URBAN DESIGN & THE ARTS

WHAT YOU WILL FIND IN THIS CHAPTER

- Direction on the character of the community through the arts, design of the built environment, and historic preservation.
- Policies and information that guide public and private development in order to create an aesthetically beautiful, safe, and functional city where people want to be.
- Guidance on the design of public space.
- Policy direction and locations for enhanced streetscape and intersection design.
- Guidance on the celebration and preservation of Bellevue's heritage.
- Policies that support arts and cultural experiences, facilities, and education throughout Bellevue.

URBAN DESIGN & THE ARTS VISION

BELLEVUE CREATES EXTRAORDINARY PLACES FOR PEOPLE, AND EMBRACES THE ARTS AS AN INTEGRAL PART OF THE COMMUNITY.

Through keen attention to urban design, Bellevue's new buildings are contributing to the memorability, livability and character of the City and its neighborhoods. Rich expressions of arts and culture are found throughout the City; they are embraced by residents and "must see" attractions for visitors.

INTRODUCTION

The Urban Design and the Arts Element seeks to create a city that is people oriented, aesthetically appealing, and functionally understandable through the continued development of the built environment. It provides a design framework for community development and guidelines for new construction and improvements while protecting the city's positive characteristics. It also provides a foundation that recognizes the value of culture and the arts in shaping the character of the community. These goals and policies apply to the continued development of the arts and three-dimensional aspects of the built environment in Bellevue: buildings, streets, sidewalks, parks, neighborhoods, plazas, etc. Combining aspects of architecture, landscape design, public works, art, and transportation systems, the urban design policies complement corresponding parts of the Environment, Housing, Land Use, Parks, Recreation, and Open Space, and Transportation Elements.

Bellevue's urban design and arts policies create an inviting and attractive place that entices people to more actively use their city. The policies strive to reinforce the character of the city as a whole, while honoring each of its distinct neighborhoods. This is accomplished through thoughtful design that fits Bellevue and is also tailored to individual neighborhoods.

TODAY'S CONDITIONS AND TOMORROW'S PROJECTIONS

URBAN DESIGN TODAY AND TOMORROW

Urban design has been and continues to be a priority in Bellevue. Bellevue's character exemplifies a "City in a Park" with tree-lined streets, public art, vast parks, natural areas, wooded neighborhoods, two large lakes, and mountain views. Within its stunning natural setting, Bellevue offers many urban experiences.

Bellevue will need to balance the development of urban areas, focused in Downtown and other mixed use centers, with preserving the character of its established residential neighborhoods. Residential neighborhoods will continue to evolve as reinvestment in existing homes and infill development occurs.

When possible, all types of new construction and improvements should incorporate low-impact development techniques to protect and preserve natural areas as important components of the community's character.

Urban Downtown

Bellevue's Downtown is a major regional economic center with dramatic increases of office, commercial, and residential uses that have transformed the area into a thriving urban neighborhood. Sites and buildings in Downtown designed with interesting and memorable architecture and integrated public art help create an engaging and dynamic urban core. Through-block connections, sidewalks, plazas, parks, and open areas all work to make Downtown active and connected.

WHAT DOES IT MEAN?

- Development affords the city an opportunity to improve the aesthetic beauty, livability, and functionality of both its emerging communities and established neighborhoods through the design of the built environment, cultivation of the arts, and preservation of the city's historical resources.
- The design of buildings, sites, and public spaces support and enhance the unique characteristics of each site and its surroundings, and reflect the character of Bellevue.
- Policies guide improvements to the city's built environment: streetscapes and pedestrian areas, public places, open space, and site and building design.
- Supporting the arts offers many opportunities for Bellevue's residents to come together to learn and experience new and traditional art forms and cultures.
- Artwork integrated into the built environment can enliven a public space, create engaging architectural details, promote city and neighborhood character, and serve as a landmark in the community.

