

Preliminary Preferred Alternative

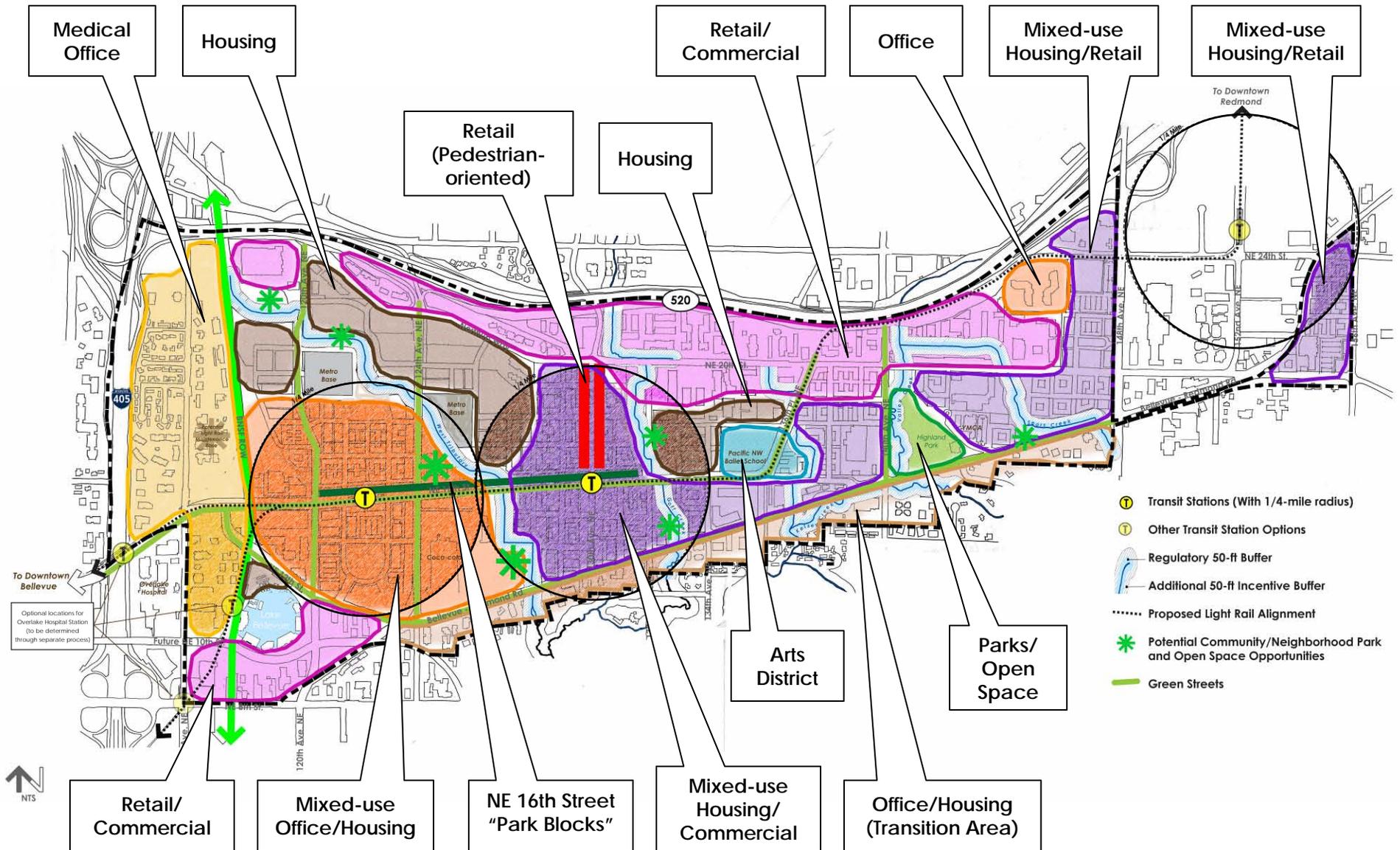
Bel-Red Steering Committee

April 25, 2007

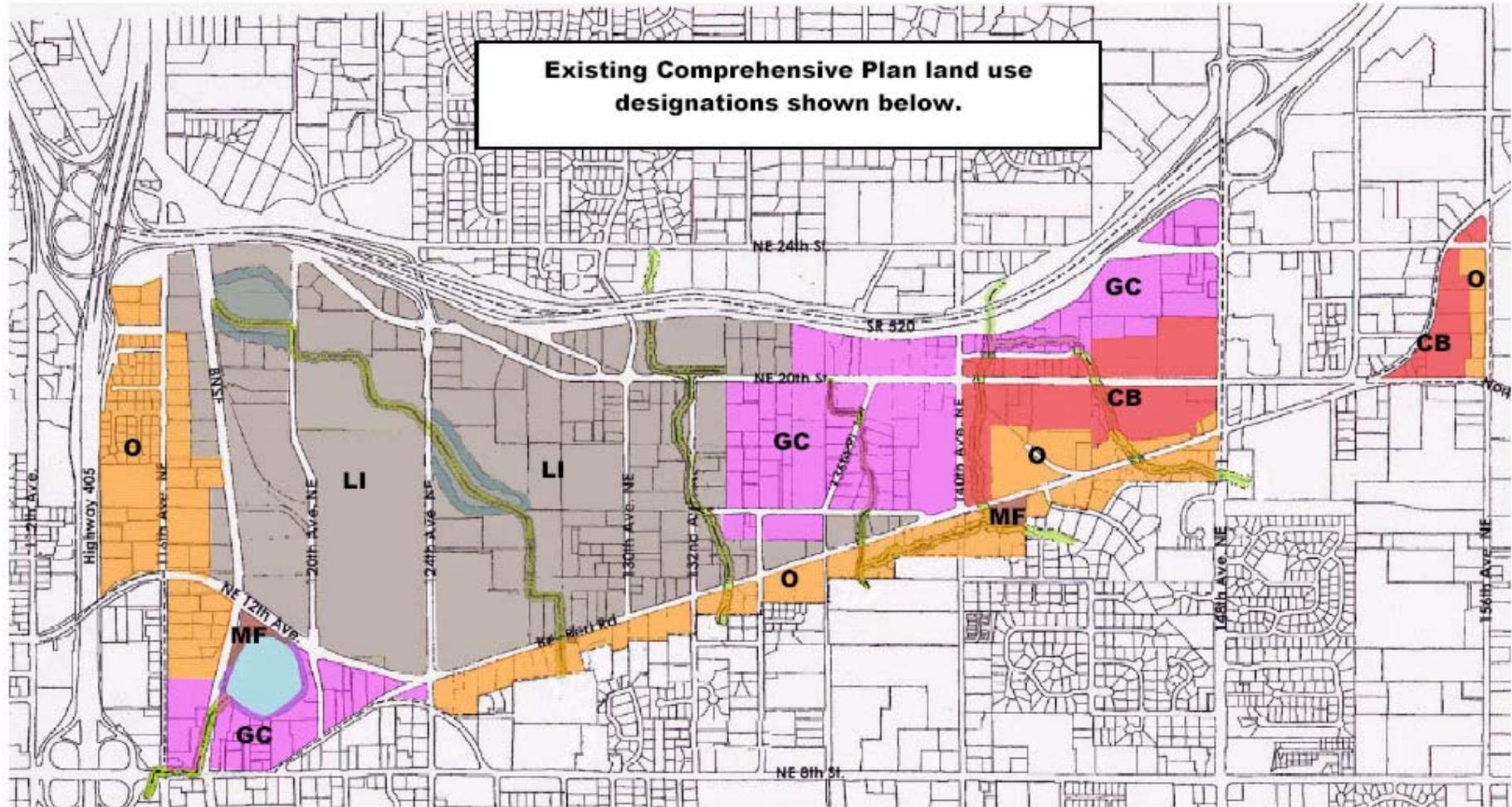
The logo for the Bel-Red Corridor Project is contained within a dark blue rectangular box. It features the words "BEL RED" in a bold, white, sans-serif font. A thin, curved orange line arches over the space between "BEL" and "RED". Below "BEL RED", the words "corridor project" are written in a white, italicized serif font.

