

# Bel-Red Subarea Plan and Land Use Regulations

## Building Owners and Managers Association

May 7, 2008



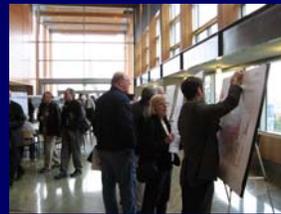
## Bel-Red Context

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



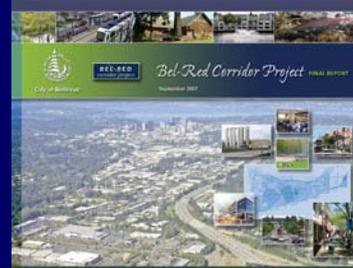
## Steering Committee Process

- 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

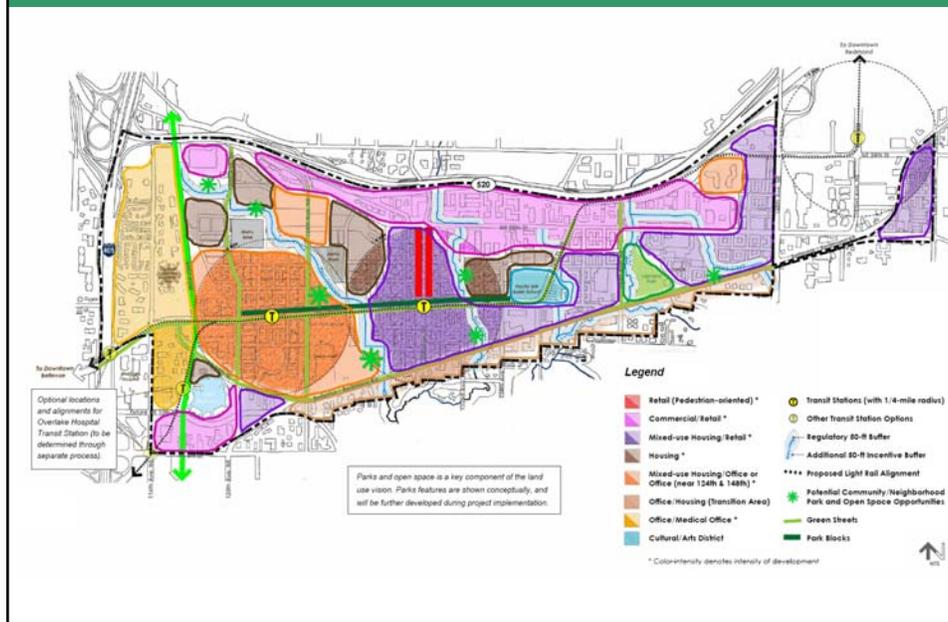


## Vision for Bel-Red

- 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



### Comp Plan Amendments

- Draft Bel-Red Subarea Plan
- Parks and Transportation Figures
- Project Tables
- Trans Element Amendments
- Crossroads and Wilburton Boundary Changes
- Glossary Amendments



