



# Grand Connection

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## Sequence One Design Guidelines and Standards Land Use Code Amendment (LUCA) Study Session 1

Emil A King, AICP, Community Development

Michael Austin, AICP LEED AP-ND, Community  
Development

Nick Whipple, Development Services

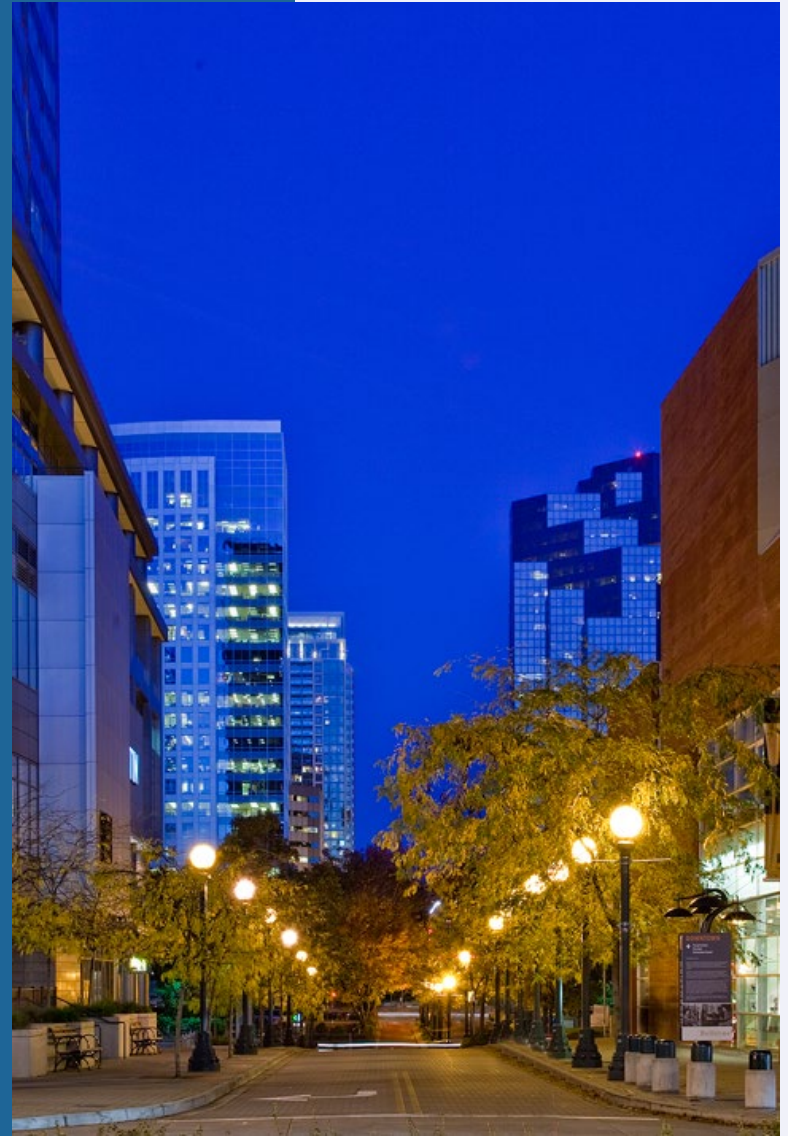
March 10, 2021



# Direction

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Based on review, staff seeks direction on the components of the LUCA that may be finalized for public hearing and components requiring additional information





# Agenda

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1. Grand Connection Recap
2. LUCA Objectives
3. LUCA Process
4. Outreach and Engagement
5. Proposed LUCA Components (Topics 1-4)
6. Direction Needed



