

# Public View Corridor of Mt. Rainier

As it relates to Downtown Livability and East Main Planning Efforts



## **Bellevue City Council Study Session**

*March 21, 2016*

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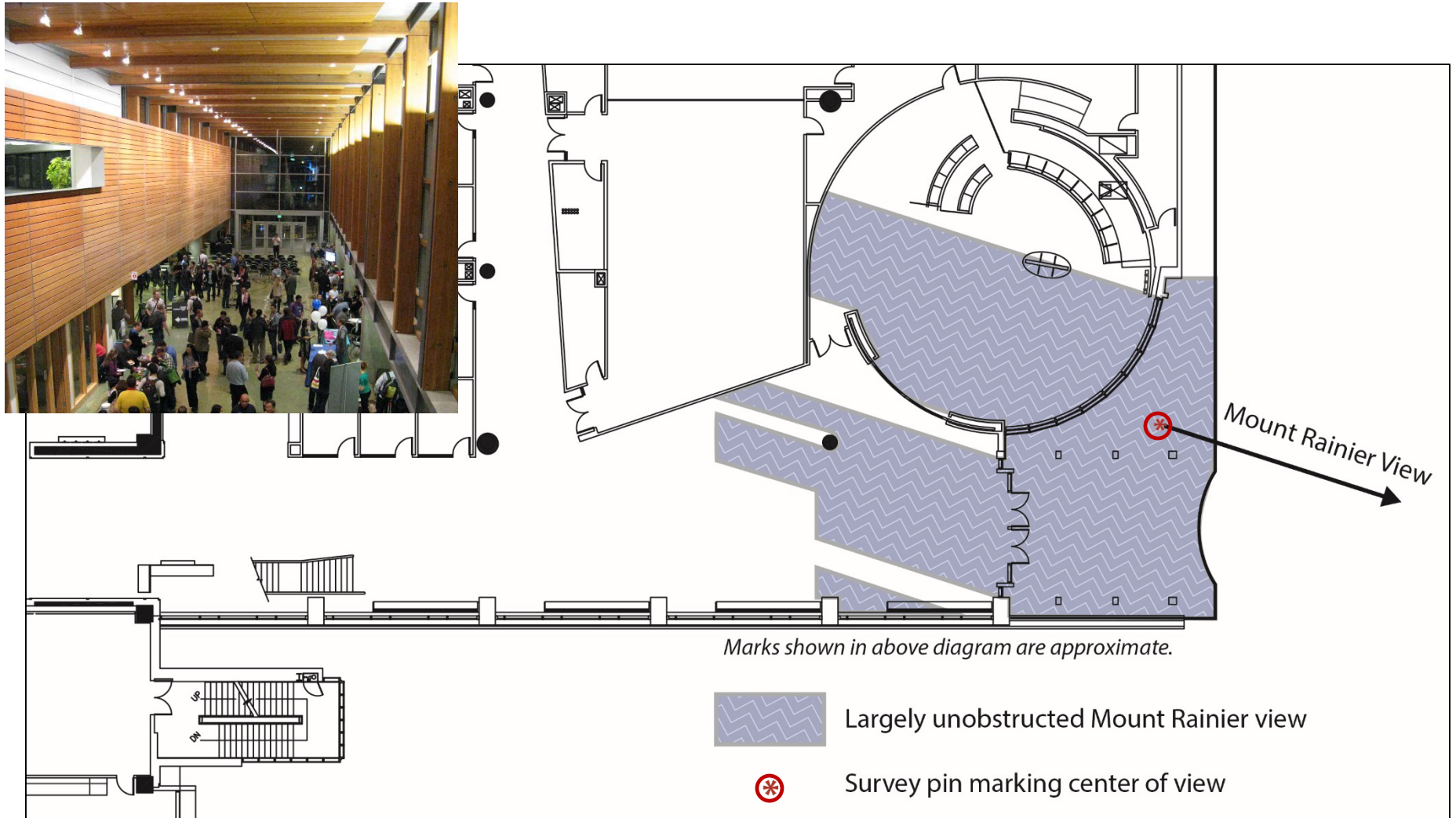
# Tonight's Meeting

