



Grand Connection

Sequence One Guidelines and Standards

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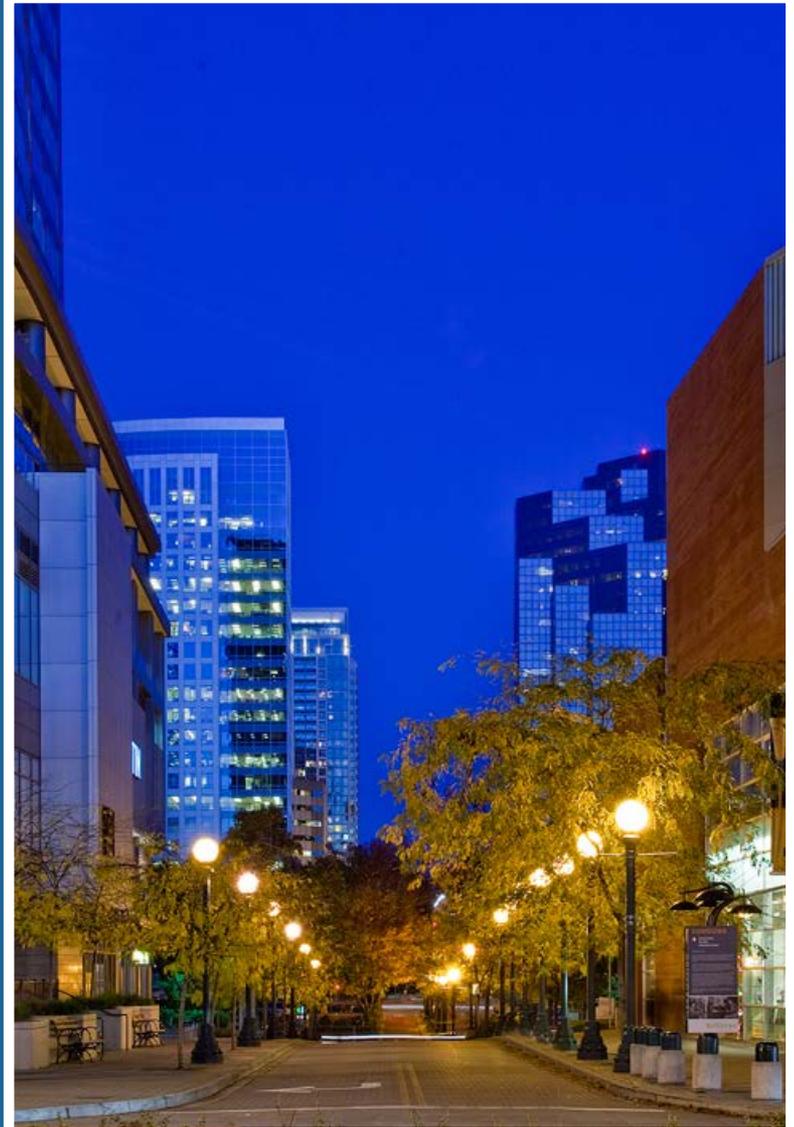
Land Acknowledgement

On behalf of the City of Bellevue, we acknowledge the land we are on as the ancestral homelands of the Coast Salish people, the traditional home of all tribes and bands within the Duwamish and Snoqualmie Indian Tribe. We take this opportunity to honor and express our deepest respect to the original caretakers of this land; A people that are still here, continuing to honor their heritage.



Direction

Informational session on
the *Grand Connection*
Sequence One Guidelines
and *Standards Update*





Agenda

1. Overall Grand Connection Initiative
2. Sequence One Guidelines and Standards Scope
3. Complementary/Concurrent Projects
4. Draft Process and Schedule
5. Recap: Public Engagement
6. Precedents and Audits
7. Draft Guidelines and Standards Structure
8. Sample Intent Statement and Character Zone Graphic
9. COVID-19/Equity Response
10. Next Steps

