Land Use Code Amendments

Station Design Process

City Council Study Session
January 22, 2013
Respond to Council request to accommodate heightened public involvement in permitting as described in Light Rail Best Practices

Focus on the Light Rail Design Review Process
- Presenting recommendation on how to involve a Citizen Advisory Committee (CAC) in light rail permit review
- Seeking direction from Council to facilitate code drafting

Schedule and Next Steps
# Code Adoption Schedule

<table>
<thead>
<tr>
<th>Scheduled Date/Timeframe</th>
<th>Light Rail Code Amendment Topic</th>
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</thead>
<tbody>
<tr>
<td>January 28</td>
<td>Study Session on Bel-Red Segment including the operations and maintenance base</td>
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<tr>
<td>February 4</td>
<td>Process Provisions of the draft code amendment and wrap-up of outstanding issues</td>
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<tr>
<td>Early February*</td>
<td>SEPA Threshold Determination on code amendment expected</td>
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<td></td>
<td>• Comments accepted until SEPA determination made</td>
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<td></td>
<td>• SEPA Determination required prior to Council final action</td>
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<tr>
<td>February 11*</td>
<td>Potential opportunity for additional public hearing on Light Rail Overlay</td>
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<tr>
<td>February 19*</td>
<td>Potential opportunity for final Council action on the Light Rail Overlay</td>
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</tbody>
</table>
Council Input Needed

- Provide feedback on whether a CAC involvement approach should be incorporated into the Overlay

- Direct staff to draft code necessary to:
  - Involve a CAC as recommended
  - Use an alternative or hybrid approach for involving a CAC
Consulted Resources

- Bellevue Comprehensive Plan
- Bellevue Light Rail Best Practices
- Light Rail Memorandum of Understanding
- Sound Transit Public Involvement Program
- Seattle Light Rail Review Panel Handbook
- Bellevue Land Use Code
 Relevant Policy Language

- Comprehensive Plan Policies (summarized)
  - TR 75.2 Use Light Rail Best Practices Report to achieve best community outcomes
  - TR 75.4 Provide meaningful public involvement
  - TR 75.12 Partner with ST to design transit stations that are integrated into the community
  - TR 75.13 Encourage ST to work closely with affected neighborhoods on facility design that incorporates neighborhood objectives in context sensitive way
  - TR 75.14 Promote the use of context sensitive design
    - TR 75.22 Use of durable materials and incorporate art
    - TR 75.23 Incorporate Crime Prevention Principles
    - TR 75.26 Employ principles of Universal Design
Light Rail Best Practices

- Contains community involvement expectations
- Describes anticipated role of CAC
- Provides meaning of Context Sensitivity
  - All decisions . . . should take into consideration the communities and land uses which the project passes through – “the Context”
Context Sensitive Design

- Context sensitive design seeks to balance the needs of the project with other desirable outcomes, including:
  - Environmental sustainability
  - Community character
  - Creation of vital public places

- Typical considerations of context sensitive design in the permitting process include:
  - Building materials and texture
  - Public art
  - Landscaping
  - Crime prevention and safety
  - Universal design (accessibility for all people)
Implementation Considerations

- **Light Rail MOU – LUC Amendment Direction**
  - Provide process certainty and predictability
  - Provide for comprehensive/consolidated permitting

- **Seattle Light Rail Review Panel Handbook**
  - Relies on Design Commission for public work projects
  - Not integrated into the permitting process

- **Sound Transit Public Involvement Program**
  - Uses public involvement best practices (LRBP p26)

- **Bellevue Land Use Code**
  - Integrates public involvement into permitting
## Recommended Project Design Review Phases

