



Grand Connection

Sequence One Design Guidelines and Standards Land Use Code Amendment (LUCA) Study Session 2

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March 24, 2021



Direction

Direct staff to prepare the proposed LUCA for public hearing on April 28, 2021





Agenda

1. Grand Connection Initiative and Sequence One Extent
2. LUCA Objectives
3. Outreach and Engagement
4. Draft LUCA Structure
5. Study Session 1 Comments
6. Direction Needed



Grand Connection Initiative



Grand Connection Framework Plan & Comprehensive Plan Amendment: Sequence One and Two



Grand Connection Sample Implementation Strategies



Design Guidelines and Standards



Activation Strategies



Intersection Improvements



Wayfinding (Signage)



I-405 Lid Concept Feasibility Study



Refreshed Graphics



Bellwether Arts Festival



Meydenbauer Park



Downtown Park Entry



Downtown Code

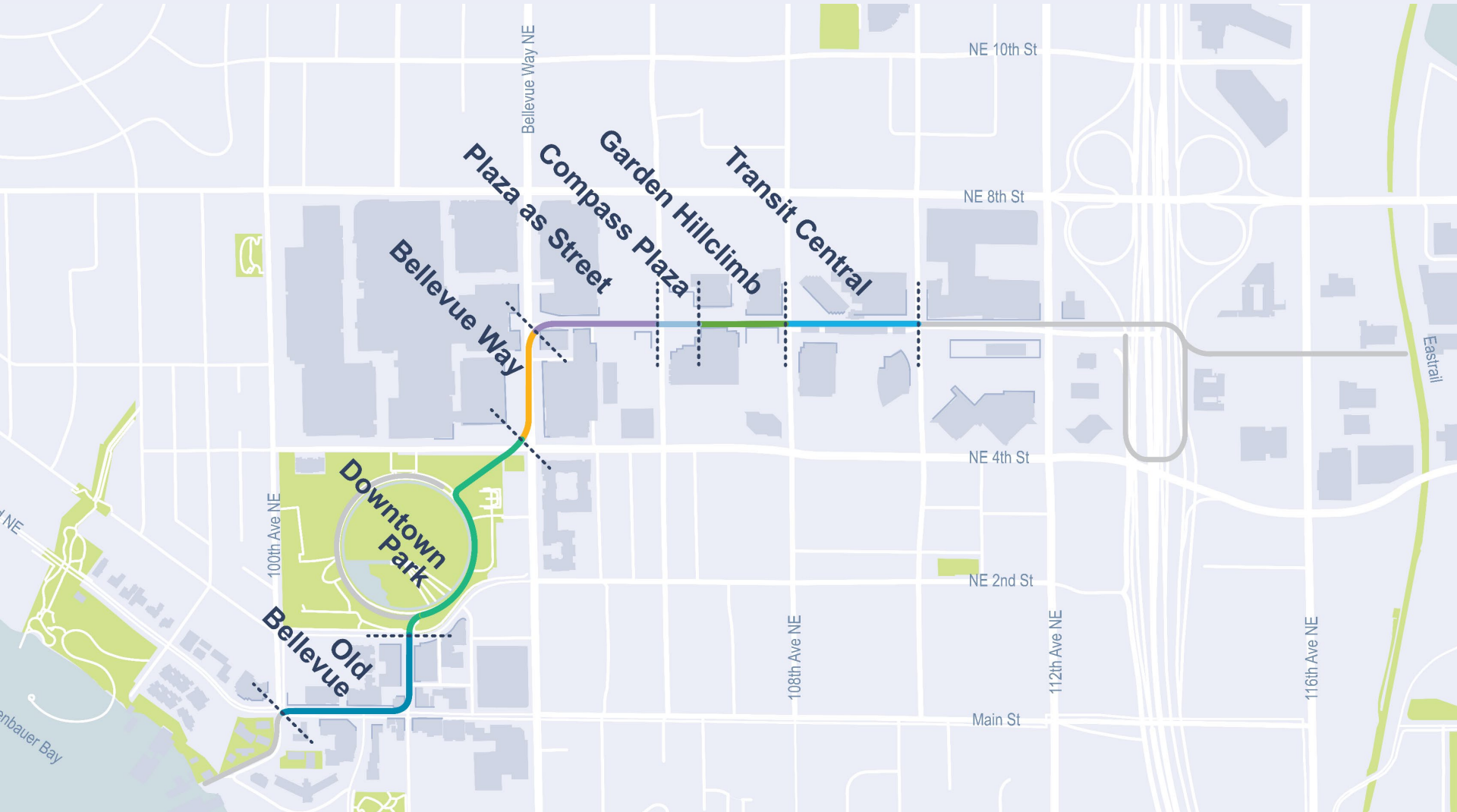


Eastrail Integration





Sequence One Extent





LUCA Objectives

Implement elements of the Grand Connection Framework Plan and Comprehensive Plan Amendment

