Bel-Red Corridor Project

Community Meeting and Workshop

Components of the preliminary preferred alternative

March 20, 2007

BEL RED
corridor project

Evening's Agenda

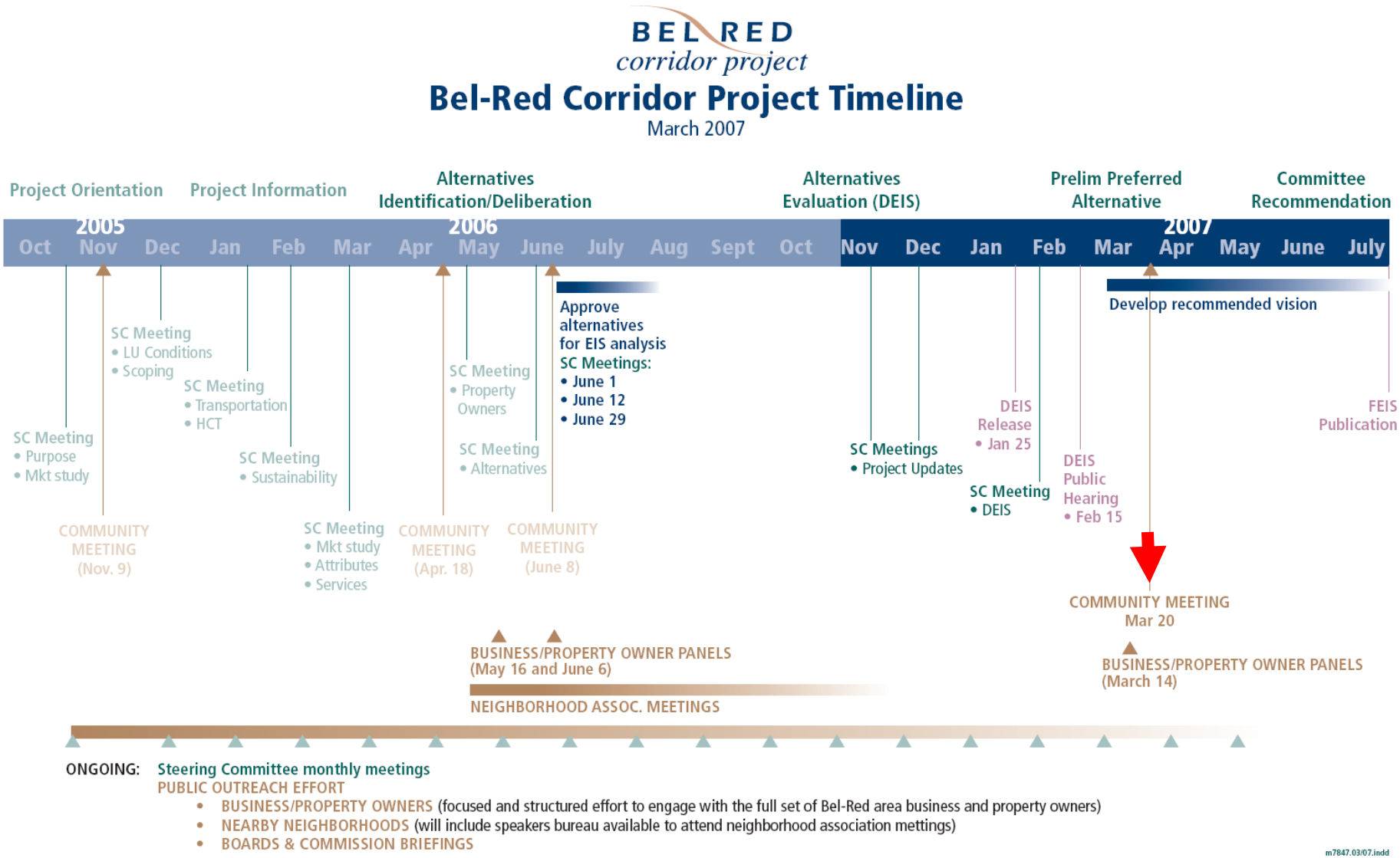
Presentation – 25-30 minutes

- Review Project Schedule and Purpose
- Review Alternatives studied in the DEIS
- Present framework discussed with the steering committee as a means to prepare a preliminary preferred alternative

Small Group Discussions – 60 minutes

- Provide input to the steering committee for their workshop on March 29 - preparing a preliminary preferred alternative

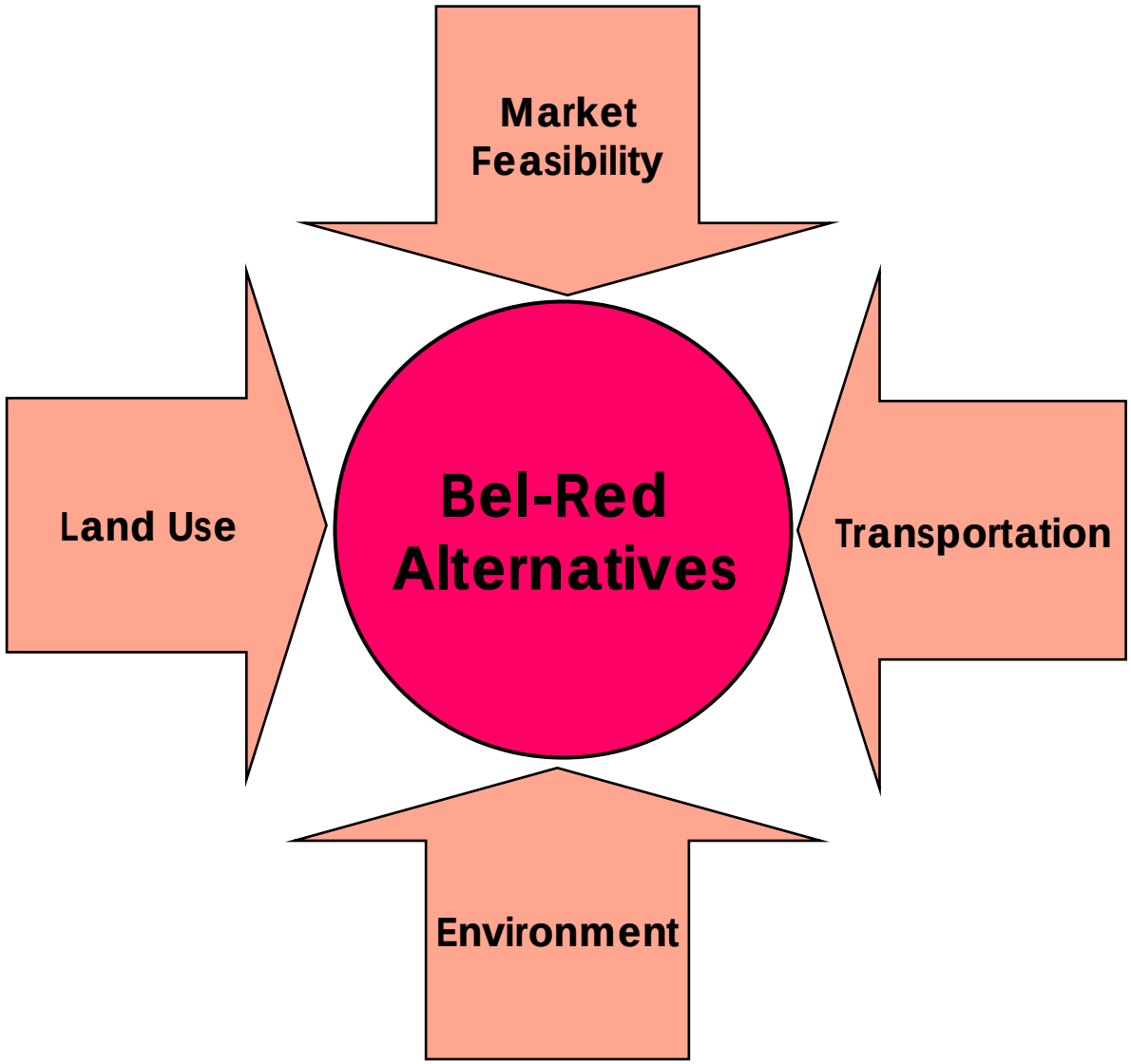
Public Process
to Develop Final Preferred Alternative



Summary of the Project

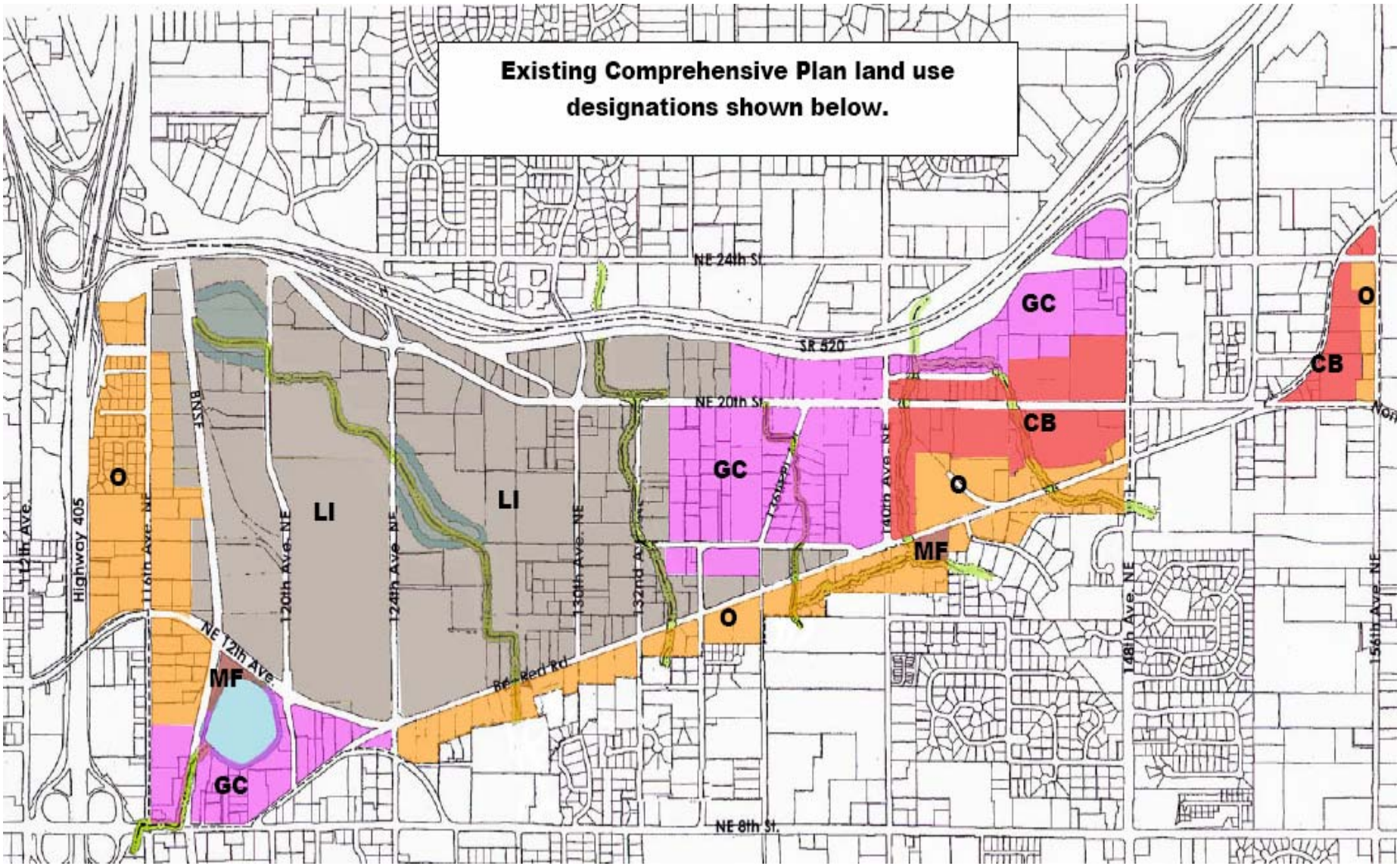
- Develop a long-term vision for the study area - what the area will look like in 2030
  - Council direction
  - Market analysis
  - Steering Committee objectives and deliberation
  - Public input
- Integrate land use and transportation
- Opportunities with light rail
  - Identify a preferred route and station locations
- Identify community amenities to support the vision
- Protect adjacent areas from spillover impacts

