



LIGHT RAIL PERMITTING CITIZEN ADVISORY COMMITTEE

ADVISORY DOCUMENT BEL RED SEGMENT PRE-DEVELOPMENT REVIEW MARCH 19, 2014

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 November 20th, 2013 CAC meeting Sound Transit staff presented the 130th Station design package to the CAC to determine if the submittal provided an appropriate level of detail or whether additional information was necessary for CAC members to evaluate compliance with policy and design guidelines during later CAC review phases. On January 15, 2014, Sound Transit formally presented its pre-development review stage package for the Bel Red Segment. The CAC continued to discuss the Bel Red Segment during the February 5th, 2014 CAC meeting.

The following 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
 - The CAC would like to see more native vegetation incorporated in the overall landscape plans. This should particularly include more evergreen trees.
 - The CAC would like to know if there are any opportunities to provide more mature landscaping with the initial planting.
 - Although the landscaping around the 130th Station will be an interim condition, the CAC would like to see more landscaping on the back side of the station.
4. Fencing – 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
 - Although the CAC had comments regarding the use of lighting within the station to accent the structure they want to ensure that no lighting is directed skyward and any accent lighting results in a reflective glow.
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 - No concerns were expressed by the CAC. More project specific information will be included during the Design and Mitigation Permit review stage.
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 - 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

- The CAC prefers the proposed sculptured precast concrete panels proposed for the 130th Station over the original cor-ten design.
- The CAC prefers the opportunity to incorporate organic shapes into the concrete panels versus the cor-ten design.
- The CAC would like to see more color options for the 130th Station than the standard Sound Transit colors that were presented in the renderings and at the CAC meetings.
- The CAC would like Sound Transit to incorporate backlighting of the translucent panels and or the uses of colored lights on the exterior wall to create interesting shadows and forms.
- The CAC would like to see more color incorporated into the 130th Station design; however, there is also the desire to maintain a classic appearance.
- The CAC wants to insure that the south end of the 130th Station including the retaining wall does not appear to be unfinished as an interim solution until such time the City completes the planned street.
- The CAC would like the alignment and station design to reflect the concept of an arts district as expressed in the Bel Red Subarea in Policy S-BR-45.

Next Steps

The advice contained in this Advisory Document should 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.