

Comprehensive Plan Policies

2023 Comprehensive Plan – Vols. 1 & 2

Provide a written response to each applicable Comprehensive Plan Policy. Refer to Comprehensive Plan for complete wording and requirements at: <https://planning.bellevuewa.gov/planning.comprehensive-plan/>

## Volume 1 – Housing (HO) and Urban Design (UD) Policies

Insert a written narrative regarding how each applicable policy has been met.

### Housing (HO) Policies

HO-2: Promote quality, community-friendly single family, multifamily and mixed-use development, through features such as enhanced open space and pedestrian connectivity.

| Insert text |
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HO-13: Ensure that mixed-use development complements and enhances the character of the surrounding residential and commercial areas.

| Insert text |
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### Urban Design & the Arts (UD) Policies

UD-1: Enhance the appearance, image and design character to make Bellevue an inspiring place to be.

| Insert text |
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UD-2: Preserve and enhance trees as a component of the skyline to retain the image of a “City in a Park.”

| Insert text |
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UD-4: Create a safe, engaging and attractive pedestrian environment throughout the city using appropriate urban design features.

| Insert text |
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UD-10: Encourage rooflines that create interesting and distinctive forms against the sky within Downtown and other mixed-use areas.

| Insert text |
| --- |

UD-11: 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.

| Insert text |
| --- |

UD-12: Enhance and support safe, active, connected and functional pedestrian environment for all ages and abilities.

| Insert text |
| --- |

UD-17: Support and encourage a variety of artwork in public places, such as parks, public buildings, and plazas.

| Insert text |
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UD-21: Explore opportunities to enhance pedestrian and other mobility connections between buildings and developments.

| Insert text |
| --- |

UD-23: Encourage excellence in architecture, site design and workmanship, and durability in building materials to enrich the appearance of a development’s surroundings.

| Insert text |
| --- |

UD-24: Encourage the creation of iconic visual reference points in the community through innovative site and building designs.

| Insert text |
| --- |

UD-25: Ensure that site and building design relates and connects from site to site.

| Insert text |
| --- |

UD-26: Encourage visual, auditory and tactile design elements in the built and natural environment.

| Insert text |
| --- |

UD-27: Integrate high-quality and inviting public and semi-public open spaces into major development.

| Insert text |
| --- |

UD-28: Encourage private and public developers to integrate art into the design of the public areas of their projects.

| Insert text |
| --- |

UD-29: Integrate rooftop mechanical equipment screening with building architecture.

| Insert text |
| --- |

UD-31: Utilize greenroofs and walls where they enhance the character of Bellevue as a “City in Park” and soften the visual impact of development.

| Insert text |
| --- |

UD-32: Provide design treatments for blank walls that are visible from the public right of way.

| Insert text |
| --- |

UD-33: Encourage public and private development to incorporate access to sunlight.

| Insert text |
| --- |

UD-34: Provide both weather protection and access to sunlight in pedestrian access areas using architectural elements.

| Insert text |
| --- |

UD-35: Include clearly visible and accessible walkways from street sidewalks and parking areas to building entrances and within and between developments as part of site design.

| Insert text |
| --- |

UD-36: 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.

| Insert text |
| --- |

UD-38: Minimize paved surfaces within open spaces and use permeable surfaces where appropriate.

| Insert text |
| --- |

UD-39: Minimize excessive glare from reflective building material and outdoor lighting into residential areas using appropriate site design and technology.

| Insert text |
| --- |

UD-40: Employ design guidelines that guide the form and placement of large buildings to reduce wind impacts on public spaces.

| Insert text |
| --- |

UD-41: Design context appropriate stormwater management facilities that reflect the unique character and design elements of the neighborhood in which the site is situated.

| Insert text |
| --- |

UD-42: Use low impact development principles early in the site design and development process.

| Insert text |
| --- |

### Downtown, Commercial and Mixed-use Developments

UD-44: Incorporate the character of the surrounding community into the architecture, landscaping and site design of commercial and mixed-use centers.