<table>
<thead>
<tr>
<th>CAC Review Phases</th>
<th>ST Design Phases</th>
<th>City Overlay Permit Phases</th>
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<tbody>
<tr>
<td>Context Setting</td>
<td>Preliminary Engineering Phase</td>
<td>Pre-Application Conference</td>
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<tr>
<td></td>
<td>(0-30% Design)</td>
<td></td>
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<tr>
<td>Schematic Design</td>
<td>Design Phase</td>
<td>Pre-Development Consultation</td>
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<tr>
<td></td>
<td>(35% Design)</td>
<td></td>
</tr>
<tr>
<td>Design Development</td>
<td>(65% Design)</td>
<td>Land Use Permits</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(CUP in absence of Development Agreement, and Design and Mitigation Permits)</td>
</tr>
<tr>
<td>Construction Documents</td>
<td>(90-100% Design)</td>
<td>Building Permits</td>
</tr>
</tbody>
</table>
30% Design Elevation

BEACON HILL STATION
LINK LIGHT RAIL

PERSPECTIVE: WEST HEADHOUSE
60% Design Elevation
Council Input Needed

- Provide feedback on whether a CAC involvement approach should be incorporated into the Overlay

- Direct staff to draft code necessary to:
  - Involve a CAC as recommended
  - Use an alternative or hybrid approach for involving a CAC
Next Steps

- January 28 Study Session – Bel–Red segment including operation and maintenance base
- February 4 – Confirm procedural approach
- Early February – SEPA Threshold Determination
- February 11 – Opportunity for additional public hearing
- February 19 – Opportunity for Council action on Overlay

For more information, see East Link Project website at: http://www.bellevuewa.gov/light-rail-overlay.htm
Detailed Summary of CAC Review Phases
Context Setting

- **Timing**
  - During ST preliminary engineering phase
  - Before application prepared for City permits

- **Anticipated CAC Involvement**
  - Initial Project Analysis Presented to CAC
  - Applicable context-setting documents identified

- **Best Practices Outcome Achieved**
  - CAC advises ST and City staff on “the context” appropriate to the system component that they are reviewing
  - CAC advice would be used by ST and City staff to ensure that facility incorporates neighborhood objectives and integrates facility appropriately into the community as design progresses
  - Context-setting materials developed by the CAC at this review phase would be used to evaluate the project’s design evolution in later review phases
Schematic Design

- **Timing**
  - Early in ST’s design phase
  - Early in permitting process to influence preparation of Land Use application

- **Anticipated CAC Involvement**
  - CAC briefed on design progress since context setting phase
  - CAC advice would inform design details depicted by ST in permit application

- **Best Practices Outcome Achieved**
  - CAC would evaluate ST’s effectiveness at incorporating contextual direction into the early phases of facility design
  - CAC would advise ST regarding complementary building materials, integration of public art, preferred station furnishing styles, universal design measures, and landscaping to be used in Design Phase
Design Development

- **Timing**
  - Part of City review for the Design and Mitigation permit

- **Anticipated CAC Involvement**
  - CAC briefed on design refinements made in response to advice received during the Schematic Design Review Phase
  - CAC reviews public comment received during permit review process in relationship to the set context
  - CAC advises ST and City staff regarding final design issues for incorporation into construction documents

- **Best Practices Outcome Achieved**
  - CAC feedback would evaluate ST’s effectiveness at incorporating recommended building materials, public art, preferred station furnishings, universal design measures and landscaping
  - Keeps the community involved and informed regarding project
  - Involvement goes beyond that typically provided during permit review
Construction Documents

- **Timing**
  - After City approval of the Design and Mitigation permit
  - Before building permit submittal on components that were conditionally approved subject to additional design refinement

- **Anticipated CAC Involvement**
  - CAC briefed on design refinements made in response to prior advice
  - Deviations necessary to achieve system function are explained
  - CAC advises ST and City staff on designs depicted in the building permits before the project goes to construction

- **Best Practices Outcome Achieved**
  - Neighborhood objectives and context sensitivity incorporated throughout design process
  - Keeps the community involved and informed regarding project
  - Involvement goes beyond that typically provided during permit review