

Bel-Red Subarea Plan and Land Use Regulations

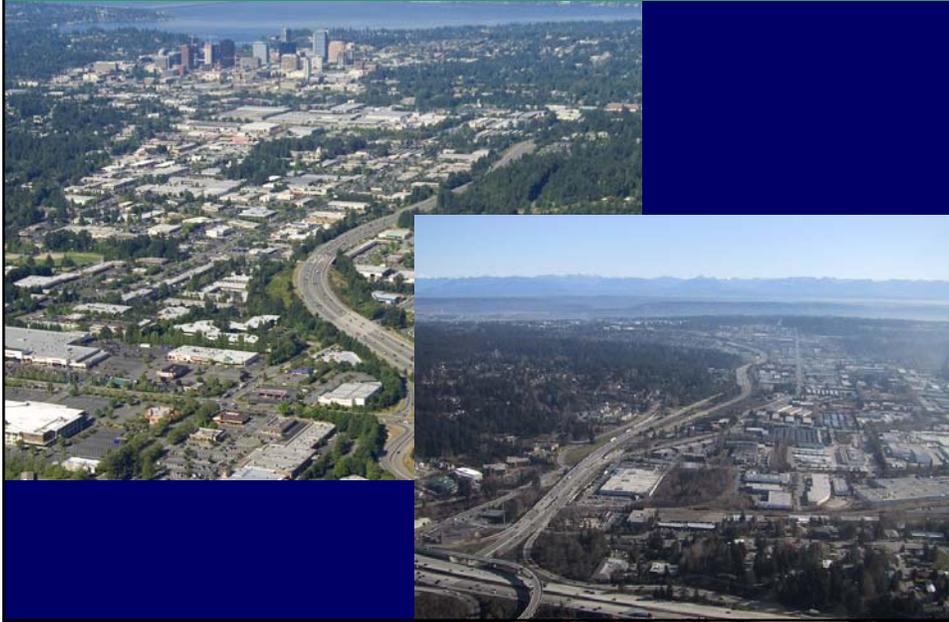
Presentation to the Arts, Environmental Service,
Human Services, Planning and Transportation
Commissions and the Parks and Community
Services Board

May 15, 2008

Tonight

- Recap the work of the City's boards and commissions
- Talk about the how your recommendations led to the draft documents that have been released for public review
 - Updated draft Subarea Plan, related Comp Plan amendments
 - New drafts of Land Use Code, Design Guidelines
- Emphasize the public opportunity to review and provide feedback
 - Public Hearing - May 28 at 6:30 p.m.
- Touch on the future steps for Bel-Red beyond the Subarea Plan and regulations