Mixed Use Areas

Mixed use development in BelRed, Crossroads, Eastgate, Factoria, and Wilburton will complement growth in Downtown. BelRed is planned to experience the greatest physical transformation as development rebuilds this once auto-dependent commercial and light industrial corridor into a denser urban district with a smaller street grid, three light rail stations and increased office, commercial, and residential development. Quality urban design will help support the functionality and livability of all mixed use areas by being high-quality, interesting, attractive, safe, and consistent with local character.

Residential Neighborhoods

Bellevue's established, quality neighborhoods are why many people choose to live here. They help define the character of the city. Ensuring the continuity of neighborhood identity and character will be important as reinvestment and infill development occurs.

CHALLENGES AND OPPORTUNITIES

Development and growth present design and art-related challenges and opportunities for the city, including:

Continued Urbanization and Densification

With the majority of population and employment growth planned for Bellevue's mixed use centers, these areas will become more dense and urban. Growth brings with it the challenge of ensuring that new development contributes positively to the city through design that is attractive, engaging, and distinct. Designing new developments with context appropriate landscaping, building design, and public art, along with quality pedestrian facilities can improve the appearance and functionality of these developments and nearby areas, support and reinforce neighborhood character, and improve the livability of Bellevue.

Credit: Buster Simpson

Designing for All Ages and Abilities

In many parts of the city, Bellevue's population continues to get older, while in Downtown the population is getting younger. Designing the built environment for all ages and abilities helps ensure that all residents, workers, and visitors experience Bellevue as an inspiring, functional, and welcoming place to be.

Protecting the Environment

The natural environment is a key part of Bellevue's character. Enhancing and extending natural elements into new development, especially in areas that become increasingly urban, will be a challenge. New development offers the opportunity to not only create a quality built environment, but also reinforce the natural character of the city. As the city changes, there are opportunities to enhance the tree canopy, plant street trees, and design streets and sites that better support healthy trees. Proper streetscape design should allow for enough soil volume and provide quality soils for street trees. Low-impact development techniques can help protect

and support natural features in new developments. Environmental technologies, integrated into site and building design, can reduce long term environmental impacts of development.

Community Gathering Places

A variety of types and sizes of community gathering places are needed throughout Bellevue. These can be a plaza, library, community center, church, coffee shop, large or small park, or neighborhood shopping center. Where ever they are, the community needs to feel invited. The design of these places, including the nearby streetscape, should facilitate access, celebrate the character of the surrounding neighborhoods, and promote these areas as important community assets.

Access to Transit and Transit-Oriented Development

East Link light rail line will provide quick and easy transit access throughout Bellevue and connect to Seattle and Redmond. Designing nearby buildings, sites and public areas with attractive and accessible connections to light rail stations and other transit options is an opportunity to create a more connected and multi-modal city. These connections can be highlighted with engaging public art, quality site design, and interesting architectural and landscape features.

The development of transit-oriented sites and buildings adjacent to transit facilities presents particular opportunities to improve the urban design of the area. These facilities and adjacent developments will not only offer quality pedestrian facilities from these busy areas to nearby destinations, but they will operate as gateways into Bellevue and its neighborhoods as well.

URBAN DESIGN & THE ARTS IN BELLEVUE

The Urban Design and the Arts Element addresses: Character, Arts & Culture, Design Quality, Public Space, and Landmarks & Historic Resources.

CHARACTER

As Bellevue evolves it is important to preserve its inherent natural qualities while enhancing the existing urban areas. Bellevue is fortunate to have an attractive natural setting. It is bounded on two sides by large lakes, abundant parks, and open space, and is laced with streams, smaller lakes, and several large wetlands. Recent concentrations of development in the Downtown and in other commercial areas are emerging in striking contrast to the natural environment. This contrast exemplifies Bellevue's image as a "City in a Park."

By providing direction on the overall character of the city, Bellevue's residential neighborhoods, Downtown, and other commercial and mixed use centers help ensure that specific design elements promote the character of our neighborhoods and urban and natural areas while still relating to the larger vision of the city as an inspiring place to be.