### Land Use Code Amendments

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



### Design Guidelines

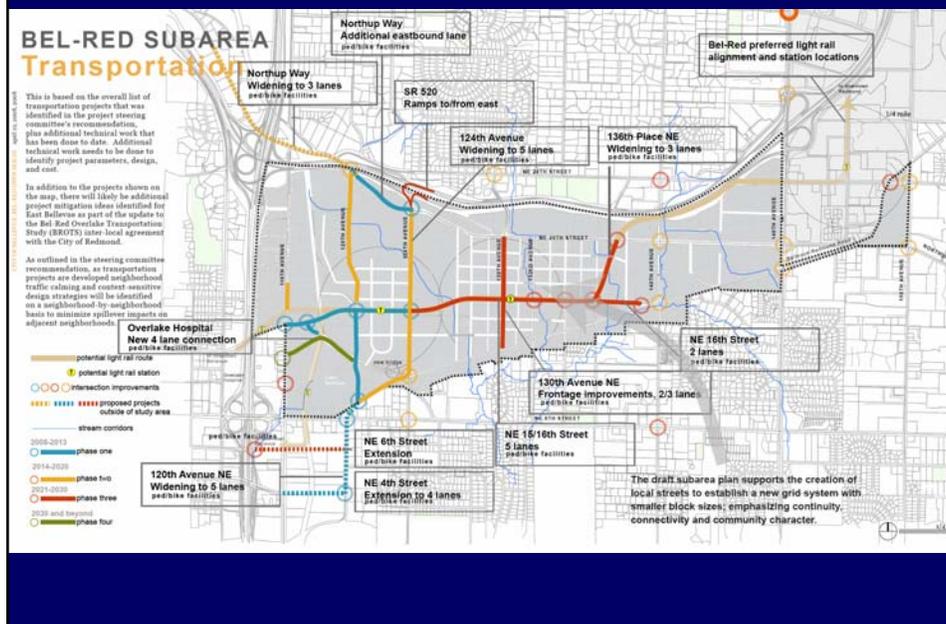
- Character and Site Guidelines
- Pedestrian Emphasis Guidelines
- Architecture Guidelines
- Lighting Guidelines
- Sign Guidelines



## Transportation System Improvements

- **Roadways**
  - New/expanded arterials - updated list does not include NE 10<sup>th</sup> Street extension
  - Grid of local streets
- **Transit**
  - LRT corridor/stations along NE 16<sup>th</sup> Street alignment
  - Support for station near OHMC, specific location depends on alignment from downtown
- **Pedestrian/Bicycle**
  - Separated path along NE 16<sup>th</sup>, 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