- **Background on public view corridor preservation**
  - ▣ Policy framework
  - ▣ Existing code provisions
- **Description of public view corridor from City Hall to Mount Rainier**
- **Relationship to ongoing work and implications of retaining view corridor moving forward**
  - ▣ Downtown Livability Code Update
  - ▣ East Main Station Area Planning
- **Alternatives for Council consideration**

# Public View from City Hall



# City Hall Concourse View Area



# Policy Direction

## From Bellevue Comprehensive Plan

### Urban Design Element

- ▣ **Policy UD-62.** *Identify and preserve views of water, mountains, skylines or other unique landmarks from public places as valuable civic assets.*

### Downtown Subarea Plan

- ▣ **Policy S-DT-37.** *Link building intensity to design guidelines relating to building appearance, amenities, pedestrian orientation and connections, impact on adjacent properties, and maintenance of view corridors. These guidelines will seek to enhance the appearance, image, and design character of the Downtown.*

# Existing Code Provisions

Existing Code provisions contained in Downtown chapter, 20.25A

**20.25A.100.E. applicable to the Downtown Core Design District – defined as 102nd to the west, NE 9th to the north, 112th Ave to the east, and NE 3rd to the south**

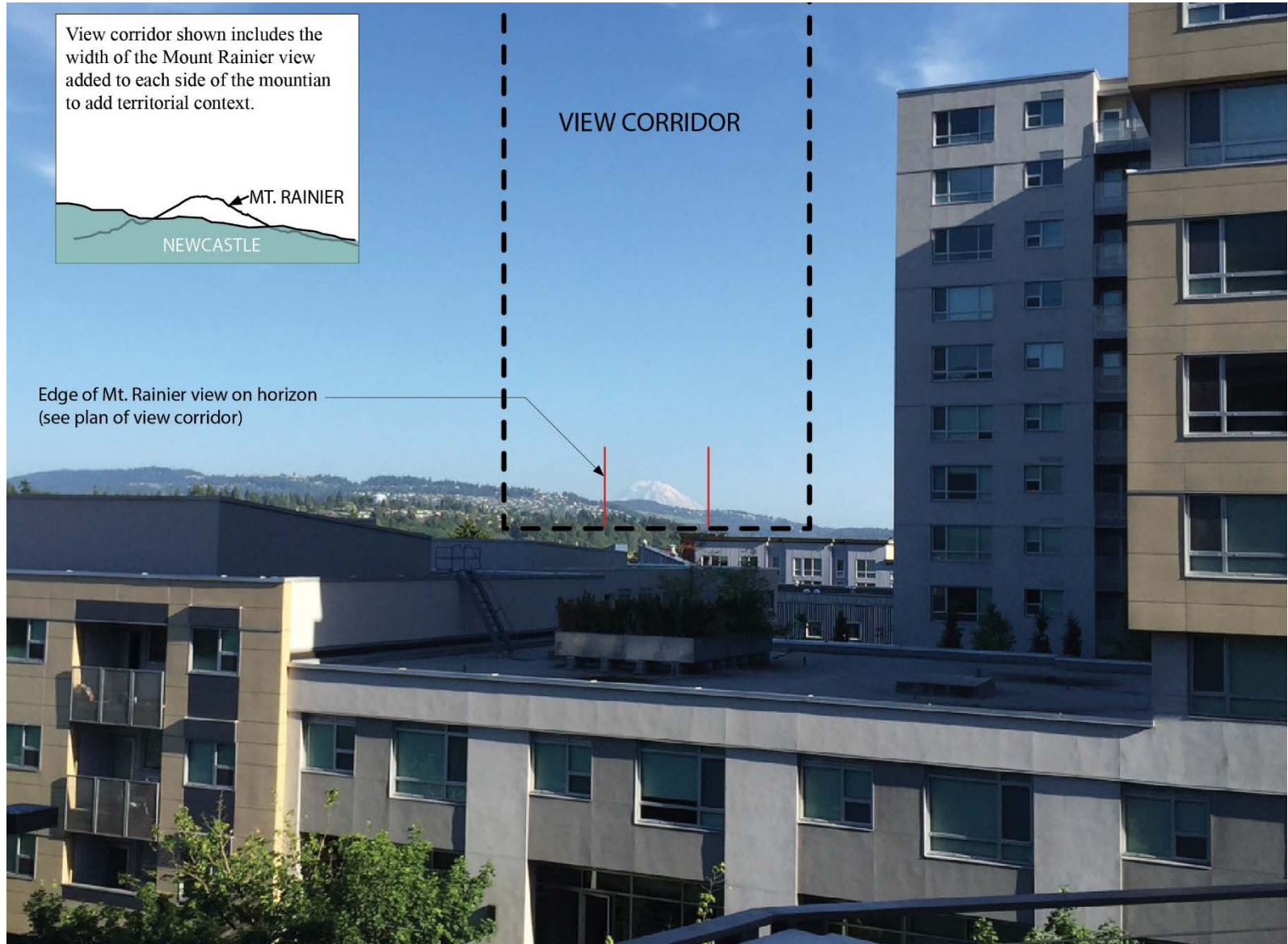
- Consideration must be given to the identification and preservation of these views in the siting, orientation and bulk of structures in the Core Design District.
- Effected the building massing of the Metro 112 apartments, while retaining overall project density.

