

# Grand Connection

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

**Parks & Community Services Board Briefing**

Michael Austin, AICP, LEED AP-ND

November 10, 2020

# Topic

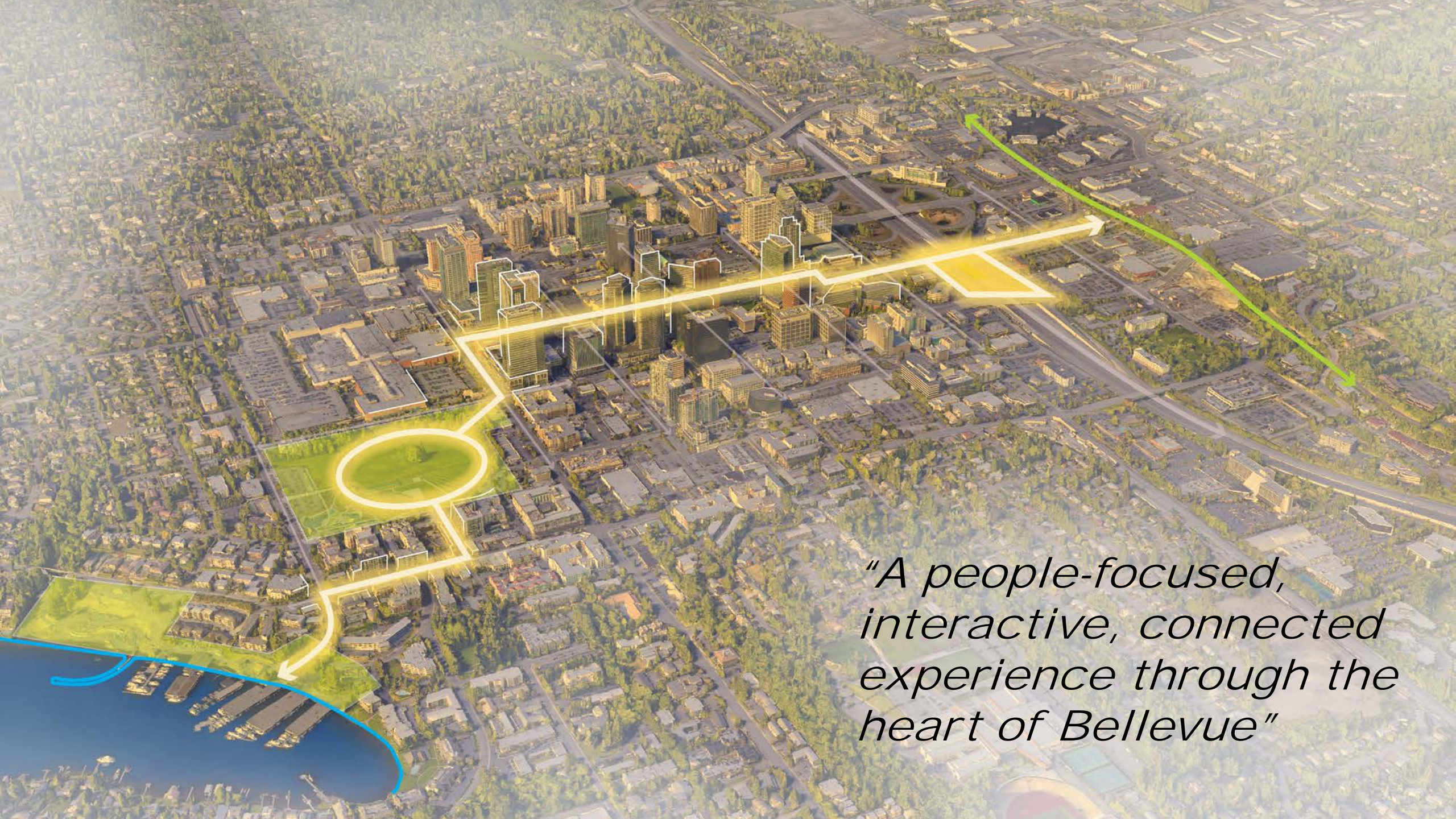
What the Board is being asked:

