

BEL RED
corridor project

**ENVIRONMENTAL
SUSTAINABILITY**

February 2, 2006



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Environmental Sustainability Presentation

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Environmental Sustainability...

...it's about more than fish!



Possibilities for the Bel-Red Corridor

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Why Environmental Sustainability?

- **Bel-Red corridor project provides opportunities to incorporate sustainability**
- **Sustainability in redevelopment could create a strong market differentiation for the Bel-Red corridor**
- **The community supports us looking at sustainability as there are benefits**
- **Sustainability is good "planning practice"**

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What is Environmental Sustainability?

American Planning Association

In the context of community development, Environmental Sustainability implies that communities...

- Good places to live
- Offer economic opportunities
- Maintain/enhance the biodiversity



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Why Environmental Sustainability in Bel-Red?

Policies, Principles, and Community Support

- Bellevue Comprehensive Plan
- Community Interest and Support
- Bel-Red Corridor Project Principle (#9)



BELVED *corridor project*

Bellevue Comprehensive Plan

- **Vision**
 - Promoting a sustainable urban environment
- **Environmental Element**
 - Regulations, programs and incentives
- **Parks, Open Space and Recreation Element**
 - Multiple community and environmental benefits
- **Transportation Element**
 - Multi-modal options

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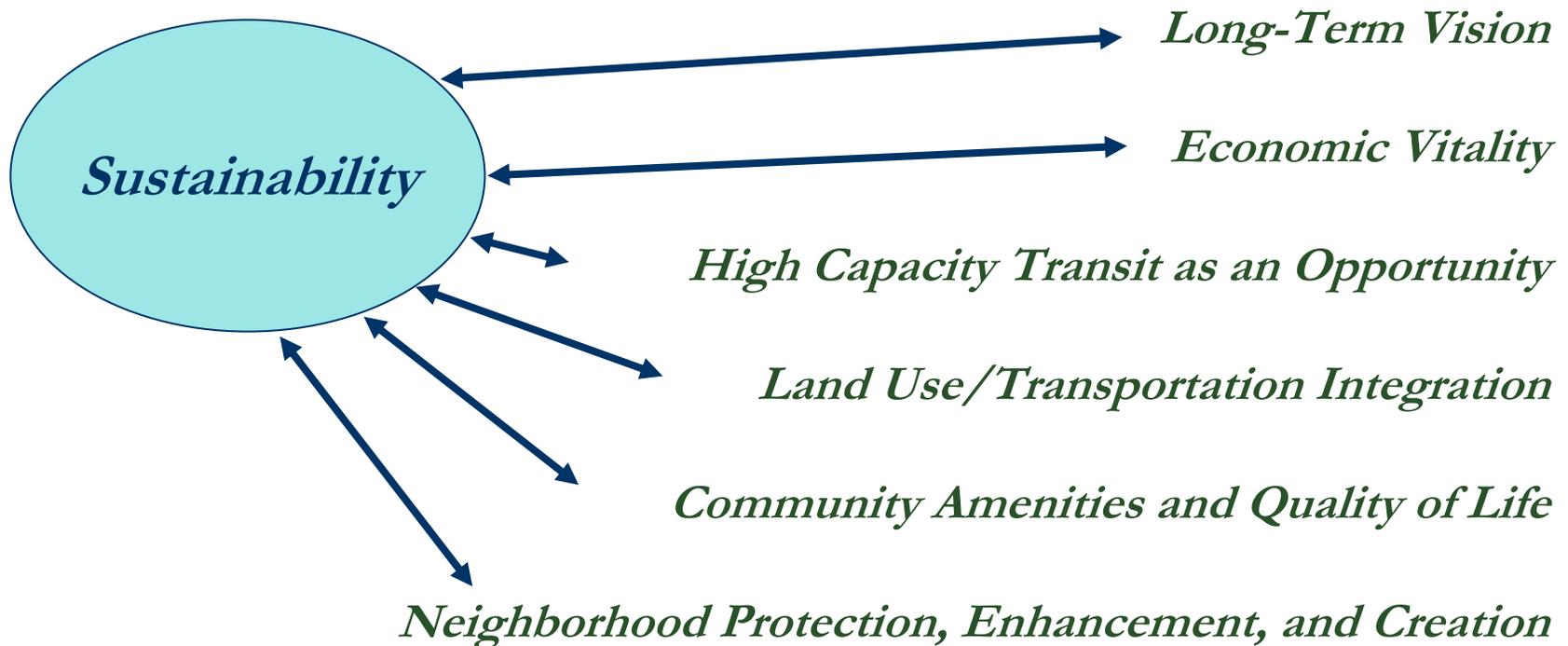
Community Interest in Environmental Sustainability

- **November 9 Community Meeting**
- **Steering Committee**
 - **December 1 Discussion**
 - **Tours of Bel-Red Corridor**
- **SEPA Scoping Comments**

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Bel-Red Corridor Project Planning Principles





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Environmental Sustainability Principle

Sustainability.

Identify opportunities to manage the area's natural resources in a sustainable manner.

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Environmental Sustainability Principle

Building and redevelopment should be sensitive to issues of

- *natural resource protection,*
- *energy and resource conservation, and*
- *transportation choices.*

Components of
Bel-Red Corridor
land use
alternatives.

