

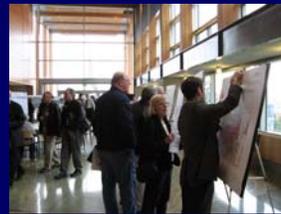


## Tonight's Public Hearing

- Hearing on the proposal:
  - Bel-Red Subarea Plan and related Comprehensive Plan amendments
  - Bel-Red Land Use Code – including use, dimensional standards, existing uses, phasing, incentives, and other sections
  - Related Land Use Code amendments
  - Bel-Red zoning
  - Medical Institution Code amendments

## 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 & 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

- Continuing board and commission meetings
- Public open house on first draft of subarea plan (Jan 31)
- Web updates
- Various stakeholder meetings
- Business and property owner panel meetings (May 13)
- Public open house, part of the city's Spring Forward Expo (May 15)
- Joint presentation to city's boards and commissions (May 15)



New Bel-Red Subarea Plan  
and amendments to the Transportation  
Element, Crossroads and Wilburton/NE 8<sup>th</sup>  
Street subarea boundaries, and the Glossary

## 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

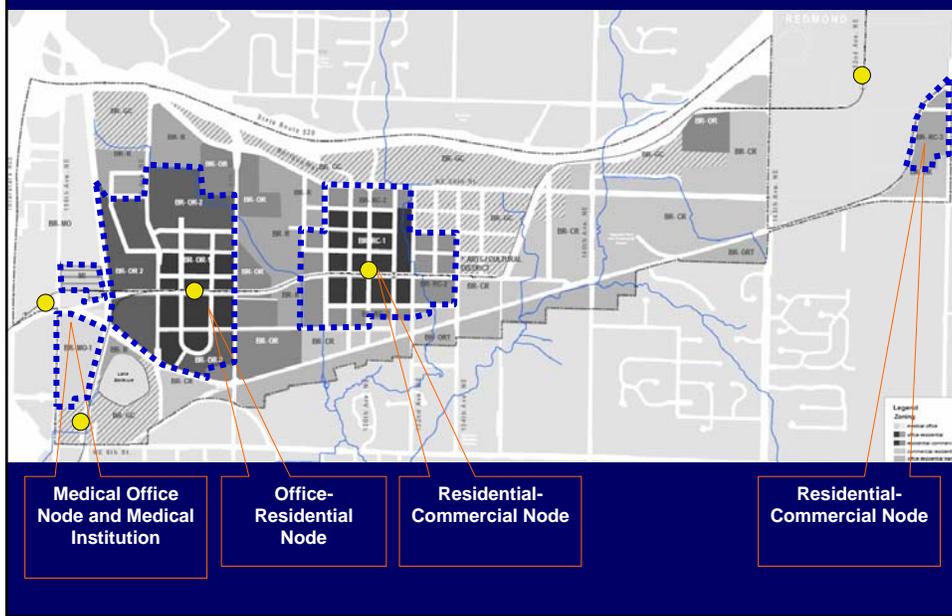


## Bel-Red Subarea Plan

- Vision
- Policy sections
  - Land Use
  - Urban Design
  - Environment
  - Parks and Open Space
  - Housing
  - Arts and Culture
  - Transportation
  - Interjurisdictional Coordination
  - Implementation
  - Neighborhoods/Districts
- Land Use Plan Map
- Transportation system map and project list
- Parks & open space map and project lists