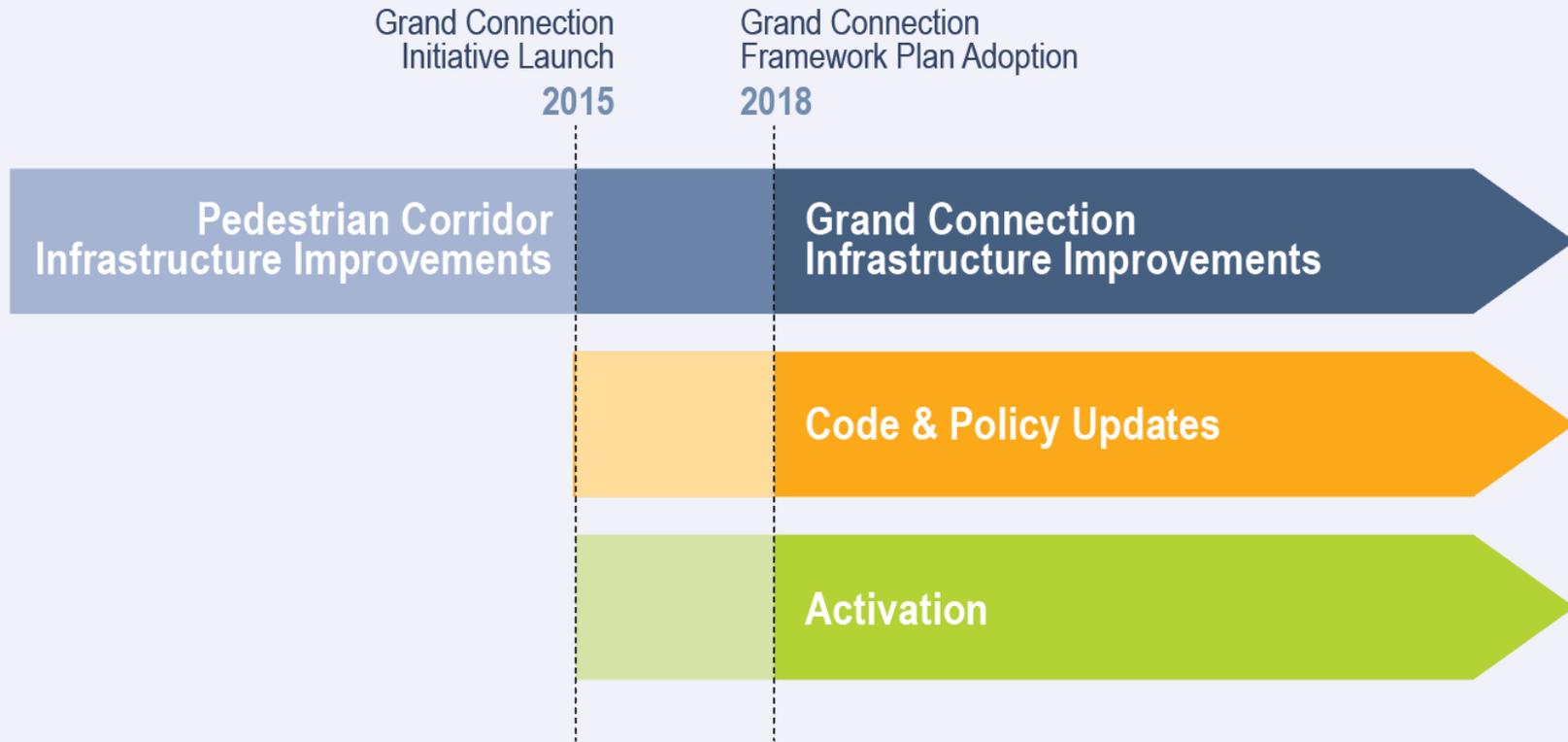
Background



"A people-focused, interactive, connected experience through the heart of Bellevue"



