## 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*	<ul> <li>SEPA Threshold Determination on code amendment expected</li> <li>Comments accepted until SEPA determination made</li> <li>SEPA Determination required prior to Council final action</li> </ul>
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

- 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)

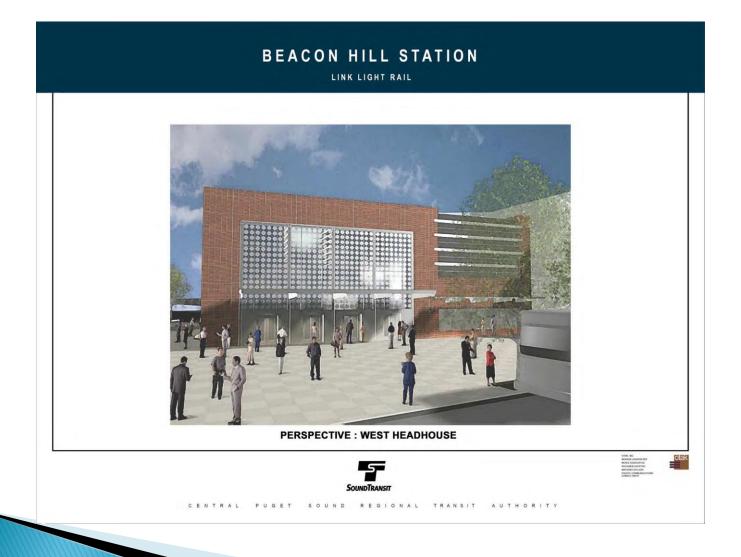
## Implementation Considerations

- 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

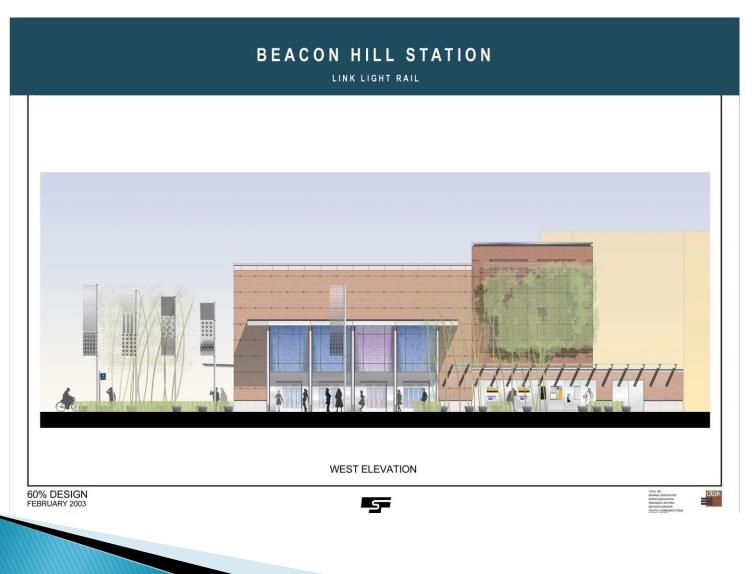
### Recommended Project Design Review Phases

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)	Pre-Development Consultation
Design Development	(65% Design)	Land Use Permits (CUP in absence of Development Agreement, and Design and Mitigation Permits)
Construction Documents	(90-100% Design)	Building Permits

## **30% Design Elevation**



## 60% Design Elevation



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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: <u>http://www.bellevuewa.gov/light-rail-overlay.htm</u>

# 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