

Land Use Code Amendments

Permit Process and
Design Standards and Guidelines
for East Link Light Rail

City Council Public Hearing
October 22, 2012

Outcome for Tonight

- ▶ Orient stakeholders to the code amendment
- ▶ Hold the Public Hearing

Council direction not required

Rationale for the Draft Amendment

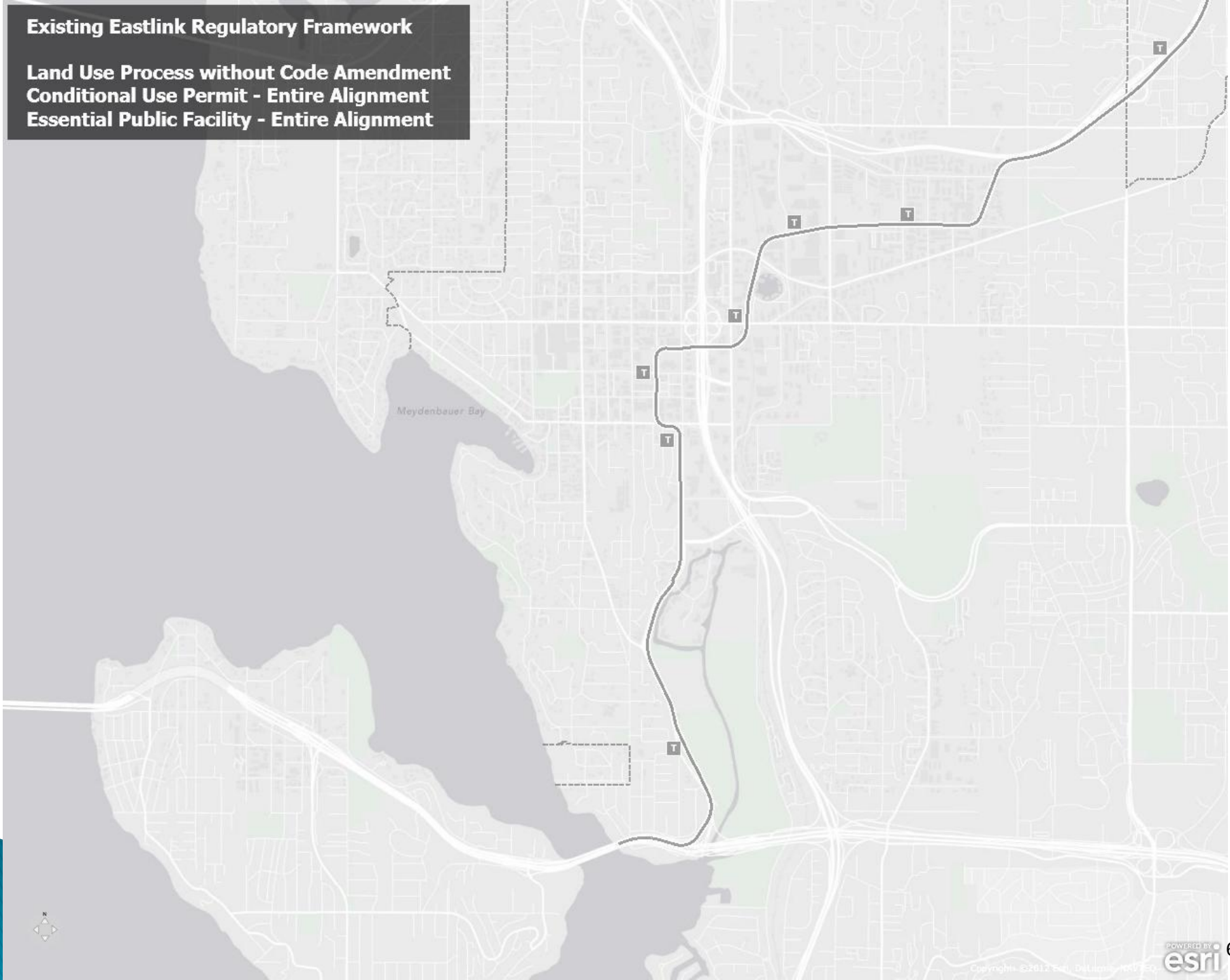
- ▶ Apply prior Comprehensive Plan policy and Light Rail Best Practices work through permit process
- ▶ Create a framework to tailor Essential Public Facility regulations to the specifics of light rail
- ▶ Consolidate currently applicable regulations into an “Overlay” of the Land Use Code to provide:
 - Certainty
 - Predictability
 - Ease of use
- ▶ Apply procedures and standards consistently to Light Rail Transit uses wherever they are proposed