- ☐ Action
- ☐ Discussion/Direction
- ✓ Information

# Outline

- Scope
- Process
- Draft Features
- Future Efforts





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



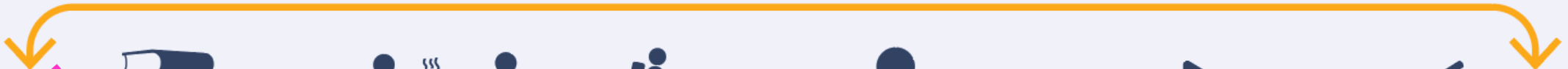
# Grand Connection Initiative



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

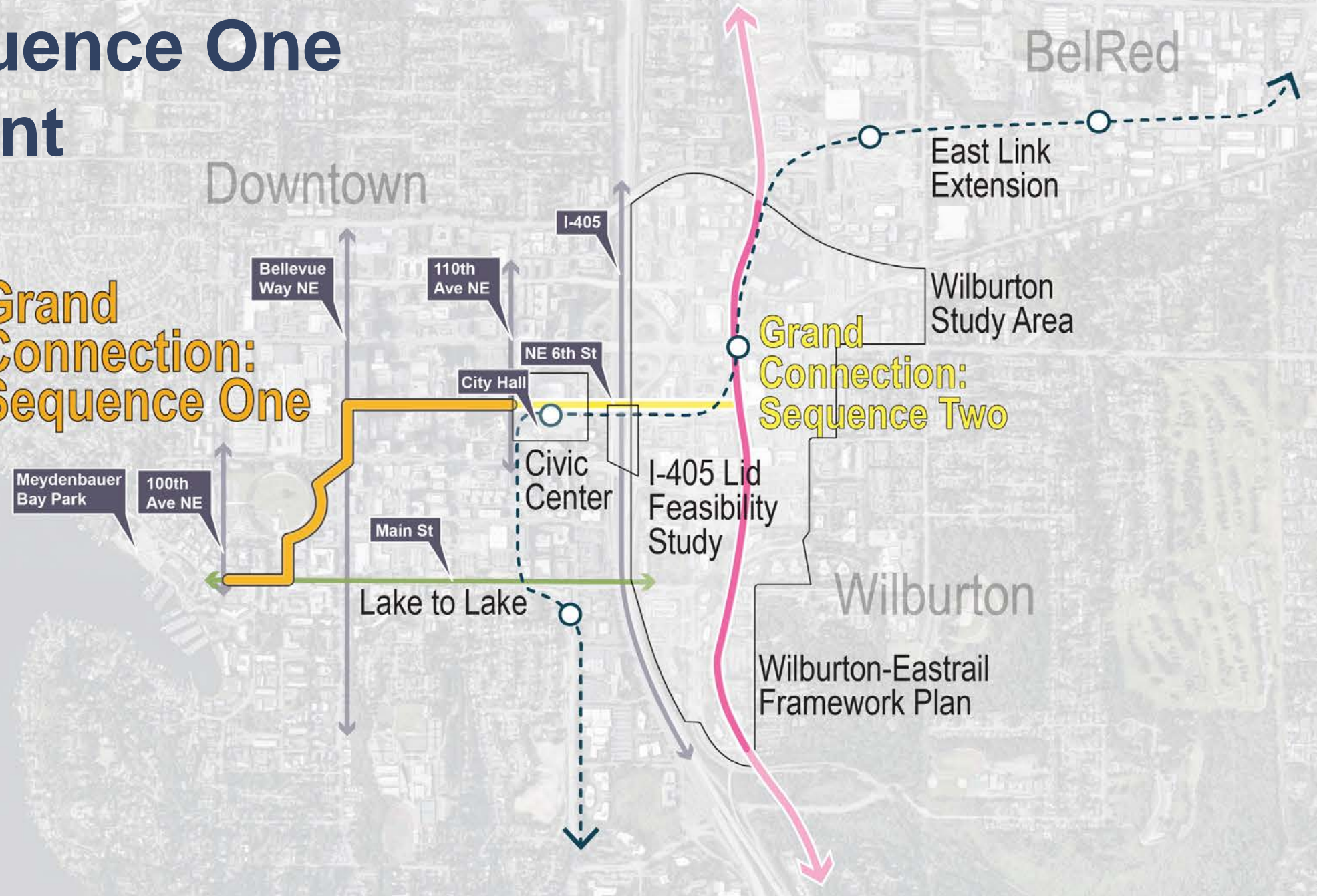


Refreshed  
Graphics

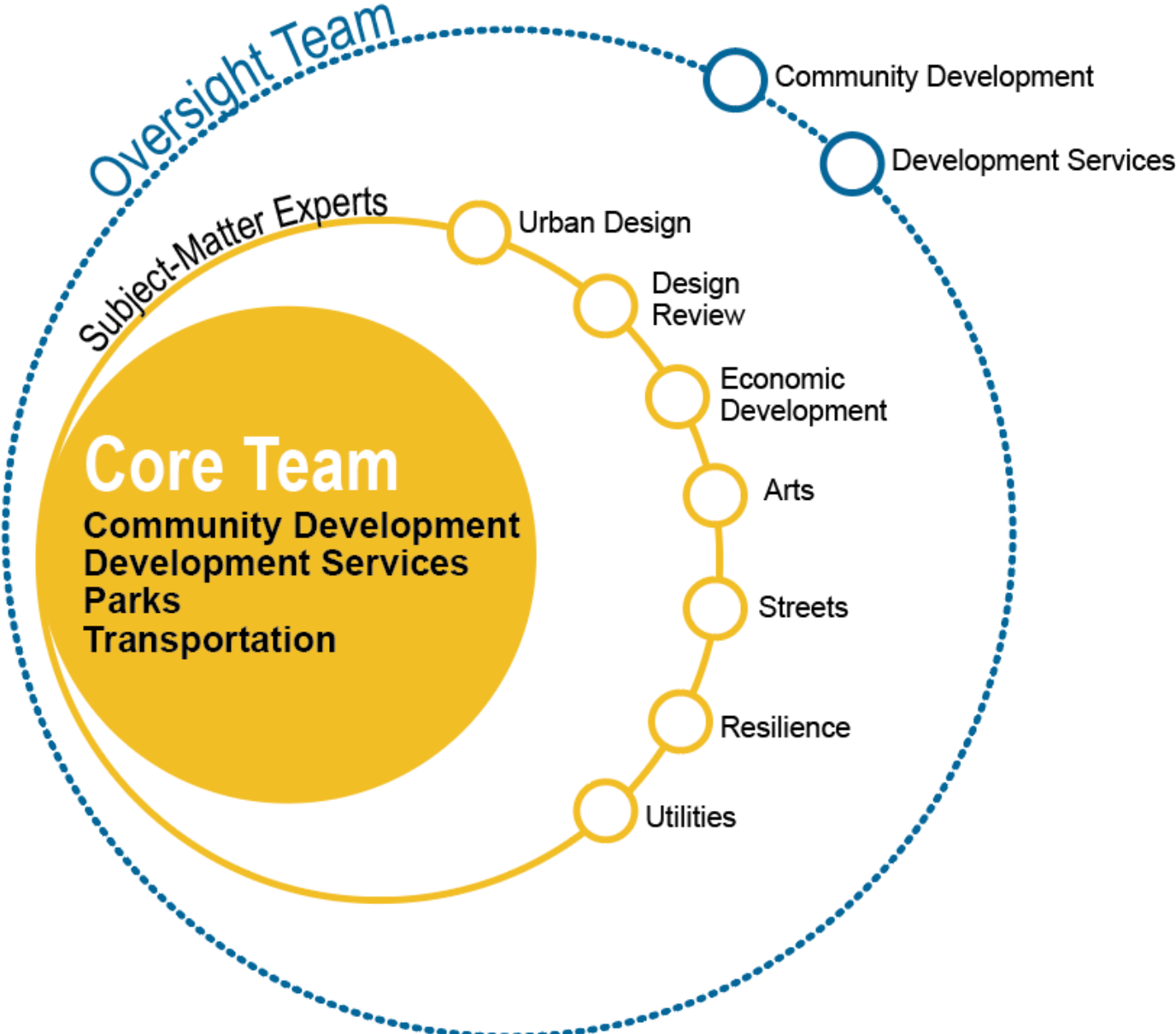
# Sequence One Extent

Grand  
Connection:  
Sequence One

Grand  
Connection:  
Sequence Two



# Team Structure



# Previous Parks & Community Services Board Comments

PCS Comment/Recommendation for Framework Plan	COB Response
2018: Keep the Grand Connection grand-- provide a significant public park for the GC's east side	Best addressed through Wilburton code and policy process and I-405 lid feasibility study
2017: GC should maintain own cohesive and unique sense of place and identity...the Natural Landscape be the primary identity and character for the route	Guidelines/standards include supporting language related to a strong ecological framework and the use of a signature color on furnishings and bike racks to support a sense of cohesion
2017: Ideas for implementing programming should be more fully explored....including: <ul style="list-style-type: none"> <li>• Interpretation of the city's history and heritage</li> <li>• Celebration of cultural diversity and inclusion</li> <li>• Community gathering opportunities and events</li> </ul>	Guidelines/standards include supporting language adapted from the 2017 Grand Connection Arts and Culture Plan
2017: Reach out to embrace other amenities north and south including: Lake to Lake Greenway Trail and Eastside Rail Corridor (Eastrail)	Sequence One route merges with Lake to Lake trail in Old Bellevue, and Sequence Two terminates at the Eastrail in Wilburton