BEL RED
corridor project

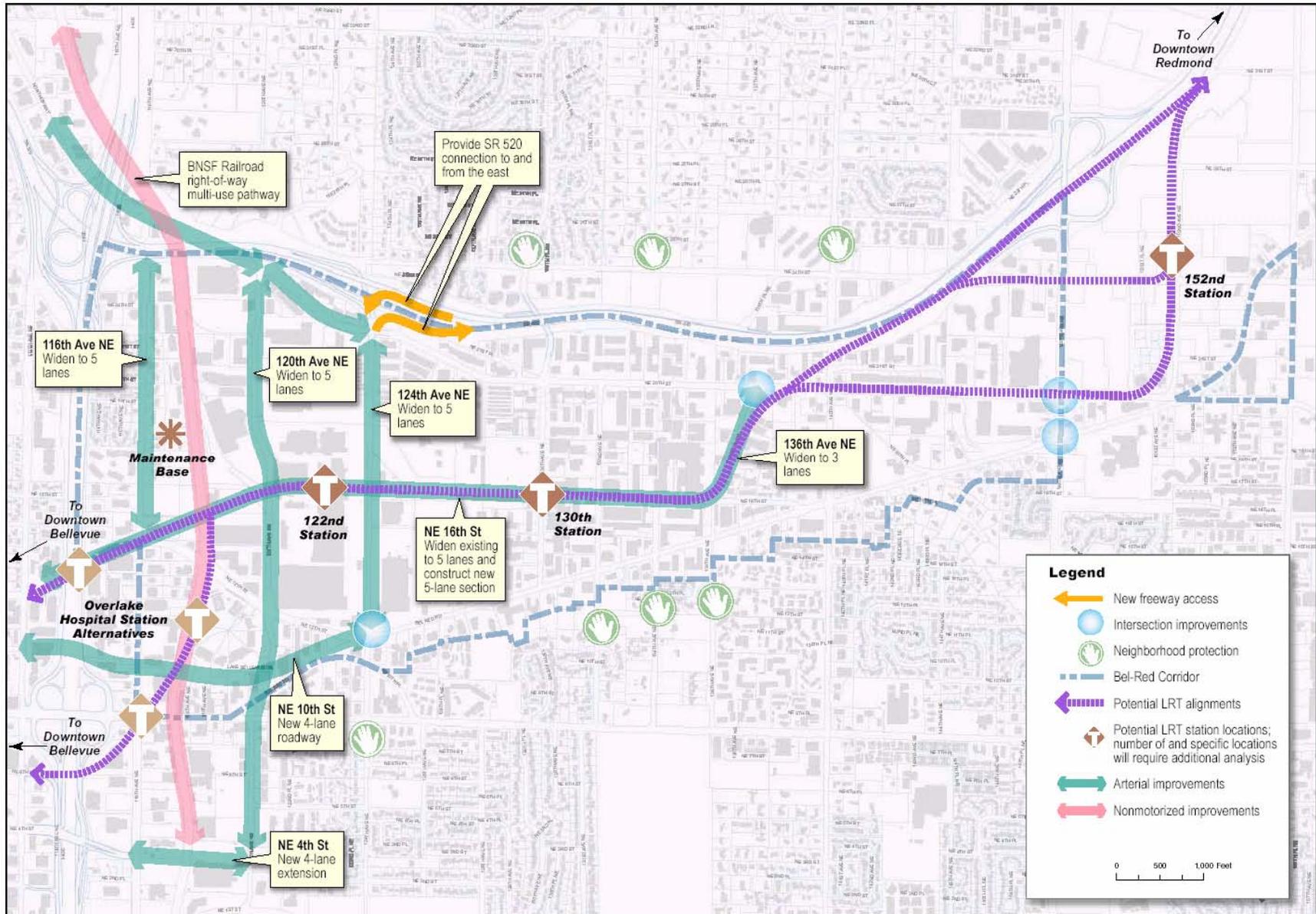
Draft Preliminary Preferred Alternative



Elimination of No Action/Existing Plans Alt.



