



## LIGHT RAIL PERMITTING ADVISORY COMMITTEE MEETING

**Date:** April 1, 2016

**To:** Light Rail Permitting Advisory Committee

**From:** Matthews Jackson (425-452-2729, [mjackson@bellevuewa.gov](mailto:mjackson@bellevuewa.gov))  
Carol Helland (425-452-2724, [chelland@bellevuewa.gov](mailto:chelland@bellevuewa.gov))  
*Liaisons to the Advisory Committee*  
*Development Services Department*

**Subject:** April 6, 2016 Advisory Committee Meeting

Enclosed you will find an agenda packet for your 40<sup>th</sup> Advisory Committee meeting next Wednesday, April 6<sup>th</sup>. We will begin at 3:30 p.m. in Room 1E-113 at Bellevue City Hall. The meeting will be chaired by Doug Mathews and Marcelle Van Houten.

This packet includes:

1. Agenda
2. City PowerPoint Presentation from October 7<sup>th</sup>, 2015
3. Final Spring District/120<sup>th</sup> Station CAC Pre-Development Advisory Document

We will have hard copies of all electronic packet materials for you on April 6<sup>th</sup>. Materials will also be posted on the City's project web site at <http://www.bellevuewa.gov/light-rail-permitting-cac.htm>.

Please let us know if you have any questions prior to our meeting. We look forward to seeing you next week.



# LIGHT RAIL PERMITTING ADVISORY COMMITTEE MEETING

Wednesday, April 6, 2016

3:30 p.m. – 5:30 pm • Room 1E-113

Bellevue City Hall • 450 110th Ave NE

## AGENDA

- |           |   |
|-----------|---|
| 3:30 p.m. | 1. <b>Call to Order, Approval of Agenda</b><br><i>Committee Co-Chairs Mathews and Lynde</i>   |
| 3:40 p.m. | 2. <b>Public Comment</b><br><i>Limit to 3 minutes per person</i>  |
| 3:50 p.m. | 3. <b>Spring District/120<sup>th</sup> Station Design and Mitigation Permit CAC<br/>Advisory Document</b><br><i>Sound Transit and CAC</i> |
| 4:30 p.m. | 4. <b>Public Comment</b><br><i>Limit to 3 minutes per person</i>  |
| 5:00 p.m. | 5. <b>Adjourn</b>   |

Project web site located at: <http://www.bellevuewa.gov/light-rail-permitting-cac.htm> . For additional information, please contact the Light Rail Permitting Liaisons: Matthews Jackson (425-452-2729, [mjackson@bellevuewa.gov](mailto:mjackson@bellevuewa.gov)) or Carol Helland (425-452-2724, [chelland@bellevuewa.gov](mailto:chelland@bellevuewa.gov)). Meeting room is wheelchair accessible. American Sign Language (ASL) interpretation available upon request. Please call at least 48 hours in advance. Assistance for the hearing impaired: dial 711 (TR).

# LIGHT RAIL PERMITTING ADVISORY COMMITTEE



COMMITTEE MEETING  
October 7-3:30PM | ROOM 1E-113



# Agenda

- **3:30**
  - Call to Order, Approval of Agenda, Approval of September 16<sup>th</sup> Meeting Minutes – Co-Chairs Mathews and Van Houten
  - Public Comment
- **3:50**
  - Spring District/120<sup>th</sup> Station Draft Pre-Development CAC Advisory Document
    - Matthews Jackson and CAC
- **4:30**
  - Public Comment
- **5:00**
  - Adjourn



