

Land Use Code Amendments

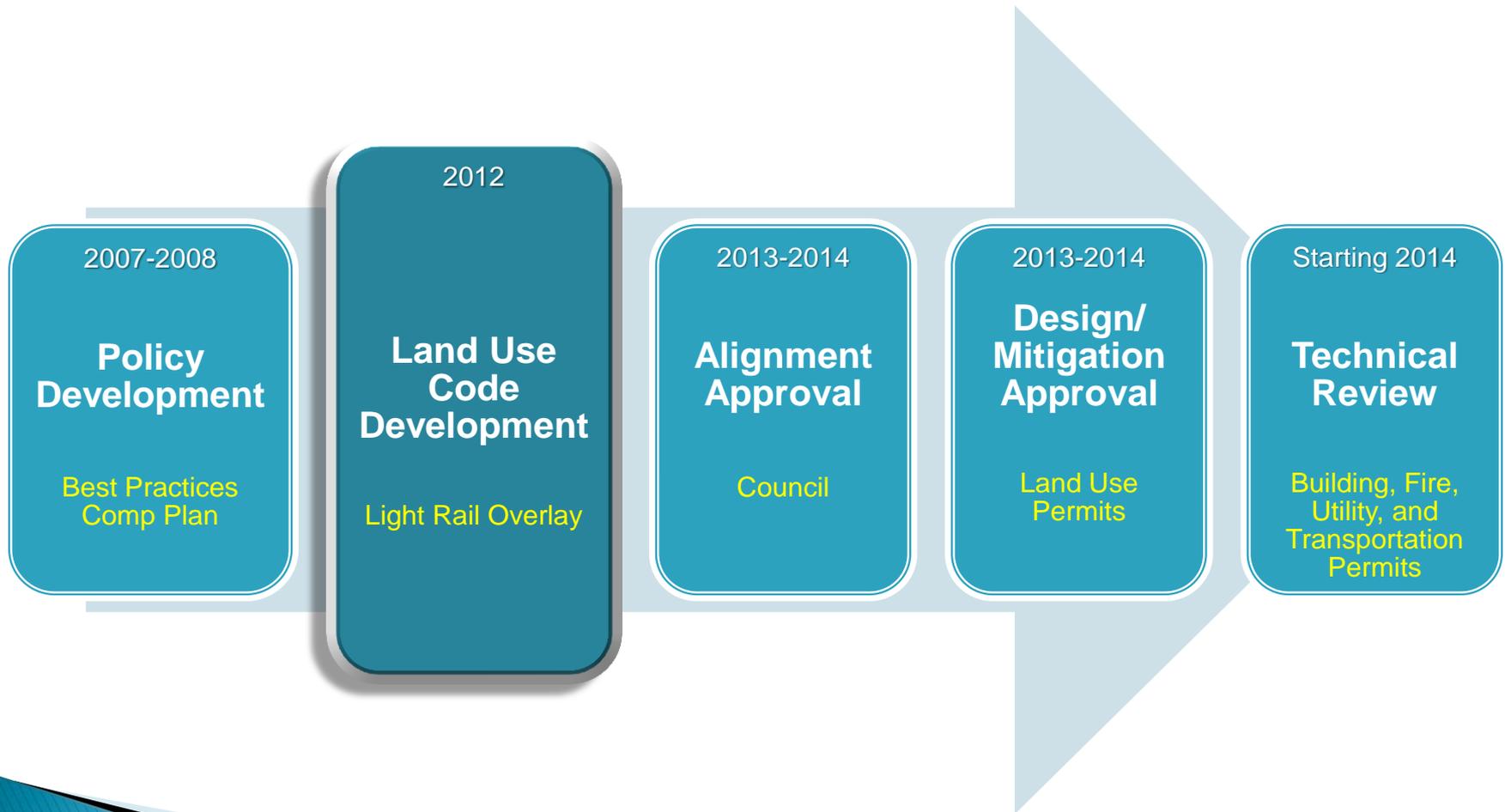
Design and Mitigation
for East Link Light Rail