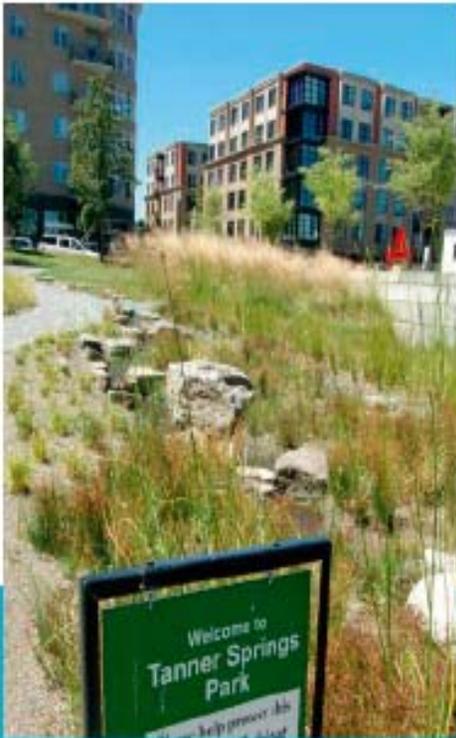
Transportation Components



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Stream Enhancement Concepts

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



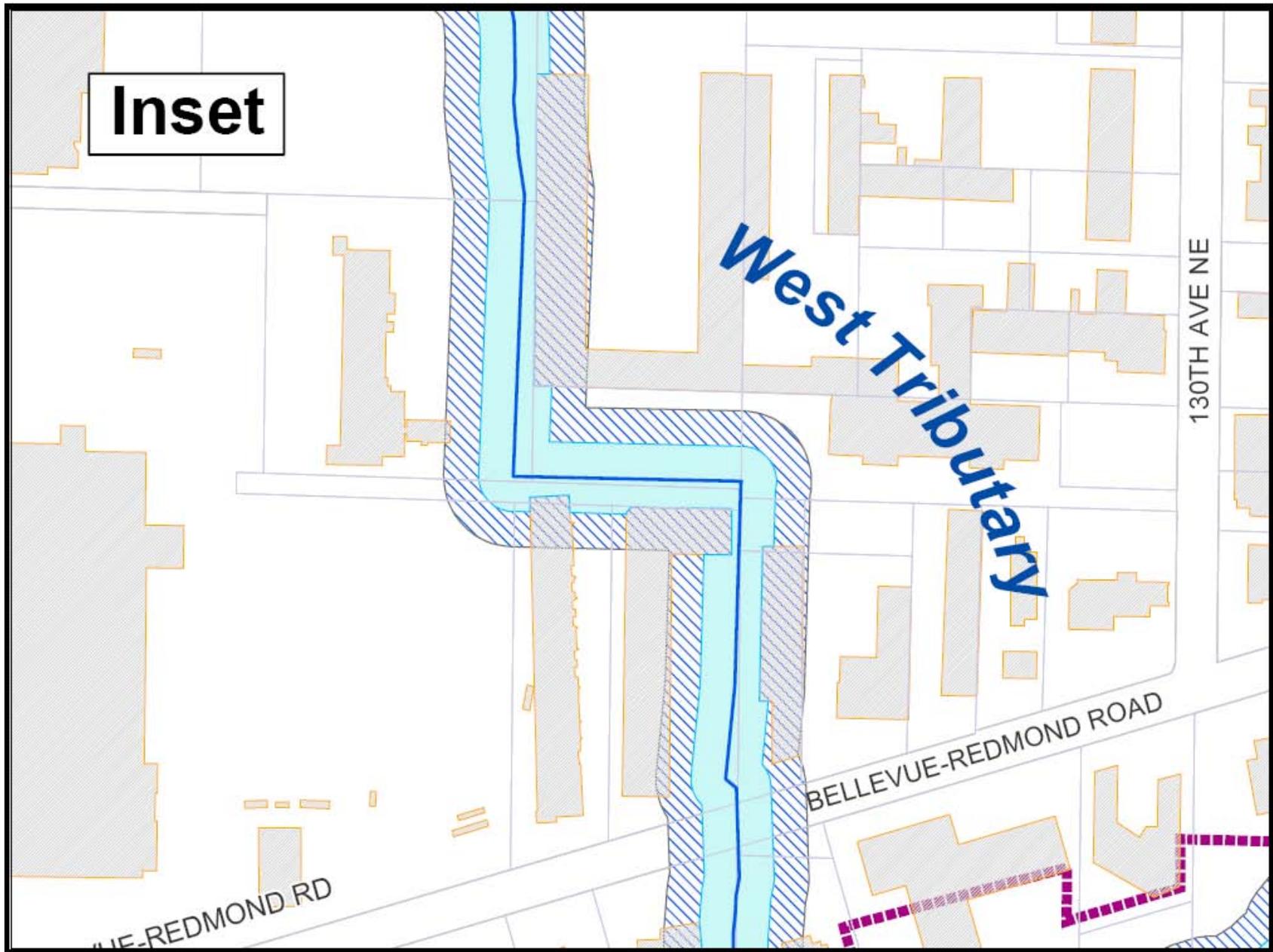
High Point, Seattle

Stream Enhancement Concepts



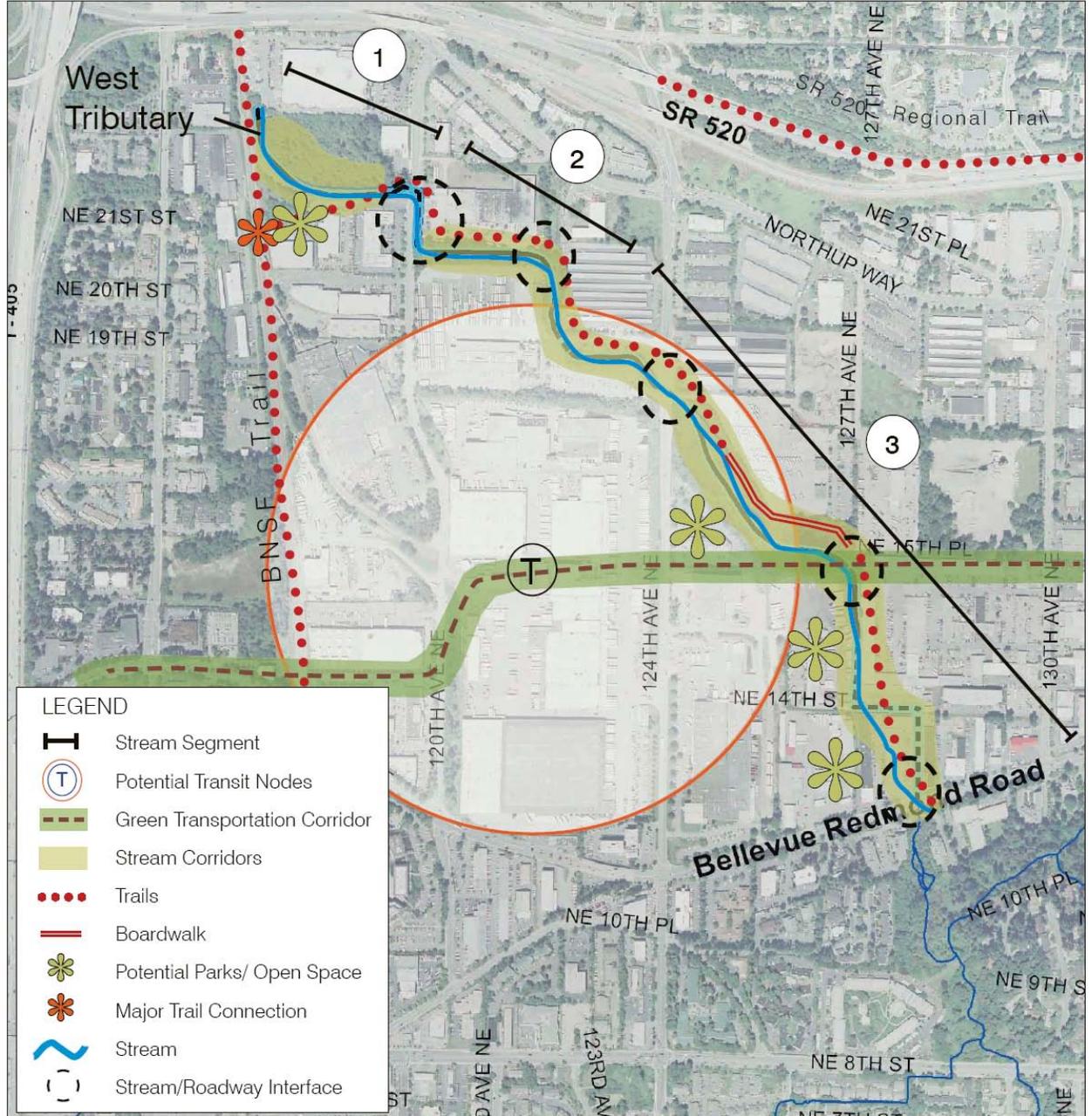
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Stream Enhancement Concepts