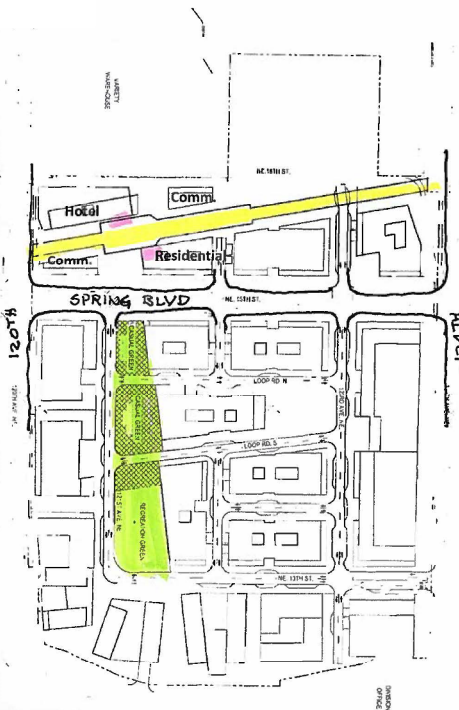
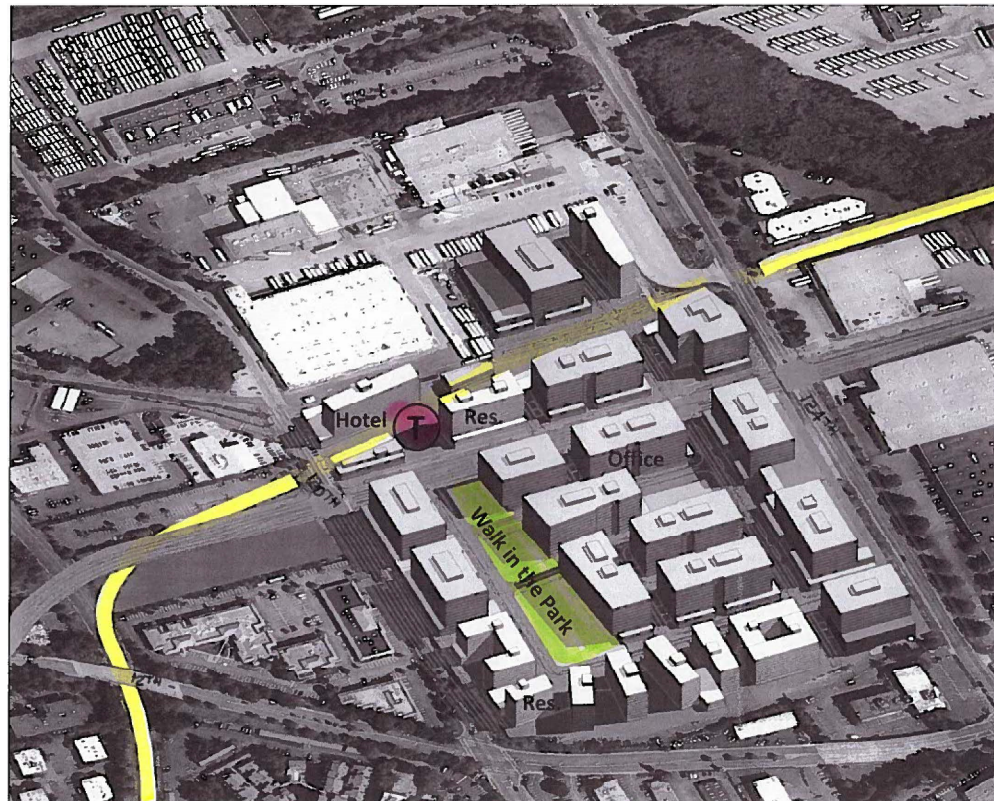


**View From 120<sup>th</sup> Ave NE (2013 Design)**

Station to fit within context of the future development.

Site improvements will accompany construction of adjacent buildings.