Key Elements of Alternatives



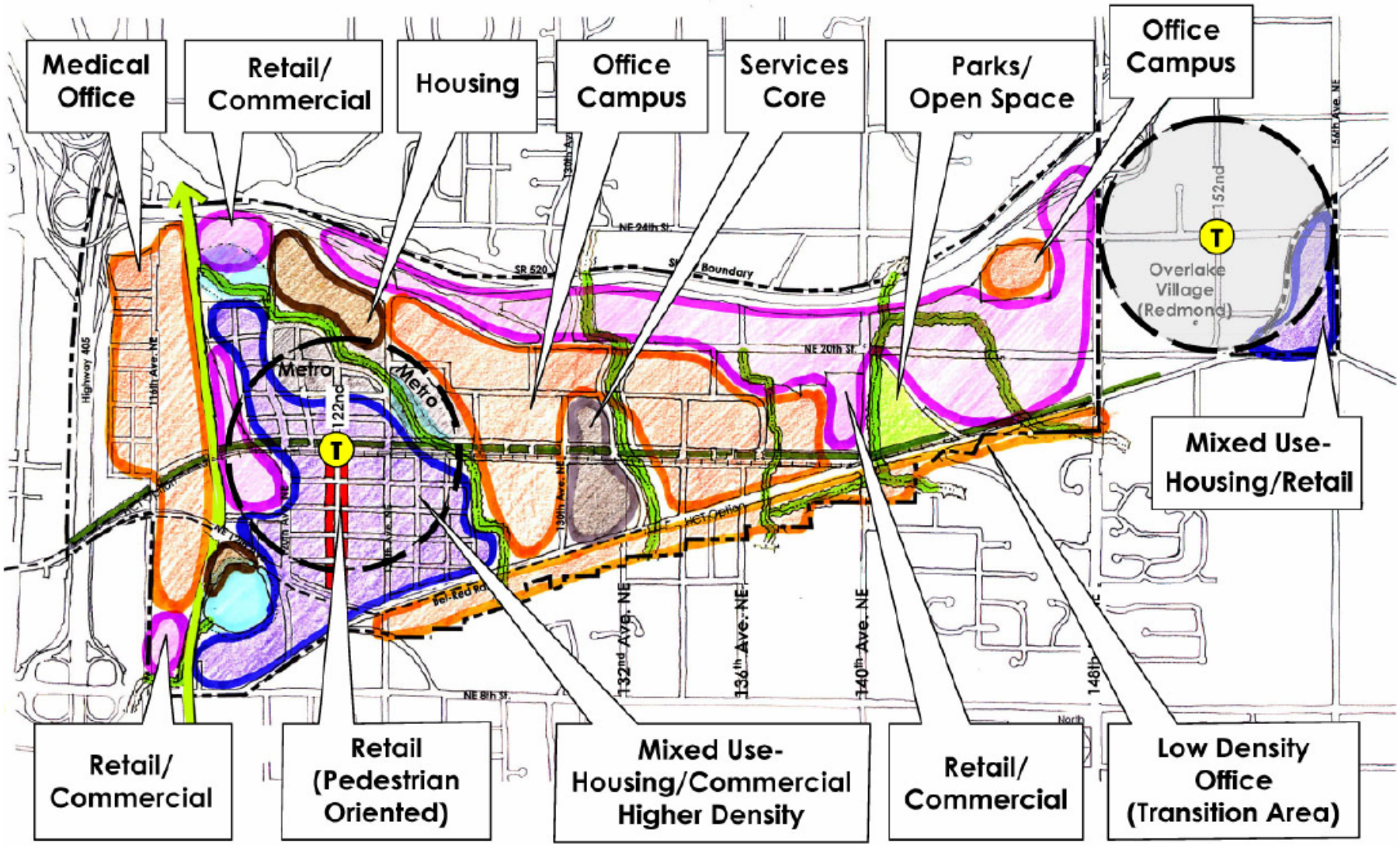
No Action Alternative - Existing Plans

1 million sq. ft. commercial/industrial; no new housing units



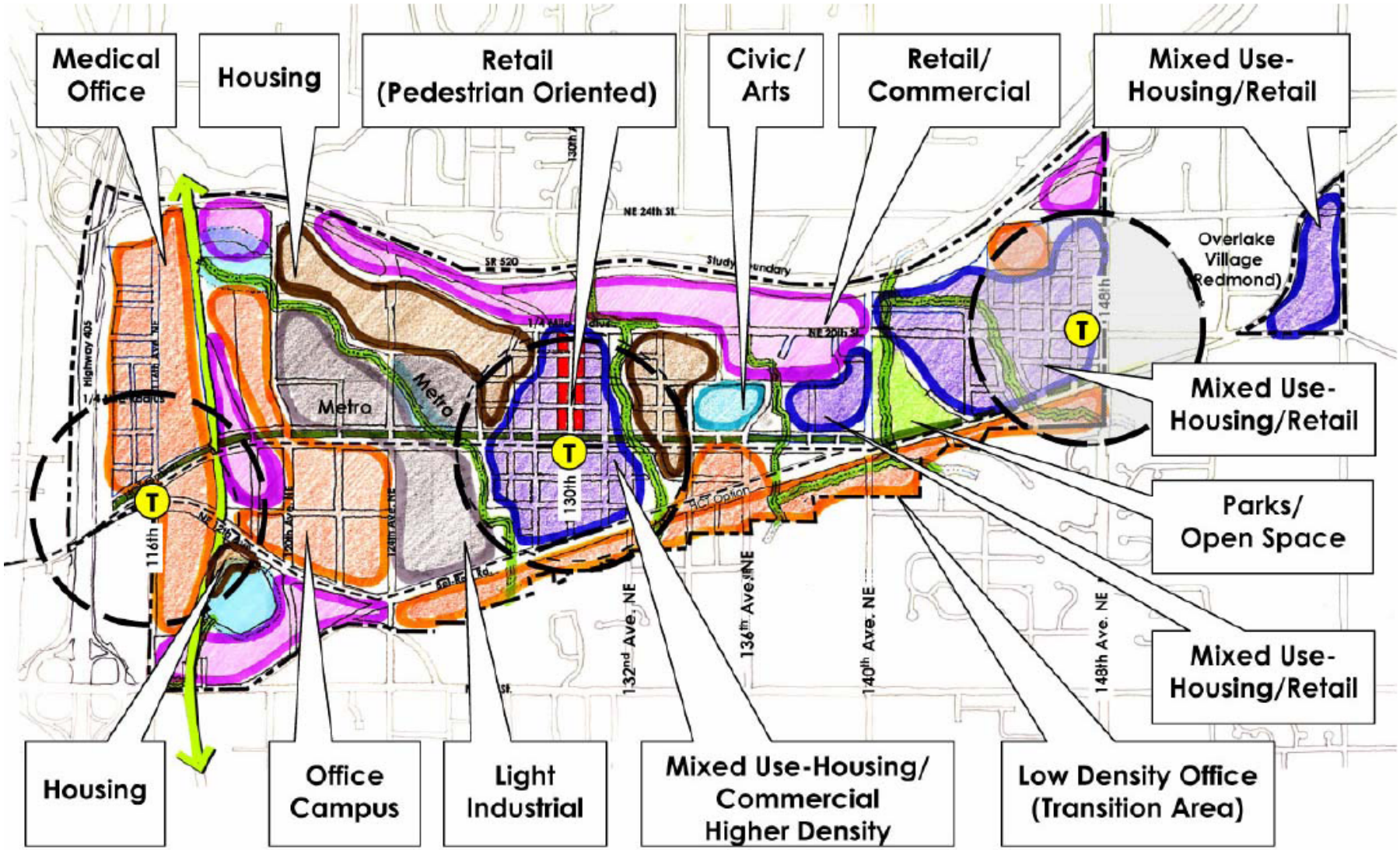
Alt. 1: Mid-Range Employment and Housing