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

# Initiative Implementation



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

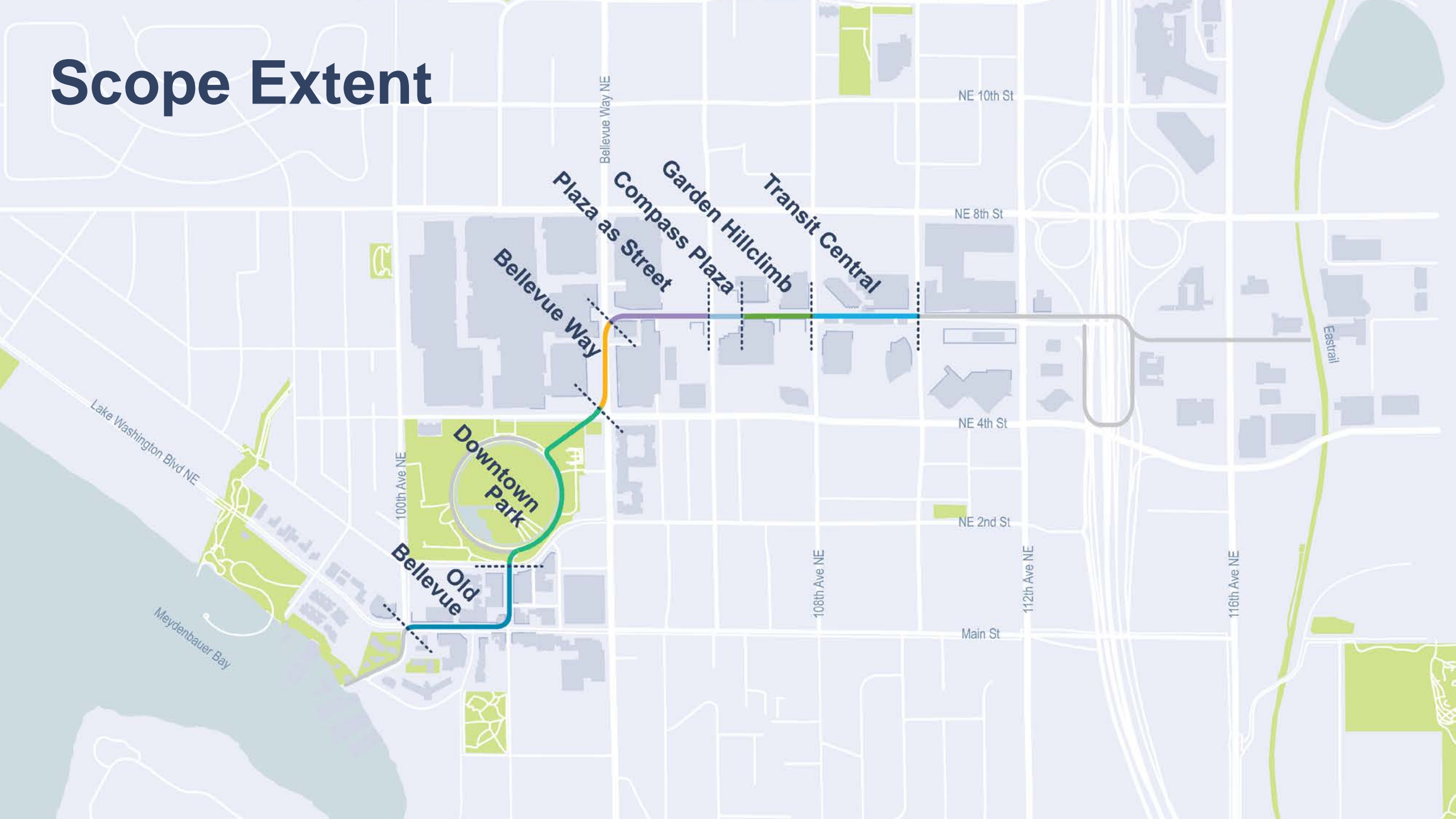
- Functions as the high-level vision
- Further study almost always needed
- Non-regulatory
- Multiple tools for implementation



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

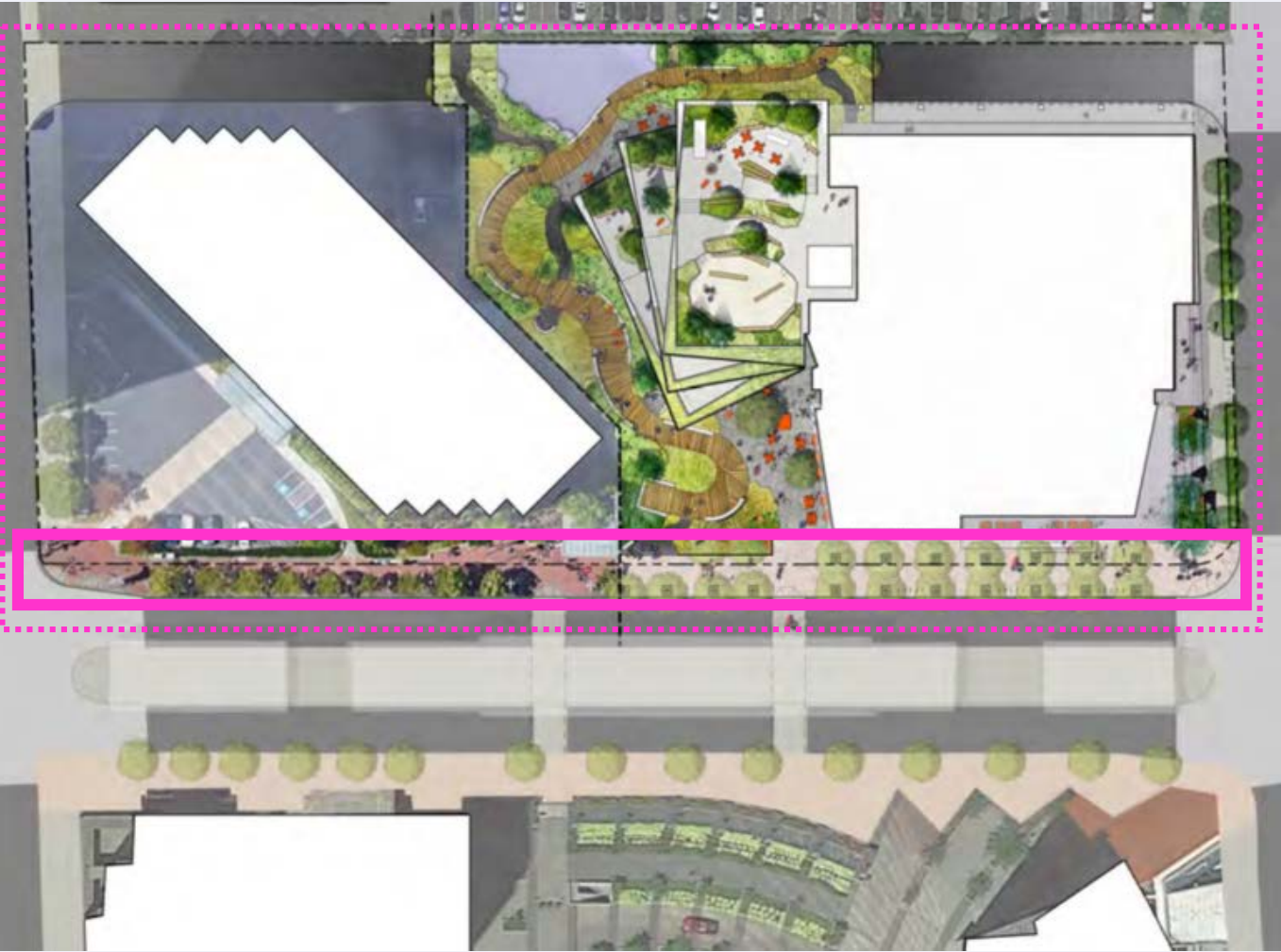
- Refresh of Pedestrian Corridor and Major Public Open Space Guidelines
- Single tool (of many) for implementation
- Deals with language in Downtown Code (regulatory)
- Supports standards/guidelines projects located along Sequence One