Context for Grand Connection Guidelines and Standards

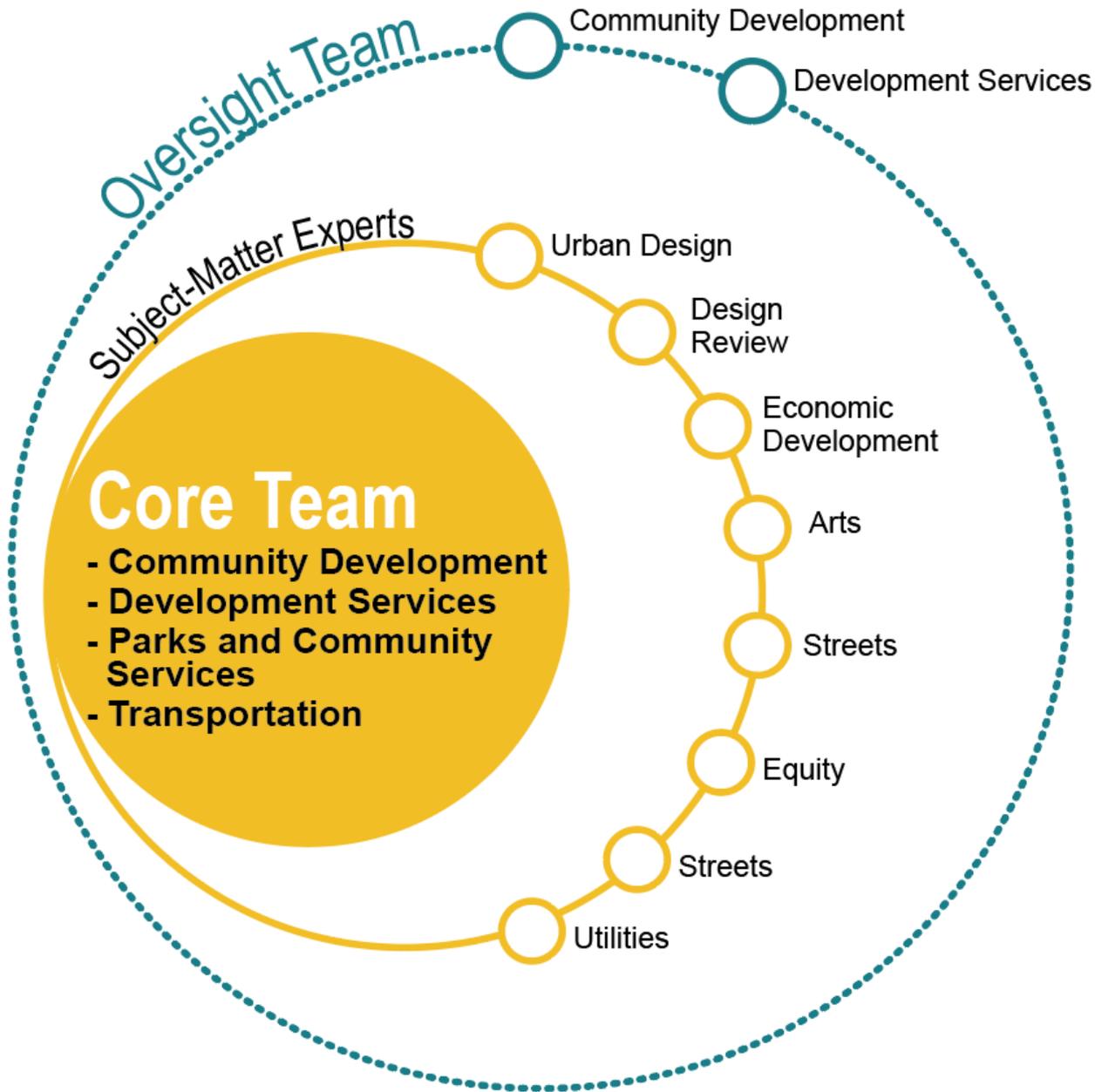




Complementary Projects

- Activation Strategies (Ongoing)
- Bellwether Arts Festival (Ongoing)
- Design Review of Active Projects (Ongoing)
- Lake 2 Lake Design Guidelines (Ongoing)
- Wilburton Code and Policy Update (Planned)
- I-405 Freeway Lid Feasibility Study (Planned)
- Grand Connection Wayfinding (Planned)
- Sequence Two Guidelines and Standards (Planned)