3.5 million sq. ft. commercial; 3,500 new housing units



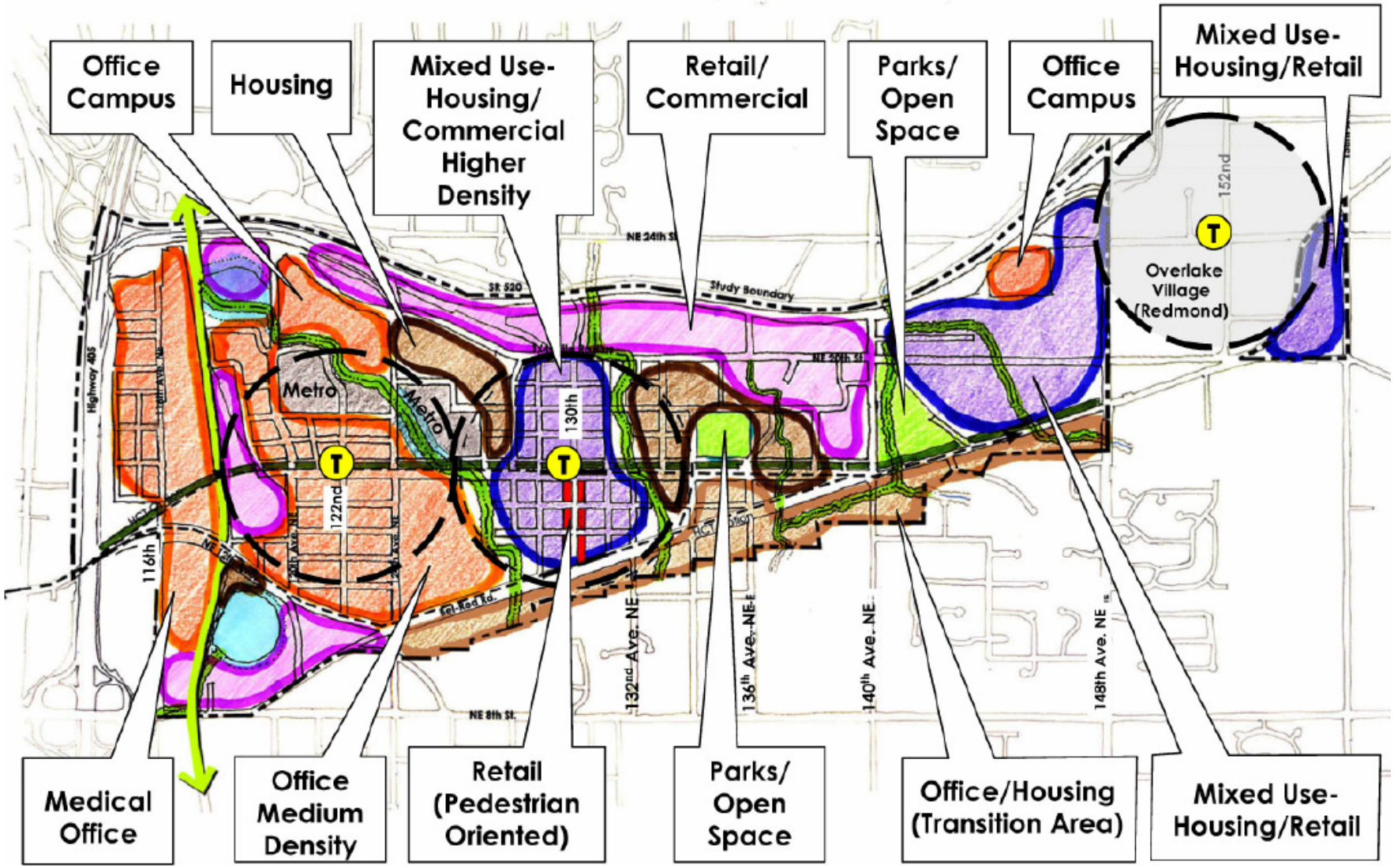
Alt. 2: Low Employment/High Housing

2.5 million sq. ft. commercial; 5,000 new housing units



Alt. 3: High Employment/High Housing

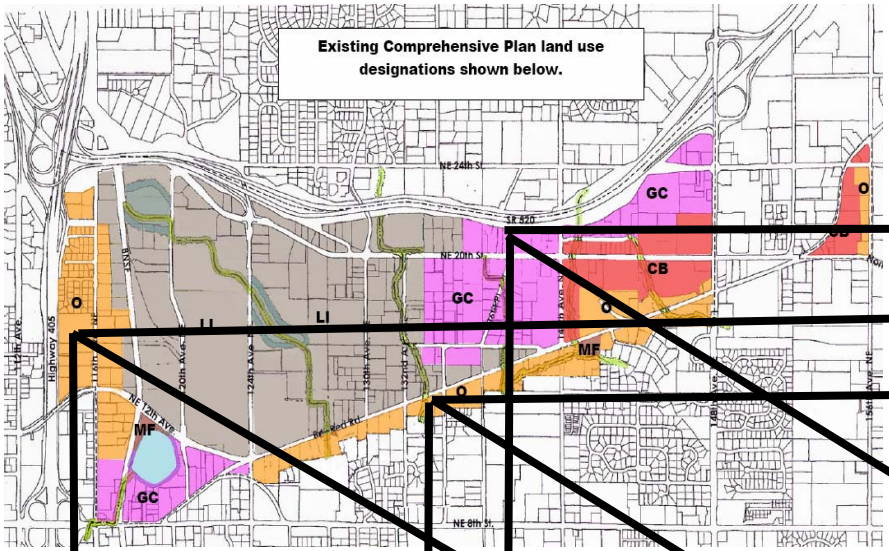
4.5 million sq. ft. commercial; 5,000 new housing units



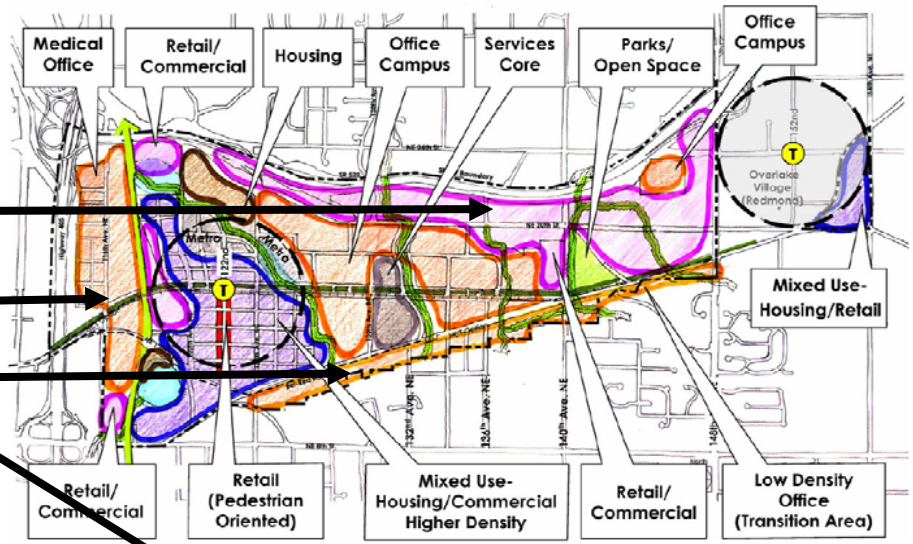
Land Use Components Common to Alternatives

No Action - Existing Plans embedded in all Action Alternatives

No Action – Existing Plans



Alternative 1



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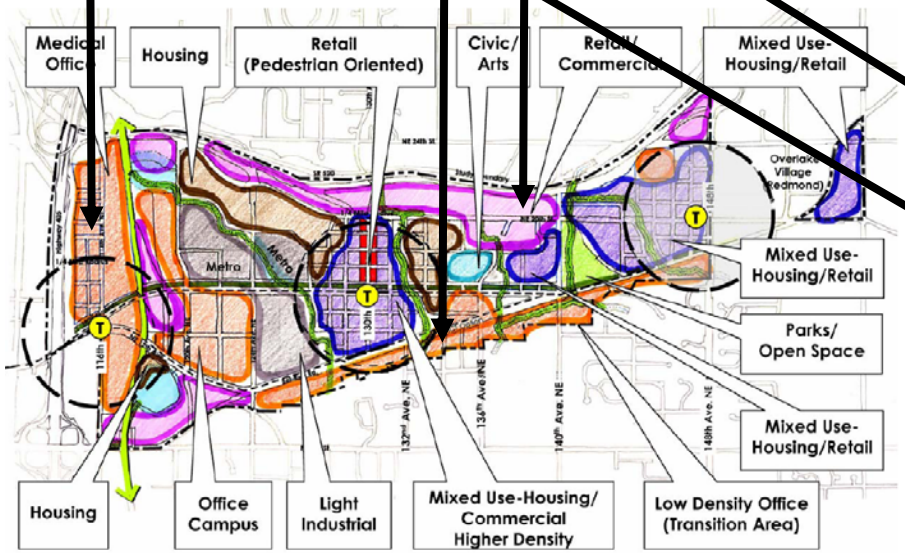

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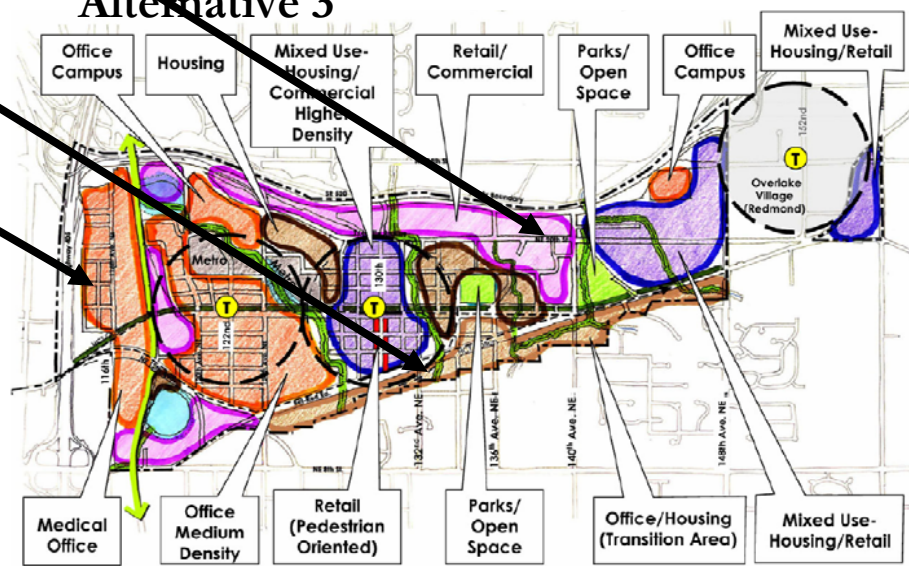
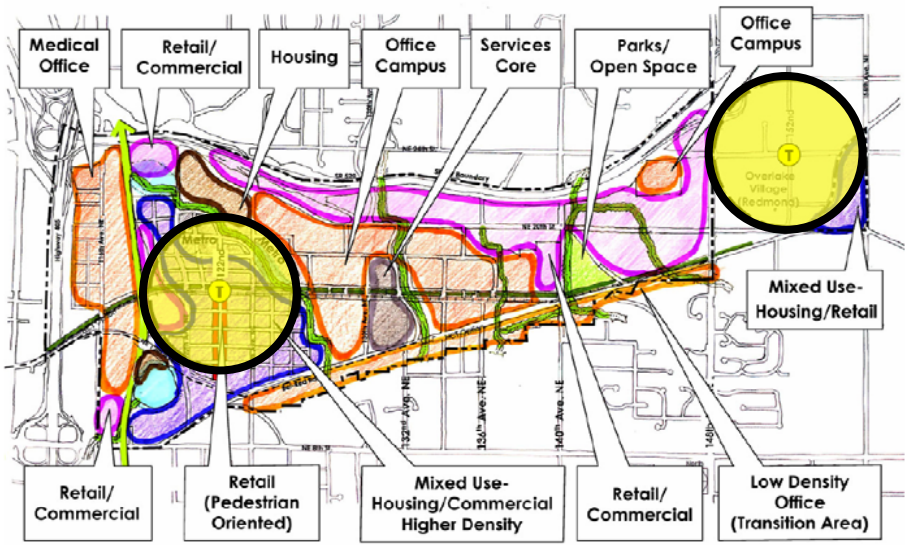


Nodal Development Pattern

Alternative 1



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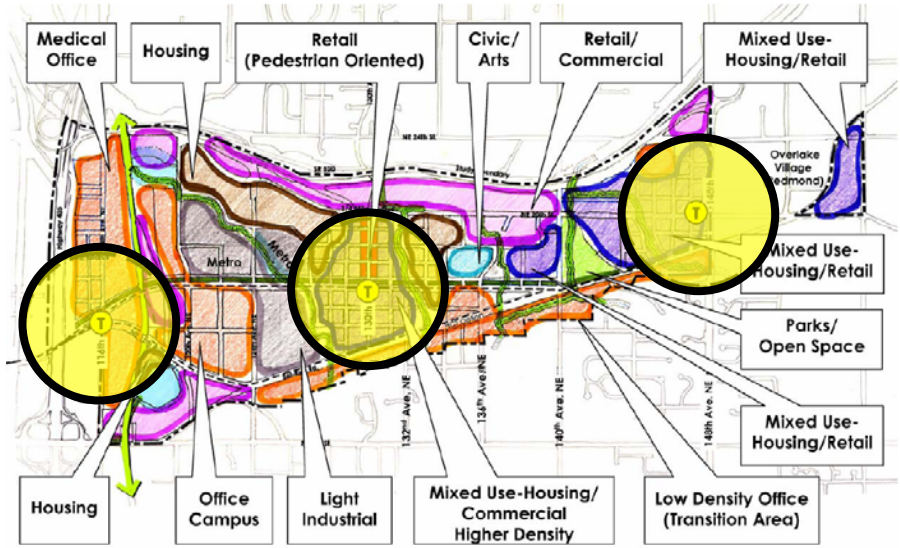