**20.25A.110.B.3 applicable to all of Downtown**

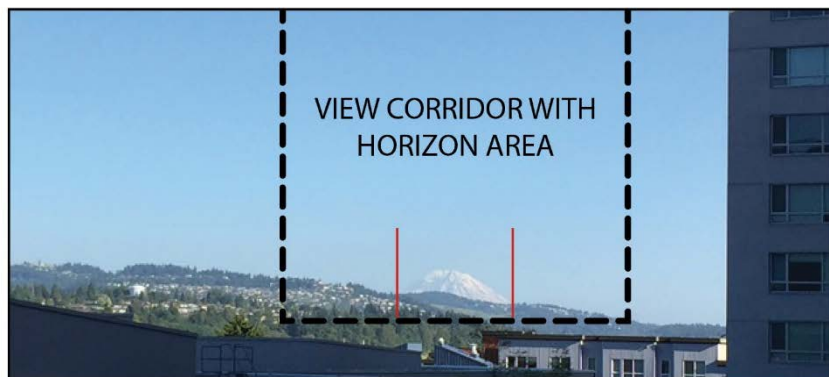
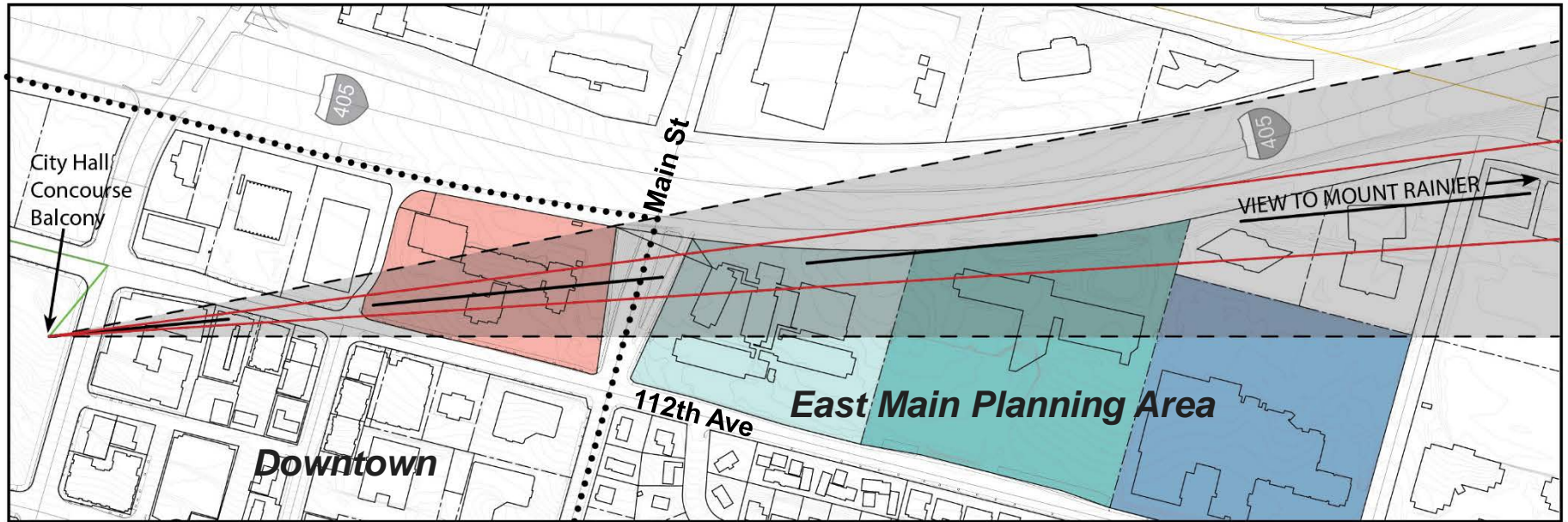
- 20.25A.110.B.3.a directs the consideration of potential negative impacts that a building can create on adjacent properties.  
20.25A.110.B.3.b specific to public views from public places.

