

Building Height Discussion

Bel-Red Steering Committee

April 25, 2007

The logo for the Bel-Red Corridor Project is contained within a dark blue rectangular box. It features the words "BEL RED" in a bold, white, sans-serif font. A thin, curved orange line arches over the letters "L" and "R". Below "BEL RED", the words "corridor project" are written in a white, italicized serif font.

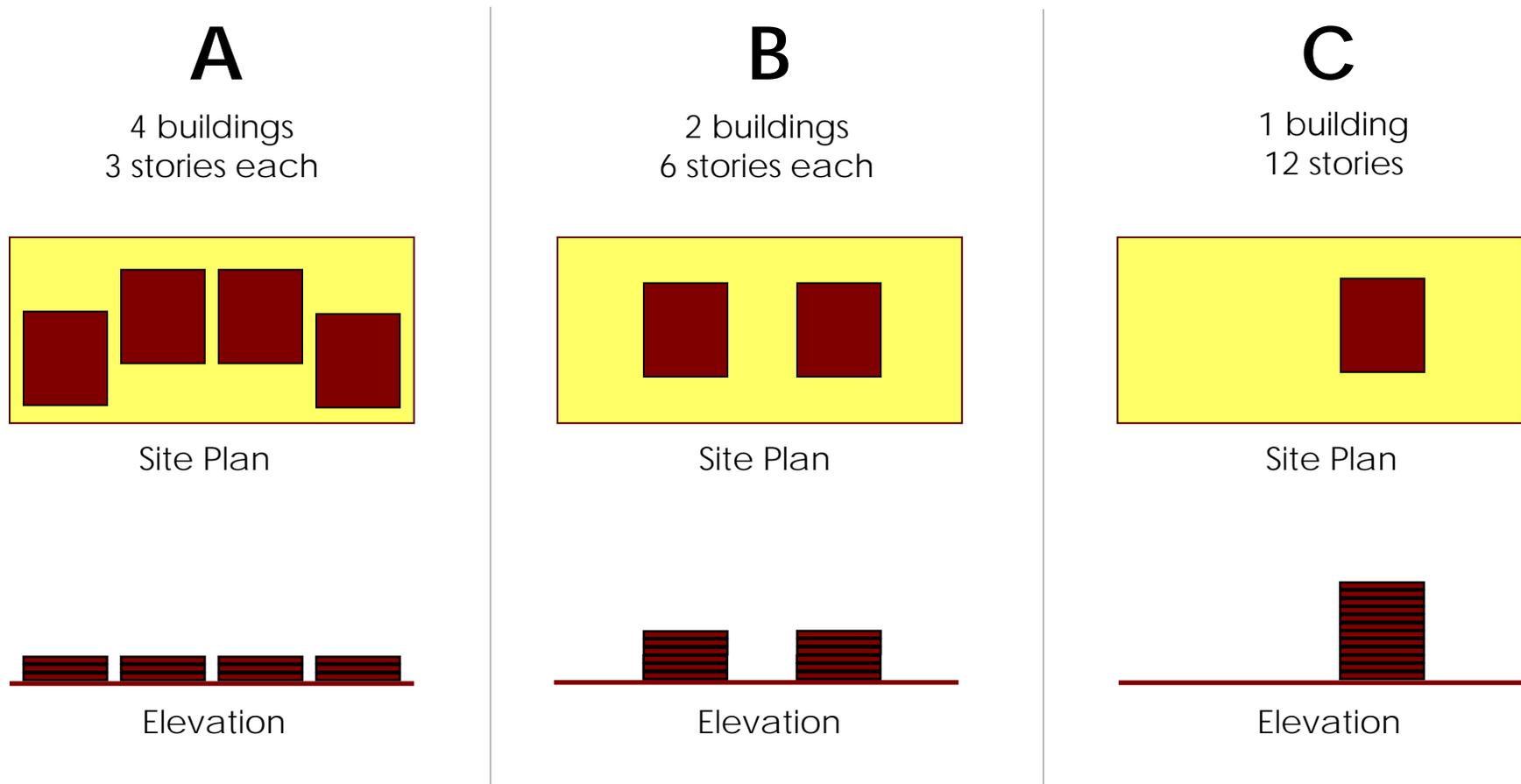
BEL RED
corridor project

Issue: Building Height

- Should the FEIS consider additional building height (beyond the current project Glossary) in some portions of the study area?