*In addition to the community benefits in enhanced quality of life, a more sustainable approach to development is increasingly helping to **differentiate** desired economic centers in the marketplace.*

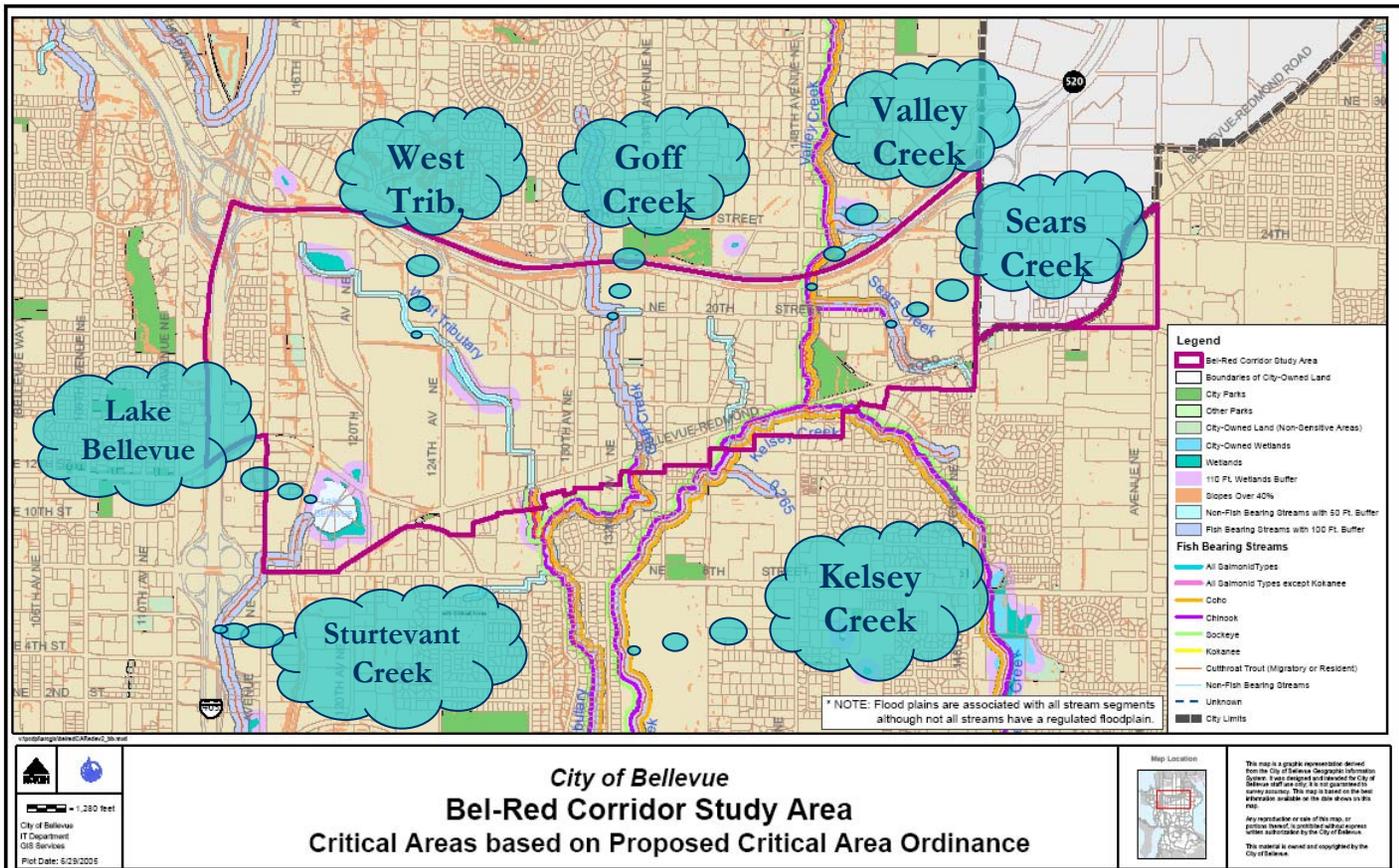


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Environmental Sustainability Principle

natural resource protection...