Process Inconsistency and Regulatory Gaps

- ▶ East Link passes more than 20 land use districts:
 - Differing levels of required review
 - Differing applicability of standards
- ▶ Almost half of East Link is in ROW where land use provisions typically do not apply
- ▶ LU Code lacks content specific design guidelines

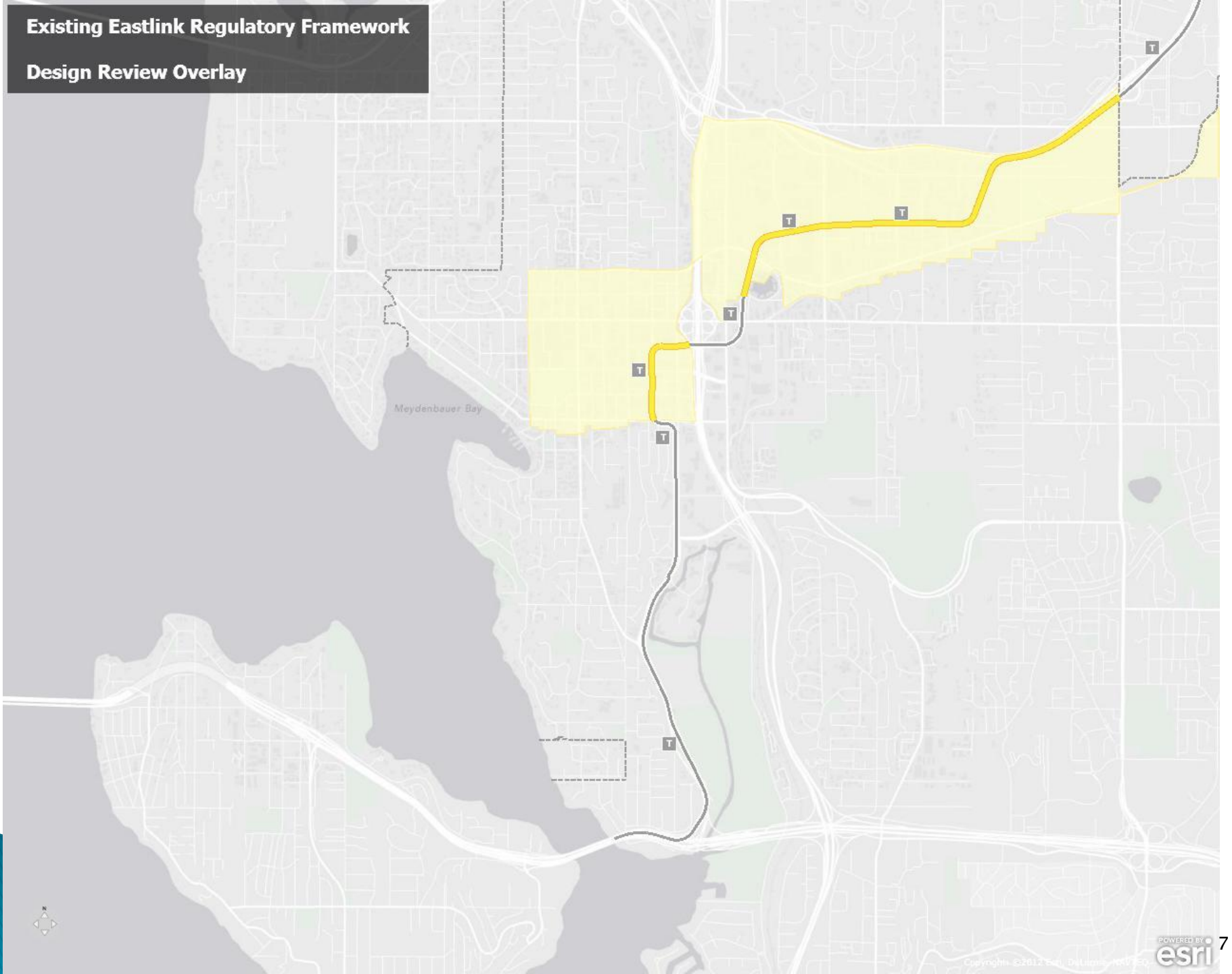
Existing Eastlink Regulatory Framework

Land Use Process without Code Amendment
Conditional Use Permit - Entire Alignment
Essential Public Facility - Entire Alignment



