

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



Comp Plan Amendments

- Draft Bel-Red Subarea Plan
- Parks and Transportation Figures
- Project Tables
- Trans Element Amendments
- Crossroads and Wilburton Boundary Changes
- Glossary Amendments



Land Use Code Amendments

- Phasing
- Permitted Uses
- Existing Conditions
- Land Use Charts
- Dimensional Requirements
- Amenity Incentive System
- Zoning Map
- Etc.



Design Guidelines

- Character and Site Guidelines
- Pedestrian Emphasis Guidelines
- Architecture Guidelines
- Lighting Guidelines
- Sign Guidelines

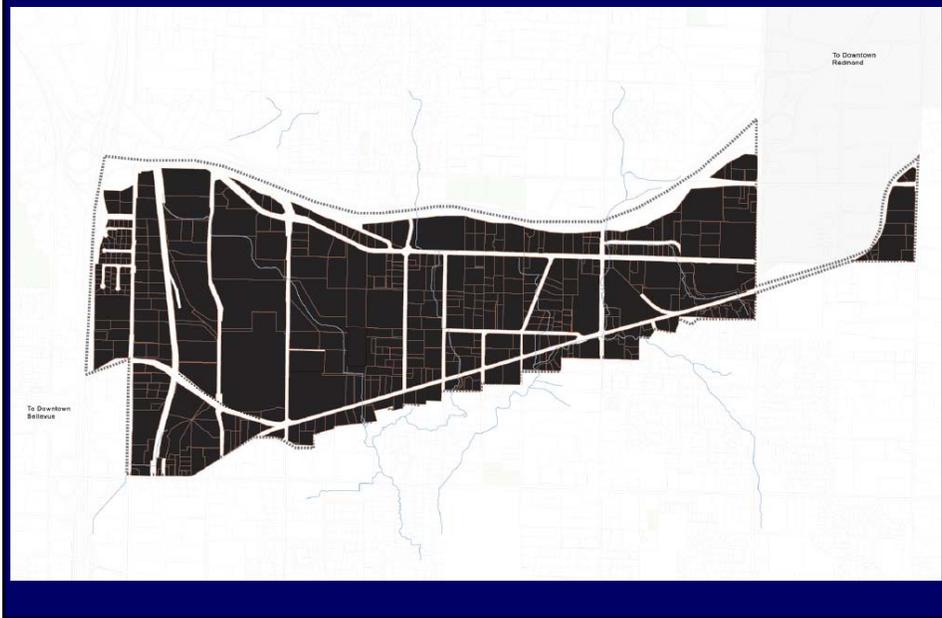
Capital Infrastructure Improvements