City Council Study Session
January 7, 2013

Tonight

- ▶ Where we are in the process
- ▶ Focus tonight on Council input regarding certain design and mitigation topics:
 - Park and Ride standards and mitigation
 - Concrete and masonry structures – tunnel portal, retaining/noise walls, columns
- ▶ Next Steps

Process Context



Upcoming Code Review Steps

▶ Topic Blocks:

- Other Alignment Elements – Fences, Lights, Overhead Catenary System, Signals, Vents
- Stations and Station Design Process
- Bel-Red (including the Operations and Maintenance Base)
- Overall Process (CUP/DA/Admin Modifications) and Wrap-up

Council Input from December 10

- ▶ TPSS Landscaping/Screening
 - Require dense buffer/landscaping for TPSS locations with residential character (Main St & 112th SE)
 - Maintain flexibility/context-sensitive landscape solutions
- ▶ South Bellevue Park-and-Ride
 - Discussion focused on application of critical area provisions
 - Insufficient time to discuss design elements
 - January 7 discussion focus on impact mitigation

Height for Effective System Functionality

- ▶ **Park & Ride and Station height dictated by alignment preference**
- ▶ **Station Location on west side of site**
 - Minimized disturbance to Mercer Slough
 - Minimized relocation of alignment/construction risk
 - Accommodated landscaping west of station
 - Accommodated unimpeded vehicular access from Bellevue Way to Park & Ride under alignment
 - Created “eyes on station” to increase rider safety
- ▶ **Park & Ride Location east of Station**
 - Minimized disturbance to Mercer Slough
 - Reduced perceived mass – 2 parking levels below Bellevue Way

Council Input Needed

Design and Mitigation Feedback:

- Park and Ride
 - Landscape Screening
 - Mitigation of impacts associated with height required for South Bellevue park & ride and station
 - Standards to address light & glare, parking & circulation, recycling & solid waste handling
- Concrete & masonry structures
 - Design treatment for support columns, noise/retaining walls, tunnel portals

Tools to Evaluate Proposed Overlay Provisions for Design and Mitigation

- ▶ Park-and-Ride graphics
 - Aerial photo showing location
 - Illustrative examples from So. Kirkland Park & Ride
 - Cross-section drawings

- ▶ Concrete & masonry structures
 - Illustrative examples of:
 - Elevated track support columns & guideways
 - Tunnel portal
 - Noise & retaining walls

Code Sections for Discussion

- ▶ **Landscape Development Code References**
 - Park & Rides – LUC 20.25M.040.B.2
- ▶ **Mitigation References for Park & Rides**
 - Light and Glare – LUC 20.25M.040.D
 - Minimum Parking Requirements – LUC 20.25M.040.F
 - Recycling and Solid Waste Collection – LUC 20.25D.040.G
- ▶ **Design Guidelines**
 - Context sensitivity – LUC 20.25M.050

Relevant Policies – Park and Ride Facilities

- ▶ Park and ride facilities should be located where they can provide convenient access to light rail for Bellevue neighborhoods not directly served by light rail, and they should be *integrated contextually with the surrounding environment*. (Best Practices Final Report, p. 34)
- ▶ New or expanded park and ride facilities should be consistent with the Comprehensive Plan vision for each specific location. (Final Report, p. 36)
- ▶ Design park and ride lots to be consistent with the land use vision and community context of each unique location. (Final Report, p. 38)
- ▶ Consider rider safety in design of park and ride lots (summary of Final Report discussion, pp. 75–78)

Relevant Code – Park and Ride Facilities

Proposed Overlay includes design standards (20.25M.040.D):

- ▶ Requirements for landscaping consistent with 20.20.520 (10 feet of Type II landscaping on frontage; 10 feet of Type III landscaping on perimeter; and interior parking lot landscaping)
- ▶ Requirements that exterior lighting fixtures use cutoff shields and other appropriate measures to conceal the light source from adjoining uses and rights-of-way
- ▶ Design lights to avoid spillover glare beyond site boundaries;
- ▶ Interior lighting in parking garages shall prevent spillover upon adjacent uses and ROW