Streams/Riparian Corridors, Wetlands



Streams/wetlands - 1965

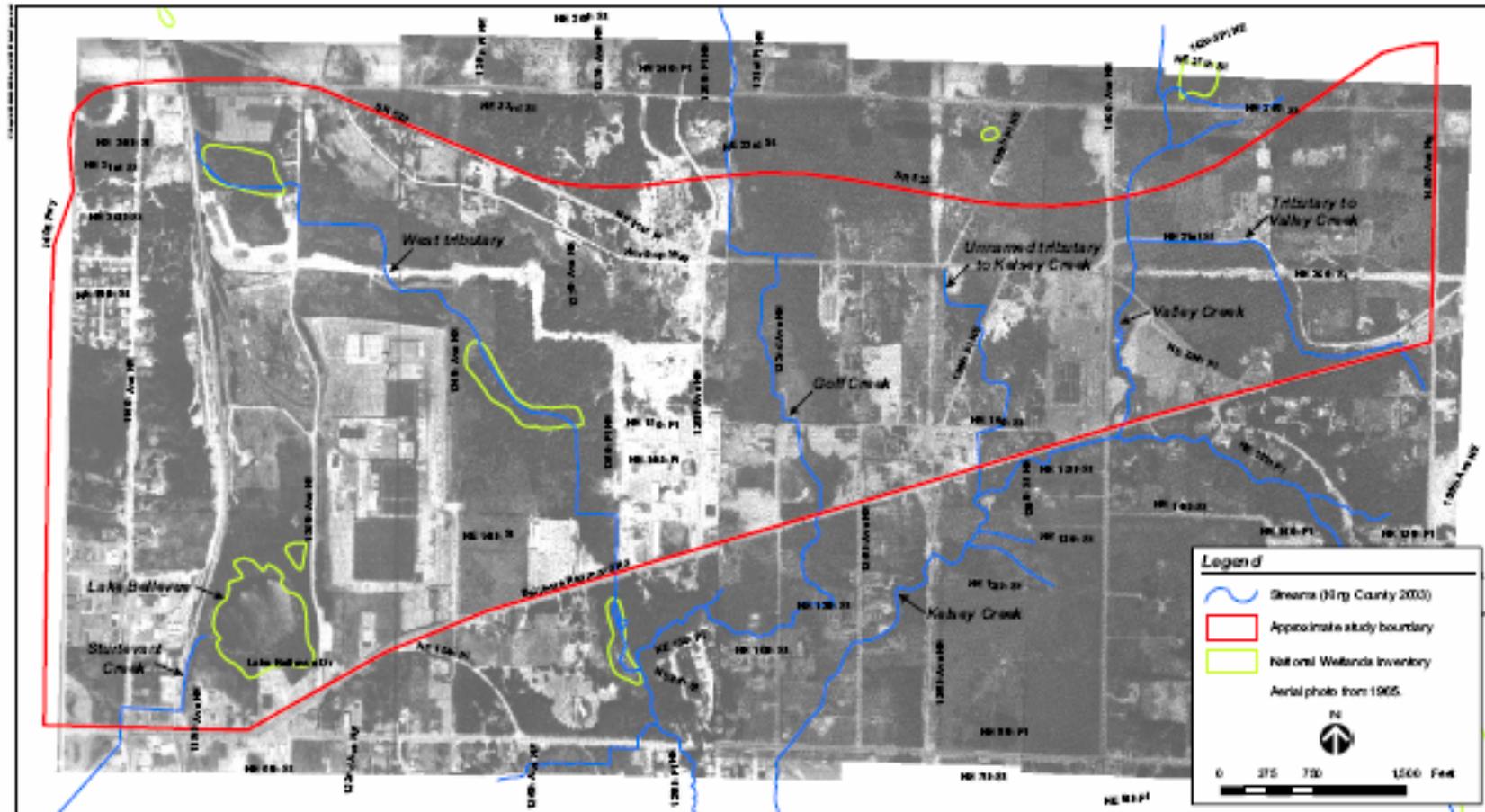


Figure 1. 1965 aerial photo of the Bellevue-Redmond Road study corridor.

