

# Transportation Commission

Grand Connection Sequence One Guidelines and  
Standards

Michael Austin, AICP, LEED AP-ND

October/8/2020

# TOPIC

What the Commission is being asked:

- ☐ Action
- ☐ Discussion/Direction
- ✓ Information

# Outline

- Scope
- Process
- Draft Features
- Next Steps

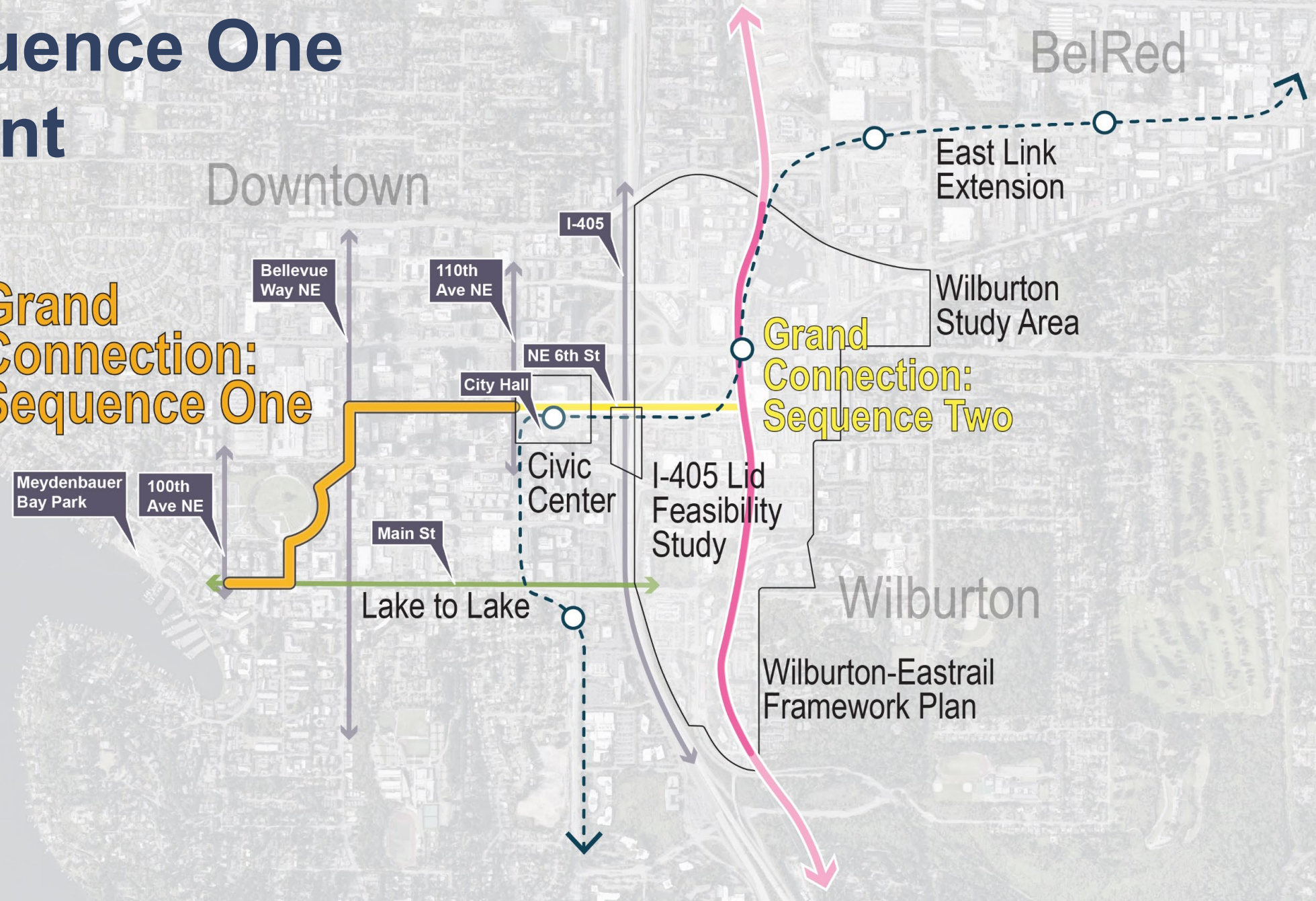


***“A people-focused,  
interactive, connected  
experience through the  
heart of Bellevue”***