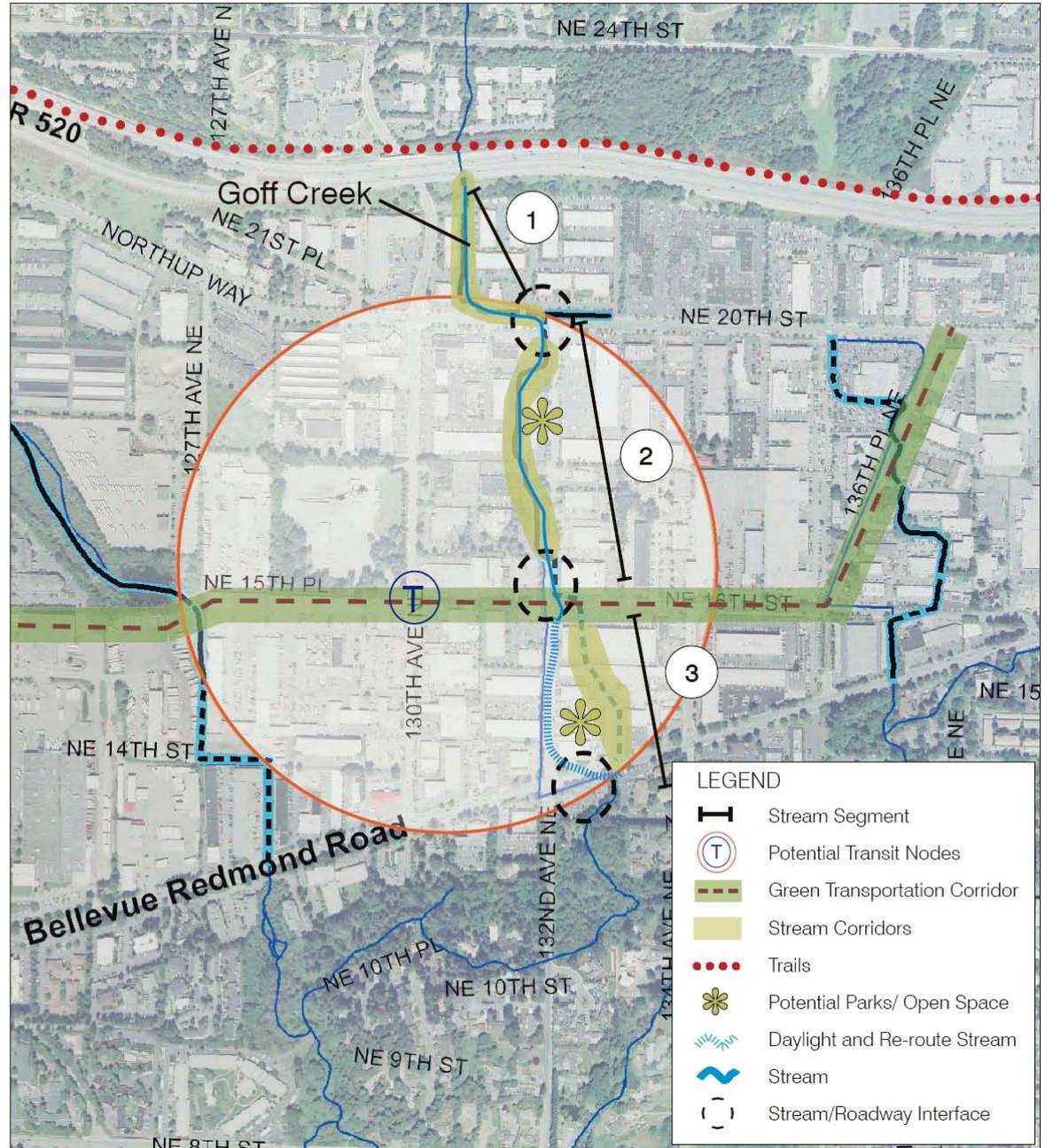
West Tributary Vision

Site Opportunities

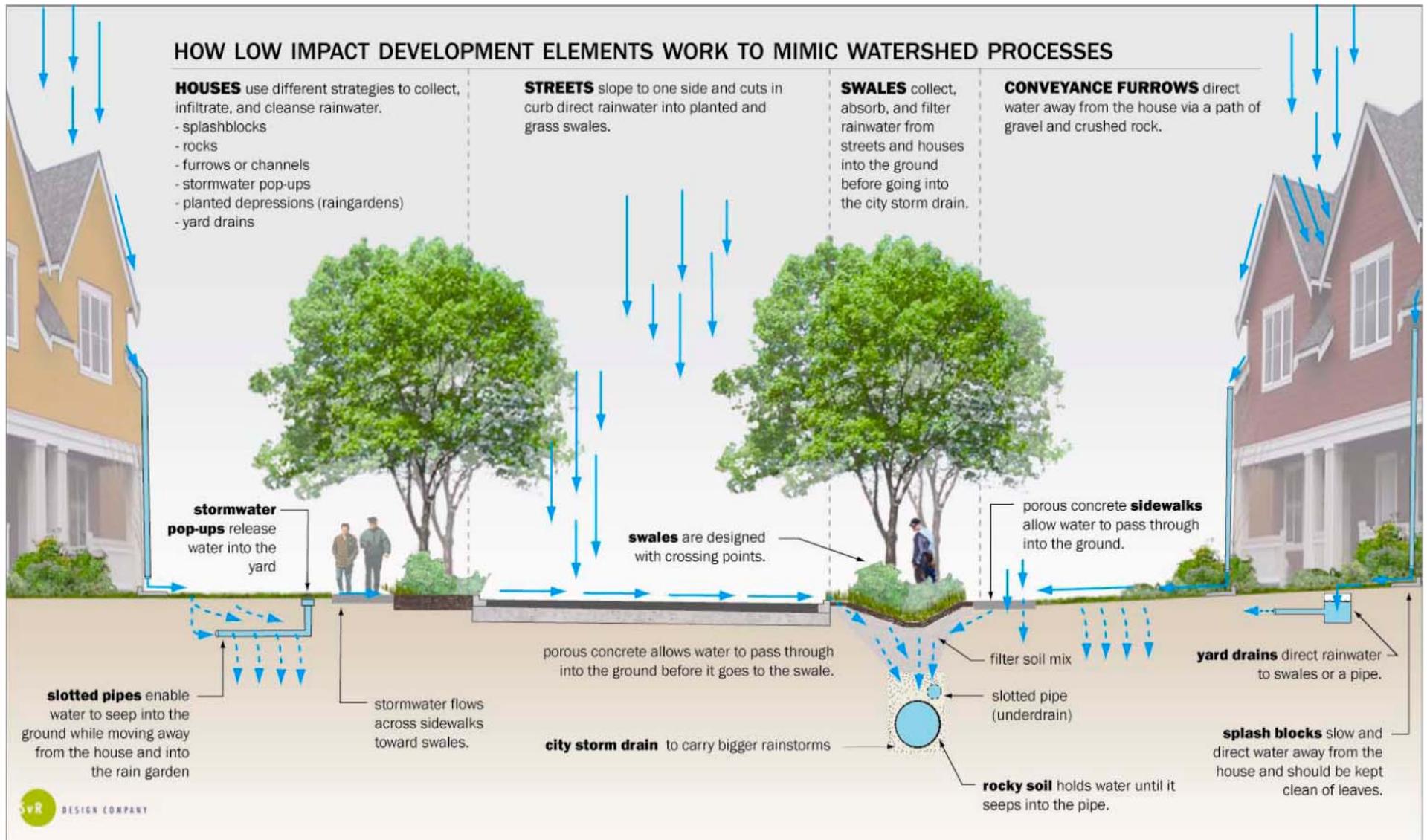


Goff Creek Vision

Site Opportunities



Stream Enhancement Concepts: LID



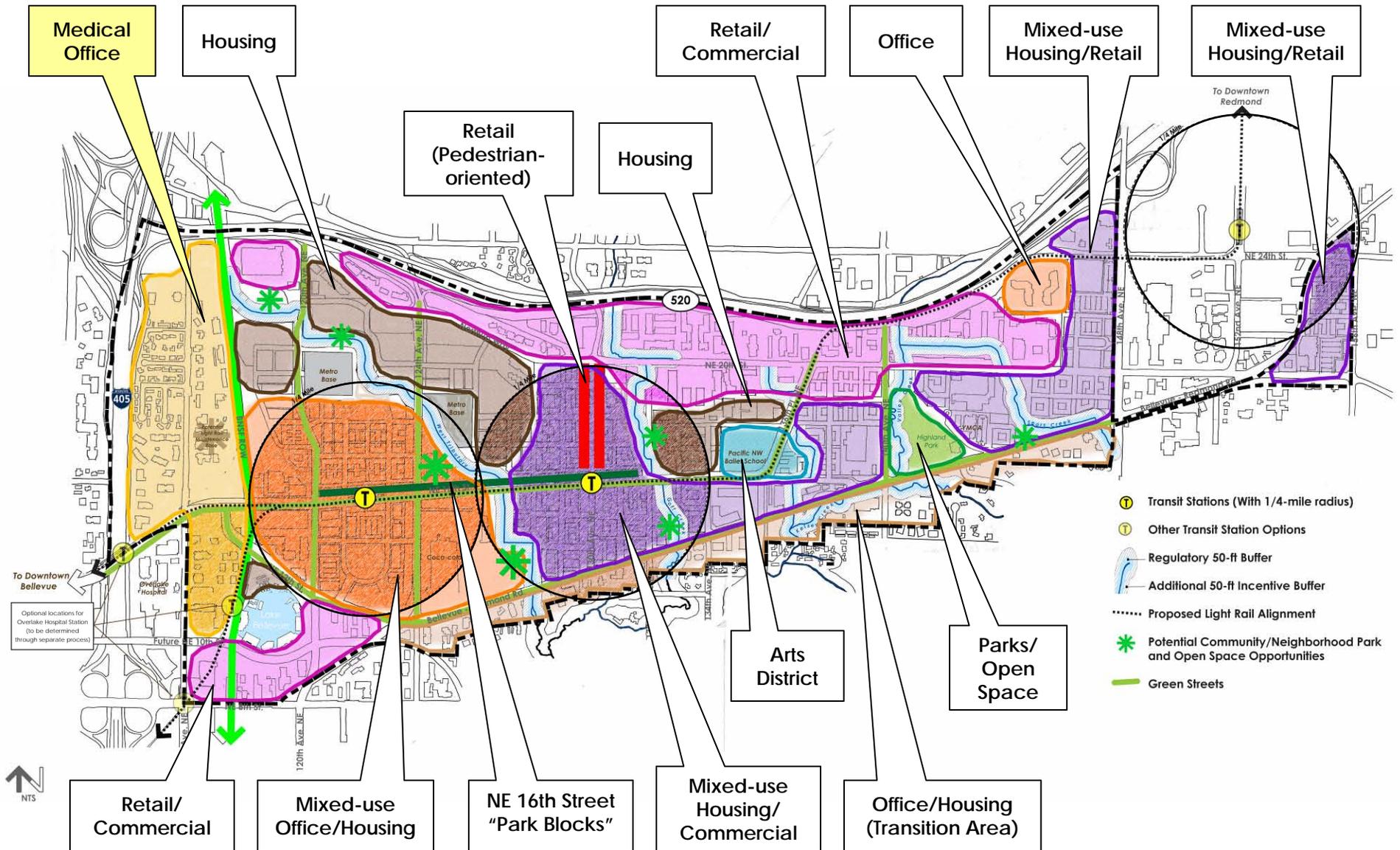
Stream Enhancement Concepts: LID



"Extensive" vegetated roof at Lewis Creek Park in Bellevue.