Streams/wetlands - 2003

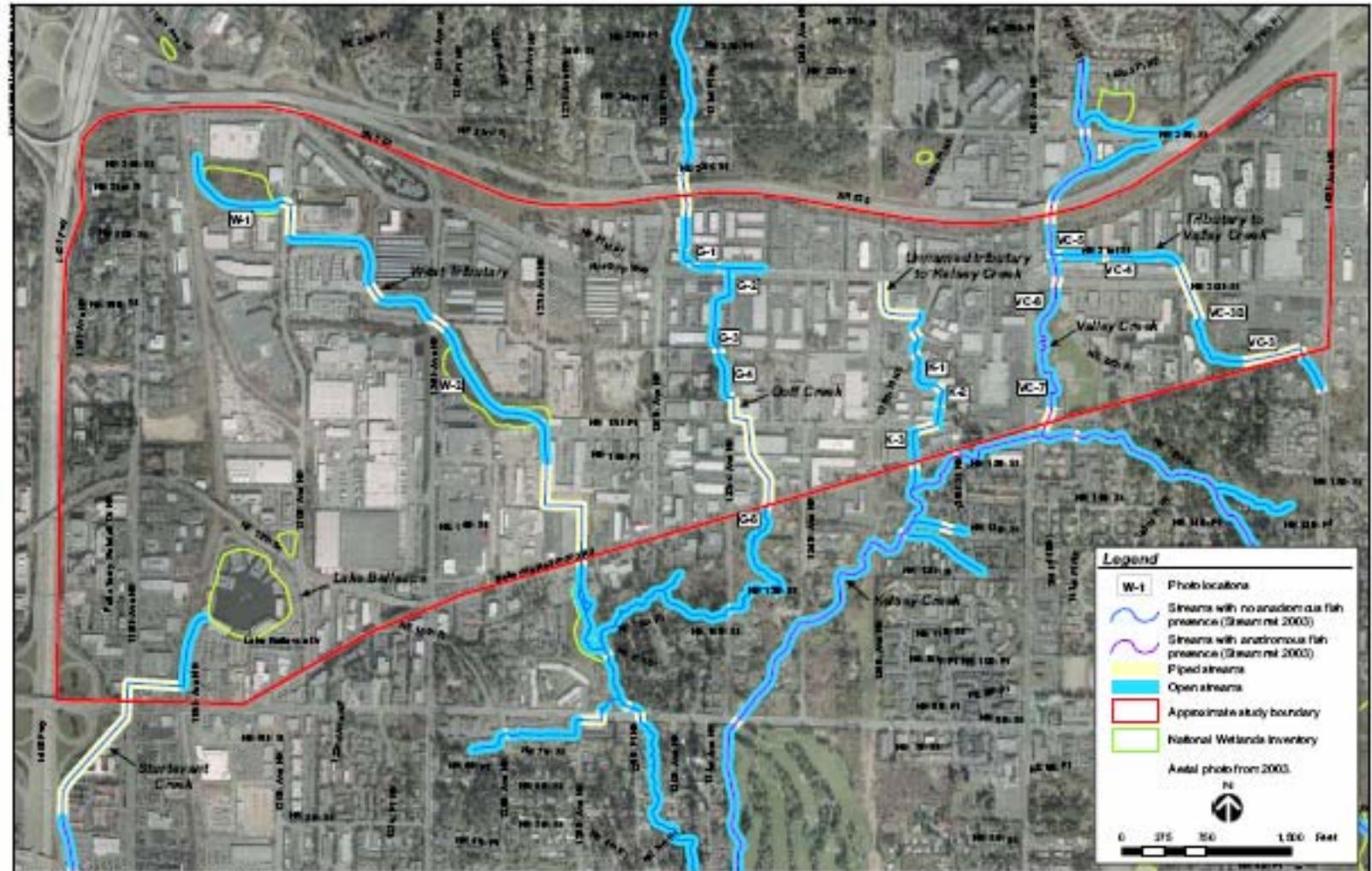


Figure 2. 2003 aerial photo of the Bellevue-Redmond Road study corridor.

Streams/Riparian Corridors, Wetlands

Stream Corridor Ecological Factors – Evaluation

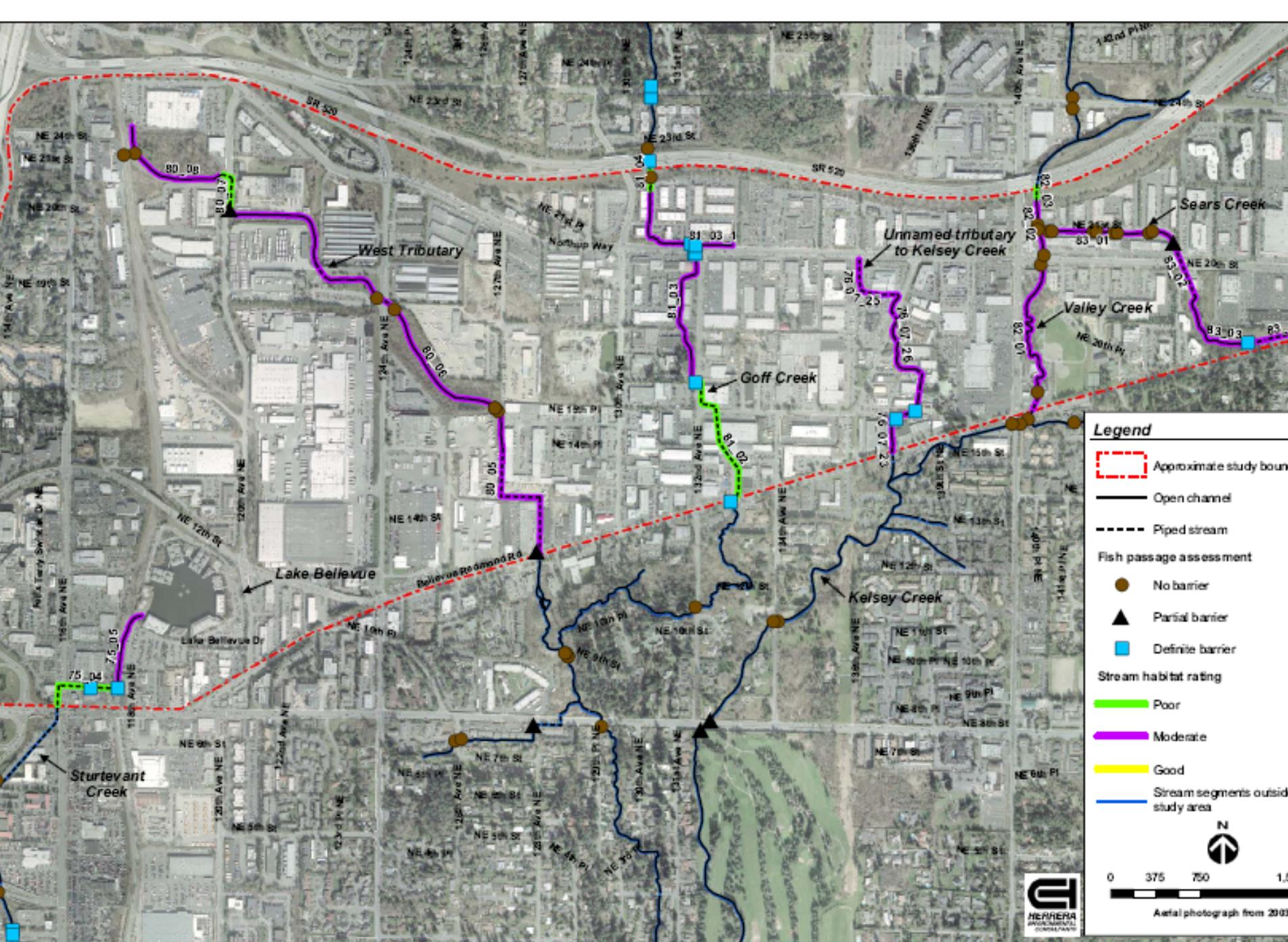
- **Fish Use**
- **Stream Conditions**
- **Fish Access**
- **Fish Habitat Conditions**
- **Riparian Conditions**