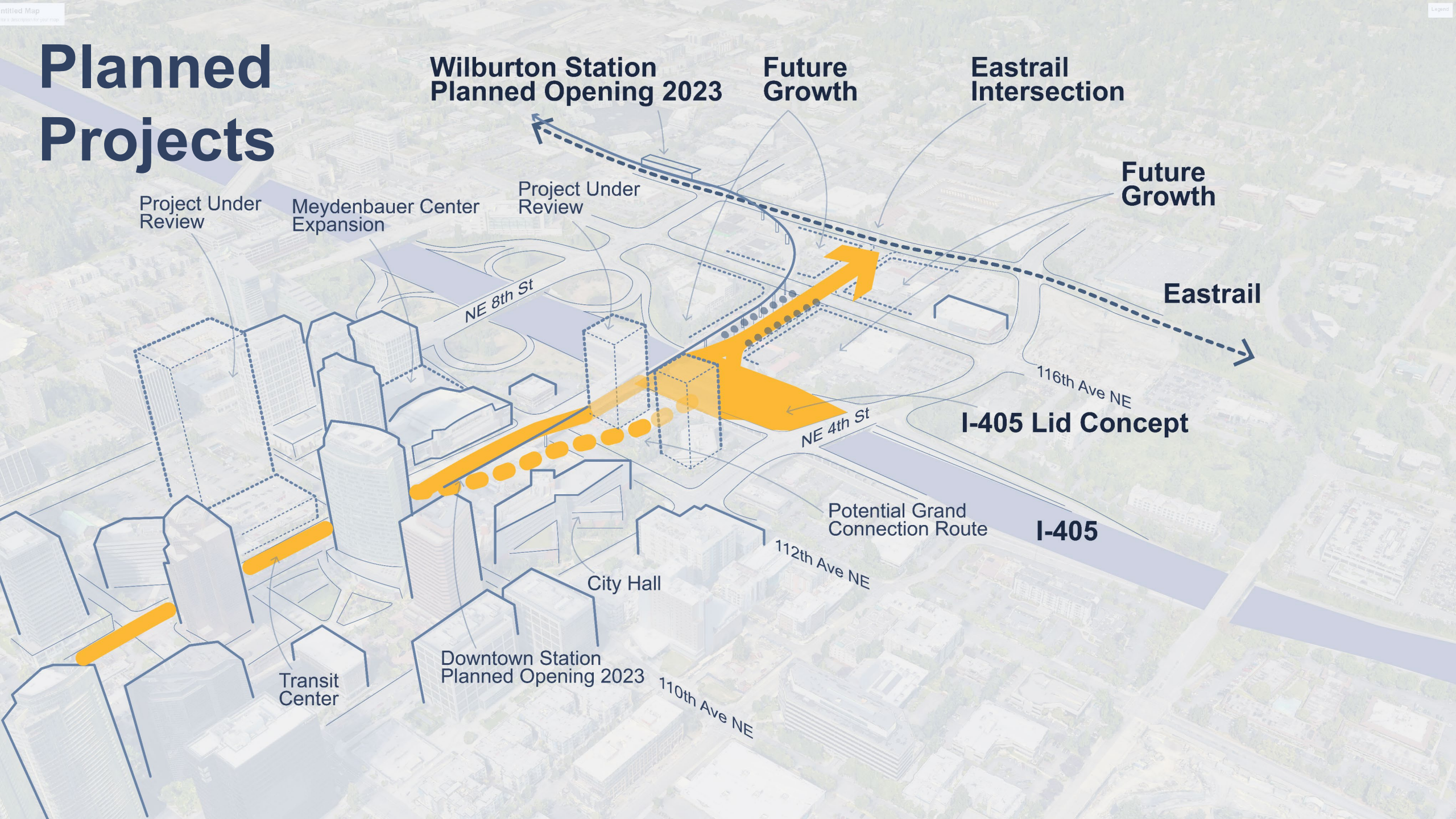
# Sequence One Extent

Grand  
Connection:  
Sequence One

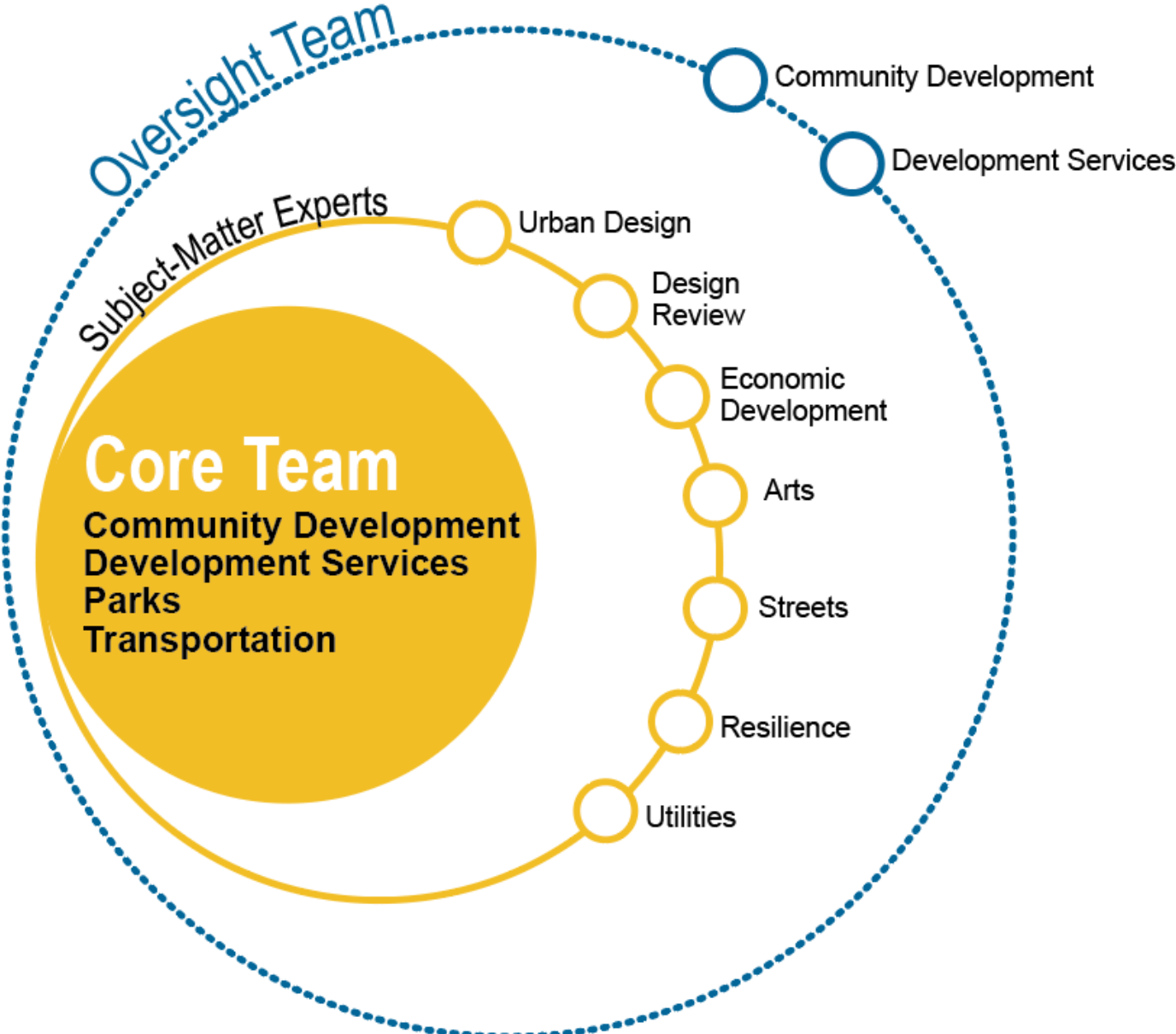
Grand  
Connection:  
Sequence Two



# Planned Projects



# Team Structure



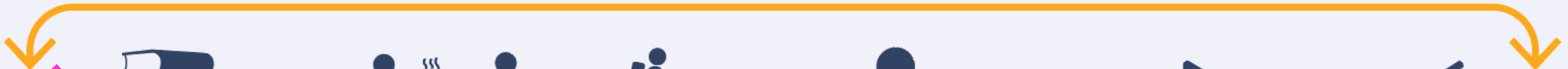
# Grand Connection Initiative



Grand Connection Framework Plan:  
Sequence One and Two



Grand Connection  
Sample Implementation Strategies



Design Guidelines  
