HB 1293 LUCA
Part 20.25A

Title 20 Land Use Code

Chapter 20.25 Special and Overlay Districts

Part 20.25A Downtown

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20.25A.010 General.

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B. **Organization of Part 20.25A LUC**

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5. Right-of-Way Designations. The right-of-way designations provide design ~~guidelines~~ standards for Downtown streets that are organized by streetscape type. These designations are a representation of the Downtown vision for the future, rather than what currently exists. The designations create a hierarchy of rights-of-way reflecting the intensity of pedestrian activity. The "A" rights-of-way have the highest amount of pedestrian activity, while the "D" rights-of-way have a smaller amount of pedestrian activity. These ~~guidelines~~ standards are intended to provide activity, enclosure, and protection on the sidewalk for the pedestrian. See Figure 20.25A.170.B for a map of the right-of-way designations.

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20.25A.020 Definitions

A. **Definitions Specific to Downtown.**

DT – Active Uses: Those uses listed in LUC 20.25A.050 under "Cultural, Entertainment and Recreation," "Wholesale and Retail" (with the exception of recycling centers and gas stations), and "Services" (limited to finance, insurance, real estate services; barber and beauty shops; photography studios; shoe repair; and travel agencies). Those uses listed in LUC 20.25A.050 under "Residential" (including entrance lobbies and private indoor amenity space), "Services" (except those uses listed above), "Transportation and Utilities," and "Resources" are not considered Active Uses, but may be determined to meet the definition for an Active Use through an Administrative Departure pursuant to LUC 20.25A.030.D.1 and 20.25A.070.C.1.c. An Active Use shall meet the design criteria in the FAR Exemption for Ground Level and Upper-Level Active Uses in LUC 20.25A.070.C.1 and the design ~~guidelines~~ standards for the applicable right-of-way designation in LUC 20.25A.170.B.

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20.25A.030 Review Required

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C. **Design Review.**

1. Scope of Approval. Design Review is a mechanism by which the City shall ensure that the design, ~~character,~~ architecture, and amenity components of a proposal ~~are consistent with the Comprehensive Plan and any previously approved Master Development Plan, and~~ meet all applicable standards ~~and guidelines~~ contained in City Codes ~~including the terms of any departure granted pursuant to subsection D of this section~~. ~~Design Review is a mechanism by which the City shall ensure that the site development components of a proposal are consistent with the Comprehensive Plan and meet all applicable standards and guidelines contained in City Codes when site development components were not approved as part of a Master Development Plan.~~

2. When Required. A Design Review is required for all Downtown projects. An applicant shall submit a Design Review application for approval by the Director pursuant to Part 20.30F LUC.

3. Compliance with an applicable Master Development Plan or Departure. In addition to the decision criteria in LUC 20.30F.145, each structure and all proposed development shall comply with any approved Master Development Plan or Departure applicable to the project limit described in a Design Review application. If the application for Design Review contains elements inconsistent with an applicable Master Development Plan or Departure, the Director shall not approve the Design Review unless the Master Development Plan or Departure is amended to include those elements.

D. **Departures.**

1. Administrative Departures by the Director. Due to the varied nature of architectural design and the unlimited opportunities available to enhance the relationship that occurs between the built environment and the pedestrians, residents and commercial tenants that use built spaces, strict application of the Land Use Code may not always result in the Downtown livability outcomes envisioned by the Comprehensive Plan. The purpose of this subsection is to provide an Administrative Departure process to modify provisions of the Land Use Code when the strict application would result in a Downtown development that does not fully achieve the policy vision as it is articulated in the general sections of the Comprehensive Plan and the Downtown Subarea Plan.

    a. Applicability. The Director may, through the Master Development Plan or Design Review processes, approve a proposal that departs from ~~specific numeric~~the design standards contained in LUC 20.25A.090, 20.25A.110 and 20.25A.140 through 20.25A.180, or that departs from Land Use Code requirements that specifically provide an opportunity for the Director to approve a departure subject to the provisions of this subsection. For example, specific Administrative Departures are allowed from the dimensional requirements pursuant to the terms of LUC 20.25A.060.B that describe a range of exceptions and intrusions that can be approved as part of a permit review process.

    b. Decision Criteria. The Director may approve or approve with conditions an Administrative Departure from applicable provisions of the Land Use Code if the applicant demonstrates that the following criteria have been met:

i. The resulting design will advance a Comprehensive Plan goal or policy objective that is not adequately accommodated by a strict application of the Land Use Code; and

ii. The resulting design will be more consistent with the purpose and intent of the Land Use Code; and

iii. The modification is the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent; and

iv. Any Administrative Departure criteria required by the specific terms of the Land Use Code have been met; or

v. The modification is reasonably necessary to implement or ensure consistency with a departure allowed through a Development Agreement approved pursuant to subsection D.2 of this section.

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20.25A.040 Nonconforming uses, structures and sites.

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B. Nonconforming Structures.

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2. A nonconforming structure may be expanded; provided, that the expansion conforms to the provisions of the Land Use Code, except that the ~~requirements~~ standards of LUC 20.25A.140 through 20.25A.180 shall be applied as described in subsections B.3 and B.4 of this section.

3. For expansions made within any three-year period, which together do not exceed 50 percent of the floor area of the previously existing structure, the following shall apply:

   a. Where the property abuts a street classified as a "D" or "E" right-of-way, the expansion is not required to comply with the standards in LUC 20.25A.140 through 20.25A.180.

   b. Where the property abuts a street classified as an "A," "B" or "C" right-of-way the expansion shall be in the direction of the classified street so as to reduce the nonconformity of the structure, except that an expansion, which is no greater than 300 square feet in floor area and which is for the purpose of loading or storage, is exempted from this requirement.

4. For expansions made within any three-year period, which together exceed 50 percent of the floor area of the previously existing structure, the structure shall be brought into conformance with the standards in LUC 20.25A.140 through 20.25A.180.

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20.25A.060 Dimensional c~~C~~harts

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B. **Exceptions to Dimensional Requirements.**

Exceptions authorized pursuant to this subsection shall be reviewed as Administrative Departures subject to the terms of LUC 20.25A.030.D.1.

1. Floor Plate Exceptions.
   a. Connecting Floor Plates. ~~For structures that do not exceed 70 feet in height (as defined by the International Building Code, as adopted and amended by the City of Bellevue), t~~The Director may approve the connection of floor plates above 40 feet such that those floor plates exceed the "Maximum Building Floor Area per Floor Above 40 Feet"; provided, that:
      i. The total proposed building height does not exceed 70 feet in height (as defined by the International Building Code, as adopted and amended by the City of Bellevue).
      ii. The connection is to allow for safe and efficient building exiting patterns;
      iii. The connecting floor area shall include required corridor areas, but may include habitable space;
      iv~~ii~~. The alternative design results in a building mass that features separate and distinct building elements;
      ~~i~~v. The connection shall act as a dividing point between two floor plates, neither of which exceed the maximum floor plate size; and
      vi. ~~The connecting floor area shall comply with the design guidelines for connecting floor plates in LUC 20.25A.180.C.~~From the right-of way, the development shall appear as separate and distinct buildings to the pedestrian; and
      vii. The connection shall appear to be distinct from the adjacent masses.

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   b. Performing Arts Centers may have unlimited floor plates up to 100 feet in height, measured from average finished grade; provided, that:
      i. The floor plate exception applies only to that portion of the building that contains the performing arts use;
      ~~ii. The area is the minimum area necessary to accommodate the performing arts use;~~
      ii~~i~~. Subordinate uses do not exceed 25 percent of the total area; and
      iii~~v~~. The ground floor design is consistent with the design ~~guidelines~~ standards for "A" rights-of-way, excluding the arcade provision.

2. Intrusions into Required Dimensional Standards.
   a. Intrusions over the Sidewalk
      i. Marquees, awnings, or other kinds of weather protection that comply with the ~~requirements~~ standards of LUC 20.25A.170.A.2.b are permitted to extend over the public right-of-way upon approval of the Director of the Transportation Department and the Director notwithstanding the provisions of the Sign Code, Chapter 22B.10 BCC, or any other City Code.

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b. Intrusions into Stepbacks

i. The Director may approve modifications to the minimum required stepback if:

(1) The applicant can demonstrate that the resulting design will be more consistent with the dDesign ~~Guidelines~~ standards of LUC 20.25A.140 through 20.25A.180; and

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20.25A.070 Amenity incentive system and floor area ratio.