- 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

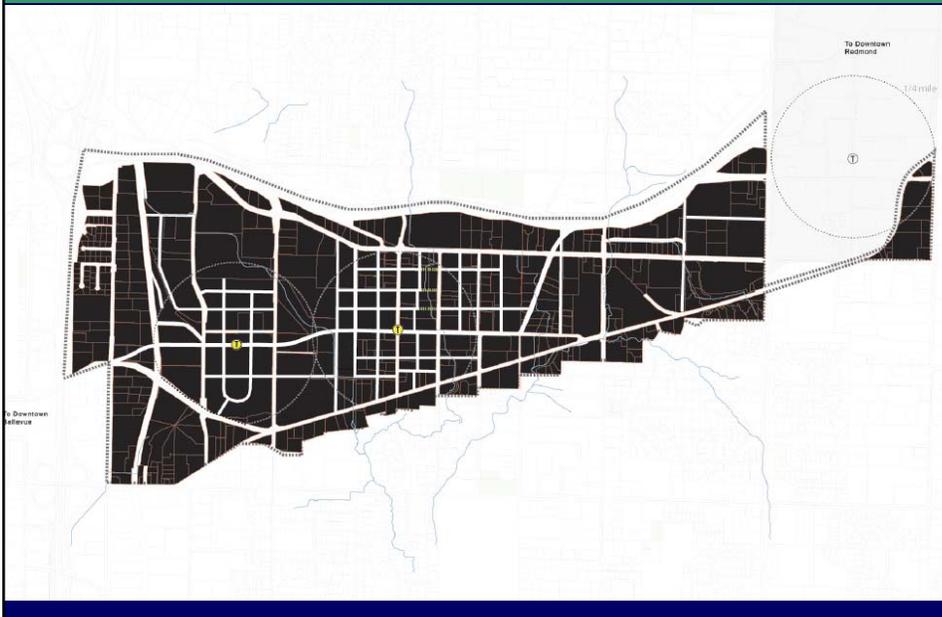
Transportation System Improvements

- **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

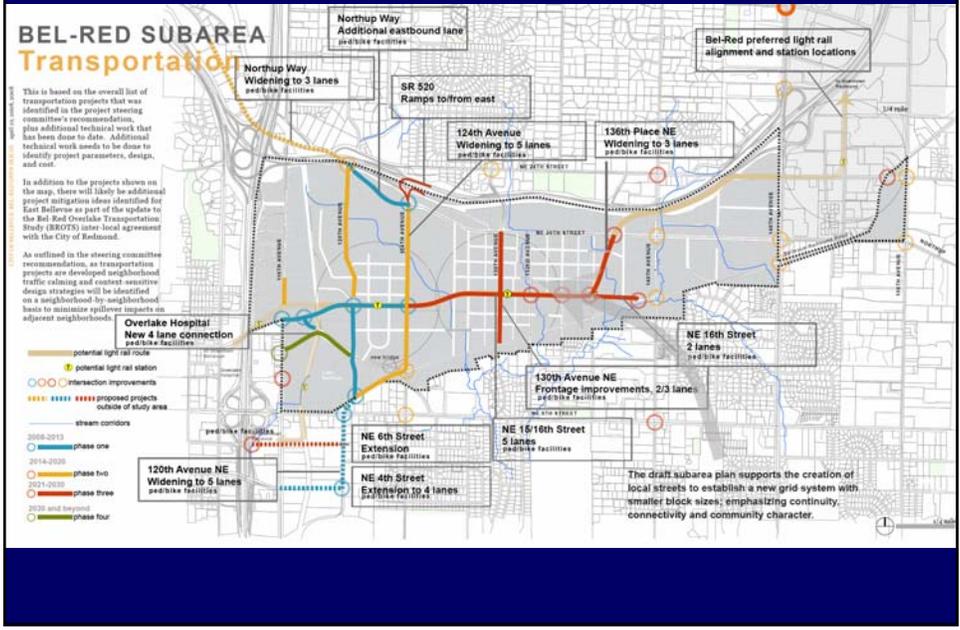
Existing Street Network



Finer Local Street Grid within Nodes



Draft Transportation Phasing Plan



NE 15th/16th Boulevard - View West



West Tributary Vision

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



Existing Conditions



“Great Streams” Vision

Parks, Open Space & Trail System



Mini Parks, Gateways & Trailheads



Neighborhood Parks



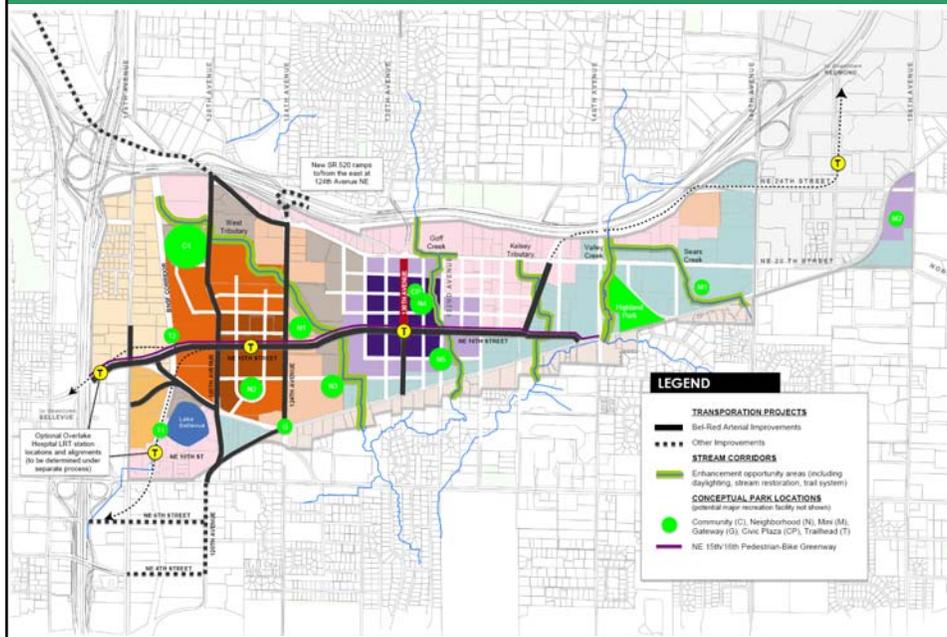
Multi-use Trails
(NE 15th/16th, BNSF)