and Standards



Activation  
Strategies



Intersection  
Improvements



Wayfinding  
Plan



I-405 Lid Concept  
Feasibility Study



Refreshed  
Graphics

# Initiative Implementation



## **Grand Connection Framework Plan (Sequences One and Two)**

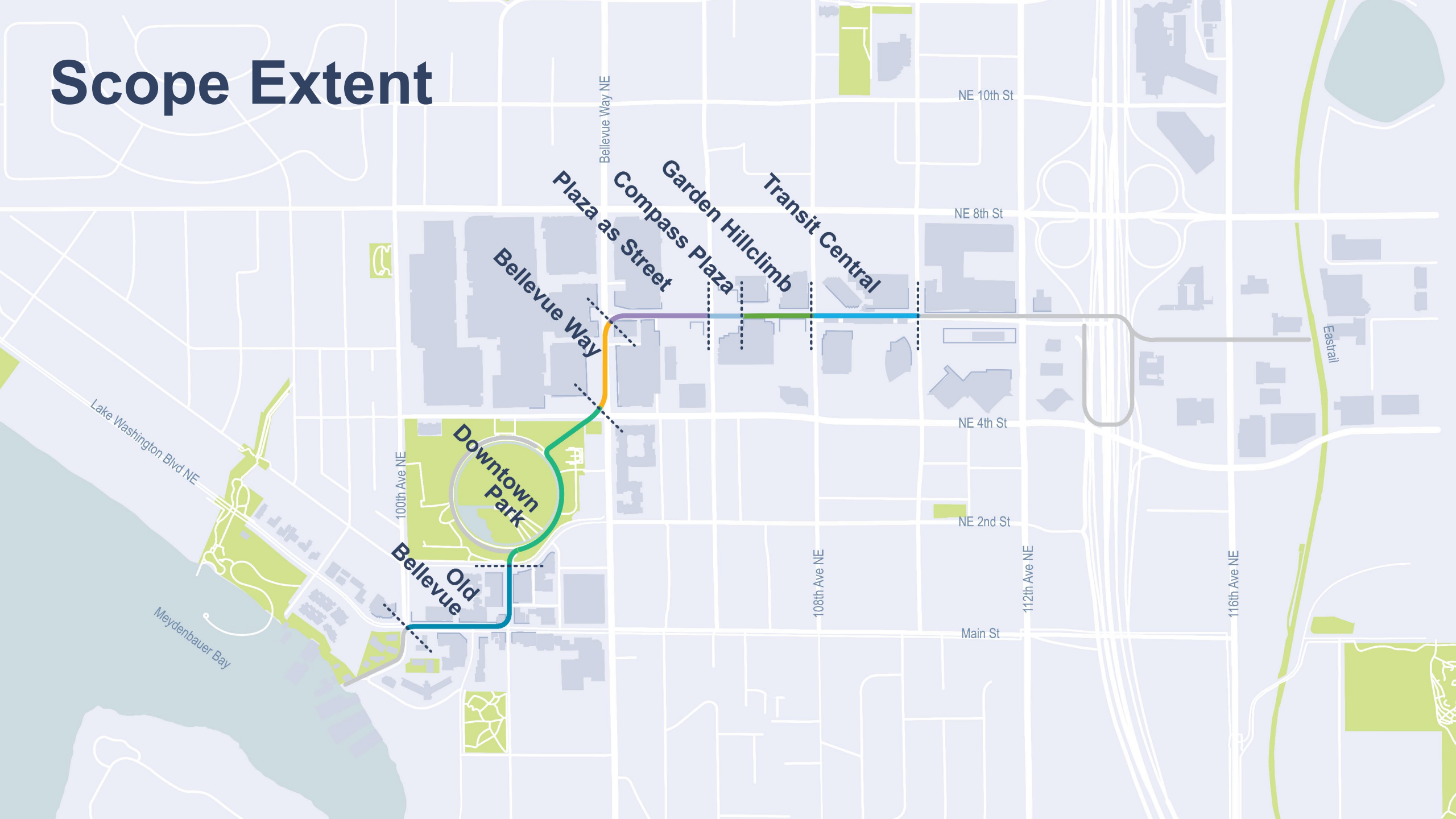
- Functions as the high-level vision
- Further study almost always needed
- Non-regulatory
- Multiple tools for implementation