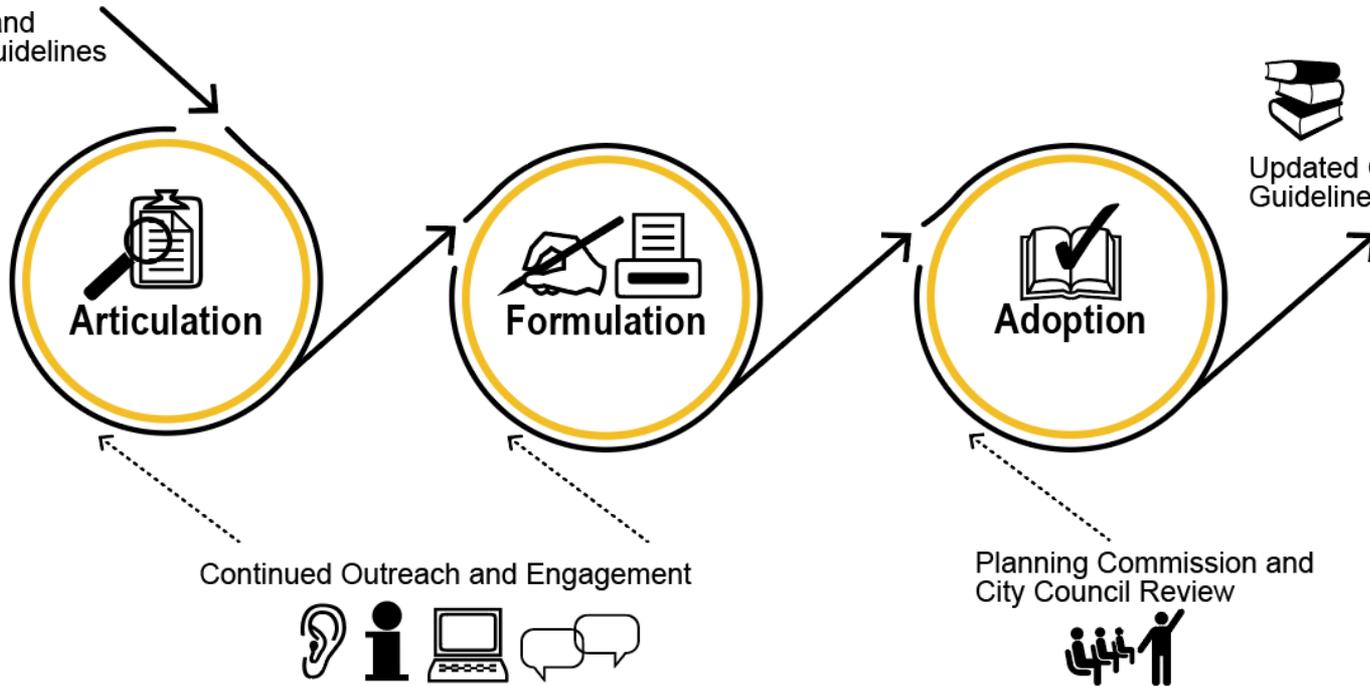
Team Structure



Process



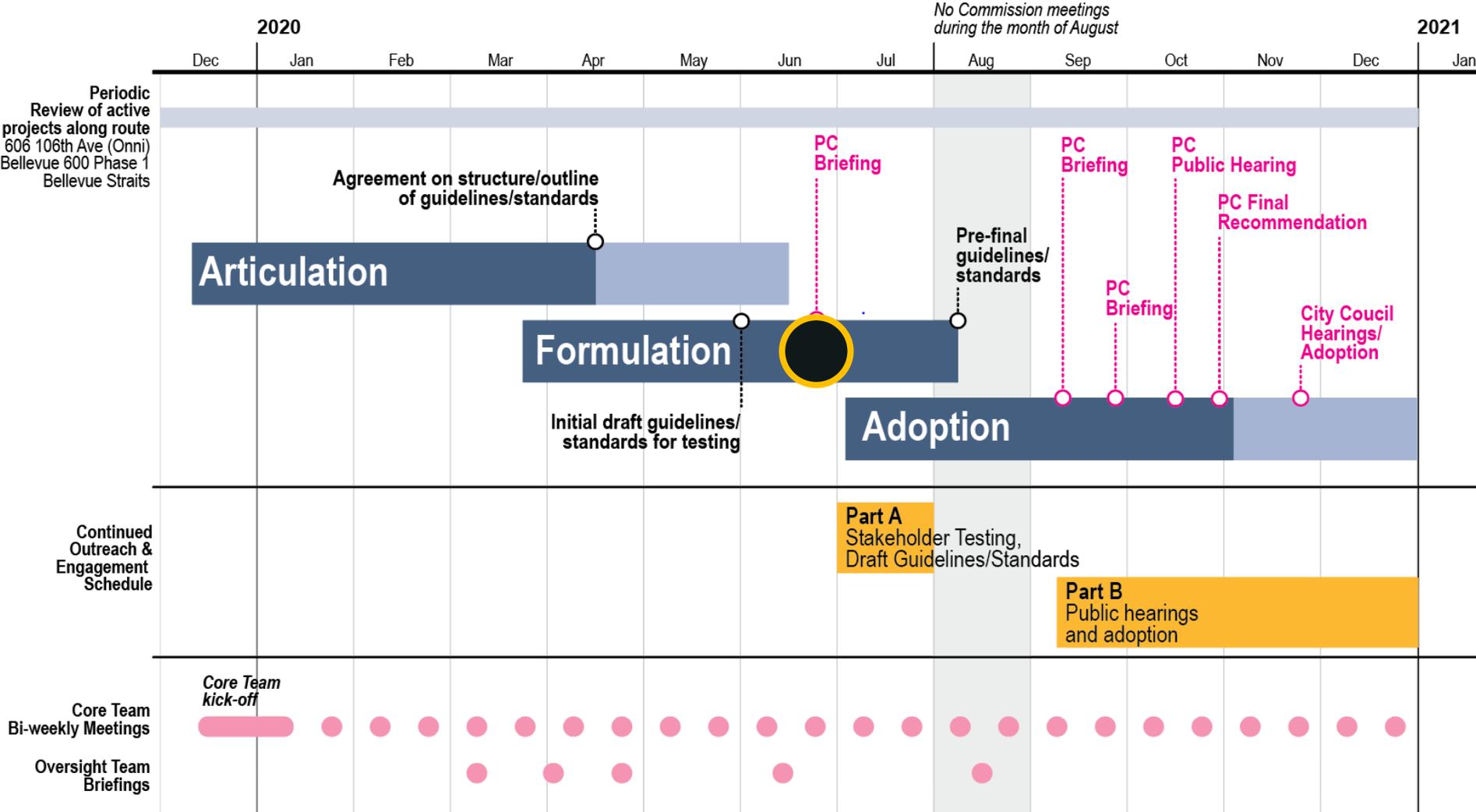
Pedestrian Corridor and
Downtown Design Guidelines
Grand Connection
Sequence One
Framework Plan
Balmori Product



Updated Grand Connection
Guidelines and Standards



Project Schedule



Sequence One

**Grand Connection:
Sequence One**

Downtown

100th Ave NE

Bellevue Way NE

110th Ave NE

Main St

NE 6th St

I-405

**Grand Connection:
Sequence Two**

Wilburton

**Eastrail
Framework Plan**

BelRed

**East Link
Extension**



When Was Planning Commission Last Involved

2018

- **April:** Commission (PC) overview of Grand Connection vision and work associated with the Comprehensive Plan Amendments, Land Use Code updates, and design guidelines.
- **May:** PC review of draft policy language and changes to graphics and maps proposed for the Comprehensive Plan Amendments.
- **December:** Amendments to the Comprehensive Plan specific to Grand Connection accepted (December 10, Ordinance 6449)

2020

- **January:** Informational staff presentation on the Sequence One Guidelines and Standards update



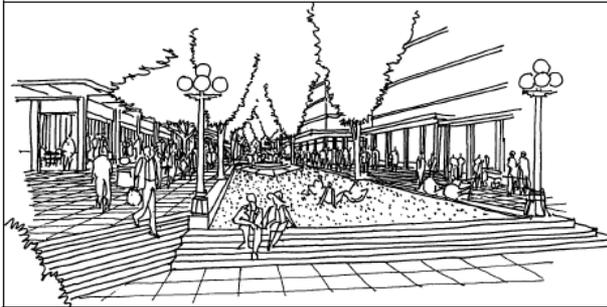
Design Guidelines and Standards



- Implementation tool for the goals and values of the Comprehensive Plan
- Strives to promote excellence in the design of our community
- Provides common language to enable efficient dialogue and review between the public, City, and Developers for potential/active projects

Design Guidelines and Standards

PEDESTRIAN CORRIDOR AND MAJOR PUBLIC OPEN SPACE



DESIGN GUIDELINES

CITY OF BELLEVUE, WASHINGTON



(Revised 3/00)

Serves Three Groups

- Public
- Developers/Design Teams
- Development Services



MOBILITY



SUSTAINABILITY



PLACE MAKING



ART



Design Guidelines and Standards

-
- Standard: Specific items that must be accommodated
 - Guideline: Offers direction and allows for interpretation/different approaches

Note: Project teams may request a departure from either

Design Guidelines and Standards



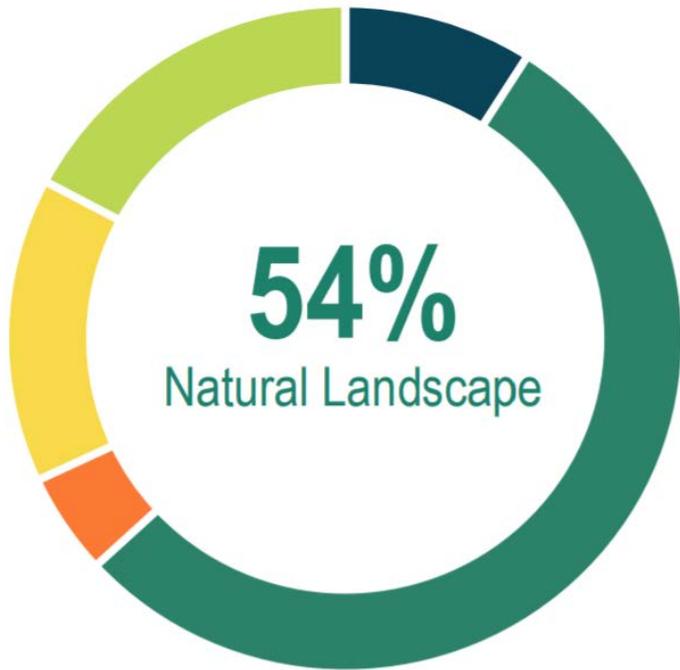
Example Project

Name: 606 106th Avenue NE

Permit number: 19-104024 LP



Outreach/Engagement: Previous Input



What should be the Grand Connection identity?

