Preliminary Preferred Alternative

Bel-Red Steering Committee
April 25, 2007
Draft Preliminary Preferred Alternative

- Medical Office
- Retail/Commercial
- Medical Office
- Retail/Commercial
- Parks/Open Space
- Arts District
- Mixed-use Office/Housing
- Mixed-use Housing/Retail
- Office
- Mixed-use Housing/Retail
- Office/Housing (Transition Area)
- Optional locations for Overlake Hospital Station (to be determined through separate process)
Elimination of No Action/Existing Plans Alt.

Existing Comprehensive Plan land use designations shown below.
Stream Enhancement Concepts

Placemaking
- Tanner Springs Park, Portland

Habitat Enhancement
- Goff Creek south of Bel-Red Road
- Big Dry Creek Bicycle Trail, Littleton, Colorado

Green Infrastructure
- Porous Street & Sidewalks, High Point, Seattle
Stream Enhancement Concepts

Preliminary Preferred Alternative - April 25, 2007
Site Opportunities

LEGEND
- Stream Segment
- Potential Transit Nodes
- Green Transportation Corridor
- Stream Corridors
- Trails
- Boardwalk
- Potential Parks/ Open Space
- Major Trail Connection
- Stream
- Stream/Roadway Interface
Site Opportunities
**Stream Enhancement Concepts: LID**

**HOW LOW IMPACT DEVELOPMENT ELEMENTS WORK TO MIMIC WATERSHED PROCESSES**

**HOUSES** use different strategies to collect, infiltrate, and cleanse rainwater,
- splashblocks
- rocks
- furrows or channels
- stormwater pop-ups
- planted depressions (raingardens)
- yard drains

**STREETS** slope to one side and cuts in curb direct rainwater into planted and grass swales.

**SWALES** collect, absorb, and filter rainwater from streets and houses into the ground before going into the city storm drain.

**CONVEYANCE FURROWS** direct water away from the house via a path of gravel and crushed rock.

- **stormwater pop-ups** release water into the yard
- **slotted pipes** enable water to seep into the ground while moving away from the house and into the rain garden
- **swales** are designed with crossing points.
- **porous concrete sidewalks** allow water to pass through into the ground.
- **yard drains** direct rainwater to swales or a pipe.
- **splash blocks** slow and direct water away from the house and should be kept clean of leaves.
Stream Enhancement Concepts: LID

“Extensive” vegetated roof at Lewis Creek Park in Bellevue.
Medical Office Along 116th Avenue

Preliminary Preferred Alternative - April 25, 2007
Retail/Commercial Along NE 20th Corridor

Preliminary Preferred Alternative - April 25, 2007
### Strategy for Traditional Light Industrial Uses

<table>
<thead>
<tr>
<th>Option 1: New LI uses allowed across the district</th>
<th>Option 2: New LI uses allowed in sanctuary and disfavored elsewhere</th>
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<tbody>
<tr>
<td>• Existing LI uses allowed and may be continued by future owners.</td>
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<td>• No new LI uses allowed.</td>
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**Strategies for Select Service Uses**  
*Focus on those with LI characteristics*

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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

Preliminary Preferred Alternative - April 25, 2007
Broad Services Category
Dry Cleaners - Greenwood
Broad Services Category

Electronic Repair - Pearl District
Service Use with LI Characteristic

Tire Center - Ballard
Number and Location of Nodes

Preliminary Preferred Alternative - April 25, 2007
116th Avenue Node
122nd Avenue Node
130th Avenue Node
152nd Avenue Node
Mix of Office & Housing South of Bel-Red Rd

Medical Office
Housing
Retail/Commercial
Office
Mixed-use Housing/Retail
Mixed-use Housing/Retail
Retail (Pedestrian-oriented)
Housing
Regional Park
Arts District
Parks/Open Space
NE 16th Street "Park Blocks"
Mixed-use Office/Housing
Mixed-use Housing/Commercial
Office/Housing (Transition Area)

Preliminary Preferred Alternative - April 25, 2007
Mix of Housing & Retail West of 148th Avenue

- Medical Office
- Housing
- Retail (Pedestrian-oriented)
- Office
- Mixed-use Housing/Retail
- Mixed-use Office/Housing
- NE 16th Street "Park Blocks"
- Arts District
- Parks/Open Space
- Office/Housing (Transition Area)

Mix of Housing & Retail West of 148th Avenue

Preliminary Preferred Alternative - April 25, 2007
Arts District

Medical Office
Housing
Retail/Commercial
Office
Mixed-use Housing/Retail
Mixed-use Housing/Retail

Retail (Pedestrian-oriented)
Housing
Office
Mixed-use Office/Housing
Mixed-use Housing/Commercial
Mixed-use Housing/Commercial

Parks/Open Space
Arts District
NE 16th Street "Park Blocks"
Office/Housing (Transition Area)

Optional locations for Overlake Hospital Station (to be determined through separate process)

Preliminary Preferred Alternative - April 25, 2007
Housing in Northwest Portion of Study Area

- Medical Office
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- Arts District
- Mixed-use Office/Housing
- Mixed-use Housing/Retail
- Mixed-use Housing/Retail
- Mixed-use Office/Housing (Transition Area)
- Office
- Mixed-use Housing/Commercial
- NE 16th Street “Park Blocks”
- Mixed-use Housing/Commercial
- Retail/Commercial

Optional locations for Overlake Hospital Station (to be determined through separate process)

Housing in Northwest Portion of Study Area

Preliminary Preferred Alternative - April 25, 2007
Retail/Commercial South of NE 12th

Mixed-use Housing/Retail
Medical Office
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Office
Mixed-use Office/Housing
Retail (Pedestrian-oriented)
NE 16th Street “Park Blocks”
Mixed-use Housing/Commercial
Office/Housing (Transition Area)

Preliminary Preferred Alternative - April 25, 2007
Parks and Open Space

BNSF multi-purpose corridor
Major green connections
Enhanced stream corridors
Existing parks
Wetlands
Potential community/neighborhood parks & open space opportunities
Trailhead/viewpoint opportunities

Not Shown: 1-3 acre urban park/plaza/public open space within each station node; smaller neighborhood pocket parks and plazas, some public and some "publicly accessible"; and "green infrastructure" that serves additional function as 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
Preliminary Preferred Alternative – April 25, 2007
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

<table>
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<tr>
<th>Use</th>
<th>Alternative 1</th>
<th>Alternative 2</th>
<th>Alternative 3</th>
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<tr>
<td>Commercial (Office, Retail)</td>
<td>3.5 million sf (3.2 million office, 300 K retail)</td>
<td>2.5 million sf (2.3 million office, 200 K retail)</td>
<td>4.5 million sf (4 million office, 500K retail)</td>
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<tr>
<td>Housing</td>
<td>3,500 units</td>
<td>5,000 units</td>
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- 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?

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