

Downtown Livability Initiative:

- Process Update
- Proposed Structure & Approach for Incentive Zoning System
- Public View Corridor of Mount Rainier



Bellevue City Council Study Session

June 20, 2016

Staff: Dan Stroh, Emil King

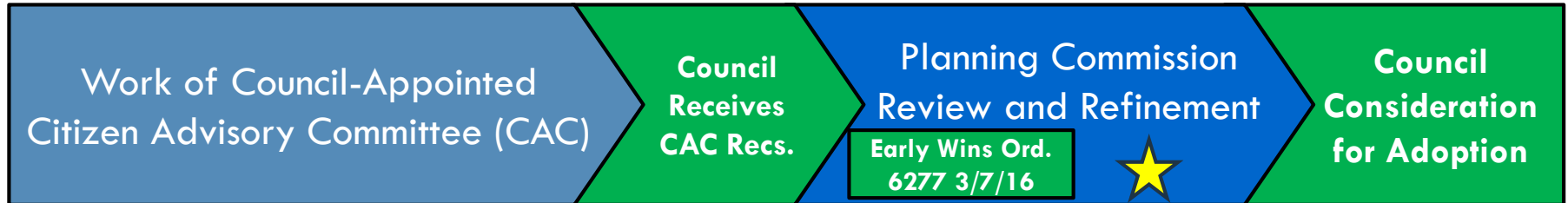
Department of Planning & Community Development

Tonight's Meeting

- 1) Downtown Livability Overall Process Update** – For Council information; no direction requested.
- 2) Proposed Structure & Approach for Incentive Zoning System** – Council requested periodic briefings on this topic; staff and Commission are seeking initial Council feedback, if any, on the proposed structure & approach.
- 3) Public View Corridor of Mount Rainier** – Council direction needed as to whether this view corridor should be incorporated into rezoning under consideration as part of Downtown Livability and East Main Station Area Planning efforts.

1) Overall Process Update

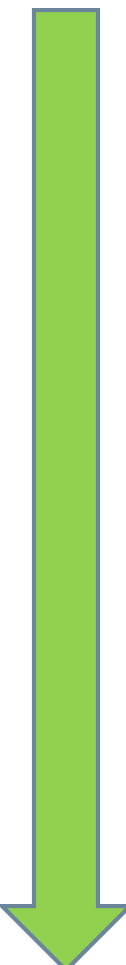
PUBLIC ENGAGEMENT



We Are Here



Focus on June–December 2016



City Council Milestones		Planning Commission Milestones	
WE ARE HERE ► Jun 20	Council check-in on Overall Process; Incentive Zoning Approach; Continued Council discussion of Public View Corridor of Mount Rainier	Jun 8	Incentive Zoning Structure; Draft List of Bonusable Amenities, Framework for Downtown “Green and Sustainability Factor”
Early Aug (tentative)	Council check-in on Incentive Zoning Economic Modeling	Jul 27	Incentive Zoning Calibration; Design Guidelines, Remaining Height & Form Issues; Subarea Plan Policies
		Aug-Sept	<i>Structured Third-Party & Stakeholder Feedback on 1) Incentive System Modeling and 2) New Code Provisions</i>
		Sep 14 & 21	Consolidated Code Packet and SEPA documentation; Open House (9/21)
		Oct 12 & 19	Target for Public Hearing (10/12) Commission Deliberations
Dec 2016	Target for Commission transmittal of Code Amendment Recs. to Council	Nov 9 & 16	Finalize Commission Recommendations on Land Use Code Amendments