Streams/Riparian Corridors, Wetlands

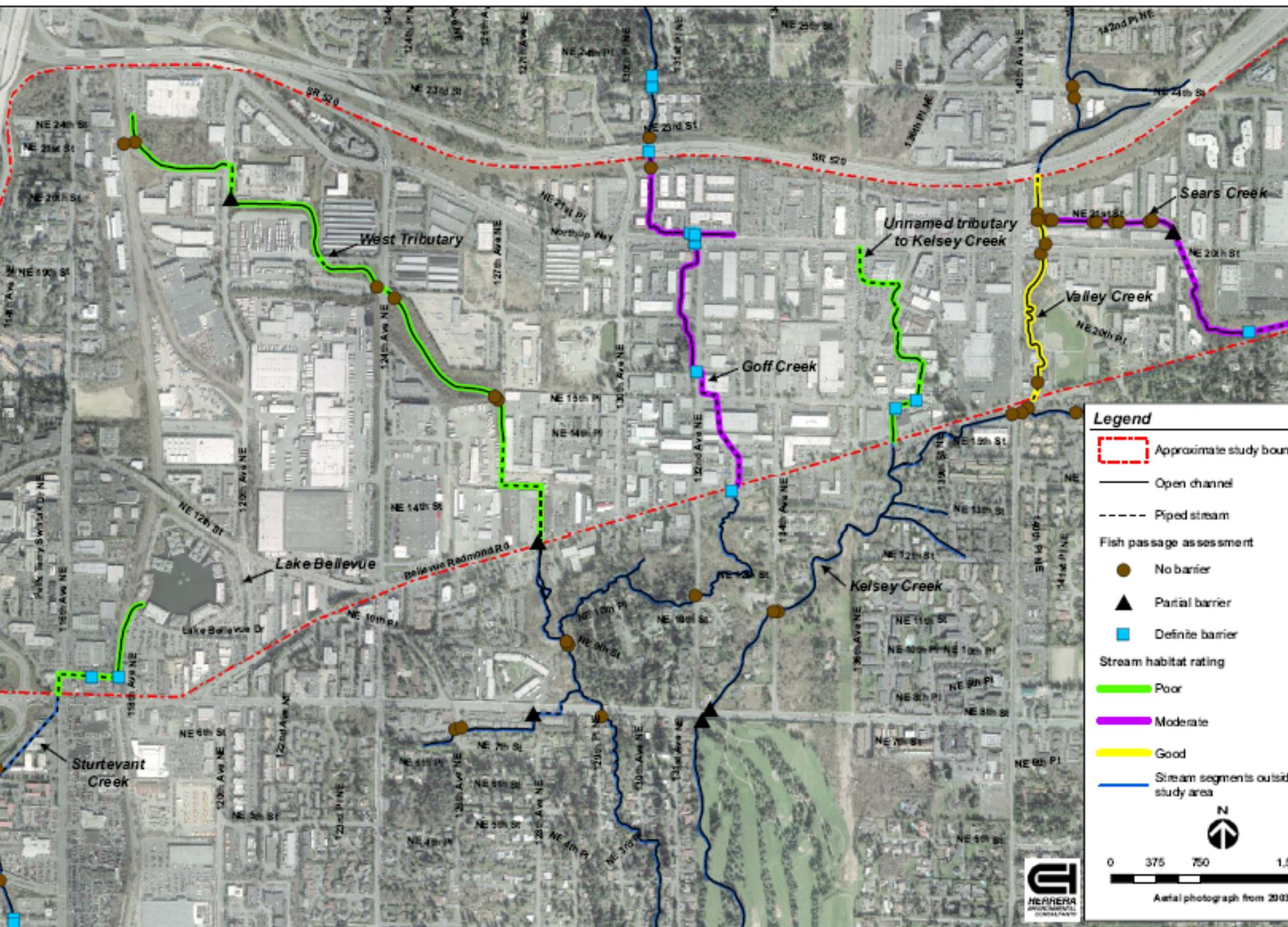
Summary rating using median of each parameter by category and all factors

SUMMARY RATINGS by PARAMETER: Good=3, Moderate=2, Poor=1

Stream Name	Fish use	Physical stream corridor conditions	Fish access	Fish habitat conditions	Riparian Condition	Summary of all parameters (median)
Sturtevant Creek	1	1	2.5	2.5	2	1
Unnamed tributary to Kelsey Creek	2	1	2.75	2.25	2	1.5
West Tributary	2	1.5	2.75	1.5	1.5	1.5
Goff Creek	1.5	1.5	2.75	1.5	2	2
Valley Creek	3	2	3	2.5	1	3
Sears Creek	2	1	2.5	1.5	2	2
Note: summary of all parameters includes upstream and downstream parameters						