Tenuous relationship between building height and density

- Schematic diagram of 300,000 sq ft of development on 5-acre site expressed in 3 different heights



Factors to consider in evaluating building height

- Urban form/community character
- Visual/view impacts
- Human scale
- Differentiated economic niche
- Implementation strategy

Urban form/community character

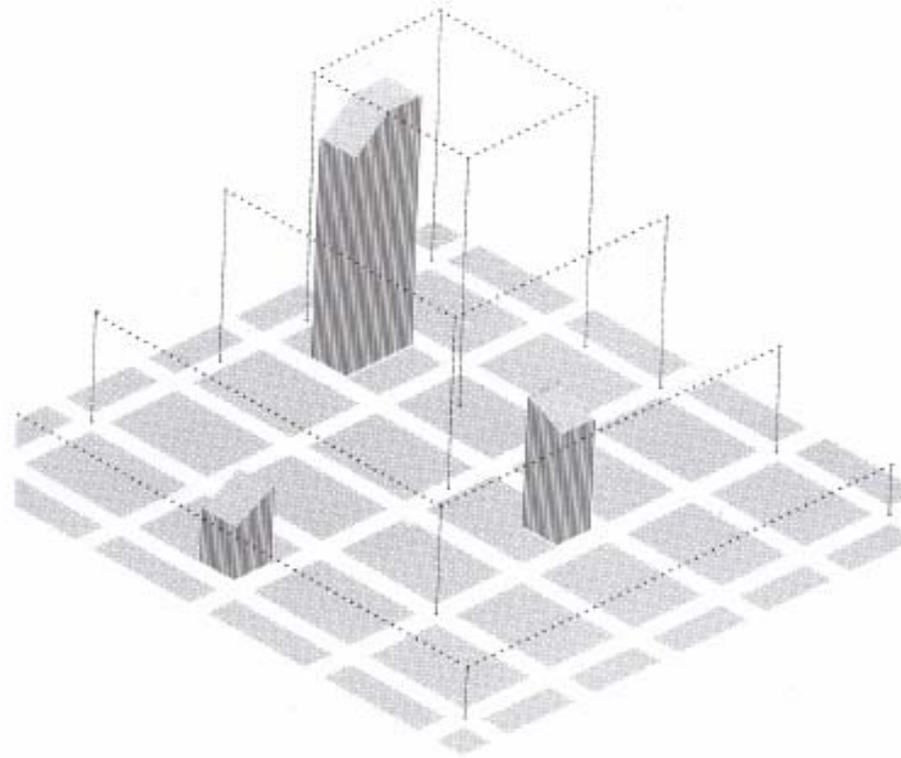
- Will additional height change community character in undesirable ways?
 - Dwarf other important features of the natural and built environment?
 - Create perception that high-rise buildings are “popping up” in scattered, haphazard locations?
 - Detract from the readability of natural land forms?

Urban form/community character



Urban form/community character

- If additional building height is allowed--Should the additional height be “sculpted” to create a certain form and transition?



Source: Hedman & Jaszewski, Fundamental of Urban Design

Visual/view impacts

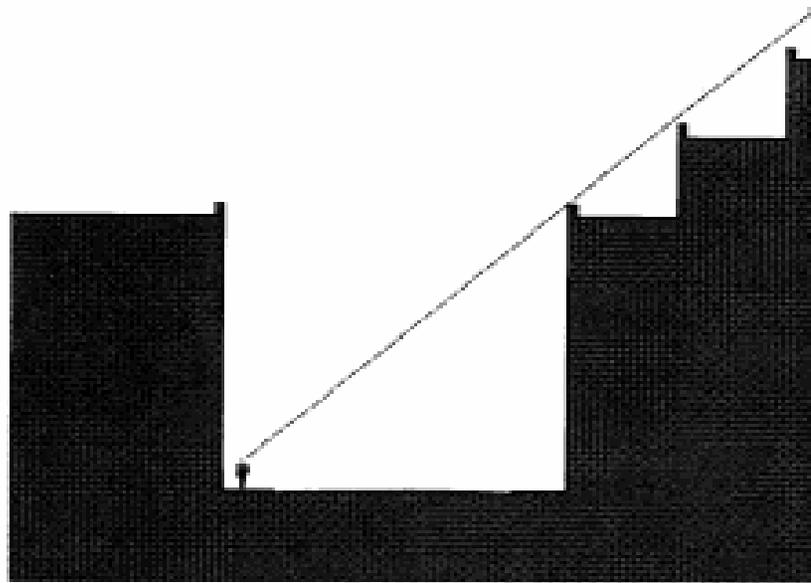
- Will additional height block views of important features (e.g. mountains, water, important civic buildings)?
- Are there positive visual outcomes of creating a higher building skyline in certain locations?