Credit: Carey Rose

ARTS & CULTURE

The arts are an important expression of how people think of and experience the city and each other. Bellevue seeks to foster a strong arts and cultural community chiefly supported through a wide range of artists, art and cultural institutions, and arts groups offering a variety experiences to an engaged audience.

As Bellevue continues to grow more culturally diverse, the arts can introduce people to new cultures, traditions and art forms. Art and cultural events, whether planned, permanent, or temporary, give residents and visitors the opportunity to engage with the community and learn about cultural traditions.

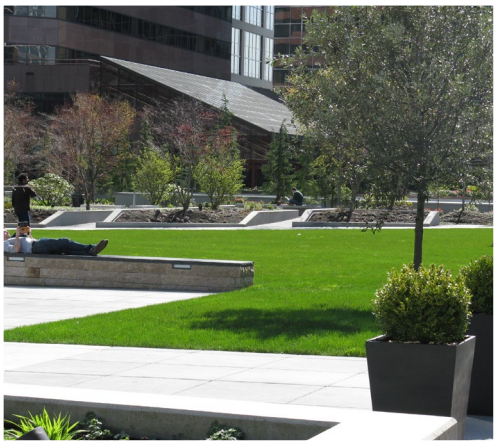
A collection of privately and publically owned artwork is available to the community throughout the city. Public art can be integrated into many locations: streetscapes, entrances to neighborhoods, key locations that foster neighborhood identity, buildings, plazas, landscapes, and parks are just a few examples.

DESIGN QUALITY

Public and private development must meet the needs of the community. High-quality design is important to ensure development provides a positive contribution to the urban form of the city.

- **Site and Building Design.** People-oriented design of sites and buildings in urban areas ensure a safe, engaging and quality pedestrian environment with interesting architecture and landscaping.
- **Context-Appropriate Design.** Proper site and building design should incorporate aspects of the site, adjacent developments or natural features and mitigate potential impacts to the surrounding area. Providing variety and compatibility in building, site and streetscape design will allow for a mix of interesting and innovative designs that also function within the context of the city. All types of open space can be attractive places, focal points, and provide contrasts to, or integrate with, the built environment. Considering how a site or building is experienced from nearby areas is a powerful tool to create focal points and landmarks within the community or reduce the visibility of parking areas or service docks from public areas.

PUBLIC SPACE



Whether a sidewalk, plaza, park, or formal or informal gathering space, public spaces need to function and draw people to use them by being interesting, attractive, comfortable, and safe. Integrated amenities, such as weather protection, landscaping, public art, seating, and other features all work towards creating a pleasant and unique experience. A variety of sizes and types of well-designed public space throughout the city will offer people the opportunity to engage with their surroundings and gather with their community.

Street corridors need to both reflect the image of Bellevue as a "City in a Park" and the character of nearby neighborhoods, natural areas, and parks. Sidewalks need to feel safe and comfortable for all and offer pedestrian amenities at key locations to encourage use. Physical buffers between the sidewalk and traffic, such as street trees, landscaping, public art, or on-street parking, increase the feeling of safety and comfort and help create a more pleasant experience for pedestrians.

LANDMARKS AND HISTORIC RESOURCES

A major aspect of Bellevue's character is its history. Bellevue's heritage highlights its diversity and uniqueness. By celebrating its past, the city can enrich the lives of its residents and its appeal to visitors by commemorating its past. In some cases, this may mean active involvement in the preservation and renovation of historic landmarks; in others, historical interpretation or recognition may be sufficient. Policies which provide direction for preservation and commemoration enable us to retain an important link with previous generations. Preserving historic resources can help retain community values, provide for continuity over time, and contribute to a sense of place within the region.

Different parts of the city have their own mixture of past events, people, buildings, and celebrations. In Bellevue there are places that are reminders of the past. For example, the Wilburton railroad trestle over SE 8th Street; historic coal mines south of I-90; the plants, wildlife, and agriculture of Mercer Slough; unique large trees; and a number of outstanding private gardens are recognized for their long-standing contribution to the community. The city also acknowledges its history by naming parks, streets, and public places after figures, groups, and events from its past. A number of structures, sites and landmarks are designated to allow future generations a window into Bellevue's history.