“Currently Downtown Bellevue is outright hostile to pedestrians. When designing a solution for this I would love to see mixed uses not unlike a pedestrian zone in European inner cities.”

“One of the major issues I have always had with the overall area is the lack of native trees throughout the city.”

“I think that it is important that the citizens take advantage of the Grand Connection 365 days of the year - rain or shine.”

“My hope is that it will increase the amount of green space and art, and provide more shared community areas.”

“Please add small play areas, especially between the museum and the transit center, and further into Wilburton.”



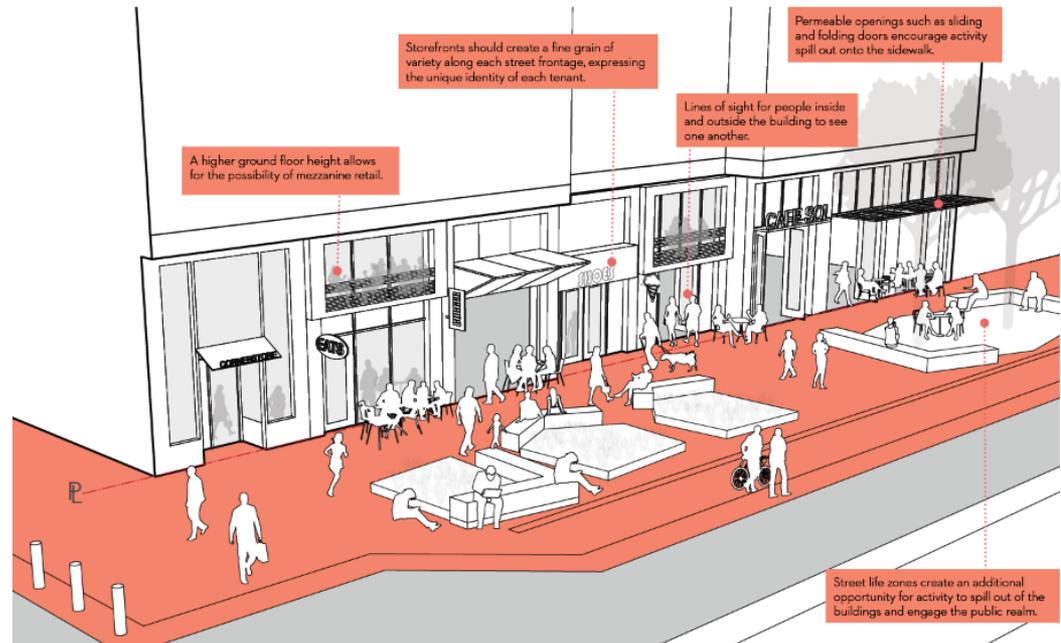
Precedents

Mission Rock Design Controls (San Francisco)