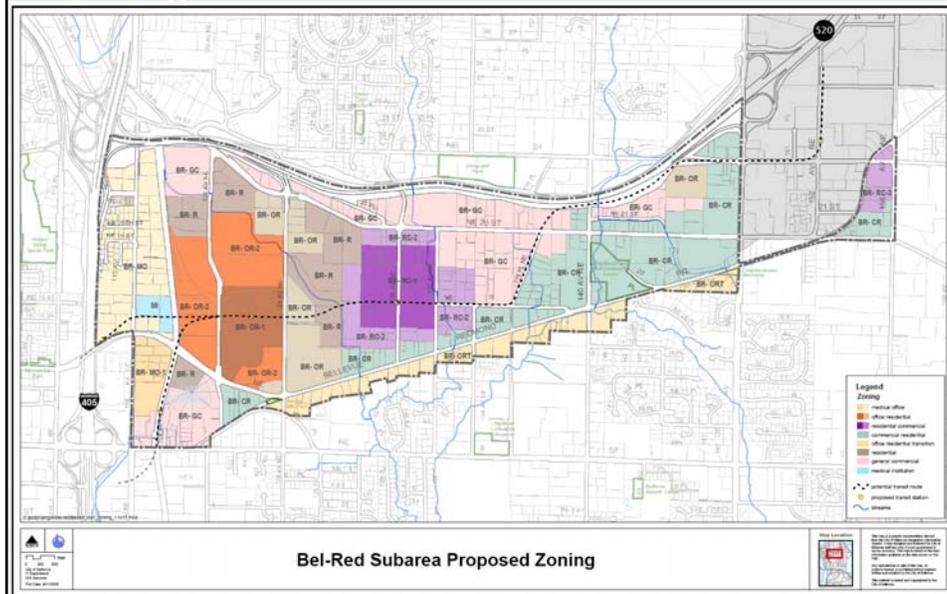
Trail Connections along
Stream Corridors

\$16M first phase investment

Parks, Streams and Transportation Improvements



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

Medical Office Node Area



| | Max Heights | | FAR | |
|----------------------|-------------|-----|--------|-----|
| | Base | Max | Base | Max |
| BR-MO | 45 | 70 | .5-1.0 | 1.0 |
| BRMO-1 (node) | 45 | 150 | .5-1.0 | 2.5 |

- 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

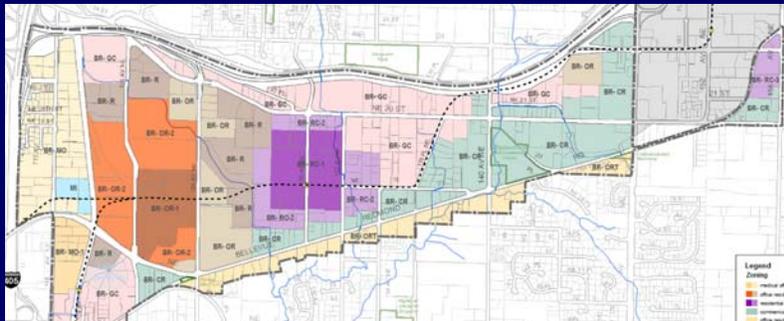
East Node Area



| | Max Heights | | FAR | |
|----------------|-------------|-----|--------|-----|
| | Base | Max | Base | Max |
| BR-CR | 45 | 70 | .5-1.0 | 1.0 |
| BR-RC-3 | 45 | 70* | .5-1.0 | 2.5 |

- 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

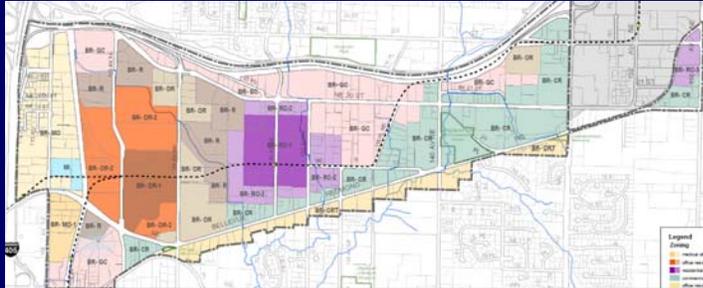
Non-node Commercial



- BR-GC similar to today's GC district
- BR-CR similar to today's CB, with increased focus on mixed use development

| | Max Heights | | FAR | |
|--------------|-------------|-----|--------|-----|
| | Base | Max | Base | Max |
| BR-GC | 30 | 45 | .5-1.0 | 1.0 |
| BR-CR | 45 | 70 | .5-1.0 | 1.0 |