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



## 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



Bellwether  
Arts Festival



Meydenbauer  
Park



Downtown  
Park Entry



Downtown  
Code



Eastrail  
Integration

# Complementary Projects/Policies

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## Projects

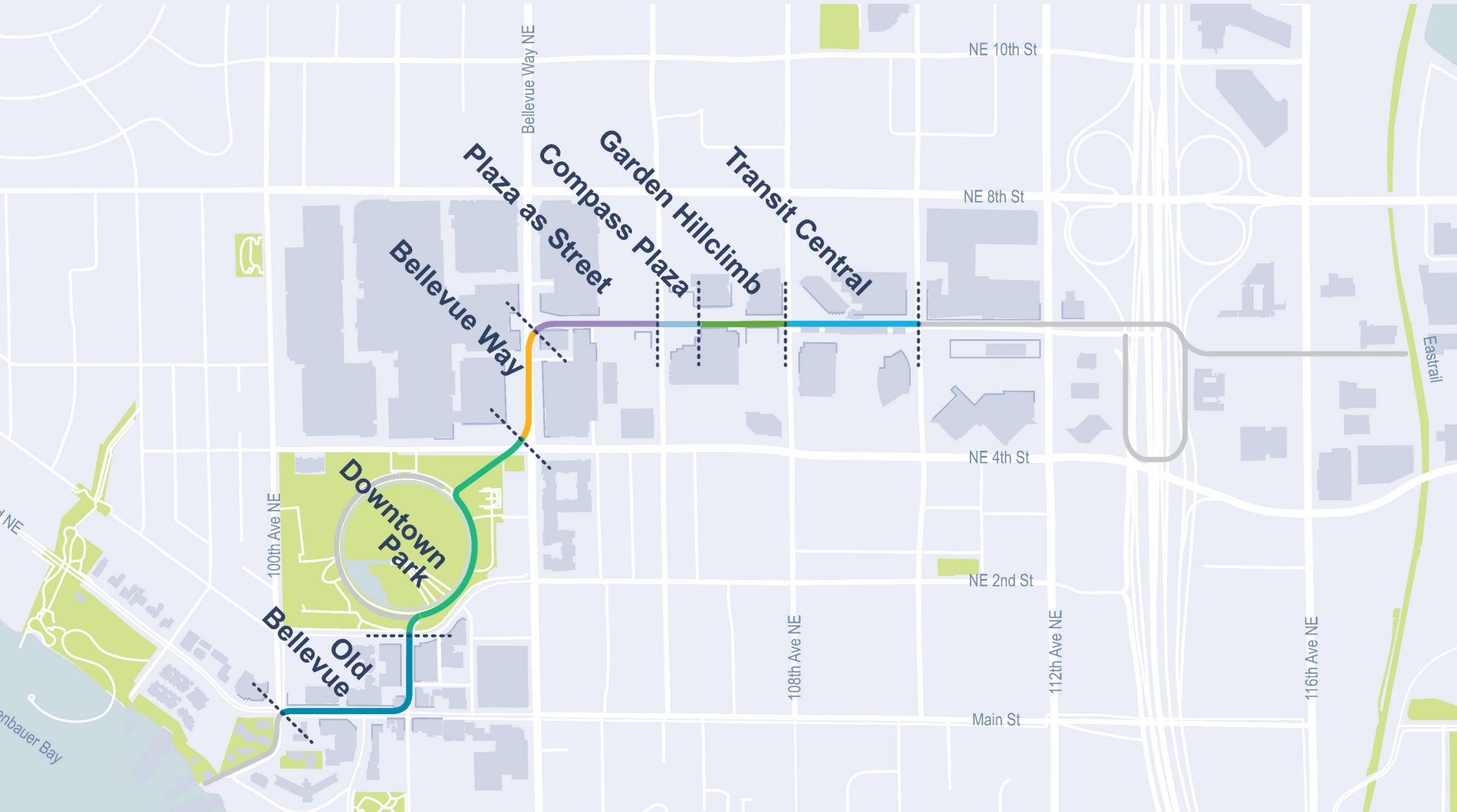
- **Meydenbauer Bay Park Phase 1 (Completed, 2019)**
- **Downtown Park (Completed, 2017)**
- **Old Bellevue Streetscape Improvements (Completed, 2017)**
- **Downtown Park NE Corner Entry (Ongoing)**
- **Pedestrian Intersection Improvements (Completed/Ongoing)**
- **Activation Strategies (Ongoing)**
- **Bellwether Arts Festival**
- **Design Review of Active Projects (Ongoing)**
- **Eastrail Improvements (Ongoing)**
- **Civic Center (Planned)**
- **I-405 Freeway Lid Feasibility Study (Planned)**
- **Meydenbauer Bay Park Phase 2 (Planned)**
- **Grand Connection Wayfinding (Planned)**