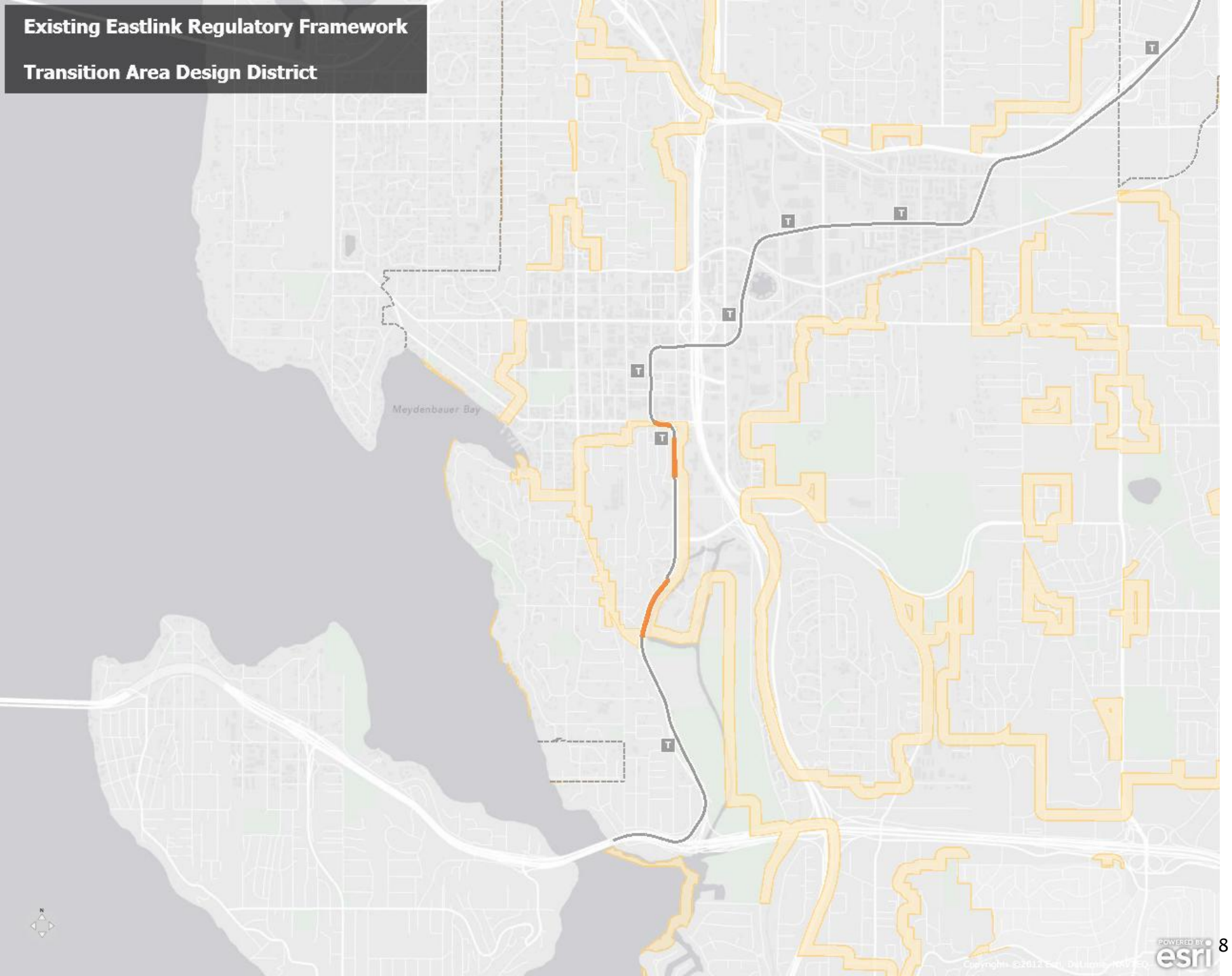
Existing Eastlink Regulatory Framework

Design Review Overlay



Existing Eastlink Regulatory Framework

Transition Area Design District

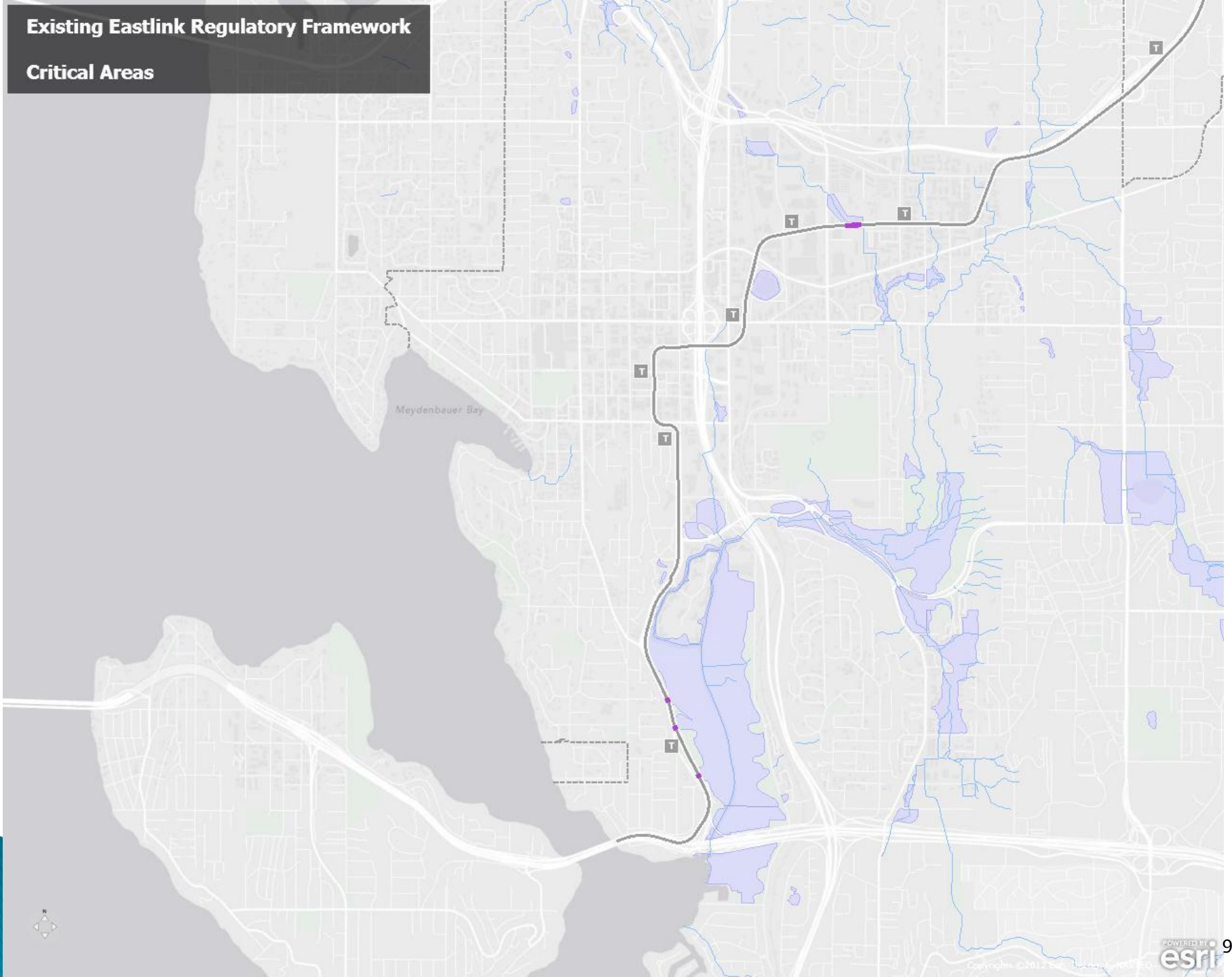


Meydenbauer Bay



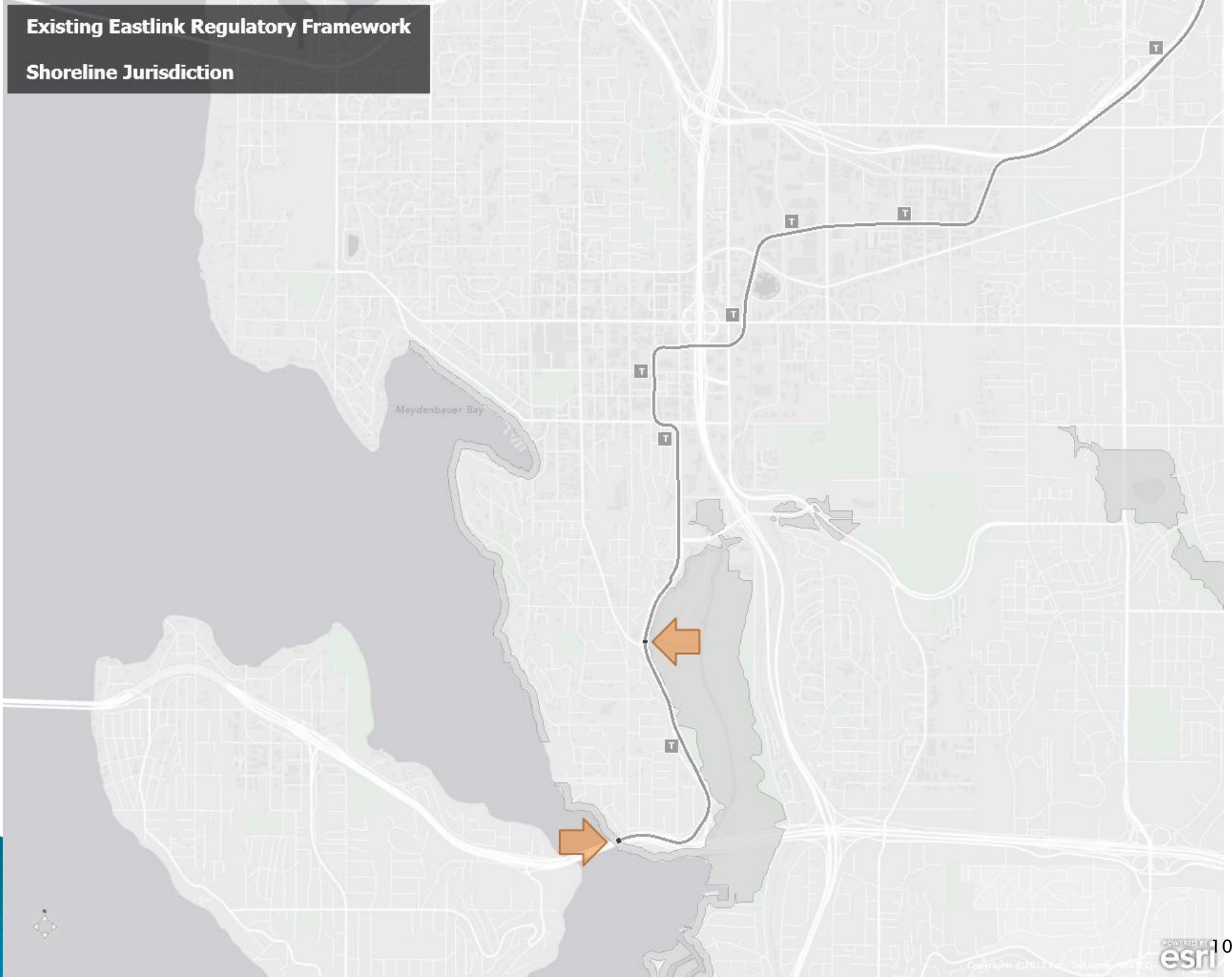
Existing Eastlink Regulatory Framework

Critical Areas



Existing Eastlink Regulatory Framework

Shoreline Jurisdiction



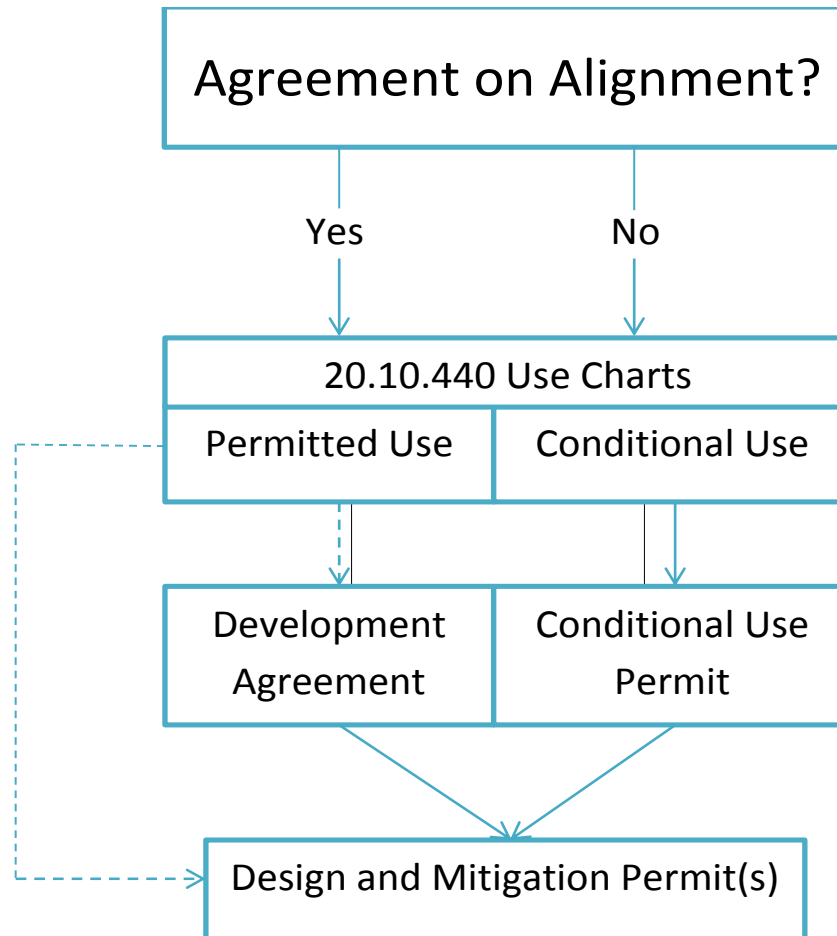
Substantive Gaps

Applicable LUC Provisions	Summary of Current Applicability to Light Rail	Incorporation into Overlay	Comments
Light and Glare 20.20.522	<ul style="list-style-type: none"> Light and glare provisions protect adjoining uses and vehicular traffic in the right of way Limitations on generation of light and glare would apply to