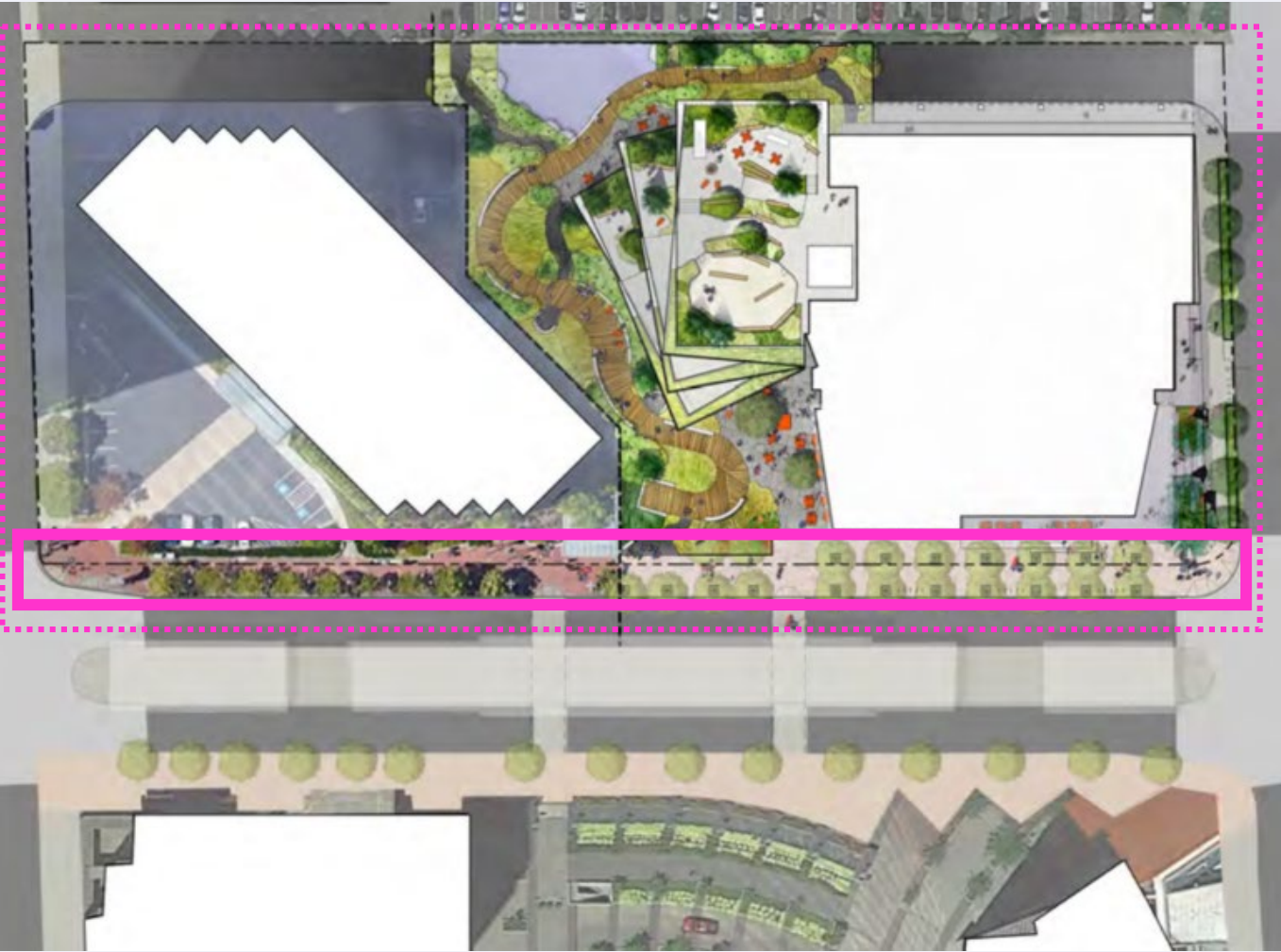
## **Grand Connection Sequence One Guidelines and Standards**

- Refresh of Pedestrian Corridor and Major Public Open Space Guidelines
- Single tool (of many) for implementation
- Deals with language in Downtown Code (regulatory)
- Supports standards/guidelines projects located along Sequence One

# Scope Extent



# Scope Extent



Name: Bellevue 600

Permit number: 20-101468 LP

Photo Credit: City of Bellevue (Feb 2020)

# **New Draft Grand Connection Land Use Code (Sequence One) Structure**

# Update Steps

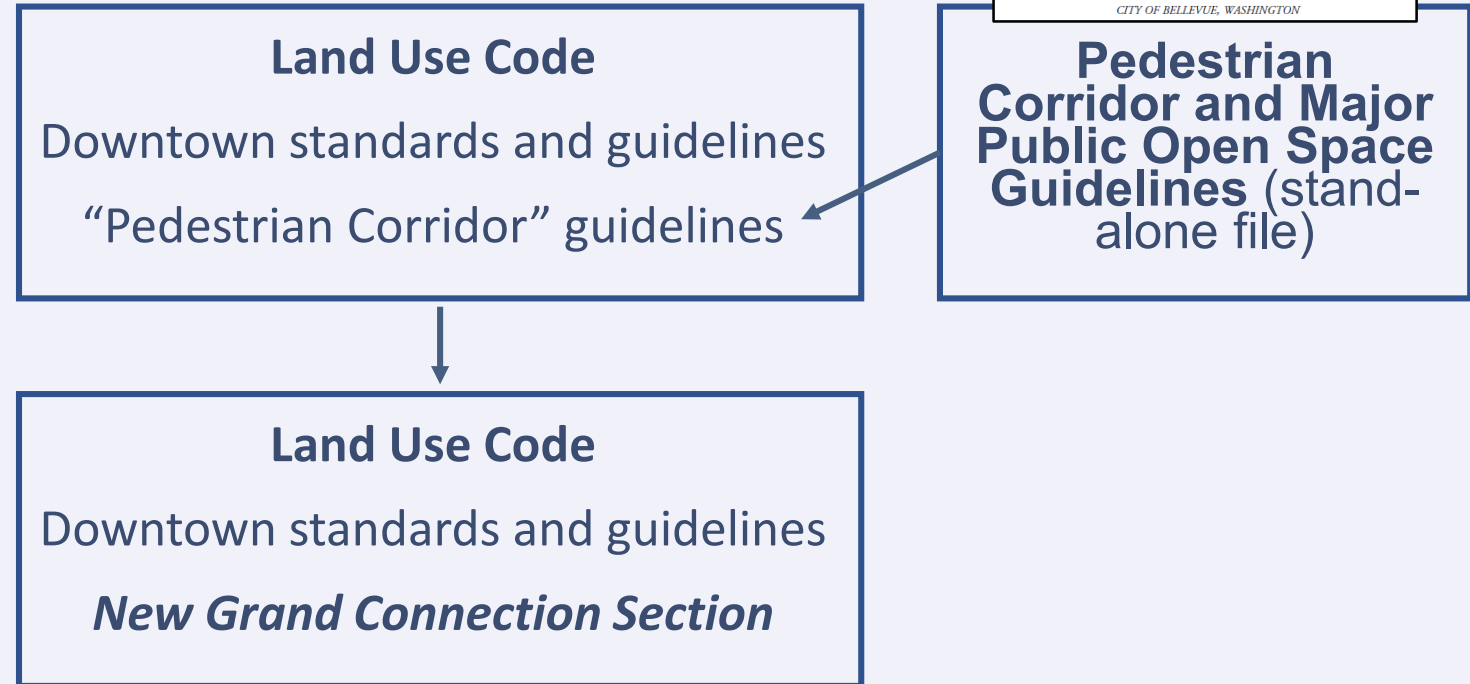
**Step 1:** Audit Existing Content/Precedents

