

Bel-Red Corridor Project

Briefing to Steering Committee

Issues around preliminary preferred alternative

December 7, 2006

The logo for the Bel-Red Corridor Project is set against a dark blue rectangular background. It features the words "BEL RED" in a bold, white, sans-serif font, with a thin, curved orange line passing through the letters. Below this, the words "corridor project" are written in a white, italicized serif font.

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Summary of Issues

1. Building height
2. Density and transit-oriented development
3. Development program
4. Transportation capacity and connectivity
5. Site as catalyst



1. Building Height

- Council principle: “Differentiated economic niche”
- Committee objective: “Appropriate scale of development”
- In alternatives glossary, building heights do not exceed 6 story level
 - Wright Runstad suggests building heights in the 75 to 130 foot range
- Downtown districts (such as DTN-MU district) cap office development at 100 feet
- Crux issue: Is downtown competition issue focused on height, building intensity (FAR), or both?



2. Density and TOD

- Council principle: “Maximize HCT opportunities”
- Committee objective: “Land use takes advantage of HCT stations (mixed use nodes)”
- A “nodal” development pattern is assumed in all the alternatives
 - Range of assumptions about how much development will happen in each node
- Crux issue: How much development should happen in higher density, mixed use nodes, versus the rest of the planning area?



3. Development Program Range

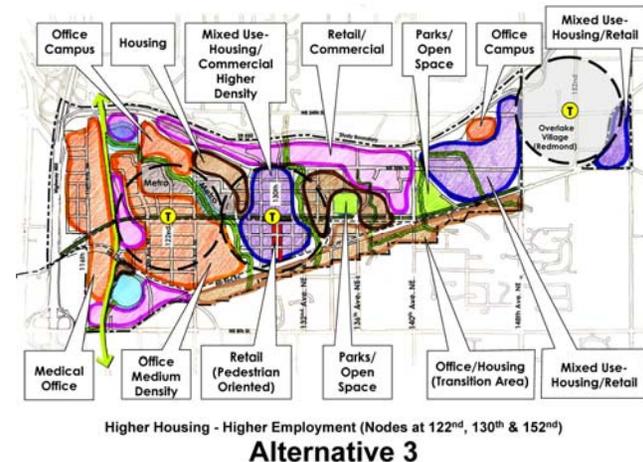
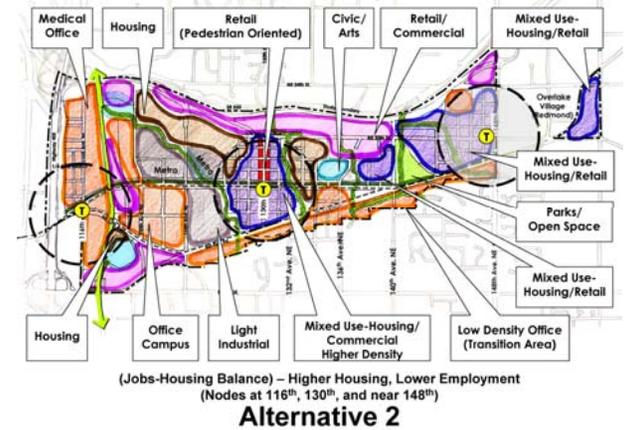
Use	Lower End	Mid-Level	Higher End
Commercial (Office, Retail)	2.5 million sf (2.3 million office, 200K retail)	3.5 million sf (3.2 million office, 300 K retail)	4.5 million sf (4 million office, 500 K retail)
Housing	2,000 units	3,500 units	5,000 units

Ranges of Development in Alternatives:

- **Mid-Range:** 3.5 million square feet commercial, 3,500 housing units
- **Higher Housing, Lower Employment:** 2.5 million square feet commercial, 5,000 housing units
- **Higher Employment, Higher Housing:** 4.5 million square feet commercial, 5,000 housing units.

3. Development Program

- Each alternative has differing assumptions on the 2030 development program
 - Development program does not equal ultimate build-out
- Concentrating development in certain parts of the area raises questions about how much of the area will be “in play” in the long term
- Ability to use incentives for public benefit throughout the corridor will be largely dependent on this issue
- Crux issue: How much of the future development program should be focused within certain areas of the corridor?



5. Site as catalyst

- Safeway site represents major development opportunity (given size, location and readiness). Anticipated that all major developments would serve as catalyst for other redevelopment
- Need to balance need to buffer future development from adjacent uses with need to think about possible transitions in the longer term
 - Need to consider the entire planning area and how all development will ultimately fit together
- Crux issue: How should site be planned so that it functions as a catalyst for other development, and works to help build a larger, integrated plan?



Questions/Discussion



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