Yesler Terrace Design Guidelines

Seattle Central District Design Guidelines

Portland South Waterfront Design Guidelines



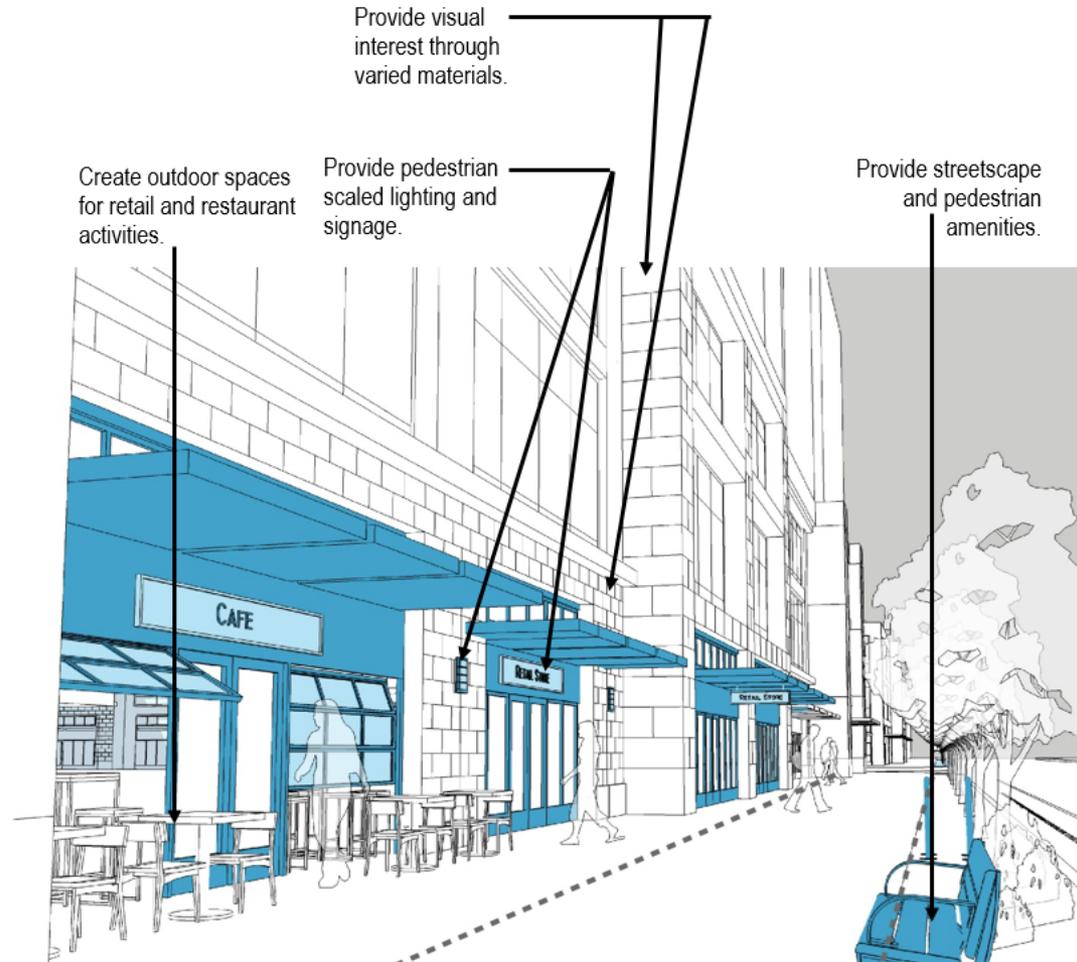


Audits

Grand Connection Framework Plan

Pedestrian Corridor Design Guidelines

Downtown Design Guidelines





Audits/Precedents: What have we learned?

Audits

- Strong intent needed
- Existing design components (Pedestrian Corridor) could be retained, refreshed, or repealed
- Redundant code/policies exist
- Current Downtown Guidelines cover a high level of Grand Connection content

Precedents

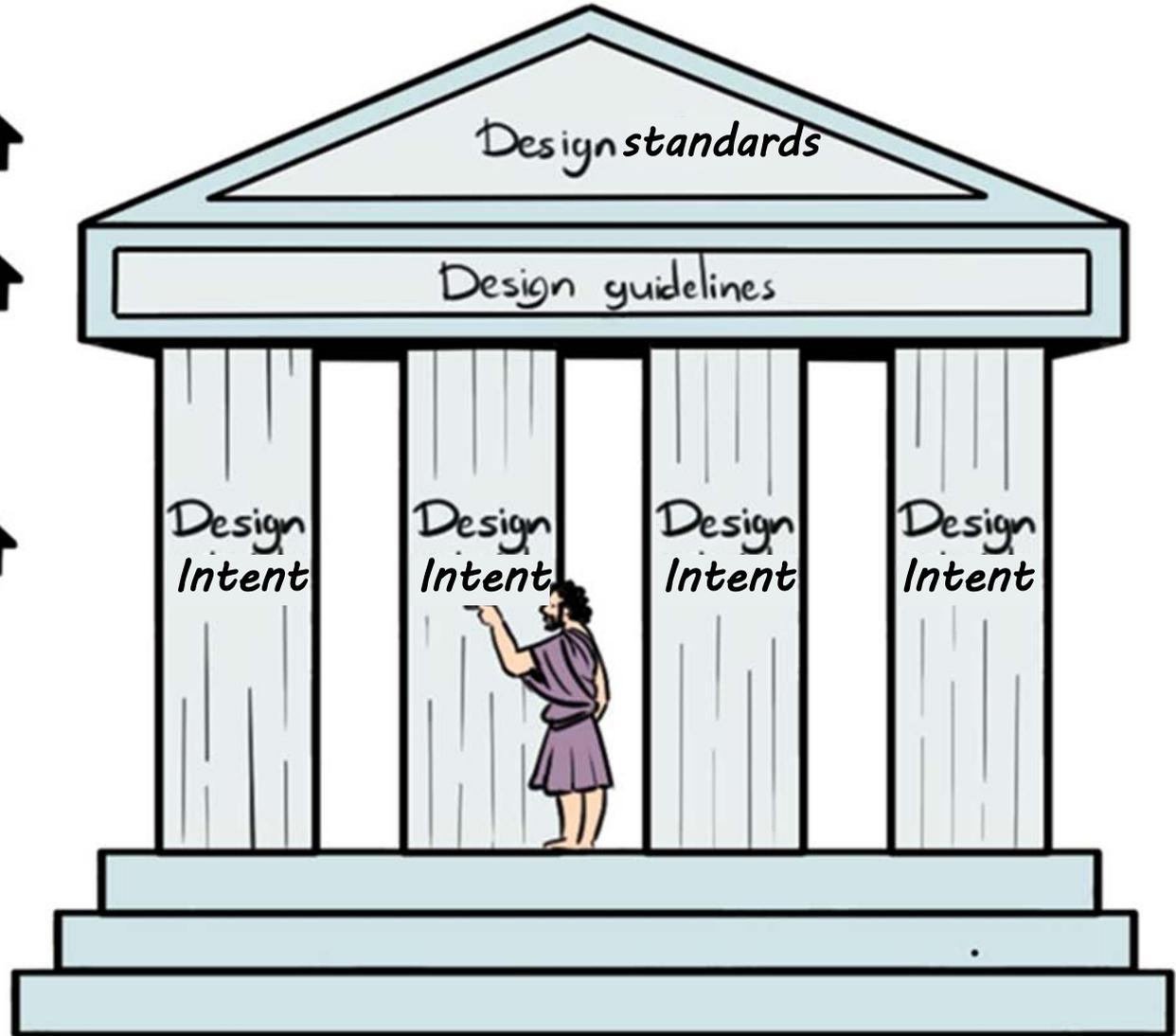
- Simplicity is key
- Emphasize unique experiences for each “room”
- Additional asks/requirements from developer/design teams



Why intent statements?

