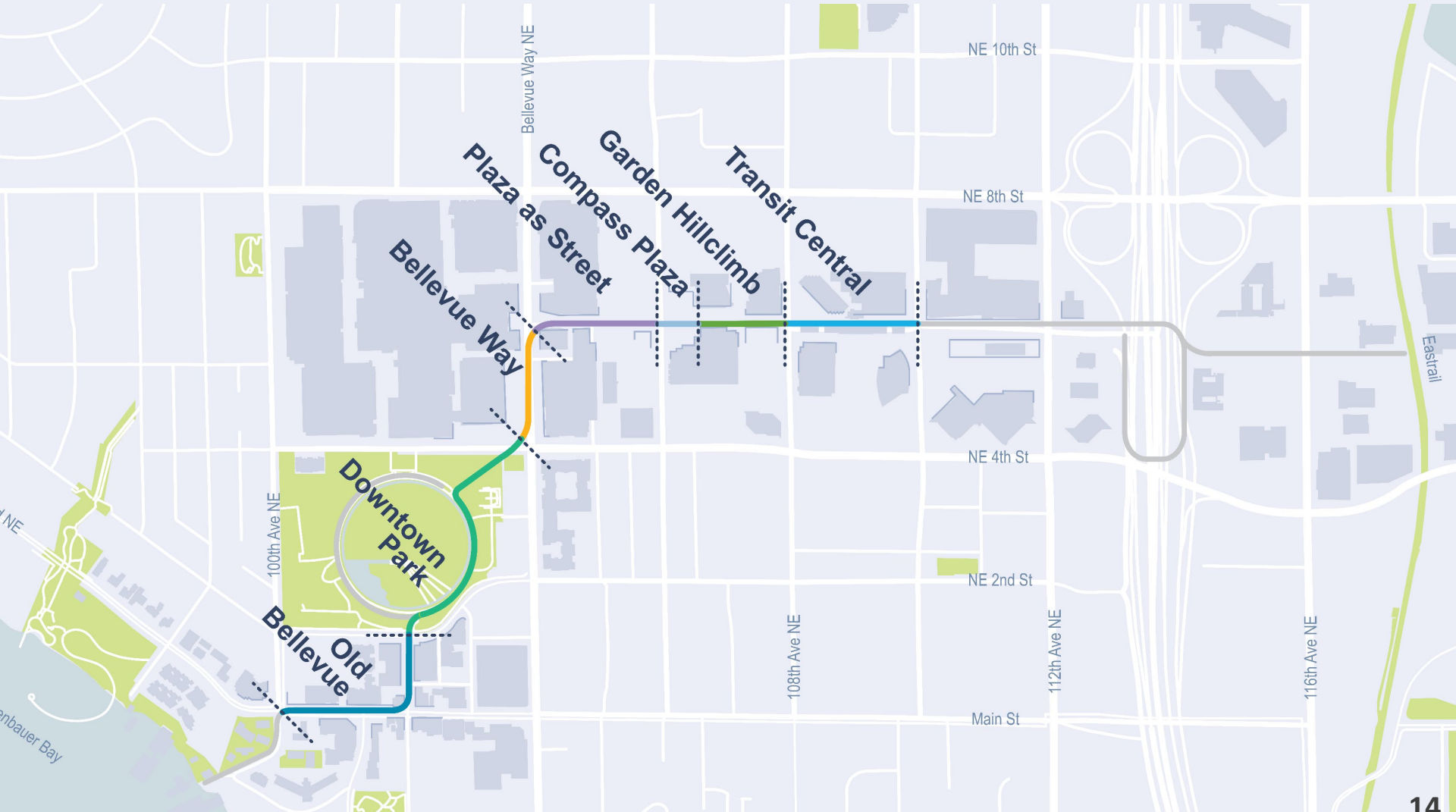
1. Artistic Elements
2. Ecological Framework
3. Fixtures
4. Paving
5. Primary Entries
6. Signature Color



