

Utilities

POLICIES

POLICY S-RV-19. Encourage the combination of utility and transportation rights-of-way in common corridors and coordinate utility construction with planned street and bike lane improvements which could result in a more efficient allocation of funds.

POLICY S-RV-20. Use common corridors for new utilities if needed.

Discussion: If new power lines are needed in the Subarea, they should be developed in areas that already contain power lines, rather than causing visual impacts in new areas.

POLICY S-RV-21. Improve the appearance of public streets and power line rights-of-way.

POLICY S-RV-22. Encourage the undergrounding of utility distribution lines.

Community Design

POLICIES

POLICY S-RV-23. Apply design review in the Office Limited Business area that promotes pedestrian-friendly design, ensure quality and a sense of permanence, promote environmental sustainability, and create a distinct sense of place.

POLICY S- RV-24. Reinforce a sense of place that reflects the area's location on the Mountains to Sound Greenway and emphasizes the emerging urban character of the Eastgate I-90 corridor by encouraging building and site design that includes visibly recognizable natural features such as green walls, façade treatments, green roofs, and abundant natural landscaping.

POLICY S- RV-25. Promote the feeling of a city in a park through development regulations that retain wooded greenbelts to provide a green backdrop for office and industrial uses and naturally buffer less intense development.

POLICY S-RV-26. Disturb as little of the natural character as possible when improving streets and arterials.

Discussion: The Lake Hills Connector is an example of using natural vegetation along the street frontage and in the median.

POLICY S-RV-27. Encourage the retention and enhancement of special features such as unique open spaces, landmarks, and viewpoints.

Discussion: In Richards Valley the stream and wetlands qualify as unique open space, the railroad trestle as a landmark and the view from Woodridge School grounds as a designated viewpoint.

POLICY S-RV-28. Encourage the retention of vegetation during the clearing, grading, and construction processes to screen development from nearby residential neighborhoods.

POLICY S-RV-29. Require design review for areas along Richards Road in order to ensure that site and building design of commercial and multifamily uses in the valley are in character with the nearby single-family neighborhoods.

Discussion: Commercial and multifamily development should be screened to provide a visual separation from the road. If development cannot be screened, building height, bulk, color, and roofline design should be compatible with the development allowed in the nearby single-family community. Use design review to accomplish this.

In addition, use the Richards Creek Sensitive Area as an amenity when designing sites.

POLICY S-RV-30. Development along Richards Road should preserve and maintain the green and wooded character of the Richards Road corridor.