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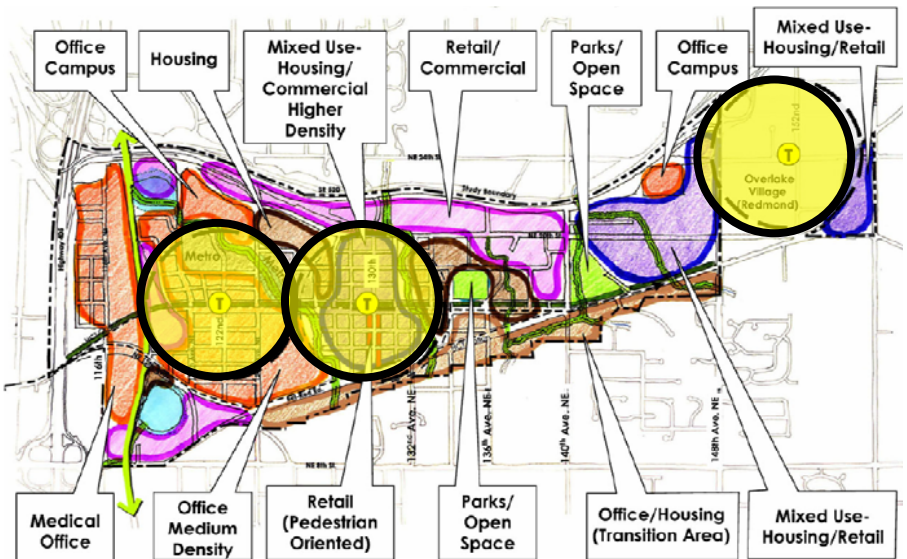
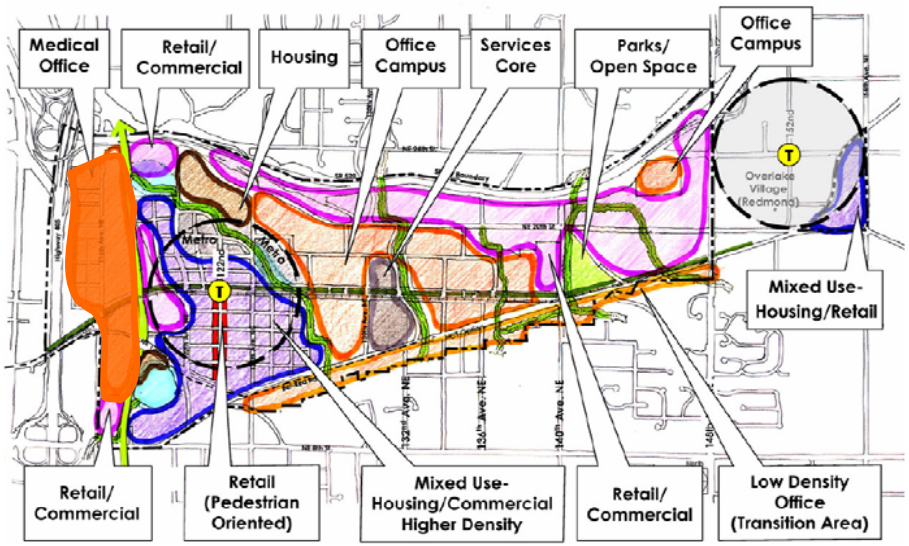


Medical Office Uses Along 116th Ave NE

Alternative 1



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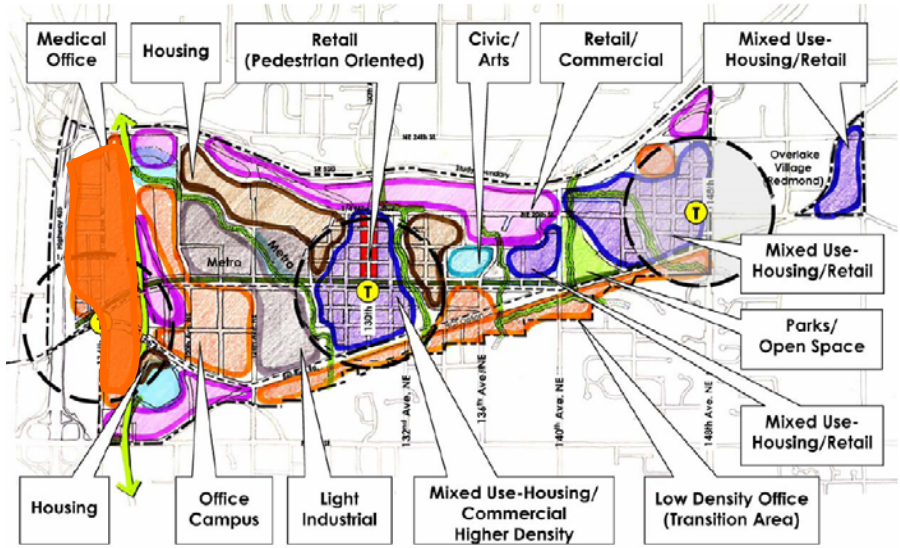

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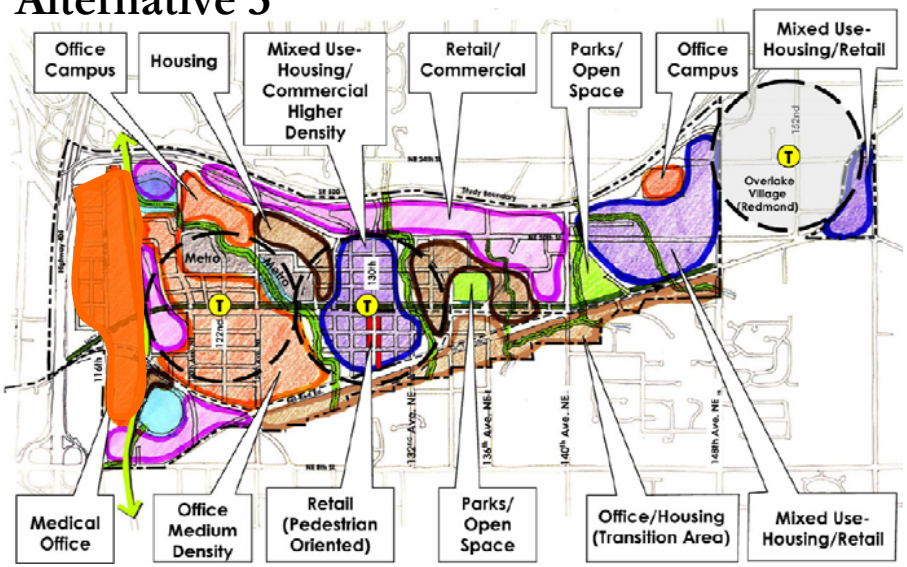
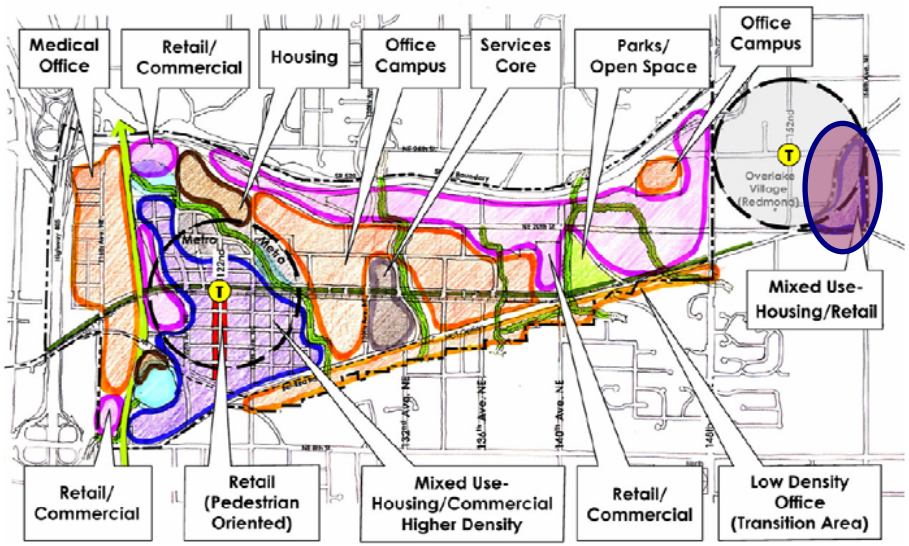


Mixed Use Retail/Housing Along 156th Ave NE

Alternative 1



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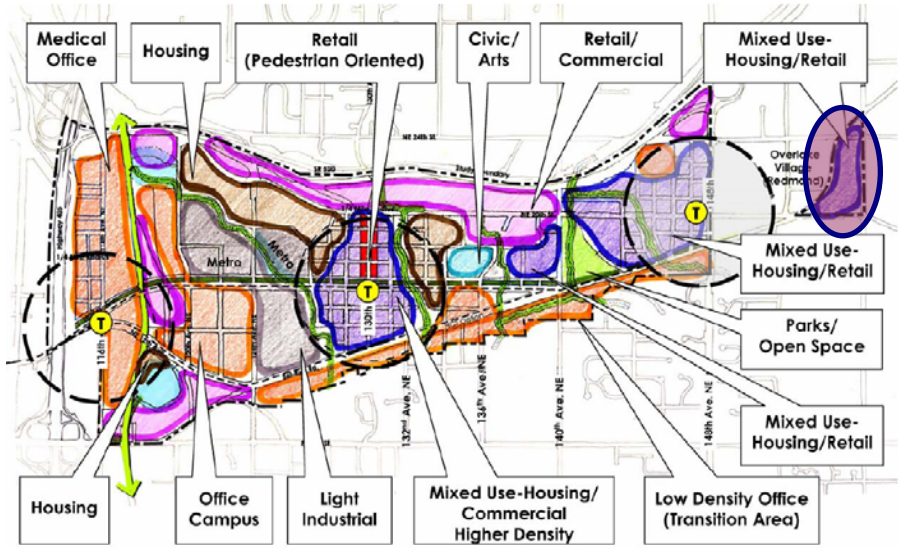