WHAT DOES SUCCESS LOOK LIKE?

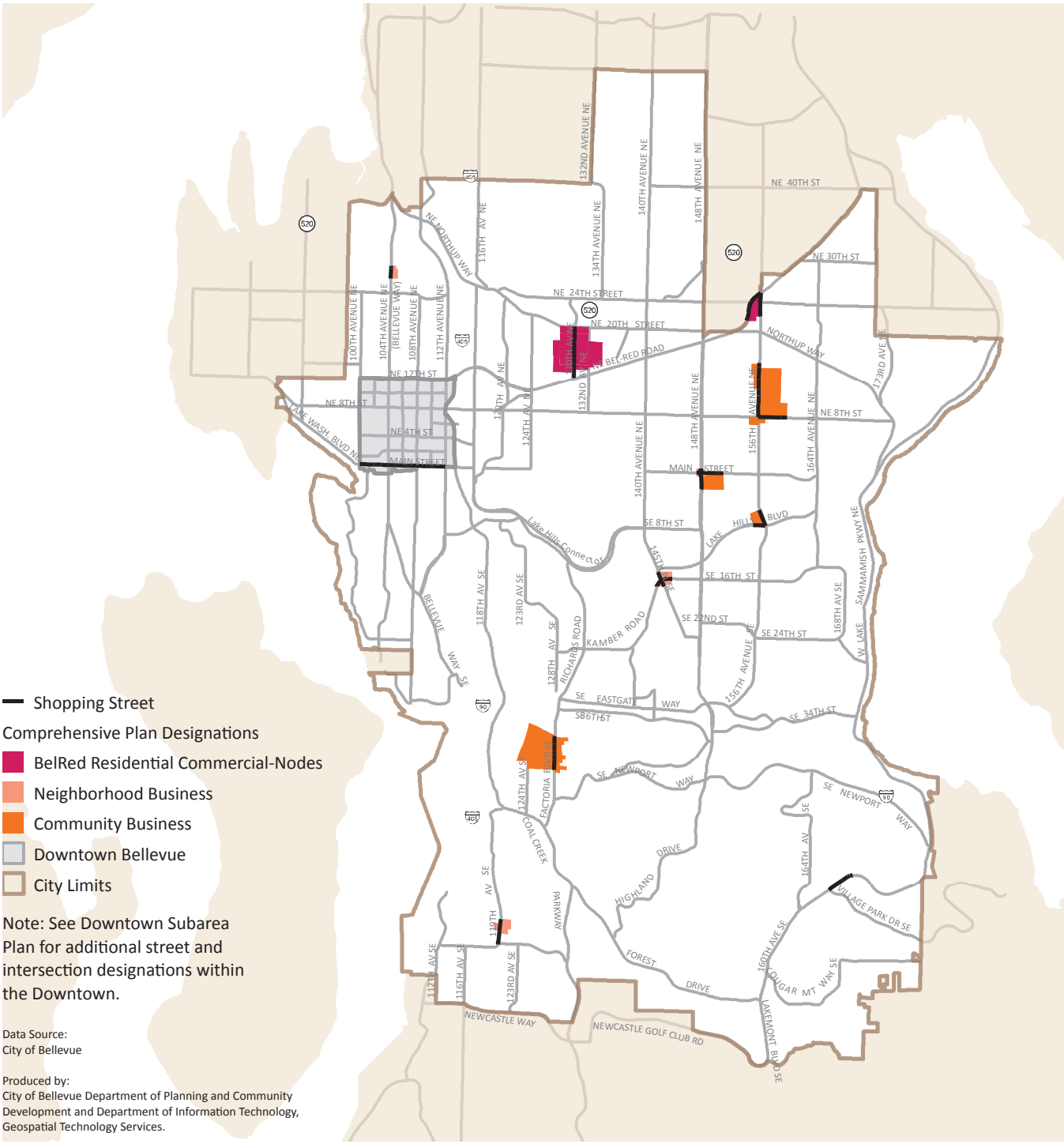
- As Bellevue becomes more dense and urban it will also be attractive, engaging, and distinct through its landscaping, building design, public spaces, and art.
- People of all ages and abilities will find Bellevue welcoming and functional.
- Bellevue is a city of iconic landmarks, including well preserved historic resources.
- Landscaping and streetscape design will continue to define Bellevue as a "City in a Park."
- Abundant community gathering places will reflect local character.
- Bellevue is home to a thriving arts and cultural community.