2) Proposed Structure for Updated Incentive Zoning System

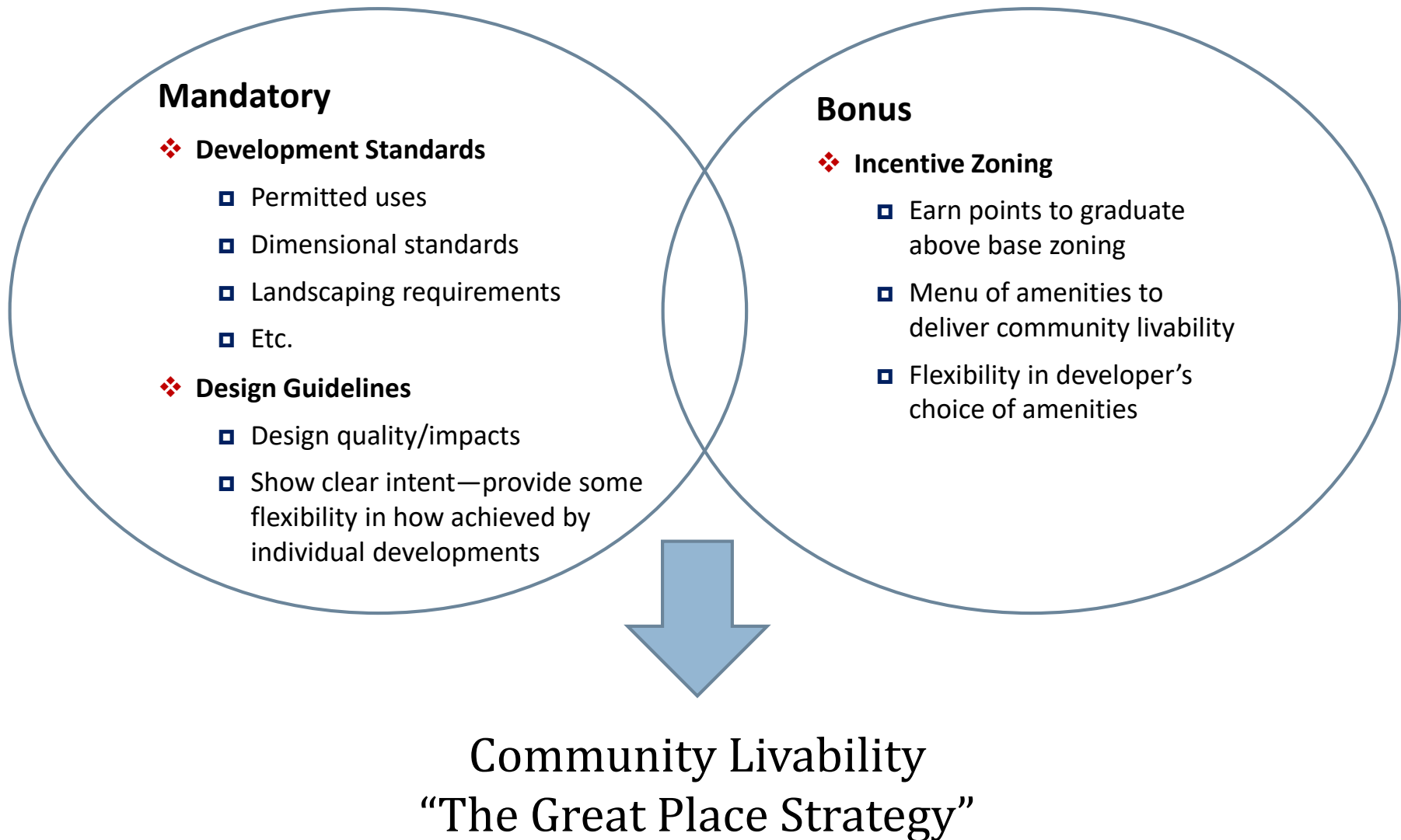
Work underway with Planning Commission

- **Part 1: Staff's proposed structure and approach for new incentive system**
 - Grounded in direction from Council Incentive Zoning Principles (January 2016) & Downtown CAC Final Report
 - Initial review by Commission on June 8
- **Part 2: Market calibration for incentive system**
 - To be performed by City's technical consultant - Berk
 - Scheduled for preliminary Commission review on July 27

Key Considerations for the Update

- Council Incentive Zoning Principles as overall guidance
- Updating an existing system, versus creating a new system
- Desire to add new amenities and be aspirational
- Limited “lift” available; need to focus on most important amenities
- Legal context for incentive zoning
- Some new requirements; some items no longer incentivized
- Market sensitivities to a new system
- Desire for more flexibility than current system
- Build in periodic updates as necessary

Role of Incentive Zoning – “Connecting the Dots”



Proposed Approach

Proposed Approach to Downtown Incentive Zoning Structure	Relevant Incentive Zoning Council Principles
1. Update and clarify what is a Code requirement vs. an incentive, adjusting the basic FAR accordingly.	Council Principle #4. Council Principle #5.
2. Remove features that are no longer real incentives (structured parking, residential) and adjust the basic FAR accordingly.	Council Principle #5. Council Principle #7.
3. Create additional lift/value for the incentive system by incorporating proposed increases in FAR/height into the system. This will create an additional value for public amenities.	Council Principle #8.
4. Adjust the FAR exemption to include up to 1.0 exempt FAR for an affordable housing incentive.	Council Principle #1. Council Principle #7.
5. Focus remaining bonus FAR on key placemaking and public open space features, walkability, and cultural/community features.	Council Principle #1. Council Principle #2.

Note: Council Principles #6 and #9 apply to the entire incentive zoning system.

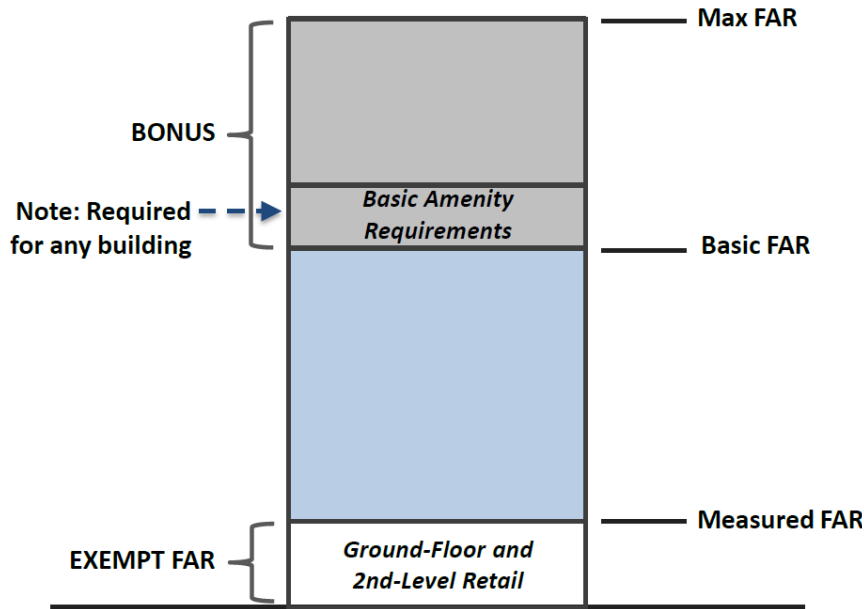
Proposed Approach, Part 2

Proposed Approach to Downtown Incentive Zoning Structure	Relevant Incentive Zoning Council Principles
6. Utilize the system to promote neighborhood identity, principally by tailoring the nature/type of bonus open space by neighborhood.	Council Principle #3.
7. Allow for fee payments in lieu of on-site performance.	Council Principle #10.
8. Provide a Development Agreement option as an “off-ramp” for the bonus system, where a development can show equal or greater value.	Council Principle #11.
9. Build in a regular CPI adjustment factor to ensure the system remains current with the market; also conduct periodic (5-7 year) reviews of the system.	Council Principle #12.
10. Promote green/sustainable building practices through other City mechanisms (e.g. remove barriers, provide technical assistance, marketing and recognition, etc.)	Council Principle #2.

Note: Council Principles #6 and #9 apply to the entire incentive zoning system.