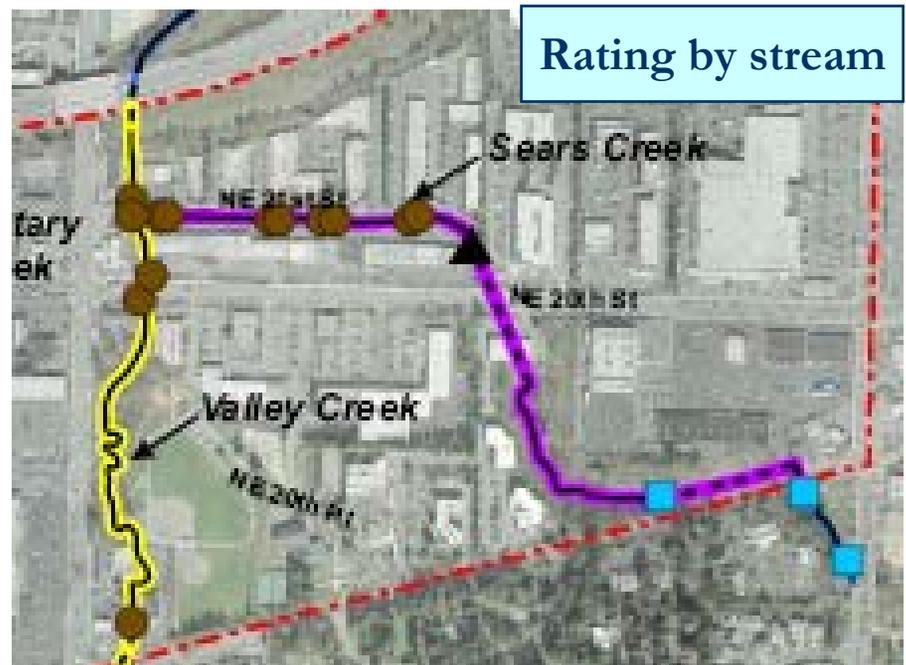
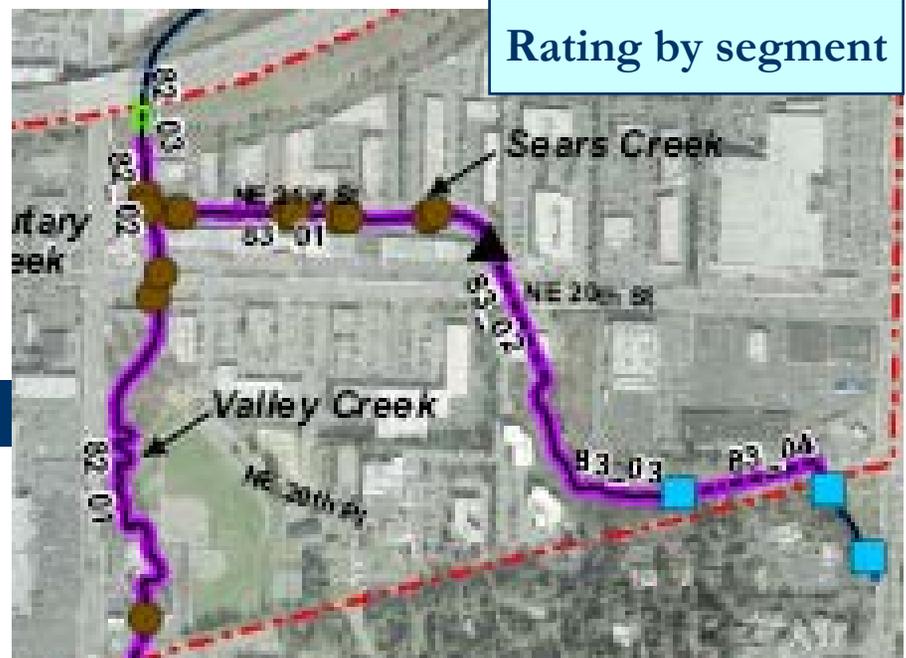


Stream habitat ratings by stream reach, piped stream and fish barriers within the Bellevue-Redmond Road study corridor.



Stream habitat ratings by entire stream, piped stream and fish barriers within the Bellevue-Redmond Road study corridor

Valley Creek/ Sears Creek



Sustainability – Choices for Bel-Red

Implementation:

Regulations, programs and incentives to...

- Protect existing good conditions
- Enhance good conditions
- Restore poor conditions

Streams/Riparian Corridors, Wetlands

Valley Creek enhancement



Bel-Red Corridor



How does
Parks & Community Services
fit into the concept of
sustainability?