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C. **FAR Exemptions, Special Dedications, and Conversion of Previously Approved Exempt Retail Activity Space.**

1. FAR Exemption for Ground-Level and ~~Upper~~Second-Level Active Uses. For purposes of applying the Amenity Incentive System, a level shall be considered the ground level so long as less than half of that ground-level story height is located below the average finished grade of the adjacent public right-of-way or pedestrian connection. The single building story immediately above the ground level story and intended to activate the ground level pedestrian environment through demonstrated compliance with the ~~Upper~~Second-Level Active Uses design ~~guidelines~~ standards contained in LUC 20.25A.170.D shall be considered an upper level.

a. Ground Level Floor Areas Meeting the Definition of Active Uses. Each square foot of ground level floor area of active uses that satisfies the requirements of LUC 20.25A.020.A and complies with the design ~~guidelines~~ standards contained in LUC 20.25A.170.B.1 (Grand Connection/High Streets – "A" Rights-of-Way) shall be eligible for an exemption from calculation of the maximum floor area of up to 1.0 FAR, except where specifically provided by the terms of this Code.

b. ~~Upper~~Second-Level Floor Areas Meeting the Definition of Active Uses. Each square foot of ~~upper~~second-level floor area of active uses that satisfies the requirements of LUC 20.25A.020.A and complies with the design ~~guidelines~~ standards contained in LUC 20.25A.170.D (~~Upper~~Second-Level Active Uses) shall be eligible for an exemption from the calculation of maximum floor area of up to 0.5 FAR, except where specifically provided by the terms of this Code.

c. Designation of an Active Use. The Director may approve an Active Use not otherwise listed in the definition contained in LUC 20.25A.020, through an Administrative Departure pursuant to LUC 20.25A.030.D.1, if the following criteria are met:

i. The use is within a building and supports pedestrian activity;

ii. The use promotes a high degree of visual and physical interaction between the building interior and the adjacent public realm; and

iii. The use meets the design criteria in FAR Exemption for Ground-Level and ~~Upper~~Second-Level Active Uses in LUC 20.25A.070.C.1.a and C.1.b, and the design ~~guidelines~~ standards for the applicable right-of-way designation in LUC 20.25A.170.B.

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Chart 20.25A.070.D.4

Amenity Incentive System

LIST OF BONUSABLE AMENITIES	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS						
	Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
PUBLIC OPEN SPACE FEATURE AMENITIES							
…							
2. Outdoor Plaza: A publicly accessible, continuous open space, predominantly open from above, and designed to relate to the surrounding urban context. Outdoor plazas prioritize pedestrian use and serve as opportunities to activate Downtown for residents and users.	9.3:1	9.3:1	8.4:1	9.3:1	8.4:1	8.4:1	8.4:1
	8.4 bonus points per square foot of outdoor plaza in Priority Neighborhoods; 9.3 bonus points per square foot in High Priority Neighborhoods.						
	DESIGN CRITERIA:						
	1. Minimum plaza size is 3,000 square feet with a maximum bonusable area of 20 percent of the gross lot area; provided, that the minimum plaza size for a DT-Small Site is 1,500 square feet. Plazas larger than 10,000 square feet may earn 10 percent additional bonus points if they are designed in a manner to provide for activities to promote general public assembly. **…** 10. Plazas shall meet all design criteria for design ~~guidelines~~ standards for public open spaces.						
…							
8. Alleys with Addresses: Pedestrian-oriented ways off the main vehicular street grid that provide an intimate pedestrian experience through a combination of residential, small retail, restaurant, and other commercial entries with meaningful transparency along the frontage building walls. This area does not have a "back of house" feel.	6.7:1	6.7:1					6.7:1	6.7:1
	6.7 bonus points per square foot of alley with address improvement based on neighborhood location.							
	DESIGN CRITERIA:							
	1. Shall be open to the public 24 hours a day, seven days a week, and require an easement for public right of pedestrian use in a form approved by the City. **…** 4. Alley frontage shall meet ~~guidelines~~ standards for "C" Rights-of-Way, Mixed Streets in LUC 20.25A.170.B. **…** 9. Shall meet design ~~guidelines~~ standards at LUC 20.25A.170.C.							
…							

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20.25A.075 Downtown ~~t~~Tower ~~r~~Requirements and ~~u~~Upper-~~l~~Level ~~s~~Stepbacks

A. **Requirements for Additional Height.**

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3. Outdoor Plaza Space Requirement. Buildings with heights that exceed the trigger for additional height shall provide outdoor plaza space in the amount of 10 percent of the site; provided, that the outdoor plaza space shall be no less than 3,000 square feet in size (or 1,500 square feet on DT-Small Sites). In no event shall the outdoor plaza space be required by the Director to exceed one acre in size. The open space shall be provided within 30 inches of the adjacent sidewalk and shall comply with the requirements for outdoor plazas in the Amenity Incentive System of LUC 20.25A.070.D.2. Vehicle and loading drive surfaces shall not be counted as outdoor plaza space.
   a. Modification of the Plaza Size with Criteria. The Director may approve a modification to the 10 percent requirement for outdoor plaza space through an Administrative Departure pursuant to LUC 20.25A.030.D.1; provided, that the following minimum criteria are met:
      i. The outdoor plaza is not less than 3,000 square feet in size or 1,500 square feet on a DT-Small Site;
      ii. The outdoor plaza ~~is functional and is not made up of~~does not contain isolated unusable fragments;
      iii. The outdoor plaza meets the design criteria for outdoor plazas in the floor area ratio and Amenity Incentive System, Chart LUC 20.25A.070.D.4; and
      iv. The size of the plaza is roughly proportional to the additional height requested.

…

C. **Upper-Level Stepbacks.**

1. Upper-Level Stepback. Each building façade depicted in Figure 20.25A.075.C.2 shall incorporate a minimum 15- or 20-foot-deep stepback at a height between 25 feet and the level of the first floor plate above 40 feet. The required depth of the stepback is shown in Figure 20.25A.075.C.2. This required stepback may be modified or eliminated if the applicant demonstrates through Design Review (Part 20.30F LUC) that:

   a. Such stepback is not feasible due to site constraints, such as a small or irregularly shaped lot;

   b. The modification is necessary to achieve design elements or features ~~encouraged~~ in the design ~~guidelines~~ standards of LUC 20.25A.140 through 20.25A.180, and the modification does not interfere with preserving view corridors. Where a modification has been granted under LUC 20.25A.060.B.2.c, the upper-level stepback may be incorporated between 25 feet and the level of the first floor plate above 45 feet; or

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20.25A.080 Parking standards.

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F. **Parking Area and Circulation Improvements and Design**

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3. Vanpool/Carpool Facilities. The property owner shall provide a vanpool/carpool loading facility that is outside of required driveway or parking aisle widths. The facility shall be adjacent to an

entrance door to the structure and shall be consistent with all applicable design ~~guidelines~~standards.

4. Performance Standards for Parking Structures. The Director may approve a proposal for a parking structure through Design Review, Part 20.30F LUC, and an Administrative Departure through LUC 20.25A.030.D.1. The Director may approve the parking structure only if:

   a. Driveway openings are limited and the number of access lanes in each opening is minimized;

   b. The structure exhibits a horizontal, rather than sloping, building line;

   c. The dimension of the parking structure abutting pedestrian areas is minimized, except where retail, service or commercial activities are provided;

   d. The parking structure complies with the ~~requirements~~ standards of LUC 20.25A.140 through 20.25A.180;

   e. A wall or other screening of sufficient height to screen parked vehicles ~~and that exhibits a visually pleasing character~~ is provided at all above-ground levels of the structure consistent with the building's design. Screening from above shall be provided to minimize the appearance of the structure from adjacent buildings;

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20.25A.090 Street and pedestrian circulation standards.

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C. **Downtown Core.**

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3. Minor Publicly Accessible Spaces.

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   d. Design ~~Guidelines~~Standards.

      ~~i. Minor publicly accessible spaces may be outdoors or enclosed as long as adequate access is provided and their existence is easily identifiable.~~

      i~~i~~. A minor publicly accessible space shall be open at least during the hours of 8:00 a.m. to 10:00 p.m., or during the hours of operation of adjacent uses, whichever is lesser~~.~~;

      ii~~i~~. A minor publicly accessible open space shall be developed as a plaza, enclosed plaza, or art or landscape feature. The design criteria of LUC 20.25A.070.D.4 Amenity 2 or Amenity 7 shall be met, and the FAR amenity bonus may be utilized~~.~~; and

      iii~~v~~. Directional signage shall identify circulation routes for all users and state that the space is accessible to the public at the times specified by subsection C.3.d.ii. of this section. The signage shall be visible from all points of access. The Director shall require signage as provided in the City of Bellevue Transportation Department Design Manual. If the

signage requirements are not feasible, the applicant may propose an alternative that is consistent with this section and achieves the design objectives for the building and the site.

~~e~~f. Public Access – Legal Agreement.

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20.25A.100 Downtown pedestrian bridges.

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D. **Development Standards**

Each proposed Downtown pedestrian bridge shall be developed in compliance with the following standards:

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13. Lighting shall be consistent with public safety standards; and

14. Signage on the exterior of the bridge, or on the interior of the bridge that is visible from a public sidewalk or street is not permitted~~;~~.