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

| | Max Heights | | FAR | |
|--------|-------------|-----|---------|------|
| | Base | Max | Base | Max |
| BR-R | 30 | 45 | .5-1.0 | 1.0 |
| BR-ORT | 30 | 45 | .5-0.75 | 0.75 |

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

| Use | Unit of Measure | MO-1, OR-1, OR-2, RC-1, RC-2, RC-3 (6) | | MO, RC, CR, GC, R, ORT (6) | |
|---|-----------------|--|-------------|----------------------------|---------|
| | | Min. | Max. | Min. | Max. |
| a. Financial institution | Per 1,000 nsf | 2.5 | 3.5 | 3.0 | 4.0 |
| b. High technology/light industry | Per 1,000 nsf | 2.0 | 3.5 | 2.0 | 4.0 |
| c. Home furnishing-retail and major appliances-retail | Per 1,000 nsf | 1.5 | 3.0 | 1.5 | 3.0 |
| d. Manufacturing/assembly (other than high technology/light industry) | Per 1,000 nsf | 1.0 | 1.5 | 1.5 | 2.0 |
| e. Office: Business services/professional services/general office | Per 1,000 nsf | 2.5 | 3.0/3.5 (1) | 3.0 | 4.0 |
| f. Office: Medical/dental/health related services | Per 1,000 nsf | 3.5 | 4.0/4.5 (1) | 4.0 | 5.0 |
| g. Residential (5) | Per unit | 0.75 | 2.0 | 1.0 | 2.0 |
| h. Restaurant and bar (3) | Per 1,000 nsf | 5.0 (4) | 15.0 | 10.0 | 20.0 |
| i. Retail, personal service, shopping center | Per 1,000 nsf | 2.5 (4) | 4.5 | 3.0 | 5.0 |
| j. Retail and personal service in mixed-use development (2,3) | Per 1,000 nsf | 2.0 | 3.5 | 3.0 | 4.5 |
| k. Senior housing: Nursing home | Per patient bed | 0.25 | 0.75 | 0.25 | 1.0 |
| l. Senior housing: Senior citizen dwelling or congregate care | Per living unit | 0.25 | 1.0 | 0.5 | 1.25 |
| m. Wholesale, warehouse | Per 1,000 nsf | 1.5 | 2.0 | 1.5 | No max. |

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



Incentive Tiers and Draft Bonus Ranges

| Amenity | Draft Bonus Range Within Nodes | Outside Nodes |
|--|--|---------------|
| TIER 1 | | |
| AFFORDABLE HOUSING (potential to exempt bonused area from FAR calc.) | 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-\$55 per 1sf (or greater – policy discussion) Fee-in-lieu for commercial and tier 2: \$11-\$55 per 1sf | TBD |
| PARKS | 2.1-4.5sf : 1sf park Fee-in-lieu: \$19-\$40 per 1sf | |
| STREAM RESTORATION | 25.2-53.4sf : \$1,000 stream restoration | |
| TIER 2 | | |
| NONPROFIT/COMMUNITY SERVICE SPACE (potential to exempt bonused area from FAR calc.) | 4.7-10.0sf : 1sf non-profit/community space Buy-out: \$19-\$40 per 1sf (or higher rate – policy discussion) | TBD |
| PUBLIC RESTROOMS (potential to exempt bonused area from FAR calc.) | 6.3-13.3sf : 1sf restroom space | |
| PUBLIC ART | 25.2-53.4sf : \$1,000 art | |
| PUBLIC ACCESS TO OUTDOOR PLAZA | 0.9-1.9sf : 1sf outdoor plaza | |
| LEED | 0.1- 0.15 FAR bonus for LEED Gold 0.15-0.2 FAR bonus for LEED Platinum (LEED for Neighborhoods in subsequent updates) | |
| ACTIVE RECREATION AREA (potential to exempt indoor bonused area from FAR calc.) | 25.2-53.4sf : \$1,000 active recreation improvement | |
| NATURAL DRAINAGE FEATURE | 0.3 -0.6sf : 1sf effective natural drainage feature | |
| REGIONAL TDRs | (Reserved for future updates) | |

