

# BelRed Look Forward Land Use Code Amendment (LUCA)

## Study Session

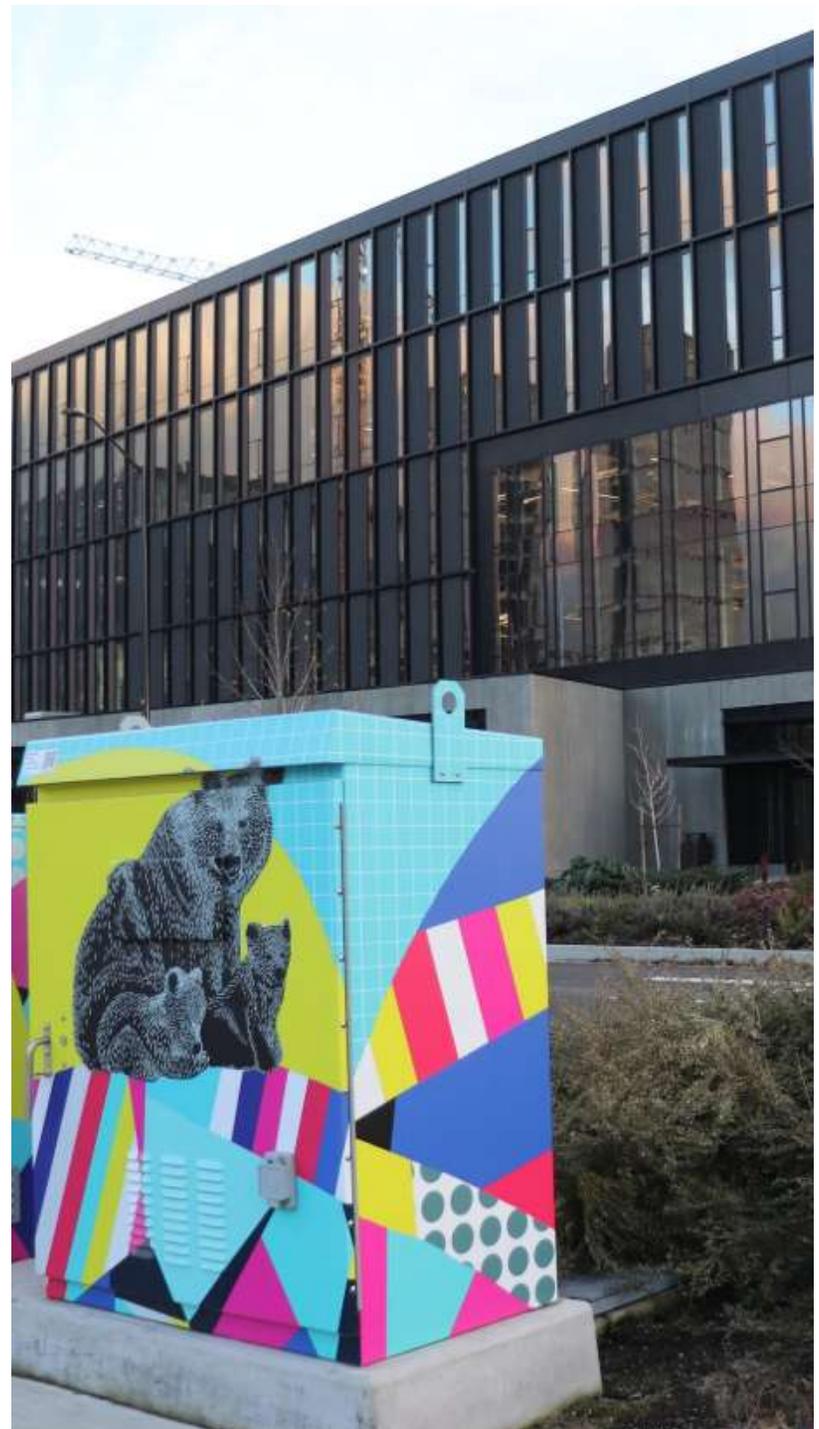
Kristina Gallant, Planning Manager  
Nick Whipple, Assistant Director  
Development Services Department