~~15. Bridge shall be architecturally distinct from the structures that it connects; and~~

~~16. Bridge shall exhibit exemplary artistic or architectural qualities.~~

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20.25A.110 Landscape d~~D~~evelopment

A. **Street Trees and Landscaping – Perimeter – Plate B.**

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2. Street Landscaping. Street trees together with shrubbery, groundcover and other approved plantings are required in a planter strip along the length of the frontage. Vegetation included in the planter strip shall be able to withstand urban conditions~~,~~ and shall be ~~compatible with other plantings along the same street~~contain plantings native to the region~~, and shall reflect the character of the area within which they are planted, as approved by the Director~~.

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20.25A.130 Mechanical equipment screening and location standards.

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C. **Screening Requirements.**

1. Exposed mechanical equipment shall be visually screened by a predominantly solid, nonreflective visual barrier that equals or exceeds the height of the mechanical equipment. The design and materials of the visual barrier or structure shall be consistent with the following requirements:

a. Architectural features, such as parapets, screen walls, trellis systems, or mechanical penthouses shall be consistent with the ~~design intent~~architectural style and finish materials of the main building, and as high, or higher than the equipment it screens.

…

20.25A.135 Downtown neighborhood specific standards

A. **Eastside Center, Convention Civic Neighborhood**

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3. Development Standards. All provisions of this Part 20.25A LUC shall apply to this neighborhood, with the following exceptions:

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c. Building types listed in subsections A.3.a and A.3.b of this section ~~should~~ shall incorporate special design features as described below:
   i. Building façades shall be divided into increments through the use of offsets, facets, recesses or other architectural features that serve to break down the scale. Roof forms shall incorporate terraces, planting areas~~, decorative features~~, or other elements to soften the rectilinear profile~~.~~; and
   ii. ~~Special attention shall be given to the provision of elements at or near the ground level such as awnings, recessed entries, water features, address signs, seasonal flower beds, seating, pedestrian-oriented uses and display kiosks~~Ground level building façades and outdoor spaces shall incorporate human-scaled building and landscape details such as recessed entries, water features, weather protection, seasonal flower beds, and a variety of seating and furnishings ~~for the comfort of pedestrians, display kiosks, and other pedestrian-friendly appurtenances~~.

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20.25A.140 Downtown d~~D~~esign standards ~~Guidelines~~ introduction.

The Downtown Design Standards regulate the design requirements for Downtown~~. The Downtown Design Guidelines~~, and have the following predominant goals:

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20.25A.150 Context.

A. ~~**Relationship to**~~ **Height and Form of Other Development.**

1. Intent. Each new development provides an opportunity to enhance the aesthetic quality of Downtown and its architectural context. The relationship that a development has to its environment is a part of creating a well-designed, accessible, vibrant community.

2. ~~Guidelines~~Standards.

   ~~a. Architectural elements should enhance, not detract from, the area's overall character;~~

~~b~~a. Locate the bulk of height and density in multi-building projects away from lower intensity Land Use Districts;

~~c~~b. Minimize off-site impacts from new development, such as lights and noise, by directing them away from adjacent properties and less intense uses; and

~~d. Incorporate architectural elements at a scale and location that ensures detailing is proportionate to the size of the building; and~~

~~e~~c. Use forms, proportions, articulation, materials, colors and architectural motifs that ~~are suggested by and~~ complement adjacent buildings.

B. ~~**Relationship to**~~ **Publicly Accessible Open Spaces**.

1. Intent. Publicly accessible open spaces including outdoor plazas, Major Pedestrian Open Spaces and Minor Publicly Accessible Spaces are provided for public enjoyment and are areas of respite for those who live and work in the area. Publicly accessible open spaces provide numerous benefits for people including: active and passive recreation, a place to sit and gather, a place for events, and relief from the built environment. Any negative impacts from new projects to adjacent publicly accessible spaces should be minimized.

2. ~~Guidelines~~Standards.

a. Organize buildings and site features to preserve and maximize solar access into existing and new public open spaces wherever possible; and

~~b. When designing a project base or podium, strive to enhance the user's experience of adjacent public open spaces. For example, views of an adjacent existing public open space can be framed by new development; and~~

~~c~~b. ~~Promote use and accessibility of~~ Ppublicly accessible open spaces ~~through site and building design~~shall be clearly accessible from adjacent buildings and public spaces and rights-of-way.

C. ~~**Relationship to**~~ **Transportation Elements.**

1. Intent. Downtown residents, employees, and visitors depend on safe, inviting, efficient transportation options. New development is a key link in creating a reliable transportation system with connections to different modes of transportation that place an emphasis on safety for the pedestrian.

2. ~~Guidelines~~Standards.

a. Create ~~logical~~ connections to transit options, walking and biking trails, pedestrian routes, and streets where available; and

b. Coordinate service and parking access to maximize efficiency and minimize negative impacts on adjacent land uses and the ~~public~~ pedestrian realm.

D. ~~**Emphasize**~~ **Gateways.**

1. Intent. Entrances and transitions into and within Downtown should be celebrated and provide pedestrians, cyclists, transit passengers, and motorists a sense of entering into Downtown and its unique urban neighborhoods.

2. GuidelineStandards.

   a. Gateway treatments shall be provided consistent with the map in the Use architectural and landscape elements to emphasize gateways. Pedestrians, cyclists, transit passengers, and motorists should experience a sense of "entering" or moving into Downtown, as well as entry into unique neighborhoods in Downtown. Refer to the Gateways and Wayfinding section of the Downtown Subarea Plan in the City of Bellevue Comprehensive Plan for a map of gateways;. and

   b. Gateway treatments shall include both architectural and/or landscape elements.

E. **Maximize Sunlight on and the Surrounding Area.**

1. Intent. Outdoor spaces are more enjoyable and functional if they are filled with sunlight. Loss of sunlight and sky view reduces the comfort, quality, and use of publicly accessible open space. Trees and vegetation need sunlight to thrive.

2. GuidelinesStandards.

   a. Evaluate alternative placement and massing concepts for individual building sites at the scale of the block to ensure the greatest amount of sunlight and sky view in the surrounding area;

   ba. Building placement and massing shall mMaximize sunlight and sky view for people in adjacent developments and streetscape; and

   cb. Building placement and massing shall mMinimize the size of shadows and length of time that they are cast on pedestrians in the streetscape.

20.25A.160 Site oOrganization.

…

B. **On-Site Circulation.**

1. Intent. The vitality and livability of Downtown are dependent on a safe, walkable environment that prioritizes the pedestrian and reduces conflicts between pedestrians and other modes of transportation. The design should encourage the free flow of pedestrians, cyclists, and cars onto, off, and through the site. Walkability includes the creation of through-block pedestrian connections and other paths that offer attractive and convenient connections away from heavy arterial traffic. These connections also break down superblocks into a pedestrian-friendly grid.

2. GuidelinesStandards.

   a. Site Circulation for Servicing and Parking Shall:.

      i. Minimize conflicts between pedestrians, bicycles, and vehicles;

ii. Provide access to site servicing and parking at the rear of the building from a lane or shared driveway, if possible;

iii. Provide access to site servicing, such as loading, servicing, utilities, vehicle parking, either underground or within the building mass and away from the public realm and public view;

iv. Minimize the area of the site used for servicing through the use of shared infrastructure and shared driveways;

v. Provide service access ~~through the use of~~using through-lanes rather than vehicle turnarounds, if possible; and

vi. Locate above-ground mechanical and site servicing equipment away from the public sidewalk, through-block connections, and open spaces.

b. On-Site Passenger and Guest Loading Zones, Porte Cocheres, and Taxi Stands Shall:~~.~~

i. ~~Plan for increased activity found in passenger and guest loading areas during site plan development.~~ Locate loading functions ~~shall take place~~ on private property, except as provided below;

ii. Locate passenger and guest loading zones ~~and taxi stands~~ so that the public right-of-way will remain clear at all times;

iii. Locate passenger and guest loading zones ~~and taxi stands~~ to minimize conflicts with pedestrians and other modes of transportation. Limit the number and width of curb cuts and vehicular entries to promote street wall continuity and reduce conflicts with pedestrians, bicyclists, and other modes of transportation;

iv. ~~Walkways should be placed to~~ Pprovide pedestrian access walkways from the public sidewalk to the building entry without requiring pedestrians to walk in the driveway or come into conflict with vehicles;

v. Provide pull-through drives should have one lane that is one-way where they enter from and exit to the street;

vi. Prohibit l~~L~~ong-term parking ~~is not allowed~~ in passenger and guest loading areas;

vii. If private bus activity is anticipated, provide an off-street passenger loading area for this size of a vehicle. Passenger loading functions may not take place in the public right-of-way; and

viii. Only permit p~~P~~assenger loading functions for hotels, other than guest arrival and departure, ~~may be allowed~~ on streets with moderate intensity, such as a “C” Right-of-Way, via a curb setback loading area. Right-of-way classifications can be found in LUC 20.25A.170.B. Provided: the loading area must have a direct relationship to the building entry, and the required streetscape (curb, sidewalk, and planting strip) widths shall be maintained between the loading area and building entries, and the Director of Transportation has approved the configuration.

c. Pedestrian and Cycling Connections Shall:~~.~~

i. Include direct, ~~logical,~~ safe, and continuous routes for pedestrians and cyclists;

…

C. **Building Entrances.**

1. Intent. Direct access from the public sidewalk to each building animates the street and encourages pedestrian activity to occur in the public realm rather than inside the building.