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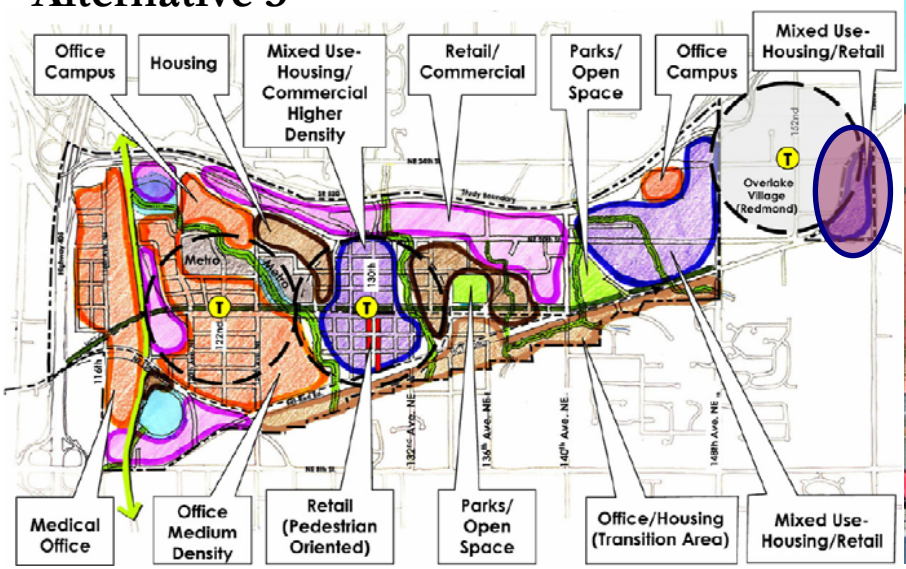
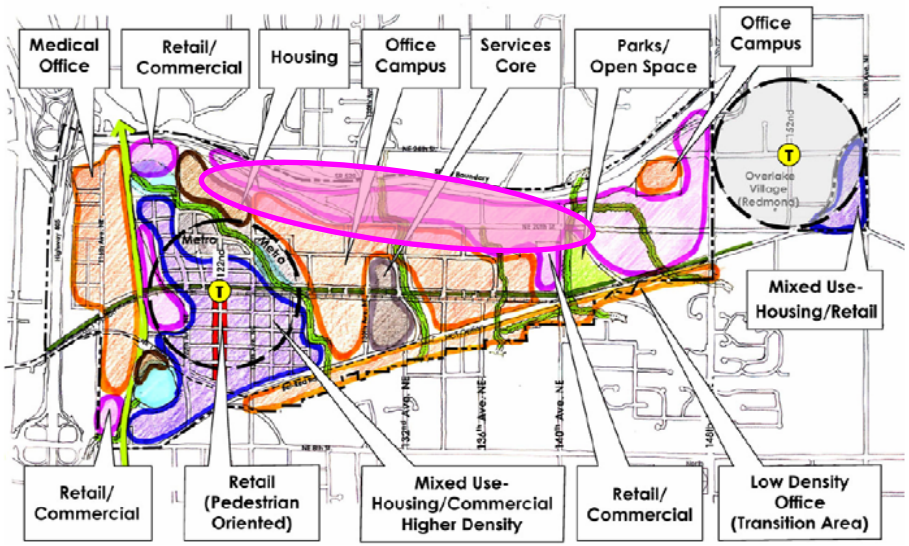


Retail/Commercial Along NE 20th/Northup

Alternative 1



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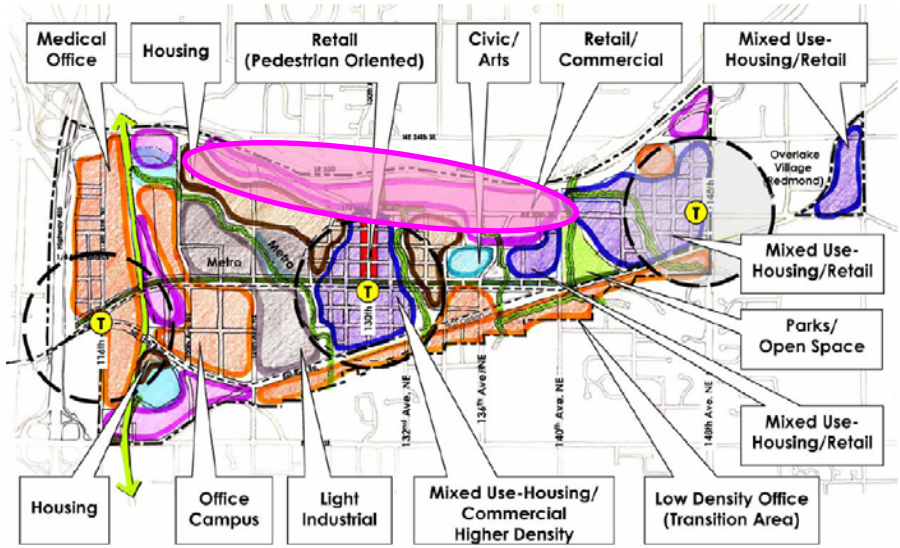

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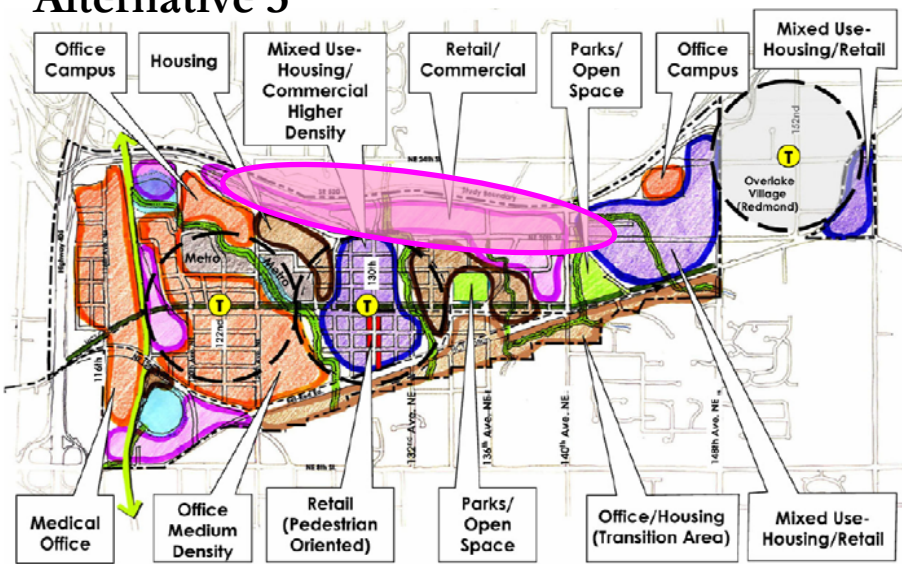


Stream/Open Space Enhancements

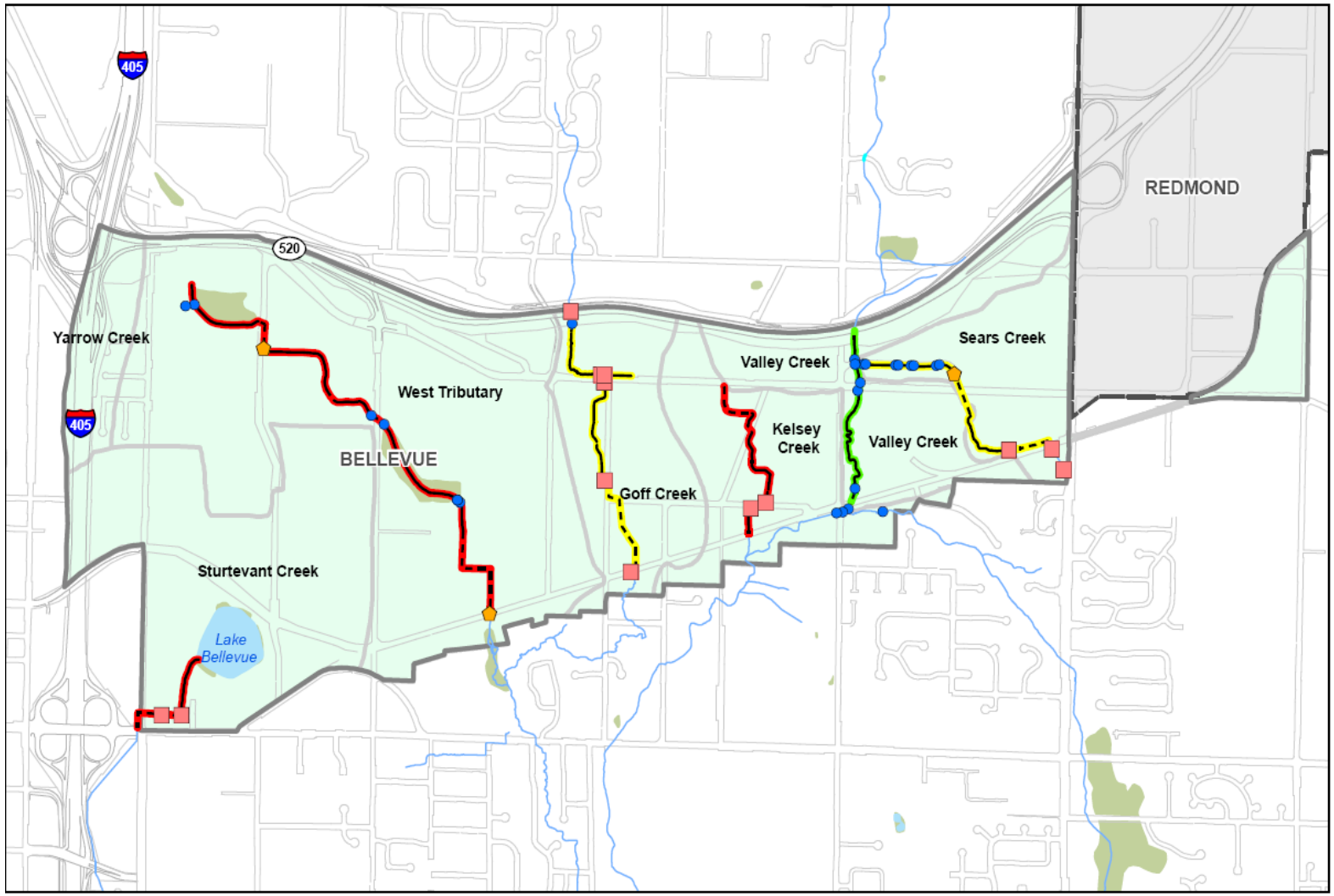


Figure 4-1
Bel-Red Corridor Basins, Streams, Wetlands, and Fish Passage Features
Bel-Red Corridor Draft EIS

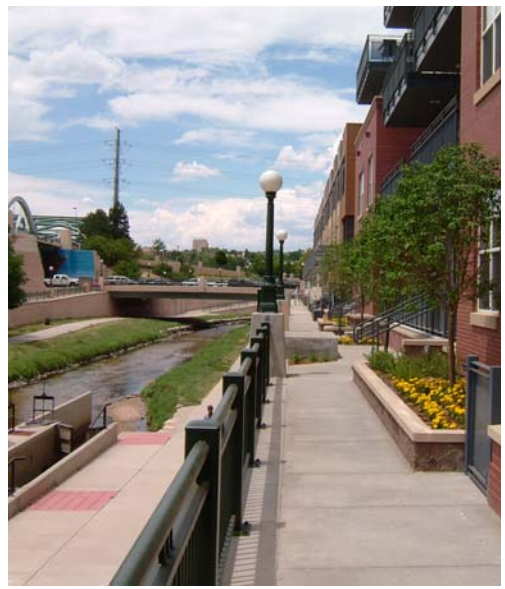
Stream/Open Space Enhancements

Pedestrian & Non-Motorized Trail Connections

- Trails within open space and stream corridors
- Interface with new development
- Sidewalks/Bike lanes provide vital connections