## E. Room Specific Guidance

1. Old Bellevue
2. Downtown Park
3. Bellevue Way
4. Plaza as Street
5. Compass Plaza
6. Garden Hillclimb
7. Transit Central

# Sequence One Rooms



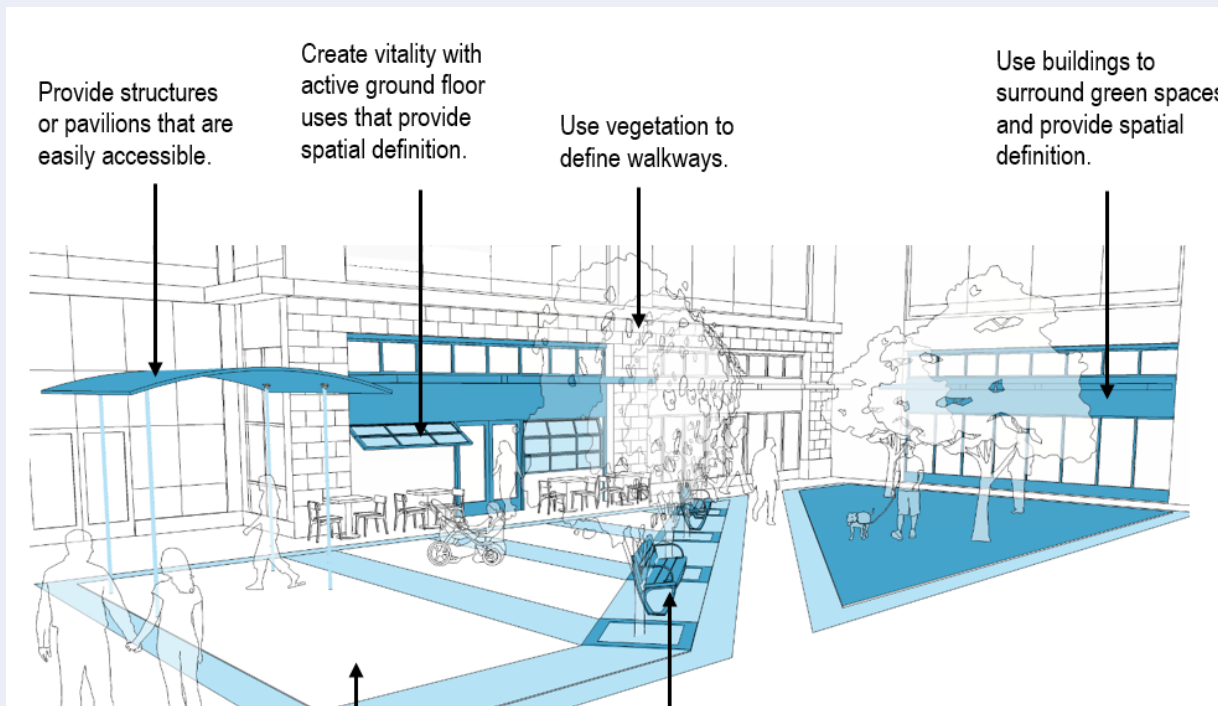
# Room-Specific Guidance: Diagrams

## What They Are

- Illustrates how design guidelines and standards could be achieved
- Allows for quick reference by design teams