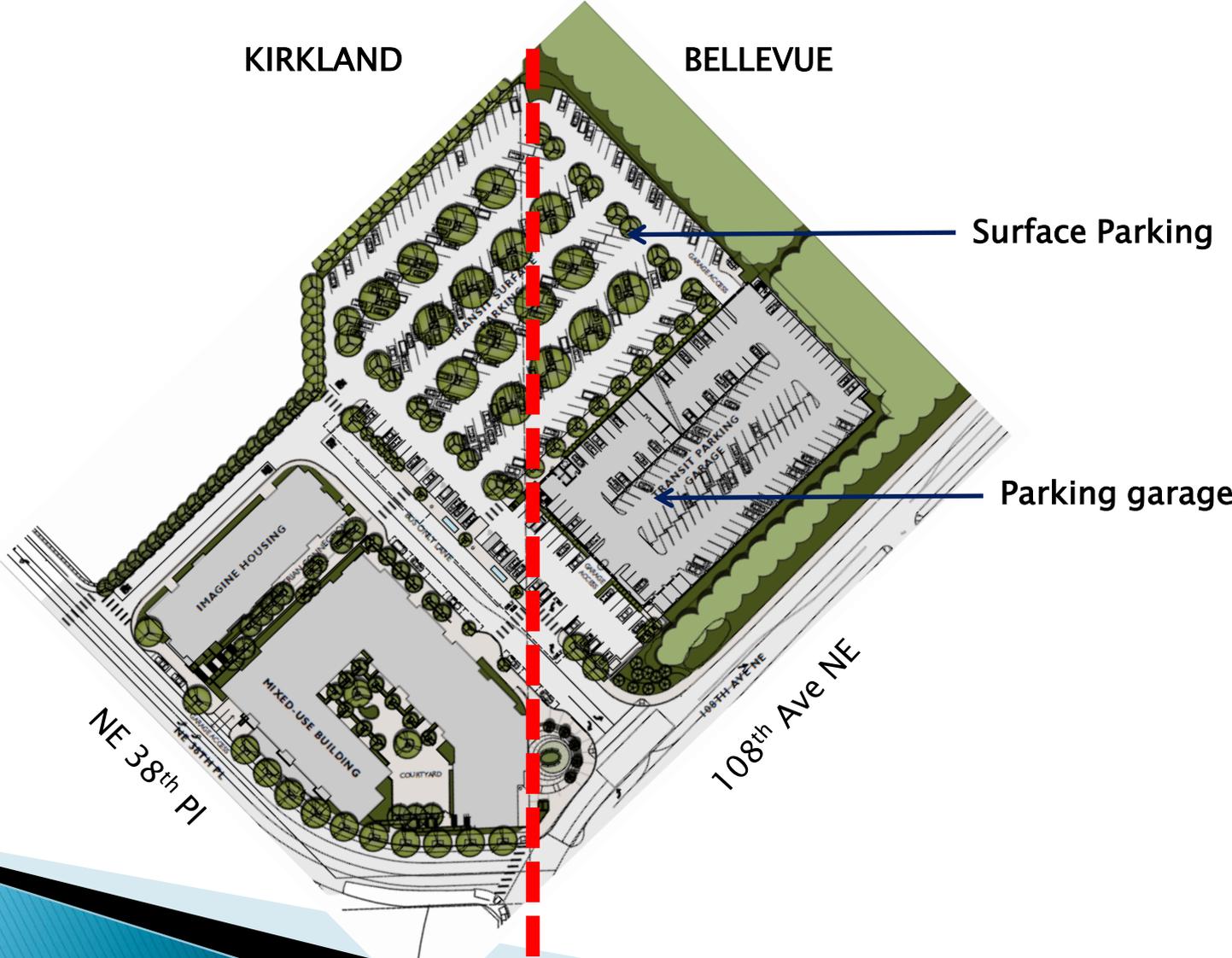
South Bellevue Park and Ride



Park and Ride Illustrations



North



