 Downtown Design Guidelines

2023

Permit Number:

Provide a written response to each Standard/Guideline (LUC Guideline and narrative regarding how each applicable standard and/or guideline has been met). Refer to Land Use Code (LUC) for complete wording and requirements at: <https://bellevue.municipal.codes/LUC>

# LUC 20.25AQ.150 - Context

Relationship to Heigh and Form of Other Development – LUC 20.25A.150.A

## Relationship to Height and Form of Other Development – LUC 10.25A.150.A

Guidelines:

1. Architectural elements enhance area’s overall character
2. Locate building away from lower intensity land use districts
3. Minimize off-site impacts
4. Incorporate architectural elements proportionate to size of building
5. Use forms, proportions, etc. that are suggested by and complement adjacent buildings

Response:

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### Relationship to Publicly Accessible Open Spaces – LUC 20.25A.150.B

Guidelines

1. Preserve and maximize solar access
2. Enhance user’s experience of adjacent public open space

Response:

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### Relationship to Transportation Elements – LUC 20.25A.150.C

Guidelines:

1. Create logical connections
2. Coordinate service and parking access

Response:

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### Emphasize Gateways – LUC 20.25A.150.D

Guideline:

1. Use architecture and landscape elements to emphasize gateways

Response:

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### Maximize Sunlight on Surrounding Area – LUC 20.25A.150.E

Guidelines:

1. Evaluate alternative placement and massing concepts to ensure sunlight and sky view
2. Maximize sunlight and sky view in adjacent development/streetscape
3. Minimize size of shadows and length of time cast on pedestrians

Response:

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# LUC 20.25A.160 – Site Organization

## On-Site Circulation – LUC 20.25A.160.B

Guidelines:

1. Site Circulation for Servicing and Parking
2. On-Site Passenger and Guest Loading Zones, Porte Cocheres and Taxi Stands
3. Pedestrian and Cycling Connections

Response:

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### Building Entrances – LUC 20.25A.160.C

Guideline:

1. Ensure primary building entrance front onto major public streets and are visible, defined and accessible.

Response:

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### Through-Block Connections – LUC 20.25A.160.C

Standards:

1. Location
2. Proportionate Share
3. Hours
4. Legal Agreement
5. Signage

Response:

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Guidelines:

1. Form logical routes
2. Offer diversity in activities and pedestrian amenities
3. Incorporate design elements to identify through-block pedestrian connection as public space
4. Accentuate and enhance access to through-block pedestrian connection
5. Identify the connection as public space
6. Provide pedestrian-scaled lighting
7. Provide high-quality design and materials
8. Provide landscape to define/animate the space
9. Incorporate trees and landscaping to provide enclosure and soften
10. Use artistic elements and water features
11. Provide ADA access
12. Provide weather protection
13. Develop as walkway or a combination walkway and vehicular lane
14. Incorporate decorative lighting/seating areas
15. Be visible from surrounding spaces and uses

Response:

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### Open Space – LUC 10.25A.160.E

Guidelines:

1. Capitalize on elements of natural environment, planned parks, outdoor plazas and open space
2. Orient gathering places and walkways toward parks and open space
3. Include elements that engage the natural environment
4. Locate building to take advantage of adjacent open spaces
5. Create attractive views and focal points
6. Use open space to provide through-block pedestrian connections
7. Encourage year-round use
8. Define and animate the edges of public open space
9. Provide ADA access
10. Provide weather protection
11. Use artistic elements and water features
12. Use high quality, function and environmentally sustainable design element
13. Maximize safety and comfort
14. Provide electrical hookups and areas for staging events
15. Avoid vehicular activities in open space
16. Employ decorative lighting

Response:

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# LUC 20.25A.170 – Streetscape and Public Realm

## Streetscapes – LUC 20.25A.170.A

### Define the Pedestrian Environment

Guidelines:

