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 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)
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
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

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

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

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<tr>
<td>BRMO-1 (node)</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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<td>BR-OR-2</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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<td>BR-RC-1</td>
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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

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<td>BR-CR</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>BR-ORT</td>
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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
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

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

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<th>Amenity</th>
<th>Draft Bonus Range Within Nodes</th>
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<td>TIER 1</td>
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| 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: $11-655 per 1sf (or greater – policy discussion)  
Fee-in-lieu for commercial and tier 2: $11-655 per 1sf |
| 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.) | 4.7-10.6sf : 1sf non-profit/community space  
Buy-out: $19-$40 per 1sf (or higher rate - policy discussion) |
| 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

### Design Guidelines
- Character and Site Guidelines
- Pedestrian Emphasis Guidelines
- Architecture Guidelines
- Lighting Guidelines
- Sign Guidelines
- Design Review Process
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