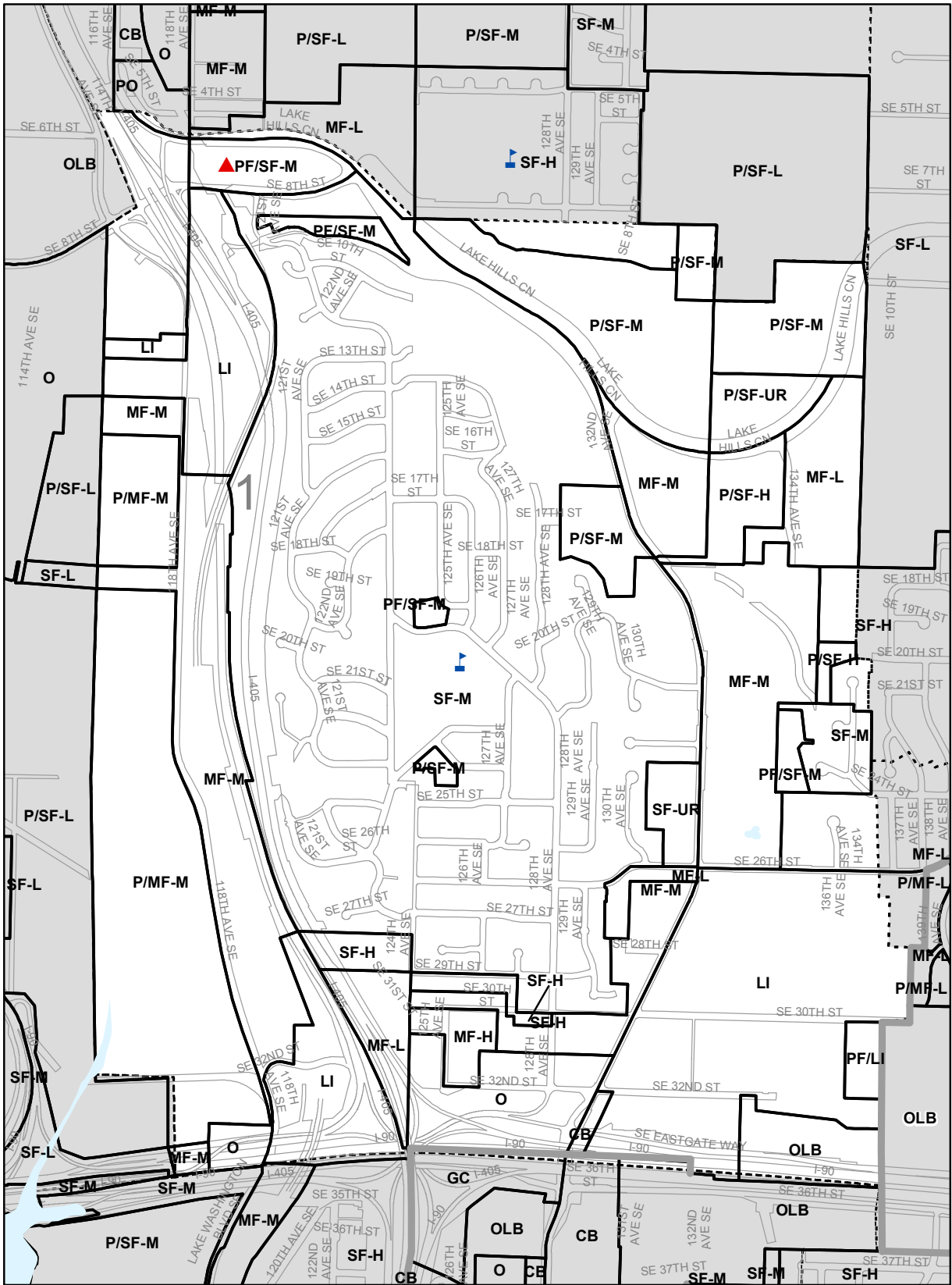
POLICY S-RV-31. New development, including single-family development, should install landscaping which provides a dense visual vegetative screen along Richards Road. The planting should be an amenity to those who travel, live, and work along Richards Road.

POLICY S-RV-32. Encourage the site and building design of commercial and multifamily use on Woodridge Hill to be in character with the nearby single-family neighborhood.

Discussion: Building height, bulk, color, and roofline design should be compatible with the development allowed in the nearby single-family community. Use design review to accomplish this.

POLICY S-RV-33. Develop areas designated for light industrial uses with sensitivity to the natural constraints of the sites.

POLICY S-RV-34. Encourage screening of rooftop machinery from view at ground level.



Richards Valley Land Use Plan



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|-----|-------------------|--------|--------------------------|------------|---|-------|-----------------------------|
| SF | Single Family | PO | Professional Office | GC | General Commercial | ▲ | Fire Stations |
| MF | Multi Family | O | Office | LI | Light Industrial | ▤ | Public Schools |
| -L | Low Density | OLB | Office, Limited Business | PF | Public Facility | — | Planning Districts |
| -M | Medium Density | OLB-OS | Office, Open Space | P | Park | - - - | Bellevue City Limits (2015) |
| -H | High Density | NB | Neighborhood Business | NMU | Neighborhood Mixed Use | ■ | Lakes |
| -UR | Urban Residential | CB | Community Business | EG-TOD | Eastgate-Transit Oriented Development | ▨ | Outside of Bellevue |
| | | | | OLB/EG-TOD | OLB and Eastgate-Transit Oriented Development | | |