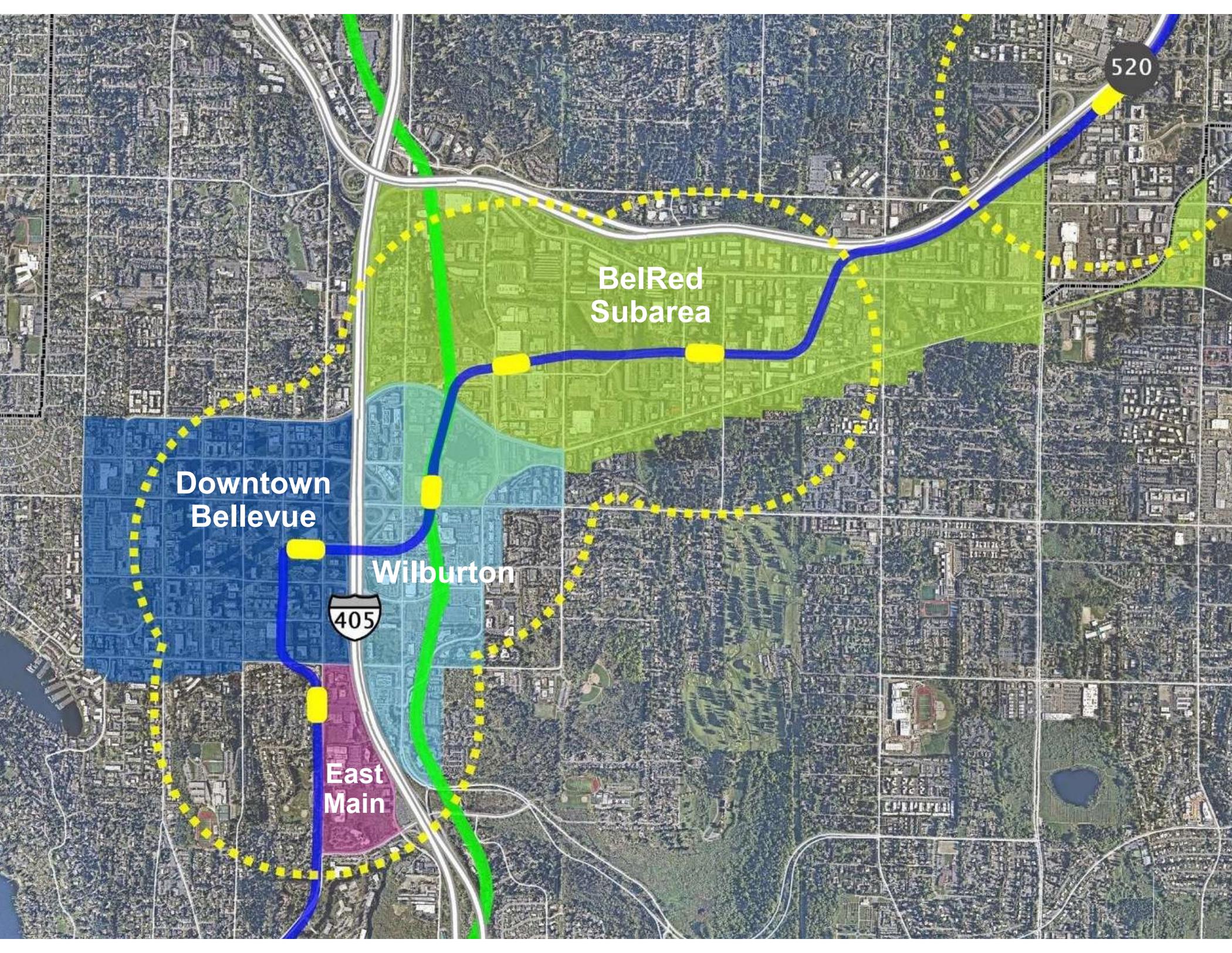
January 14, 2026



# Agenda

1. Vision & Policy Framework
2. Phase 1 Engagement
3. LUCA Elements
4. LUCA Schedule





Downtown  
Bellevue

BelRed  
Subarea

Wilburton

East  
Main

405

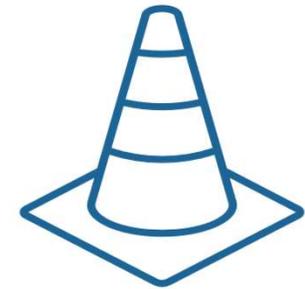
520

# 2009 BelRed Subarea Plan

- Updated Subarea Plan and Land Use Code in anticipation of light rail
- **Vision:** Transformation of industrial area into transit-oriented development and green space