Map UD-1. Boulevard and Intersection Improvements

This map designates streets and intersections that play a significant role in establishing Bellevue's design character. See Policy UD-42 for a description of City Boulevards, Policy UD-X18 for a description of Scenic Boulevards and Policy UD-44 for a description of Key City Entry and Neighborhood Identity Points, and Designated Intersections.

Map UD-2. Shopping Streets

This map designates key streets adjacent to neighborhood shopping centers and other neighborhood retail areas that offer the opportunity to operate as the local "main street" and support active retail uses. See Policy UD-X19 for a description of Shopping Streets.



GOALS & POLICIES

GOAL

Foster a "City in a Park" that works for and celebrates its people through the design of the built environment, protection of its diverse neighborhoods, preservation of its historic features, and support for the arts.

POLICIES

Character

Citywide Character

UD-67. Enhance the appearance, image and design character to make Bellevue an inspiring place to be.

UD-19. Preserve trees as a component of the skyline to retain the image of a "City in a Park."

UD-20. Foster and value the preservation of open space as a dominant element of the city's character.

UD-75. Create a safe, engaging and attractive pedestrian environment throughout the city using appropriate urban design features.

UD-X. Support community efforts to develop art that enhances neighborhood character, builds community, and engages residents in the artistic process.

Residential Neighborhoods

UD-61. Encourage the green and wooded character of existing neighborhoods.

UD-60. Support neighborhood efforts to maintain and enhance their character and appearance.

UD-64. Design collector arterials that go through residential neighborhoods to reduce traffic impacts and to support the existing residential character.

UD-66. Enhance the appearance of neighborhoods with targeted city programs and right-of-way improvements.

Downtown, Commercial and Mixed Use Centers

UD-68. Encourage rooflines that create interesting and distinctive forms against the sky within Downtown and other mixed use areas.

UD-69. Develop Downtown and other mixed-use areas to be functional, attractive and harmonious with adjacent neighborhoods by considering through-traffic, view, building scale, and land use impacts.

UD-73. Enhance and support a safe, active, connected and functional pedestrian environment for all ages and abilities.

Arts & Culture

UD-X1. Encourage art and arts programs that create understanding and respect among the city's diverse cultures.

UD-36. Encourage development, display and performance opportunities for a wide range of artistic expression throughout the city.

UD-X2. Encourage the development of a wide array of cultural facilities throughout the city and the Eastside through local and regional strategies.

UD-X3. Encourage lifelong arts education for all skill levels.

UD-35. Support a variety of artwork in public places, such as parks, public buildings and plazas.

UD-37. Expand the city's public art collection and involve the community in the selection of new major items.

UD-X4. Support artists and arts groups working in the community through city programs and private partnerships.

Design Quality

Site and Building Design

UD-1. Encourage excellence in architecture, site design and workmanship, and durability in building materials to enrich the appearance of a development's surroundings.

UD-X5. Encourage the creation of iconic visual reference points in the community through innovative site and building designs.

UD-4. Ensure that site and building design relates and connects from site to site.

UD-13. Encourage visual, auditory and tactile design elements in the built and natural environment.

UD-21. Integrate high quality and inviting public and semi-public open spaces into major development.

UD-7. Encourage private and public developers to integrate art into the design of the public areas of their projects.