1. Provide sense of enclosure and comfortable/continuous street edge
2. Provide transparent windows
3. Create visual interest on walls
4. Provide varied pedestrian experience on facades
5. Provide weather protection
6. Signs and lighting should complement pedestrian scale
7. Building edges shall maintain visual and physical connections to the sidewalk

Response:

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### Protect Pedestrians from the Elements

Guidelines:

1. Provide weather protection
2. Weather protection shall be integral component of façade
3. Weather protection shall be in proportion to building and sidewalk
4. Weather protection shall provide sense of enclosure for pedestrians
5. Use durable materials
6. Awnings and marquees coordinated with building design
7. Minimum height of awnings and marquees
8. Maximum height of awnings and marquees
9. Pavement below weather protection to provide drainage
10. Weather protection to have horizontal orientation
11. Weather protection to follow pattern of storefronts

Response:

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### Create a Variety of Outdoor Spaces

Guidelines:

1. Outdoor gathering spaces should be inviting and maximize opportunities for use. They should be spatially well-defined, inviting, secure, and easy to maintain. They may be intimate and quiet or active and boisterous
2. All outdoor areas should work well for pedestrians and provide space for special events, as well as passive activities
3. Provide courtyards, squares and [plazas](https://bellevue.municipal.codes/LUC/20.50.040__1ce86dd97a7f3cb59152cdca80925225) to enhance adjacent ground floor uses
4. Use buildings to surround green spaces and give the space visual definition. Vitality can be generated by active ground floor uses and programing within the space
5. Use trees, shrubs and plants to help define [walkways](https://bellevue.municipal.codes/LUC/20.50.054__938693fe06ed55bbdc4a6029af06970a), create transitions from [open spaces](https://bellevue.municipal.codes/LUC/20.25A.020.A__8650d205a3e4be578c5d3ec6d5014fc9) to the street, and provide visual interest
6. Provide for outdoor spaces that can support [active uses](https://bellevue.municipal.codes/LUC/20.25A.020.A__21148b434f580b5567f31a1903b9294d) such as farmers’ markets, festivals and community events
7. Provide [structures](https://bellevue.municipal.codes/LUC/20.50.046__dc4c71563b9bc39a65be853457e6b7b6), pavilions, and seating areas that are easily accessible and feel safe and secure during the day and evening hours; and
8. Provide pedestrian [walkways](https://bellevue.municipal.codes/LUC/20.50.054__938693fe06ed55bbdc4a6029af06970a) and courtyards in residential or office [development areas](https://bellevue.municipal.codes/LUC/20.50.016__189f2bd02d5339795a88bf1a985c5050)

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### Provide Places for Stopping and Viewing

Guidelines:

1. Use formal benches, movable seating, and informal seating areas such as wide steps, edges of landscaped planters and low walls;
2. Provide more seating areas near active retail establishments especially outside seating and drinking establishments and near food vendors;
3. Provide seating adjacent to sidewalks and pedestrian walkways;
4. Create places for stopping and viewing adjacent to and within parks, squares, plazas and courtyards;
5. Create a sense of separation from vehicular traffic;
6. Provide comfortable and inviting places where people can stop to sit, rest and visit.

Response:

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### Integrate Artistic Elements

Guidelines:

1. Use art to provide a conceptual framework to organize [open spaces](https://bellevue.municipal.codes/LUC/20.25A.020.A__8650d205a3e4be578c5d3ec6d5014fc9), including [plazas](https://bellevue.municipal.codes/LUC/20.50.040__1ce86dd97a7f3cb59152cdca80925225), [open spaces](https://bellevue.municipal.codes/LUC/20.25A.020.A__8650d205a3e4be578c5d3ec6d5014fc9), setbacks and streetscapes;
2. Use art to mark entryways, corners, gateways and view termini;
3. Integrate art into [building](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80) elements, including but not limited to: façades, canopies, lighting, etc.;
4. Designate a location for the artwork that activates the [public realm](https://bellevue.municipal.codes/LUC/20.25A.020.A__f283e3bf367cb908074028b47b2adf9c) and is in scale with its location; and
5. Use materials and methods that will withstand public use and weathering if sited outdoors.