Stream/Open Space Enhancements

Urban Placemaking

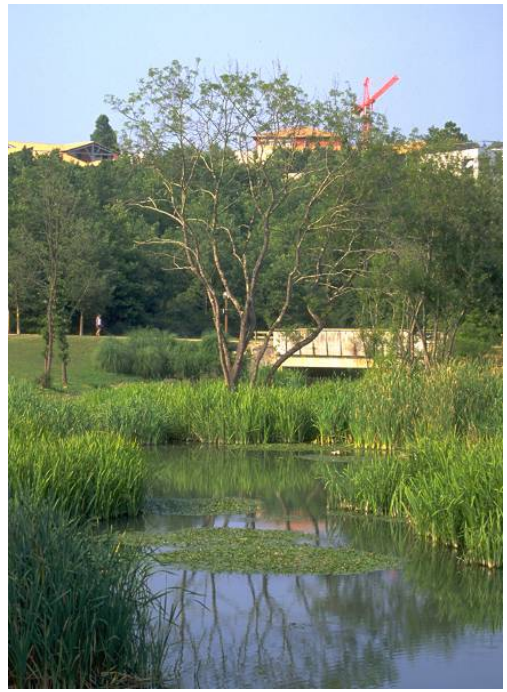


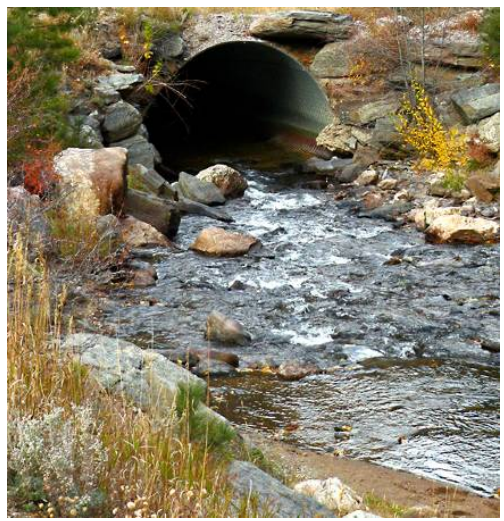
- Pedestrian-Oriented
- High Density Residential
- Commercial & Mixed-Use
- Interactive – sight, sound, touch
- Transparent designs with stormwater and natural processes

Stream/Open Space Enhancements

Enhance Natural Habitat

- Restore Natural Stream Function:
  - connect streams, floodplains and wetlands
  - culvert replacement for fish passage
  - rip-rap removal
  - stream daylighting
  - bank stabilization to improve fish habitat
- Remove non-native vegetation
- Provide more shade
  - revegetate areas with native vegetation
- Enhance natural fish habitat elements





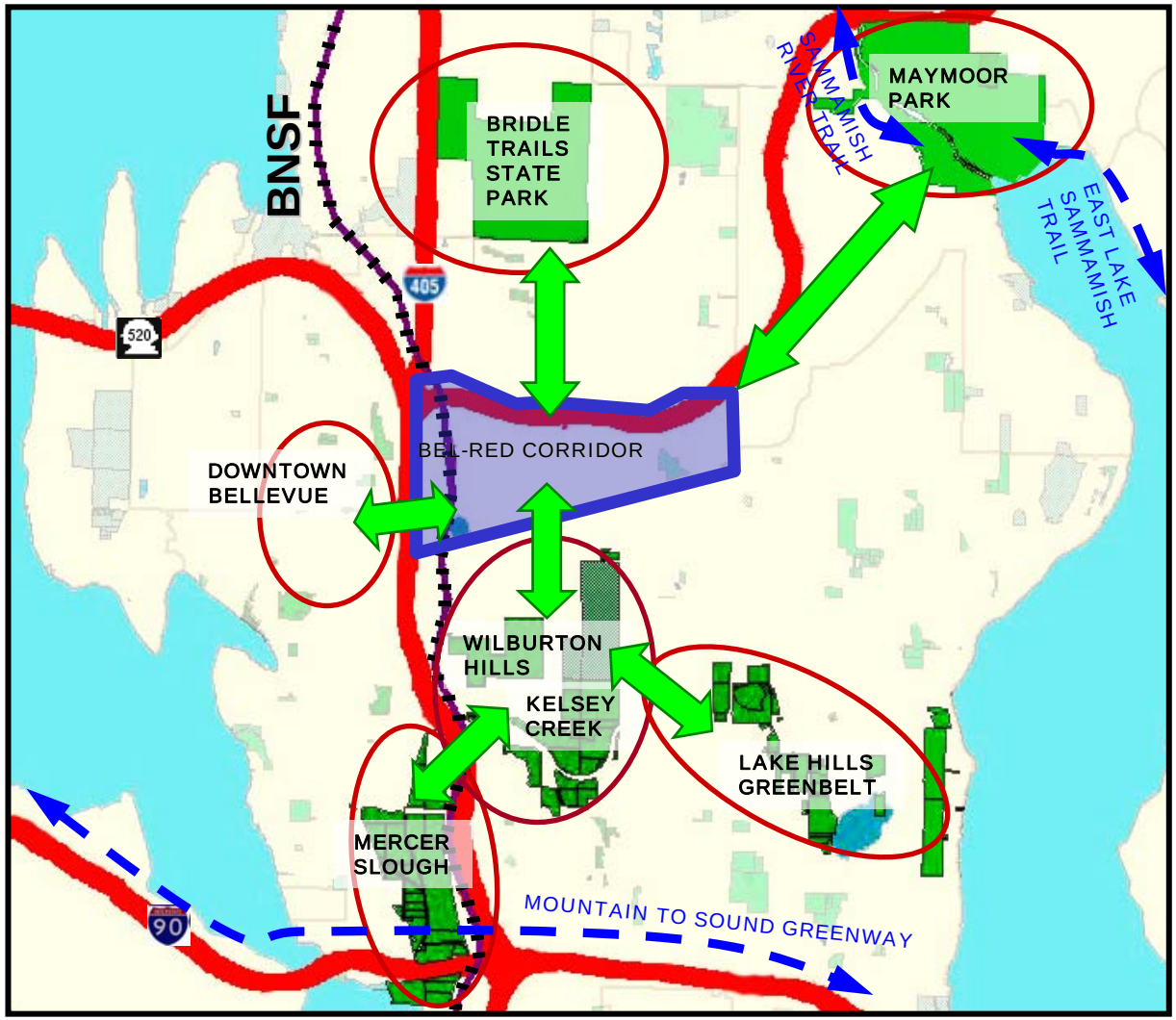
Parks and Recreation System

- New community parks, neighborhood parks, and mini-parks
- Streams/Open Space Enhancements
- Major recreation facility

Parks and Recreation System

Community Scale

Park system in the Bel-Red Corridor would be integrated with the rest of the Park system to form a larger and connected whole



Local Parks

Burlington Northern – Santa Fe Trail

Regional North/South Connection

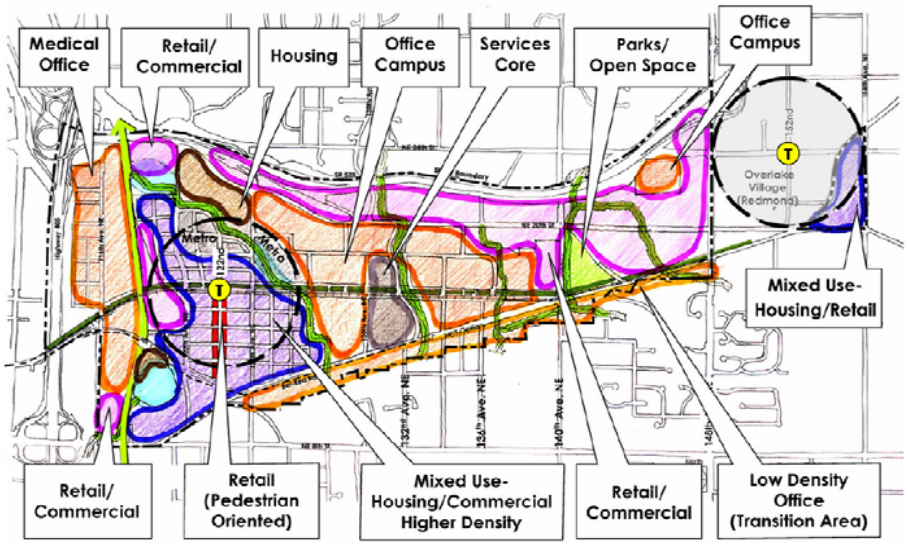
Major Recreation Facility

Land Use Components that Vary Amongst Alternatives

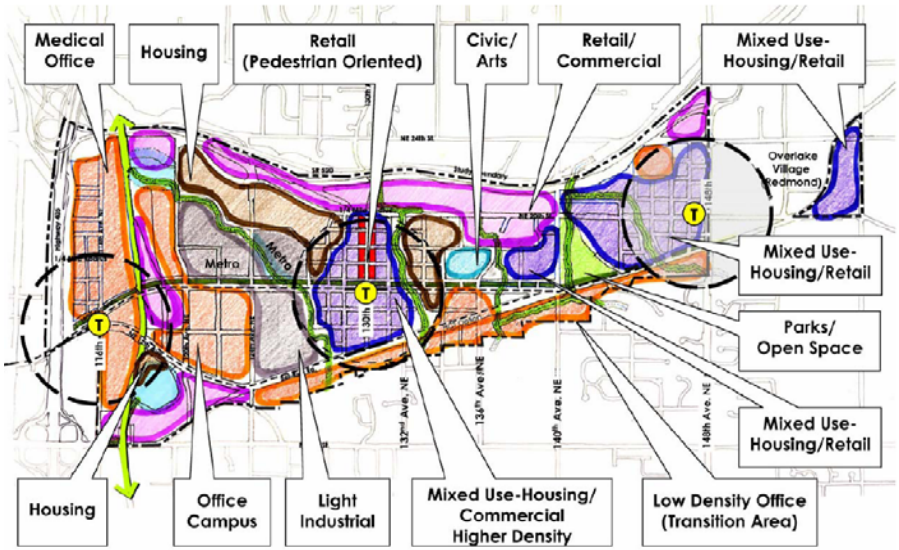
Key Land Use Variables

- Development program
- "Services Core"
- "Light Industrial Sanctuary"
- Low density south side of Bel-Red Road
  - (housing or not)
- Land use west of 148th Avenue
  - (housing or not)
- Urban form/building height
- Transitions between uses
- Civic/Arts district