## Policies

- **Downtown Code (updated with Downtown Livability in 2017)**
- **Right-of-Way Standards and Guidelines (updated with Downtown Livability in 2017)**
- **Amenity Incentive System (updated with Downtown Livability in 2017)**
- **Lake 2 Lake Design Guidelines (Ongoing)**
- **Wilburton Code and Policy Update (Planned)**
- **Sequence Two Guidelines and Standards (Planned)**
- **Transportation Design Manual**
- **Street Lighting Design Guide**
- **Downtown Park Master Plan**
- **Comprehensive Plan**



# Sequence One Extent





# LUCA Objectives

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**Implement** 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

2020

2021



Initial LUCA structure/outline



Initial draft LUCA for testing

PC Briefing  
January 22

PC Briefing  
June 24



Draft LUCA For Review

PC Study Session #1  
March 10

PC Study Session #2  
March 24

PC Public Hearing/  
Recommendation  
April 28

City Council Study Session  
May (Tentative)



City Council Hearing/  
Adoption

## Articulation Phase

- Audit Pedestrian Corridor and Downtown Design Guidelines
- Review Grand Connection Sequence One Framework Plan
- Review Downtown Code

## Formulation Phase

- Review Precedent Studies
- Test with Active Projects
- Internal/External Focus Groups
- Stakeholder Briefings

## Adoption Phase

# Audits and Case Studies

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- Grand Connection Framework Plan: Sequence One
- Pedestrian Corridor and Major Public Open Space Design Guidelines
- Downtown LUC Design Guidelines



- Mission Rock Design Controls (SF)
- South Waterfront Design Guidelines (Portland)
- Yelser Terrace and Central District Guidelines (Seattle)

# Outreach and Engagement

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Applied Engagement  
from 2017-2018  
Framework Plan  
Process



Bellevue Downtown  
Association Land Use  
and Livability  
Committee Briefings



External Focus  
Group with Grand  
Connection  
Stakeholders



Internal Focus Group with  
Design Review Staff



Transportation  
Commission and Parks  
Board Briefings

# Outreach and Engagement



<b>External Community and Stakeholders</b>	<b>Takeaways</b>
<ul style="list-style-type: none"><li>• <b>Active projects along GC route</b></li><li>• <b>Stakeholders with sites along GC route</b></li><li>• <b>Previous community engagement (2015-2018)</b></li></ul>	<ul style="list-style-type: none"><li>✓ Refine existing LUC language for clarity, where possible</li><li>✓ Bolster intent statements for clarity and direction</li><li>✓ Seek opportunities to promote artistic elements, where possible</li><li>✓ Facilitate opportunities for different publicly accessible uses along the route</li><li>✓ Refine paving language, where possible</li><li>✓ Support idea for rooms along route</li><li>✓ Support embedded wayfinding element</li></ul>
<b>Internal Focus Group</b>	<b>Takeaways</b>
<ul style="list-style-type: none"><li>• <b>Design review staff</b></li></ul>	<ul style="list-style-type: none"><li>✓ Merge plan-view diagrams, where possible for clarity</li><li>✓ Clarify requirements language, where possible</li><li>✓ Appreciated the structure and supporting axon diagrams</li></ul>