Park and Ride Illustrations



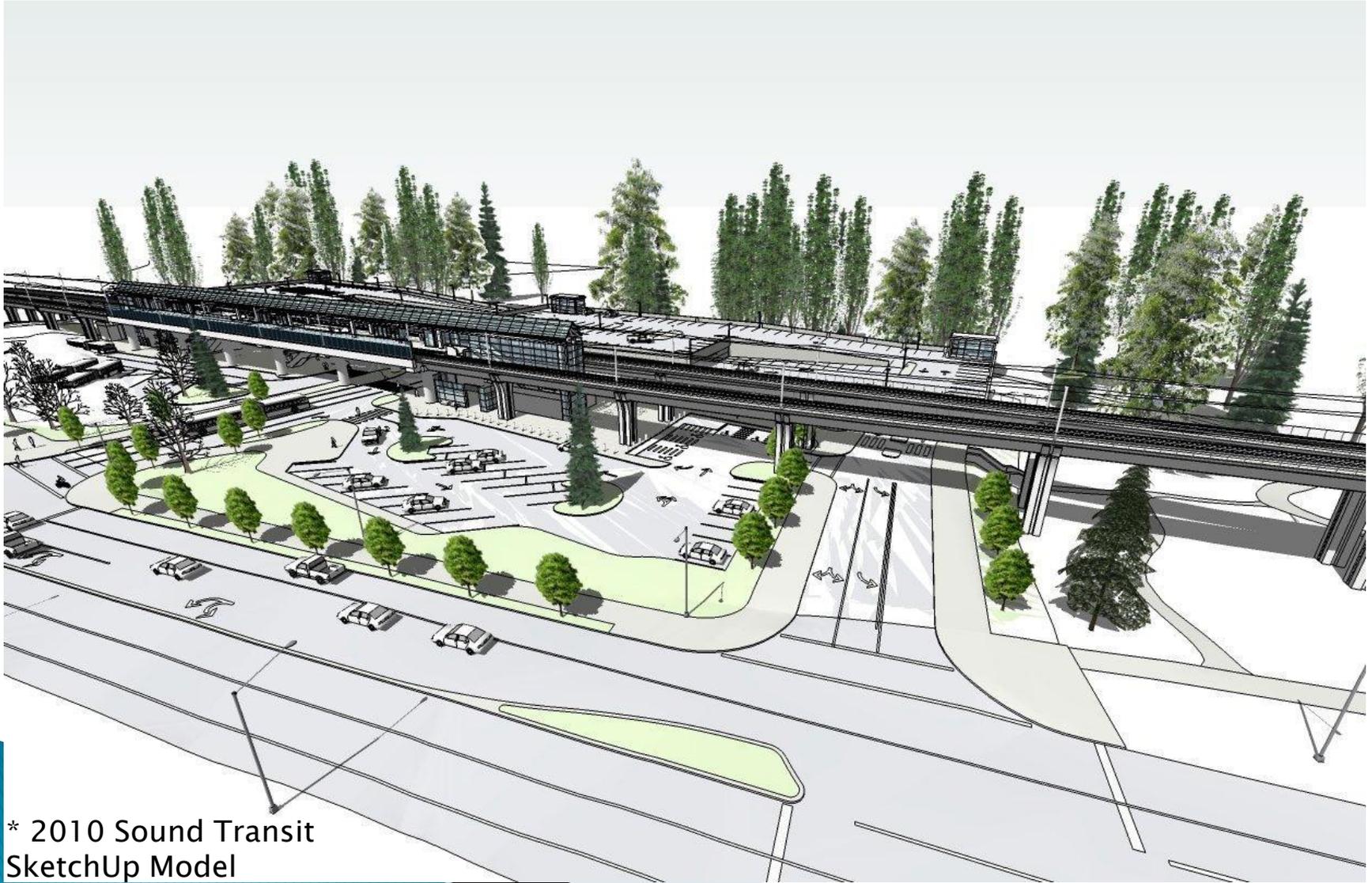
South Kirkland Park and Ride (under construction)