2. ~~Guidelines~~Standard. ~~Ensure that the primary~~ Bbuilding entrances shall ~~front onto major public streets, are~~ be ~~well~~ clearly ~~defined from auxiliary entrances, clearly and~~ be visible~~,~~ and accessible from the adjacent ~~public~~ Open ~~sidewalk~~Spaces.

D. **Through-Block Pedestrian Connections.**

…

2. Intent. A through-block pedestrian connection provides an opportunity for increased pedestrian movement through superblocks in Downtown and helps to reduce the scale of the superblocks.

3. Standards.

a. Location. Through-block pedestrian connections are required in each superblock as provided in the map above. A through-block pedestrian connection shall be outdoors, except where it can only be accommodated indoors. The Director may approve a location shift on a through-block pedestrian connection; provided, that it provides similar pedestrian access as would have been required in the map above~~.~~;

b. Proportionate Share. If a new development is built adjacent to a required through-block pedestrian connection as provided in the map in subsection D.1 of this section, the applicant shall construct a proportionate share of the through-block pedestrian connection~~.~~;

c. Hours. A through-block pedestrian connection shall be open to the public 24 hours a day. Provided, if the through-block pedestrian connection is within a building, its hours shall coincide with the hours during which the building is open to the public~~.~~;

d. Legal Agreement. Owners of property that are required to provide a through-block connection as part of the Design Review process shall execute a legal agreement providing that such property is subject to a nonexclusive right of pedestrian use and access by the public during hours of operation~~.~~;

e. Signage. Directional signage shall identify circulation routes for all users and state the hours that the space is accessible to the public. The signage shall be visible from all points of access. The Director shall require signage as provided in the City of Bellevue Transportation Department Design Manual. If the signage requirements are not feasible, the applicant may propose an alternative that is consistent with this section and achieves the design objectives for the building and the site~~.~~; and

f~~4.~~ ~~Guidelines.~~ A through-block pedestrian connection shall:

~~a~~i. Form ~~logical~~ routes ~~-~~consistent with Figure 20.25A.160.D.1~~from its origin to its destination~~;

~~b~~ii. Offer ~~diversity in terms of activities and~~a variety of pedestrian amenities;

~~c~~iii. Incorporate design elements ~~of the adjacent right-of-way~~, such as paving, lighting, landscaping, and signage to identify the through-block pedestrian connection as a public space;

~~d~~iv. Accentuate and enhance access to the through-block pedestrian connection from the right-of-way by use of multiple points of entry that identify it as a public space;

~~e. Identify the connection as a public space through clear and visible signage;~~

~~f~~v. Provide lighting that is pedestrian-scaled, compatible with the landscape design, and improves safety;

vi~~g~~. Provide high-quality design and durable materials;

~~h. Provide landscaping to define and animate the space wherever possible;~~

vii. Incorporate trees and landscaping to provide enclosure and soften the experience of the built environment;

~~j~~viii.The use of artistic elements and water features is encouraged to ~~provide moments of interest for the user~~improve the sensory experience of the space;

~~k~~ix. Provide access that complies with the Americans with Disabilities Act. Additional access may be provided through the building, if necessary to meet this requirement~~;~~

~~l~~x. Provide weather protection for pedestrians at key intersections, building entrances, or points of interest;

~~m~~xi. Be developed as a walkway or a combination walkway and vehicular lane. If the combination walkway and vehicular lane does not have a separate raised walkway, the walkway surface shall be paved with unit paver blocks or other unique paving surface to indicate that it is a pedestrian area;

~~n~~xii. Incorporate decorative lighting and seating areas; and

~~o~~xiii. Be visible from surrounding spaces and uses. Provide windows, doorways, and other devices on the through-block connection to ensure that the connection is used, feels safe, and is not isolated from view.

E. **Open Space.**

1. Intent. Open space is an integral part of a livable urban environment because it provides people a place for recreation, gathering, and reflection in a built environment. A vibrant Downtown includes open spaces that encourage active and passive recreation, spontaneous and planned events, and the preservation of the natural environment for residents, employees, and visitors.

2. ~~Guidelines~~Standards.

~~a. Site and building design should capitalize on significant elements of the natural environment, planned parks, outdoor plazas, and open space. Designs should incorporate open space amenities for residents, employees, and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth transition between the natural and built environments;~~

~~b~~a. Orient gathering places and walkways toward parks and open spaces. Provide clear and convenient public access to open space amenities;

~~c. Include elements that engage the natural environment where the sight, sound, and feel of nature can be directly experienced;~~

~~d~~b. Locate buildings to take maximum advantage of adjacent open spaces;

~~e~~c. ~~Create~~ Utilize ~~attractive~~ existing views and focal points, such as water features, in the site organization;

~~f~~d. Use publicly accessible open space to provide through-block pedestrian connections where possible;

~~g~~e. Include features and programming opportunities to encourage year-round use;

~~h. Define and animate the edges of publicly accessible open space with well-proportioned building bases, permeable façades, and Active Uses at grade~~;

~~i~~f. Provide access that complies with the Americans with Disabilities Act, additional access may be provided through the building if necessary to meet this requirement;

~~j~~g. Provide weather protection for pedestrians at key intersections, building entrances, and points of interest;

~~k. Use artistic elements and water features where possible;~~

~~l~~h. Use design elements, such as surface materials, furnishings, landscaping and pedestrian-scale lighting that are ~~high quality~~construction industry premium quality materials, functional, and environmentally sustainable;

~~m~~i. Maximize safety and comfort by including access to sunlight, clear views to and from adjacent streets and buildings, compliance with the Americans with Disabilities Act, and protection from wind and inclement weather;

~~n~~j. ~~Design for events where feasible by P~~providi~~nge~~ electrical hookups and areas for staging where possible;and

~~o~~k. Open space design should not incorporate loading, refuse handling, parking, and other building and site service uses at the ground level façade, though such activities may be conducted in an open space when reasonable alternatives are not feasible. When the above-referenced activities must be incorporated into an Open Space Design, operational procedures shall require the above-referenced activities to occur after normal business hours.~~; and~~

~~p. Employ decorative lighting.~~

20.25A.170 Streetscape and public realm.

A. **Streetscapes.**

1. ~~Define t~~The Pedestrian Environment.

   a. Intent. A building should provide a continuous, visually rich pedestrian experience along its ground-floor or second-floor street front where active uses are present. The most important part of a building to a pedestrian is its ground floor, which a person experiences walking past or entering the building. This "pedestrian experience zone" shall provide a sense of enclosure, and a continuous and comfortable street edge for the pedestrian. Ground-floor building transparency should foster interaction between the public and private realms.~~;~~

   b. ~~Guidelines~~Standards.

      ~~i. The most important part of a building to a pedestrian is its ground floor, which a person experiences walking past or entering the building. This "pedestrian experience zone" shall provide a sense of enclosure, and a continuous and comfortable street edge for the pedestrian. Ground-floor building transparency should foster interaction between the public and private realms;~~

      i~~i~~. ~~Provide w~~Windows ~~that are~~shall be transparent at the street level;

      ii~~i~~. ~~Create visual interest on w~~Walls ~~by using~~shall utilize a variety of ~~forms,~~ colors~~,~~ and compatible cladding materials;

      iv~~iii~~.Façades ~~should provide a varied pedestrian experience by using~~shall include bays, columns, pilasters, or other articulation at the street level; and

      iv. Weather protection, where required, ~~should~~ shall ~~help to~~ define the ~~upper edge of the~~ pedestrian ~~experience zone~~realm~~. A change in materials and scale will further define this zone;~~.

      ~~vi. Signs and lighting at the ground level should complement the pedestrian scale; and~~

      ~~vii. Provide building edges that maintain strong visual and physical connections to the sidewalk.~~

2. ~~Protect~~ Pedestrians ~~from~~ and the Elements

   a. Intent. Provide pedestrians with protection from wind, sun, and rain while allowing light to filter through to the occupants below.

   b. ~~Guidelines~~Standards.

      ~~i. Weather protection along the ground floor of buildings shall protect pedestrians from rain and provide shade in summer, but allow some daylight penetration;~~

      i~~i~~. The design of weather protection shall be ~~an~~ integra~~l~~ted ~~component of~~into the building façade;

ii~~i~~. Weather protection shall be in proportion to the building and sidewalk, and ~~not so large as to~~ shall not impact street trees, light fixtures, or other street furniture;

~~iv. Weather protection shall assist in providing a sense of enclosure for the pedestrian;~~

v~~iii~~. Use durable materials for weather protection;

iv~~i~~. Awning and marquee designs shall be ~~coordinated~~ compatible with the building style and facade design;

vi~~i~~. The minimum height for awnings or marquees is eight feet above finished grade, except as otherwise required in the International Building Code, as adopted and amended by the City of Bellevue;

vii~~i~~. The maximum height for awnings or marquees is 12 feet above finished grade; and

~~ix. Pavement below weather protection shall be constructed to provide for drainage;~~

x~~vii~~.Weather protection shall follow the pattern of storefronts.