**Step 2:** Reduce redundancies/incorporate outreach and best practice recommendations

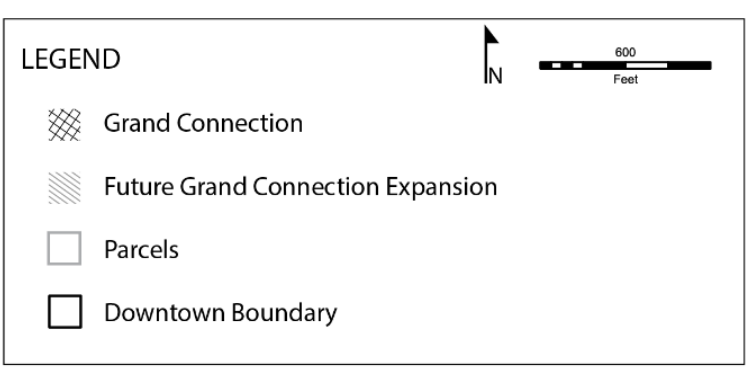
**Step 3:** Merge stand-alone content into body of Downtown Land Use Code (LUC)

**Step 4:** Create new Grand Connection section in Downtown LUC for easy reference

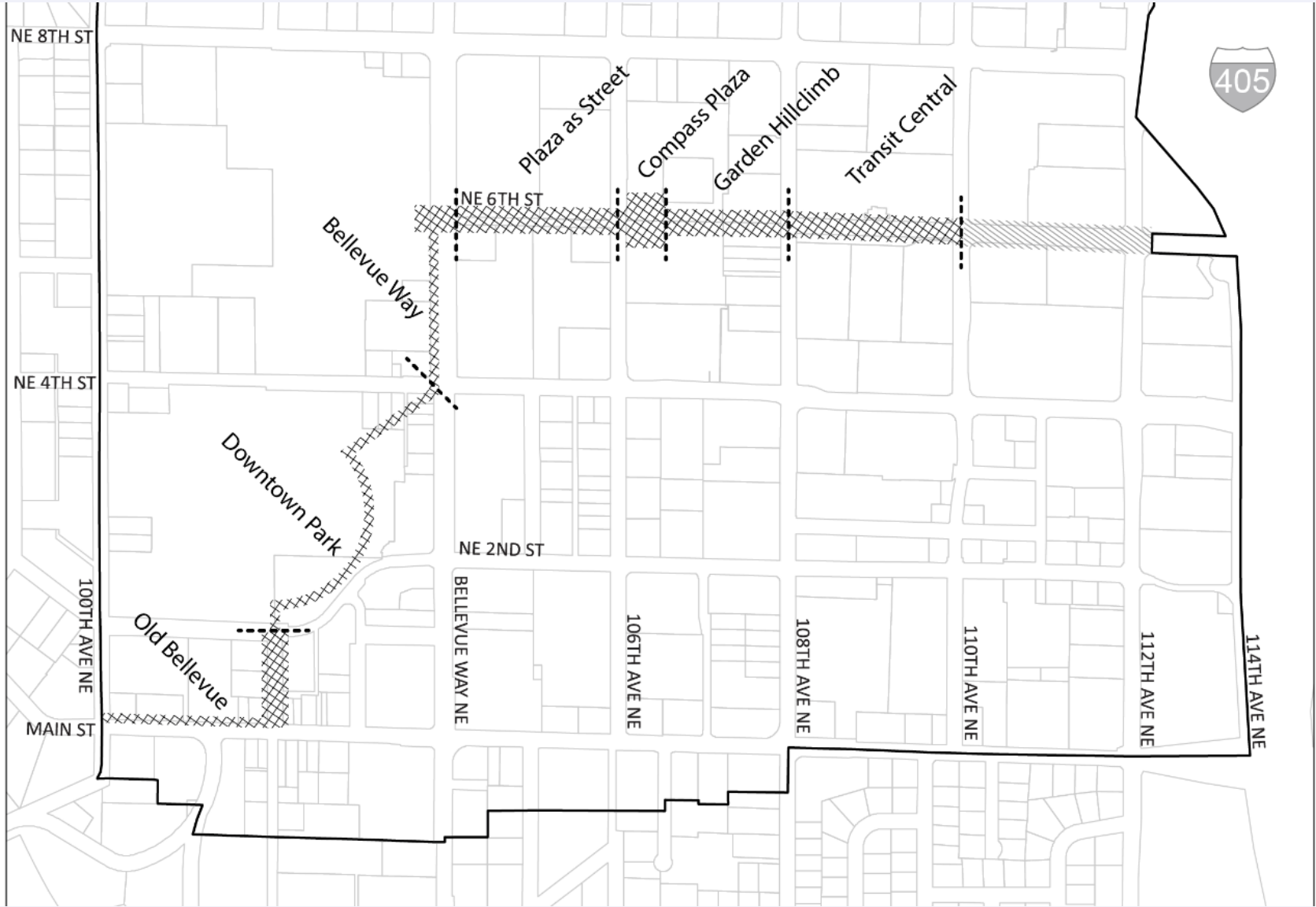