Intent: The
“Why” or “What
do we want”

Guidelines/Standards: The “How
do we get there”



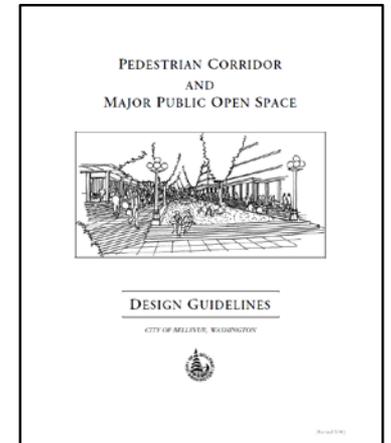
Current Structure

Land Use Code: Part 20.25A, Downtown

- Downtown standards and guidelines
- “Pedestrian Corridor” guidelines

Pedestrian Corridor and Major Public Open Space Design Guidelines

(located in separate
part of adopted
Land Use Code)





Proposed Structure

New Land Use Code Section (entirely within Part 20.25A)

Grand Connection Sequence One

Sequence One-Wide Intent

Sequence One-Wide Standards / Guidelines

Old Bellevue

Intent

Standards / Guidelines

Downtown Park

Intent

Standards / Guidelines

Bellevue Way

Intent

Standards / Guidelines

Plaza as Street

Intent

Standards / Guidelines

Compass Plaza

Intent

Standards / Guidelines

Garden Hillclimb

Intent

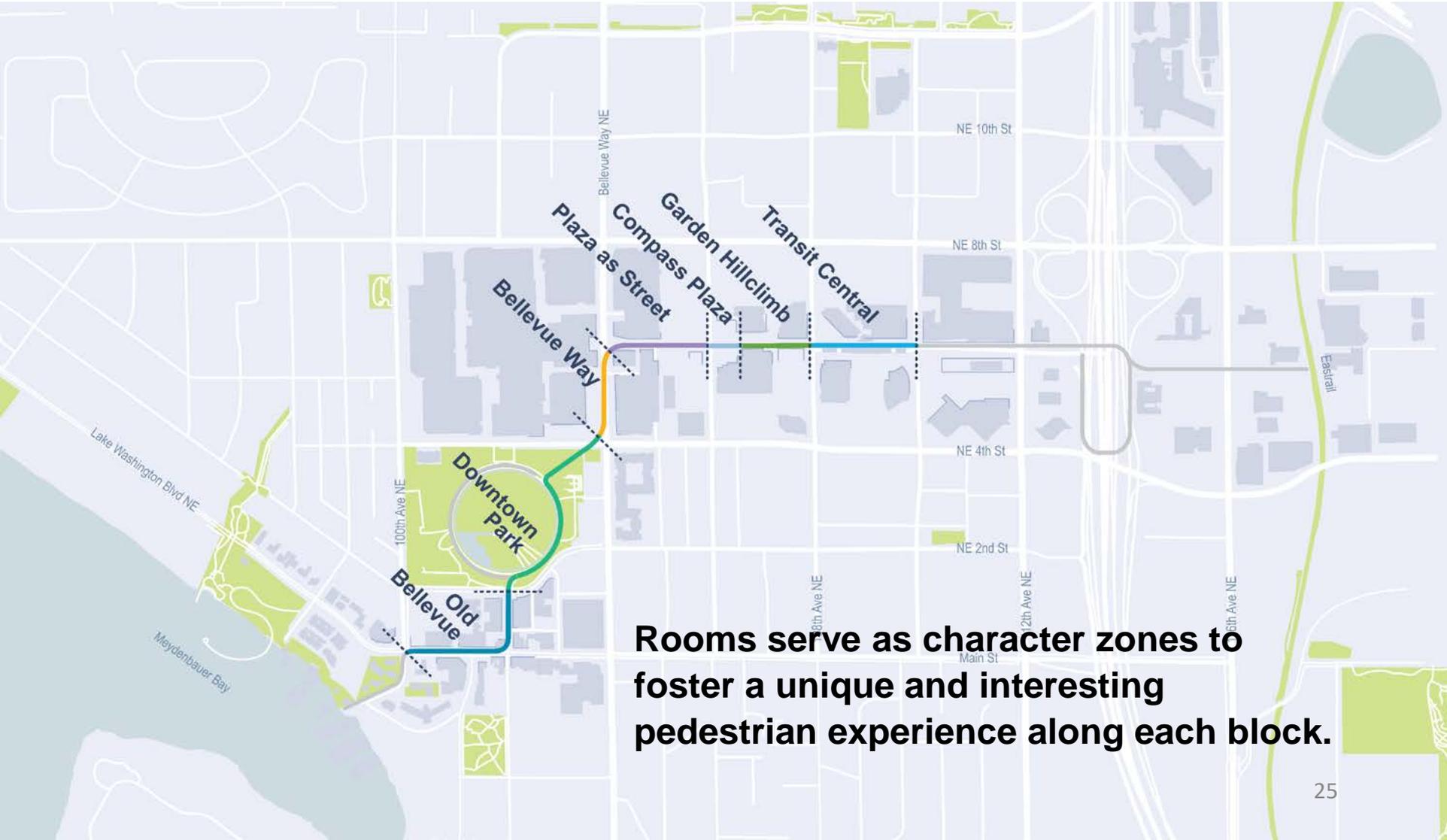
Standards / Guidelines

Transit Central

Intent

Standards / Guidelines

Proposed Structure



Rooms serve as character zones to foster a unique and interesting pedestrian experience along each block.