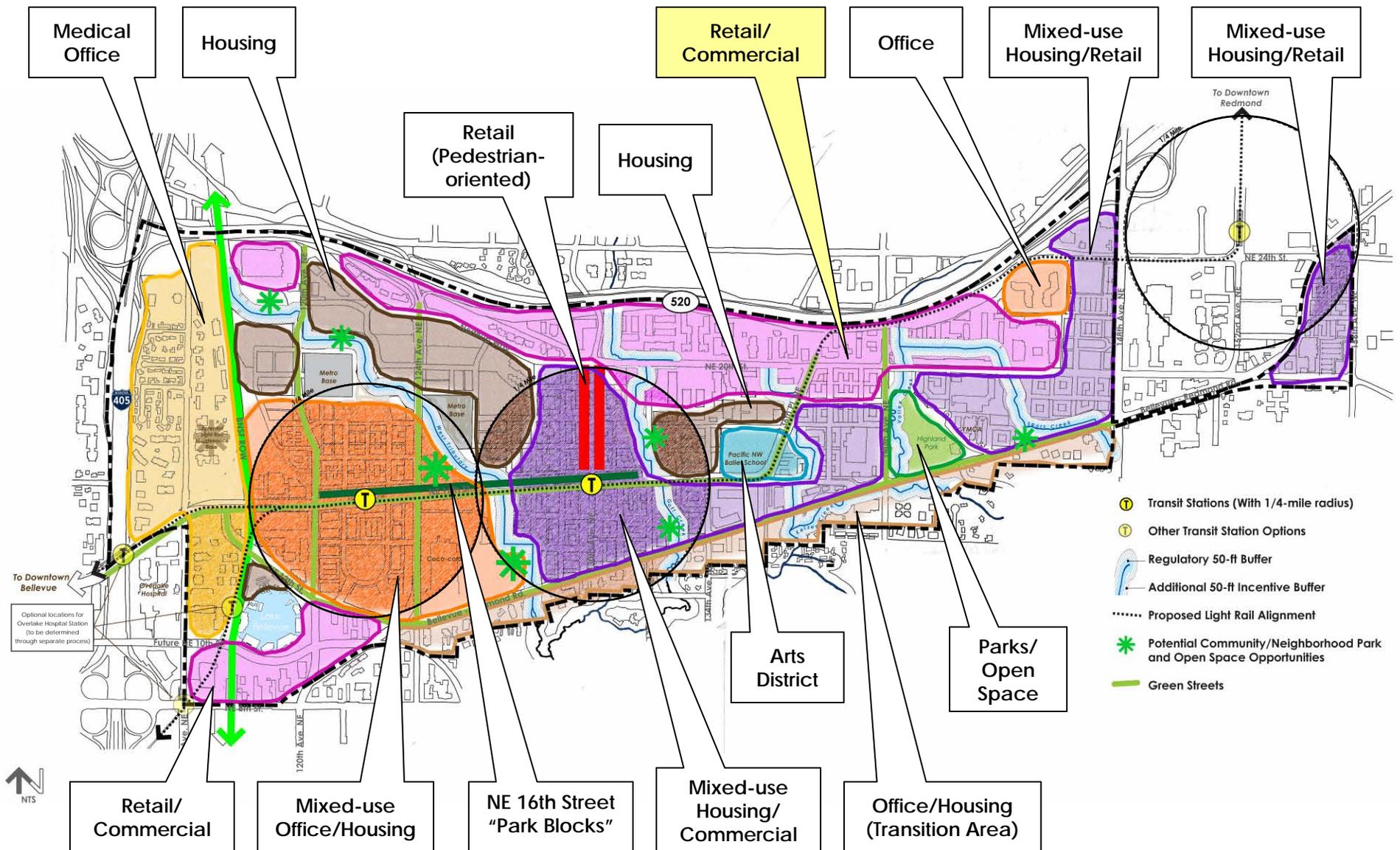


Medical Office Along 116th Avenue



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Retail/Commercial Along NE 20th Corridor



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Strategy for Traditional Light Industrial Uses

Option 1: New LI uses allowed across the district

- Existing LI uses allowed and may be continued by future owners.
- New LI uses allowed.
- Expansions allowed.
- Destroyed LI structures could be reconstructed.

Option 2: New LI uses allowed in sanctuary and disfavored elsewhere

- Existing LI uses in designated area allowed and may be continued by future owners.
- New LI uses in designated area allowed.
- Expansions to existing LI structures in designated area allowed.
- Destroyed LI structures in designated area may be reconstructed.
- New LI uses outside of designated area not allowed. (Refer to Option Nos. 3 or 4).

Option 3: Existing uses allowed, market forces could pressure

- Existing LI uses allowed and may be continued by future owners.
- No new LI uses allowed.
- Expansions to existing LI structures permitted.
- Discontinued LI uses could not be re-established.
- Destroyed LI structures may be reconstructed.

Option 4: LI uses disfavored

- Existing LI uses allowed and may be continued by future owners.
- No new LI uses allowed.
- Expansions to existing LI structures permitted.
- Discontinued LI uses could not be re-established.
- Destroyed LI structures could not be reconstructed.

Strategies for Select Service Uses (Focus on those with LI characteristics)

Option 1: New service uses allowed across the district

- Existing service uses allowed and may be continued by future owners.
- New service uses allowed.
- Expansions allowed.
- Destroyed service structures could be reconstructed.

Option 2: New service uses allowed in Services Core and disfavored elsewhere

- Existing service uses in designated area allowed and may be continued by future owners.
- New service uses in designated area allowed.
- Expansions to existing service structures in designated area allowed.
- Destroyed service structures in designated area may be reconstructed.
- New service uses outside of designated area not allowed. (Refer to Option Nos. 3 or 4).

Option 3: Existing uses allowed, market forces could pressure

- Existing service uses allowed and may be continued by future owners.
- No new service uses allowed.
- Expansions to existing service structures permitted.
- Discontinued service uses could not be re-established.
- Destroyed service structures may be reconstructed.

Option 4: Service uses disfavored

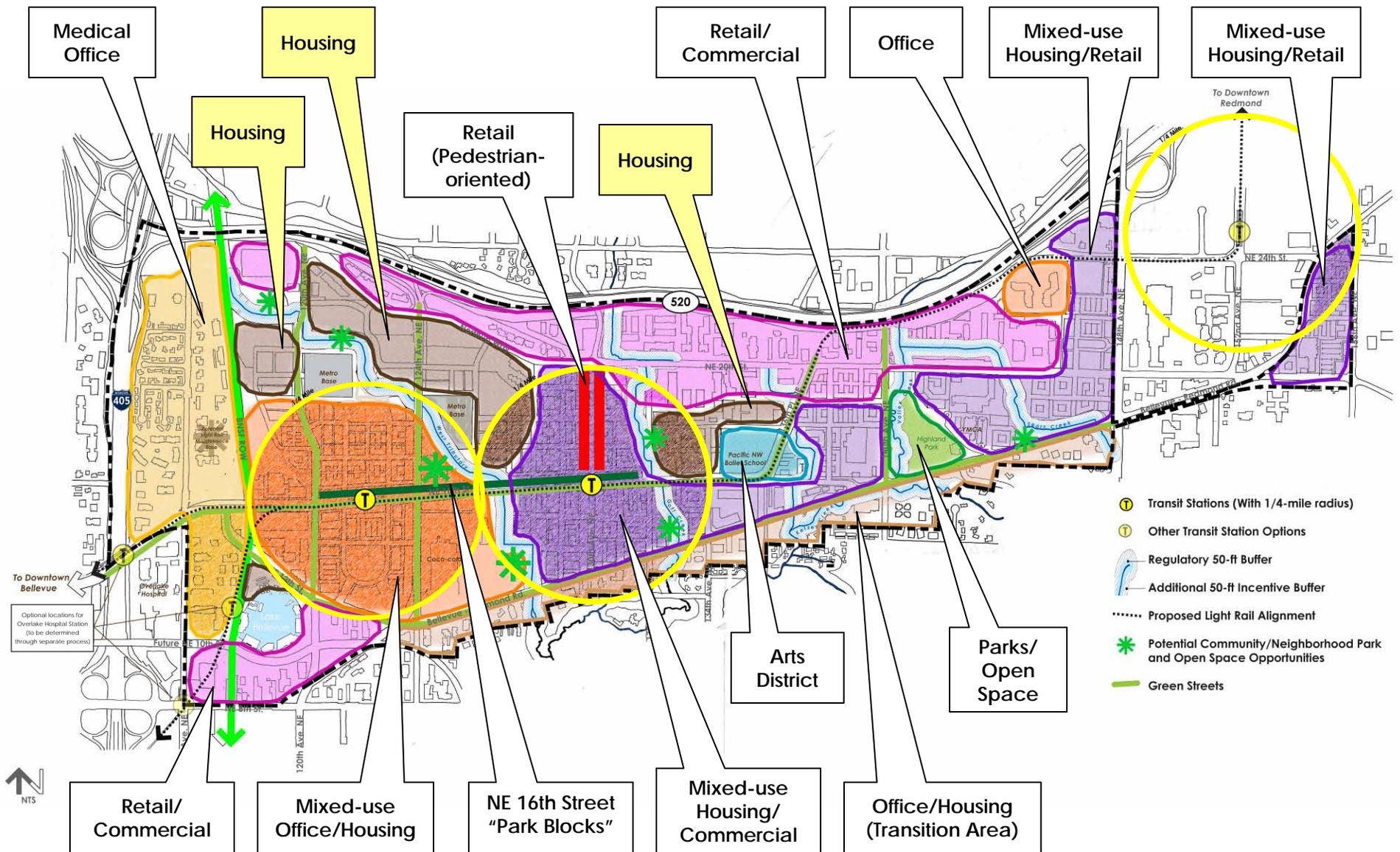
- Existing service uses allowed and may be continued by future owners.
- No new service uses allowed.
- Expansions to existing service structures permitted.
- Discontinued service uses could not be re-established.
- Destroyed service structures could not be reconstructed.