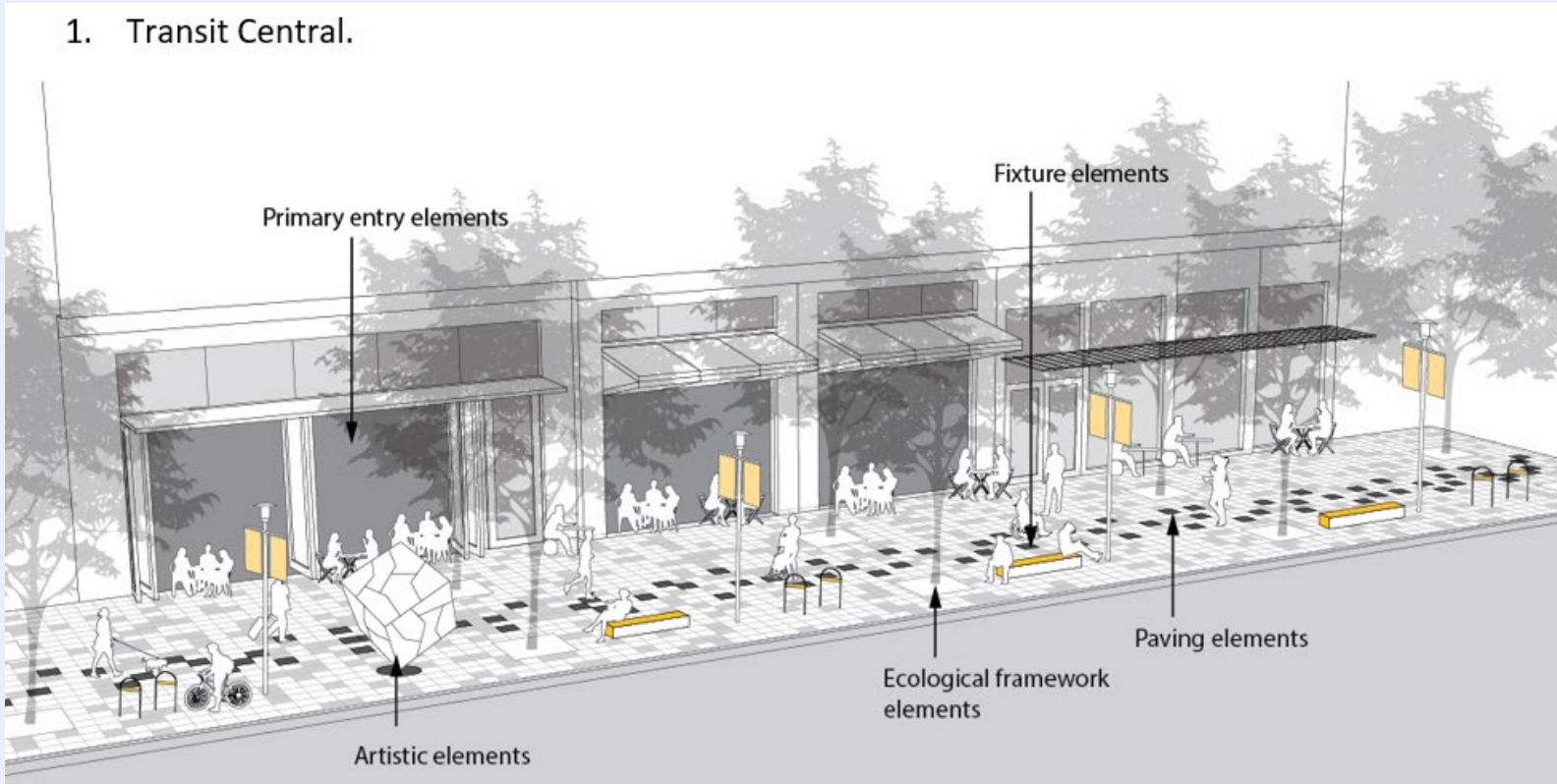
## What They Aren't

- Architecture and landscape architecture
- Suggestive of what the designs should look like



# Room-Specific Guidance: Transit Central

## 1. Transit Central.



*“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.”*



# Conformance Amendments

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- Amendments to effectively integrate the proposed LUC section 20.25A.175 and ensure consistency with the broader Downtown Code
- Amendments to the definitions
- Change of right-of-way designation for 102nd Avenue NE, between Main Street and NE 1st Street, from a “B” to an “A” for consistency with the Grand Connection LUCA
- General clean-ups for clarity and to correct cross-references



# Direction

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