# Scope Extent





# Scope Extent



Name: Bellevue 600

Permit number: 20-101468 LP

Photo Credit: City of Bellevue (Feb 2020)

# Update Steps

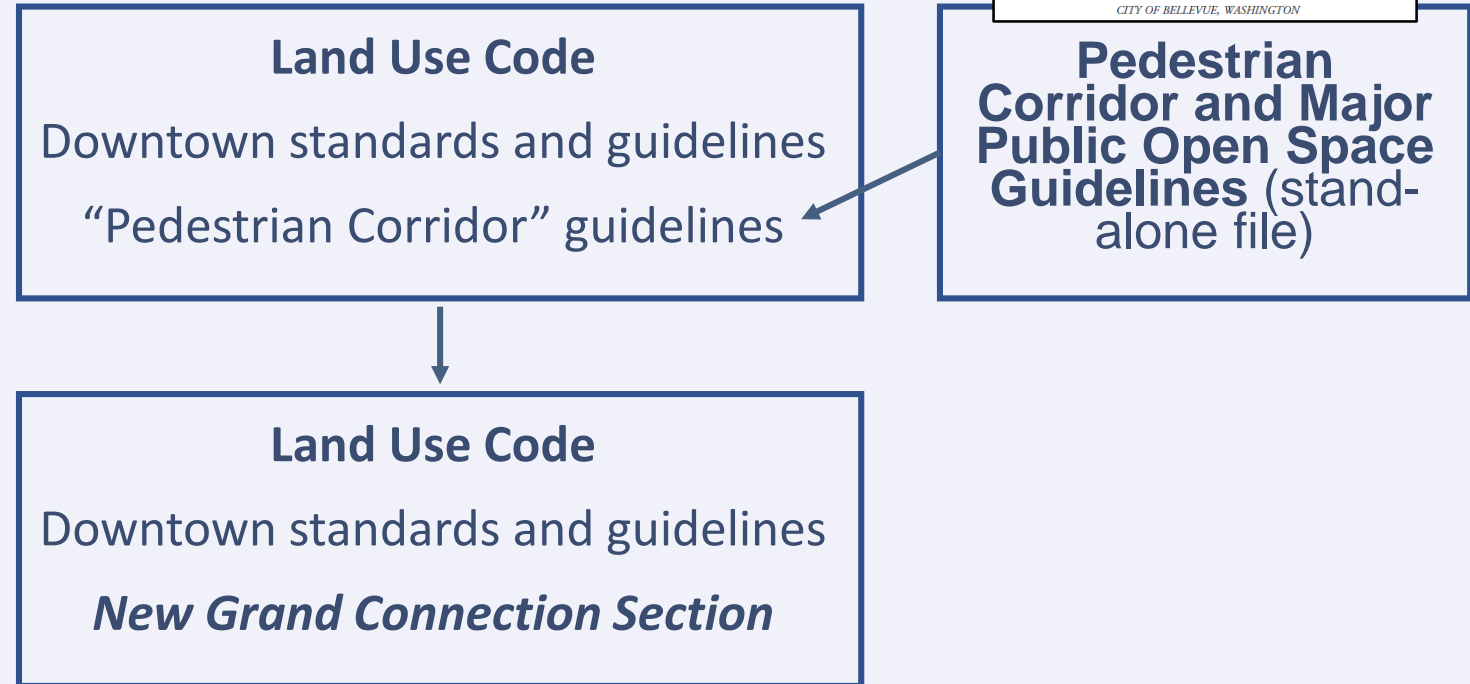
**Step 1:** Audit Existing Content/Precedents

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

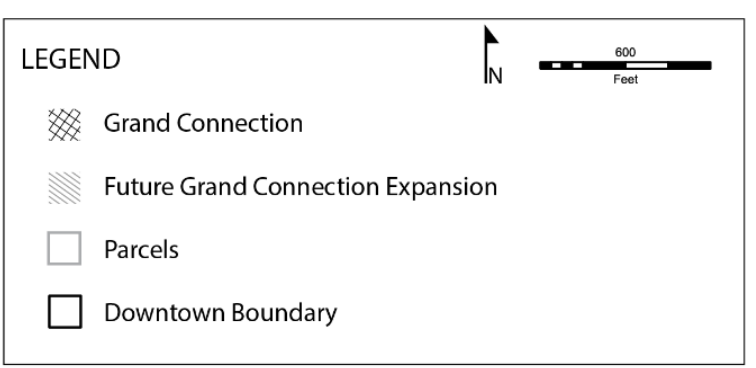
**Step 3:** Merge stand-alone content into body of Downtown Land Use Code (LUC)