Park and Ride Illustrations



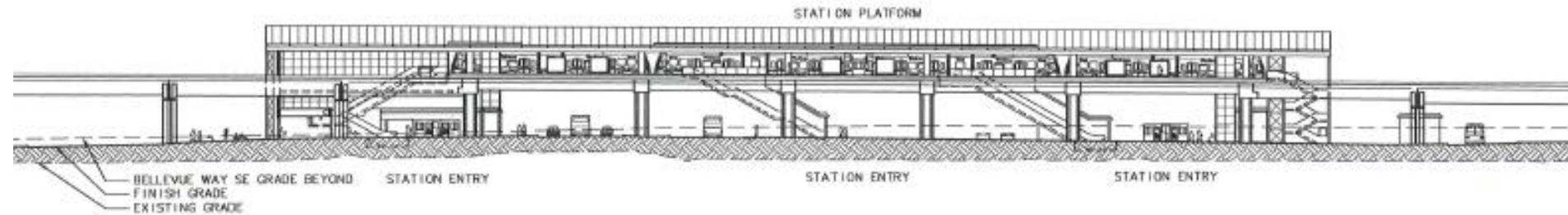
South Kirkland Park and Ride (under construction)

Preliminary Park and Ride Model *

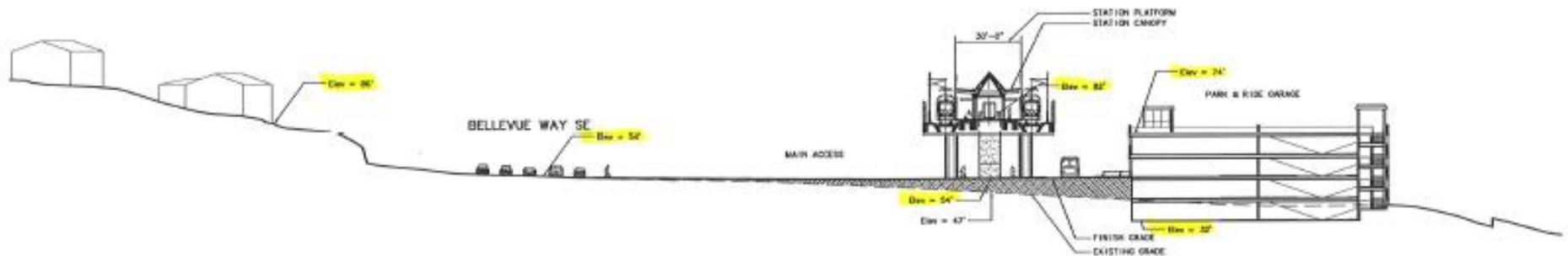


* 2010 Sound Transit
SketchUp Model

East Elevation of Station Platform



Park and Ride Cross-Section



Wall Screening Examples



As viewed by northbound traffic along Martin Luther King Way, Seattle

As viewed by southbound traffic along Martin Luther King Way, Seattle



Wall Screening Examples



Metal
landscape
support
frame/trellis

Wall Screening Examples



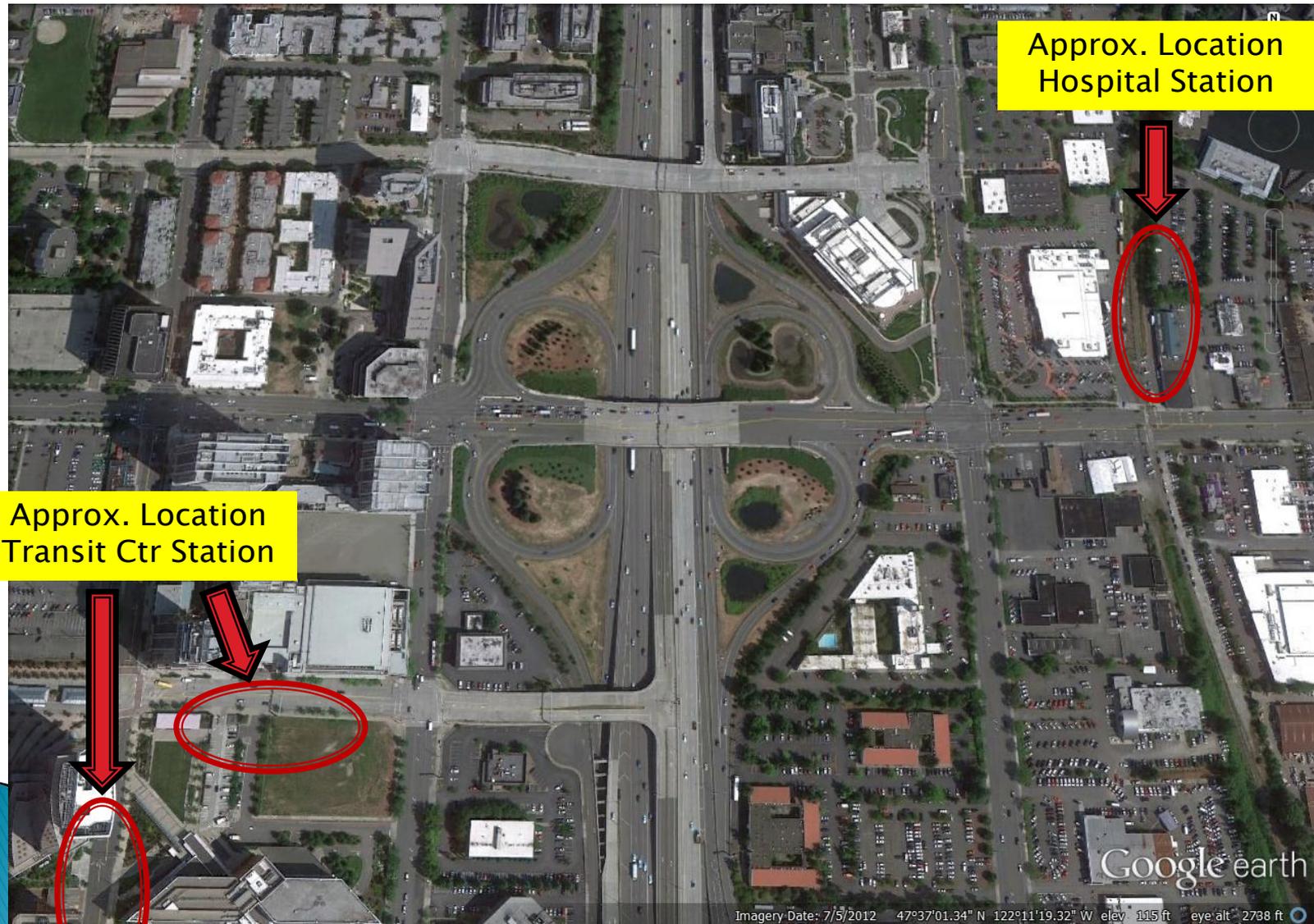
Wall Screening Examples



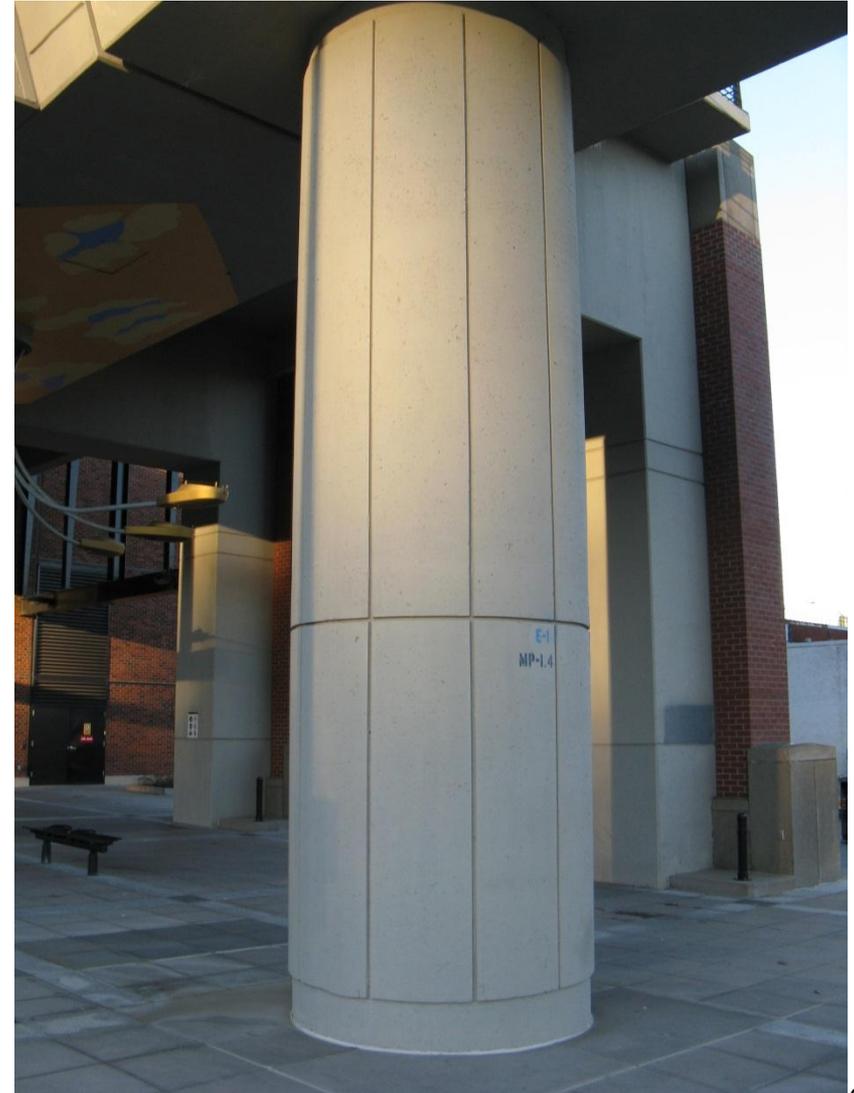
Tunnel Portal Example



Elevated Structure – Between Downtown and Hospital Stations



