Bel-Red Subarea Plan and Land Use Regulations
Building Owners and Managers Association
May 7, 2008

Bel-Red Context

- 912 acres
- Mostly light industrial and commercial uses
- Bordered by I-405 and SR-520
- Strategic location between Downtown Bellevue and Overlake
Steering Committee Process

- Two-year planning process
- Preparation of Draft EIS and Final EIS; analysis of a range of alternatives
- Final committee recommendation on September 6
- Public involvement
  - 18 Regular Steering Committee meetings
  - 5 Community Meetings
  - 10 Outreach events with business community and property owners
  - 25 Meetings/updates/briefings with City Council and boards/commissions

Vision for Bel-Red

- A thriving, diverse economy – different from Downtown
- Vibrant, diverse neighborhoods with a range of housing choices and a mix of uses
- A comprehensive, connected parks and open space system
- Environmental improvements
- Transit supportive land uses and a multi-modal transportation system
- A sense of place
- Appropriate scale of development
- Timing of development
- Sustainability
Preferred Alternative Map

How to achieve the Vision?

- Subarea Plan
- Standards
- Timing
- Incentives
- Capital funding
Boards and Commissions

- Unprecedented involvement of five of the city’s boards and commissions to implement the Committee’s Vision for Bel-Red
  - Planning Commission
  - Transportation Commission
  - Parks and Community Services Board
  - Environmental Services Commission
  - Arts Commission

- Various board/commission meetings held October through February
- Hand off of policy recommendations from four boards/commissions to the Planning Commission on February 27

Draft Documents

<table>
<thead>
<tr>
<th>Comp Plan Amendments</th>
<th>Land Use Code Amendments</th>
<th>Design Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Draft Bel-Red Subarea Plan</td>
<td>Phasing</td>
<td>Character and Site Guidelines</td>
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<td>Parks and Transportation Figures</td>
<td>Permitted Uses</td>
<td>Pedestrian Emphasis Guidelines</td>
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<td>Project Tables</td>
<td>Existing Conditions</td>
<td>Architecture Guidelines</td>
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<td>Land Use Charts</td>
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<td>Crossroads and Wilburton Boundary Changes</td>
<td>Dimensional Requirements</td>
<td>Etc.</td>
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<td>Glossary Amendments</td>
<td>Amenity Incentive System</td>
<td>Sign Guidelines</td>
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Draft Documents:
- Draft Bel-Red Subarea Plan
- Parks and Transportation Figures
- Project Tables
- Trans Element Amendments
- Crossroads and Wilburton Boundary Changes
- Glossary Amendments

Draft Documents:
- Phasing
- Permitted Uses
- Existing Conditions
- Land Use Charts
- Dimensional Requirements
- Amenity Incentive System
- Zoning Map
- Etc.

Draft Documents:
- Character and Site Guidelines
- Pedestrian Emphasis Guidelines
- Architecture Guidelines
- Lighting Guidelines
- Sign Guidelines
Long range capital project lists are part of the draft Subarea Plan (Tables 1-3):

- Multi-modal *transportation* system improvements
- *Stream* corridor improvement strategy
- *Park* and trail system improvements
Transportation System Improvements

- **Roadways**
  - New/expanded arterials - updated list does not include NE 10th Street extension
  - Grid of local streets

- **Transit**
  - LRT corridor/stations along NE 16th Street alignment
  - Support for station near OHMC, specific location depends on alignment from downtown

- **Pedestrian/Bicycle**
  - Separated path along NE 16th, plus facilities at roadways, stream corridors, BNSF corridor

- **Neighborhood Traffic Calming** (Policy H21, page 24 of plan)
  - BROTS project(s) being developed separately through Council interaction with Redmond

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![Draft Transportation Phasing Plan](image_url)
NE 15th/16th Boulevard

NE 15th/16th Right-of-Way Allocation
Riparian Corridors/Green Infrastructure

- "Great Streams" strategy to enhance degraded stream corridors
  - Existing regulations plus incentives
  - Public and private projects
West Tributary Vision

- Wetland/wildlife focus
- Stormwater management
- Passive recreation
- Environmental education
- Trail network

“Great Streams” Vision

Existing Conditions

Parks, Open Space & Trail System

- An interconnected system of public parks and trails
  - Stream corridors
  - NE 15th/16 Boulevard
  - Regional trails
Parks, Open Space & Trail System

Multi-use Trails (NE 15th/16th, BNSF)

Neighborhood Parks

Mini Parks, Gateways & Trailheads

Trail Connections along Stream Corridors

Parks, Streams and Transportation Improvements
Zoning

In Draft Land Use Code material at end

Existing Conditions

- Some existing use types integrated into new use charts, while regulating for potential conflicts:
  - BR-GC zone very similar to today’s GC zone and will continue to allow service uses
- New “Existing Conditions” section for Bel-Red code section
  - Existing light industrial and LI-type service uses allowed to continue
  - “E” in use charts
  - No new LI uses allowed - some with size limitations to facilitate arts
  - Expansion allowed with limitations
  - Proportional compliance with new standards
  - Destroyed LI and service structures may be reconstructed in original configuration

- LUC section starting on page C-1, “E” in use charts on pages starting at D-1
Land Use Districts

- Encourage a mix of uses and higher densities that support transit and urban development patterns
  - Medical office and medical institution
  - Office
  - Residential
  - Retail and service uses

- Uses, character, heights and FAR for each set of districts
  - Medical node and medical office area
  - 122nd node area
  - 130th node area
  - East node area
  - Non-node – commercial, residential