Sustainability

**Built Environment – Human Environment
(Quality of Life – Lifestyle)**

Parks & Community Services Role

- multiple benefits

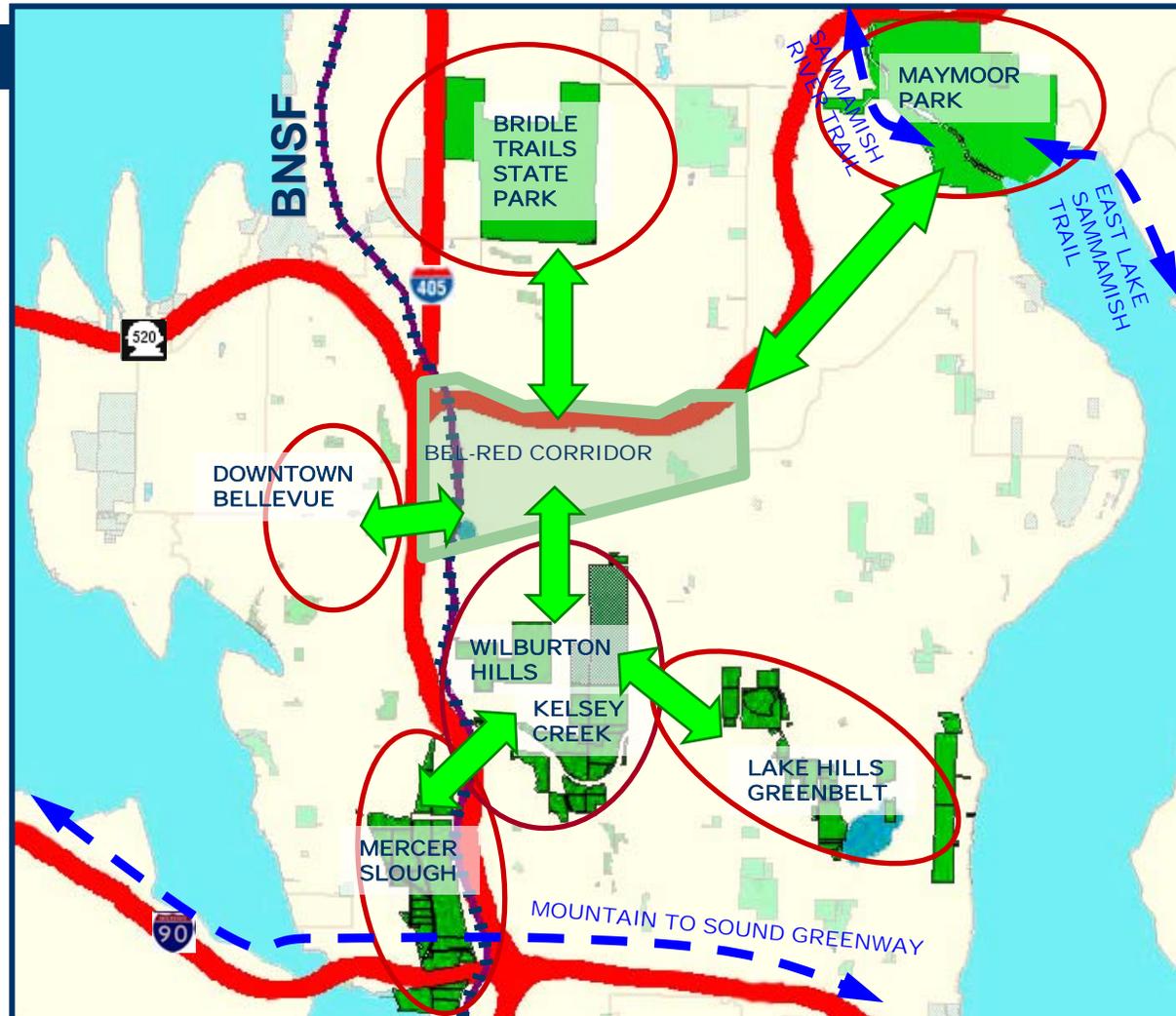
Bel Red Corridor Observations

- **Aesthetically Challenged**
- **Strategic Location**
- **Varied Topography**
- **Hard Barriers**
- **Profound Environmental Degradation**

Preliminary Concepts

Community Scale

Corridor System integrated with the rest of the Park system to form a larger and connected whole



Preliminary Concepts

Area Scale

- Riparian corridors as a key part of the open space system
 - Park acquisition could be one tool
 - Potential for environmental restoration
- Multiple use
 - Community amenity/open space
 - Storm drainage
 - Stream restoration

Preliminary Concepts

Area Scale

- Other Park/open space acquisitions in corridor
- Could be linked/complemented by public ROW
 - green streets
 - pedestrian orientation
- Meet localized Recreation and Human Services Needs
- Also potential for Community-scale Park and Recreation Facilities?

Next Steps

- Refine Preliminary Concepts
- Integration with Land Use/Transportation Alternatives



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Environmental Sustainability Principle

energy and resource conservation...

Energy and Resource Conservation

Conserve resources by integrating the principles of green building and smart growth:

- Revitalize existing urban areas – as opposed to sprawl
- Develop mixed use, walkable neighborhoods
- Design for energy and water efficiency
- Consider indoor environment (air, light)
- Provide multiple transportation options

Energy and Resource Conservation

Green Buildings - LEED™ Standards

- **LEED™** - Leadership in Energy and Environmental Design – standards established by the US Green Building Council.
- **LEED's Green Building Rating System** is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings.
 - Environmental benefits
 - Economic benefits
 - Health and safety benefits

Certified  **Silver**  **Gold**  **Platinum**

Energy and Resource Conservation

Green Buildings

Green roof



Solar



Materials



Water Conservation



Energy and Resource Conservation

Smart Growth

Transportation options

Conserve water

Mixed use

TOD



Energy and Resource Conservation

Implementation:

- Land use and urban form
- Building a multi-modal transportation system
- Standards for public buildings and infrastructure
- Incentives, guidance, support for the private sector
- Private sector may seize the opportunity to differentiate itself in the market by implementing and promoting environmental sustainability



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Environmental Sustainability Principle

transportation choices...

Transportation Choices

Transportation System Components

- Street connectivity and capacity
 - Local and regional roads for cars and trucks
- Pedestrian and Bicycle system
 - Sidewalks, bike lanes and off-street paths
 - Trail connectivity within Bel-Red neighborhoods and to regional system
- Transit facilities and service
 - Local and regional transit



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Environmental Sustainability Principle

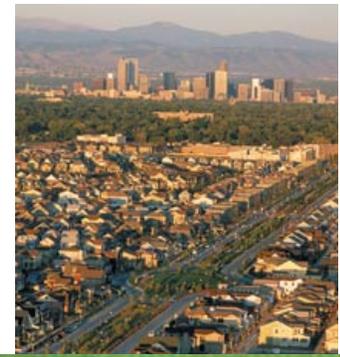
differentiate desired economic centers ...