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

Required Build-to Lines



Figure 20.25D.120.B: Required Build-to Lines

Required Active Edges

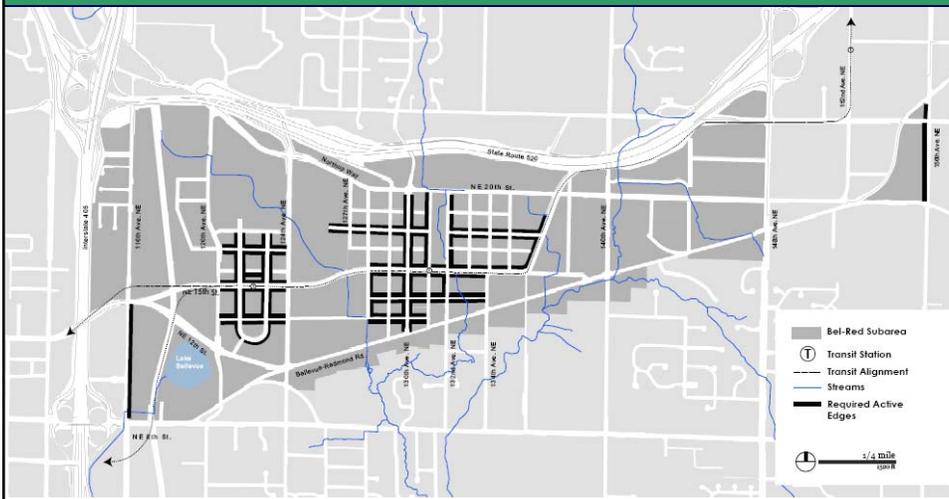


Figure 20.25D.120.C: Required Active Edge

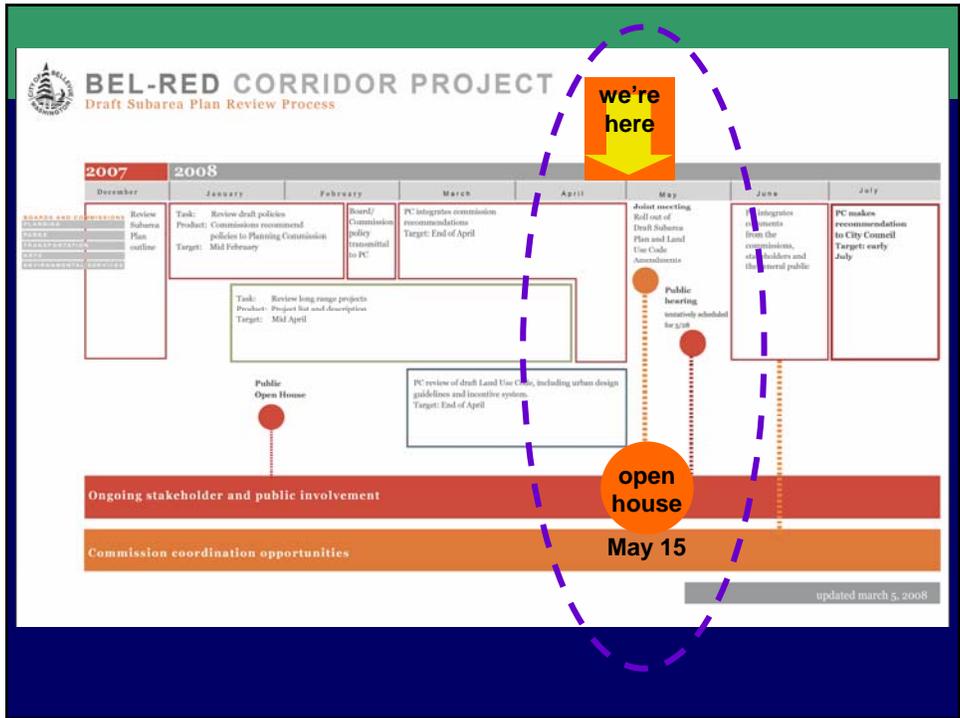
Restricted Driveway Access



Figure 20.25D.130.F: Restricted Driveway Access

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



Questions?