**Existing maximum allowable heights and densities (FAR) in the DT-OLB District and East Main area do not infringe upon the view corridor under discussion.**









# Public View from City Hall



# Public View Corridor



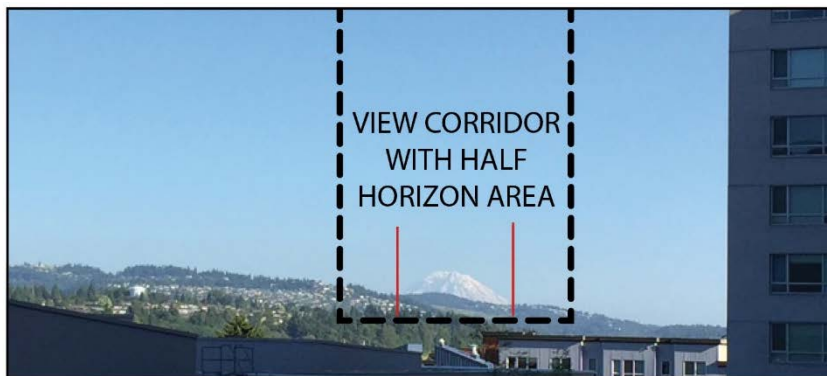
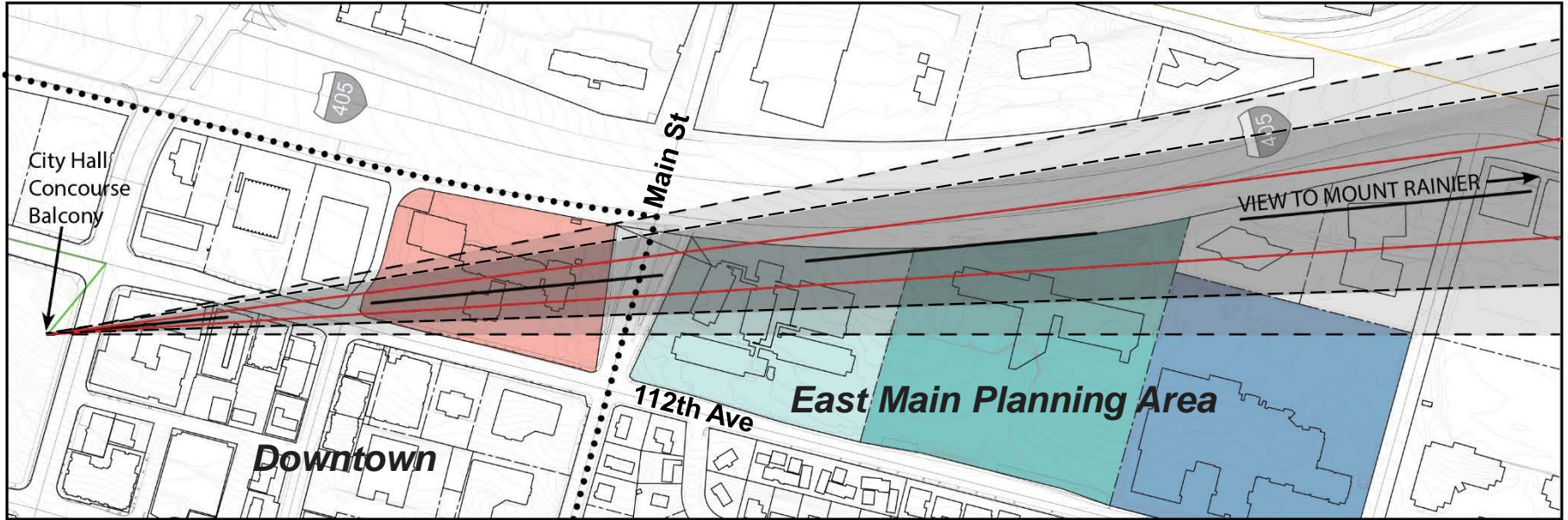
## LEGEND