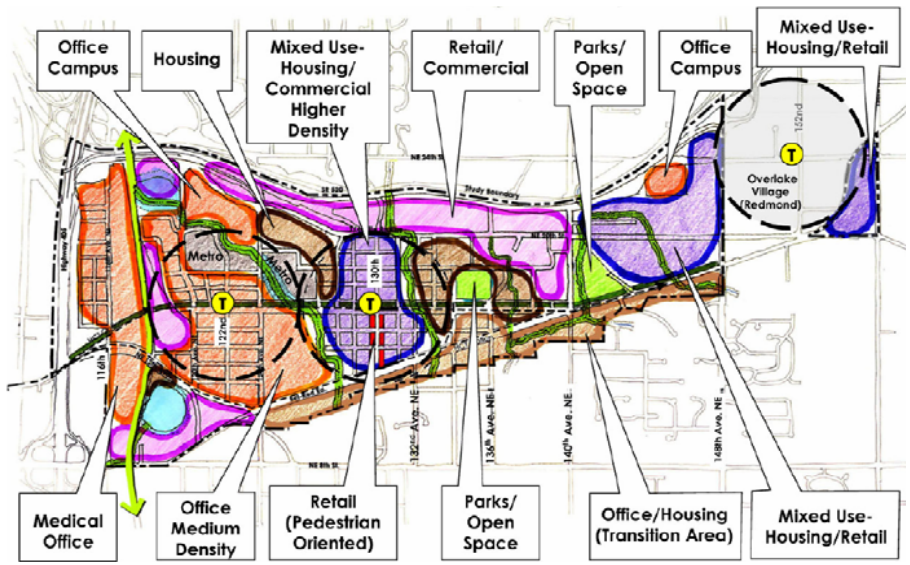
Alternative 1 (mid range)



Alternative 2 (low/high)

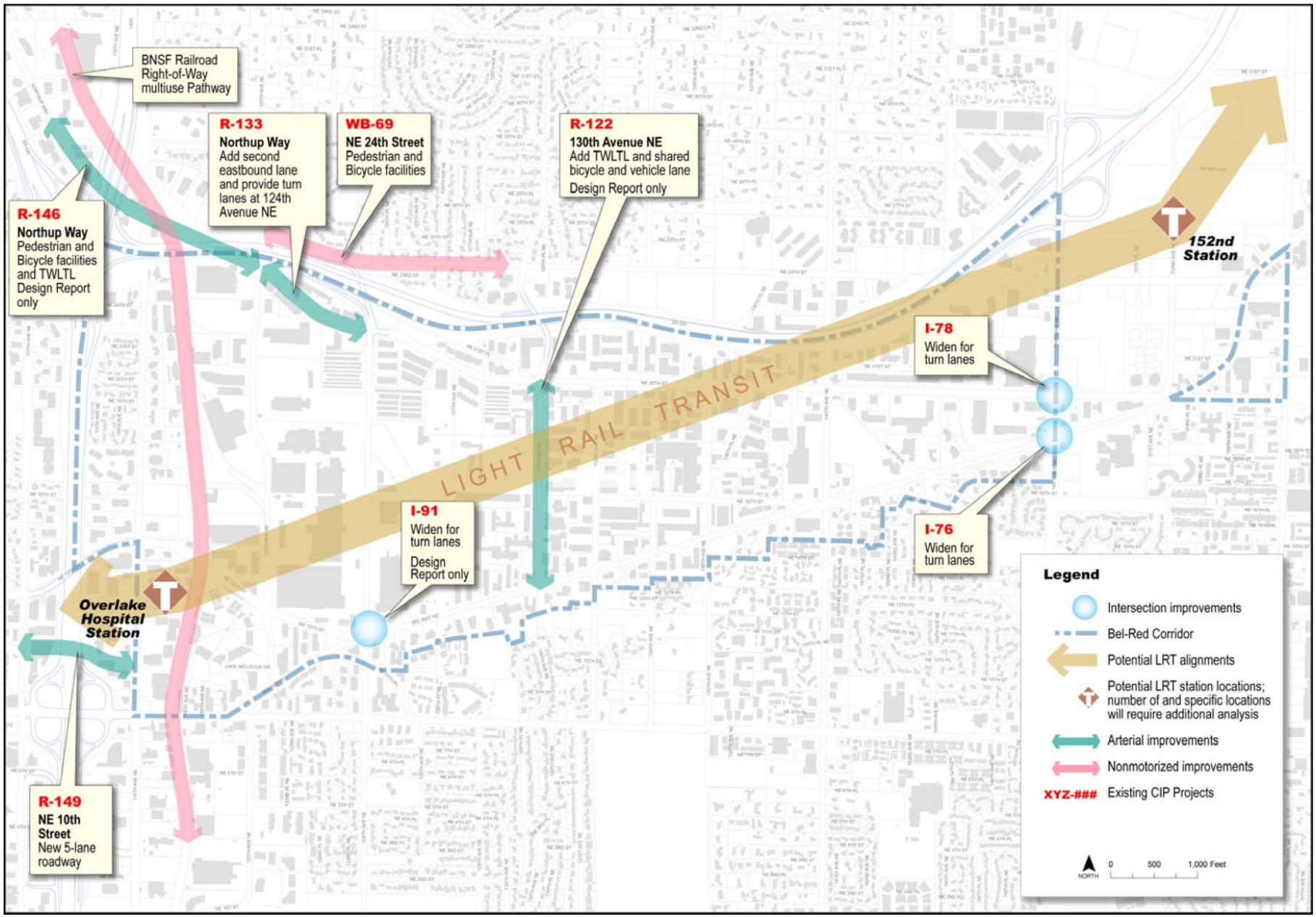


Alternative 3 (high/high)

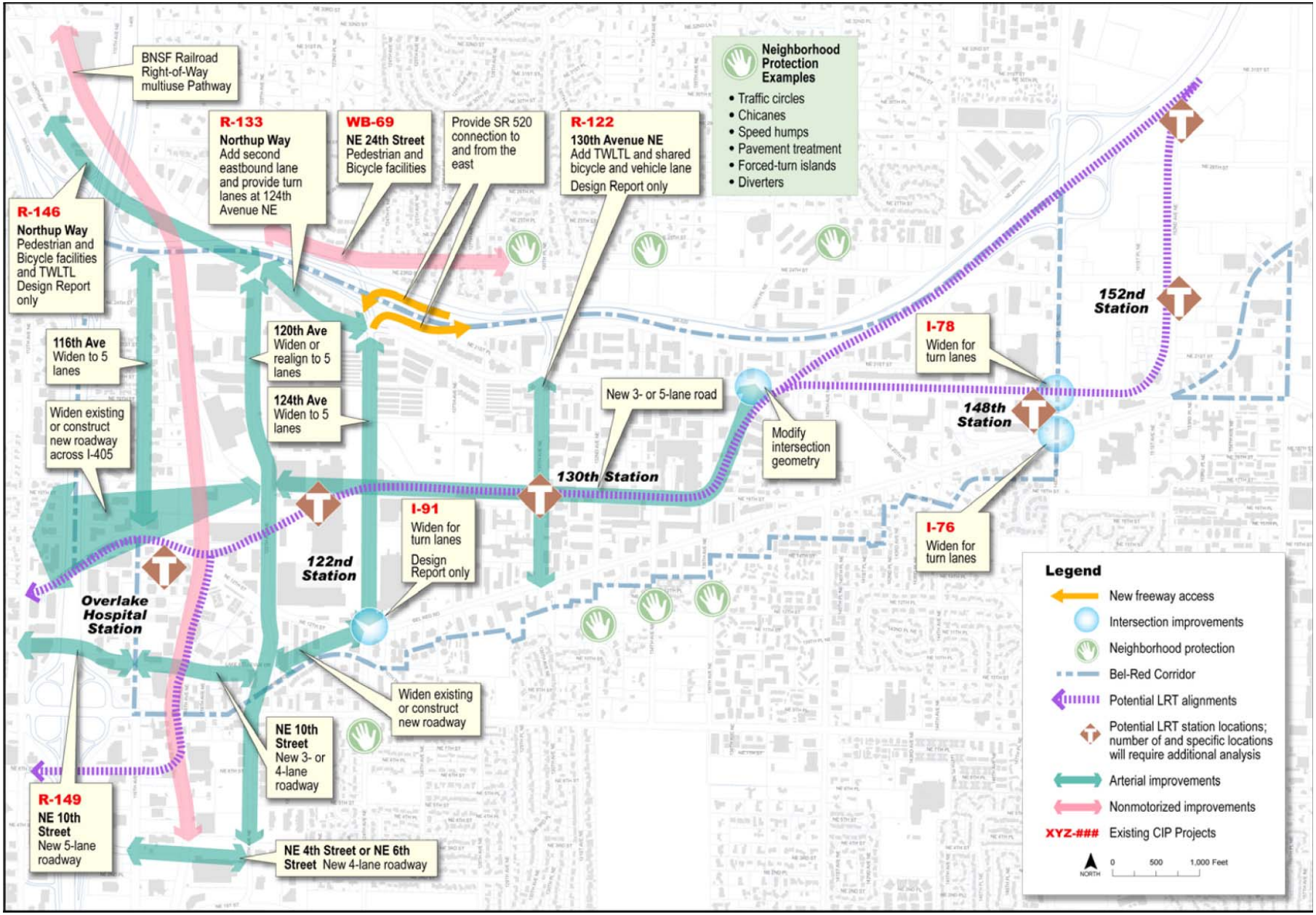


Transportation Components

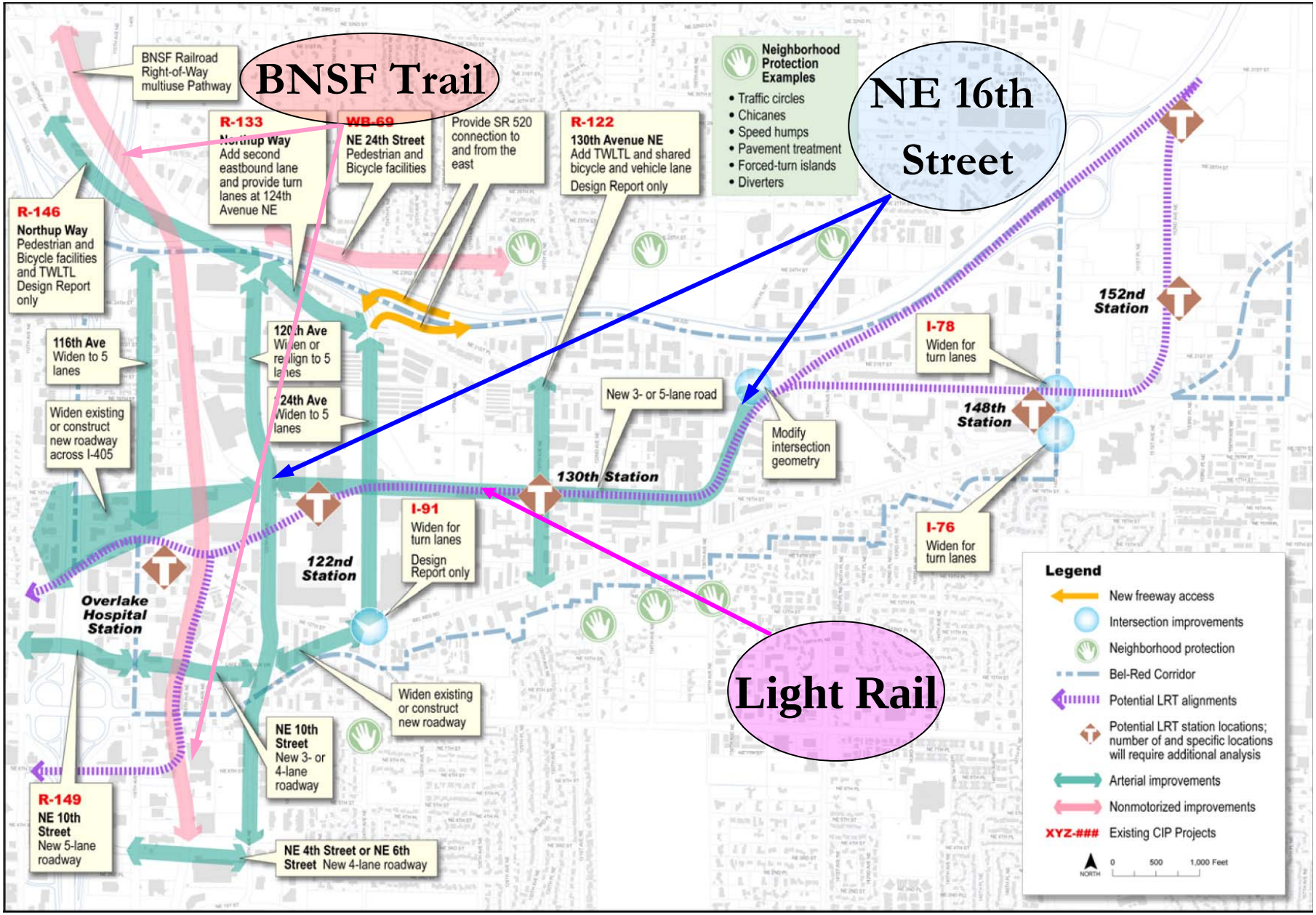
Transportation Components: No Action – Existing Plans