| Insert text |
| --- |

UD-45: Ensure that perimeter areas of more intense developments use site and building designs that are compatible with and connect to surrounding development where appropriate.

| Insert text |
| --- |

UD-46: Encourage site and building designs that support and connect with existing or planned transit facilities.

| Insert text |
| --- |

UD-47: Mitigate potential impacts to surrounding neighborhoods using landscaping, greenspace and other urban deign elements.

| Insert text |
| --- |

UD-48: Link increased intensity of development with increased pedestrian amenities, pedestrian-oriented building design, through-block connections, public spaces, activities, openness, sunlight and view preservation.

| Insert text |
| --- |

UD-49: Incorporate architectural character, landscaping and signs into commercial and public centers to make them functionally cohesive.

| Insert text |
| --- |

UD-50: Require buildings be sited at or near the public sidewalk as long as the full sidewalk potential is not diminished, as appropriate.

| Insert text |
| --- |

### Signs and Wayfinding

UD-51: Ensure sign design and placement is compatible with building architecture, neighboring commercial signs and with the visual character of the community.

| Insert text |
| --- |

### Vegetation and Landscaping

UD-55: Exemplify the Pacific Northwest character through the use of appropriate plants in new landscaping.

| Insert text |
| --- |

### Public Space

UD-58: Provide a system of public places of various sizes and types throughout the community with a variety of experiences and accommodations.

| Insert text |
| --- |

UD-59: Ensure public places give access to sunlight, a sense of security, seating, landscaping, accessibility and connections to surrounding uses and activities.

| Insert text |
| --- |

UD-60: Incorporate weather protected areas into major public places.

| Insert text |
| --- |

UD-61: 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.

| Insert text |
| --- |

### Sidewalks, Walkways and Trials

UD-65: Ensure that sidewalks, walkways, and trails are furnished, where needed and appropriate, with lighting, seating, landscaping, street trees, planter strips, trash receptables, public art, bike racks, railings, handicap access, newspaper boxes, etc. without interfering with pedestrian circulation.

| Insert text |
| --- |

### Street Corridors

UD-73: Design enhanced streetscapes at designated intersections and key entry points into the city and into smaller districts. (See Map UD-1)

| Insert text |
| --- |

UD-74: Incorporate dramatic and imaginative landscape and art features when reconstructing streets and/or sidewalks at key intersections. (See Map UD-1)

| Insert text |
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## Volume 2 – Downtown Subarea Policies (S-DT)

### Downtown (SD-T) Policies

S-DT-1: Emphasis shall be placed on Downtown livability, with provisions made for the needs, activities, and interests of Downtown residents, employees, shoppers, and visitors.

| Insert text |
| --- |

S-DT-3: Develop Downtown as an aesthetically attractive area.

| Insert text |
| --- |

S-DT-38: Minimize the adverse impact of Downtown development on residential neighborhoods with consideration of through-traffic, views, scale, and land use relationships.

| Insert text |
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ST-DT-40: Enhance the appearance and function of all types of streets and adjoining sidewalks with street trees, landscaping, water features, pedestrian-scaled lighting, street furniture, bicycle parking, paving treatments, medians, or other softening and design treatments as appropriate.

| Insert text |
| --- |

### Gateways and Wayfinding

S-DT-48: Provide for a sense of approach to Downtown at key entry points through the use of gateways and identify treatments that convey a sense of quality and permanence.

| Insert text |
| --- |

Review the District-Specific Policies applicable to your Proposal and list the below as appropriate.

| Downtown Districts |  |
| --- | --- |
| General |  |
| Northwest Village |  |
| City Center North |  |
| Ashwood |  |
| Eastside Center District |  |
| Old Bellevue |  |
| City Center South |  |
| East Main |  |
| Eastside Center District |  |

| Edges and Transitions |  |
| --- | --- |
| Perimeter Areas |  |

DT-124: Utilize sidewalks, landscaping, and green space treatments within Perimeter Areas to provide a transition from Downtown to surrounding residential neighborhoods.

| Insert text |
| --- |