UD-8. Integrate rooftop mechanical equipment screening with building architecture.

UD-X6. Encourage the use of solar panels and energy efficient technologies in private and public development.

UD-X7. Utilize greenroofs and walls where they enhance the character of Bellevue as a "City in a Park" and soften the visual impact of development.

UD-X8. Provide design treatments for blank walls that are visible from the public right of way.

UD-10. Encourage public and private development to incorporate access to sunlight.

UD-11. Provide both weather protection and access to sunlight in pedestrian areas using architectural elements.

DESIGNING IN CONTEXT

Neighboring developments and infrastructure should inform the design of sites and buildings. This can improve the pedestrian environment, help support the character of the neighborhood and improve the overall urban design of the area. Examples include:

- Access to transit facilities
- Walkways and trails
- Shared driveways
- Landscaping
- Pedestrian connections
- Compatible building form
- Collective open and public space
- Continuous pedestrian protection from weather

UD-39. Include clearly visible and accessible walkways from street sidewalks and parking areas to building entrances and within and between developments as a part of site design.

UD-9. Reduce the visual impact of parking lots, parking structures and service docks to public areas using architectural design, site design, landscaping, screening and appropriate lighting.

UD-X9. Use site design, water efficient landscaping and stormwater management practices to reduce the environmental impact of impervious surfaces.

UD-X10. Minimize paved surfaces within open spaces and use permeable surfaces where appropriate.

UD-12. Minimize excessive glare from reflective building material and outdoor lighting into residential areas using appropriate site design and technology.

UD-X11. Consider the adverse effects of wind in site and building designs adjacent to public spaces.

UD-X12. Design context appropriate stormwater management facilities that reflect the unique character and design elements of the neighborhood in which the site is situated.

UD-X13. Use low impact development principles early in the site design and development process.

Downtown, Commercial and Mixed-Use Developments

UD-71. Permit high intensity development subject to design criteria that assures a livable urban environment.

UD-X14. Incorporate the character of the surrounding community into the architecture, landscaping and site design of commercial and mixed use centers.

UD-59. Ensure that perimeter areas of more intense developments use site and building designs that are compatible with and connect to surrounding development where appropriate.

UD-48. Encourage site and building designs that support and connect with existing or planned transit facilities.

UD-70. Mitigate potential impacts to surrounding neighborhoods using landscaping, greenspace and other urban design elements.

UD-72. Link increased intensity of development with increased pedestrian amenities, pedestrian-oriented building design, through-block connections, public spaces, activities, openness, sunlight and view preservation.

UD-55. Incorporate architectural character, landscaping and signs into commercial and public centers to make them functionally cohesive.

UD-57. Require buildings be sited at or near the public sidewalk as long as the full sidewalk potential is not diminished, as appropriate.

Signs and Wayfinding

UD-25. Ensure sign design and placement is compatible with building architecture, neighboring commercial signs and with the visual character of the community.

UD-74. Maintain the skyline as a public view discouraging signs at upper levels of major buildings with limited exceptions. When allowed, signs should be in a subdued color and not impact the skyline.

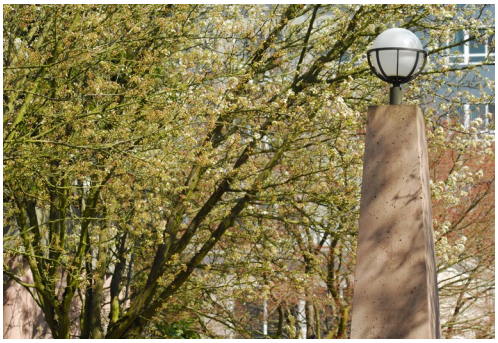
UD-28. Develop and maintain a public signage and wayfinding system throughout the city that reinforces the identity of Bellevue and its distinct neighborhoods.

Vegetation and Landscaping

UD-15. Use landscape designs that are appropriate for urban and suburban settings.

UD-16. Exemplify the Pacific Northwest character through the use of appropriate plants in new landscaping.