Bel-Red Context



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



Boards and Commissions

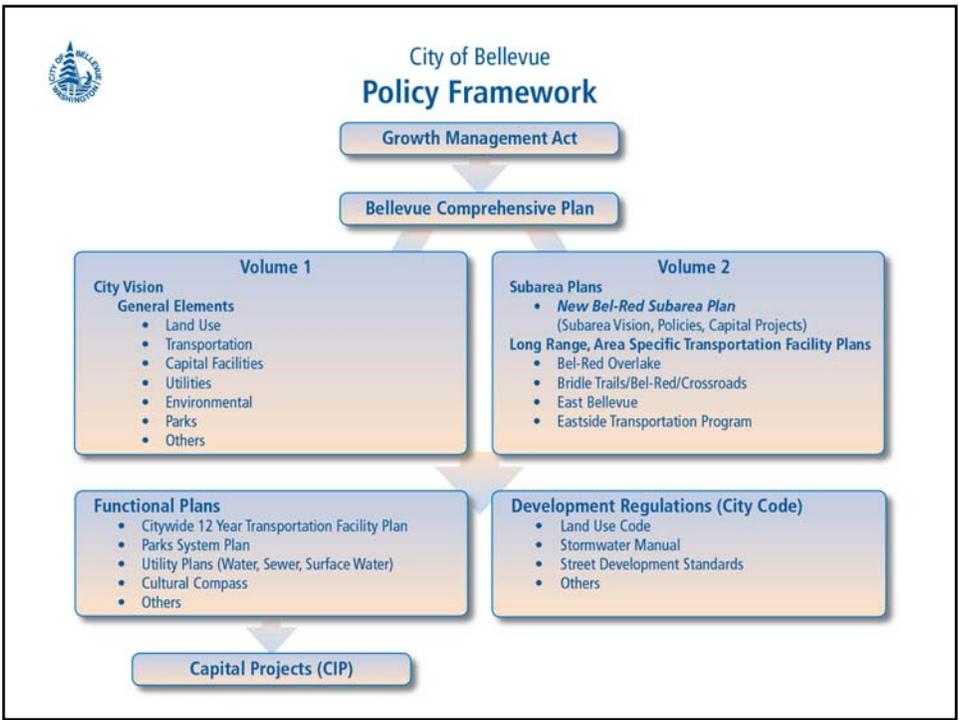
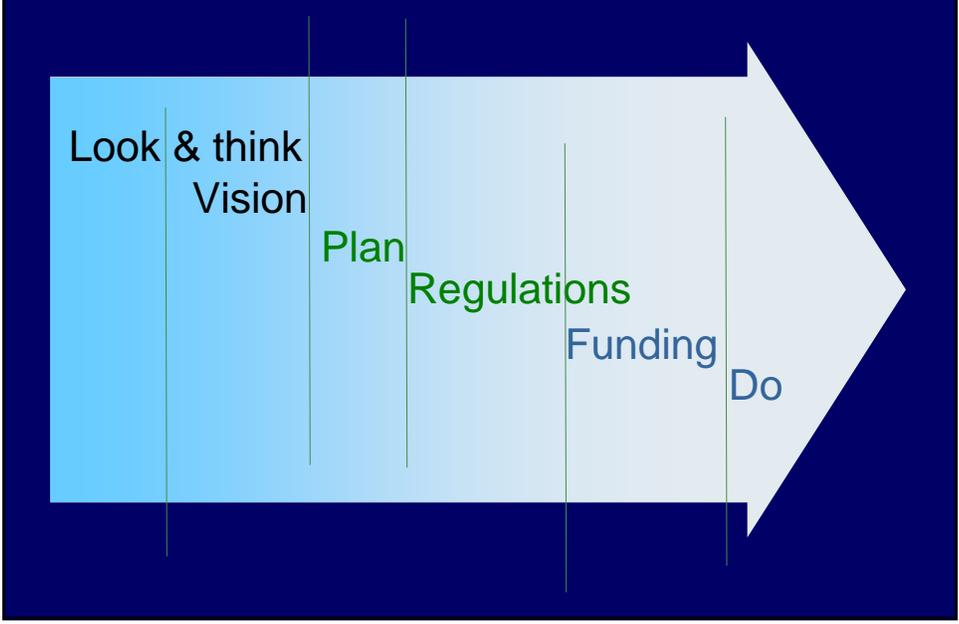
- Unprecedented involvement of 5 boards & commissions
 - Planning Commission
 - Transportation Commission
 - Parks and Community Services Board
 - Environmental Services Commission
 - Arts Commission

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

Recent Public Engagement

- Board and Commission meetings
- January open house
- Web updates
- Various stakeholder meetings
- Business and property owner panel meetings (May 13)

Implementation Strategy



Draft Document



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

Bel-Red Subarea Plan

- Develop a sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past.
 - A thriving economy
 - Vibrant, diverse neighborhoods
 - A comprehensive, connected parks and open space system
 - Environmental improvements
 - A multi-modal transportation system
 - A sense of place
 - A unique cultural environment
 - Appropriate scale of development
 - Timing of development
 - Sustainability

Land Use

- Develop a land use pattern that is environmentally sustainable and economically vibrant, and that creates distinctive new commercial and residential neighborhoods for the Eastside.



Urban Design

- Achieve a design character that results in aesthetically beautiful, distinctive, and long-lasting places that evoke a strong sense of Bellevue and the Northwest, and a dynamic public realm that encourages social interaction



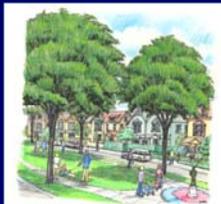
Environment

- Re-develop the Bel-Red area as a model of environmental sustainability, taking advantage of new development to achieve dramatic improvements over current conditions.



