Bel-Red Subarea Plan and Land Use Regulations

Business and Property Owner Discussions

May 13, 2008

Bel-Red Context

- 912 acres
- Many existing 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

Steering Committee Vision

- A thriving, diverse economy – different from Downtown
- 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
- Development synchronized with infrastructure
- Sustainability
Boards and Commissions

- Unprecedented involvement of 5 boards & commissions
  - Planning Commission
  - Transportation Commission
  - Parks and Community Services Board
  - Environmental Services Commission
  - Arts Commission

- Meetings held October through February
- February 27 hand off of policy recommendations from four boards/commissions to the Planning Commission

Draft Documents

<table>
<thead>
<tr>
<th>Comp Plan Amendments</th>
<th>Land Use Code Amendments</th>
<th>Design Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Draft Bel-Red Subarea Plan</td>
<td>Phasing</td>
<td>Character and Site Guidelines</td>
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<tr>
<td>Parks and Transportation Figures</td>
<td>Permitted Uses</td>
<td>Pedestrian Emphasis Guidelines</td>
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<td>Project Tables</td>
<td>Existing Conditions</td>
<td>Architecture Guidelines</td>
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<td>Trans Element Amendments</td>
<td>Land Use Charts</td>
<td>Lighting Guidelines</td>
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<td>Crossroads and Wilburton Boundary Changes</td>
<td>Dimensional Requirements</td>
<td>Sign Guidelines</td>
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<tr>
<td>Glossary Amendments</td>
<td>Amenity Incentive System</td>
<td>Etc.</td>
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Capital Infrastructure Improvements

- Long range capital project lists are part of the draft Subarea Plan (Tables 1-3):
  - Multi-modal transportation system improvements
  - Stream corridor improvement strategy
  - Park and trail system improvements

Transportation System Improvements

- **Roadways**
  - New/expanded arterials - updated list does not include NE 10th Street extension
  - Grid of local streets
- **Transit**
  - LRT corridor/stations along NE 16th Street alignment
  - Support for station near OHMC, specific location depends on alignment from downtown
- **Pedestrian/Bicycle**
  - Separated path along NE 16th, plus facilities at roadways, stream corridors, BNSF corridor
- **Neighborhood Traffic Calming** (Policy H21, page 24 of plan)
- **BROTS project(s)**
  - Being developed through separate public involvement process and Council interaction with Redmond
Existing Street Network

Finer Local Street Grid within Nodes
Draft Transportation Phasing Plan

BEL-RED SUBAREA
Transportation

NE 15th/16th Boulevard - View West
West Tributary Vision

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

“Great Streams” Vision

Existing Conditions

Parks, Open Space & Trail System

- Neighborhood Parks
- Multi-use Trails (NE 15th/16th, BNSF)
- Mini Parks, Gateways & Trailheads
- Trail Connections along Stream Corridors

$16M first phase investment
Parks, Streams and Transportation Improvements

Zoning

Bel-Red Subarea Proposed Zoning

In Draft Land Use Code material at end
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

Phasing of Land Use

- Limit medical office node, 122nd node, and 130th node to 0.5 FAR intensity (similar to current levels) until a funding mechanism is in place for initial development of streets, parks and open spaces

- Development subject to the BROTS agreement with Redmond
  - In the process of being updated

- 2030 Sync with High Capacity Transit
  - Require light rail or comparable high capacity transit before exceeding 4.5M SF of commercial development
**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
  - 122nd node area
  - 130th node area
  - East node area
  - Non-node – commercial, residential

FAR = floor area ratio

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**Medical Office Node Area**

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<tr>
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<th>Max Heights</th>
<th>FAR</th>
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<tr>
<td></td>
<td>Base</td>
<td>Max</td>
</tr>
<tr>
<td>BR-MO</td>
<td>45</td>
<td>70</td>
</tr>
<tr>
<td>BRMO-1 (node)</td>
<td>45</td>
<td>150</td>
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- 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
**122nd Node Area**

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

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<th>Max Heights</th>
<th>FAR</th>
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<tr>
<td></td>
<td>Base</td>
<td>Max</td>
</tr>
<tr>
<td>BR-OR</td>
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<tr>
<td>BR-OR-1</td>
<td>45</td>
<td>150</td>
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<tr>
<td>BR-OR-2</td>
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<td>125</td>
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**130th Node Area**

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

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<tr>
<th></th>
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<th>FAR</th>
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<tbody>
<tr>
<td></td>
<td>Base</td>
<td>Max</td>
</tr>
<tr>
<td>BR-CR</td>
<td>45</td>
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<tr>
<td>BR-RC-1</td>
<td>45</td>
<td>150</td>
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<tr>
<td>BR-RC-2</td>
<td>45</td>
<td>125</td>
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East Node Area