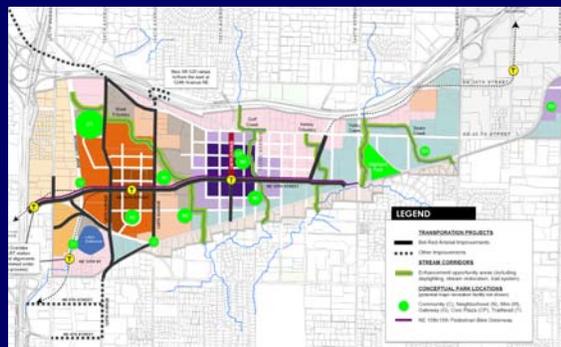


## Bel-Red Subarea Plan

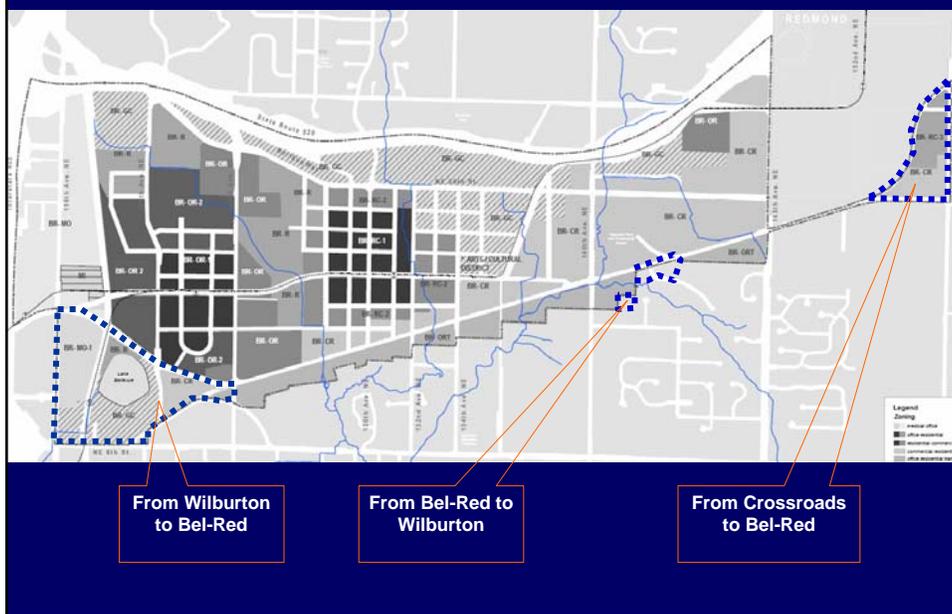


## Public Infrastructure Improvements

- Multi-modal **transportation** system improvements
- **Stream** corridor improvement strategy
- **Park** and trail system improvements



## Related Comprehensive Plan Amendments



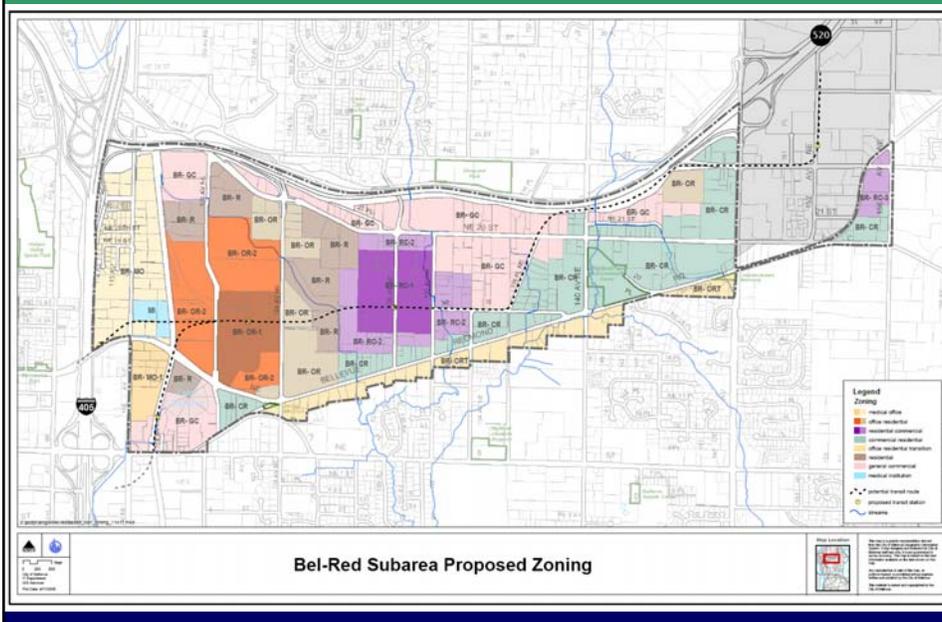
## Related Comprehensive Plan Amendments