Parks & Open Space

- Create a robust, aesthetically beautiful, and functional parks and open space system that serves the needs of Bel-Red and the broader community, and that connects with and complements the larger Bellevue parks and open space system.
 - Enhanced stream corridors for recreation and habitat
 - Variety of park types to support new Bel-Red residents and citywide users
 - Trails
 - Green infrastructure
 - Major indoor/outdoor recreation facility could be located in Bel-Red



Housing

- Encourage Bel-Red redevelopment to result in a diversity of housing types and prices, including a significant share of “workforce housing.”
 - Encourage a diversity of housing types
 - Promote owner and rental affordability with targets for:
 - Low income households
 - Moderate income households, and
 - “Work force” household above the low and moderate levels
 - Integrate with a citywide approach



Arts and Culture

- Identify and realize opportunities to integrate arts and cultural works and attractions into Bel-Red.
 - Arts district area near PNB school
 - Encourage artists, arts and cultural organizations, and arts related uses
 - Provide funding for public art
 - Promote public art, cultural activities and urban design that reflect the Bel-Red area’s character, heritage, and ecology



Transportation

- Create a more complete, connected, and well balanced transportation system, while protecting neighborhoods from spillover traffic impacts and while ensuring that transportation investments contribute to the area's sense of place and sustainability.
- **Roadways**
- **Transit**
- **Pedestrian/Bicycle**
- **Neighborhood Traffic Calming** (Policy H21)
- **BROTS** project(s)
 - Being developed through separate public involvement process and Council interaction with Redmond