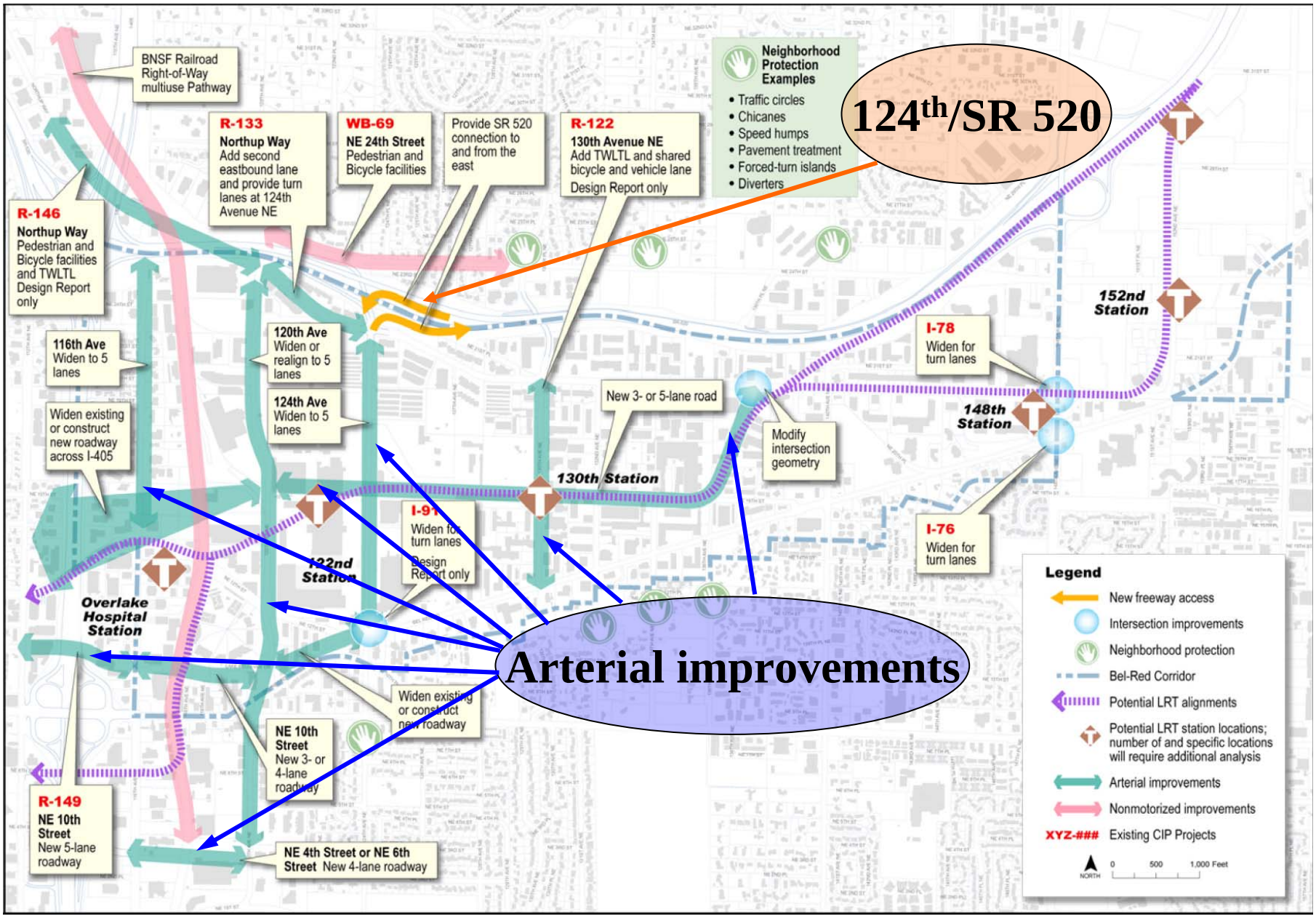
Transportation Components: Action Alternatives



Transportation Components



Transportation Components



Other Transportation Components

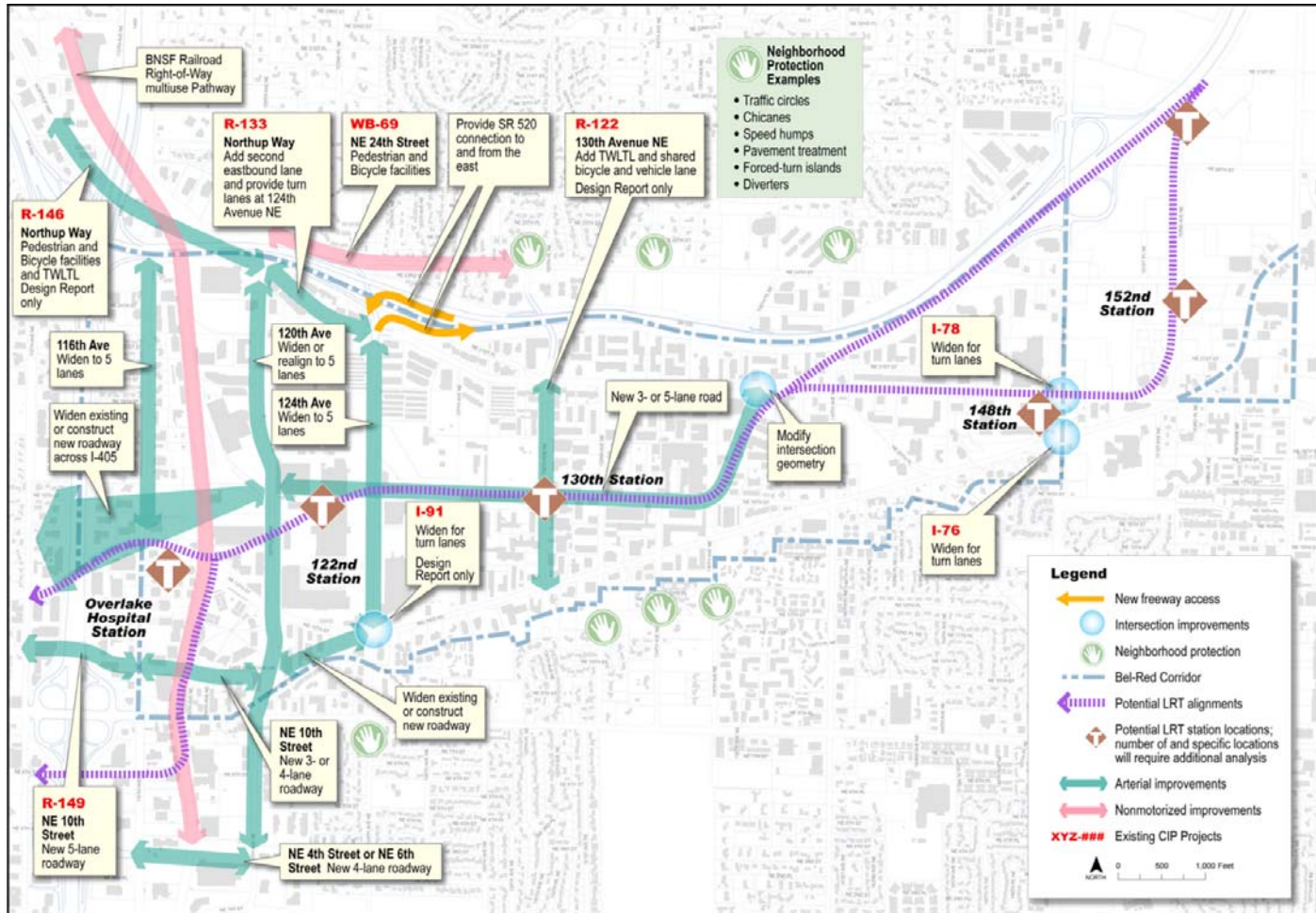
Intersection Improvements

Sound Transit light rail maintenance facility

Enhanced pedestrian and bicycle facilities

Neighborhood protection

Surface transit



Framing Elements for Preliminary Preferred Alternative

Draft Land Use Components

DRAFT CONSTANTS

- Nodal development pattern
- Medical office along 116th Avenue NE
- Mixed-use retail/housing along 156th Avenue NE
- Retail along NE 20th Street/Northup Way
- Stream/open space enhancements (general)
- Parks and recreation system

DRAFT VARIABLES

- Development program
- Nodes/LRT station locations
- "Services Core"
- "Light Industrial Sanctuary"
- Low density transition on south side of Bel-Red Rd
- Land use directly west of 148th Avenue
- Urban form/building height
- Stream/open space enhancements (specifics)
- Stormwater strategy (incl. green infrastructure)
- Transitions between uses
- Transitions to adjacent neighborhoods
- Character and urban design
- Major recreation facility
- Civic/Arts district

Draft Transportation Components

- NE 16th Street Corridor
- 116th Avenue NE
- 124th Avenue NE intersection at Bel-Red Road
- 120th and 124th Avenues NE improvements
- Connection to SR 520 at 124th Avenue NE
- NE 4th Street extension
- NE 10th Street
- NE 12th Street
- Intersection improvements
- Light rail alignment
- Sound Transit light rail maintenance facility
- Surface Transit (Transitional/Long Term)
- Metro East Base
- Enhanced pedestrian and bicycle facilities
- BNSF right-of-way change of use/function
- Neighborhood protection

Small Group Discussion Questions

- What land use components would you include (or not) in the preferred alternative – (30-year vision)?
- What transportation components (all modes) would you include (or not) in the preferred alternative?
- What emphasis on stream enhancements/parks and open space?
- What general comments?

Bel-Red Corridor Project

We'll break now to the small group discussions

Thank you for participating!

For more info:

http://www.bellevuewa.gov/bel-red_intro.htm

BEL RED
corridor project