Light Rail facilities located in multifamily and commercial land use districts 	Yes – Light and glare limitations included. See Draft Overlay section: <ul style="list-style-type: none"> 20.25M.040.D 	<ul style="list-style-type: none"> Overlay fills an existing gap by extending light and glare limitations to Light Rail facilities in every land use district
Mechanical Equipment 20.20.525	<ul style="list-style-type: none"> Mechanical equipment provisions ensure that installations do not detract from the appearance of a building Mechanical equipment provisions would require appropriate integration and screening of equipment associated with light rail facilities Applies to mechanical equipment located only outside the right of way 	Yes – Mechanical equipment provisions incorporated by reference. See Draft Overlay section: <ul style="list-style-type: none"> 20.25M.040.E 	<ul style="list-style-type: none"> Overlay fills an existing gap by extending mechanical equipment screening requirements to Light Rail facilities in every land use district and to any equipment located in the right of way
Recycling and Solid Waste Collection Areas 20.20.725	<ul style="list-style-type: none"> The recycling and solid waste provisions require collection areas for workers No other requirement to provide garbage receptacles at stations or park and ride locations 	Yes – recycling and solid waste collection provisions incorporated by reference. See Draft Overlay section: <ul style="list-style-type: none"> 20.25M.040.G 	<ul style="list-style-type: none"> Overlay fills gap by extending garbage and recycling receptacle requirement to stations and park and rides