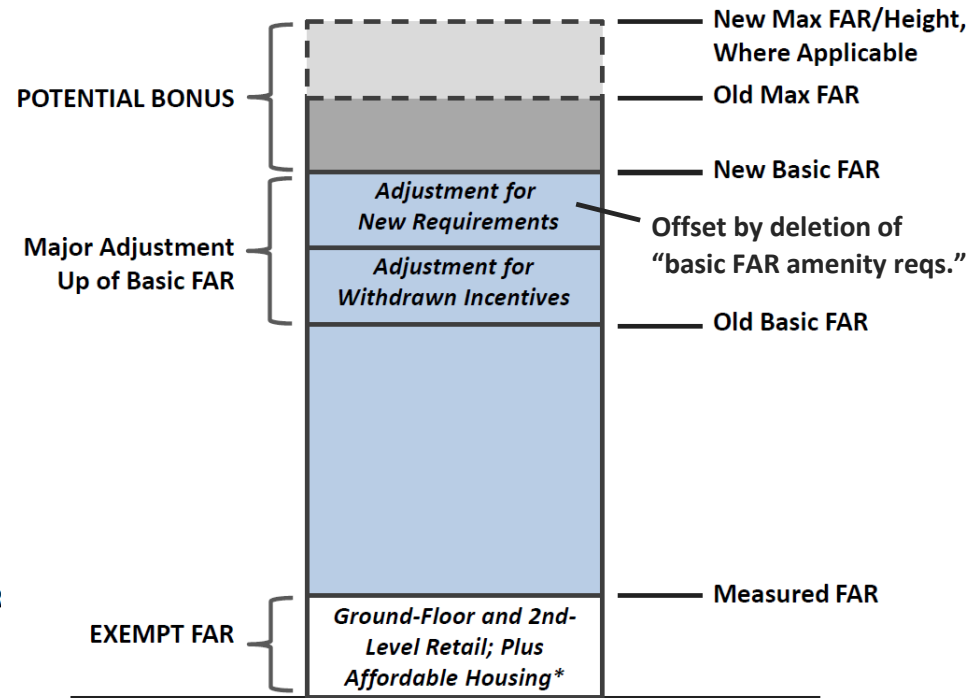
Current System vs. Proposed

Current Incentive Zoning System



*Ground-Floor and 2nd-Level Retail only exempt under certain conditions.

Proposed Conceptual Model for Downtown Incentive Zoning Update



*Ground-Floor and 2nd-Level Retail only exempt under certain conditions. Up to 1.0 FAR exemption proposed for Affordable Housing meeting specific criteria.

Existing and Proposed Features

Existing Amenity System	Proposed Shift to Requirement w/ Basic FAR Adjusted Accordingly	Proposed New Amenity System Features	Proposed to be Withdrawn w/ Basic FAR Adjusted Accordingly
PLACEMAKING Major Pedestrian Corridor Pedestrian Oriented Frontage	X	Major Pedestrian Corridor/Grand Connection	
NEIGHBORHOOD SERVING USES Public Meeting Rooms; Child Care Services; Retail Food; Space for Non-profit Social Services			X Note: No adjustment to basic FAR
PARKS AND OPEN SPACE Outdoor Plaza; Donation of Park Property; Residential Entry Courtyard; Active Recreation Area; Enclosed Plaza Landscape Feature; Landscape Area	X Note: Landscape Feature; Landscape Area included as part of “green factor” menu. This menu also includes green space/open space, tree preservation and planting.	Outdoor Plaza; Donation or Improvement of Park Property; Residential Entry Courtyard; Active Recreation Area; Enclosed Plaza; Add Pocket Parks; Farmers Markets; “alleys with addresses;” and “third places” as part of Neighborhood- Specific Publicly Usable Open Space	
PARKING (FORM, <u>NOT</u> AMOUNT) Underground Parking; Above-Grade Structured Parking			X
HOUSING Residential Uses		(NOTE: Separate incentive to encourage affordable housing through 1.0 FAR exemption – does not compete with amenities listed above.)	X
ARTS AND CULTURE Performing Arts Space; Sculpture; Water Feature		Performing Arts Space; Sculpture; Water Feature; Art Space; Historic Preservation and Cultural Resources	
WALKABILITY		Free-standing canopies at street corners Pedestrian bridges meeting specific criteria	

Commissionmember Input from June 8

- Include affordable housing with other bonusable amenities; not a new FAR exemption
- Fully assess removal of currently bonusable amenities
- Include “neighborhood serving uses” as bonusable amenity with flexibility for range of uses allowed
- Explore new bonus relating to “public safety”
- Explore green building and sustainability as a bonusable amenity
- Use monitoring system to assess performance

Next Steps

- Tonight: Council check-in on overall structure and approach for incentive system update
- Next: Calibration (pricing) to be performed by City's technical consultant - Berk
 - Includes pro forma modeling of development
 - Values the cost of providing amenity (or public benefit) and the value of incentive (additional floor area and/or height) so that the bonus value exceeds the amenity value
 - Commission to review initial calibration work on July 27
 - Third party review/feedback to occur in August/early September timeframe

3) Public View Corridor of Mount Rainier

Council Policy Issue: This is one of numerous considerations when evaluating potential land use changes for Downtown Livability and East Main Station Area Planning efforts.

Public View Corridor of Mount Rainier

Direction Requested from Council

- For the rezoning work currently proceeding for the Downtown Livability and East Main Station Area Planning efforts, direct staff to:

Alternatives:

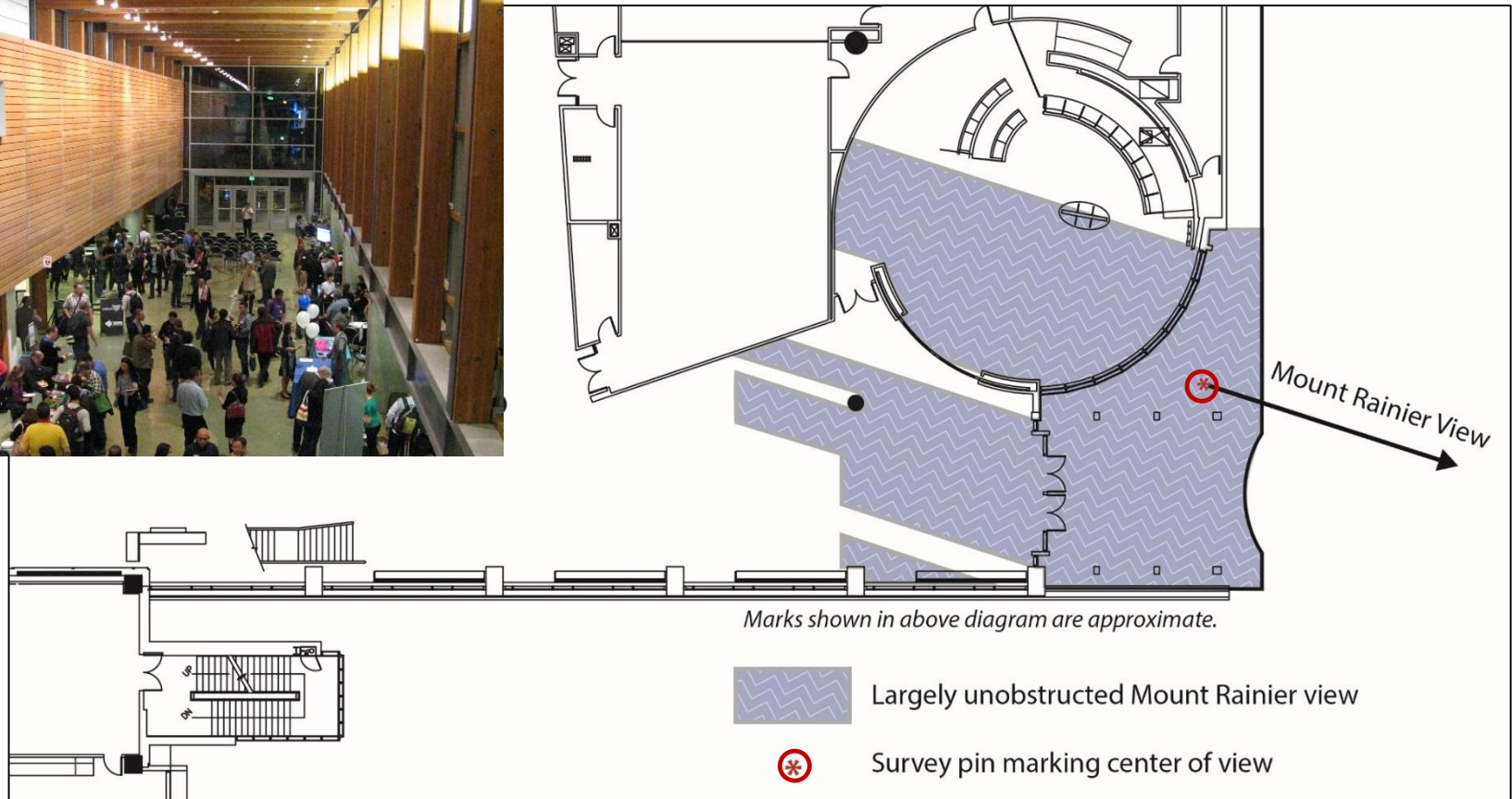
- 1) Include protection of this view corridor as originally proposed, with the territorial context (frame) set at one full mountain width.
- 2) Include protection of this view corridor, with the territorial context (frame) set at half mountain width.
- 3) Do not retain this view corridor as the proposed rezone proceeds.

Requested Council Follow-up

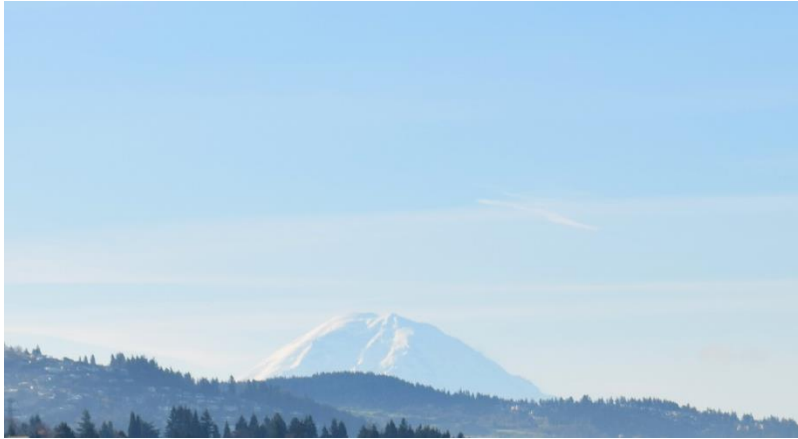
Initial Council Discussion on March 21 identified following questions:

- What are policy provisions relative to the view corridor, and what is their history?
- Nature of uses in public areas of City Hall with access to view?
- Implications for affected properties?