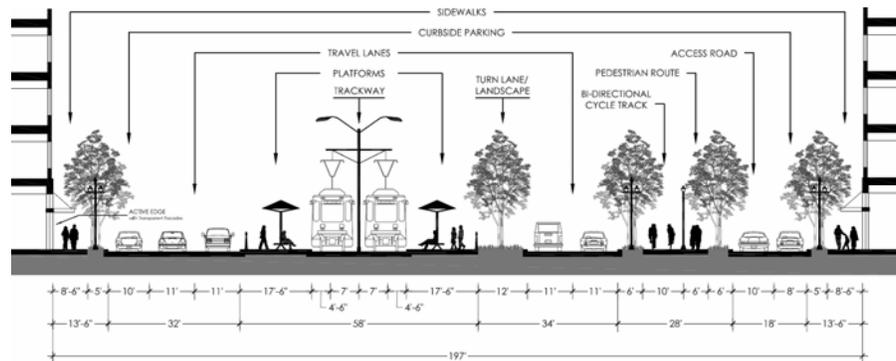
## Draft Transportation Phasing Plan



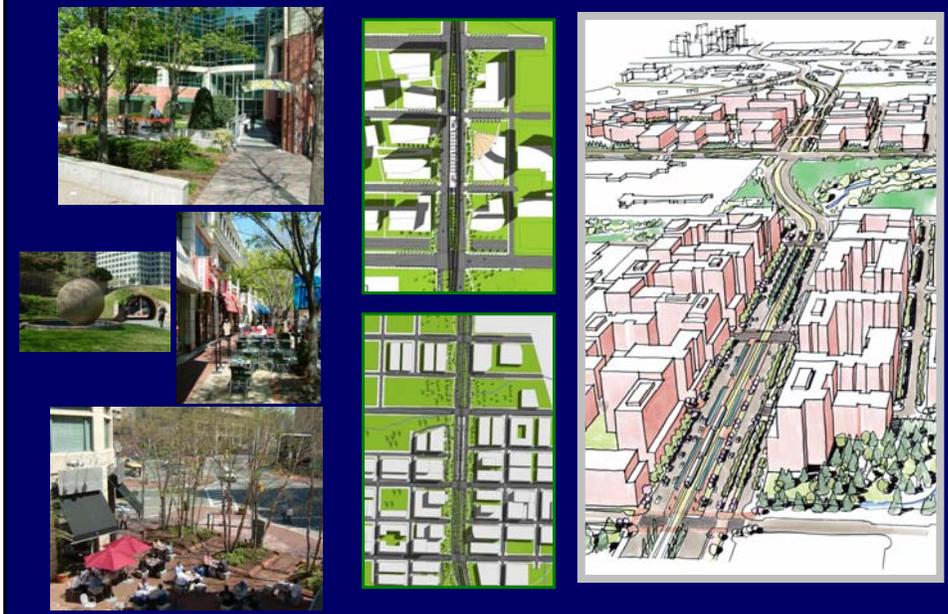
## NE 15th/16th Boulevard



## NE 15th/16th Right-of-Way Allocation



## NE 15<sup>th</sup>/16<sup>th</sup> Boulevard - View West



## Riparian Corridors/Green Infrastructure

- “Great Streams” strategy to enhance degraded stream corridors
  - Existing regulations plus incentives
  - Public and private projects

