



# Bellevue Planning Commission

May 9, 2018

## PLANNING COMMISSION STUDY SESSION ITEM

### **SUBJECT**

Grand Connection Comprehensive Plan Amendment

### **STAFF CONTACT(S)**

Bradley Calvert, Community Development Program Manager, 452-6930  
*Planning and Community Development*

Trish Byers, Code Development Manager, 452-4241  
*Development Services*

### **POLICY ISSUES**

Based upon the visioning process for the Grand Connection, staff is evaluating appropriate Comprehensive Plan Amendments to reflect the vision and the project's role as a Council Priority. Comprehensive Plan Amendments will reflect the vision's role in improving livability and urban design and its relationship to broader goals regarding art & culture, parks & open space, and economic development.

### **DIRECTION NEEDED FROM THE PLANNING COMMISSION**

#### **ACTION**

☐

#### **DIRECTION**

☒

#### **INFORMATION ONLY**

☐

The Planning Commission will review and discuss some of the early draft amendments. Following the study session, staff will update and continue to work on the Plan amendments prior to the next Planning Commission study session.

### **BACKGROUND/ANALYSIS**

In December of 2015, the City Council approved the work plan for the Wilburton-Grand Connection planning initiative, and identified it as a Council Priority. The visioning for the Grand Connection began in April of 2016 to develop high level concepts for improvements to aesthetics, public space, connectivity & mobility, and art & culture.

The scope of work was separated into two sequences; the first addressing changes and improvements to existing infrastructure between the intersection of 100<sup>th</sup> Avenue NE and Main Street, and the Civic Center District. The second sequenced addressed the crossing of Interstate 405 and its interface with Downtown, the future vision of the Wilburton Commercial Area, and the Eastside Rail Corridor.

In December of 2017, Council adopted the *Grand Connection Framework Plan: Sequence One* which established the high-level vision for the corridor between Meydenbauer Bay and the Civic Center District. Upon adoption, Council initiated Comprehensive Plan Amendments, Land Use Code amendments, and the development of Design Guidelines. The work is to be completed as part of Capital Improvements Plan (CIP) No. CD-44.

The *Grand Connection Framework Plan* establishes the foundation and guiding concepts to realize the full vision of the Grand Connection while informing future policy and design work. The plan identifies key strategies regarding aesthetic enhancements such as paving, weather protection, intersections, art & culture, and vegetation; as well as concepts to key public space locations and mobility. Based on this vision, staff has begun the process of developing draft policy statements for the Comprehensive Plan, as well as updates to the Land Use Code (LUC) and the development of design guidelines specific to the Grand Connection. Updates to the Land Use Code and design guidelines will be presented to the Planning Commission at a future date.

Staff last presented to the Commission on April 4, 2018. The presentation highlighted the upcoming work associated with the Comprehensive Plan Amendments, Land Use Code updates, and design guidelines, as well as a high-level overview of the Grand Connection vision.

The purpose of tonight's study session is to begin reviewing some of the draft policy changes proposed for the Comprehensive Plan Amendments. Staff will also outline some of the changes to graphics and maps that will be made to represent the Grand Connection. Some of the proposed amendments include:

- Replacing "Pedestrian Corridor" with "Grand Connection"
- Expanding the existing route west to Meydenbauer Bay and east into the Wilburton Commercial Area.
- New policies to encourage the creation of design guidelines.
- Reinforcing the importance of a unified design aesthetic.
- New policies establishing a framework for the Interstate 405 crossing and the routes interface with the Wilburton Commercial Area.

The elements of the Grand Connection that have been selected for amendments include Urban Design, the Downtown Subarea, and the Wilburton/NE 8th Subarea. These elements were selected as the Grand Connection is a significant urban design project, and the route is concentrated with Downtown and the Wilburton Commercial Area. In addition to new policy statements and amendments, updates will also be made to graphics and maps to reflect the expanded route and the change in name.

The Commission will be asked to provide feedback on the scope of the draft policy changes, including the elements of the Comprehensive Plan to be amended, as well as content of key recommended amendments.

#### **ATTACHMENT(S)**

1. Draft Comprehensive Plan Amendment Policies