Sample: DRAFT Intent Statement

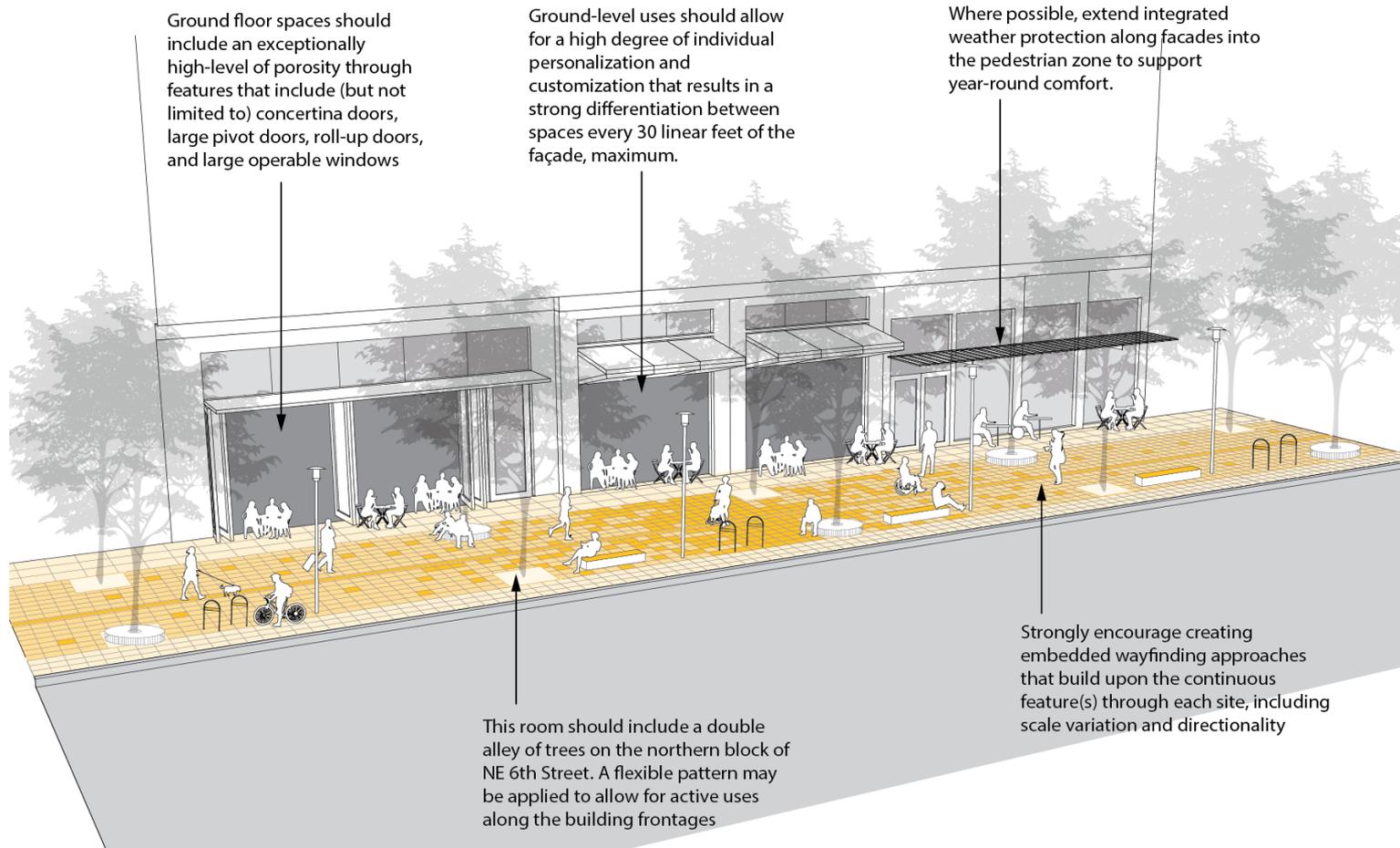
Transit Central

Intent. Transit Central functions as the Eastside's largest mobility hub and entryway to Downtown. This space is a convergence of activity, flanked by concourses that support a lively and active pedestrian-friendly environment. To achieve this, the room will:

- *Serve as a welcoming, comfortable inter-modal hub between different transportation modes, punctuated by exceptional place-serving spaces for people to relax throughout the day.*
- *Celebrate all things related to mobility and movement.*
- *Include a mobility-focused and rhythmic development strategy, with an emphasis on design that is appreciated from transit vehicles and key arrival points.*

Sample: DRAFT Character Zone Graphic

Transit Central



COVID-19 and Equity Response





What is Resilience

- Ability for a community to identify highest shocks (acute) and stressors (ongoing), and create strategies to reduce impacts and/or quickly recover
- Prioritizes supporting underserved and underrepresented communities



COVID-19 and Equity Response

- Core Team facilitated a resilience prioritization exercise
- Based off of 100RC methodology from Rockefeller Foundation
- Suggested intentional emphasis on previously identified elements, such as
 - ✓ multi-lingual elements,
 - ✓ ecological health,
 - ✓ pedestrian health,
 - ✓ spaces that facilitate different civic/cultural activities, and
 - ✓ improved wayfinding



Next Steps

- **Summer:** Gather input and conduct “testing” of draft guidelines/standards with community/stakeholders
- **September:** Review draft materials with Planning Commission that incorporates initial community/stakeholder feedback; refine draft and ready for hearing
- **October:** Formal public hearing and Commission recommendation for Council adoption



Thank You

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Development Services