Response:

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### Orient Lighting toward Sidewalks and Public Spaces

Guidelines:

1. [Pedestrian-scaled](https://bellevue.municipal.codes/LUC/20.25A.020.A__5b95bfa23696993477e12b771c88ec3e) lighting should be provided along pedestrian [walkways](https://bellevue.municipal.codes/LUC/20.50.054__938693fe06ed55bbdc4a6029af06970a) and public [open spaces](https://bellevue.municipal.codes/LUC/20.25A.020.A__8650d205a3e4be578c5d3ec6d5014fc9);
2. Lighting should be compatible among projects within neighborhoods to accentuate their unique character;
3. Fixtures should be visually compatible so as not to overpower or dominate the streetscape;
4. Lighting may also be used to highlight trees and similar features within public and private [plazas](https://bellevue.municipal.codes/LUC/20.50.040__1ce86dd97a7f3cb59152cdca80925225), courtyards, [walkways](https://bellevue.municipal.codes/LUC/20.50.054__938693fe06ed55bbdc4a6029af06970a) and other similar outdoor areas to create an inviting and safe ambiance;
5. Use lighting to highlight [landscape areas](https://bellevue.municipal.codes/LUC/20.50.032__fc306a7f340d688cae58e733b13d675a);
6. Integrate and conceal fixtures into the design of [buildings](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80) or landscape walls, handrails and stairways;
7. Install foot lighting that illuminates [walkways](https://bellevue.municipal.codes/LUC/20.50.054__938693fe06ed55bbdc4a6029af06970a) and stairs;
8. Use energy-efficient lighting, such as LED;
9. Direct bollard lighting downward toward walking surfaces;
10. Provide festival lighting along signature streets on [buildings](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80) and trees; and
11. Decorative lighting may be use in [open spaces](https://bellevue.municipal.codes/LUC/20.25A.020.A__8650d205a3e4be578c5d3ec6d5014fc9) to make the area more welcoming.

Response:

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### Orient Hanging and Blade Signs to Pedestrians

Guidelines:

1. [Signs](https://bellevue.municipal.codes/LUC/20.50.046__31c6b3fdfaaa80dba2dbf92a4600524c) should not overwhelm the streetscape. They should be compatible with and complement the [buildings](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80)’ architecture, including its awnings, canopies, lighting and street furniture;
2. [Signs](https://bellevue.municipal.codes/LUC/20.50.046__31c6b3fdfaaa80dba2dbf92a4600524c) lighting should be integrated into the façade of the [building](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80);
3. [Signs](https://bellevue.municipal.codes/LUC/20.50.046__31c6b3fdfaaa80dba2dbf92a4600524c) should be constructed of high-quality materials and finishes;
4. [Signs](https://bellevue.municipal.codes/LUC/20.50.046__31c6b3fdfaaa80dba2dbf92a4600524c) should be attached to the [building](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80) in a durable fashion; and
5. [Signs](https://bellevue.municipal.codes/LUC/20.50.046__31c6b3fdfaaa80dba2dbf92a4600524c) should be constructed of individual, three-dimensional letters, as opposed to one single box with cutout flat letters.

Response:

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### Build Compatible Parking Structures

Standards and Guidelines:

1. Where adjacent to a right-of-way, a minimum of 20 feet of the first and second floors measured from the façade inward shall be habitable for commercial activity. The following rights-of-way are excluded from this requirement:
   1. 114th Ave NE
   2. Through-block pedestrian connections
   3. Main Street between 112th Ave NE and 114th Ave NE
   4. NE 2nd Street between 112th Ave NE and 114th Ave NE
   5. NE 4th Street between 112th Ave NE and 114th Ave NE; and
   6. NE 6th Street between 112th Ave NE and 114th Ave NE
2. Parking garages and integrated structure parking shall be designed so that their streetscapes interface has a consistent aesthetic through massing and use of materials completing the vision for the area;
3. On a streetscape, openings shall be glazed when adjacent to right-of-way or adjacent through-block pedestrian connections above the second floor, except when the openings are adjacent to the freeway, in which case the openings shall be glazed on floor levels above the adjacent freeway;
4. Openings shall be provided adjacent to interior property lines to avoid blank walls and shall be glazed to function as windows;
5. Parking garage floors shall be horizontal to accommodate adaptive reuse;
6. Stairways, elevators, and parking entries and exists shall occur at mid-block;
7. Design shall include vertical expression of building structure that provides continuity with the surround development;
8. Profiles of parking structure floors shall be concealed and not visible to the public through façade treatments and materiality while providing opening consistent with residential and nonresidential buildings;
9. Parking garages and structure parking should be designed to be compatible with the urban streetscape;
10. Still heights and parapets shall be sufficient to screen view of automobiles;
11. Rhythm and spacing of openings should reflect a typical commercial or residential development; and
12. Where glazing is required, the applicant may elect to provide a maximum of 25 percent of the openings of the total perimeter wall area of each level as unglazed or the minimum required openings percentage for natural ventilation established by the applicable International Building Code Section 406.5.2, as amended by the Bellevue Building Code, whichever is greater, to ensure the natural ventilation of the garage.

Response:

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## Right-of-Way (ROW) Designations – LUC 20.25A.170.B

### Pedestrian Corridor/High Streets – “A” ROW

Standards and Guidelines

1. [Transparency:](https://bellevue.municipal.codes/LUC/20.25A.020.A__8fa9032f44530eeda9f55faa5370edcc) 75 percent minimum;
2. [Weather protection:](https://bellevue.municipal.codes/LUC/20.25A.020.A__9be09e0424b4e25ea6523cc3c9cbe37d) 75 percent minimum, six feet deep. When a [building](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80) is adjacent to two or more rights-of-way, [weather protection](https://bellevue.municipal.codes/LUC/20.25A.020.A__9be09e0424b4e25ea6523cc3c9cbe37d) shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection [A.2](https://bellevue.municipal.codes/LUC/20.25A.170.A.2) of this section for more guidelines on [weather protection](https://bellevue.municipal.codes/LUC/20.25A.020.A__9be09e0424b4e25ea6523cc3c9cbe37d);
3. [Points of interest.](https://bellevue.municipal.codes/LUC/20.25A.020.A__7ae65b4118938978fe129b1fdab59872) Every 30 linear feet of the façade, maximum;
4. Vehicular Parking. No surface parking or [vehicle](https://bellevue.municipal.codes/LUC/20.50.052__d6af9c1eaff2a89ebd3f8d0c542be12b) access shall be allowed directly between [sidewalk](https://bellevue.municipal.codes/LUC/20.50.054__ddba249e6b2434f6af83c8e78a41dbbf) and main pedestrian entrance; and
5. One hundred percent of the [street wall](https://bellevue.municipal.codes/LUC/20.25A.020.A__ef3ef72c37d906df8d992f444934b714) abutting the [build-to line](https://bellevue.municipal.codes/LUC/20.25A.020.A__2e7b0ed9bcc16303dfa53d71e2aacf01) shall incorporate Active Uses.

Response:

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### Commercial Street – “B” ROW

Standards and Guidelines:

[Transparency:](https://bellevue.municipal.codes/LUC/20.25A.020.A__8fa9032f44530eeda9f55faa5370edcc) 75 percent minimum;

[Weather protection:](https://bellevue.municipal.codes/LUC/20.25A.020.A__9be09e0424b4e25ea6523cc3c9cbe37d) 75 percent minimum, six feet deep. When a [building](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80) is adjacent to two or more rights-of-way, [weather protection](https://bellevue.municipal.codes/LUC/20.25A.020.A__9be09e0424b4e25ea6523cc3c9cbe37d) shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection [A.2](https://bellevue.municipal.codes/LUC/20.25A.170.A.2) of this section for more guidelines on [weather protection](https://bellevue.municipal.codes/LUC/20.25A.020.A__9be09e0424b4e25ea6523cc3c9cbe37d);