**Step 5:** Test results and refine



# Scope Extent



*NE 6<sup>th</sup> portion sits within existing Pedestrian Corridor dimensions*



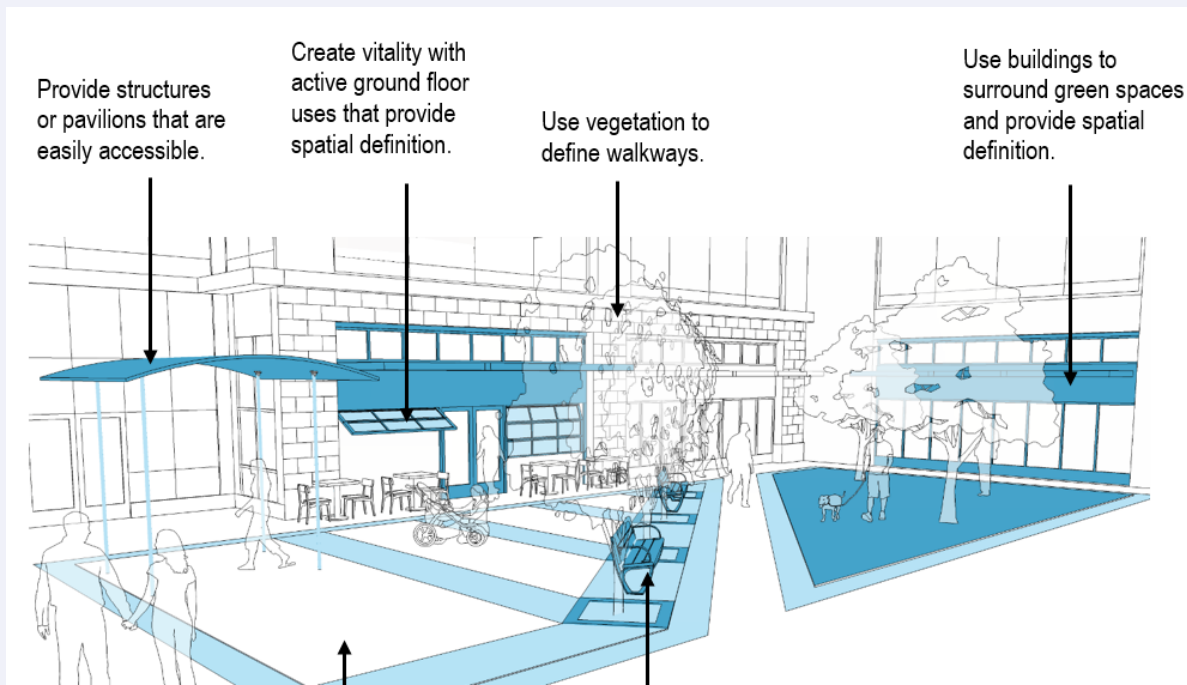
# Supporting Diagrams

## What They Are

- Illustrates how design guidelines and standards could be achieved
- Allows for quick reference by design teams

## What They Aren't

- Architecture and landscape architecture
- Suggestive of what the designs should look like