Medical Office Node Area

<table>
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<th>Max Heights</th>
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<td>Max</td>
<td>Base</td>
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<tr>
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<tr>
<td>BRMO-1</td>
<td>45</td>
<td>150</td>
<td>.5-1.0</td>
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</table>

- Permitted uses include (but not limited to):
  - Hotels
  - Personal services
  - Business services
  - Professional/medical services
  - Administrative Office - General uses at up to 0.5 FAR (consistent with current code)

- MI district regulations will be separate from Bel-Red code chapter
**122nd Node Area**

Permitted uses include (but not limited to):
- Residential, hotels
- Some retail uses, with limits
- Personal and business services
- General office

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<th>Max Heights</th>
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<tr>
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<td>Base</td>
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<tr>
<td>BR-OR-1</td>
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<td>150</td>
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<tr>
<td>BR-OR-2</td>
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</table>

**130th Node Area**

Permitted uses include (but not limited to):
- Residential, hotels
- Neighborhood oriented retail – some size limitations
- Personal and business services
- Administrative Office – General uses be limited to 0.5 FAR within districts

<table>
<thead>
<tr>
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<tbody>
<tr>
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<td>Base</td>
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<tr>
<td>BR-RC-2</td>
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Permitted uses include (but not limited to):
- Residential, hotels
- Neighborhood oriented retail – some size limitations
- Personal and business services
- Administrative Office – General uses be limited to 0.5 FAR within districts

*Heights limited to 45 ft adjacent to 156th

BR-GC similar to today’s GC district
BR-CR similar to today’s CB, with increased focus on mixed use development
Non-node Residential

- BR-R – residential uses are predominant; limited local commercial services allowed
- BR-ORT allows office and housing at lower height and intensity as a transition to the SF neighborhood to the south

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<tr>
<td>BR-ORT</td>
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Incentive System

- Bel-Red committee emphasized use of incentives as a principal financial strategy
- Incentive system designed to accomplish affordable housing, capital investment (parks, stream restoration), and other area amenities
- Intent is to provide additional development rights (FAR & height) that offset the cost of providing the amenities
- Not an exact science
  - Range of variation between developments
  - Economic factors may change over time
  - Tracking and periodic reevaluation to occur
### Incentive Tiers and Draft Bonus Ranges

<table>
<thead>
<tr>
<th>Amenity</th>
<th>Draft Bonus Range Within Nodes</th>
<th>Outside Nodes</th>
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</thead>
<tbody>
<tr>
<td><strong>TIER 1</strong></td>
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<td>TBD</td>
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<tr>
<td>AFFORDABLE HOUSING (potential to exempt bonused area from FAR calc.)</td>
<td>80% Rental: 3.2-10.0sf : 1sf affordable housing 100% Owner: 5.4-12.4sf : 1sf affordable housing Fee-in-lieu for tier 1: $11-655 per 1sf (or greater – policy discussion) Fee-in-lieu for commercial and tier 2: $11-655 per 1sf</td>
<td></td>
</tr>
<tr>
<td>PARKS</td>
<td>3.1-4.5sf : 1sf park Fee-in-lieu: $19-$40 per 1sf</td>
<td></td>
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<tr>
<td>STREAM RESTORATION</td>
<td>25.2-53.4sf : $1,000 stream restoration</td>
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<tr>
<td><strong>TIER 2</strong></td>
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<tr>
<td>NONPROFIT/COMMUNITY SERVICE SPACE (potential to exempt bonused area from FAR calc.)</td>
<td>4.7-10.0sf : 1sf non-profit/community space Buy-out: $19-$40 per 1sf (or higher rate – policy discussion)</td>
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<tr>
<td>PUBLIC RESTROOMS (potential to exempt bonused area from FAR calc.)</td>
<td>6.3-13.3sf : 1sf restroom space</td>
<td></td>
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<tr>
<td>PUBLIC ART</td>
<td>25.2-53.4sf : $1,000 art</td>
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<tr>
<td>PUBLIC ACCESS TO OUTDOOR PLAZA</td>
<td>0.9-1.9sf : 1sf outdoor plaza</td>
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<tr>
<td>LEED</td>
<td>0.1-0.15 FAR bonus for LEED Gold 0.15-0.2 FAR bonus for LEED Platinum (LEED for Neighborhoods in subsequent updates)</td>
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<tr>
<td>ACTIVE RECREATION AREA (potential to exempt indoor bonused area from FAR calc.)</td>
<td>25.2-53.4sf : $1,000 active recreation improvement</td>
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<tr>
<td>NATURAL DRAINAGE FEATURE</td>
<td>0.3-0.6sf : 1sf effective natural drainage feature</td>
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<tr>
<td>REGIONAL TDRs</td>
<td>(Reserved for future updates)</td>
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### Phasing of Land Use

- Vision seeks to coordinate the development of public infrastructure, including transportation, parks, and open space, with the private redevelopement
- Infrastructure supports development while development helps pay for infrastructure
- Phasing helps to ensure that a basic level of streets, parks and natural open space are programmed to occur with new development
Next Steps

- May 15, at City Hall
  - Public open house (4:00 to 6:30 p.m.) and presentation to city boards and commissions (6:30 p.m.)
  - Part of the City's Spring Forward Expo of planning and transportation projects

- May 28, 6:30 p.m. at City Hall
  - Public hearing with the Planning Commission
Questions?