Viewing Area from City Hall Concourse, Council Chamber and Balcony



Existing Public View of Mount Rainier from City Hall



From Concourse

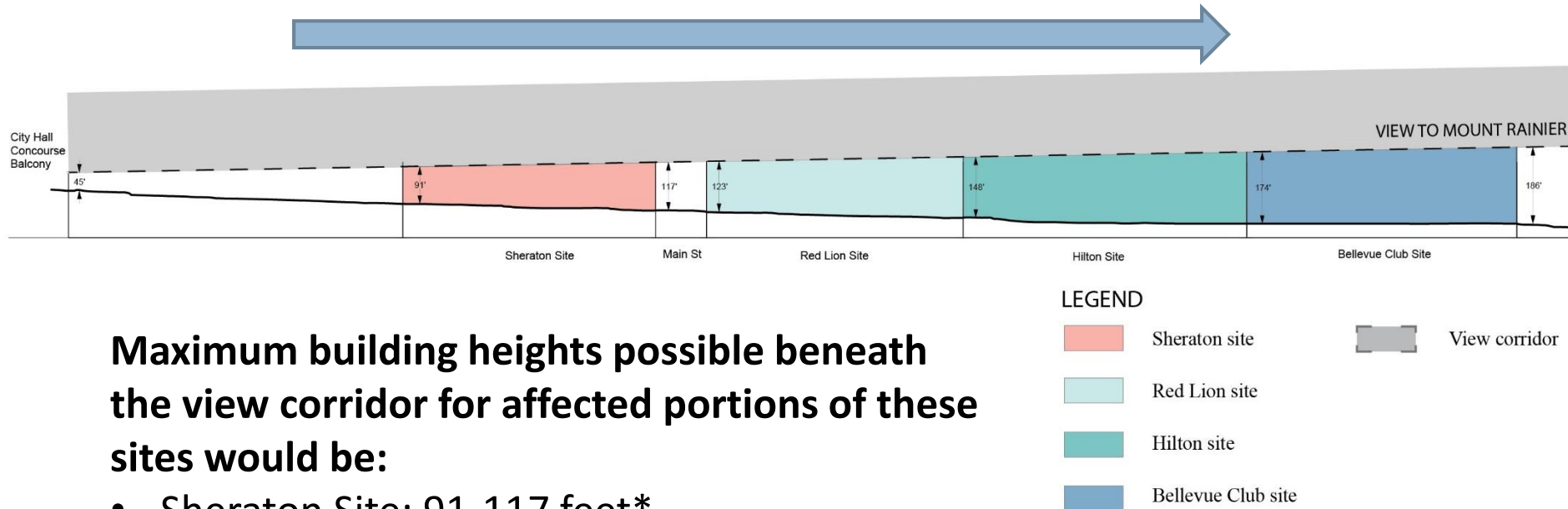


From Council Chamber



From Balcony

Building Height Limitations for Portions of Sites to Retain Public View Corridor

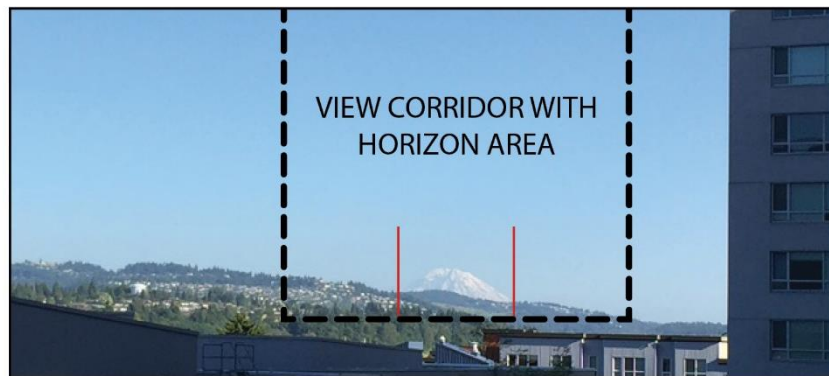
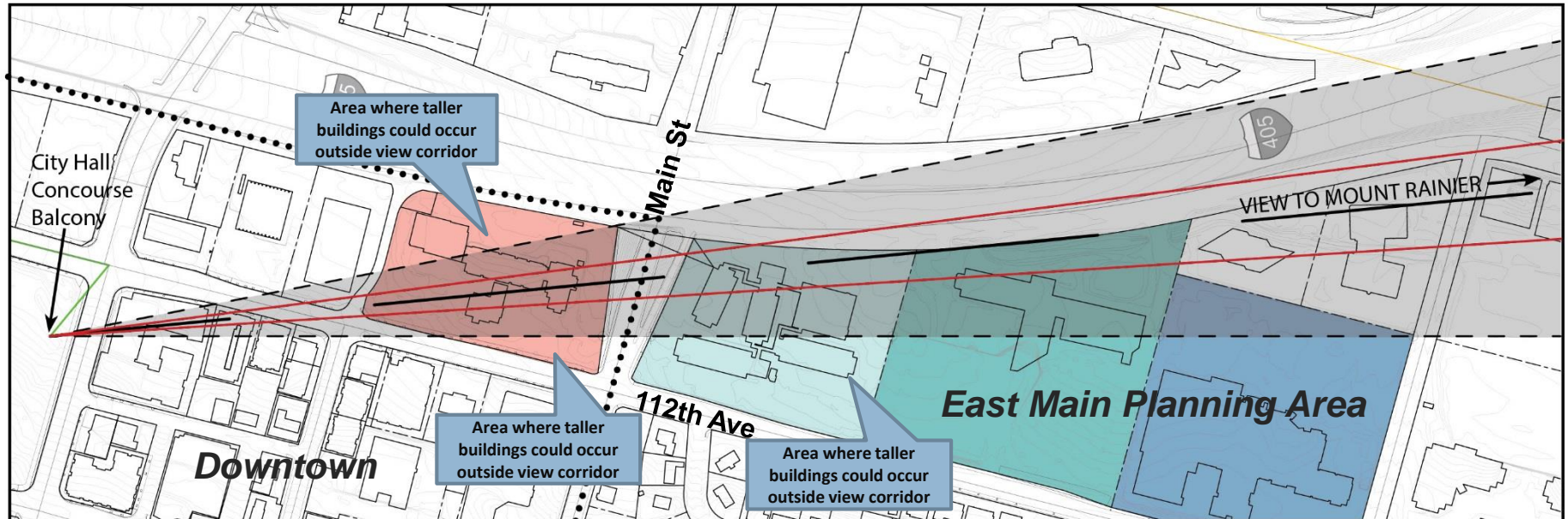


Maximum building heights possible beneath the view corridor for affected portions of these sites would be:









- Sheraton Site: 91-117 feet*
- Red Lion Site: 123-148 feet*
- Hilton Site: 148-174 feet*
- Bellevue Club Site: 174-186 feet*

*Building height maximums would vary across each site beneath the viewing window due to topography changes and the bottom of the viewing window being angled upward towards the Newcastle and Somerset horizons.