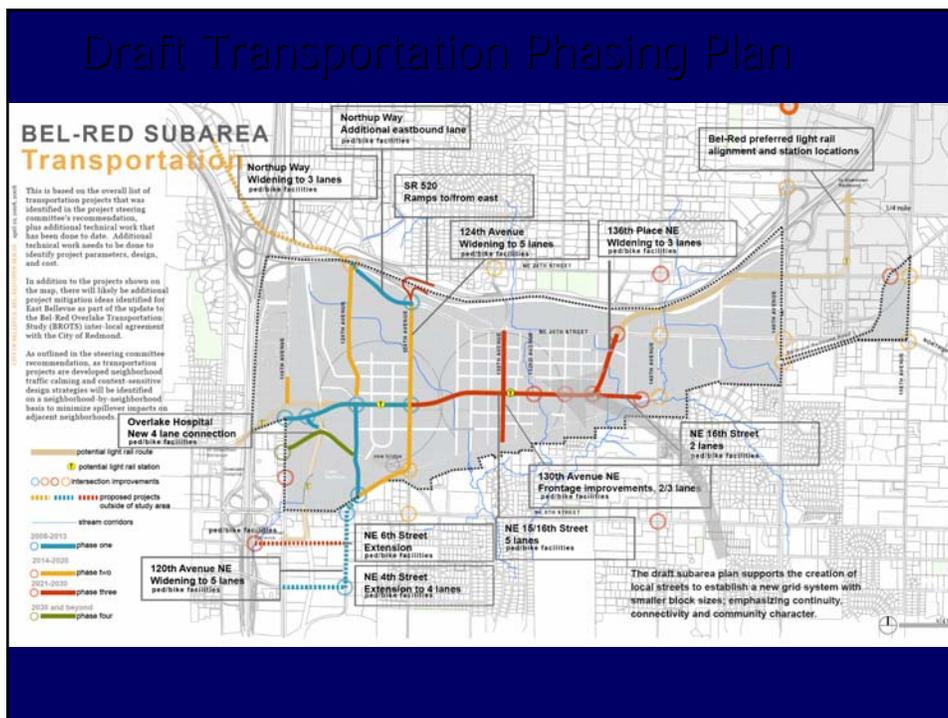
Existing Street Network



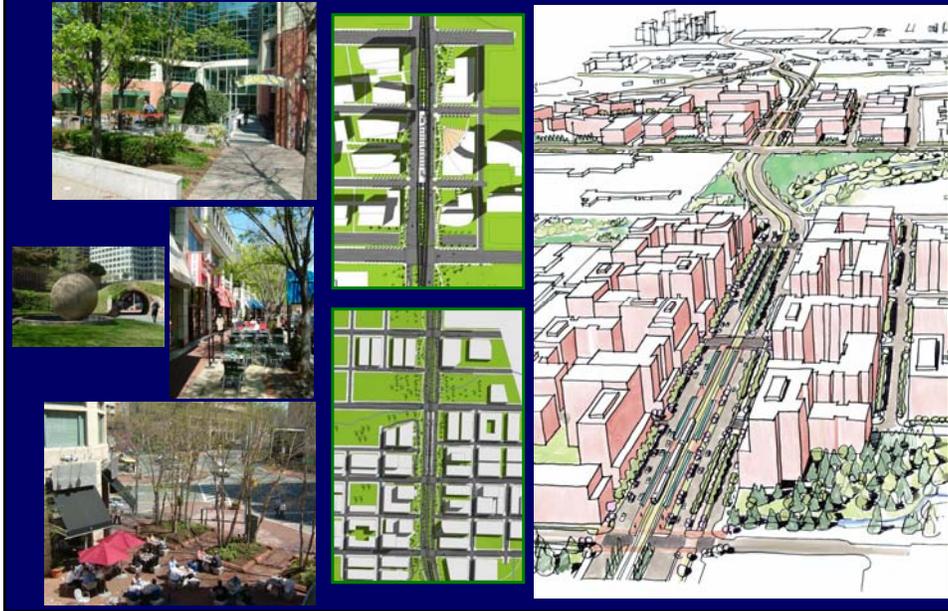
Capital Infrastructure Improvements

- 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

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



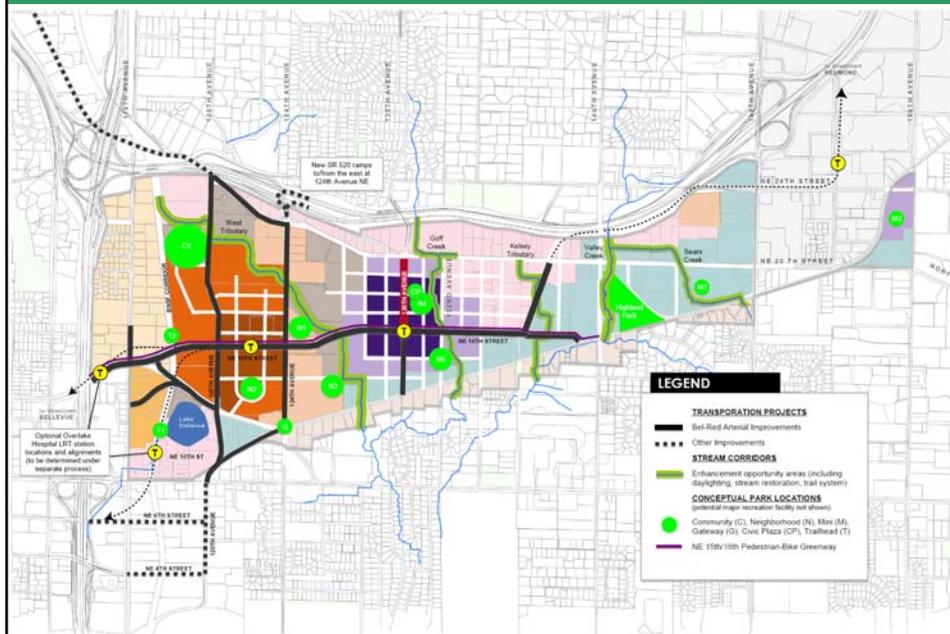
Multi-use Trails
(NE 15th/16th, BNSF)