Differentiate Desired Economic Centers

Sustainability makes good economic and environmental sense

- Capital investment pays off in the long run
- Enhance quality of life
- Benefit the local environment
- Examples
 - Denver – Stapleton
 - Portland – North Macadam Central District
 - Vancouver – SouthEast False Creek
 - Seattle – South Lake Union (Vulcan Real Estate)

Denver – Stapleton

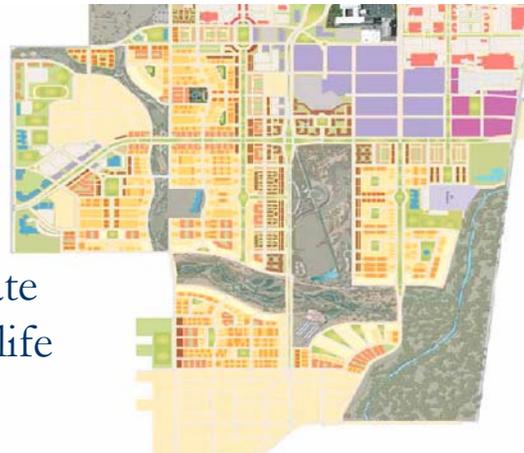


2004

Stapleton Sustainability MASTER PLAN

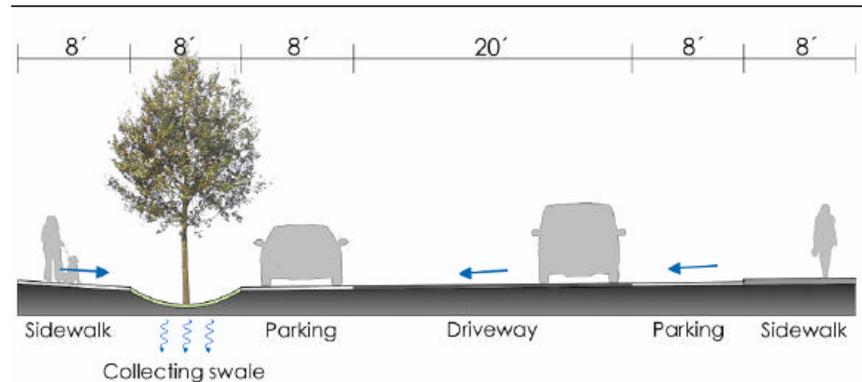
WESTERLY CREEK CORRIDOR AND TRAIL.

Previously covered by the runways of the old airport, Westerly Creek and its new corresponding trail system create recreational pathways and wildlife habitat—and serve as an important storm water management facility.



Portland – North Macadam Central District Sustainability Program

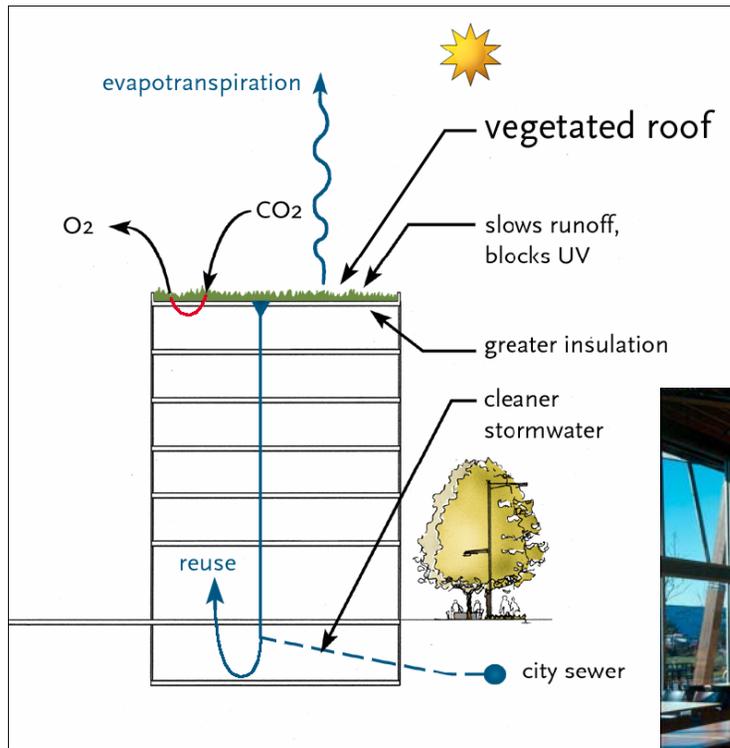
Integrating stormwater, habitat, urban design, and art ... replacing engineered solutions with innovative, more 'naturalistic' and visible stormwater management strategies.



Vancouver – SouthEast False Creek



Seattle – South Lake Union (Vulcan Real Estate)



Opportunities to Enhance Sustainability

Natural resource protection

- Private sector redevelopment
- Public investment in specific enhancement projects
- Open space for multiple benefits

Energy and resource conservation

- Land use pattern and urban form
- Support green building and smart growth concepts

Transportation choices

- Efficient movement of people and goods
- Multiple modes

Differentiate desired economic centers

- Good for the bottom line, community and environment



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Questions and Discussion