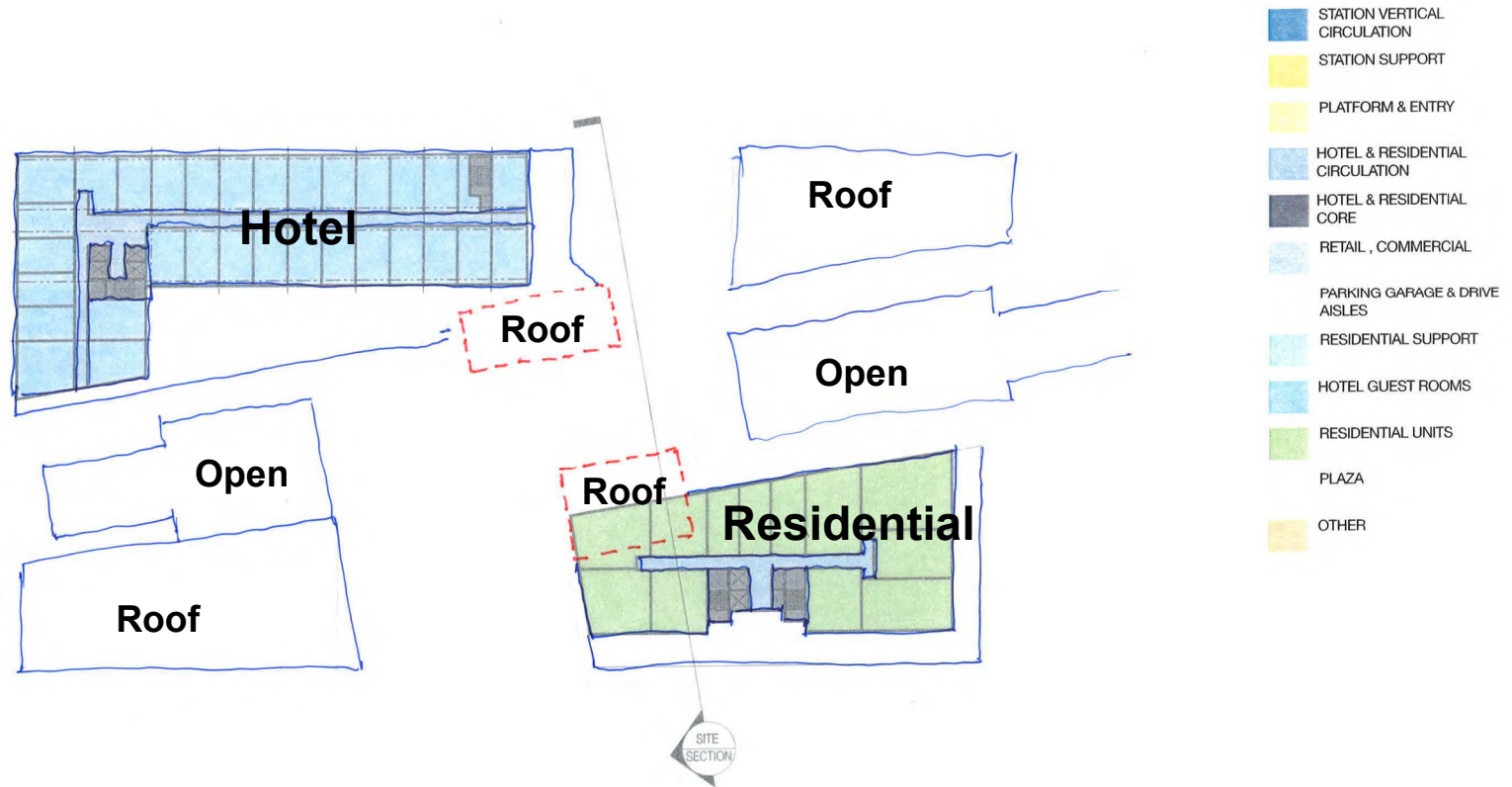
Interim pathways to connect station to existing street(s).