Draft Code Major Components

- ▶ General Sections and Definitions
- ▶ Required Permits
- ▶ Development Standards
- ▶ Design Guidelines
- ▶ Administrative Modification

Required Permits



Development Standards

- ▶ Development Standards are rigid (or quantitative) requirements
 - Example: dimensional requirements
- ▶ Standards must be met in the absence of a modification approval
- ▶ Draft Amendment includes applicable:
 - Dimensional Requirements
 - Landscape Development standards
 - Provisions for impact mitigation (such as fencing, light and glare, parking, waste collection, and critical areas)

Design Guidelines

- ▶ Design Guidelines are more flexible (or qualitative)
- ▶ Describe features that are to be addressed in the design of projects
 - Each guideline could generate numerous solutions
 - Varied and imaginative designs are encouraged
- ▶ Draft Amendment includes:
 - Guidance for station area planning
 - Guidance for other light rail structures (such as traction power substations, signal bungalows, ventilations structures, signs, walls and barriers)

Stations



← At grade

Elevated



Tracks

Tunnel portal →



← At grade

Elevated →



TPSS

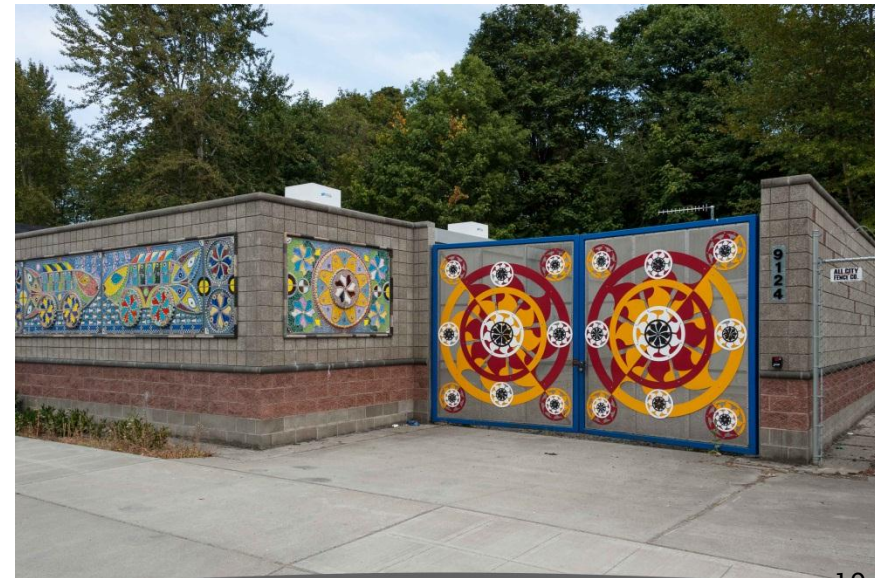
Screened



Unscreened

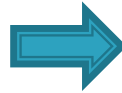


Screened



Mitigation Examples

Noise barrier



Vent enclosure

Signal bungalow screening



Signage



← Mt. Baker Station

Beacon Hill Station →



Public Hearing

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