3. ~~Create a Variety of~~ Outdoor Spaces.

a. Intent. Provide comfortable and inviting outdoor spaces for a variety of activities during all hours and seasons.

b. ~~Guidelines~~Standards.

~~i. Outdoor gathering spaces should be inviting and maximize opportunities for use. They should be spatially well-defined, inviting, secure, and easy to maintain. They may be intimate and quiet or active and boisterous;~~

i~~i~~. ~~All o~~Outdoor areas ~~should work well for pedestrians and provide space for special events, as well as passive activities~~shall be designed to provide flexibility for programming opportunities and not preclude pedestrian circulation and accessibility;

ii~~i~~. ~~Provide c~~Courtyards, squares, and plazas ~~to enhance~~shall be located adjacent ground floor uses;

~~iv. Use buildings to surround green spaces and give the space visual definition. Vitality can be generated by active ground floor uses and programming within the space;~~

v~~iii~~. Use trees, shrubs, and plants to ~~help~~ define walkways~~,~~ and create transitions from open spaces to the street~~, and provide visual interest~~;

~~vi. Provide for outdoor spaces that can support active uses such as farmers' markets, festivals, and community events;~~

iv~~ii~~. Provide structures, pavilions, and seating areas that are easily accessible and feel safe and secure during day and evening hours; and

v~~iii~~. Provide pedestrian walkways and courtyards in residential or office development areas.

4. ~~Provide~~ Places for Stopping and Viewing.

a. Intent. People watching, socializing, and eating are restful and pleasurable activities for the pedestrian; providing special places where they can do these activities increases the pedestrian's sense of enjoyment. Seating and resting places can add vitality to the urban environment. People will use available seating in open, well-designed areas, not in secluded or highly exposed areas.

b. ~~Guidelines~~Standards.

i. ~~Use~~ Provide a variety of seating types such as formal benches, movable seating, and informal seating areas such as wide steps, edges of landscaped planters and low walls;

ii. Provide ~~more~~ seating areas near active retail establishments especially outside eating and drinking establishments and near food vendors; and

iii. Provide seating adjacent to sidewalks and pedestrian walkways~~;~~.

~~iv. Create places for stopping and viewing adjacent to and within parks, squares, plazas, and courtyards;~~

~~v. Create a sense of separation from vehicular traffic; and~~

~~vi. Provide comfortable and inviting places where people can stop to sit, rest and visit.~~

5. ~~Integrate~~ Artistic Elements.

a. Intent. Artistic elements should complement the character of a site, building or Land Use District as a whole. Art enriches the development by making buildings and open spaces more engaging and memorable. Art is integral to creating a memorable experience for those who live, work, and visit Downtown, especially when the art is integrated into the design of the building or spatial organization of outdoor spaces like plazas and streetscapes. To maximize the opportunities for art on a site, applicants are encouraged to include artists on design teams.

b. ~~Guidelines~~Standards. The provision of artistic elements is encouraged and the materials and methods utilized shall withstand public use and weathering if sited outdoors. Any proposed art shall utilize one or more of the following standards:

~~i. Use art to provide a conceptual framework to organize open spaces including plazas, open spaces, setbacks, and streetscapes;~~

~~i~~i. ~~Use a~~Art shall~~to~~ mark entryways, corners, gateways and/or view termini;

~~i~~ii. Integrate art into building elements, including but not limited to: façades, canopies, lighting, etc.; or

ii~~i~~v. Designate a location for the artwork that activates the public realm and is in scale with its location~~; and~~.

~~v. Use materials and methods that will withstand public use and weathering if sited outdoors.~~

6. ~~Orient~~ Lighting ~~toward~~ for Sidewalks and Public Spaces.

   a. Intent. Pedestrian-scaled lighting should be used to highlight sidewalks, bike racks and lockers, street trees, and other features, and harmonize with other visual elements in the subarea.

   b. ~~Guidelines~~Standards.

      i. Pedestrian-scaled lighting ~~should~~ shall be provided along pedestrian walkways and public open spaces;

      ~~ii. Lighting should be compatible among projects within neighborhoods to accentuate their unique character;~~

      ~~iii. Fixtures should be visually compatible so as not to overpower or dominate the streetscape;~~

      ~~iv. Lighting may also be used to highlight trees and similar features within public and private plazas, courtyards, walkways, and other similar outdoor areas and to create an inviting and safe ambiance;~~

      ~~v~~ii. ~~Use~~ Provide lighting ~~to highlight~~for landscaped areas and trees where permitted;

      ~~vi~~iii. Integrate and conceal fixtures into the design of buildings or landscape walls, handrails, and stairways;

      iv~~ii~~. Install foot lighting that illuminates walkways and stairs;

      v~~iii~~. Use energy-efficient lighting, such as LED;

      vi~~x~~. Direct bollard lighting downward toward walking surfaces; and

      ~~x~~vii. Provide ~~festive~~ decorative lighting along signature streets on buildings and trees~~; and~~.

      ~~xi. Decorative lighting may be used in open spaces to make the area more welcoming.~~

7. ~~Orient~~ Hanging and Blade Signs ~~to Pedestrians~~.

   a. Intent. Signs may provide an address, identify a place of business, locate residential buildings or generally offer directions and information. Their function shall be architecturally compatible with and contribute to the character of the surrounding area. Hanging signs should be oriented to the pedestrian and highly visible from the sidewalk. Hanging signs can contribute significantly to a positive retail and pedestrian environment and reinforce a sense of place. Signs shall comply with the provisions of the Chapter 22.10B BCC (Sign Code).

   b. Guidelines.

      i. Signs should not overwhelm the streetscape. They should be compatible with and complement the building's architecture, including its awnings, canopies, lighting, and street furniture;

      ii. Sign lighting should be integrated into the façade of the building;

iii. Signs should be constructed of high-quality materials and finishes;

iv. Signs should be attached to the building in a durable fashion; and

v. Signs should be constructed of individual, three-dimensional letters, as opposed to one single box with cutout flat letters.

8. ~~Build Compatible~~ Parking Structures.

a. Intent. Use design elements to enhance the compatibility of parking garages and integrated structured parking with the urban streetscape.

b. Standards ~~and Guidelines~~.

i. Where adjacent to a right-of-way, a minimum of 20 feet of the first and second floors measured from the façade inward shall be habitable for commercial activity. The following rights-of-way are excluded from this requirement:

(1) 114th Ave NE;

(2) Through-block pedestrian connections;

(3) Main Street between 112th Ave NE and 114th Ave NE;

(4) NE 2nd Street between 112th Ave NE and 114th Ave NE;

(5) NE 4th Street between 112th Ave NE and 114th Ave NE; and

(6) NE 6th Street between 112th Ave NE and 114th Ave NE;

~~ii. Parking garages and integrated structured parking shall be designed so that their streetscape interface has a consistent aesthetic through massing and use of materials complementing the vision for the area;~~

ii~~i~~. On a streetscape, openings shall be glazed when adjacent to right-of-way or adjacent to through-block pedestrian connections above the second floor, except when the openings are adjacent to the freeway, in which case the openings shall be glazed on floor levels above the adjacent freeway;

~~iv~~iii. Openings shall be provided adjacent to interior property lines to avoid blank walls and shall be glazed to function as windows;

iv. Parking garage floors shall be horizontal to accommodate adaptive reuse;

v~~i~~. Stairways, elevators, and parking entries and exits shall occur at mid-block;

vi~~i~~. Design a single auto exit/entry control point to minimize number and width of driveway openings (entry and exit points may be separated) and potential conflicts;

~~viii. Design shall include vertical expression of building structure that provides continuity with the surrounding development;~~

viix. ~~Profiles of parking structure floors shall be concealed and not visible to the public through f~~Façade treatments and material~~sity~~ shall be used to reduce the visible scale of horizontal structural elements~~while providing openings consistent with residential and nonresidential buildings;~~

~~x. Parking garages and structured parking should be designed to be compatible with the urban streetscape;~~

viii~~xi~~. Sill heights and parapets shall be sufficient to screen view of automobiles; and

~~xii. Rhythm and spacing of openings should reflect a typical commercial or residential development; and~~

ix~~iii~~. Where glazing is required, the applicant may elect to provide a maximum of 25 percent of the openings of the total perimeter wall area of each level as unglazed or the minimum required openings percentage for natural ventilation established by the applicable International Building Code Section 406.5.2, as amended by the Bellevue Building Code, whichever is greater, to ensure the natural ventilation of the garage.

…

B. **Right-of-Way Designations.**

Introduction: The Right-of-Way Designations provide design standards ~~guidelines~~ for the streetscape organized by Downtown streets. These designations are a representation of the Downtown vision for the future, rather than what currently exists. The designations create a hierarchy of rights-of-way reflecting the intensity of pedestrian activity. The "A" Rights-of-Way are those streets that have the highest amount of pedestrian activity, while the "D" Rights-of-Way would have a smaller amount of pedestrian activity. These ~~guidelines~~ standards are intended to provide activity, enclosure, and protection on the sidewalk for the pedestrian.

