

# Building Height Analysis

## Bel-Red Steering Committee

June 13, 2007

The logo for the Bel-Red Corridor Project is located in the upper right quadrant of the slide. It consists of a dark blue rectangular background. The words "BEL RED" are written in a white, bold, sans-serif font, with a thin, curved orange line arching over the letters. Below "BEL RED", the words "corridor project" are written in a white, lowercase, serif font.

**BEL RED**  
*corridor project*

## Building Height Analysis

**April 25** Steering Committee Direction...

...In the FEIS, evaluate building heights of up to 150 feet at proposed development nodes, and the area east of 120<sup>th</sup> Ave NE @ Lake Bellevue.

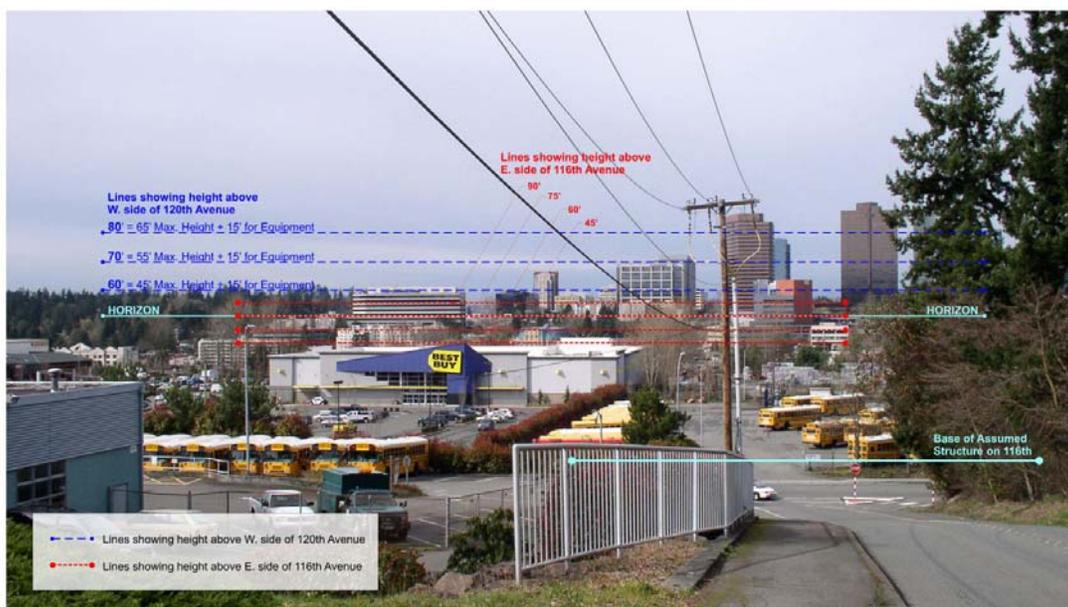
**Today** – a briefing on the status of the photo-simulations that will be included in the FEIS.

# Building Height Analysis

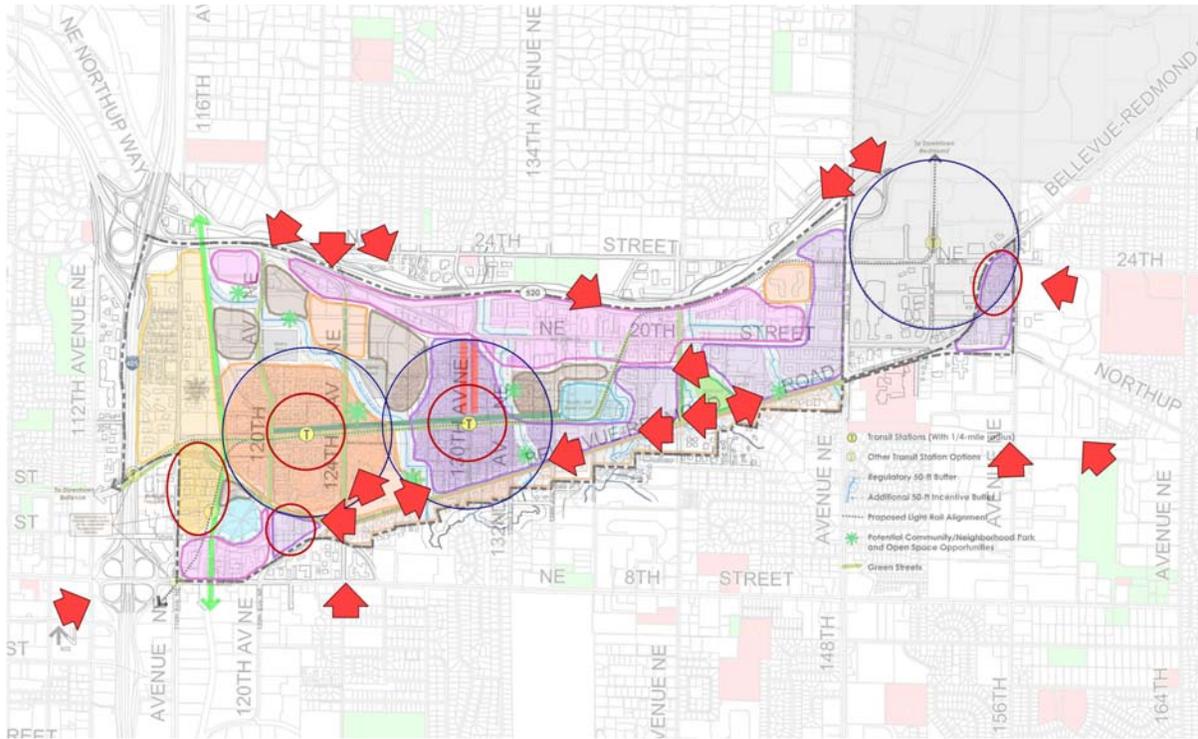
The FEIS will include an analysis of building height with respect to the following components:

- Urban form/community character
- **Visual/view impacts**
- Human scale
- Differentiated economic niche
- Implementation strategy

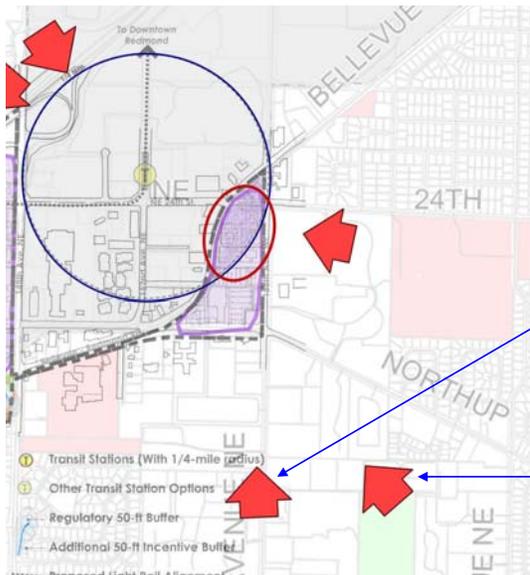
## Example View Analysis from Wilburton NE 8th Study



# Photo Points and Nodes

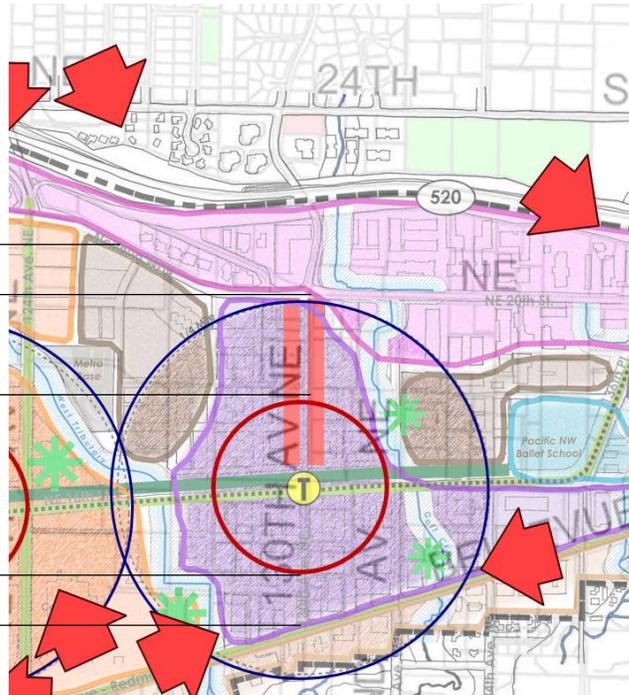


## Sample Photo Points with likely little visual impact



# Building Height Assumptions

Up to 60-feet	Non-node
Up to 125-feet	Node
Up to 150-feet	Node
Up to 125-feet	Node



## Sample Photo Point SR 520 bike Path/NE 24<sup>th</sup> Street



# Preliminary Photo Simulation



Side by side



## Building Height Analysis

- Views analyzed only from public spaces
- Taller buildings (up to 150- feet) assumed near the center of the nodes
- Building footprint locations assumed from Concept Plan – these could change
- Will include potential Redmond buildings (9-12 stories in Overlake)
- Lots of tall trees!
- Analysis will be documented in the FEIS