

Land Use Code Amendments

Station Design Process

City Council Study Session
January 22, 2013

Tonight

- ▶ Respond to Council request to accommodate heightened public involvement in permitting as described in Light Rail Best Practices
- ▶ Focus on the Light Rail Design Review Process
 - Presenting recommendation on how to involve a Citizen Advisory Committee (CAC) in light rail permit review
 - Seeking direction from Council to facilitate code drafting
- ▶ Schedule and Next Steps

Code Adoption Schedule

Scheduled Date/Timeframe	Light Rail Code Amendment Topic
January 28	Study Session on Bel-Red Segment including the operations and maintenance base
February 4	Process Provisions of the draft code amendment and wrap-up of outstanding issues
Early February*	SEPA Threshold Determination on code amendment expected <ul style="list-style-type: none">• Comments accepted until SEPA determination made• SEPA Determination required prior to Council final action
February 11*	Potential opportunity for additional public hearing on Light Rail Overlay
February 19*	Potential opportunity for final Council action on the Light Rail Overlay

Council Input Needed

- ▶ Provide feedback on whether a CAC involvement approach should be incorporated into the Overlay
- ▶ Direct staff to draft code necessary to:
 - Involve a CAC as recommended
 - Use an alternative or hybrid approach for involving a CAC

Consulted Resources

- ▶ Bellevue Comprehensive Plan
- ▶ Bellevue Light Rail Best Practices
- ▶ Light Rail Memorandum of Understanding
- ▶ Sound Transit Public Involvement Program
- ▶ Seattle Light Rail Review Panel Handbook
- ▶ Bellevue Land Use Code

Relevant Policy Language

▶ **Comprehensive Plan Policies (summarized)**

- TR 75.2 Use Light Rail Best Practices Report to achieve best community outcomes
- TR 75.4 Provide meaningful public involvement
- TR 75.12 Partner with ST to design transit stations that are integrated into the community
- TR 75.13 Encourage ST to work closely with affected neighborhoods on facility design that incorporates neighborhood objectives in context sensitive way
- TR 75.14 Promote the use of context sensitive design
 - TR 75.22 Use of durable materials and incorporate art
 - TR 75.23 Incorporate Crime Prevention Principles
 - TR 75.26 Employ principles of Universal Design

Light Rail Best Practices

- ▶ Contains community involvement expectations
- ▶ Describes anticipated role of CAC
- ▶ Provides meaning of Context Sensitivity
 - All decisions . . . should take into consideration the communities and land uses which the project passes through – “the Context”

Context Sensitive Design

- ▶ Context sensitive design seeks to balance the needs of the project with other desirable outcomes, including:
 - Environmental sustainability
 - Community character
 - Creation of vital public places
- ▶ Typical considerations of context sensitive design in the permitting process include:
 - Building materials and texture
 - Public art
 - Landscaping
 - Crime prevention and safety
 - Universal design (accessibility for all people)

Implementation Considerations

- ▶ Light Rail MOU – LUC Amendment Direction
 - Provide process certainty and predictability
 - Provide for comprehensive/consolidated permitting
- ▶ Seattle Light Rail Review Panel Handbook
 - Relies on Design Commission for public work projects
 - Not integrated into the permitting process
- ▶ Sound Transit Public Involvement Program
 - Uses public involvement best practices (LRBP p26)
- ▶ Bellevue Land Use Code
 - Integrates public involvement into permitting

Recommended Project Design Review Phases

CAC Review Phases	ST Design Phases	City Overlay Permit Phases
Context Setting	Preliminary Engineering Phase (0-30% Design)	Pre-Application Conference
Schematic Design	Design Phase (35% Design) (65% Design) (90-100% Design)	Pre-Development Consultation
Design Development		Land Use Permits (CUP in absence of Development Agreement, and Design and Mitigation Permits)
Construction Documents		Building Permits

30% Design Elevation

BEACON HILL STATION

LINK LIGHT RAIL



PERSPECTIVE : WEST HEADHOUSE



CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY

10/16/10
MORRIS ASSOCIATES
MORRIS ASSOCIATES
ARCHITECTS
PACIFIC COAST ARCHITECTS
PACIFIC COAST ARCHITECTS
CONCRETE STATES



60% Design Elevation

BEACON HILL STATION

LINK LIGHT RAIL



WEST ELEVATION

60% DESIGN
FEBRUARY 2003



OTW, INC.
MORNING ASSOCIATES
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Council Input Needed

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Next Steps

- ▶ January 28 Study Session – Bel–Red segment including operation and maintenance base
- ▶ February 4 – Confirm procedural approach
- ▶ Early February – SEPA Threshold Determination
- ▶ February 11 – Opportunity for additional public hearing
- ▶ February 19 – Opportunity for Council action on Overlay

For more information, see East Link Project website at:
<http://www.bellevuewa.gov/light-rail-overlay.htm>

Detailed Summary of CAC Review Phases

Context Setting

- ▶ **Timing**
 - During ST preliminary engineering phase
 - Before application prepared for City permits
- ▶ **Anticipated CAC Involvement**
 - Initial Project Analysis Presented to CAC
 - Applicable context-setting documents identified
- ▶ **Best Practices Outcome Achieved**
 - CAC advises ST and City staff on “the context” appropriate to the system component that they are reviewing
 - CAC advice would be used by ST and City staff to ensure that facility incorporates neighborhood objectives and integrates facility appropriately into the community as design progresses
 - Context-setting materials developed by the CAC at this review phase would be used to evaluate the project’s design evolution in later review phases

Schematic Design

- ▶ **Timing**
 - Early in ST's design phase
 - Early in permitting process to influence preparation of Land Use application
- ▶ **Anticipated CAC Involvement**
 - CAC briefed on design progress since context setting phase
 - CAC advice would inform design details depicted by ST in permit application
- ▶ **Best Practices Outcome Achieved**
 - CAC would evaluate ST's effectiveness at incorporating contextual direction into the early phases of facility design
 - CAC would advise ST regarding complementary building materials, integration of public art, preferred station furnishing styles, universal design measures, and landscaping to be used in Design Phase

Design Development

- ▶ **Timing**
 - Part of City review for the Design and Mitigation permit
- ▶ **Anticipated CAC Involvement**
 - CAC briefed on design refinements made in response to advice received during the Schematic Design Review Phase
 - CAC reviews public comment received during permit review process in relationship to the set context
 - CAC advises ST and City staff regarding final design issues for incorporation into construction documents
- ▶ **Best Practices Outcome Achieved**
 - CAC feedback would evaluate ST's effectiveness at incorporating recommended building materials, public art, preferred station furnishings, universal design measures and landscaping
 - Keeps the community involved and informed regarding project
 - Involvement goes beyond that typically provided during permit review

Construction Documents

- ▶ **Timing**
 - After City approval of the Design and Mitigation permit
 - Before building permit submittal on components that were conditionally approved subject to additional design refinement
- ▶ **Anticipated CAC Involvement**
 - CAC briefed on design refinements made in response to prior advice
 - Deviations necessary to achieve system function are explained
 - CAC advises ST and City staff on designs depicted in the building permits before the project goes to construction
- ▶ **Best Practices Outcome Achieved**
 - Neighborhood objectives and context sensitivity incorporated throughout design process
 - Keeps the community involved and informed regarding project
 - Involvement goes beyond that typically provided during permit review