More than 1 million SF of office in the Spring District



\$300 million for public transportation



Around 3,000 housing units constructed



2 Line averaging 8,800 daily boardings since Redmond extension



# BelRed Look Forward (2022-2026)

- Revisit areas of success and opportunities for improvement
- Planning process to update Subarea policies and map (adopted **October 2024**)
- Opportunity to meet new housing and jobs targets and improve effectiveness of existing BelRed code and policies



# BelRed Vision

A compact, **walkable**, mixed-use corridor,

A community supported by light rail and a robust multimodal transportation network that supports **sustainability, placemaking, and the arts**,

**A broad range of housing** at various levels of affordability,

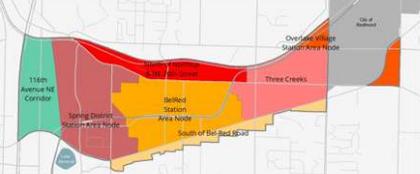
**A comprehensive, connected parks and open space system**, and

An area emphasizing environmental and **stream corridor restoration**



# Core Topic Areas

## Land Use, Housing & Urban Design




**Cultivating distinct economic centers and mixed-use Neighborhood Districts**





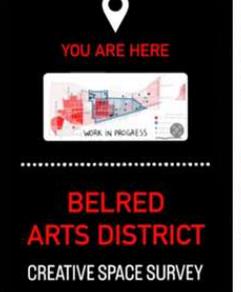
**Providing for a diverse range of housing and services within each district**

**Promoting the preservation of small businesses.**

**Incentivizing amenities that respond to unique site characteristics**

## Cultural & Community Connections






**Growing Community Capacity**

**Building Greater Recognition of the Arts District**

**Securing Long-Term Affordable Arts and Cultural Space**

**Fostering Community Connection and Learning**

## Transportation and Utilities






**Investing in a Complete & Connected Multimodal System**

**Working with Providers to Service Light Rail Stations**

**Developing a Multi-Use Trail System with Local & Regional Connections**

**Providing for a Connected, High-Quality Pedestrian Environment**

## Streams






**Improving Ecological Functions and Resilience**

**Exploring Opportunities for Regional Stormwater Facilities**

**Working Cross-Departmentally on Stream Rehabilitation and Restoration Plans**

**Incorporating Parks, Recreation, and Natural Amenities into Rights-of-Way**

# Council Priorities

---

- Called for stronger incentives for **stream daylighting**
- Directed exploration of incentives for **affordable commercial space & performance venues** to support arts, culture, and small businesses
- Requested review of **affordable housing requirements** to balance feasibility and equity
- Emphasized strengthening the **multimodal transportation network** to improve walking, biking, transit, and connectivity