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

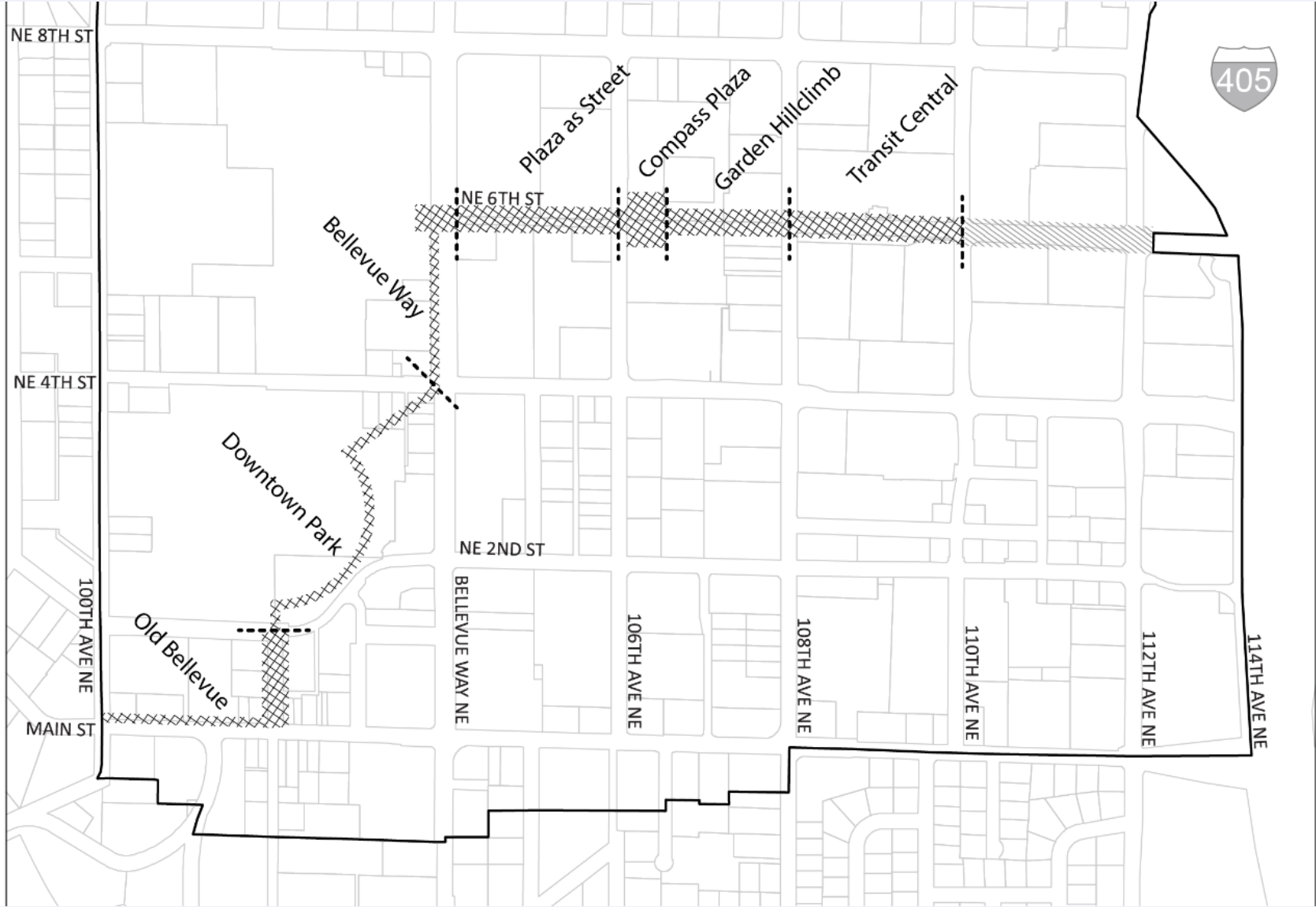
**Step 5:** Test results and refine



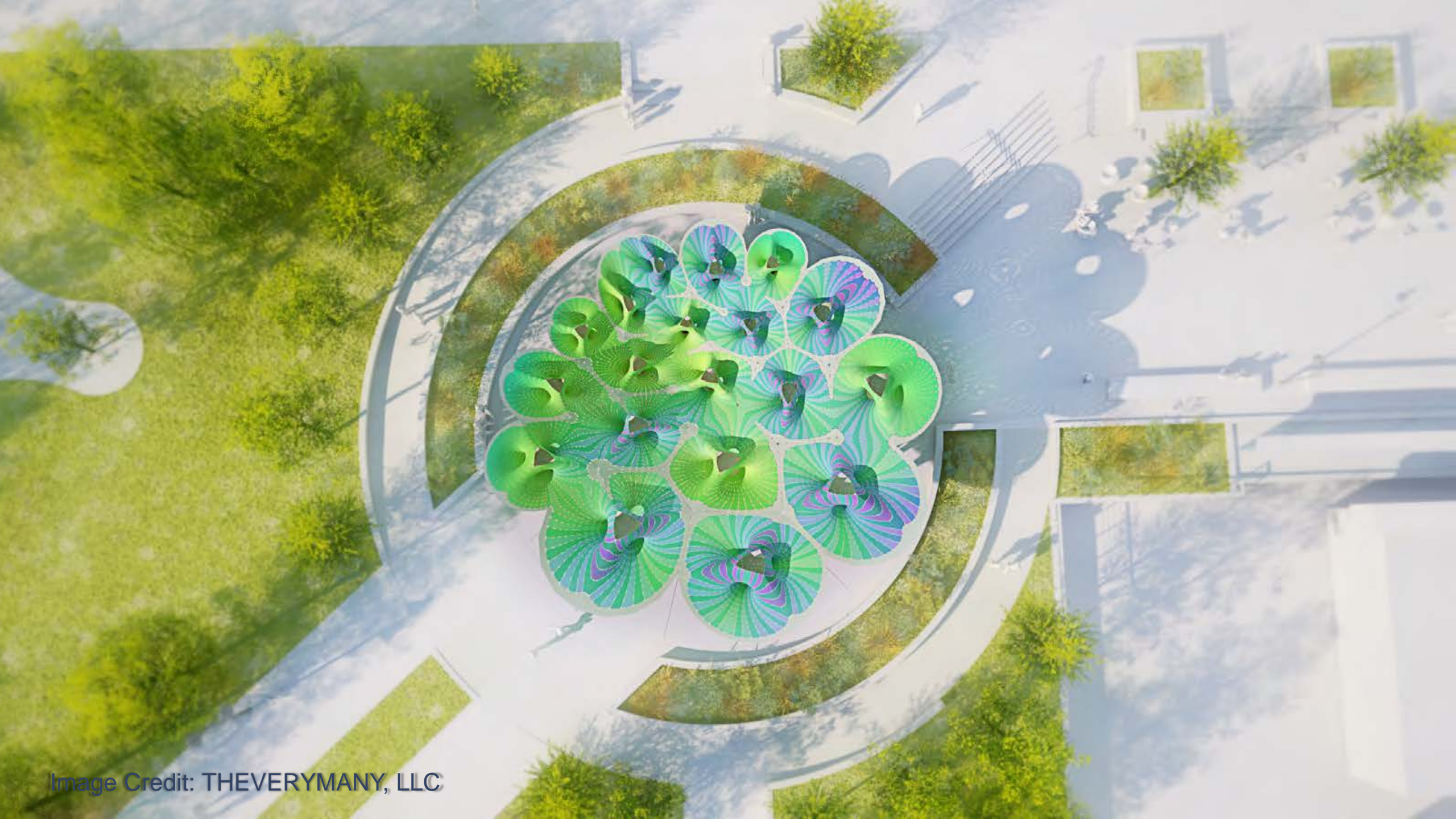
# Scope Extent



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

















