



Bellevue Planning Commission

September 26, 2018

PLANNING COMMISSION STUDY SESSION ITEM

SUBJECT

Grand Connection Comprehensive Plan Amendments

STAFF CONTACT

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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 and culture, parks and open space, and economic development.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION

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DIRECTION

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INFORMATION ONLY

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The Planning Commission will continue its review and discussion of draft Grand Connection policy amendments. Following the study session, staff will prepare the Grand Connection Comprehensive Plan Amendments for public hearing before the Planning Commission, tentatively scheduled for November 7.

BACKGROUND/ANALYSIS

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

The Grand Connection scope of work was separated into two sequences; the first addressing changes and improvements to existing infrastructure between the intersection of 100th Avenue NE and Main Street, and the Civic Center District. The second sequence 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 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 Improvement 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 and 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 are anticipated to be presented to the Planning Commission beginning in 2019.

On April 4, staff provided the Commission an overview of the Grand Connection vision and highlighted the work associated with the Comprehensive Plan Amendments, Land Use Code updates, and design guidelines. On May 9, staff reviewed with the Commission draft policy language and changes to graphics and maps proposed for the Comprehensive Plan Amendments.

The purpose of tonight's study session is to review the current set of proposed Comprehensive Plan Amendments for the Grand Connection. The proposed amendments incorporate Commission feedback from May 9, and cover:

- Proposed changes to existing policy and addition of new policy in the Comprehensive Plan Urban Design Element, Downtown Subarea Plan, and Wilburton/NE 8th Subarea Plan;
- Updated Comprehensive Plan narrative describing the Grand Connection; and
- Updated maps depicting the Grand Connection route.

Based on Planning Commission direction, a formal public hearing before the Commission will occur in the fall on the proposed amendments (tentatively scheduled for November 7). Council adoption would ultimately occur later in 2018 as part of the Annual Comprehensive Plan Amendment process.

ATTACHMENTS

1. Draft Comprehensive Plan Policy and Narrative Amendments for Grand Connection
2. Draft Comprehensive Plan Map Amendments for Grand Connection