Update Pedestrian Corridor and Major Public Open Space Design Guidelines and LUC to reflect Grand Connection vision

Remove redundant guidelines/simplify content where possible




Update Process

2020 | 2021


Initial LUCA
Structure/
Outline


Initial Draft LUCA
For Testing


Draft LUCA
For Review

PC Briefing
January 22

PC Briefing
June 24

PC Study Session #1
March 10

PC Study Session #2
March 24

PC Public Hearing/
Recommendation
April 28

City Council Study Session
May (Tentative)



City Council
Adoption

Articulation Phase

- Audit Pedestrian Corridor and Downtown Design Guidelines
- Review Grand Connection Sequence One Framework Plan
- Review Downtown Code

Formulation Phase

- Review Precedent Studies
- Test with Active Projects
- Internal/External Focus Groups
- Stakeholder Briefings

Adoption Phase

- Internal/External Stakeholder Outreach/Engagement

Outreach and Engagement



Applied Engagement
from 2017-2018
Framework Plan
Process



Ongoing Testing
with Active
Projects



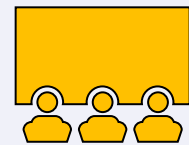
External Focus
Group with Grand
Connection
Stakeholders



Internal Focus
Group with Design
Review Staff



Bellevue Downtown
Association Land Use
and Livability
Committee Briefings



Transportation
Commission and
Parks Board
Briefings

20.25A.175 Grand Connection and Major Public Open Spaces



A. General

1. Section Requirements
2. Public Access
3. Hours
4. Operations
5. Development Rights

B. Grand Connection

1. Purpose
2. Where required
3. Applicable Review
4. Maintenance
5. Phased Construction, Grand Connection

C. Major Public Open Spaces

1. Purpose
2. Where required
3. Design
4. Specific Development Mechanism



D. Grand Connection Guidelines and Standards

1. Artistic Elements
2. Ecological Framework
3. Fixtures
4. Paving
5. Primary Entries
6. Signature Color



E. Room Specific Guidance

1. Old Bellevue
2. Downtown Park
3. Bellevue Way
4. Plaza as Street
5. Compass Plaza
6. Garden Hillclimb
7. Transit Central



Conformance Amendments

- Amendments to effectively integrate the proposed LUC section 20.25A.175 and ensure consistency with the broader Downtown Code
- Amendments to the definitions
- Change of right-of-way designation for 102nd Avenue NE, between Main Street and NE 1st Street, from a “B” to an “A” for consistency with the Grand Connection LUCA
- General clean-ups for clarity and to correct cross-references

Planning Commission Study Session 1



Comments (abbreviated)

Staff Response

Seeking opportunities to elevate universal access language

- Staff has consulted with the Transportation Department and the Diversity Advantage reps to discuss potential edits.
- 2018 Grand Connection CPA: provides direction for an accessible and intuitive multimodal connection designed for all users of the Grand Connection (S-DT-45)
- Suggested LUCA edit based on staff discussion:
 - “D. *Grand Connection Guidelines and Standards.*
The Grand Connection is a series of universally-accessible designed, cohesive, and connected, yet distinct spaces through Downtown Bellevue...”
 - “b. *Facilitate both universal access and design by integrating intuitive features within each Room to promote equitable use and safe and accessible opportunities for people to move, explore, gather, and relax*”

Planning Commission Study Session 1



Comments (abbreviated)

Staff Response

Ensuring access to the Grand Connection from elsewhere in the city

- Staff agrees that ensuring ease-of-access to the Grand Connection is essential.
- The overall initiative reflects the community's values and council priorities.
- Access to Downtown is achieved in a variety of ways. Many users visit the Grand Connection and its focal points, including the newly constructed Meydenbauer Bay Park (Phase I) and newly completed Downtown Park;
- Users of the Grand Connection may arrive at the Transit Central "room" by bus or light rail; and
- Other users may enjoy the Grand Connection during their workday, while shopping, or while visiting one of the many focal points in Downtown.

Planning Commission Study Session 1



Comments (abbreviated)

Staff Response

Emphasizing cultural sensitivity where possible

- Urban Design and the Arts Element of the Comprehensive Plan amended in 2018 to include Policy UD-20.1: *“Support and encourage the development of the Grand Connection as a cultural corridor by designing and creating spaces for performance, installation, and temporary-based art and cultural installations.”*
- Predominant LUCA goal: *“establish a vibrant cultural corridor that offers enjoyable and memorable experiences.”*
- LUCA Guidelines/Standards: Artistic elements are required corridor-wide with the stated intent of providing space for performances and encouraging installations and presentation of artistic elements that can be integrated or paired with embedded wayfinding.
- This LUCA also includes guidelines and standards to promote the use of artistic elements as a representation of the cultural contexts of Downtown Bellevue.