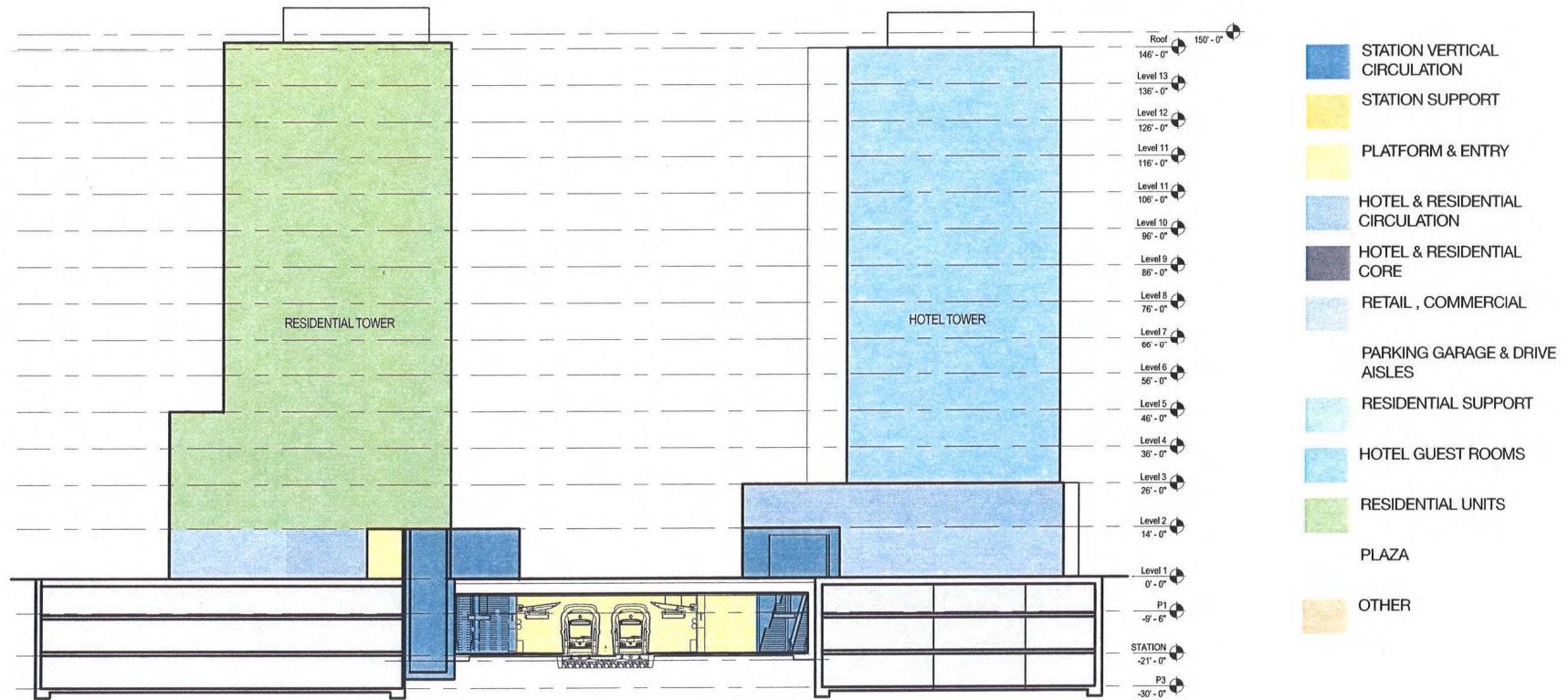
## Site Context







**Station Roof Plan (Spring Dist. Upper Flrs.)**



## Site Section



# Spring District/120<sup>th</sup> Station Draft CAC Pre-Development Advisory Document

## Design and Context Considerations

The following characteristics are intended to implement the vision for Bel Red:

- A thriving economy anchored by major employers, businesses unique to the subarea, and services important to the local community;
- Vibrant, diverse, and walkable neighborhoods that support housing, population, and income diversity;
- A comprehensive and connected parks and open space system;
- Environmental improvements resulting from redevelopment;
- A multimodal transportation system;
- An unique cultural environment;
- Scale of development that does not compete with Downtown, and provides a graceful transition to residential areas farther to the east; and
- Sustainable development using state of the art techniques to enhance the natural and built environment and create a livable community.