---

# Phase 1 Outreach



# Phase 1 Outreach

---

## Goal

- Build shared understanding, gather early feedback, and build relationships

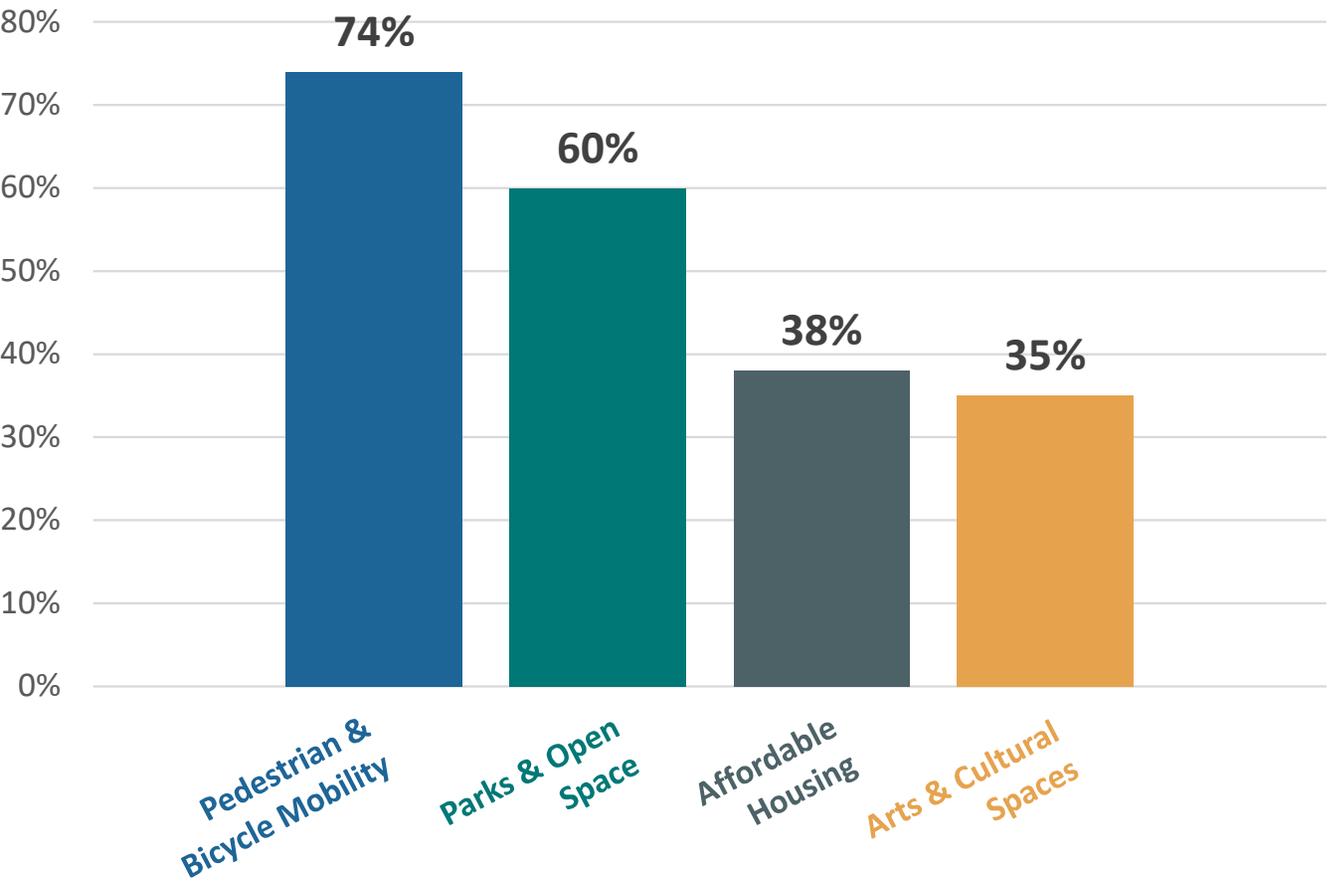
## What Was Done

- Staff listening sessions
- Bellevue Development Committee (BDC) meetings
- In-person events
- Online questionnaire
- Direct outreach to residents, property owners, developers



# Online Questionnaire

Top Priorities for BelRed



- 161 responses from residents, workers, owners, and visitors

## Slide 11

---

**KG1** Add other answer options to notes

Also add how responses were solicited

Gallant, Kristina, 2026-01-12T19:58:34.290

**KG1 0** Remember mailer to all BelRed addresses

Gallant, Kristina, 2026-01-13T22:14:38.112

# Core Themes & Insights

---

- Safety & mobility concerns
- Need for human-scale design and walkability
- Desire for arts and vibrant, connected public spaces
- Importance of preserving local identity and small businesses
- Local streets are essential for safety, walkability, economic vitality, and equitable access
- Stakeholders highlighted:
  - Local street layout should reflect parcel boundaries & constraints
  - Connectivity gaps inhibit walking/biking
  - Strict local street requirements can limit redevelopment

---

# LUCA Elements

*Note: Public working draft published December 31, 2025*



# Land Use Code Reorg.

- New Part 20.25B (Mixed-Use Districts) for baseline standards
- Overlay districts for neighborhood-specific needs
- Repeal and replace Part 20.25D (BelRed)
- Transfer Wilburton-specific provisions from Part 20.25R to 20.25C