### Placemaking



Tanner Springs Park, Portland

### Habitat Enhancement



Goff Creek south of Bel-Red Road

### Greenways and Trails



Big Dry Creek Bicycle Trail, Littleton, Colorado

### Green Infrastructure



High Point, Seattle

## West Tributary Vision

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

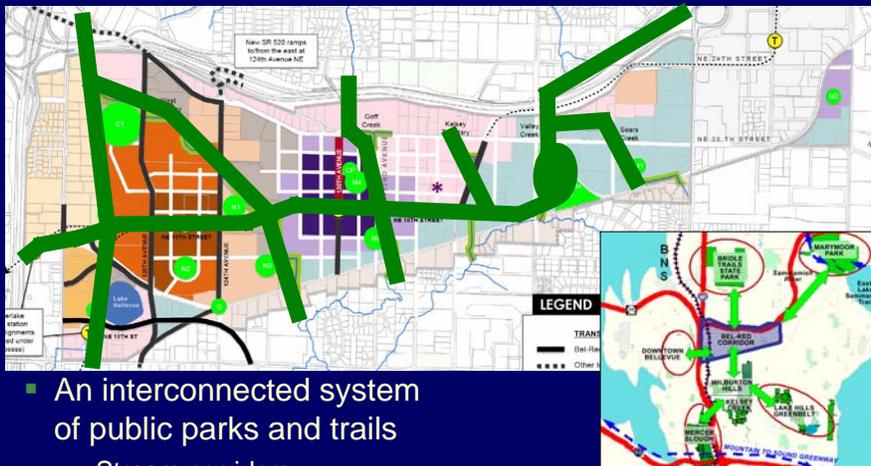


“Great Streams” Vision



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



Neighborhood Parks



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

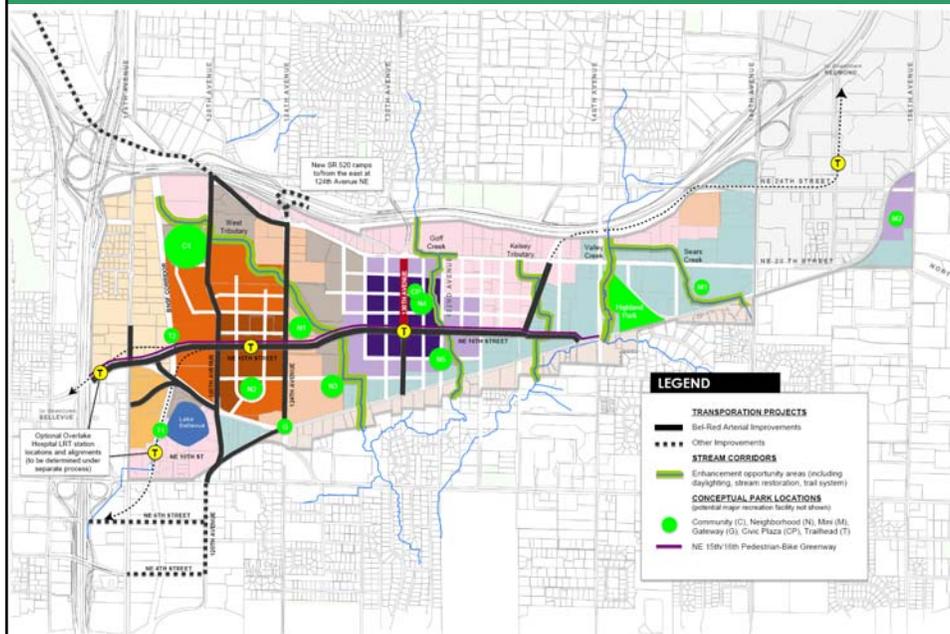


Mini Parks, Gateways & Trailheads

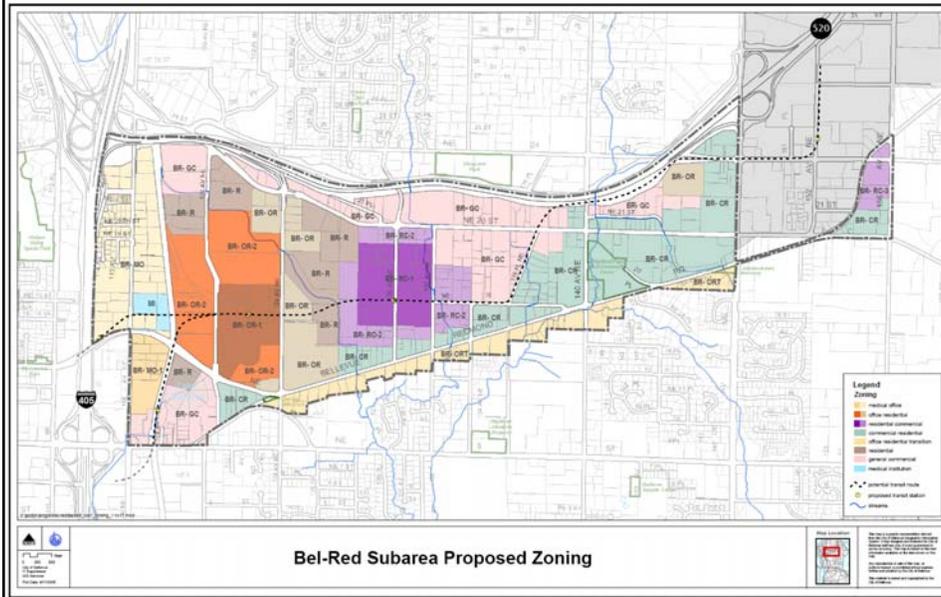


Trail Connections along Stream Corridors

# 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
  - 122<sup>nd</sup> node area
  - 130<sup>th</sup> node area
  - East node area
  - Non-node – commercial, residential

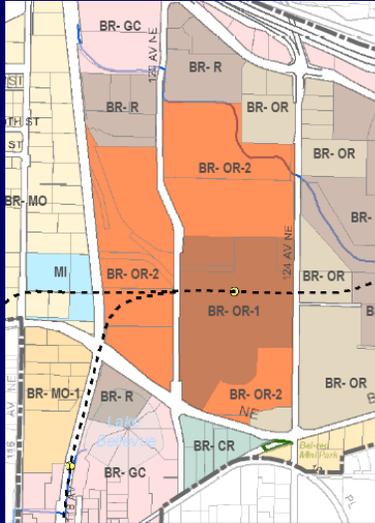
## Medical Office Node Area



	Max Heights		FAR	
	Base	Max	Base	Max
<b>BR-MO</b>	45	70	.5-1.0	1.0
<b>BRMO-1 (node)</b>	45	150	.5-1.0	2.5