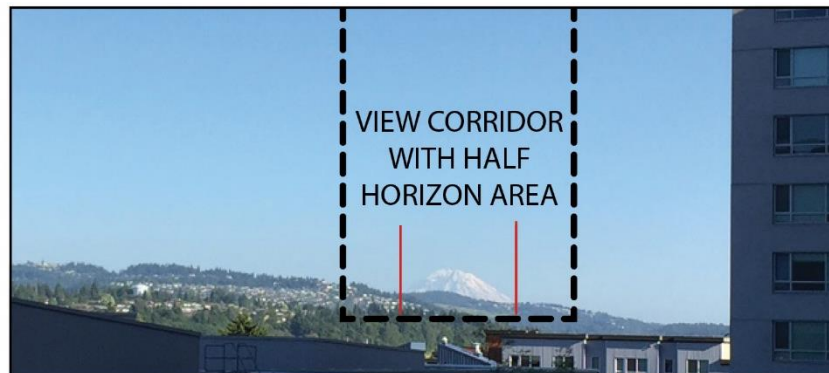
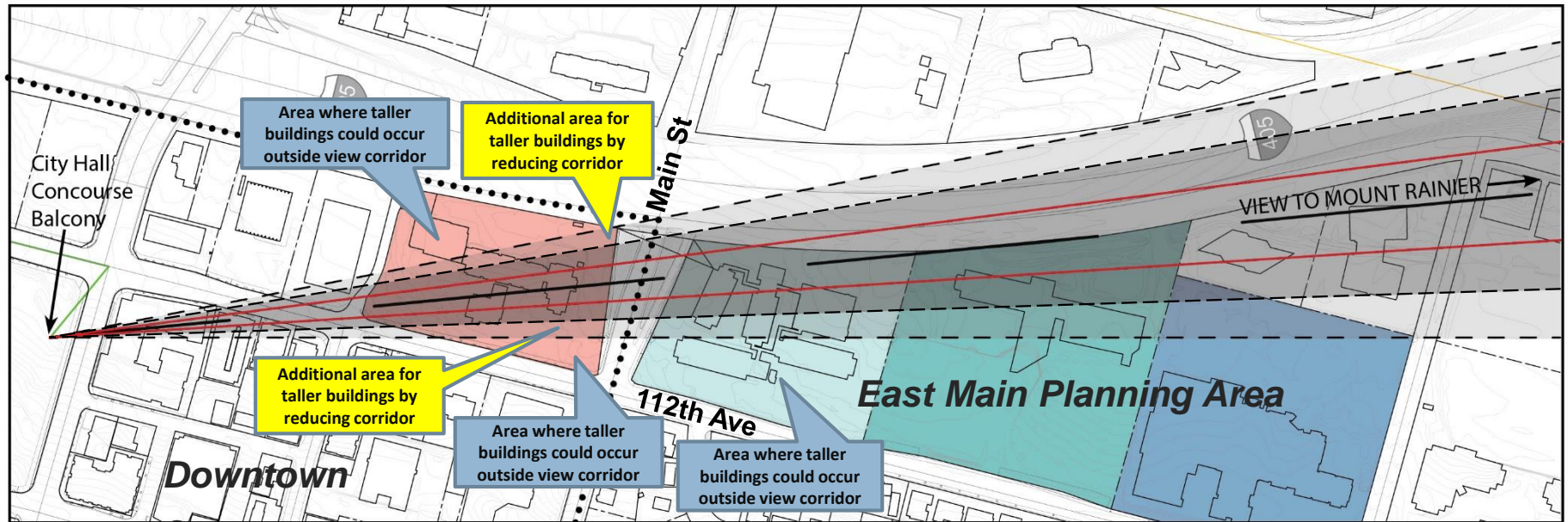
Public View Corridor with “One Mountain Width” on Each Side for Territorial Context












LEGEND

	Sheraton site		View corridor including limited horizon area
	Red Lion site		Edge of Mt. Rainier view on horizon
	Hilton site		View to Mt. Rainier peak
	Bellevue Club site		Downtown boundary

Public View Corridor with Reduced “Half Mountain Width” on Each Side for Territorial Context



LEGEND

- | | | | |
|---|--------------------|---|---|
|  | Sheraton site |  | View corridor including limited horizon area |
|  | Red Lion site |  | View corridor including half the limited horizon area |
|  | Hilton site |  | Edge of Mt. Rainier view on horizon |
|  | Bellevue Club site |  | View to Mt. Rainier peak |
| | |  | Downtown boundary |

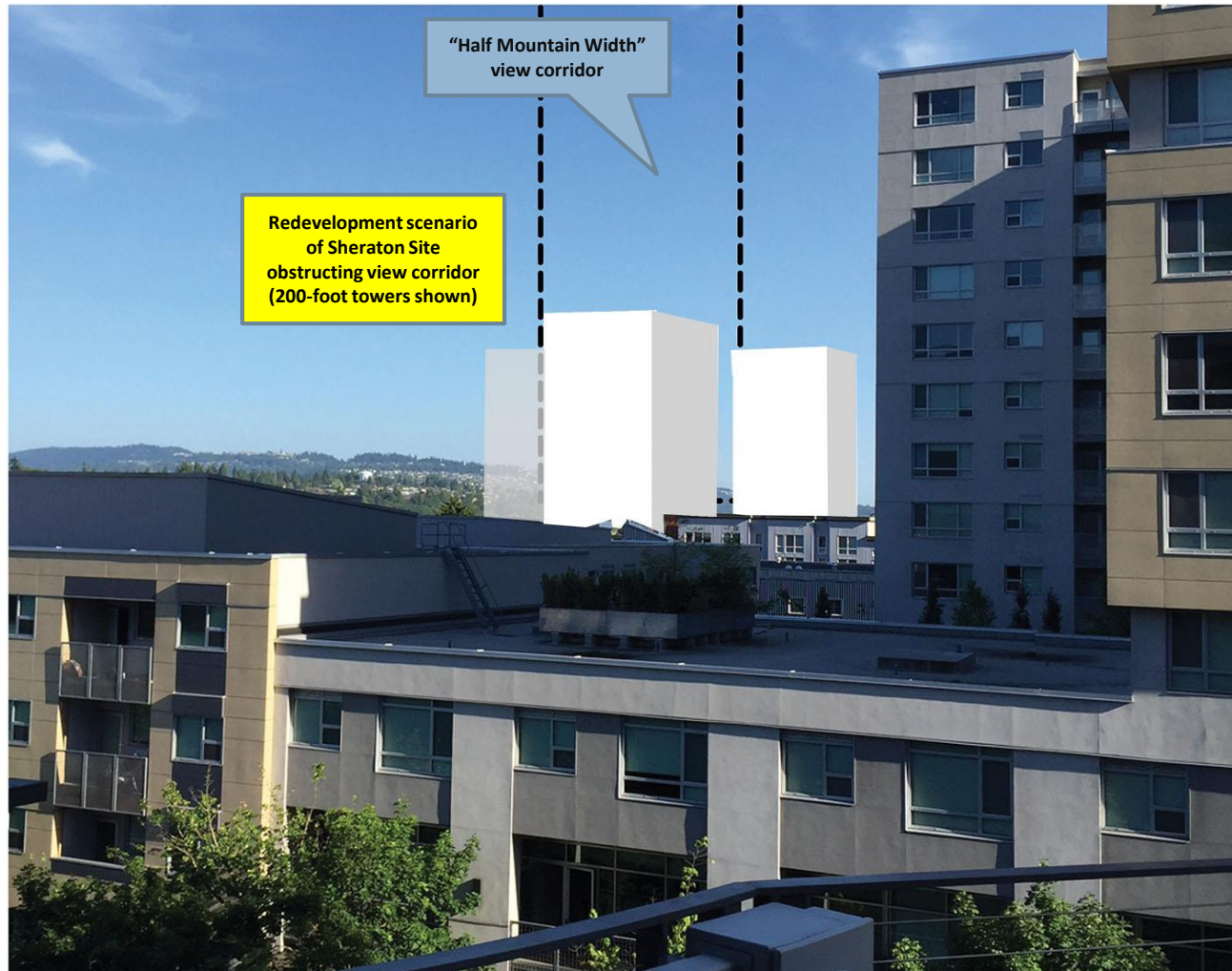
Existing View Corridor – Full Mountain Width