UD-X15. Promote water conservation in landscape and irrigation system designs.



FOSTERING AND GROWING LARGE TREES

Large trees support the vision of Bellevue as a "City in a Park" and can serve as landmarks within the community. Designing sites to give these trees enough room to continue to prosper will help ensure the long-term health of these important features. New trees should be planted with enough soil volume and quality soil to accommodate the growth of the tree throughout its life.

STREETSCAPE DESIGN FOR PEDESTRIANS

Sidewalks provide connections throughout the city and to parks, schools, and businesses. Sidewalks are made more enjoyable with urban design features that can include street trees, landscaping, water features, raised planter boxes, potted plantings, pedestrian-scaled lighting, street furniture, paving treatments, medians, and public art. Sidewalks design should buffer pedestrians from the street with plantings or other features to improve pedestrian comfort. In high pedestrian areas, pedestrian-scaled lighting should be installed to improve pedestrian safety and visibility. Landscape strips are preferred to tree pits where possible to allow for both larger street trees and to improve pedestrian comfort.

UD-18. Preserve vegetation, with special consideration given to the protection of groups of trees and associated undergrowth, specimen trees, and evergreen trees.

Public Space

Public Places

UD-29. Provide a system of public places of various sizes and types throughout the community with a variety of experiences and accommodations.

UD-30. Ensure public places give access to sunlight, a sense of security, seating, landscaping, accessibility and connections to surrounding uses and activities.

UD-33. Incorporate weather protected areas into major public places.

UD-31. Consider the edges of public places that abut residential property for special design treatment to create a buffer that does not interfere with security or visual access.

UD-23. Identify and preserve views of water, mountains, skylines or other unique landmarks from public places as valuable civic assets.

Sidewalks, Walkways and Trails

UD-38. Ensure continuous and safe sidewalks wide enough to serve current and planned uses along arterials that are integrated with abutting land uses.

Consider alternative street and sidewalk designs that minimize environmental impacts and use permeable surfaces where appropriate.

UD-X17. Use appropriate street tree species and provide adequate rooting space to limit damage to sidewalk and street infrastructure.

UD-40. Ensure that sidewalks, walkways, and trails are furnished, where needed and appropriate, with lighting, seating, landscaping, street trees, planter strips, trash receptacles, public art, bike racks, railings, handicap access, newspaper boxes, etc. without interfering with pedestrian circulation.

Street Corridors

UD-41. Design streets to be visually appealing connections between different parts of the city for motorists, bicyclists and pedestrians.

UD-54. Give identity and continuity to street corridors by using a comprehensive street tree plan and other landscaping to enhance circulation routes, soften the appearance of pavement and separate pedestrians from traffic.

UD-42. Design key city boulevards to be distinctive from other streets and to reinforce the image of Bellevue as a "City in a Park." Use features such as gateways, street trees, median plantings, special lighting, separated and wider sidewalks, crosswalks, seating, special signs, street names, landscaping, decorative paving patterns and public art both within the right-of-way and on adjacent private development. (See Map UD-1)

UD-X18. Design boulevards adjacent to parks, natural areas and open spaces to reflect scenic elements of the surrounding areas and neighborhoods. Streetscape design should promote a safe and comfortable park-like experience for all users. (See Map UD-1)

UD-X19. Enhance neighborhood shopping streets to act as the local "main street" with exceptional landscaping, increased pedestrian and bicycle facilities and neighborhood specific character elements. (See Map UD-2)

UD-X20. Work with the community to identify and develop a system of neighborhood greenways that offer safe alternative routes for pedestrians and bicyclists to provide local access to parks, schools and services.

PEDESTRIAN WALKWAYS

Designing sites and buildings with through-block connections make it easier to get around. A combination of aligned building facades, passageways, covered walkways, consolidated parking areas, signs, markings, public art, special paving, and other methods can be used to highlight these pedestrian areas.