Example View Analysis from Wilburton NE 8th Study



Human scale

- Can the building, with its additional height, be designed to establish a human scale at ground level?
- How will additional height affect the sunlight on key pedestrian/open space features?



Source: Hedman & Jaszewski, [Fundamental of Urban Design](#)

Differentiated economic niche/ Downtown competition

- Is establishing a “differentiated economic niche” more a matter of building intensity/density (FAR), location, and market -- as opposed to building height?

BEL-RED PLANNING PRINCIPLE #3

Differentiated Economic Niche. Bel-Red should provide for future growth of jobs and firms that have significant potential for expansion, and which are not well accommodated in other parts of the city.

The area should enhance the City's overall economic health while creating land use forms and densities that are not likely to be found in other city employment centers, particularly Downtown Bellevue.

Differentiated economic niche/ Downtown competition

Existing Downtown
Bellevue Office

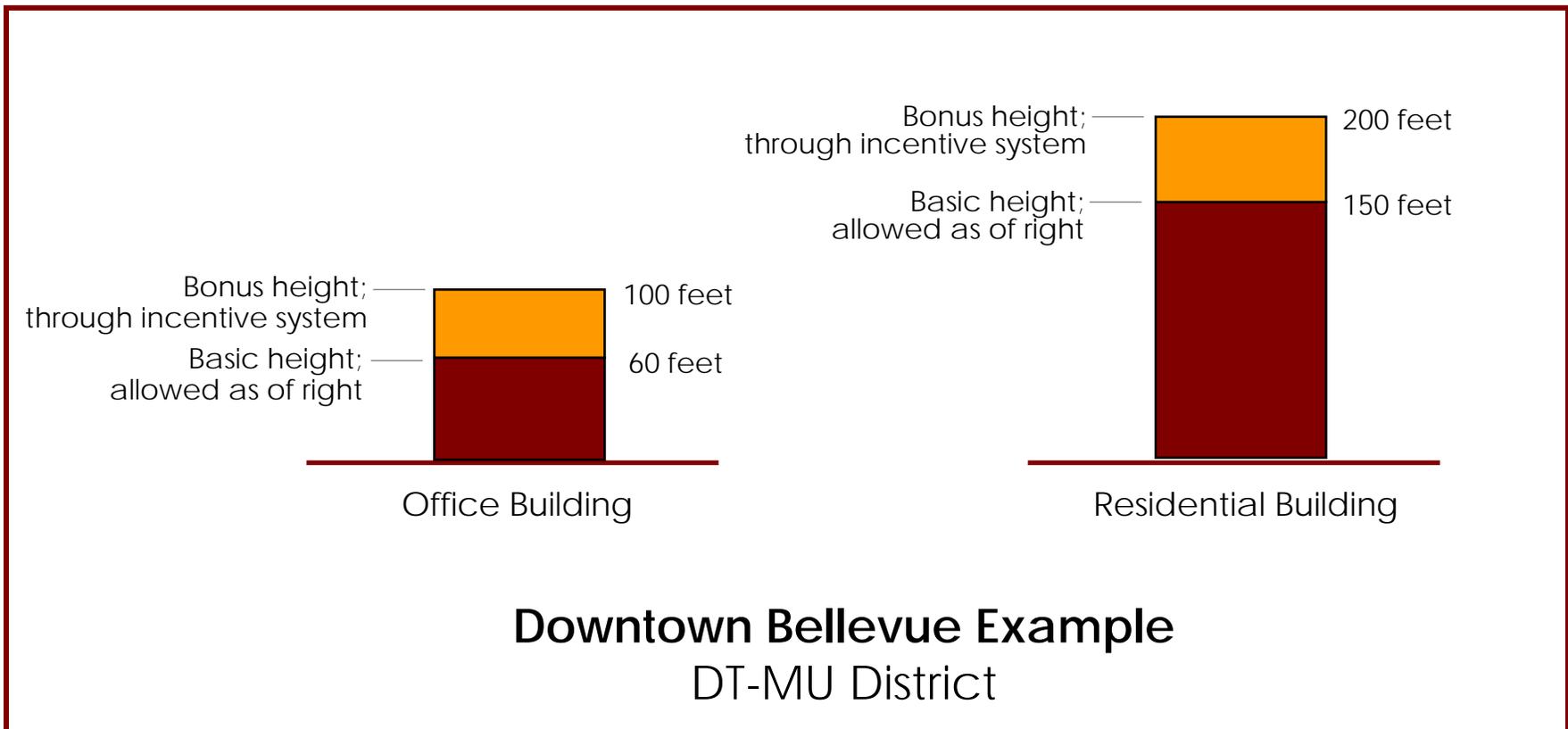


Existing Downtown
Bellevue Residential



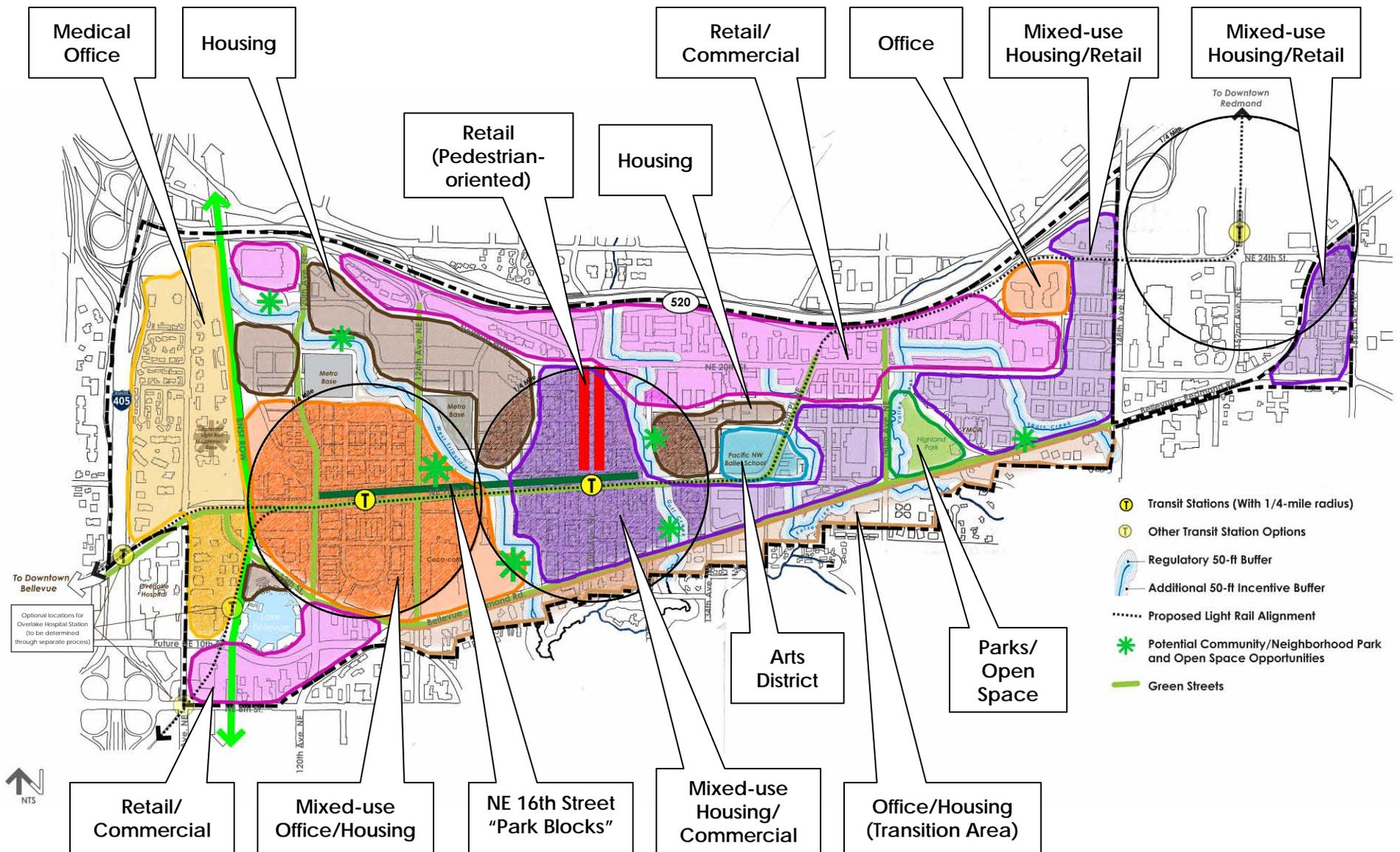
Implementation strategy

- If additional height were allowed, how should it be implemented—as of right or as a land use bonus/incentive?



Staff Recommendation

- If the Committee wishes to consider additional building height in some areas of Bel-Red—
- Direct the FEIS to evaluate the potential impacts of various heights, in designated transit nodes, up to a maximum “bookend” of 150 feet.



Preliminary Preferred Alternative – April 25, 2007