[Points of interest.](https://bellevue.municipal.codes/LUC/20.25A.020.A__7ae65b4118938978fe129b1fdab59872) Every 30 linear feet of the façade, maximum;

Vehicular Parking. No surface parking or [vehicle](https://bellevue.municipal.codes/LUC/20.50.052__d6af9c1eaff2a89ebd3f8d0c542be12b) access directly between [perimeter sidewalk](https://bellevue.municipal.codes/LUC/20.50.054__ddba249e6b2434f6af83c8e78a41dbbf) and main pedestrian entrance; and

One hundred percent of the [street wall](https://bellevue.municipal.codes/LUC/20.25A.020.A__ef3ef72c37d906df8d992f444934b714) shall incorporate [Active Uses](https://bellevue.municipal.codes/LUC/20.25A.020.A__21148b434f580b5567f31a1903b9294d) and Service Uses, at least 50 percent of which shall be [Active Uses](https://bellevue.municipal.codes/LUC/20.25A.020.A__21148b434f580b5567f31a1903b9294d)

Response:

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### Mixed Streets – “C” ROW

Standards and Guidelines:

1. Transparency. 75 percent;
2. Weather protection: 75 percent. When a [building](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80) is adjacent to two or more rights-of-way, [weather protection](https://bellevue.municipal.codes/LUC/20.25A.020.A__9be09e0424b4e25ea6523cc3c9cbe37d) shall be provided for two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on [weather protection](https://bellevue.municipal.codes/LUC/20.25A.020.A__9be09e0424b4e25ea6523cc3c9cbe37d);
3. Points of Interest. Every 75 linear feet of façade, maximum
4. Vehicular Parking: No surface parking or [vehicle](https://bellevue.municipal.codes/LUC/20.50.052__d6af9c1eaff2a89ebd3f8d0c542be12b) access directly between [perimeter sidewalk](https://bellevue.municipal.codes/LUC/20.50.054__ddba249e6b2434f6af83c8e78a41dbbf) and main pedestrian entrance; and
5. Fifty percent of [street wall](https://bellevue.municipal.codes/LUC/20.25A.020.A__ef3ef72c37d906df8d992f444934b714) shall incorporate [Active Uses](https://bellevue.municipal.codes/LUC/20.25A.020.A__21148b434f580b5567f31a1903b9294d) or Service Uses.

Response:

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### Neighborhood Streets – “D” ROW

Standard and Guidelines:

1. Transparency. Blank walls and inactive uses may occupy no more than 25 percent of the façade;
2. Weather Protection. 50 percent. When a [building](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80) is adjacent to two or more rights-of-way, [weather protection](https://bellevue.municipal.codes/LUC/20.25A.020.A__9be09e0424b4e25ea6523cc3c9cbe37d) shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on [weather protection](https://bellevue.municipal.codes/LUC/20.25A.020.A__9be09e0424b4e25ea6523cc3c9cbe37d);
3. Points of Interest. Every 90 linear feet of façade, maximum; and
4. Vehicular Parking. No surface parking or [vehicle](https://bellevue.municipal.codes/LUC/20.50.052__d6af9c1eaff2a89ebd3f8d0c542be12b) access directly between [perimeter sidewalk](https://bellevue.municipal.codes/LUC/20.50.054__ddba249e6b2434f6af83c8e78a41dbbf) and main pedestrian entrance

Response:

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### Perimeter Streets – “E” ROW

Standards and Guidelines:

1. Transparency. Blank walls and in;active uses may occupy 25 percent of the façade;
2. Weather protection. At entries
3. Points of Interest. Every 90 linear feet of façade, maximum; and
4. Vehicular Parking. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance.