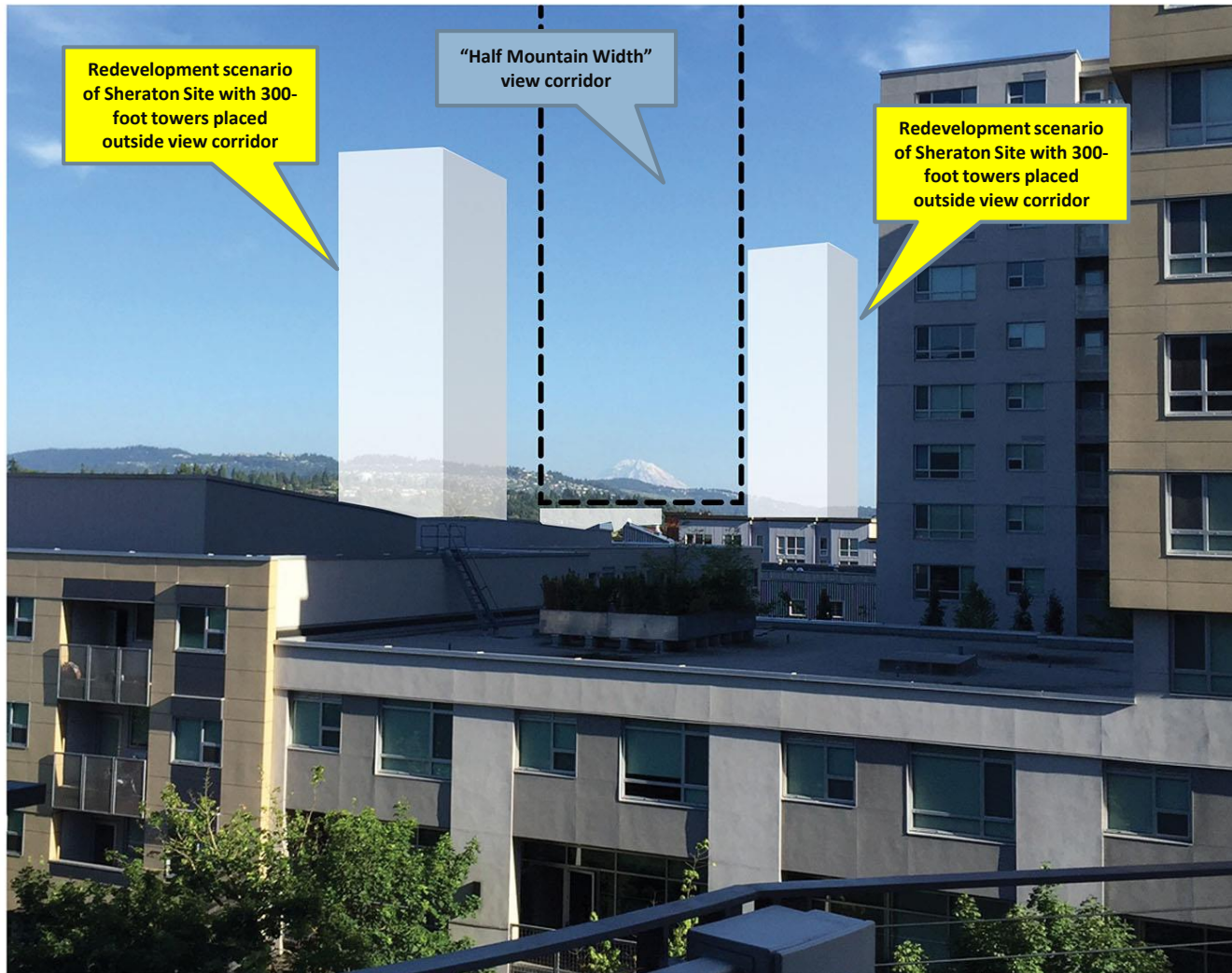
Existing View Corridor – Half Mountain Width



Redevelopment scenario of Sheraton Site obstructing view corridor



Redevelopment scenario of Sheraton Site with 300-foot towers, “Half Mountain Width” Corridor