…

1. Grand Connection/High Streets – "A" Rights-of-Way.

   a. Intent. Rights-of-way designated "A" shall have the highest orientation to pedestrians. This shall be achieved by emphasizing the design relationship between the first level of the structure and the horizontal space between the structure and the curb line. This relationship shall emphasize, to the greatest extent possible, both the physical and visual access into and from the structure, as well as the amenities and features of the outside pedestrian space. In order to achieve the intended level of vitality, design diversity, and people activity on an "A" right-of-way, Active Uses shall be provided for in the design.

   b. Standards ~~and Guidelines~~

      i. Transparency~~:~~. 75 percent minimum;

      ii. Weather Protection~~:~~. 75 percent minimum, six feet deep. When a building is adjacent to two or more rights-of-way, weather protection shall be provided for the two rights-of-

way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection;

…

3. Mixed Streets – "C" Rights-of-Way.

…

b. Standards ~~and Guidelines.~~

i. Transparency. 75 percent;

ii. Weather Protection~~:~~. 75 percent. When a building is adjacent to two or more rights-of-way, weather protection shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection;

iii. Points of Interest. Every 75 linear feet of façade, maximum;

iii. Vehicular Parking~~:~~. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance; and

…

4. Neighborhood Streets – "D" Rights-of-Way.

…

b. Standards ~~and Guidelines~~.

i. Transparency. Blank walls and inactive uses may occupy no more than 25 percent of the façade;

ii. Weather Protection. 50 percent. When a building is adjacent to two or more rights-of-way, weather protection shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection;

iii. Points of Interest. Every 90 linear feet of façade, maximum; and

…

5. Perimeter Streets – "E" Rights-of-Way.

…

b. Standards ~~and Guidelines.~~

i. Transparency. Blank walls and inactive uses ~~may~~ shall occupy no more than 25 percent of the façade;

ii. Weather Protection. At entries;

iii. Points of Interest. Every 90 linear feet of façade, maximum; and

iv. Vehicular Parking. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance

C. **Alleys with Addresses.**

1. Intent. Alleys with Addresses act as active through-block connections and are faced with a mix of Active Uses and residential uses. Alleys with Addresses shall have a high orientation to pedestrians with any vehicular activity being secondary to the pedestrian. This is achieved by emphasizing the relationship between the vertical street wall and the ground plane devoted to through-block access and the public right-of-way. This relationship should emphasize, to the greatest extent possible, both physical and visual access into and from the structure at frequent intervals, as well as the amenities and features of the outside pedestrian space. To achieve the intended level of vitality, design diversity, and pedestrian activity on an Alley with an Address, retail restaurant, and other commercial entries shall be provided for in the design. Ground floor live/work units and residential units with stoops can also help to bring life to the paths with multiple entrances and meaningful transparency along the building frontage.

2. Standards.

a. At least one entire side of the Alley with an Address shall comply with guidelines i. through v. for Grand Connection/High Streets – "A" rights-of-way found in subsection B.1.b of this section~~.~~;

b. Minimum dimension for an alley with an address shall be 20 feet wide exclusive of drive lane widths~~.~~;

c. Alleys with addresses shall be open to the public 24 hours a day and seven days a week. Signs shall be posted in clear view stating the Alley with an Address is open to the public during these hours~~.~~;

d. Each tenant space shall have an exterior entrance facing the alley and be addressed off the alley~~.~~;

e. An Alley with an Address shall not be enclosed more than half of its length~~.~~;

f. Wayfinding, signage, symbols, and/or lighting shall identify the alley as a public space~~.~~;

g. Alley design shall not incorporate loading, refuse handling, parking, and other building and site service uses at the ground level façade unless such activities are conducted in an Alley when reasonable alternatives are not available. Operational procedures shall encourage the above referenced activities after normal business hours if feasible~~.~~; and

h. Provide complete project design for all phases within a project limit to ensure coordinated design and construction across multiple phases.

~~3. Guidelines.~~

~~a. Materials and design elements such as paving, lighting, landscaping, and signage should incorporate design elements of the adjacent right-of-way to identify it as part of the public realm.~~

~~b. An Alley with an Address may be covered in some areas but should not be predominantly enclosed.~~

~~c. Access from the public right-of-way should be encouraged and enhanced by multiple clear points of entry that identify the alley as a public space. Access through the site should form a clear circulation logic with the street grid.~~

~~d. Wayfinding, signage, symbols, and lighting should identify the alley as a public space.~~

~~e. Design of the ground-level and upper-level retail should relate to the alley and be distinct from the rest of the building. This can be achieved through the use of common architectural style, building materials, articulation, and color.~~

~~f. Variation should be incorporated into the design by including dimensional and level changes at both the ground plane and building walls.~~

~~g. Pedestrian-oriented lighting should be provided that is compatible with the landscape design, improves safety and minimizes glare. Design should be high quality, and materials should be durable and convey a sense of permanence.~~

~~h. Landscaping should be used to animate and soften the space. The use of art and water is also encouraged.~~

~~i. Alley design should not incorporate loading, refuse handling, parking, and other building and site service uses at the ground level façade, though such activities may be conducted in an Alley when reasonable alternatives are not available. Operational procedures should encourage the above-referenced activities after normal business hours.~~

~~j. Provide complete project design for all phases within a project limit to ensure coordinated design and construction across multiple phases.~~

…

D. ~~Upper~~Second**-Level Active Uses**

1. Intent. ~~Upper~~Second-level active uses are intended to activate the ground-level pedestrian environment. This is accomplished through extensive visual access to the ~~upper~~ second level from the exterior, convenient and frequent access from the street or Alley with an Address, clear line of sight from grade, and visibility of ongoing activity within the ~~upper~~second-level active use. A~~n~~ ~~upper~~second-level active use should be designed and managed so as to draw the attention and interest of the pedestrian to the ~~upper~~ second level and to increase opportunities for interaction and movement between the ground and ~~upper~~ second level~~s~~. To achieve the intended level of vitality, design diversity, and human activity at the ~~upper~~second-level active use, the following characteristics shall be provided in the design.

2. Standards.

a. Points of physical vertical access between the ground ~~level~~ and ~~upper~~ second levels shall be located no more than 150 feet apart to facilitate frequent pedestrian access to upper-level active uses~~.~~;

b. Each tenant space shall have an exterior entrance~~.~~;

c. Floor area and building façades directly below ~~upper~~second-level active use~~s~~ tenant spaces shall comply with standards ~~and guidelines~~ i. through v. for Grand Connection/High Streets – "A" rights-of-way found in subsection B.1.b of this section~~.~~;

d. Visual access shall not be impaired by small, enclosed display windows, window coverings and tinted or reflective glazing~~.~~; and

~~3. Guidelines.~~

~~a. Architectural treatment of the upper-level active use space should read as part of the ground level and be distinct from the architectural treatment of the building above.~~

~~b~~e. ~~Extensive visual~~ Visual access into the ~~upper~~second-level retail space ~~should~~ shall be available from the sidewalk or the alley with an address with frequent clear lines of sight from grade.

~~c. Lighting and signage should be used to enliven and draw attention to upper-level arcade or balcony, or directly through ground level retail for a multilevel single tenant.~~

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~~,~~ and standards~~, criteria, and guidelines~~ provided in this Part 20.25A LUC.

…

C. **Major Public Open Spaces.**

…

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.

…

4. Specific Development Mechanism.

…

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~~ depict the following elements in the proposal:

(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; and

(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.**

…

2. 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.5.b.ii and D.5.c.iii of this section.

c. ~~Guidelines~~Standards.

i. Infrastructure throughout the Grand Connection ~~should~~ shall be designed to 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 past and present history of the cultural, ecological, and technological contexts of ~~Downtown~~ Bellevue;

iii. ~~Include installations and presentation of artistic elements that can be integrated~~Integrate and/or pair~~ed~~ artistic elements with embedded wayfinding, as

provided in subsections D.5.b.ii and D.5.c.iii of this section, 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 a~~Artistic elements ~~that are~~shall be consistent with long-term maintenance needs for Grand Connection facilities.

3. 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 and incorporate visually prominent storm water features and infrastructure for low impact design.

b. ~~Guidelines~~Standards.

i. Plant selections ~~should~~shall~~, at minimum,~~ provide year-round interest through scale, color, and textural variation;

ii. Plant selections ~~should~~ shall support a variety of sensory experiences and ecological functions, including opportunities to serve as pollinators or educate the public about the importance of regional ecology;

iii. Tree species should be ~~selected~~ shall for their ability to thrive in an urban setting and be resilient to changing climate conditions, including drought;

iv. Locate trees with consideration given to wind and solar exposure;

v. The use of visually prominent storm water 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;~~

vi~~i~~. Maximize the use of seasonal living ground cover to create a strong visual impact;

vii~~i~~. Expand p~~P~~lanter strips ~~should be expanded~~ where ~~necessary~~ feasible to accommodate living ground cover; and

viii~~x~~. For all other landscape development-related guidance and standards, refer to LUC 20.25A.110.