# 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

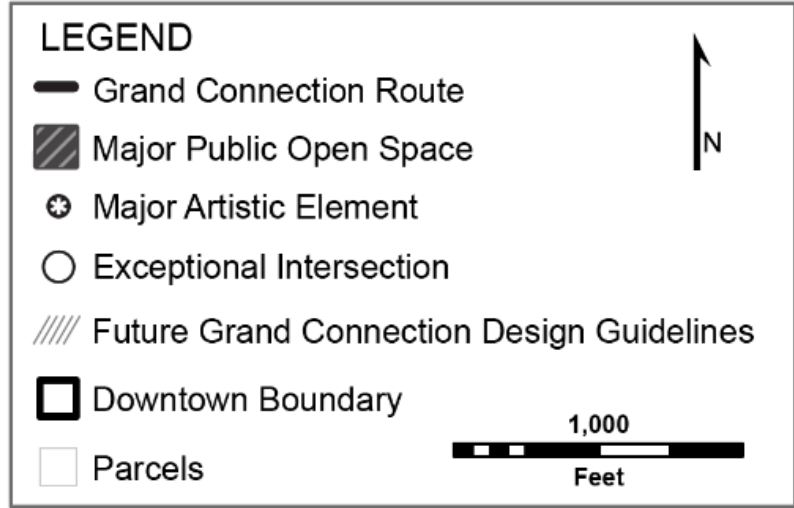
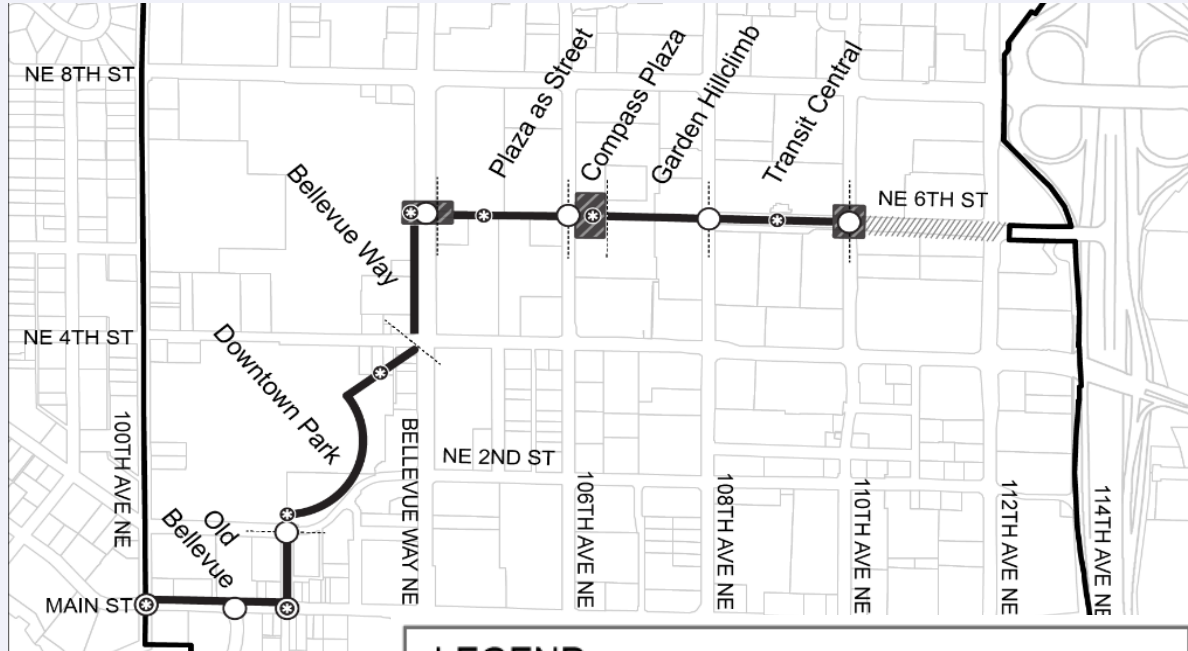
1. Old Bellevue
2. Downtown Park
3. Bellevue Way
4. Plaza as Street
5. Compass Plaza
6. Garden Hillclimb
7. Transit Central

# Proposed LUCA Components

## Topic 1 – General

Requirements apply to both the Grand Connection and Major Public Open Spaces

- 24-hour public access required
- Temporary café seating allowed during business hours
- Space above and beneath may be developed when development is not in conflict with pedestrian use and access