- 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

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<td>Base</td>
<td>Max</td>
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<td>BR-CR</td>
<td>45</td>
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<tr>
<td>BR-RC-3</td>
<td>45</td>
<td>70*</td>
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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

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<td>Base</td>
<td>Max</td>
</tr>
<tr>
<td>BR-GC</td>
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<tr>
<td>BR-CR</td>
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<td>70</td>
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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

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<td>45</td>
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<tr>
<td>BR-ORT</td>
<td>30</td>
<td>45</td>
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Existing Uses of “Conditions”

- New use charts
  - Some existing uses continue to be allowed
  - BR-GC zone very similar to today’s GC zone
  - BR-CR similar to today’s CB
  - Some uses allowed in mixed use zones with size limits

- New “Existing Conditions” section for Bel-Red code section
  - “E” in use charts
  - Existing light industrial and LI-type service uses allowed to continue
  - 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
Off-Street Parking Framework

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
**Bonus Ranges**

- Use of ranges for public hearing draft to acknowledge how financial system may be implemented
- Current ranges may need more refinement, including potentially extending outside of current range
- Bonus range outside of the nodes to be developed following additional direction on financial plan

**Incentive System**

- **Amenity Incentive System**
  - Tier 2: Any
  - Tier 1: Parks & Streams
- **Tier 2: Any**
  - Tier 1b: Parks & Streams
  - Tier 1a: Affordable Hsg

- **Commercial Development within Node**
- **Residential Development within Node**
Incentive Tiers and Draft Bonus Ranges

<table>
<thead>
<tr>
<th>Amenity</th>
<th>Draft Bonus Range Within Nodes</th>
<th>Outside Nodes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TIER 1</strong></td>
<td></td>
<td>TBD</td>
</tr>
<tr>
<td>AFFORDABLE HOUSING (potential to exempt bonus area from FAR calc.)</td>
<td>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-$65 per 1sf (or greater - policy discussion) Fee-in-lieu for commercial and tier 2: $11-$65 per 1sf</td>
<td></td>
</tr>
<tr>
<td>PARKS</td>
<td>2.1-4.5sf: 1sf park Fee-in-lieu: $19-$40 per 1sf</td>
<td></td>
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<tr>
<td>STREAM RESTORATION</td>
<td>25.2-53.4sf: $1,000 stream restoration</td>
<td></td>
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<tr>
<td><strong>TIER 2</strong></td>
<td></td>
<td>TBD</td>
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<tr>
<td>NONPROFIT/COMMUNITY SERVICE SPACE (potential to exempt bonus area from FAR calc.)</td>
<td>4.7-10.0sf: 1sf non-profit/community space Buy-out: $19-$40 per 1sf (or higher rate - policy discussion)</td>
<td></td>
</tr>
<tr>
<td>PUBLIC RESTROOMS (potential to exempt bonus area from FAR calc.)</td>
<td>6.3-13.3sf: 1sf restroom space</td>
<td></td>
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<tr>
<td>PUBLIC ART</td>
<td>25.2-53.4sf: $1,000 art</td>
<td></td>
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<tr>
<td>PUBLIC ACCESS TO OUTDOOR PLAZA</td>
<td>0.9-1.9sf: 1sf outdoor plaza</td>
<td></td>
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<tr>
<td>LEED</td>
<td>0.1-0.15 FAR bonus for LEED Gold 0.15-0.2 FAR bonus for LEED Platinum (LEED for Neighborhoods in subsequent updates)</td>
<td></td>
</tr>
<tr>
<td>ACTIVE RECREATION AREA (potential to exempt indoor bonus area from FAR calc.)</td>
<td>25.2-53.4sf: $1,000 active recreation improvement</td>
<td></td>
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<tr>
<td>NATURAL DRAINAGE FEATURE</td>
<td>0.3-0.6sf: 1sf effective natural drainage feature</td>
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<tr>
<td>REGIONAL TDRs</td>
<td>(Reserved for future updates)</td>
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Development Standards and Guidelines

Development Standards
- Heights (min/max)
- Floor Area Ratios (min/max)
- Required Ground Floor Uses
- Required Build-to Lines
- Required Active Edges
- Parking, Restricted Access Frontages
- Exceptions to Standards

Guideline Format
1. Intent
2. Guideline
3. Description
4. Examples: Appropriate/Inappropriate

Design Guidelines
- Character and Site Guidelines
- Pedestrian Emphasis Guidelines
- Architecture Guidelines
- Lighting Guidelines
- Sign Guidelines
- Design Review Process
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
we’re here

open house
May 15

Questions?