4. Fixtures.

a. Intent. Fixtures, including furnishings and lighting, support a safe and welcoming experience for users that also contributes to the ~~signature visual character~~identity of the Grand Connection.

b. Standards.

i. Furnishings, which include chairs, loungers, benches, and surfaces for dining, shall incorporate the signature color, as provided in subsection D.7 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. Contemporary fixtures should complement the design intent of each Room. Contemporary fixtures are not recommended in the Downtown Park and Old Bellevue.~~

5. Paving.

b. 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.

c. Standards.

i. Provide an unobstructed travel path that integrates banding and bordering to define the pathway edge into the design 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.5.b, except for the Downtown Park and Old Bellevue Rooms~~;~~.

ii. 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; and

~~(4) The paver colors shall be selected to support the design intent of each Room; and~~

(4~~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, Standard Drawing number DT-140-1, now or as hereafter amended.

iii. Embedded Wayfinding.

(1) Figure 20.25A.175.D.5.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~~;~~ and

(5) Embedded wayfinding elements shall be integrated along each Room to guide users through each Room. These elements may include pavers that change in directionality, scale, variation, and aggregation depending on the design of each Room.

…

~~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.5.b, except for the Downtown Park and Old Bellevue Rooms;~~

~~ii. Pavings.~~

~~(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.~~

~~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.~~

6. 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 and be designed to allow for visual and physical connectivity between indoor and outdoor spaces.

~~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.~~

7. 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.**

1. 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~~ standards 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.

2. 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: the area extending to the north and south sides of NE 6th Street between 108th Avenue NE and 110th Avenue NE;

        ii. Width: the Transit Center platform and roadways, including average 30 feet on each side, measured from back-of-curb and no less than 20 feet on each side, measured from back-of-curb;

        iii. Artistic Elements: Figure 20.25A.175.A.1 identifies the location where a major artistic element shall be located; and

        iv. Ecological Framework: Tree placement and species ~~should~~ shall include a double allée of trees on the northern block of NE 6th Street and shall accommodate double-decker bus traffic along NE 6th Street. A flexible pattern may be considered for building frontages with Active Uses.

    ~~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.~~

…

3. Garden Hillclimb.

a. Intent. The Garden Hillclimb is a relaxing space that includes cascading clusters of lush, fragrant, and colorful plantings paired with water features and interactive elements 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.~~;~~

ii. Width: 60 feet minimum.

iii. Ecological Framework.

(1) The southwest corner of the intersection of 108th Avenue NE and NE 6th Street shall include a Katsura tree (Cercidiphyllum japonicum) to act as a signature tree and wayfinding element.; and

(2) The landscape design shall include plants that are flowering and fragrant, and create full and robust planting areas.

iv. Fixtures.

(1) Provide built-in seating, including seating along raised planters; and

(2) Provide catenary lighting where possible.

v. Pavers.

(1) The signature color, as provided in subsection D.7 of this section, shall be used on the step risers.

~~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 storm water 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 D.7 of this section, on step risers; and~~

~~(2) Interactive elements.~~

4. 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. Landscaping is be integrated throughout to support pedestrian and active uses and contributes to stormwater capture.

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 of this section~~; and~~.

iii. Artistic Elements: Figure 20.25A.175.A.1 identifies the location where a major artistic element shall be located.

iv. Ecological Framework.

(1) The existing large oak tree on site shall be retained and protected to anchor this public space. At the end of its lifecycle, or at such time that the tree has been evaluated by a Qualified Tree Professional and determined to be not viable for retention, it should be replaced with another feature tree of prominent size and stature.

v. Fixtures.

(1) Seating shall be provided, which may be stepped or terraced seating that may also function as step risers. Seating may also be provided that is built-in along raised planting areas where possible; and

(2) Bollards shall be provided to define curbless edge between the plaza and the street. Stainless steel bollards with lighting are preferred.

vi. Paving.

(1) Paving on step risers shall utilize the signature color, as provided in subsection D.7 of this section.

~~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 storm water 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 D.7 of this section, on step risers; and~~

~~(2) Interactive elements.~~

5. 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. Design of the space, such as the finishes and features, should reflect its connection to the Bellevue Arts Museum.

b. Standards.

i. Location: NE 6th Street, including the area extending to the 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.

v. Ecological Framework.

(1) Street tree placement should follow a single row on both sides of the Grand Connection.

(2) Selected street tree species shall provide canopies that are tall and narrow in shape.

vi. Fixtures.

(1) Utilize catenary lighting where possible~~.~~; and

(2) Bollards shall be provided to define the curbless edge between the plaza and the street. Stainless steel bollards with lighting are preferred.

vi. Plaza pavers shall be a lighter color than the street pavers.

~~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 reflect 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.~~

6. 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, and should integrate bioretention swales or cells within the planting strips where feasible.

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. This element shall be viewable by pedestrians approaching from Compass Plaza and the intersection of NE 4th Street and Bellevue Way NE.

iii. Furnishings shall be designed and located to buffer vehicular traffic from pedestrians along Bellevue Way.

~~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.~~

7. 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 locations where major artistic elements shall be located~~.~~:

(1) The major artistic element shall serve the purpose of a gateway treatment to Downtown Park~~.~~; and

(2) The major artistic element shall be visible to the street and be designed to complement design features in Downtown Park.

~~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.~~

8. 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 storefronts, 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 locations where major artistic elements shall be located~~.~~:

(1) A major artistic element shall be integrated into the intersection of Main Street and 102nd Avenue NE~~.~~; and

(2) A major artistic element shall be integrated into the intersection of Main Street and 100th Avenue NE, either as part of the streetscape or the park.

iii. Ecological Framework.

(1) Plantings shall include a mixture of seasonal native plants with different growth heights, and varying planting methods shall be utilized.

~~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.~~

20.25A.180 Building design (base, middle, and top).

A. **Introduction.**

A building should consist of three carefully integrated parts: a building base, middle, and top.

B. **Overall Building Design.**

1. ~~Encourage~~ High-Quality Materials.

a. Intent. Create a sense of permanence in Downtown ~~through the use of~~using high-quality building materials. Quality façade materials can provide a sense of permanence and bring life and warmth to a neighborhood. Façade and building materials shall enhance the street environment while complementing the aesthetic quality of adjacent buildings.

b. ~~Guidelines~~Standards.

i. Façade a~~A~~rticulation ~~of façade materials should~~ shall incorporate durable~~be bold, with~~ materials that demonstrate depth, and provide a varied void to solid~~quality, and durability~~; and

~~ii. It should be apparent that the materials have substance and mass, and are not artificial, thin "stage sets" applied only to the building's surface;~~

iii. Use ~~natural~~ high-quality and durable materials such as glass, steel, brick, finished concrete, stone, terra cotta, cement stucco, and wood in natural or subdued building colors.~~; and~~

~~iv. Use varied yet compatible cladding materials. Window and storefront trim should be well-defined and contribute to the overall aesthetic quality.~~

…

2. ~~Provide Interesting~~ Building Massing.

a. Intent. Use scale-defining articulation and other techniques to break up the longitudinal dimensions of buildings, creating a comfortable sense of enclosure and human scale by establishing a dynamic, continuous street edge.

b. ~~Guidelines~~Standards.

i. The length and breadth of a building ~~should~~ shall be pedestrian-scaled. Portions of a large building mass ~~should~~ shall be broken into smaller, appropriately scaled modules, with changes in plane indicated by bold projections and recesses~~. This results in larger elevations being reduced to human scale~~; and

~~ii. Vertical and horizontal elements should be used to create a human scale and form a coherent aesthetic providing visual interest to the pedestrian;~~

~~iii. Reduce the scale of elevations both horizontally and vertically;~~

i~~v~~. Buildings should exhibit a vertically articulated tripartite façade division – base, middle, and top through material and scale~~; and~~.

~~v. Design should feature vertical articulation of windows, columns, and bays.~~

…

~~C. **Connected Floor Plates.**~~

~~1. Intent. The intent of connecting floor plates is to allow a development to gain the benefits of a connected building while having the appearance of two or more separate buildings. The connection or corridor should recede from view as compared to the floor plates.~~

~~2. Guidelines.~~

~~a. From the right-of-way, the development should appear as separate and distinct buildings to the pedestrian; and~~

~~b. The connection should appear to be distinct from the adjacent masses.~~

~~D~~C. **Building Base (Podium).**

1. Introduction. The role of the building base is to relate buildings to the human scale and fit harmoniously within the existing or planned street wall context; define the edges of adjacent streets, parks, and open space in good proportion; and maintain access to sunlight for pedestrians, open and public spaces, and adjacent properties.