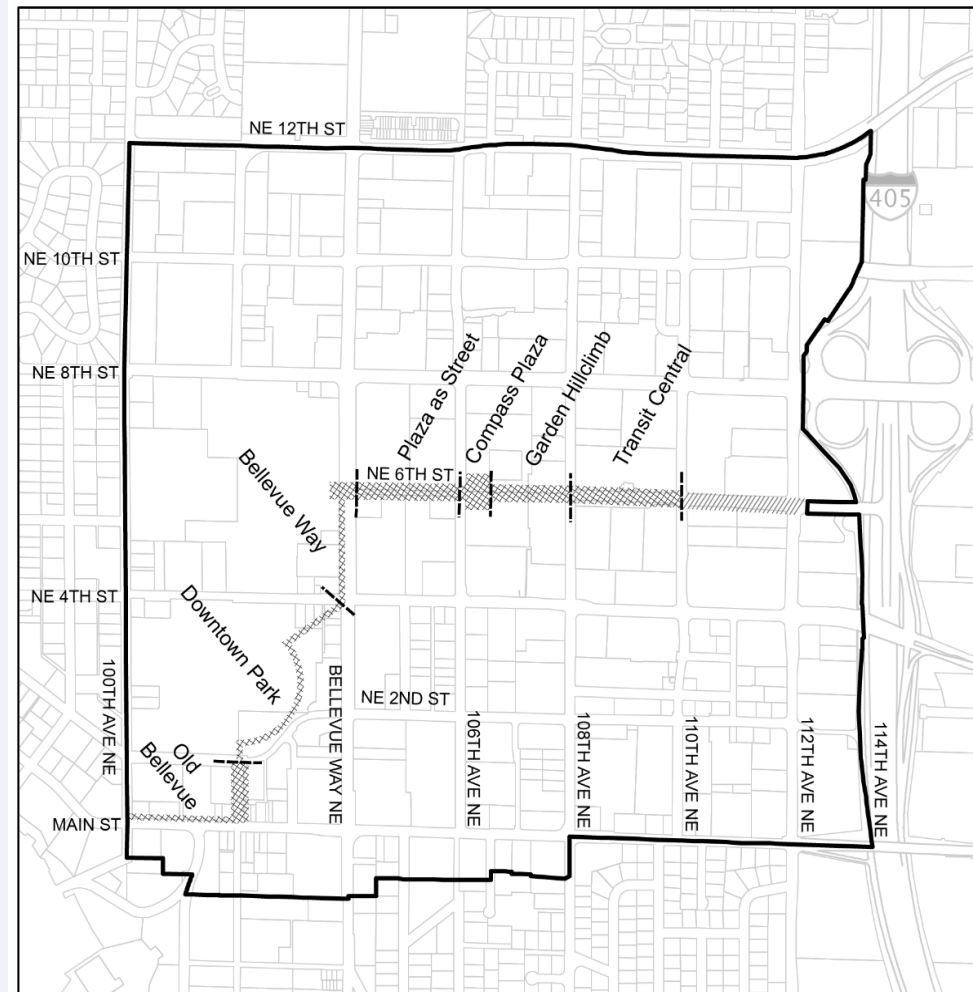




# Proposed LUCA Components

## Topic 2 – Grand Connection Route, Rooms, and Major Public Open Space Locations

- Grand Connection route established, consistent with current LUC
- “Rooms” within the Grand Connection specified and serve as character zones
- Major Public Open Space (MPOS) size and location is consistent with current LUC
- Design Review required for the Grand Connection and/or MPOS approval





# Proposed LUCA Components

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## Topic 3 – Grand Connection Guidelines and Standards

The guidelines and standards apply to the Grand Connection to ensure a cohesive design strategy for Sequence One

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

## Notes

- Reflects update process, including audits, precedents, and stakeholder review/testing
- Removes redundant language
- Serves to replace Pedestrian Corridor and Major Public Open Space Design Guidelines (73 page document)