Trail Connections along Stream Corridors

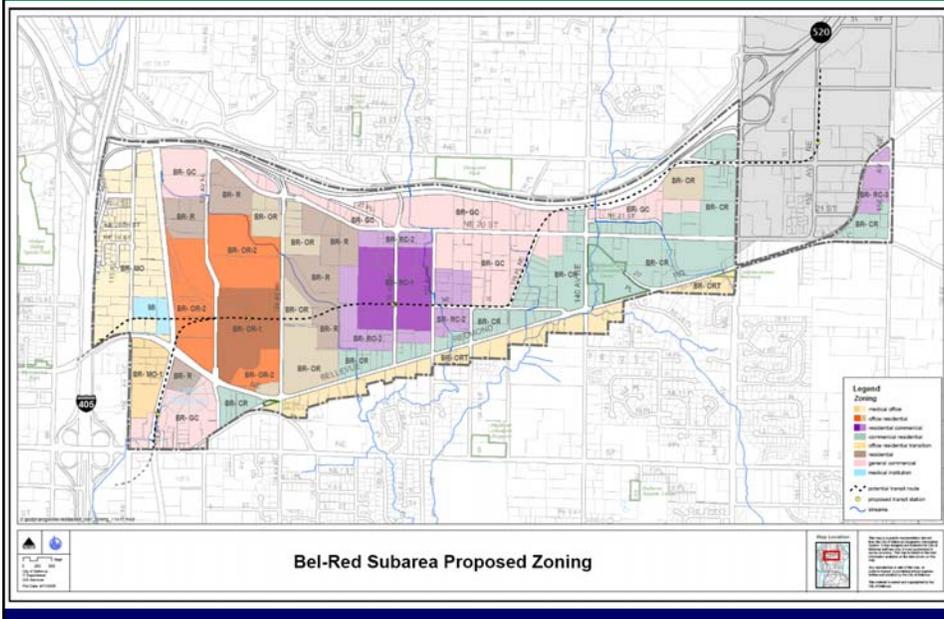
\$16M first phase investment

Parks, Streams and Transportation Improvements



New Bel-Red Zoning, Land Use Code and Design Guidelines

Zoning



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

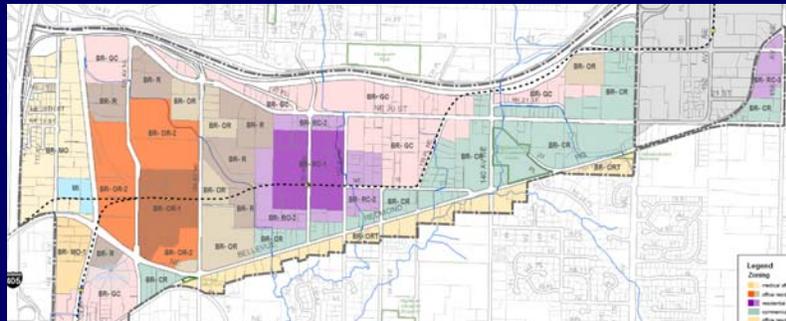
East Node Area



	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

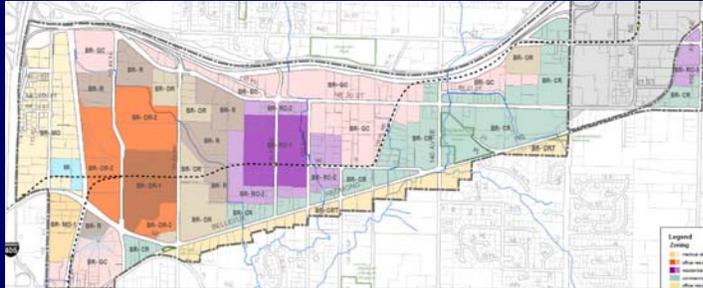
Non-node Commercial



- 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 or “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



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

Incentive System



- Tier 2 includes art uses, child care, non-profit space, public restrooms, public art, plazas, LEED gold/platinum, active recreation areas, and natural drainage features.
- Regional TDR to be developed with a future update.

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:
 - Recommended*
 - Not Recommended*

