Building Height Analysis

Bel-Red Steering Committee

June 13, 2007

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 120th 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

<table>
<thead>
<tr>
<th>Height Assumption</th>
<th>Node</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 60-feet</td>
<td>Non-node</td>
</tr>
<tr>
<td>Up to 125-feet</td>
<td>Node</td>
</tr>
<tr>
<td>Up to 150-feet</td>
<td>Node</td>
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</tbody>
</table>

Sample Photo Point
SR 520 bike Path/NE 24th Street
Preliminary Photo Simulation
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