- |   |                    |   |  |
|---|--------------------|---|--|
|  | 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                            |














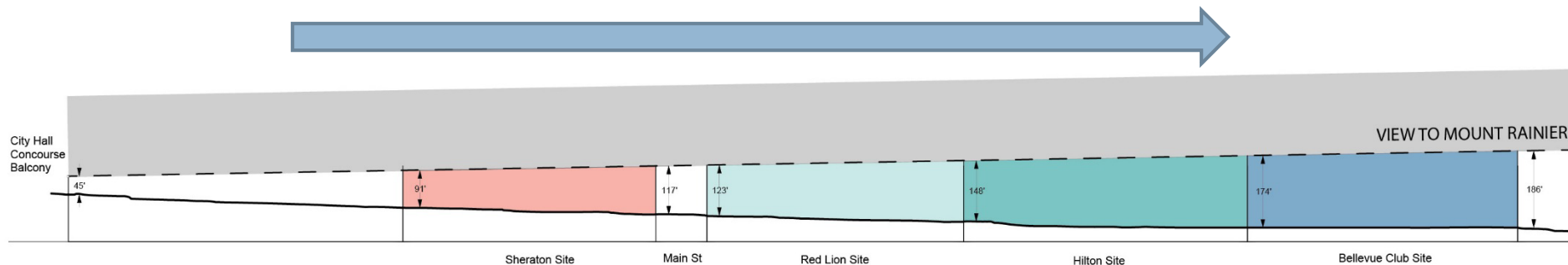
# View Corridor w/ Reduced Horizon Area








## 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                                     |

# Buildings Under View Corridor



## LEGEND

	Sheraton site		View corridor
	Red Lion site		
	Hilton site		
	Bellevue Club site		

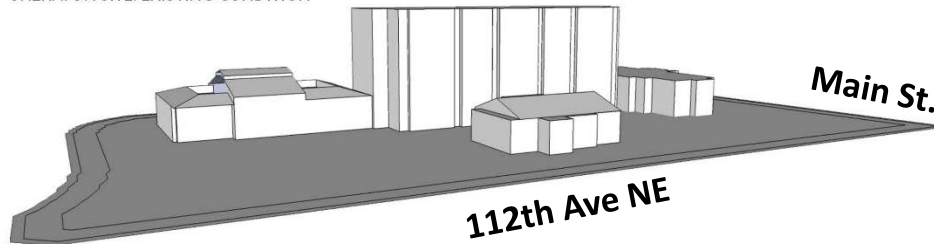
## Maximum building heights possible beneath the view corridor would be:

- 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.