- Transportation Element
  - MMA boundaries to be consistent with Bel-Red boundary (Mobility Management Area)
  - LOS change to 0.95 for Bel-Red MMA
- Glossary amendments

# New Bel-Red Land Use Code Design Guidelines, General Code Amendments, and Bel-Red Zoning; repeal of existing zoning

Plus amendments to the Medical Institution  
District

## Proposed Zoning

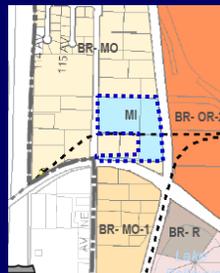


## Land Use Code Amendments

- General Land Use Code Sections
- New Part 20.25D – Bel-Red Land Use Code
- Review required (page 4)
- Phasing (page 5)
- Permitted uses (page 8)
- Existing conditions (page 9)
- Use charts (page 17)
- Dimensional requirements (page 35)
- Development standards (page 51)
- FAR amenity incentive system (page 67)

## Medical Institution Amendments

- Amendments to 20.10.390 Medical Institution District (MI) and Part 20.25J Medical Institution District
- Creates Hospital Perimeter Development Area (DA3)
  - Allows for hospital and ambulatory care center uses
  - Max development intensity: 1.0 FAR (floor area ratio)
  - Max height: 100 feet
  - Master development plan and design review required



## Key Issues and Comments

Wide range of public comments received to date

## NE 15<sup>th</sup>/16<sup>th</sup> Boulevard



## NE 15<sup>th</sup>/16<sup>th</sup> Boulevard

- Review by Transportation Commission and Parks and Community Services Board
- Council discussion on May 27
- Some of the comments heard so far:
  - Corridor concept endorsed by Park Board, noting that design doesn't include park component
  - Park Board interest in maintaining pedestrian and bike trail and park connectivity
  - Concern about placing too many elements in the corridor cross-section
  - Nearly 200 ft width may be too wide; could be difficult for pedestrians to cross

## FAR Amenity Incentive System



- Bel-Red committee emphasized use of incentives as a principal financial strategy
- Intent is to provide additional development rights (FAR & height) that offset the cost of providing the amenities
- 2 tier system
  - Tier 1 includes parks, open space and affordable housing
  - 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 explored with a future update

## FAR Amenity Incentive System

- Some of the comments heard so far:
  - Too costly – will prevent development from occurring
  - 0.5 FAR base will induce low density development to occur in the nodes, squandering opportunities
  - Don't include tier requirement
  - System should include other options for bonuses, such as amenities that are part of development projects, including affordable housing, transportation infrastructure, and parks and open space
  - Consider other financing tools to support infrastructure development
  - Consider super incentives and FAR beyond 2.5 in nodes

## 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
    - “Workforce” households above the low and moderate levels
  - Integrate with a citywide approach



## Housing

- Some of the comments heard so far:
  - Building affordable housing is a great way to “jump start” housing in Bel-Red
  - Policy targets should encourage housing that meets full spectrum of need
  - Consider a mandatory approach
  - Adopt citywide provisions
  - Don't make mandatory

## 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



## Existing Uses

- Some of the comments heard so far:
  - Limitation on hours not clear as to how it applies to existing uses
  - Limitation on expansion outside nodes, but in residential districts, is too restrictive – minimizes opportunities that are consistent with code
  - Ability to reconstruct due to damage “within the control of the owner” is unclear

## Eastern Portion of the Study Area



## Eastern Portion of the Study Area

- Comments heard so far:
  - Concern that proposed 70 foot height limit is too high and will impact areas to the east

## Additional Areas of Review

- Planning Commission has also expressed interest in additional review of:
  - FAR intensities
  - Phasing provisions

## Next Steps

- No action requested tonight
- Next meeting: June 4, 6:30 p.m.
- Collect and tabulate public comments for Planning Commission review
- Continue Planning Commission discussion and deliberations at upcoming meetings, additional refinement of the proposal
- Will request Planning Commission to make a recommendation to the City Council at an upcoming meeting following review of public comments
- Council action could occur this fall or winter