Response:

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## Alleys with Addresses – LUC.20.25A.170.C

Standards

1. At least one entire side of the Alley with an Address shall comply with guidelines i. through v. for Pedestrian Corridor/High Streets – “A” rights-of-way found in subsection B of this section.
2. Minimum dimensions for an alley with an address shall be 20 feet wide exclusive of drive lane widths.
3. Alleys with addresses shall be open to the public 24 hours a day and sever days a week. Signs shall be posted in clear view stating the Alley with an Address is open to the public during these hours.
4. Each tenant space shall have an exterior entrance facing the alley and be addressed off the alley.

Response:

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Guidelines

1. Materials and design elements such as paving, lighting, landscaping, and signage should incorporate design elements of the adjacent right-of-way to identify it as part of the public realm.
2. An Alley with an Address may be covered in some areas but should not be predominantly enclosed.
3. Access from the public right-of-way should be encouraged and enhanced by multiple clear points of entry that identify the alley as a public space. Access through the site should form a clear circulation login with the street grid.
4. Wayfinding, signage, symbols, and lighting should identify the alley as a public space.
5. Design of the ground-level and upper-level retail should relate to the alley and be distinct from the rest of the building. This can be achieved through the use of common architectural style, building materials, articulation, and color.
6. Variation should be incorporated into the design by including dimensional and level changes at both the ground plane and building walls.
7. Pedestrian-oriented lighting should be provided that is compatible with the landscape design, improves safety and minimizes glare. Design should be high quality, and materials should be durable and convey a sense of permanence.
8. Landscaping should be used to animate and soften the space. The use of art and water is also encouraged.
9. Alley design should not incorporate loading, refuse handling, parking, and other building and site service uses at the ground level façade, though such activities may be conducted in an Alley when reasonable alternatives are not available. Operational procedures should encourage the above-referenced activities after normal business hours.
10. Provide complete project design for all phases within a project limit to ensure coordinated design and construction across multiple phases.

Response:

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## Upper-Level Active Uses – LUC 20.25A.170.D

Standards

1. Points of physical vertical access between the ground level and upper levels shall be located no more than 150 feet apart to facilitate frequent pedestrian access to upper-level active uses.
2. Each tenant space shall have an exterior entrance.
3. Floor area and building facades directly below upper-level active uses shall comply with standards and guidelines b.i. through b.v. for Pedestrian Corridor/High Streets – “A” rights-of-way found in subsection B.1 of this section.
4. Visual access shall not be impaired by small, enclosed display windows, window coverings and tinted or reflective glazing.

Response:

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Guidelines:

1. Architectural treatment of upper-level active use space should read as part of the ground level and be distinct from the architectural treatment of the building above.
2. Extensive visual access into the upper-level retail space should be available from the sidewalk or the alley with an address with frequent clear lines of sight from grade.
3. Lighting and signage should be used to enliven and draw attention to upper-level arcade or balcony, or directly through ground level retail for a multilevel single tenant.

Response:

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## LUC 20.25A.180 – Building Design

## Overall Building Design – LUC 20.25A.180.B

### Encourage High-Quality Materials

Guidelines:

1. Articulation of façade materials should be bold, with materials that demonstrate depth, quality and durability;
2. It should be apparent that the materials have substance and mass, and are not artificial, thin “stage sets” applied only to the building’s surface;
3. Use natural high-quality materials such as brick, finished concrete, stone, terra cotta, cement stucco, and wood in natural or subdued building colors; and
4. Use varied yet compatible cladding materials. Window and storefront trim should be well-defined and contribute to the overall aesthetic quality.

Response :

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### Provide Interesting Building Massing

Guidelines

1. The length and breadth of a building should be pedestrian-scaled. Portions of a large building mass should be broken into smaller, appropriately scaled modules, with changes in place indicated by bold projections and recesses. This results in larger elevations being reduced to human scale;
2. Vertical and horizontal elements should be used to create a human scale and form a coherent aesthetic providing visual interest to the pedestrian;
3. Reduce the scale of elevations both horizontally and vertically;
4. Buildings should exhibit a vertically articulated tripartite façade division – base, middle, and top through material and scale; and
5. Design should feature vertical articulation of windows, columns, and bays.