- 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

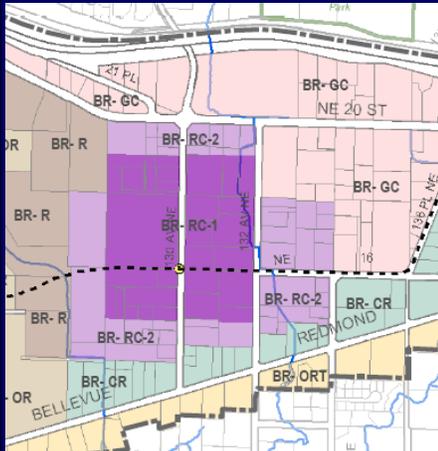
## 122<sup>nd</sup> Node Area



	Max Heights		FAR	
	Base	Max	Base	Max
BR-OR	45	70	.5-1.0	1.0
BR-OR-1	45	150	.5-1.0	2.5
BR-OR-2	45	125	.5-1.0	2.5

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

## 130<sup>th</sup> Node Area



	Max Heights		FAR	
	Base	Max	Base	Max
BR-CR	45	70	.5-1.0	1.0
BR-RC-1	45	150	.5-1.0	2.5
BR-RC-2	45	125	.5-1.0	2.5

- 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

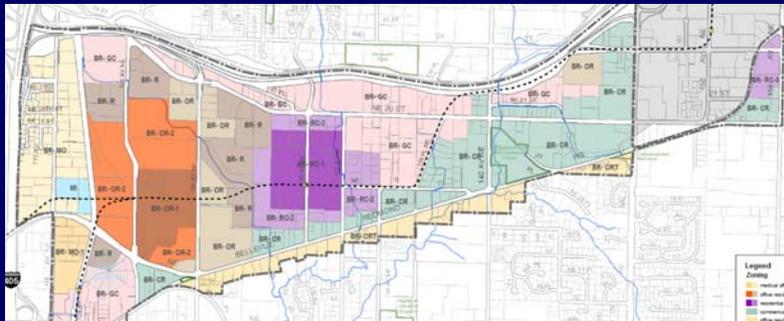
## East Node Area



	Max Heights		FAR	
	Base	Max	Base	Max
<b>BR-CR</b>	45	70	.5-1.0	1.0
<b>BR-RC-3</b>	45	70*	.5-1.0	2.5

- 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

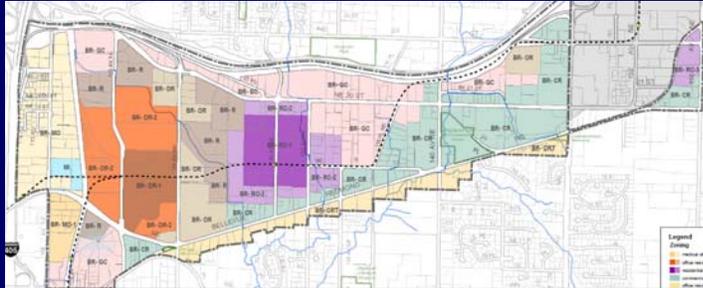
## Non-node Commercial



- BR-GC similar to today's GC district
- BR-CR similar to today's CB, with increased focus on mixed use development

	Max Heights		FAR	
	Base	Max	Base	Max
<b>BR-GC</b>	30	45	.5-1.0	1.0
<b>BR-CR</b>	45	70	.5-1.0	1.0

## 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

	Max Heights		FAR	
	Base	Max	Base	Max
BR-R	30	45	.5-1.0	1.0
BR-ORT	30	45	.5-1.0	0.75