# Proposed LUCA Components

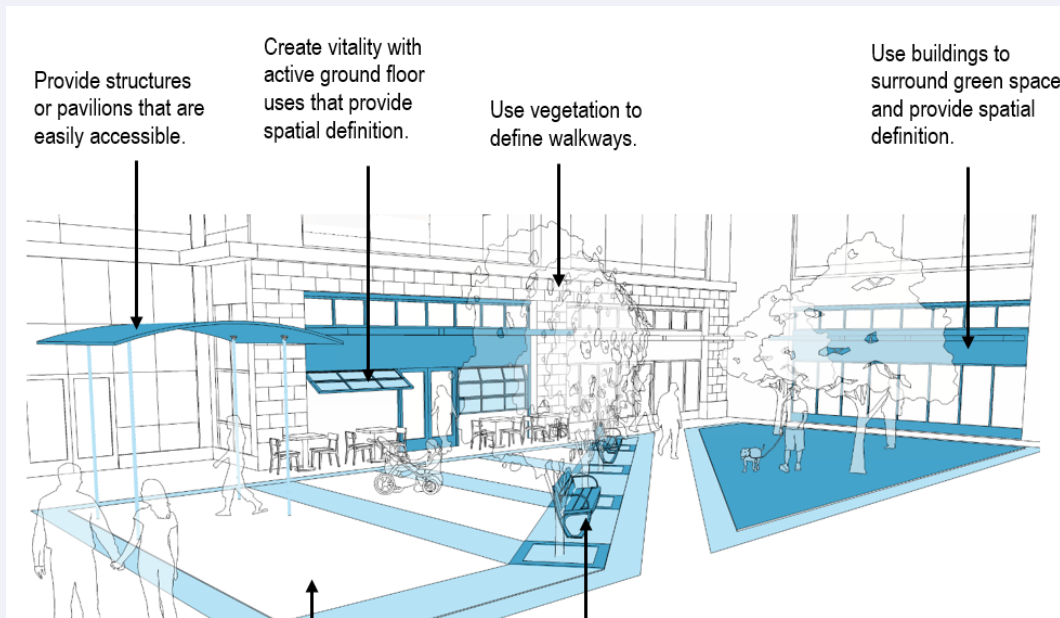
## Topic 4 – Room Specific Guidelines and Standards