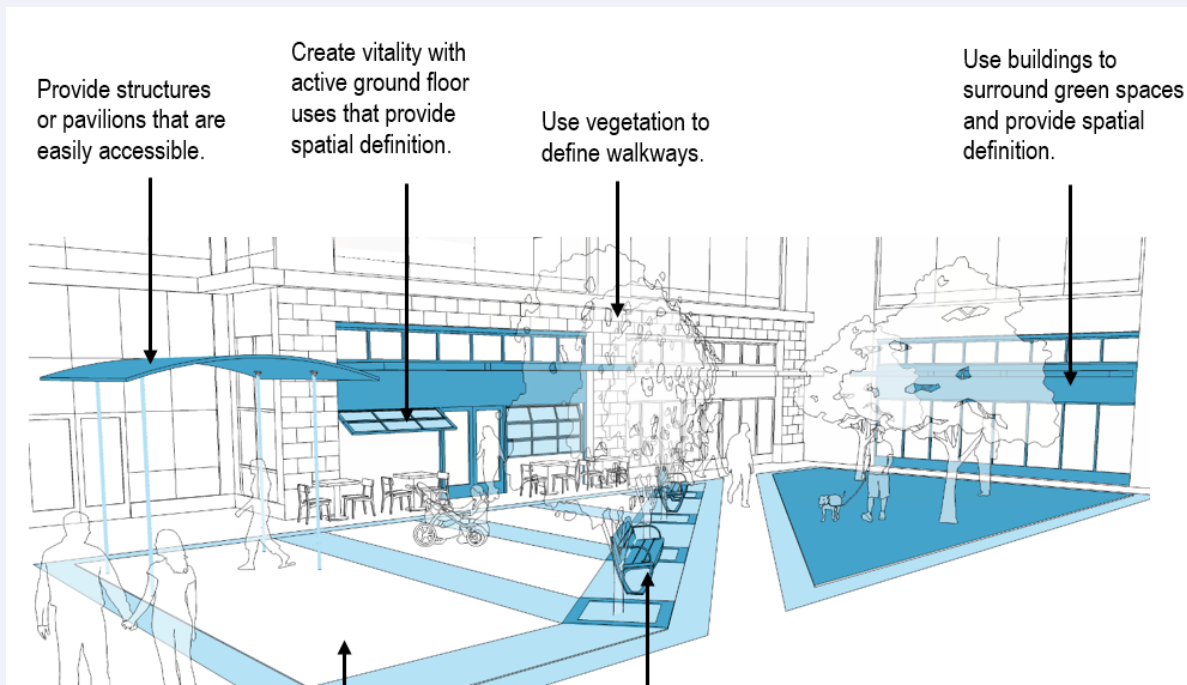
# Supporting Diagrams

## What They Are

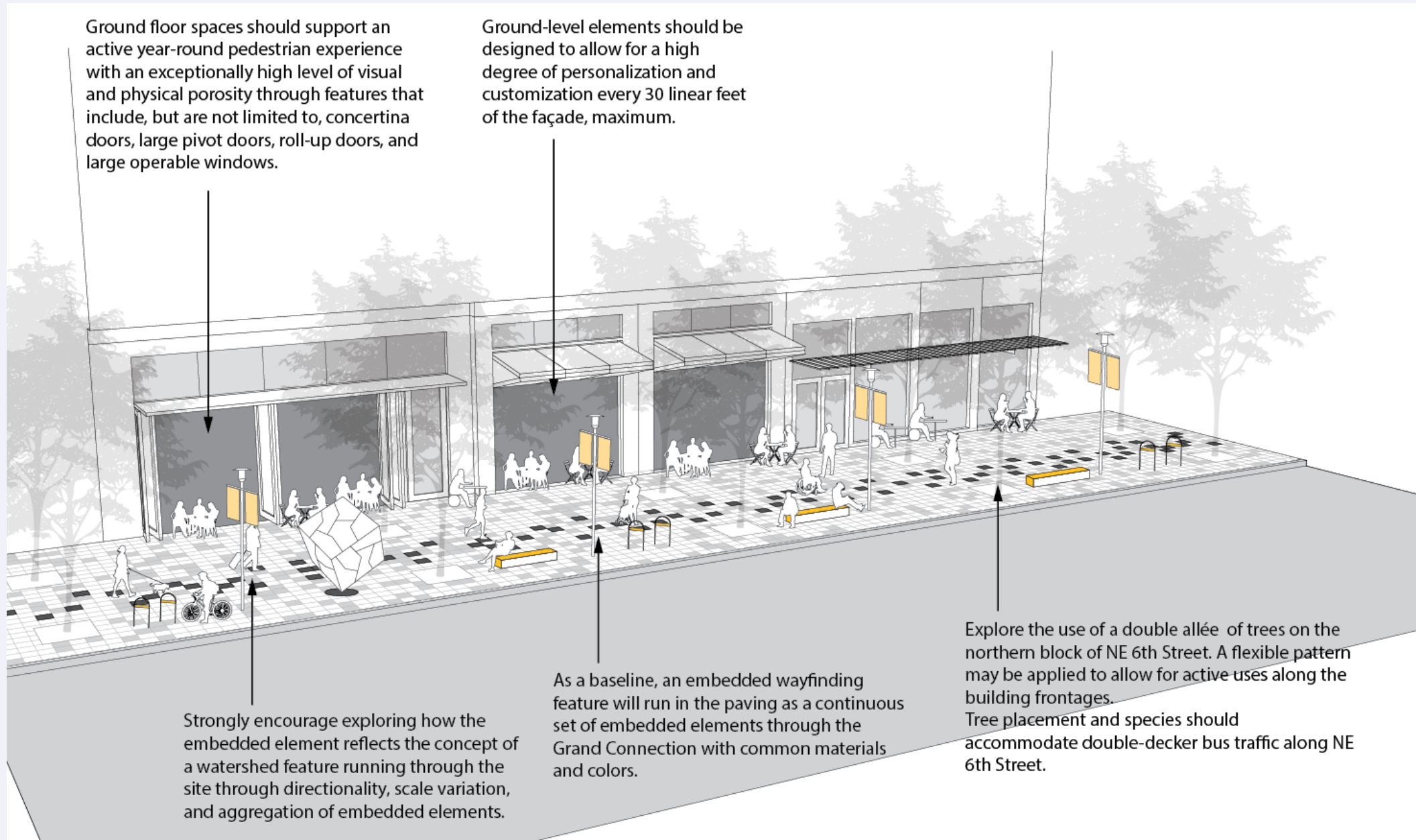
- Illustrates how design guidelines and standards could be achieved
- Allows for quick reference by design teams