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

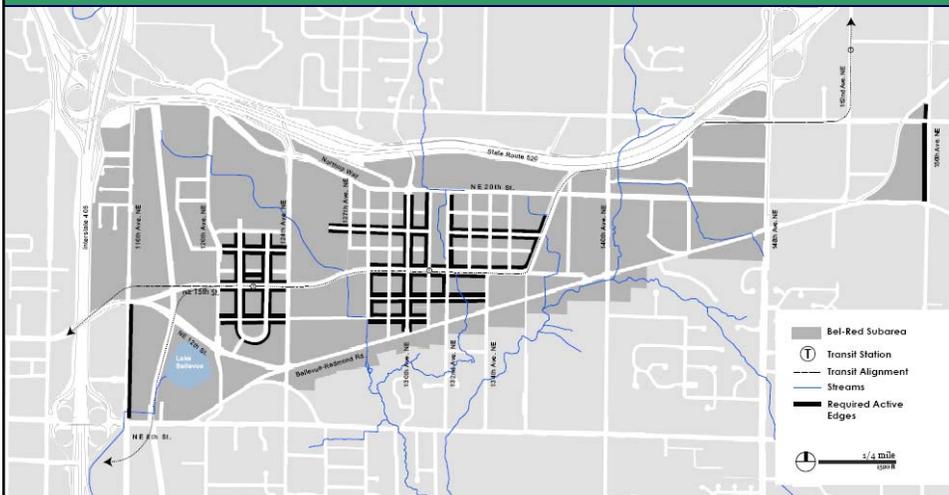
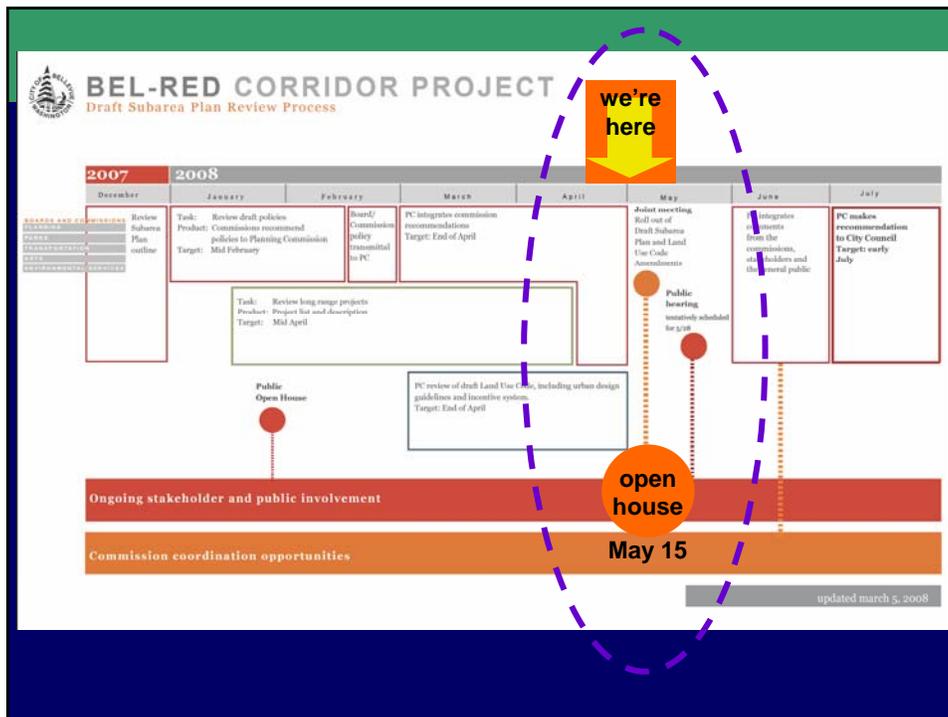


Figure 20.25D.120.C: Required Active Edges



Upcoming Public Hearing

- **May 28, 6:30 p.m. at City Hall**
 - Public hearing with the Planning Commission
- Council review
 - Financial strategy
 - BROTS
 - Subarea Plan and Land Use Code following Planning Commission recommendation

Future Steps for Boards & Commissions

- Additional involvement of the boards and commissions following the adoption of the Subarea Plan and regulations, such as:
 - TFP and CIP development
 - Ped/Bike Plan implementation
 - Supplemental plan and code amendments
 - Impact fees, rate adjustments
 - Regional trail planning
 - Projects and master plans
 - Environmental initiatives
 - Outreach, such as to arts organizations
 - Coordination with other agencies

Implementation Monitoring

- Monitor and assess the implementation of the Bel-Red Subarea Plan
- Make adjustments to assure success
- Review of the implementation of the Bel-Red Subarea Plan should occur about five years after the Plan's initial 2008 adoption

Discussion, comments, questions