Application of Option 1 & Option 3 for Select Service Uses

- All existing and future uses in the broad Service Uses sector, except for those with LI characteristics, should be allowed to occur throughout the corridor (e.g. health care, business and professional office, personal care, household repair).
 - For specific service uses with LI characteristics, Option 3 should apply to areas within the station nodes and within areas identified for standalone housing.
 - For specific service uses with LI characteristics, Option 1 would apply to the remainder of the corridor – all the area outside of station nodes and separate from areas identified for standalone housing.

Specific service uses with LI characteristics may have potential impacts on adjacent future uses (such as noise, odor, fumes, aesthetics) similar to light industrial uses. They include uses such as auto body repair, tire shops, and towing, among others.

Application of Option 1 & 3 for Select Service Uses



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Broad Services Category Dry Cleaners – Greenwood



Broad Services Category Electronic Repair – Pearl District



Service Use with LI Characteristic Tire Center – Ballard



116th Avenue Node



122nd Avenue Node



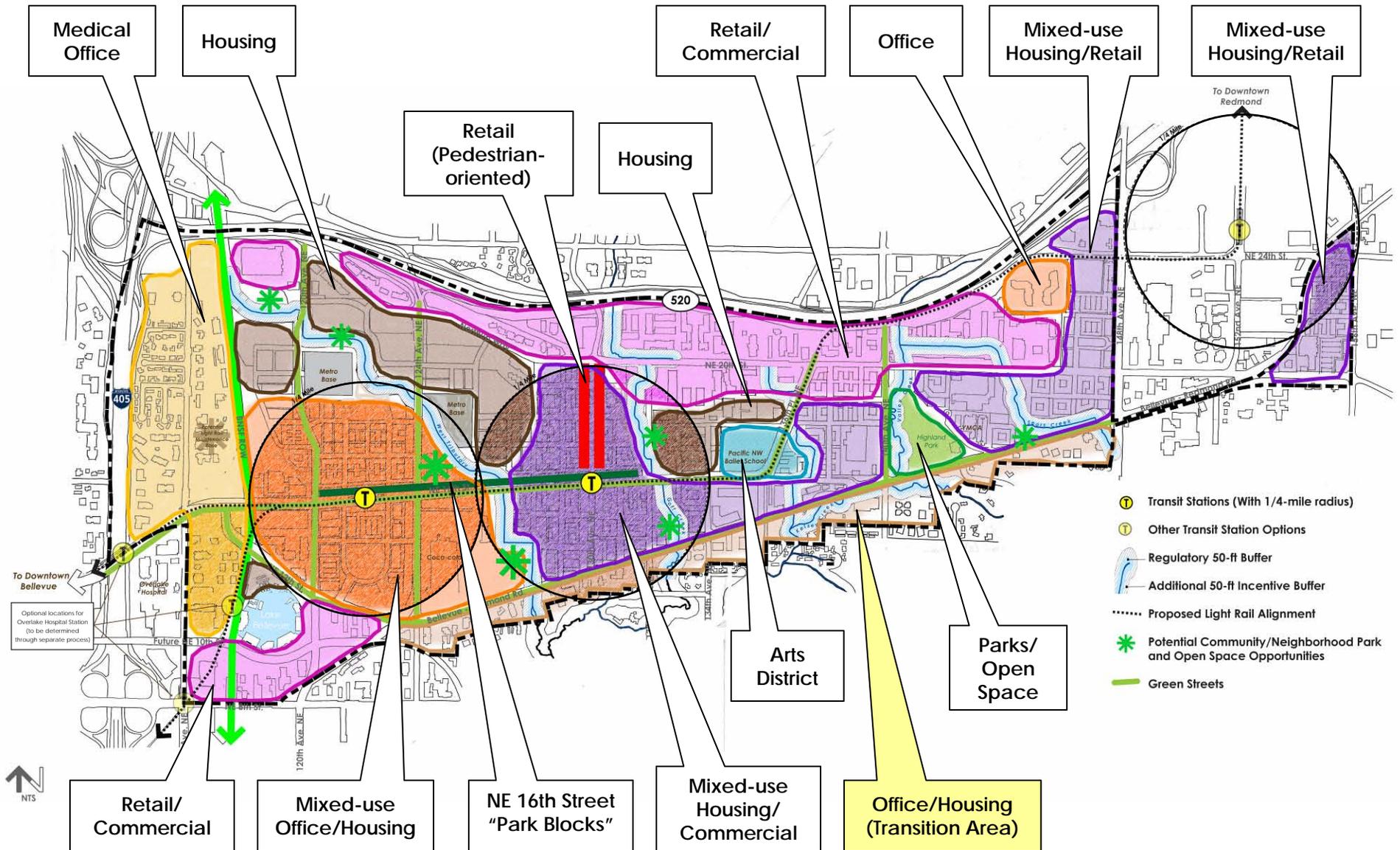
130th Avenue Node



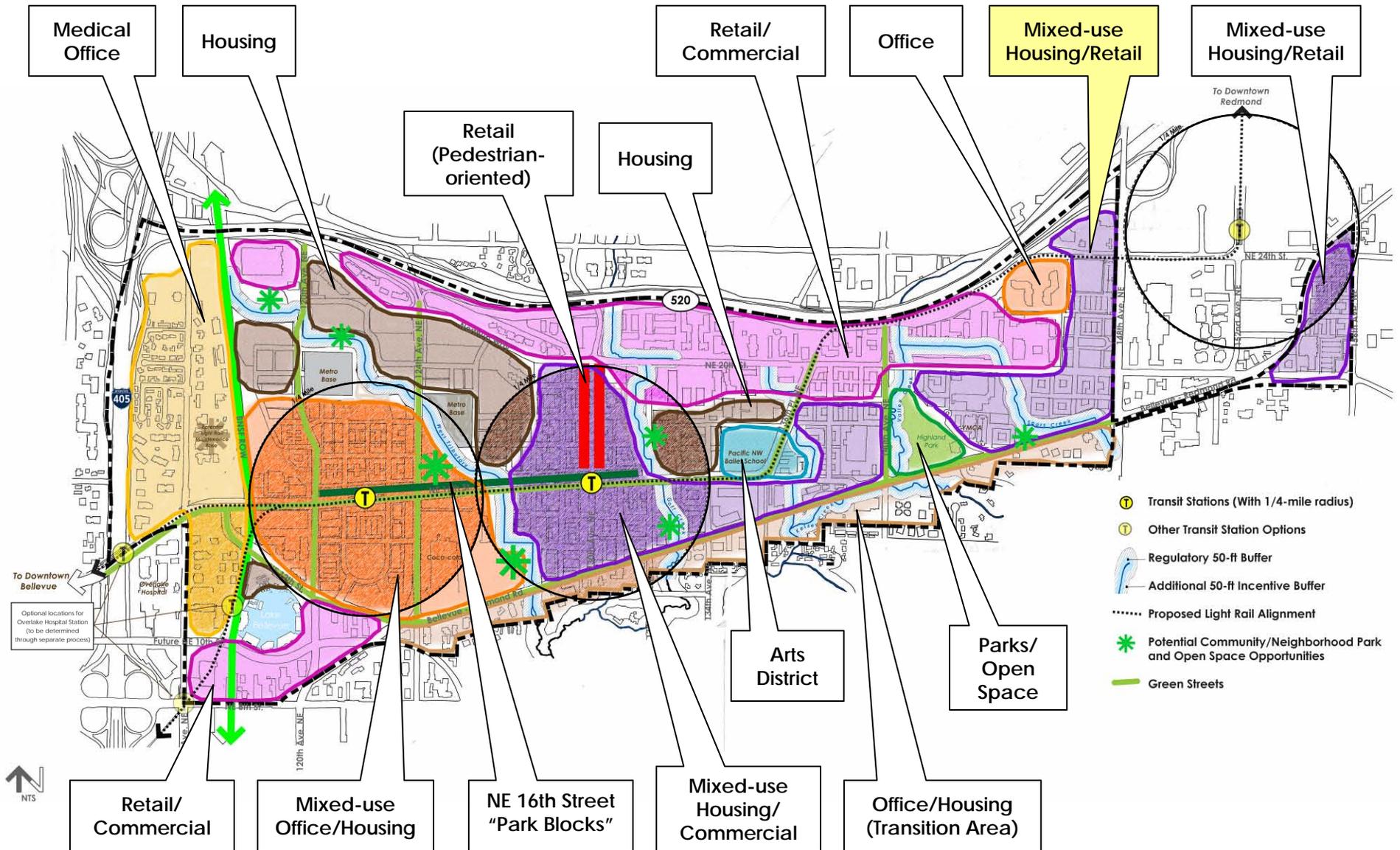
152nd Avenue Node



Mix of Office & Housing South of Bel-Red Rd



Mix of Housing & Retail West of 148th Avenue

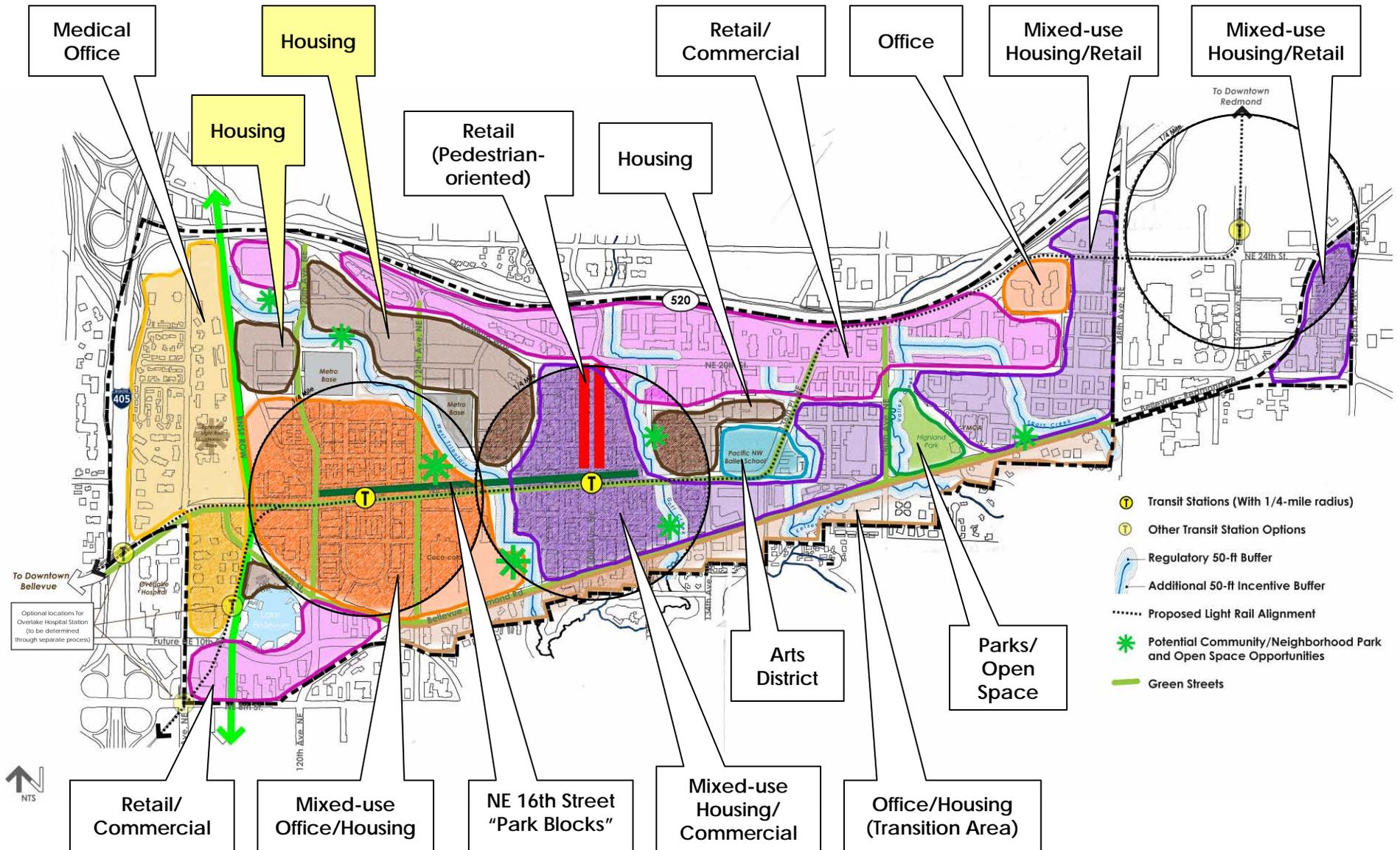


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Arts District

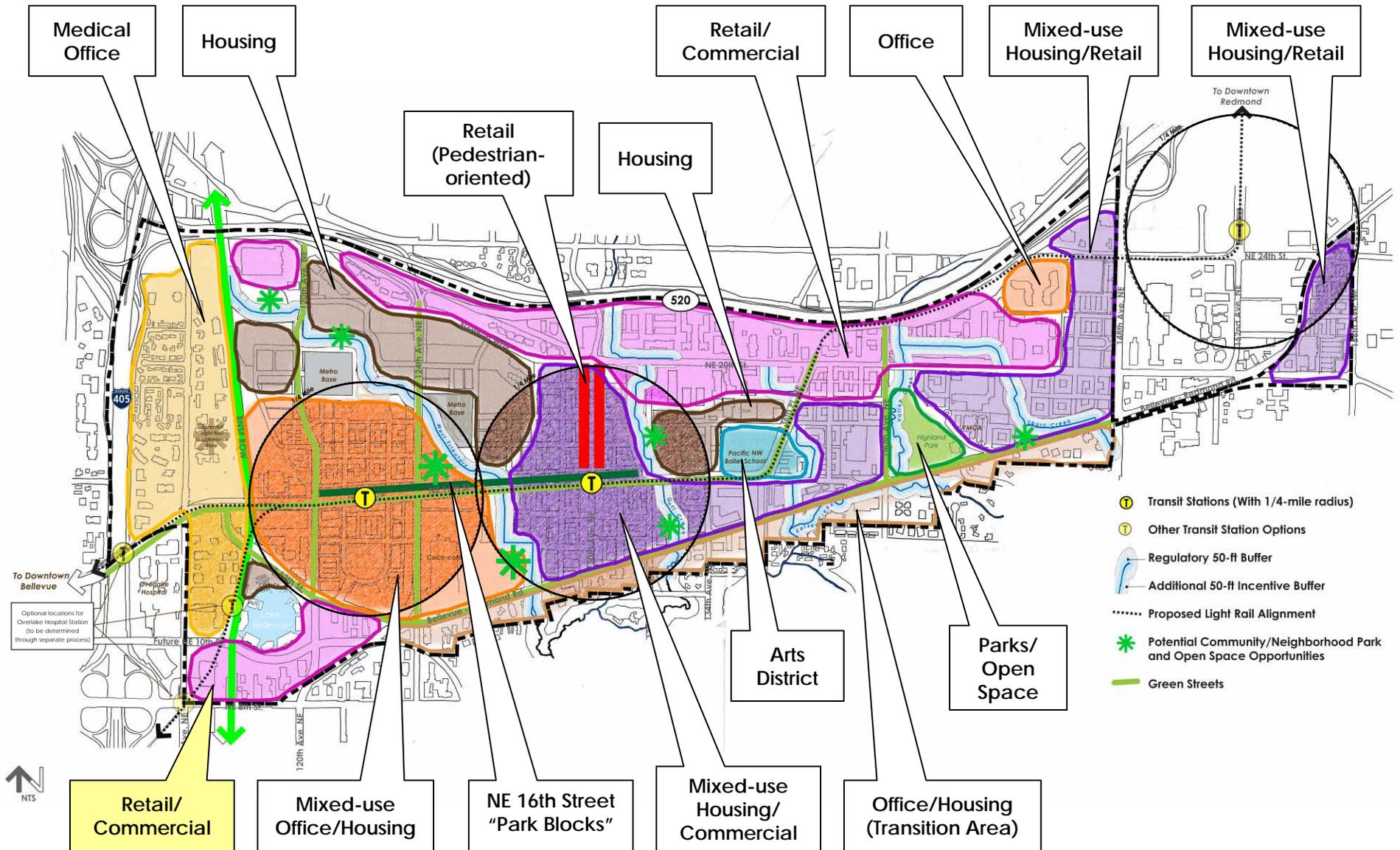


Housing in Northwest Portion of Study Area



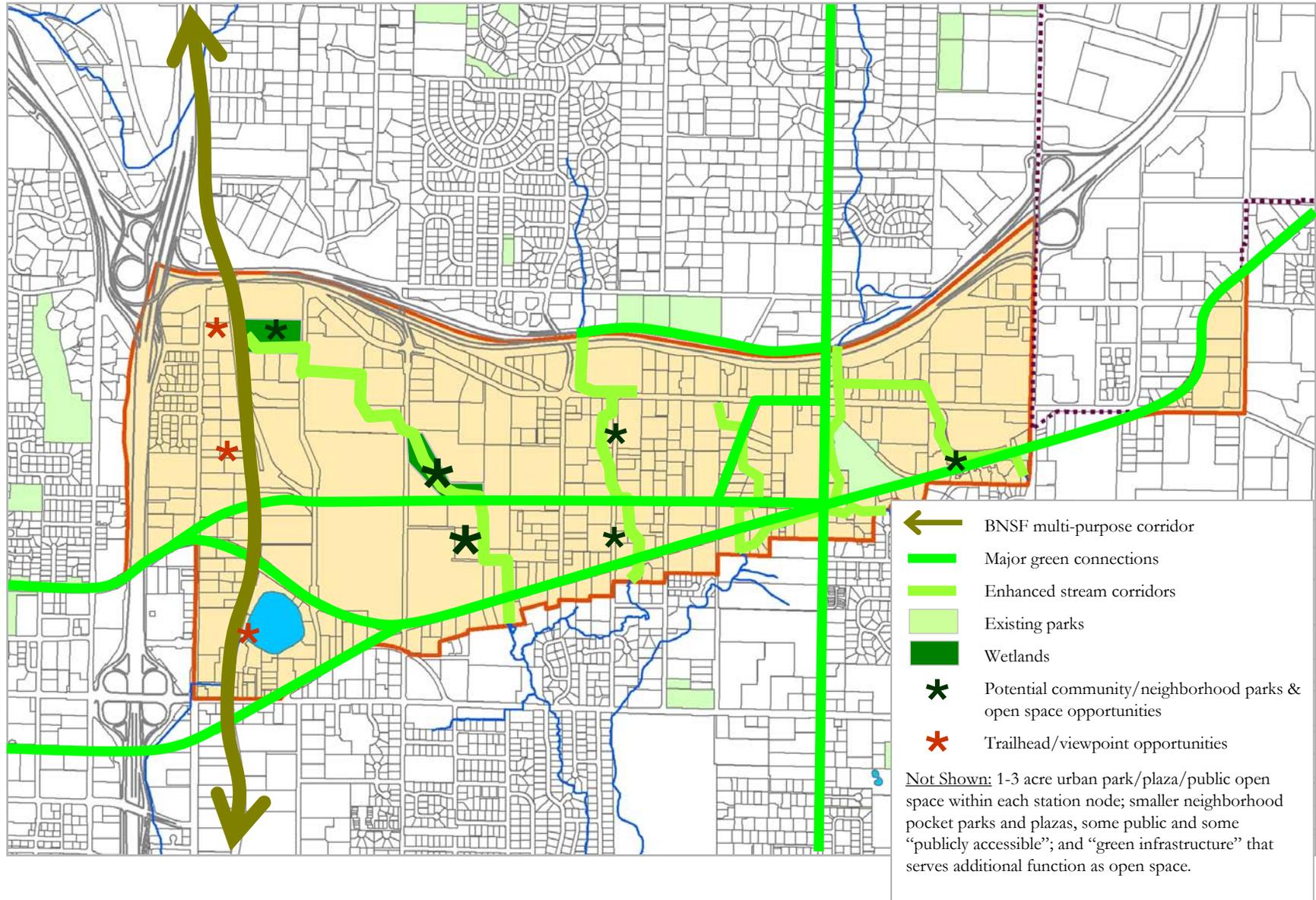
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Retail/Commercial South of NE 12th



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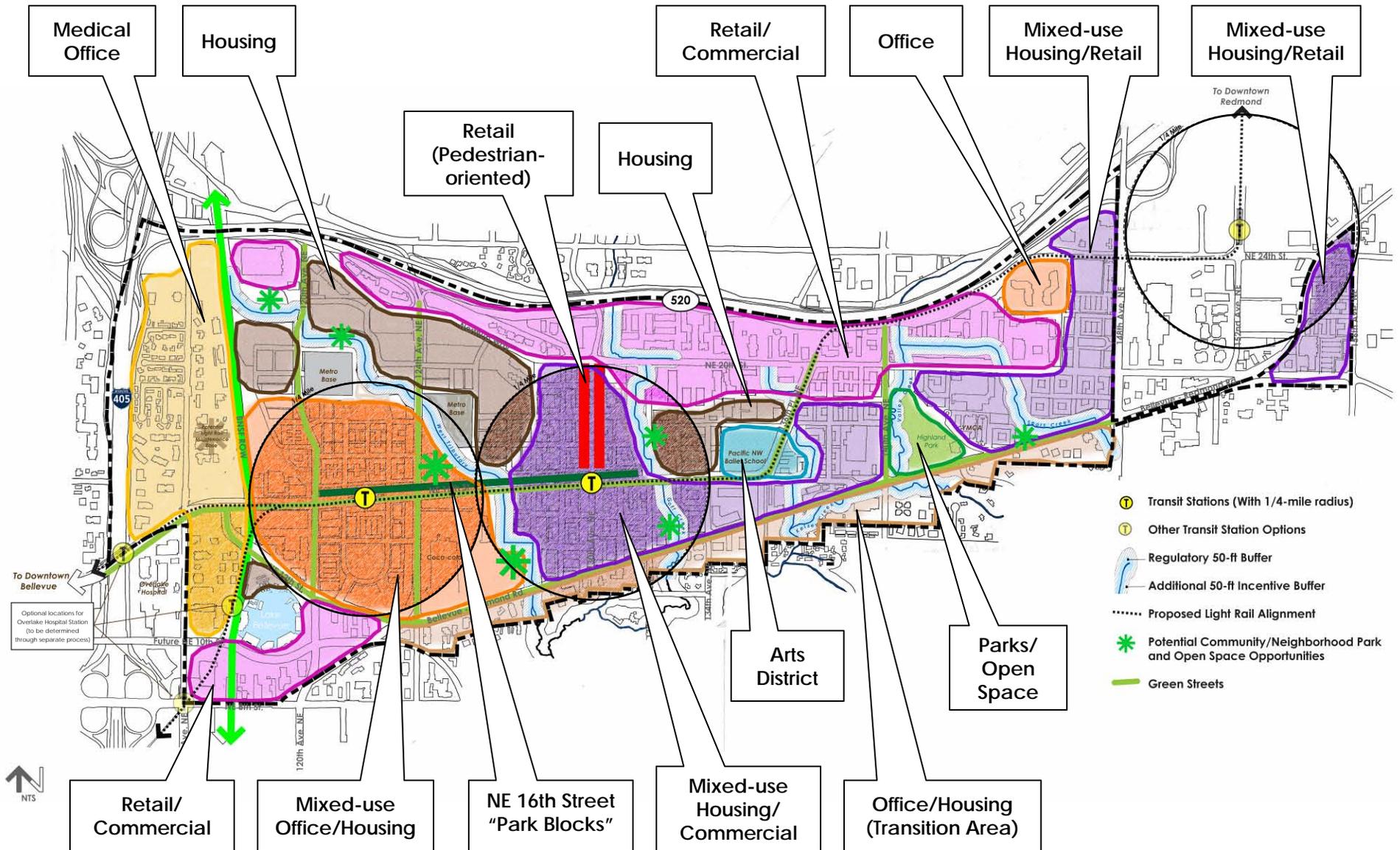
Parks and Open Space



Parks and Open Space Key Concepts

- Parks a key part of the vision
- Ambitious expectations
- Multiple proposed system components
- “Green infrastructure” as open space amenity
- Context-sensitive character
- Consideration of major indoor recreation facility
- Implementation

Parks and Open Space



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Parks and Open Space: Riparian Corridors



Parks and Open Space: Neighborhood and Community Parks



Parks and Open Space: Parks Blocks



Parks and Open Space: Urban Plazas



Parks and Open Space: BSNF Corridor Rail to Trail



Development Program

Use	Alternative 1	Alternative 2	Alternative 3
Commercial (Office, Retail)	3.5 million sf (3.2 million office, 300 K retail)	2.5 million sf (2.3 million office, 200 K retail)	4.5 million sf (4 million office, 500K retail)
Housing	3,500 units	5,000 units	5,000 units

- **Development Program is for period between 2006 and 2030**
- **Alternatives assumed that some existing light industrial uses will be displaced to accommodate new commercial and/or housing units**

Additional Direction from Committee?