## 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

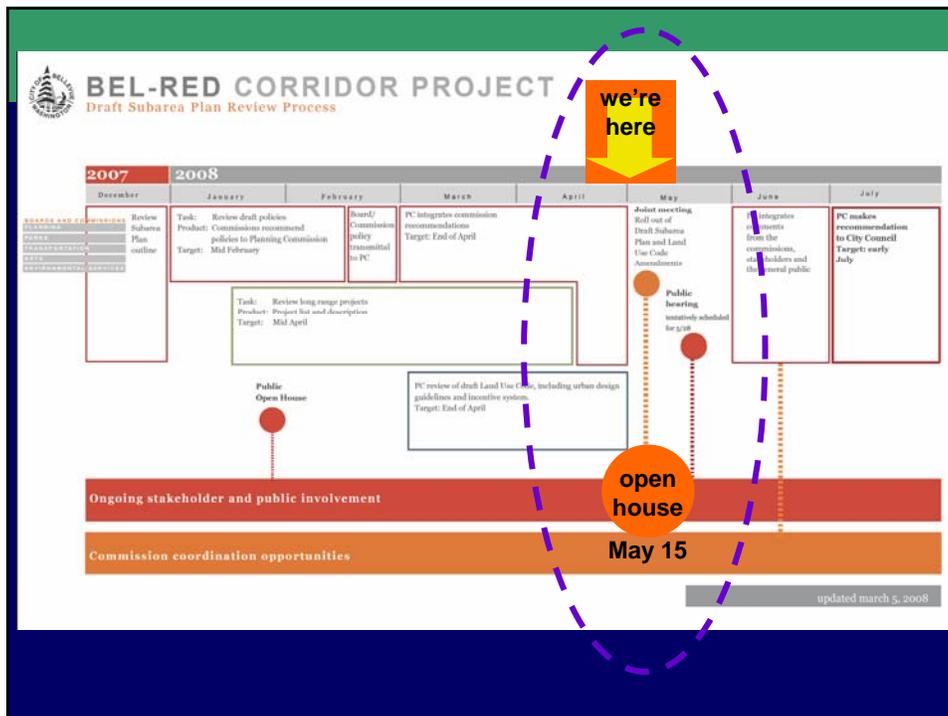
Amenity	Draft Bonus Range Within Nodes	Outside Nodes
<b>TIER 1</b>		
<b>AFFORDABLE HOUSING</b> (potential to exempt bonused area from FAR calc.)	80% Rental: 3.2-10.9sf : 1sf affordable housing 100% Owner: 5.4-12.4sf : 1sf affordable housing Fee-in-lieu for tier 1: \$11-\$55 per 1sf (or greater – policy discussion) Fee-in-lieu for commercial and tier 2: \$11-\$55 per 1sf	TBD
<b>PARKS</b>	2.1-4.5sf : 1sf park Fee-in-lieu: \$19-\$40 per 1sf	
<b>STREAM RESTORATION</b>	25.2-53.4sf : \$1,000 stream restoration	
<b>TIER 2</b>		
<b>NONPROFIT/COMMUNITY SERVICE SPACE</b> (potential to exempt bonused area from FAR calc.)	4.7-10.0sf : 1sf non-profit/community space Buy-out: \$19-\$40 per 1sf (or higher rate – policy discussion)	TBD
<b>PUBLIC RESTROOMS</b> (potential to exempt bonused area from FAR calc.)	6.3-13.3sf : 1sf restroom space	
<b>PUBLIC ART</b>	25.2-53.4sf : \$1,000 art	
<b>PUBLIC ACCESS TO OUTDOOR PLAZA</b>	0.9-1.9sf : 1sf outdoor plaza	
<b>LEED</b>	0.1- 0.15 FAR bonus for LEED Gold 0.15-0.2 FAR bonus for LEED Platinum (LEED for Neighborhoods in subsequent updates)	
<b>ACTIVE RECREATION AREA</b> (potential to exempt indoor bonused area from FAR calc.)	25.2-53.4sf : \$1,000 active recreation improvement	
<b>NATURAL DRAINAGE FEATURE</b>	0.3 -0.6sf : 1sf effective natural drainage feature	
<b>REGIONAL TDRs</b>	(Reserved for future updates)	

## Phasing of Land Use

- Vision seeks to coordinate the development of public infrastructure, including transportation, parks, and open space, with the private redevelopment
- 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?