City of Bellevue  
LAND USE CODE

October 2025

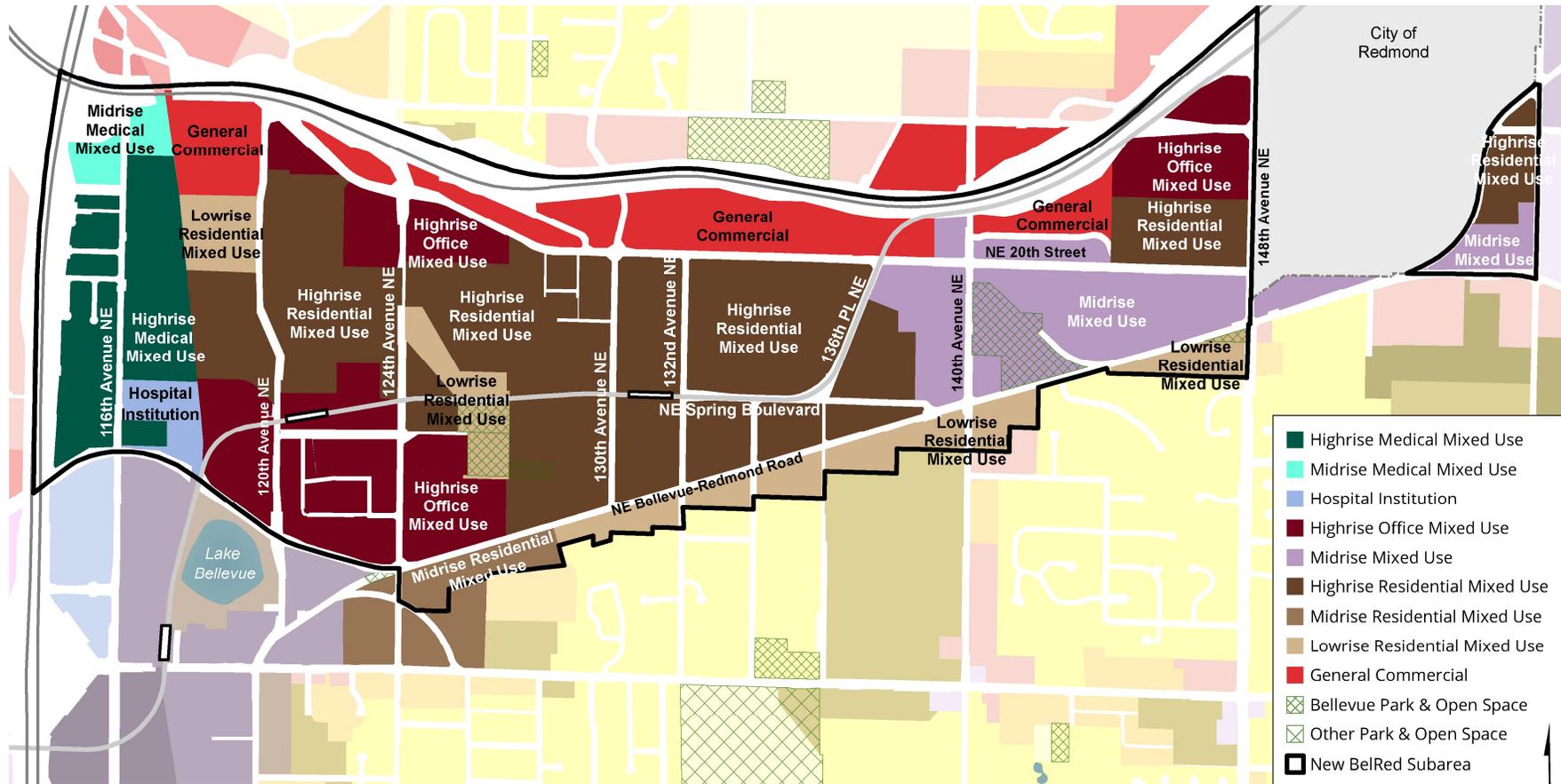
Codified, Indexed, and Published by  
Code Publishing Company  
Reprinted 2003

Preface	
Chapter 20.10	Land Use Districts <b>Amended</b> <b>Revised</b>
Chapter 20.20	General Development Requirements <b>Amended</b> <b>Revised</b>
	General Requirements <b>Amended</b> <b>Revised</b>
	Word Index <b>Amended</b> <b>Revised</b>
Chapter 20.25	Special and Overlay Districts <b>Amended</b> <b>Revised</b>
Part 20.25A	Downtown <b>Amended</b> <b>Revised</b>
Part 20.25C	Office and Limited Business (OLB) and Office and Limited Business 2 (OLB 2) Districts <b>Revised</b>
Part 20.25D	BelRed <b>Amended</b> <b>Revised</b>
Part 20.25E	Shoreline Overlay District