Public View Corridor of Mount Rainier

Direction Requested from Council

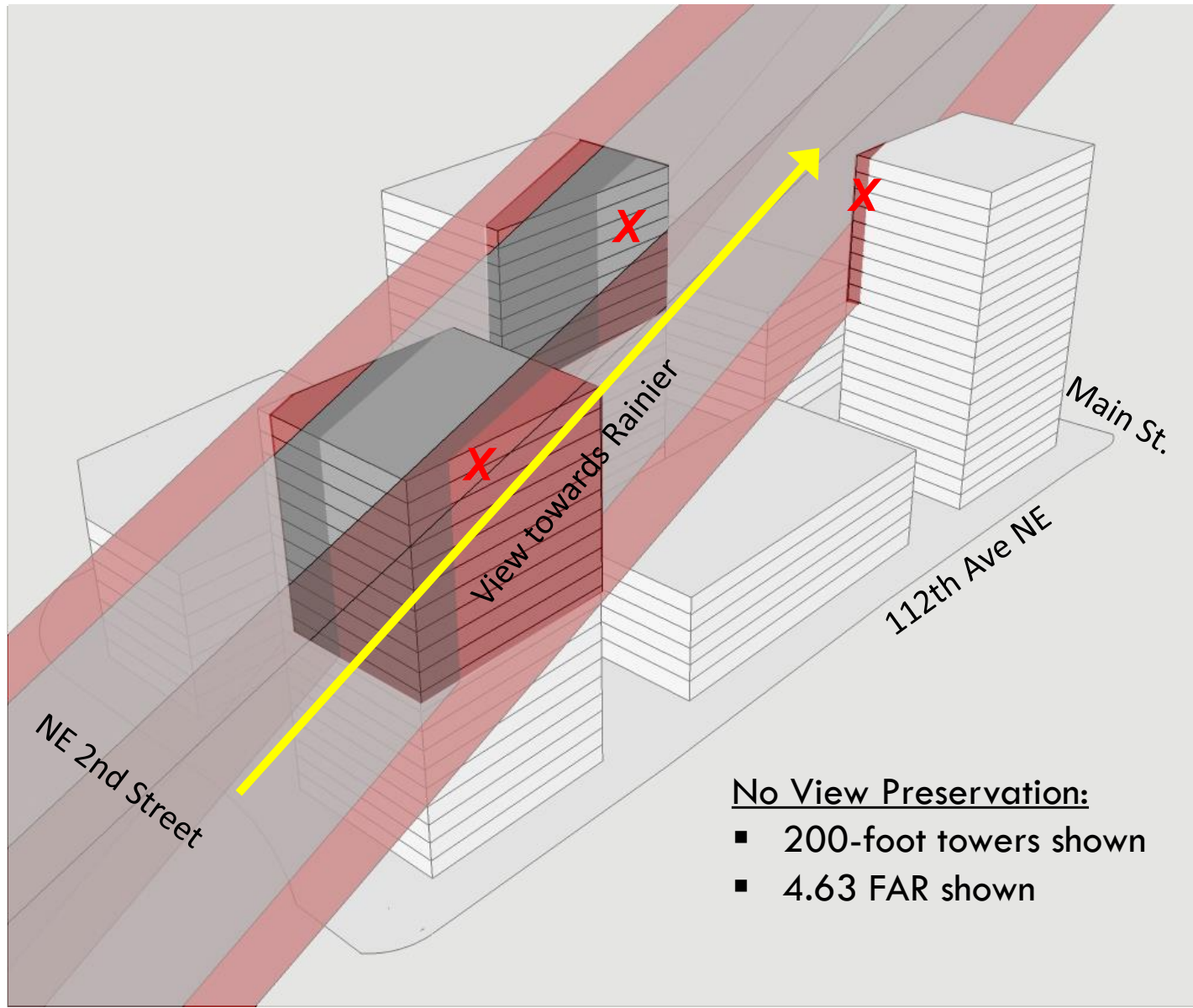
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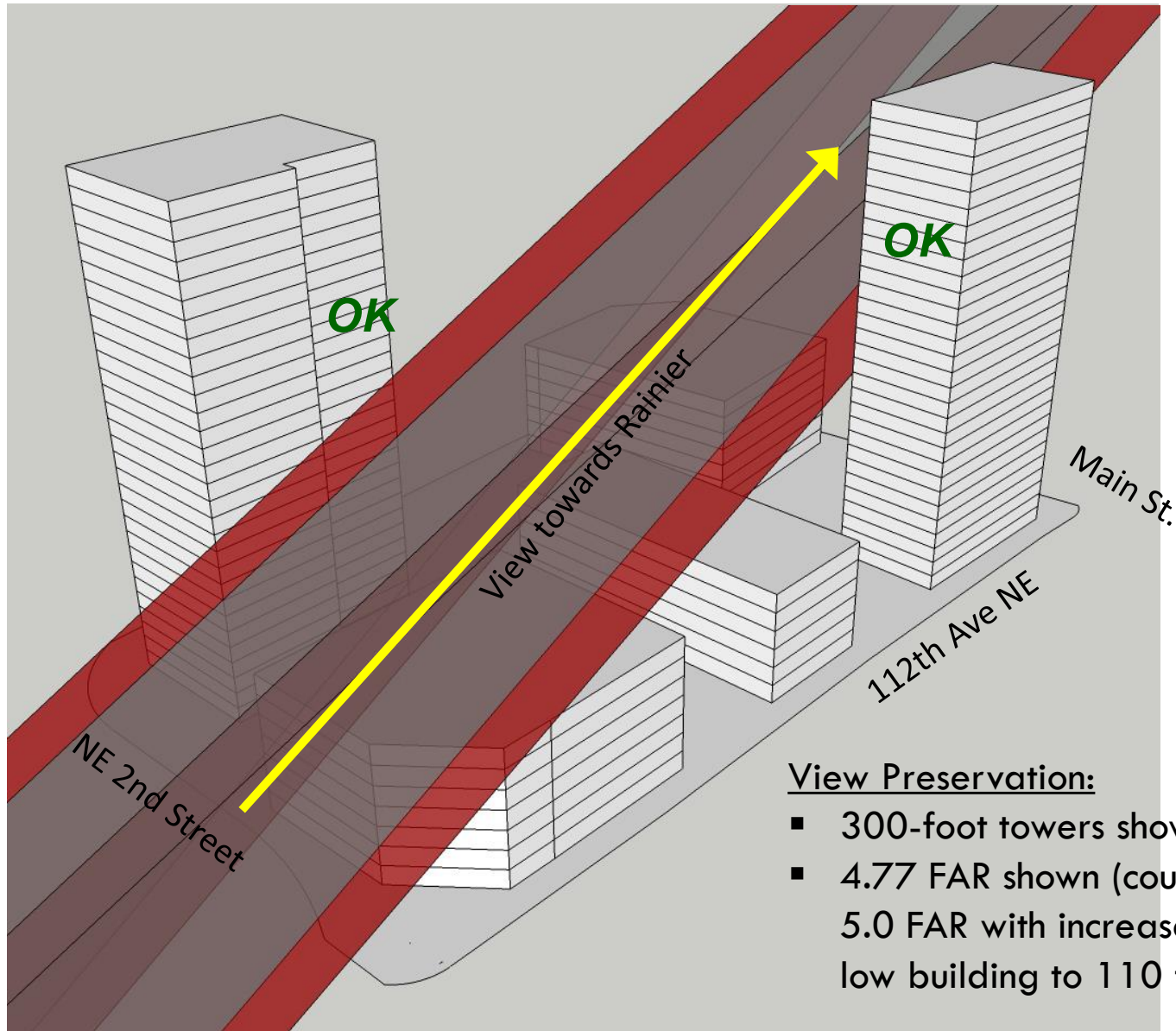
Massing Layout that Blocks View



No View Preservation:

- 200-foot towers shown
- 4.63 FAR shown

Redevelopment scenario of Sheraton Site that protects “Half Mountain Width” Corridor



View Preservation:

- 300-foot towers shown
- 4.77 FAR shown (could achieve 5.0 FAR with increase of one low building to 110 feet)

Redevelopment scenario of Sheraton Site that protects “Half Mountain Width” Corridor