2. ~~Articulate~~ Articulation, ~~the building base with high-quality m~~Materials, and D~~d~~esign E~~e~~lements ~~that fit with the aesthetic quality of neighboring buildings and contribute to the pedestrian scale and experience~~.

a. Intent. The building façade ~~shall~~ should provide an architectural expression that relates to its surroundings and ~~shall~~ should include materials and elements that can be viewed and appreciated at the speed, scale, and proximity of the pedestrians.

b. ~~Guidelines~~Standard.

~~i. Provide architectural expression and design elements such as cornice lines, window bays, entrances, canopies, building materials, and fenestration, in a pattern, scale, and proportion that relate to neighboring buildings and engages pedestrians;~~

~~ii.~~ Use high quality~~,~~ and durable materials, ~~an appropriate~~providing textural variety ~~in texture, and carefully crafted details to achieve visual interest and longevity for the façade~~to the facade. Environmentally sustainable materials and construction methods are encouraged~~; and~~.

~~iii. A building's profile should be compatible with the intended character of the area and enhance the streetscape. In some cases, it may be appropriate to mark an entryway with a distinct form to emphasize the significance of the building entry.~~

3. ~~Provide clear, unobstructed views into and out from g~~Ground F~~f~~loor U~~u~~ses ~~facing~~ and the P~~p~~ublic realm.
   a. Intent. At street level, a series of unobstructed views into and out of buildings enriches the urban experience for pedestrians and building occupants. Transparency enhances visual interest, vitality, and increases safety for all.
   b. ~~Guidelines~~Standards.
      i. Transparent windows ~~should~~ shall be provided on façades facing streets, parks, and open spaces;
      ii. Views into and out from ground floor Active Uses ~~may~~ shall not be obstructed by window coverings, internal furnishings, or walls; and
      iii. Interior walls ~~may~~ shall be placed at ~~minimum~~ least ~~of~~ 20 feet from the window on the façade where Active Uses are a part of an exemption in the FAR Amenity System.

…

4. ~~Design Inviting~~ Retail and Commercial Entries.
   a. Intent. Design retail and commercial entries to create an ~~open~~ atmosphere that draws customers inside while creating opportunities to engage the public.
   b. ~~Guidelines~~Standards.
      ~~i. Primary entries to retail and commercial establishments should be transparent, allowing passersby to see the activity within the building and bring life and vitality to the street;~~

      i~~i~~. ~~Architectural detail should be~~ U~~u~~se~~d~~ weather protection, architectural details, paving, materials, and colors to ~~help~~ emphasize the building entry ~~including canopies, materials, and depth~~; and

      ii~~i~~. Building lighting ~~should~~ shall emphasize building entrances.~~;~~
      ~~iv. Provide transom, side lights, or other combinations of transparency to create visual interest;~~
      ~~v. Provide double or multiple door entries; and~~
      ~~vi. Provide a diverse and engaging range of doors, openings, and entrances to the street such as pivoting, sliding or roll up overhead entrances.~~

…

~~5. Encourage Retail Corner Entries.~~
   ~~a. Intent. Use corner entries to reinforce intersections as important places for pedestrian interaction and activity.~~
   ~~b. Guidelines.~~

i. Locate entry doors on the corners of retail buildings wherever possible. Entries at 45-degree angles and free of visual obstructions are encouraged;
ii. Locate primary building entrance at the corner;
iii. Use weather protection, special paving, and lighting, to emphasize corner entry;
iv. Use architectural detailing with materials, colors, and finishes that emphasize the corner entry; and
v. Use doors with areas of transparency and adjacent windows.

5. Encourage Inviting Ground Floor Retail and Commercial Windows.
   a. Intent. Use transparency to enhance visual interest and to draw people into retail and commercial uses, and provide views inside and outside.
   b. GuidelinesStandards.
      i. Retail and commercial uses should use unobstructed windows that add activity and variety at the street level, inviting pedestrians into retail and commercial uses and providing views both in and out;
      i. Use clear window glazing; and
      ii. Incorporate window types appropriate for the proposed use such as Provide operable windows, transom windows, and/or other varied glazing combinations that open by pivoting, sliding or shuttering for restaurants, cafes, retail and commercial activity.;
      iv. Install transom windows or other glazing combinations that promote visual interest.

7. Provide Multiple Entrances
   a. Intent. Multiple entrances break up monotonous façades, enhance visual interest, and enrich the pedestrian experience.
   b. Guideline. Provide pedestrian entrances at frequent intervals to contribute to variety and intensity.

6. Integrate Building Lighting.
   a. Intent. Architectural lighting that enhances and helps articulate building design, including illumination of architectural features and entries, points of interest, uplighting and other effects.
   b. GuidelinesStandards.
      i. Exterior Integrate accent lighting of into the buildings design should be an integral component of the façade composition. Lighting should be used to create effects of shadow, relief, and outline that add visual interest and highlight aspects of the building;
      ii. Exterior lLighting design should shall not castminimize glare into residential units or onto adjacent development or streets;
      iii. Use accent lighting for architectural features;
      iiiv. Provide pedestrian-oriented lighting features;
      iv. Integrate lighting within the landscape; and
      vi. Provide dimmable exterior lighting.

E**D. Middle (Tower).**

1. Tower Placement.

a. Intent. Tower placement can directly affect those on the ground plane by affecting wind conditions and the scale of the building as compared to the pedestrian. Thoughtful tower placement can minimize these effects.

b. ~~Guidelines~~Standards.

i. Place towers away from parks, open space, and neighboring properties to reduce visual and physical impacts of the tower and allow the base building to be the primary defining element for the site and adjacent public realm.

~~ii. Coordinate tower placement with other towers on the same block and adjacent blocks to maximize access to sunlight and sky view for surrounding streets, parks, open space, and properties.~~

~~2. Maximize energy efficiency in tower orientation and articulation.~~

~~a. Intent. Tower orientation, articulation, and other features should be designed to respond to maximize solar orientation and to reduce mechanical heating and cooling.~~

~~b. Guidelines.~~

~~i. Orient towers to improve building energy performance, natural ventilation, and daylighting; provided, that access to sky view is maintained and adverse wind and shadow impacts are minimized;~~

~~ii. Vary the design and articulation of each tower façade to respond to changes in solar orientation. Where appropriate, adjust internal layouts, glazing ratios, balcony placement, fenestration, and other aspects of the tower design to manage passive solar gain and improve building energy performance;~~

~~iii. Where possible, include operable windows to provide natural ventilation and help reduce mechanical heating and cooling requirements; and~~

~~iv. When multiple towers are proposed, stagger the tower heights to create visual interest within the skyline, mitigate wind, and improve access to sunlight and sky view. In general, a variation of five stories or more provides a difference in height that can be perceived at street level.~~

~~3~~2. ~~Design t~~Tower Design ~~to provide visual interest~~ and ~~a~~Articulation.

a. Intent. Tower design should incorporate articulation, design excellence, and sustainable materials to provide visual interest.

b. ~~Guidelines~~Standards.

i. ~~Incorporate~~ Provide variation and articulation in the design of each tower façade ~~to provide visual interest and to respond to design opportunities and different conditions within the adjacent context~~; and

ii. Articulate towers with high-quality, sustainable materials and finishes such as glass and steel ~~to promote design excellence, innovation, and building longevity~~.

~~4. Promote Visually Interesting Upper Floor Residential Windows.~~

~~a. Intent. Upper floor residential windows should create an open and inviting atmosphere that adds visual interest and enhances the experience of the building both inside and out.~~

~~b. Guidelines.~~

~~i. The windows of a residential building should be pleasing and coherent. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows;~~

~~ii. Windows should be residential in character;~~

~~iii. Windows should be operable; and~~

~~iv. Windows should have trim round framed openings and be recessed from the building façade, not flush.~~

~~F~~E. **Top.**

~~1. Create Attractive Building Silhouettes and Rooflines.~~

~~a. Intent. Building rooflines should enliven the pedestrian experience and provide visual interest with details that create dynamic and distinct forms.~~

~~b. Guidelines.~~

~~i. Building rooflines should be dynamic, fluid, and well-articulated to exhibit design excellence while creating a dynamic and attractive skyline;~~

~~ii. Include towers or similar vertical architectural expressions of important building functions such as entries;~~

~~iii. Vary roof line heights; and~~

~~iv. Incorporate well-detailed cornices that have significant proportions (height and depth) and create visual interest and shadow lines.~~

~~2~~1. ~~Foster Attractive~~ Rooftops.

a. Intent. Integrate rooftop elements into the building design.

b. ~~Guidelines~~Standards.

~~i. Roof shape, surface materials, colors, and penthouse functions should all be integrated into the overall building design. LUC 20.25A.130 provides guidance for rooftop mechanical equipment;~~

~~i~~i. ~~Provide r~~Rooftop terraces, gardens, ~~and~~ open spaces, and other features, where allowed, shall be integrated into the overall building design~~;~~.

~~iii. Incorporate green roofs that reduce stormwater runoff;~~

~~ix. Consolidate and screen mechanical units; and~~

~~v. Occupied rooftop amenity areas are encouraged; provided, that potential noise and light impacts on neighboring developments are minimized.~~