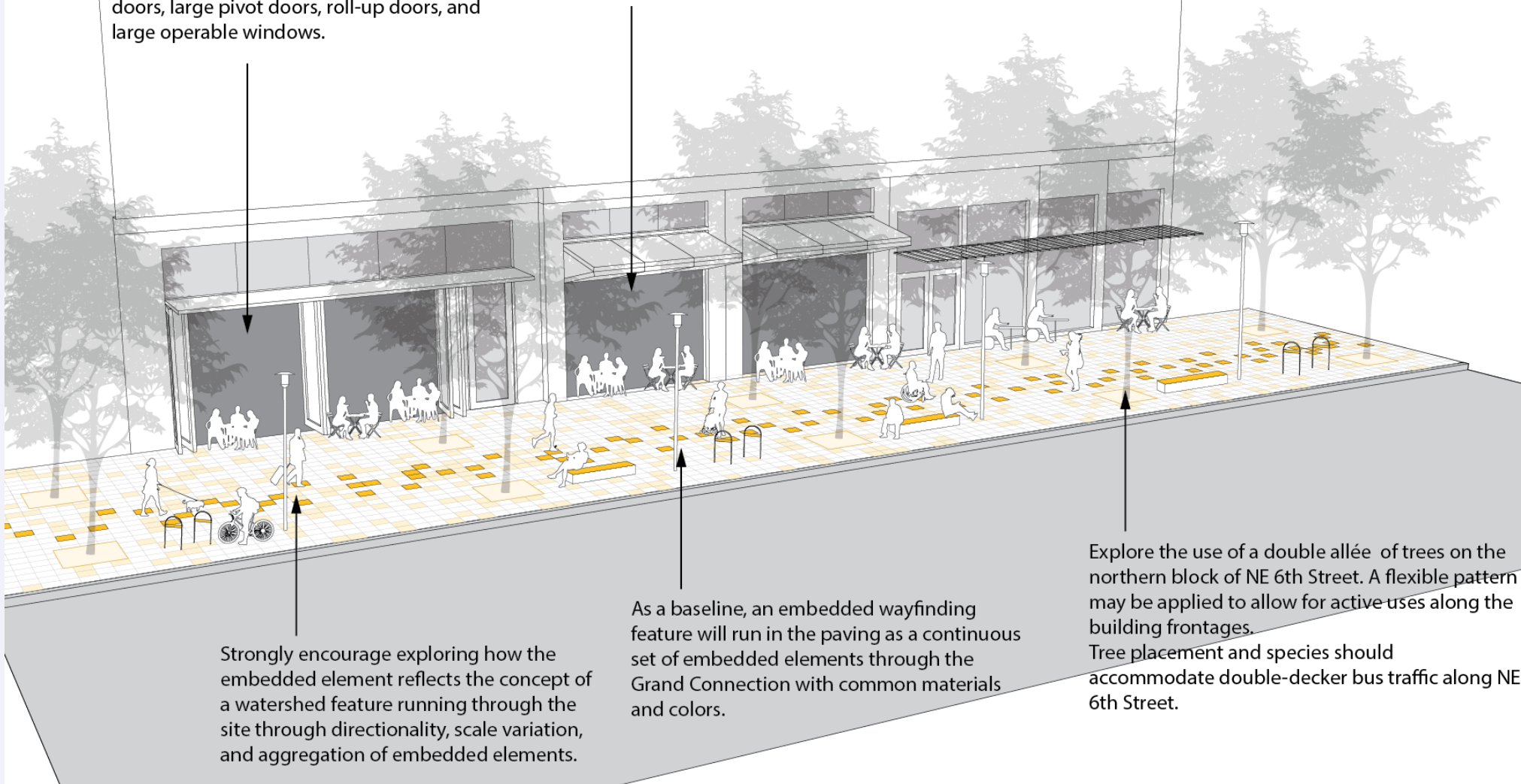


# DRAFT Transit Central Diagram

Ground floor spaces 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.

Ground-level elements should be designed to allow for a high degree of personalization and customization every 30 linear feet of the façade, maximum.

Note: Color for diagrammatic purposes only (not intended to suggest paving color)

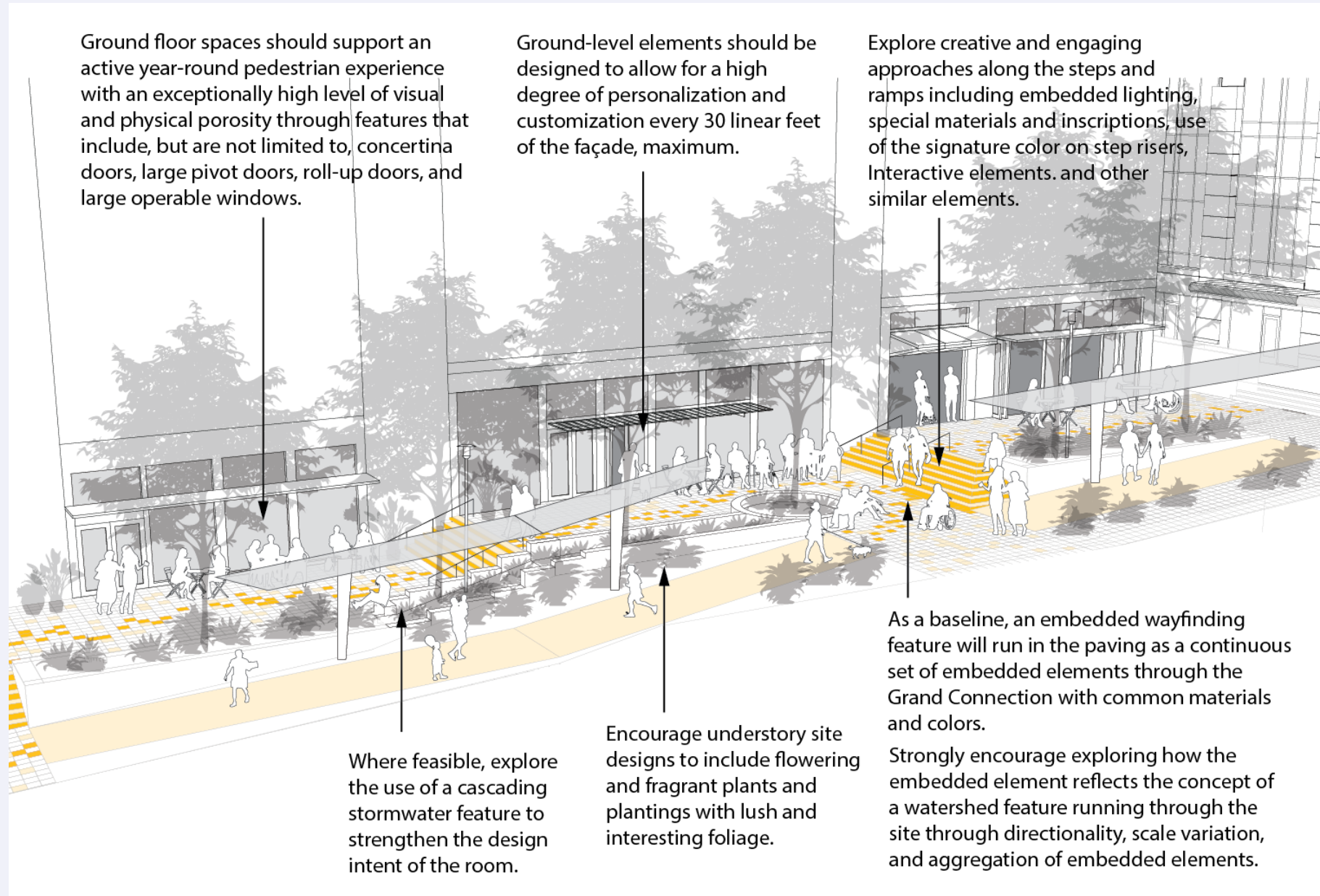


Strongly encourage exploring how the embedded element reflects the concept of a watershed feature running through the site through directionality, scale variation, and aggregation of embedded elements.