## What They Aren't

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



# DRAFT Transit Central Diagram

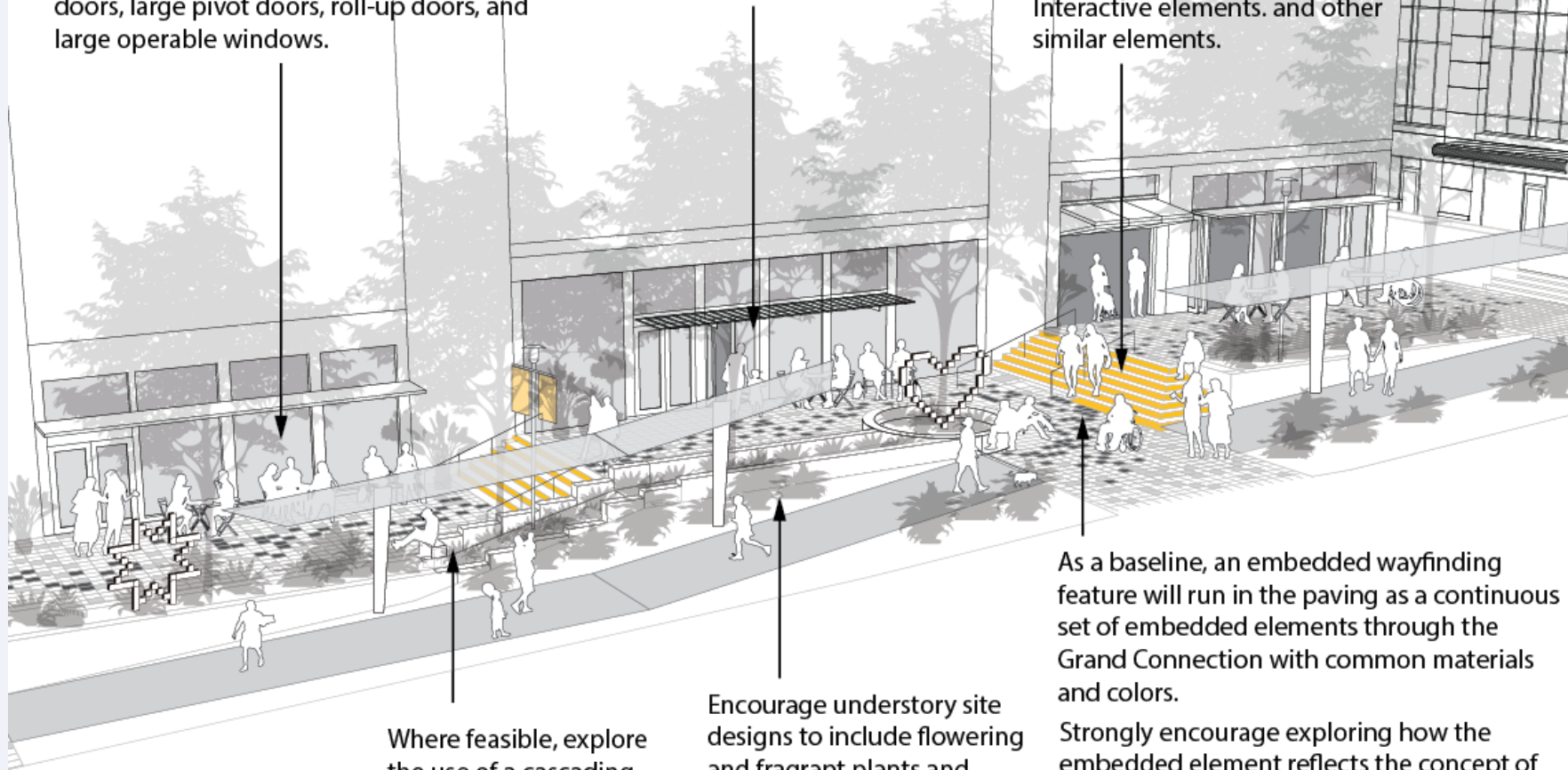


# DRAFT Garden Hillclimb Diagram

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.

Explore creative and engaging approaches along the steps and ramps including embedded lighting, special materials and inscriptions, use of the signature color on step risers, interactive elements, and other similar elements.



Where feasible, explore the use of a cascading stormwater feature to strengthen the design intent of the room.

Encourage understory site designs to include flowering and fragrant plants and plantings with lush and interesting foliage.

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.

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.