Response:

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## Connected Floor Plates – LUC 20.25A.180.C

Guidelines

1. From the right-of-way, the development should appear as separate and distinct buildings to the pedestrian; and
2. The connection should appear to be distinct from the adjacent masses.

Response:

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## Building Base (Podium) – LUC 20.25A.180.D

### Articulate Building Base

Guidelines

1. Provide architectural expression and design elements such as cornice lines, window bays, entrances, canopies, building materials, and fenestration, in a pattern, scale, and proportion that relate to neighboring buildings and engages pedestrians;
2. Use high quality, durable materials, an appropriate variety in texture, and carefully crafted details to achieve visual interest and longevity for the façade. Environmentally sustainable materials and construction methods are encouraged; and
3. A building’s profile should be compatible with the intended character of the area and enhance the streetscape. In some cases, it may be appropriate to mark and entryway with a distinct form to emphasize the significance of the building entry.

Response:

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### Provide Clear, Unobstructed views/ground floor uses

Guidelines

Transparent windows should be provided on facades facing streets, parks, and open spaces;

Views into and out from ground floor Active Uses may not be obstructed by window coverings, internal furnishings, or walls;

Interior walls may be placed a minimum of 20 feet from the window on the façade where Active Uses are a part of an exemption in the FAR Amenity System.

Response

| Insert text |
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### Design Inviting Retail and Commercial Entries

Guidelines

Primary entries to retail and commercial establishments should be transparent, allowing passerby to see the activity within the building and bring life and vitality to the street;

Architectural detail should be used to help emphasize the building entry including canopies, materials, and depth;

Building lighting should emphasize entrances;

Provide transom, side lights, or other combinations of transparency to create visual interest;

Provide double or multiple door entries; and

1. Provide a diverse and engaging range of doors, openings, and entrances to he street such as pivoting, sliding or roll up overhead entrances.

Response

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### Encourage Retail Corner Entries

Guidelines

Locate entry doors on the corners of retail buildings wherever possible. Entries at 45-degree angles and free of visual obstructions are encouraged;

Locate primary building entrance at the corner;

Use weather protection, special paving, and lighting, to emphasize corner entry;

Use architectural detailing with materials, colors, and finishes that emphasize the corner entry; and

Use doors with areas of transparency and adjacent windows.

Response

| Insert text |
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### Encourage Inviting Ground Floor Retail and Commercial Windows

Guidelines

1. Retail and commercial uses should use unobstructed windows that add activity and variety at the street level, inviting pedestrians into retail and commercial uses and providing views both in and out;
2. Use clear window glazing;
3. Provide operable windows that open by pivoting, sliding or shuttering for restaurants, cafes and retail and commercial activity;
4. Install transom windows or other glazing combinations that promote visual interest.

Response:

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### Provide Multiple Entrances

Guideline

Provide pedestrian entrances at frequent intervals to contribute to variety and intensity.

Response:

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### Integrate Building Lighting

Guidelines

1. Exterior lighting of buildings should be an integral component of the façade composition. Lighting should be used to create effects of shadow, relief, and outline that add visual interest and highlight aspects of the building;
2. Lighting should not cast glare into residential units or onto adjacent development of streets;
3. Use accent lighting for architectural features;
4. Provide pedestrian-oriented lighting features;
5. Integrate lighting within the landscape; and
6. Provide dimmable exterior lighting.

Response:

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## Building Middle (Tower) – LUC 20.25A.180.E

### Tower Placement

Guidelines

1. Place towers away from parks, open space, and neighboring properties to reduce visual and physical impacts of the tower and allow the base building to be the primary defining element for the site and adjacent public realm;
2. Coordinate tower placement with other towers on the same block and adjacent blocks to maximize access to sunlight and sky view for surrounding streets, parks, open space, and properties.