# Spring District/120<sup>th</sup> Station Draft CAC Pre-Development Advisory Document

## No New Advice Provided By The CAC

### GENERAL ADVICE CARRIED OVER FROM THE OTHER ADVISORY DOCUMENTS THAT ARE APPLICABLE AT ALL STATIONS

- Security and safety fences should be designed to meet City's codes. These fences should be designed to minimize blocked views to maintain the idea of a city in a park. No concerns were expressed by the CAC. More project specific information will be included during the Design and Mitigation Permit review stage.
- The CAC recommends that no stations should have up lights that could shine into neighboring buildings or residential areas. All lighting should remain within the confines of the stations to the greatest extent possible.
- The CAC recommends that Sound Transit work with its sustainability group to evaluate a system wide compost collection bin option at its stations.
- The CAC acknowledges that specific details regarding the use of the City ROW will be handled through the review and issuance of Right of Way Use Permits per LUC 20.25M.040.J; however, they want to emphasize the importance of limiting impacts on traffic to the best level technically feasible. No concerns were expressed by the CAC. More project specific information will be included during the Design and Mitigation Permit review stage.





# CAC Schedule

Break – The CAC will reconvene sometime in the spring when Sound Transit submits for a Design and Mitigation Permit for the Spring District/120<sup>th</sup> Station.

# THANK YOU!







# LIGHT RAIL PERMITTING CITIZEN ADVISORY COMMITTEE

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## ADVISORY DOCUMENT SPRING DISTRICT/120<sup>TH</sup> STATION PRE-DEVELOPMENT REVIEW OCTOBER 8, 2015

### Introduction

The Light Rail Permitting Citizen Advisory Committee (CAC) was appointed by the Bellevue City Council consistent with the terms of the Light Rail Overlay regulations contained in the city's Land Use Code (LUC). Land Use Code section 20.25M.035.A describes the CAC purpose to:

1. Dedicate the time necessary to represent community, neighborhood and citywide interests in the permit review process; and
2. **Ensure that issues of importance are surfaced early in the permit review process while there is still time to address design issues while minimizing cost implications\***; and
3. Consider the communities and land uses through which the RLRT System or Facility passes, and set "the context" for the regional transit authority to respond to as facility design progresses; and
4. **Help guide RLRT System and Facility design to ensure that neighborhood objectives are considered and design is context sensitive by engaging in on-going dialogue with the regional transit authority and the City, and by monitoring follow-through\***; and
5. **Provide a venue for receipt of public comment on the proposed RLRT Facilities and their consistency with the policy and regulatory guidance of paragraph 20.25M.035.E below and Sections 20.25M.040 and 20.25M.050 of this Part; and**
6. **Build the public's sense of ownership in the project\***; and
7. Ensure CAC participation is streamlined and effectively integrated into the permit review process to avoid delays in project delivery.

\* Identifies the focus of this Advisory Document

### Pre-Development Review

This phase of review is intended to provide feedback regarding effectiveness at incorporating contextual direction into the early phases of design. The CAC is expected to provide advice regarding complementary building materials, integration of public art, preferred station

furnishings from available options, universal design measures to enhance usability by all people, quality design, materials, landscape development, and tree retention. The CAC is to provide further input and guidance, based on the input and guidance provided in the context setting phase, on compliance (or lack of compliance) with the policy and regulations and whether information is sufficient to evaluate such compliance.

### CAC Work Product

The work of the CAC at each review stage will culminate in a CAC Advisory Document that describes the phase of review and CAC feedback. The work product required following the Pre-Development Phase of CAC review is intended to provide Sound Transit with early guidance and advice that is integrated into future Design and Mitigation Permit submittals.