# DRAFT Compass Plaza

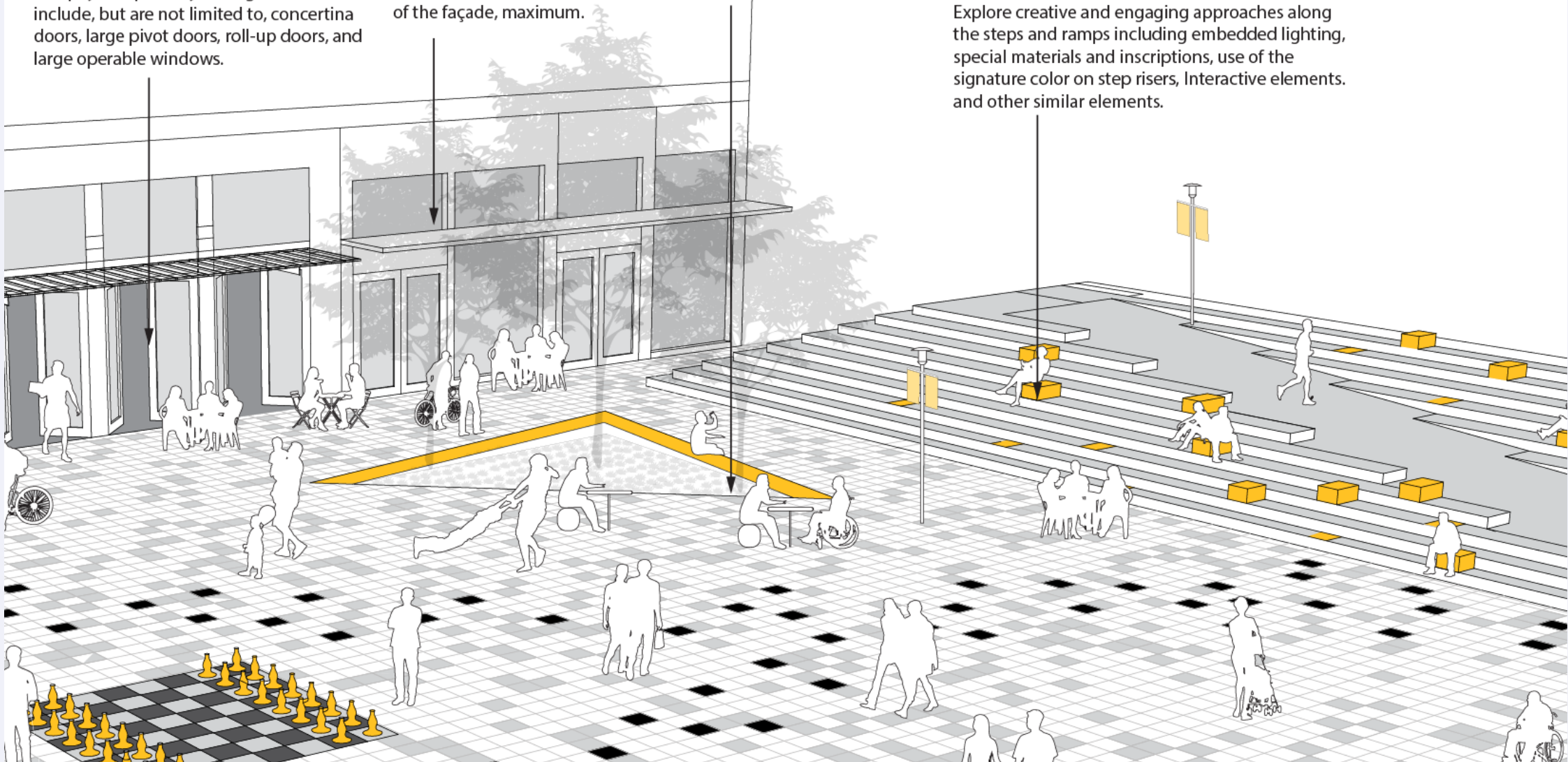
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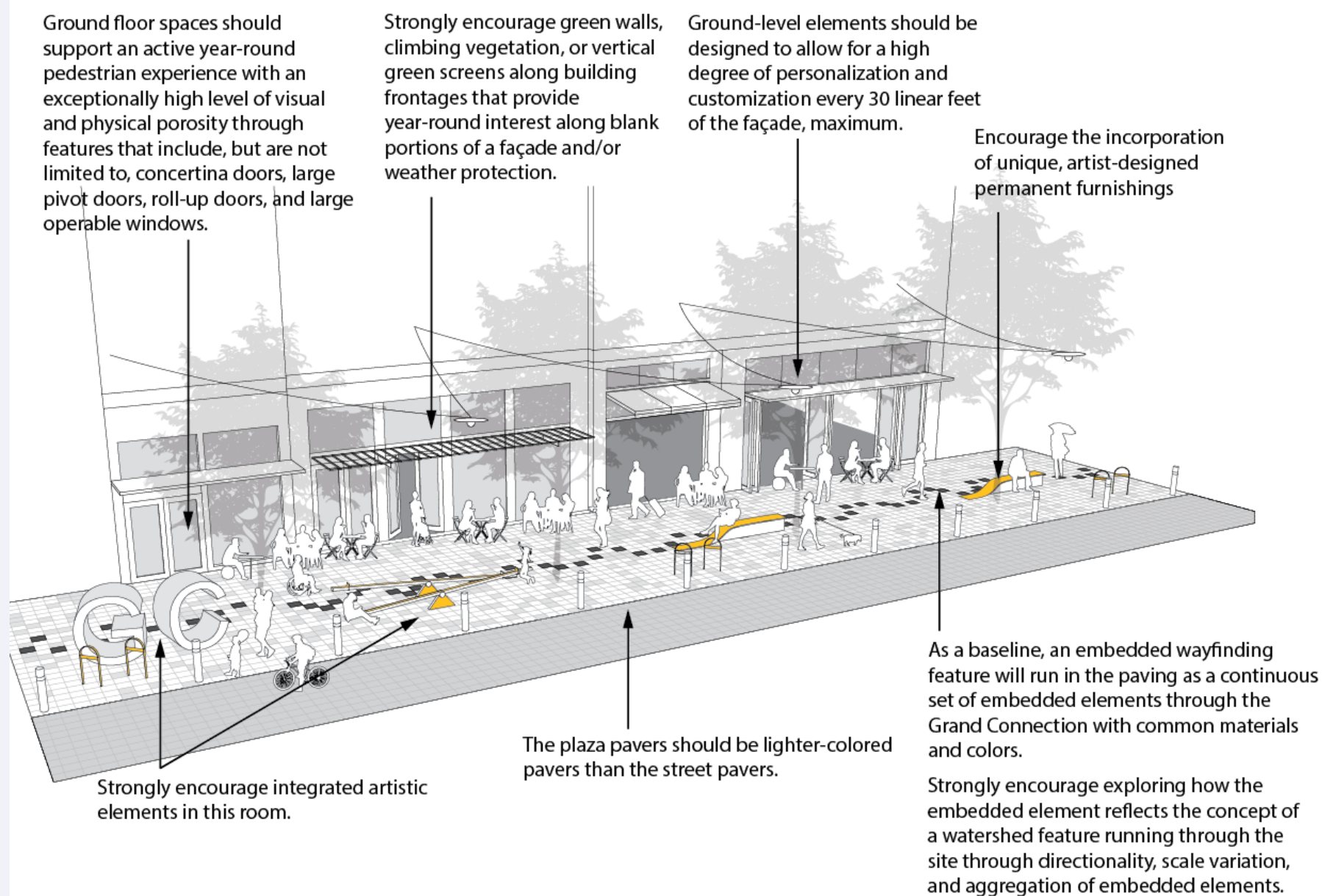
Understory site designs should avoid creating obstructions to pedestrian passage and to the staging of large events.

Explore the use of stepped or terraced seating that can also function as step risers. Encourage the use of built-in seating along raised planters.

Explore creative and engaging approaches along the steps and ramps including embedded lighting, special materials and inscriptions, use of the signature color on step risers, interactive elements, and other similar elements.



# DRAFT Plaza as Street Diagram





# 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)



# Future Efforts

- Lake to Lake Design Guidelines (Planned)
- Civic Center Master Plan (Planned)
- I-405 Freeway Lid Feasibility Study (Planned)
- Meydenbauer Bay Park Phase 2 (Planned)
- Downtown Wayfinding Update (Planned)
- Wilburton Initiatives: Eastrail Framework and Code and Policy Update (Planned)
- *Grand Connection Sequence Two Guidelines and Standards (Planned)*

# Thank You

Bellevue Community Development Department  
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