STREETSCAPE DESIGN FEATURES

Design features to enhance the streetscape can include wider sidewalks, special signs, colorful planting, seating, improved lighting, prominent crosswalks, decorative paving patterns, and public art. Gateway treatments may be used to reinforce the character of the city and neighborhoods at designated intersections that are key entry points into the city and into smaller districts and communities within the city. Design of these intersections should take into account potential visual and physical obstructions such as mechanical equipment.

UD-43. Provide clear and identifiable walkways into and through Bellevue's large commercial blocks to improve pedestrian activity.

UD-44. Design enhanced streetscapes at designated intersections and key entry points into the city and into smaller districts. (See Map UD-1)

UD-46. Incorporate dramatic and imaginative landscape and art features when reconstructing streets and/or sidewalks at key intersections. (See Map UD-1)

UD-62. Minimize the removal of existing vegetation when improving streets to preserve the natural character of Bellevue.

Transit Facilities

UD-47. Work closely and cooperatively with regional transit providers in the planning and design of transit facilities to ensure that the design of the facilities reflects the general character of Bellevue and the surrounding neighborhoods.

UD-49. Design and coordinate the proximity of bike racks, wheelchair access, pedestrian amenities, non-motorized trails and other modes of transportation with transit facilities.

Freeways

UD-50. Work with the state and federal governments on new freeway projects to see that appropriate alignments, landscaping materials and lighting enhance the community's image while limiting noise.

UD-51. Encourage dense plantings, hedges, or large, fast-growing trees to act as visual screens at locations where existing views of or from freeways are unappealing.

UD-52. Ensure that all development abutting the freeway corridors includes special design features which provide an attractive entrance to the city.

UD-53. Integrate the Mountains-to-Sound greenway concept into the designs of frontage roads along the I-90 freeway corridor. Give particular attention to multiuse trails, large-scale landscaping and pedestrian amenities.

Landmarks and Historic Resources

UD-76. Preserve, enhance and interpret Bellevue's historical identity.

UD-77. Recognize the heritage of the community by naming (or renaming) parks, streets and other public places after major figures and events.

UD-78. Designate historic landmark sites and structures and review proposed changes to ensure that these sites and structures will continue to be a part of the community and explore incentives for rehabilitation.

UD-79. Identify vista points and landmarks such as major trees, buildings and landforms to preserve as Bellevue develops.

PRESERVATION OF HISTORIC RESOURCES

As Bellevue continues to mature as a city, the preservation of historic resources will help Bellevue accurately represent its depth, diversity and uniqueness.

POLICY CONNECTIONS

The city is designed to support the character and needs of the community while harmoniously integrating the natural and built environments. Complementary goals and policies can also be found in other elements of the Comprehensive Plan.

The **Land Use** Element includes policies about the distribution and location of land use types and the city's strategy for future growth, including guiding the majority of new development to Downtown and other mixed use centers.

The **Environment** and **Parks, Recreation, and Open Space** elements address the stewardship of natural areas and open spaces, as well as maintaining tree canopy, to create the feeling of a "City in a Park."

The **Transportation** Element includes policies on the development of infrastructure and facilities for pedestrians, bicyclists, and automobiles.

IMPLEMENTATION

Bellevue implements the Comprehensive Plan through numerous actions, including day-to-day operations, capital investments, strategic partnerships, and review of new development projects. The following list shows some of the relevant plans that implement the Urban Design and the Arts Element.

Implementation	Type
Capital Investment Plan The Capital Investment Plan (CIP) is updated as part of the city's budgeting process. Applicable programs include the Public Art Program, the Enhanced Right of Way and Urban Boulevards Program and other programs.	**Funding:** updated biennially.
Cultural Compass: A Strategic Vision for Arts & Culture The Cultural Compass details programs, strategies and goals to solidify Bellevue as the artistic center of the Eastside including the development of a major performance center in Downtown.	**Functional Plan:** updated every ten years.
Development Design Review Design review ensures that regulations, standards and policies are met during the design of new development.	**Project review:** on-going.

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