*Note: Entire LUC not shown.*



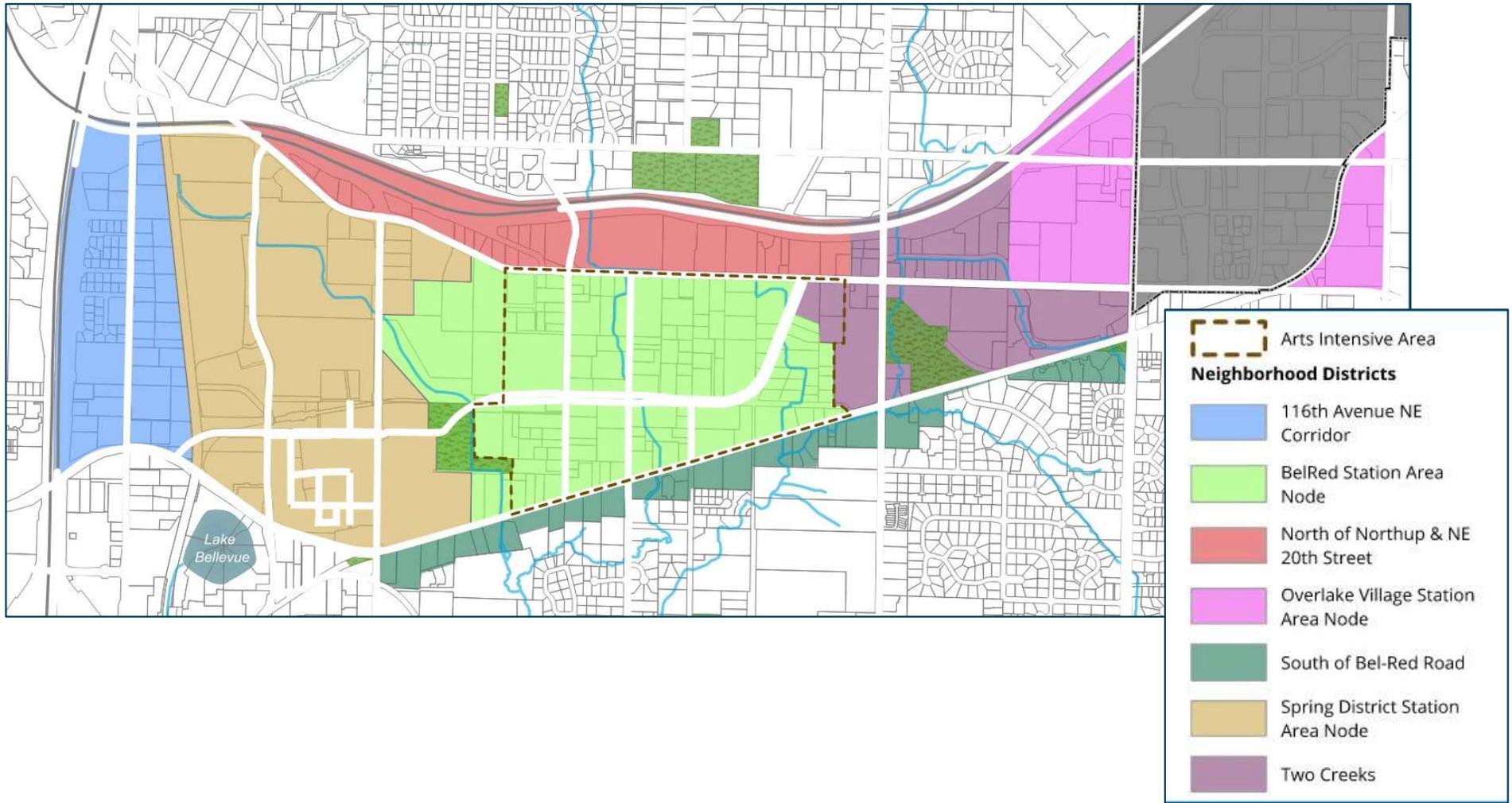
# Land Use Districts



Zoning to track 1:1 with Future Land Use Map



# Neighborhood Districts & Arts District Intensive Area



# Land Use Flexibility

- All uses permitted unless prohibited or subject to conditions/special requirements (same as Wilburton)
- Non-conforming uses, structures, and sites to remain while adapting to new code requirements over time (same as Wilburton/HOMA)



