

PLANNING COMMISSION DESK PACKET - CORRESPONDENCE



September 13, 2017

Planning Commission Meeting

From: Pam Johnston <pamjjo@msn.com>
Sent: Wednesday, August 02, 2017 2:28 AM
To: PlanningCommission; Council
Subject: Site and elevation considerations on elevation and neighbors

Follow Up Flag: Follow up
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My childhood home was a South facing design built on a North facing lot. To this day, my parents turn on the lights in the north side rooms all day long.

This is an example of building to code but not building to place.

When considering the codes for downtown livability,, does the wedding cake envelope and setbacks take into consideration the site? The surrounding buildings? Light and air can be modeled today easier and more accurately. Bellevue as a city of technology and innovation should encourage specific site considerations and modeling to move beyond building to the envelop.

Beyond the wedding cake

Setbacks could be considered for elevation above sea level and location. Two buildings close in proximity but at different levels should be given consideration for light and air provided by the level change.

Setbacks could take into consideration off the neighboring building has built its envelop in a way that the wedding cake is not the best way to meet the distance between tier scenario.



Please take these issues before downtown livability choice is complex.

See also <http://chpcny.org/assets/The-Building-Envelope-Conundrum.pdf>

Going Inside

National *Making Room* Exhibition at the National Building Museum opening in November

<https://www.nbm.org/exhibition/making-room/>

Short film on previous exhibition

https://m.youtube.com/watch?feature=youtu.be&v=XBRT_Ek8CvY

Your puff purveyors exhibition

<https://m.youtube.com/watch?v=fMzaLgH9oI0>

Thank you

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From: Pam Johnston <pamjjo@msn.com>
Sent: Wednesday, September 06, 2017 2:48 PM
To: Cummins, Mac; Calvert, Bradley
Cc: Council; PlanningCommission
Subject: Downtown Livability: Looking for a genuine sense of place



How does the downtown livability code ensure new buildings add to Bellevue as a genuine, definitive place?

Great work to get a good picture on new building downtown but it is static. The Wilburton model provides variation by changing the heights and other variables on the fly. It offers a better picture, but not a genuine sense of place.

In the Czech Republic, I felt the weight on my soul in areas with "communist" design concrete masses. My first trip to Tokyo, working in the suburbs, I felt all earth had been removed and turned to dirt. In the city, I was invigorated but the lights of downtown and refreshed by the park across the street and the ability to get on the subway to other parks and to the country festival. I love the repetition in Paris. I love Manhattan for variation, especially at the street level.

Tall buildings tend to be perceived as with luxury or poverty. Repetitive solid masses tend to be low class. Spindles high class. One can feel cramped. One can feel that they own the world with the space they see from their window. One can feel removed from nature. One can feel close to the wind, the sky, and the land with a park across the street.

I want to feel our downtown outside of downtown park. In Kansas City, I overheard some describe Portland as not having the maritime feel of Seattle. How does our downtown embody Integrity, innovation, stewardship, collaboration and the future? A lakeside community? A place between the water and the mountains?

[Tall buildings](#) should not be awarded for its shape alone, but how they fit into the landscape and society. The right plant in the right place. I'm not sure that you can put visual appropriateness into code. The skyline will change like a garden, growing and blooming, sometimes withering. However, the only way that we will be successful is if we have a genuine sense of place we want to conserve and if we have a deep understanding of character and uniqueness of Bellevue. The genuineness could begin with a unique visual corridor along 405. The Grade Connection bridge or park is the clothesline that binds the neighborly buildings talking to each other across the street. We are a genuine lake and river city. Downtown is on the island, cutoff by the lake and the 405/520 rivers.

What have you found works to get a sense of place without stymieing creativity, innovation and economy?



RIVER CITES

Thank you,
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