# View Corridor – Sheraton Site

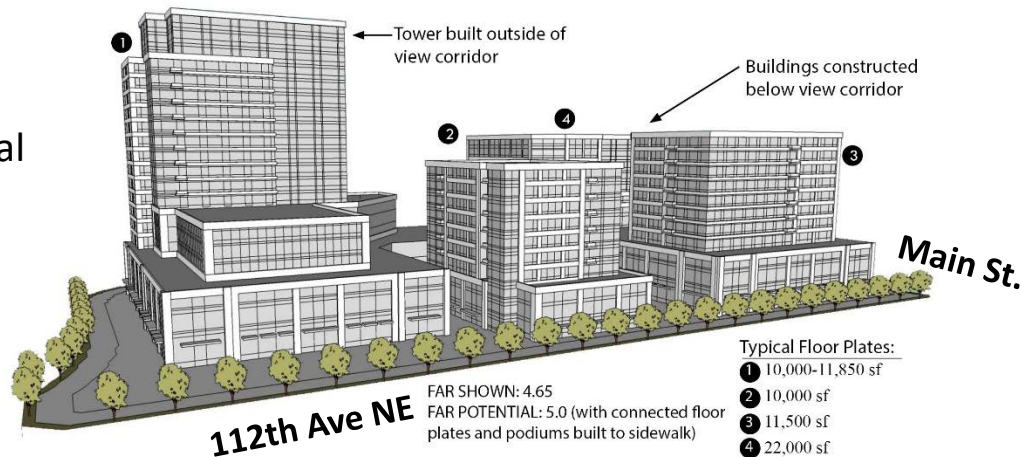
SHERATON SITE: EXISTING CONDITION



SHERATON SITE: POTENTIAL DEVELOPMENT UNDER EXISTING CODE

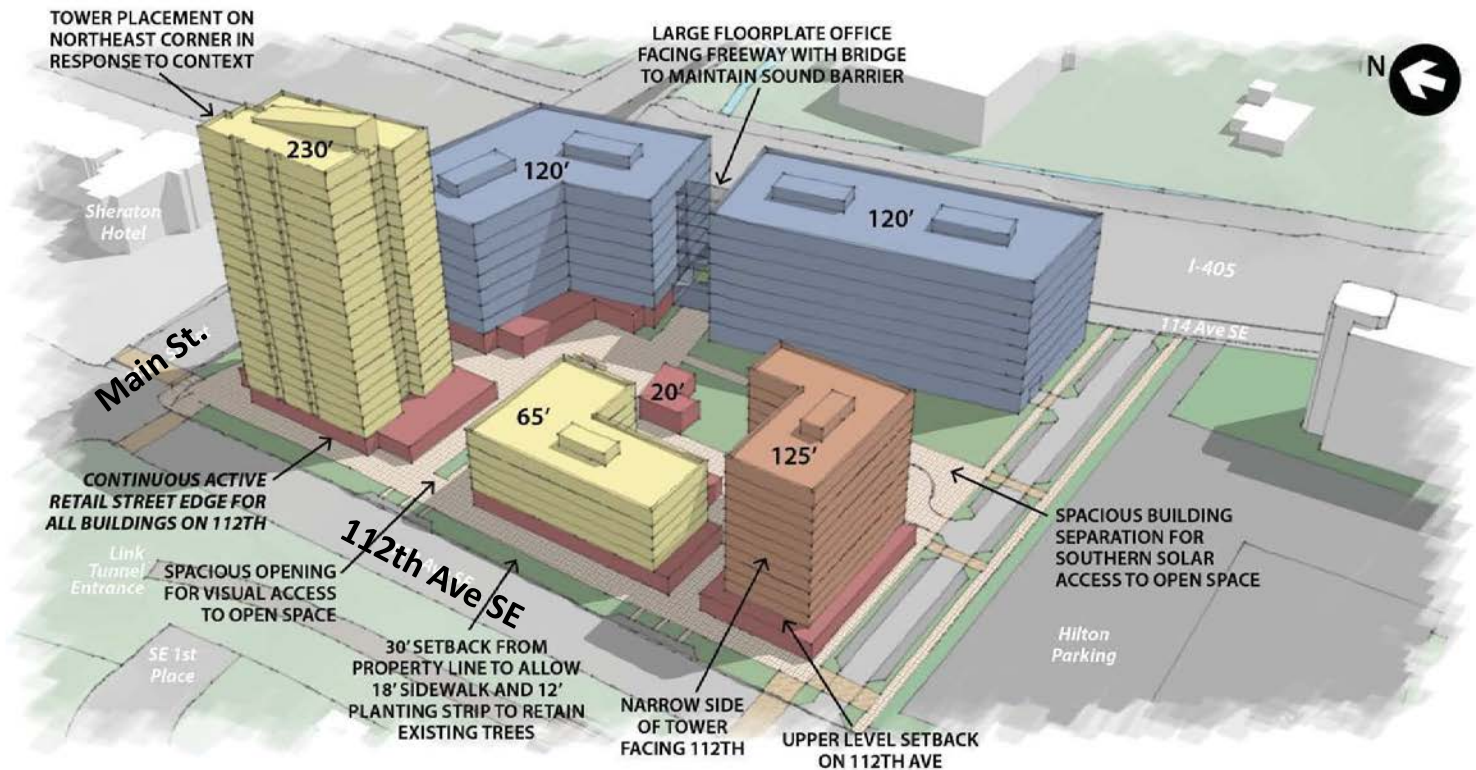


SHERATON SITE: POTENTIAL DEVELOPMENT UNDER CAC RECOMMENDATIONS WITH PROTECTED VIEWS



# View Corridor – Red Lion Site

## Massing Study With View Corridor Protection



DEVELOPMENT	
FAR	4.0
total sf	978,762
residential sf	319,590
retail sf	56,848
office sf	493,204
hotel sf	109,120
parking stalls	~1,500