Planning Commission Study Session 1



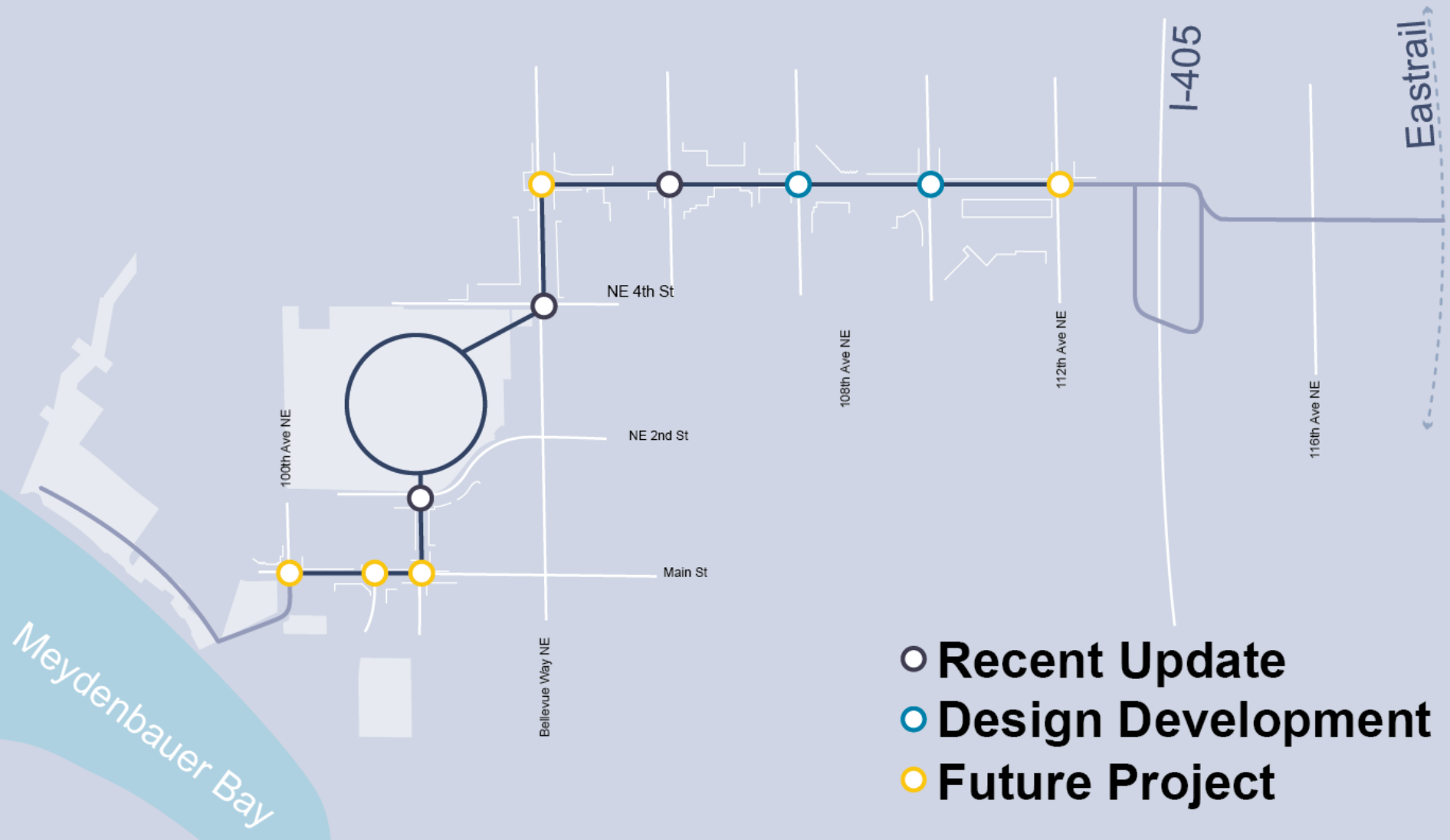
Comments (abbreviated)

Staff Response

Supporting safe and active route, particularly at street intersections

- LUCA builds upon the Pedestrian Corridor framework, which has a stated purpose of serving as a focus for pedestrian use.
- Urban Design element of the Comprehensive Plan was amended to include Policy UD-69.1 *“Encourage the development of the Grand Connection vision to create a unique, defining, and signature experience for people walking, riding a bicycle, or using other compatible mobility options, recognizing that the pedestrian experience and pedestrian safety take precedence over other modes.”*
- This LUCA implements policy UD-69.1 through pedestrian-centered design guidelines and standards ranging from paving, landscaping, lighting, and intersections.
- The Downtown Transportation Plan implements aspects of the Grand Connection Initiative through the designation of exceptional intersections along the Grand Connection.

Planning Commission Study Session 1





Direction

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