Column/Guideway Examples



Column/Guideway Examples



Context Sensitive Solutions Toolkit

INTERSTATE 405 CSS MASTER PLAN

THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

Advisory Committee Meeting 3

Focus: Concept Alternatives

These conceptual alternatives deal with preferences in paving, lighting, wall finishes and fencing.

Context Elements - Paving

PAVING

ASPHALT

- Standard Asphalt
- Light Gray Asphalt
- Dark Gray Asphalt

CONCRETE

- Standard Concrete
- Light Gray Concrete
- Dark Gray Concrete
- Red Brick Concrete

PAVING COLOR TREATMENTS

- Standard Paving Color Treatment
- Light Gray Paving Color Treatment
- Dark Gray Paving Color Treatment
- Red Brick Paving Color Treatment

Context Elements - Lighting

STREET LIGHTING

STREET LIGHTING

- Modern Street Lighting
- Traditional Street Lighting

STREET LIGHTING

- Modern Street Lighting
- Traditional Street Lighting

Sound Wall Finishes

SOUND WALL FINISHES

SOUND WALL FINISHES

- Standard Sound Wall Finish
- Light Gray Sound Wall Finish
- Dark Gray Sound Wall Finish
- Red Brick Sound Wall Finish

PEDESTRIAN FENCE

PEDESTRIAN FENCE

PEDESTRIAN FENCE

- Standard Pedestrian Fence
- Light Gray Pedestrian Fence
- Dark Gray Pedestrian Fence
- Red Brick Pedestrian Fence

Next Steps

- ▶ January study sessions – complete design & mitigation discussion; finalize procedural approach
- ▶ Late January/early February 2013 – Code amendment redraft, SEPA Threshold Determination

For more information, see East Link Project website at:
<http://www.bellevuewa.gov/light-rail-overlay.htm>