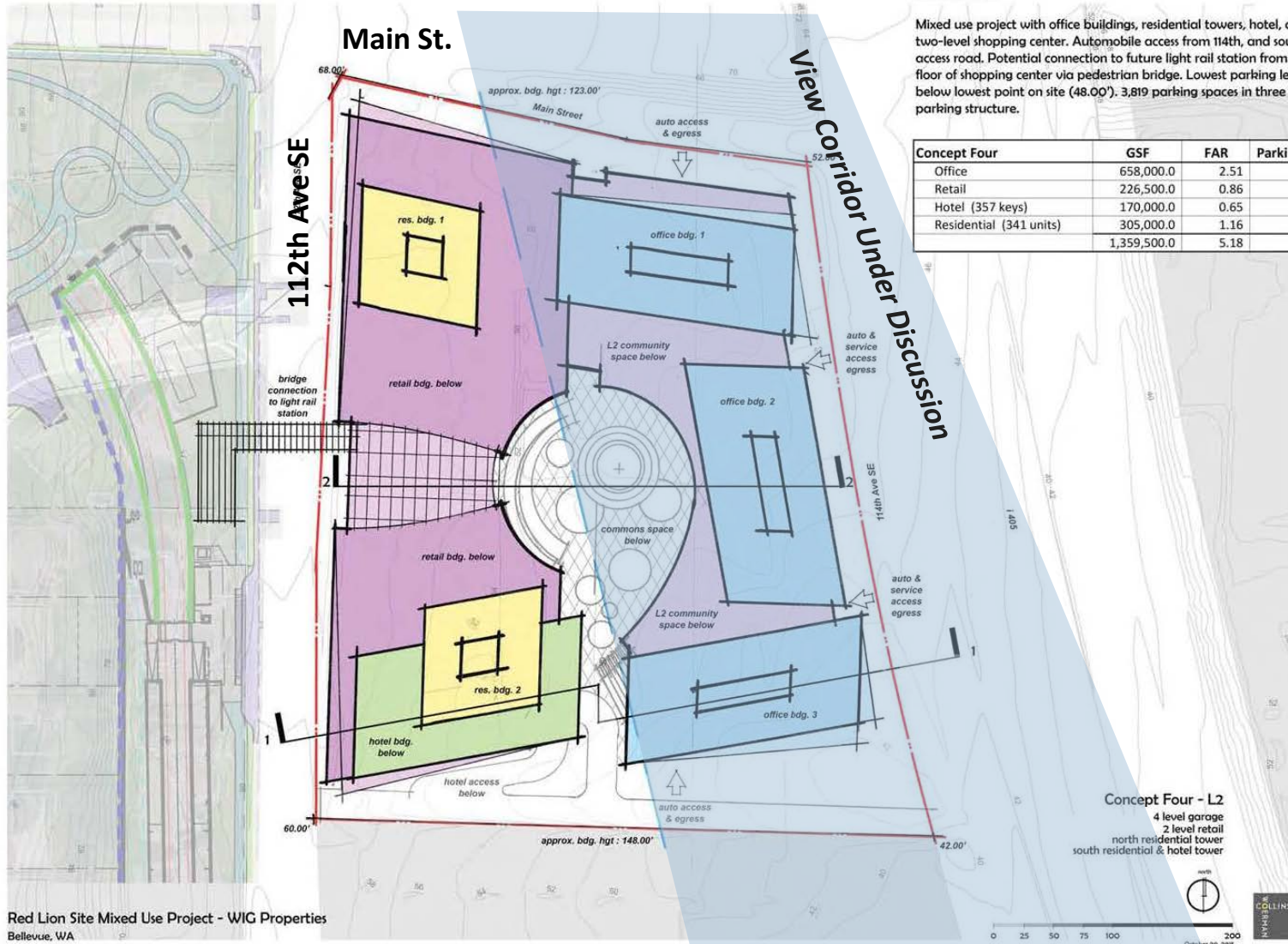
SITE	sf	acres	percent
total parcel area	244,388	5.6	100%
building footprint	117,751	2.7	48%
open space - hardscape	64,953	1.5	27%
open space - green	49,433	1.1	20%
roadway and surface parking	9,977	0.2	4%
impervious surface	192,681	4.4	79%

BUILDINGS	floorplate	height
highrise resid.	11,500	230'
midrise resid.	13,311	65'
office	32,642 / 31,688	120'
hotel	9,920	125'

- residential
- office
- retail
- hotel
- plaza/sidewalk
- green space

# View Corridor – Red Lion Site

## Site Design Concept With View Corridor Protection



### Concept Four:

Mixed use project with office buildings, residential towers, hotel, and a two-level shopping center. Automobile access from 114th, and southerly access road. Potential connection to future light rail station from second floor of shopping center via pedestrian bridge. Lowest parking level just below lowest point on site (48.00'). 3,819 parking spaces in three level parking structure.

Concept Four	GSF	FAR	Parking (stalls)
Office	658,000.0	2.51	2,303
Retail	226,500.0	0.86	907
Hotel (357 keys)	170,000.0	0.65	268
Residential (341 units)	305,000.0	1.16	341
	1,359,500.0	5.18	3,819

# For Council Consideration

## Alternatives:

1. Endorse the importance of protecting the subject view corridor from City Hall to Mount Rainier as a factor to be taken into account in the Downtown Livability and East Main Station Area Planning processes.
2. Direct that this view corridor not be taken into account in the Downtown Livability and East Main Station Area Planning processes, and direct staff to review existing policies accordingly.
3. Provide alternate direction to staff.