As a baseline, an embedded wayfinding feature will run in the paving as a continuous set of embedded elements through the Grand Connection with common materials and colors.

Explore the use of a double allée of trees on the northern block of NE 6th Street. A flexible pattern may be applied to allow for active uses along the building frontages. Tree placement and species should accommodate double-decker bus traffic along NE 6th Street.

# DRAFT Garden Hillclimb Diagram



Note: Color for diagrammatic purposes only (not intended to suggest paving color)

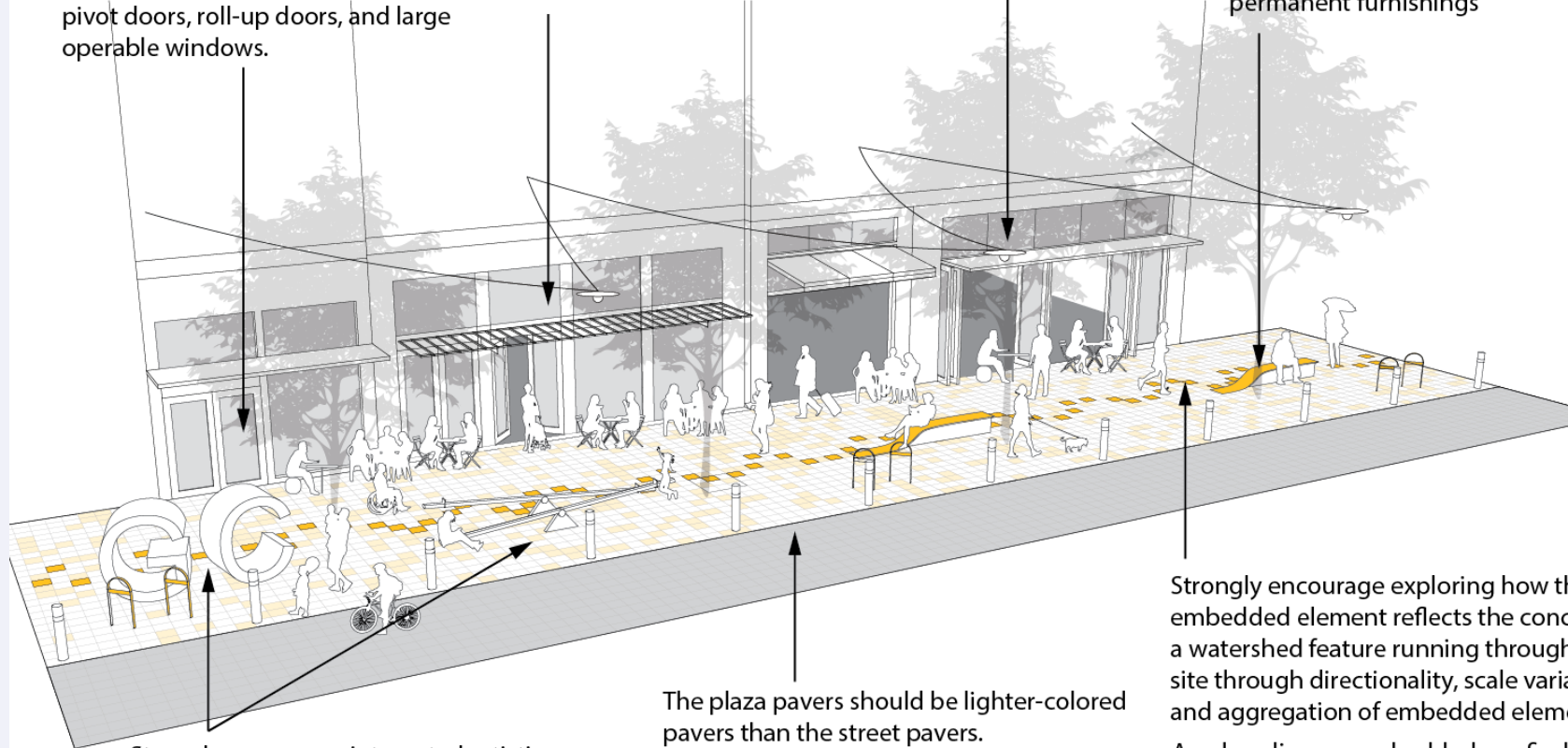
# DRAFT Plaza as Street Diagram

Ground floor spaces 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.

Strongly encourage green walls, climbing vegetation, or vertical green screens along building frontages that provide year-round interest along blank portions of a façade and/or weather protection.

Ground-level elements should be designed to allow for a high degree of personalization and customization every 30 linear feet of the façade, maximum.

Encourage the incorporation of unique, artist-designed permanent furnishings



Strongly encourage integrated artistic elements in this room.

The plaza pavers should be lighter-colored pavers than the street pavers.

Strongly encourage exploring how the embedded element reflects the concept of a watershed feature running through the site through directionality, scale variation, and aggregation of embedded elements.

As a baseline, an embedded wayfinding feature will run in the paving as a continuous set of embedded elements through the Grand Connection with common materials and colors.

Note: Color for diagrammatic purposes only (not intended to suggest paving color)

# Next Steps

- Complete internal review of draft guidelines/standards
- Continue with external engagement “testing”
- Summarize/incorporate feedback into draft for Planning Commission review this fall/winter



Name: Bellevue 600

Permit number: 20-101468 LP

Photo Credit: City of Bellevue (Feb 2020)

# Thank You

Bellevue Community Development Department  
Michael Austin, AICP, LEED AP-ND