At the October 24, 2013 and November 20<sup>th</sup>, 2013 CAC meetings Sound Transit staff presented the early design concepts for the Spring District/120<sup>th</sup> Station. Since that time Sound Transit has been in on-going negotiations with the developer of the Spring District where this station will be located. On September 16<sup>th</sup>, 2015 Sound Transit and a representative from the Spring District Development provided an update on the station concept. This document represents the CAC advisory comments regarding LUC 20.25M.040, 20.25M.050, and context setting sensitivity.

### 20.25M.040 RLRT system and facilities development standards

1. Building Height – No concerns expressed by the CAC. More project specific information will be included during the Design and Mitigation Permit review stage.
2. Setbacks – No concerns expressed by the CAC. More project specific information will be included during the Design and Mitigation Permit review stage.
3. Landscape Development - No concerns expressed by the CAC. More project specific information will be included during the Design and Mitigation Permit review stage.
4. Fencing
  - Security and safety fences should be designed to meet City's codes. These fences should be designed to minimize blocked views to maintain the idea of a city in a park. No concerns were expressed by the CAC. More project specific information will be included during the Design and Mitigation Permit review stage.
5. Light and Glare
  - The CAC recommends that no stations should have up lights that could shine into neighboring buildings or residential areas. All lighting should remain within the confines of the stations to the greatest extent possible.

6. Mechanical Equipment - No concerns were expressed by the CAC. More project specific information will be included during the Design and Mitigation Permit review stage.
7. Recycling and Solid Waste
  - The CAC recommends that Sound Transit work with its sustainability group to evaluate a system wide compost collection bin option at its stations.
8. Critical Areas - No concerns were expressed by the CAC. More project specific information will be included during the Design and Mitigation Permit review stage.
9. Use of City Right of Way
  - The CAC acknowledges that specific details regarding the use of the City ROW will be handled through the review and issuance of Right of Way Use Permits per LUC 20.25M.040.J; however, they want to emphasize the importance of limiting impacts on traffic to the best level technically feasible. No concerns were expressed by the CAC. More project specific information will be included during the Design and Mitigation Permit review stage.

#### 20.25M.050 Design guidelines

1. Design Intent - In addition to complying with all applicable provisions of the Bel-Red Subarea Plan, the design intent for the RLRT system and facility segment that passes through this subarea is to foster a new path for Bel-Red that is directed toward a model of compact, mixed use, and “smart growth” that represents a departure from the area’s historic industrial roots.
2. Context and Design Considerations - The CAC was tasked with evaluating the existing context setting characteristics included in the Land Use Code in order to verify that the design of the station and alignment is consistent with the vision for Bel Red. The following characteristics are intended to implement the vision for Bel Red:
  - A thriving economy anchored by major employers, businesses unique to the subarea, and services important to the local community;
  - Vibrant, diverse, and walkable neighborhoods that support housing, population, and income diversity;
  - A comprehensive and connected parks and open space system;
  - Environmental improvements resulting from redevelopment;
  - A multimodal transportation system;

- An unique cultural environment;
- Scale of development that does not compete with Downtown, and provides a graceful transition to residential areas farther to the east; and
- Sustainable development using state of the art techniques to enhance the natural and built environment and create a livable community.

### 3. Additional General Design Guidelines

Little additional advice regarding general design guidelines is provided at this time due to the revised station concept which will provide entrances into the station from within future buildings developed with the Spring District. If standalone station entrances are required due to the timing of future building construction, the CAC will have advisory authority over any surface elements of the station design. The CAC recommends the following advice regarding general design guidelines:

- The CAC recommends that the issue of lighting be uncoupled from the issue of meeting the needs of those with disabilities and that both audio and visual cues be included in station design.
- The CAC recommends that variable seating heights be provided at all light rail stations in Bellevue.

### Next Steps

The advice contained in this Advisory Document will be forwarded to Sound Transit for use in refining its design of elements and features of the East Link light rail system features in support of its Design and Mitigation Permit submittal.