Response:

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### Maximize Energy Efficiency

Guidelines

1. Orient [towers](https://bellevue.municipal.codes/LUC/20.25A.020.A__373ac28052cf309708b1aea96c0b4436) to improve [building](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80) energy performance, natural ventilation, and daylighting; provided, that access to sky view is maintained and adverse wind and shadow impacts are minimalized;
2. Vary the design and articulation of each [tower](https://bellevue.municipal.codes/LUC/20.25A.020.A__373ac28052cf309708b1aea96c0b4436) façade to respond to changes in solar orientation. Where appropriate, adjust internal layouts, glazing ratios, balcony placement, fenestration, and other aspects of the [tower](https://bellevue.municipal.codes/LUC/20.25A.020.A__373ac28052cf309708b1aea96c0b4436) design to manage passive solar gain and improve [building](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80) energy performance;
3. Where possible, include operable windows to provide natural ventilation and help reduce mechanical heating and cooling requirements, and
4. When multiple [towers](https://bellevue.municipal.codes/LUC/20.25A.020.A__373ac28052cf309708b1aea96c0b4436) are proposed, stagger the [tower](https://bellevue.municipal.codes/LUC/20.25A.020.A__373ac28052cf309708b1aea96c0b4436) heights to create visual interest within the skyline, mitigate wind, and improve access to sunlight and sky view. In general, a variation of five [stories](https://bellevue.municipal.codes/LUC/20.50.046__dfba89a600b608b2b724efe1f06f599a) or more provides a difference in height that can be perceived at street level.

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### Design Tower to Provide Visual Interest and Articulation

Guidelines

1. Incorporate variation and articulation in the design of each [tower](https://bellevue.municipal.codes/LUC/20.25A.020.A__373ac28052cf309708b1aea96c0b4436) façade to provide visual interest and to respond to design opportunities and different conditions within the adjacent context; and
2. Articulate [towers](https://bellevue.municipal.codes/LUC/20.25A.020.A__373ac28052cf309708b1aea96c0b4436) with high-quality, sustainable materials and finishes to promote design excellence, innovation, and [building](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80) longevity.

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### Promote Visually Interesting Upper Floor Residential Windows

Guidelines

1. The windows of a residential [building](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80) should be pleasing and coherent. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows;
2. Windows should be residential in character;
3. Windows should be operable; and
4. Windows should have trim round framed openings and be recessed from the [building](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80) façade, not flush.

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## Top – LUC 20.25A.180.F

### Create Attractive Building Silhouettes and Rooflines

Guidelines

1. Building rooflines should be dynamic, fluid, and well-articulated to exhibit design excellence while creating a dynamic and attractive skyline;
2. Include towers or similar vertical architectural expressions of important building functions such as entries;
3. Vary roof line heights; and
4. Incorporate well-detailed cornices that have significant proportions (height and depth) and create visual interest and shadow lines.

Response:

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### Foster Attractive Rooftops

Guidelines

1. Roof shape, surface materials, colors and penthouse functions should all be integrated into the overall [building](https://bellevue.municipal.codes/LUC/20.50.012__c39b56d4489fb2507289e7ae19567b80) design. [LUC 20.25A.130](https://bellevue.municipal.codes/LUC/20.25A.130) provides guidance for rooftop mechanical equipment;
2. Provide rooftop terraces, gardens, and [open spaces](https://bellevue.municipal.codes/LUC/20.25A.020.A__8650d205a3e4be578c5d3ec6d5014fc9);
3. Incorporate green roofs that reduce [stormwater](https://bellevue.municipal.codes/LUC/20.50.046__a9393f6aa53fe59a710077820dec61f1) runoff;
4. Consolidate and screen mechanical units; and
5. Occupied rooftop amenity areas are encouraged; provided, that potential noise and light impacts on neighboring [developments](https://bellevue.municipal.codes/LUC/20.50.016__330f49df8243756a8a4dc7f7f7ee6dfe) are minimized.

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