### 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

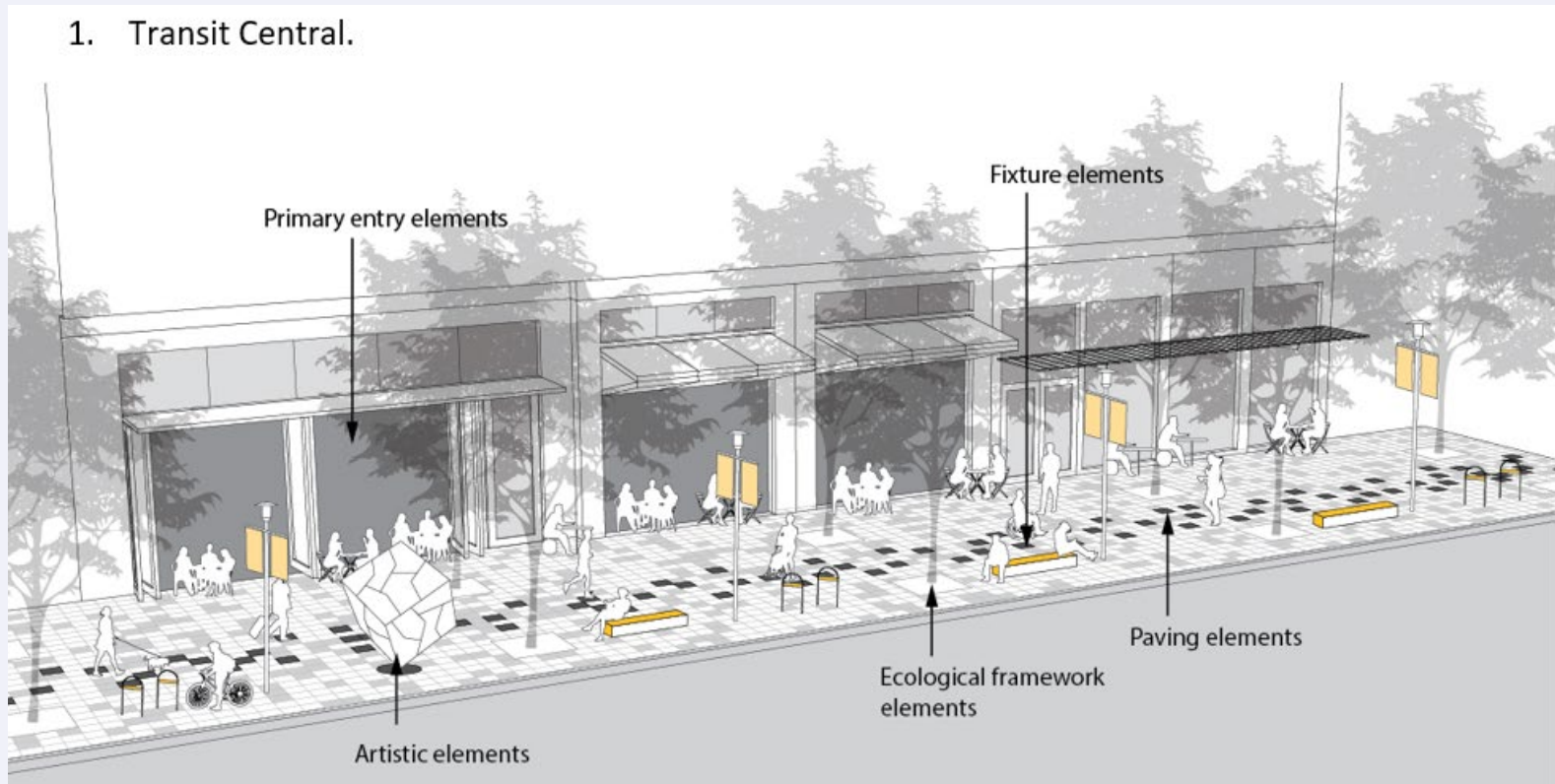


# Proposed LUCA Components

## Topic 4 – Room Specific Guidelines and Standards

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

### 1. Transit Central.

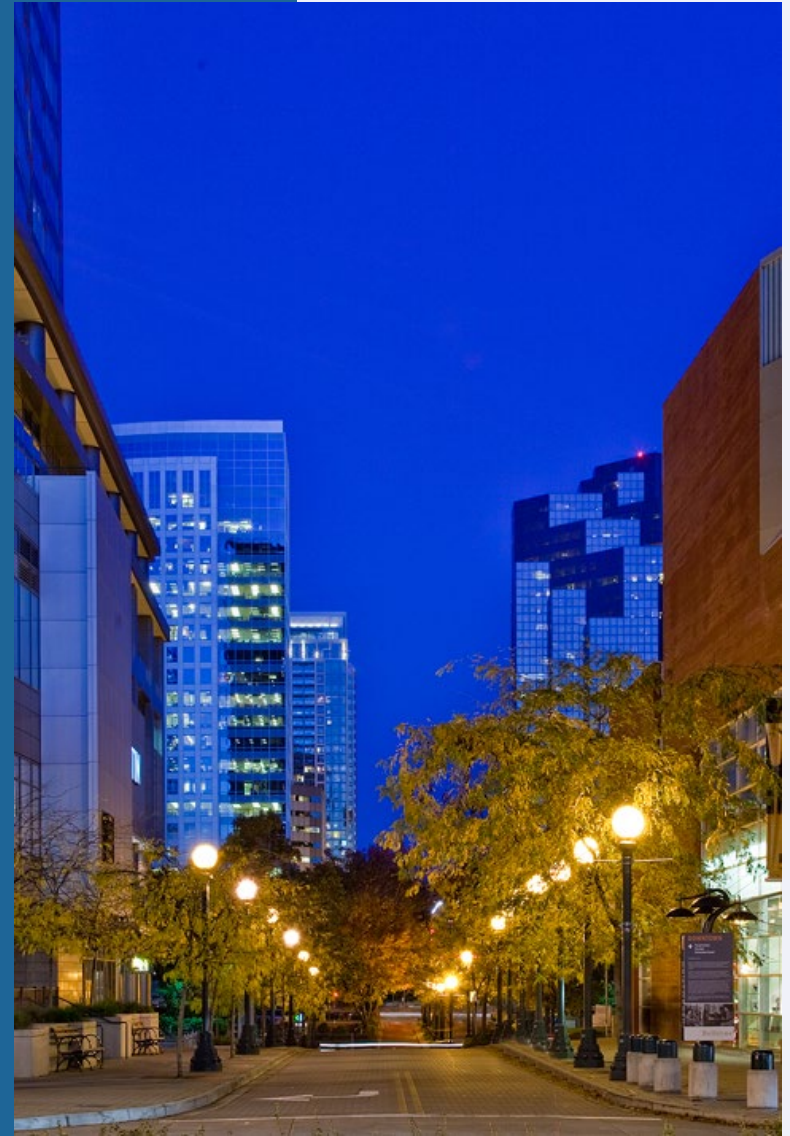




# Direction

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# Thank You

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## Community Development

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- Michael Austin, AICP LEED AP-ND

## Development Services

- Nick Whipple

