

**CITY COUNCIL AGENDA TOPIC****Council Initiation of the BelRed Look Forward Land Use Code Amendment**

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**EXECUTIVE SUMMARY****DIRECTION**

Staff is seeking direction to initiate work on BelRed Look Forward Code Amendments to implement the BelRed Look Forward Comprehensive Plan Amendment and Subarea Plan, and direct the Planning Commission to process the Land Use Code Amendment (LUCA).

**RECOMMENDATION**

Direct staff to initiate work on BelRed Look Forward LUCA to implement the BelRed Look Forward Comprehensive Plan Amendment and Subarea Plan.

**BACKGROUND/ANALYSIS****Legislative History**

In 2009, in anticipation of East Link light rail, the City Council adopted a new subarea plan and land use code for the BelRed area. The plan anticipated the transformation of the former industrial area into a series of vibrant nodes with abundant new green space, businesses, and homes. With East Link largely complete, including BelRed and Spring District Stations, the city began the process of updating the 2009 plan, via the BelRed Look Forward.

On October 22, 2024, the City Council adopted the BelRed Look Forward Comprehensive Plan Amendment (CPA) through Ordinance No. 6810. The BelRed Subarea Plan was updated to:

- Reflect new information and changed circumstances;
- Strengthen implementation strategies such as improvements to the local street network, stream daylighting opportunities, and reinforcing the BelRed Arts District (see Attachment A);
- Increase development capacity within BelRed and plan for approximately 7,900 housing units and 14,200 jobs by 2044, comprising 23 percent and 20 percent of the City's overall housing and job comprehensive plan growth targets respectively;
- Provide clear guidance to facilitate implementation including a Land Use Code Amendment, capital investments, partnerships, and development review; and
- Lay the foundation for a portion of BelRed to be designated as a Countywide Center.

The BelRed Subarea Plan establishes 98 policies to implement the area's goal to *build upon BelRed's*

*existing economic, cultural, and natural assets, while integrating new places to live, work, recreate, and connect.*

### **Proposed Scope of Code Amendments**

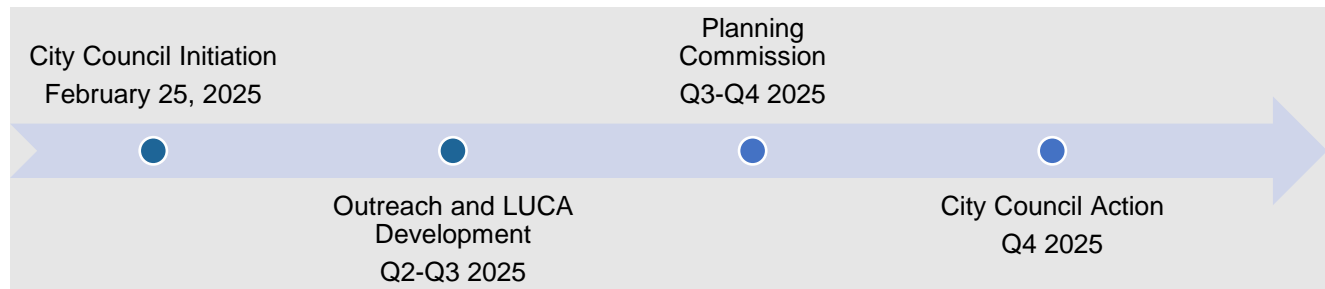
The current BelRed Land Use Code (LUC) contains development regulations in multiple sections that were adopted primarily to implement the previous comprehensive plan in 2009. Comprehensive plan land use map changes were adopted throughout BelRed to enable greater height and density, especially near light rail stations, which will also be addressed in the LUCA through rezones. These changes also include the expansion of medical-related uses along the 116th Ave NE corridor with the designation of high-rise mixed-use and mid-rise medical mixed-use. The future land use map is provided in Attachment A.

As such, major adjustments are necessary to implement newly adopted comprehensive plan policies and address opportunities to bring the code up to date with other recently adopted subarea code amendments and city initiatives. The BelRed Look Forward LUCA will incorporate portions of the Wilburton LUCA that have been developed through substantial stakeholder and Planning Commission involvement to create consistency between the neighboring transit-oriented development districts and utilize vetted land use, transportation, and development strategies. However, BelRed is envisioned as a unique district with its own opportunities, challenges, and user experiences. Staff will address the changes needed to the code as follows:

- Review existing code, and confirm areas needing amendments;
- Revise existing code and ensure consistency with the comprehensive plan and other city initiatives;
- Leverage Floor Area Ratio (FAR) and building height increases to create additional affordable housing opportunities through either a refined incentive-based approach or by establishing an affordable housing requirement;
- Refine the implementation approach to the BelRed streets plan and strengthen incentives for daylighting streams;
- Reinforce BelRed Arts District implementation strategies through land use code amendments;
- Coordinate review of draft code changes with internal and external stakeholders;
- Present draft code to planning commission at series of study sessions and a public hearing;
- Prepare implementation strategies and execute code amendments after council adoption.

The code amendment process is anticipated to include various departments and divisions within the city to ensure the LUCA incorporates ongoing city initiatives, best practices, and recently adopted legislation. This project will benefit from the stakeholder engagement framework developed under the Wilburton LUCA project, and many of the key stakeholders will continue to be engaged in this effort.

## Project Timeline



## Public Engagement

Staff will develop a public engagement plan with three modes of outreach to ensure the public, stakeholders, and interested parties have the opportunity to be informed and to provide comments.

- **Process IV Requirements.** Consistent with Chapter 20.35 LUC procedural requirements, public input will be solicited by a notice of application, notice of public hearing and the required public hearing.
- **Direct Engagement and Feedback.** Direct engagement with the development community and residents, including through Bellevue Development Committee (BDC) meetings.
- **Online Presence.** City webpage to provide the public information about the project, who to direct questions to, and how to submit comments.

## POLICY & FISCAL IMPACTS

### Policy Impact

The LUCA will implement the BelRed Subarea Plan and Comprehensive Plan policies.

### Fiscal Impact

Future development anticipated for the BelRed planning area as a result of amendments to the Land Use Code is expected to lead to substantial new housing opportunities and economic development with related capital investments in parks, arts, open space, and transportation facilities, and increases in public services.

## OPTIONS

1. Direct staff to initiate work on BelRed Look Forward Land Use Code Amendments.
2. Provide alternative direction to staff.

## ATTACHMENTS

- A. BelRed Arts District Boundaries
- B. Comprehensive Plan Future Land Use Map
- C. BelRed Subarea Plan

## AVAILABLE IN COUNCIL LIBRARY

BelRed Look Forward Comprehensive Plan Amendment – Ordinance No. 6810