# Local Streets & Block Sizes

## Local Streets: Policy-Based, Refined, and Still Evolving

- Grounded in adopted BelRed policy to support walkability, connectivity, and multimodal access — not a new concept
- Significantly revised local street map with over a dozen required segments removed and more flexibility for private access corridors
- New area where block distance requirements apply
- Focused on outcomes, not rigid grids — prioritizing connectivity, small walkable blocks, and access where it matters most

**More refinements likely before March + deeper dive**



# Local Streets: Current Map

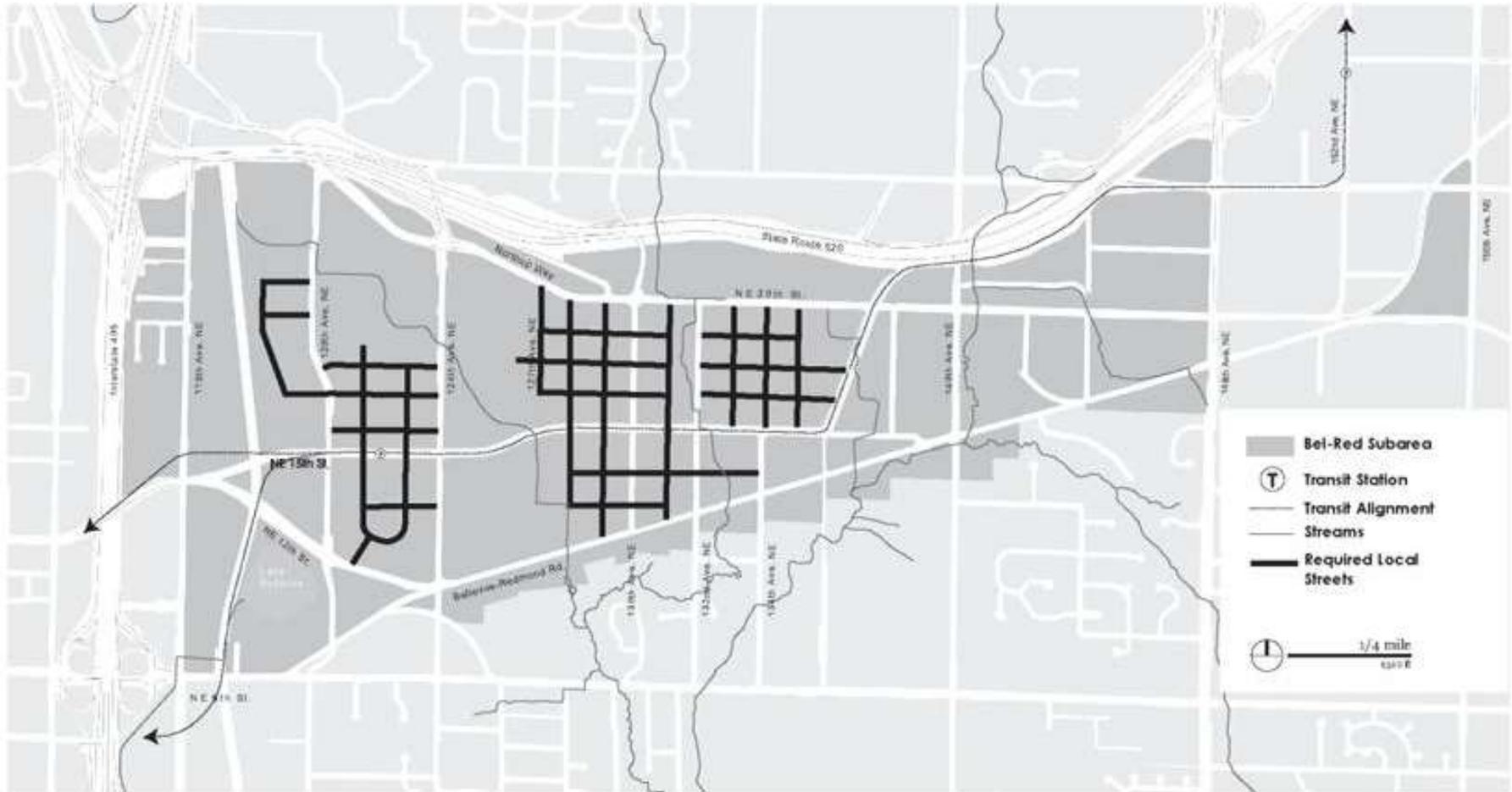
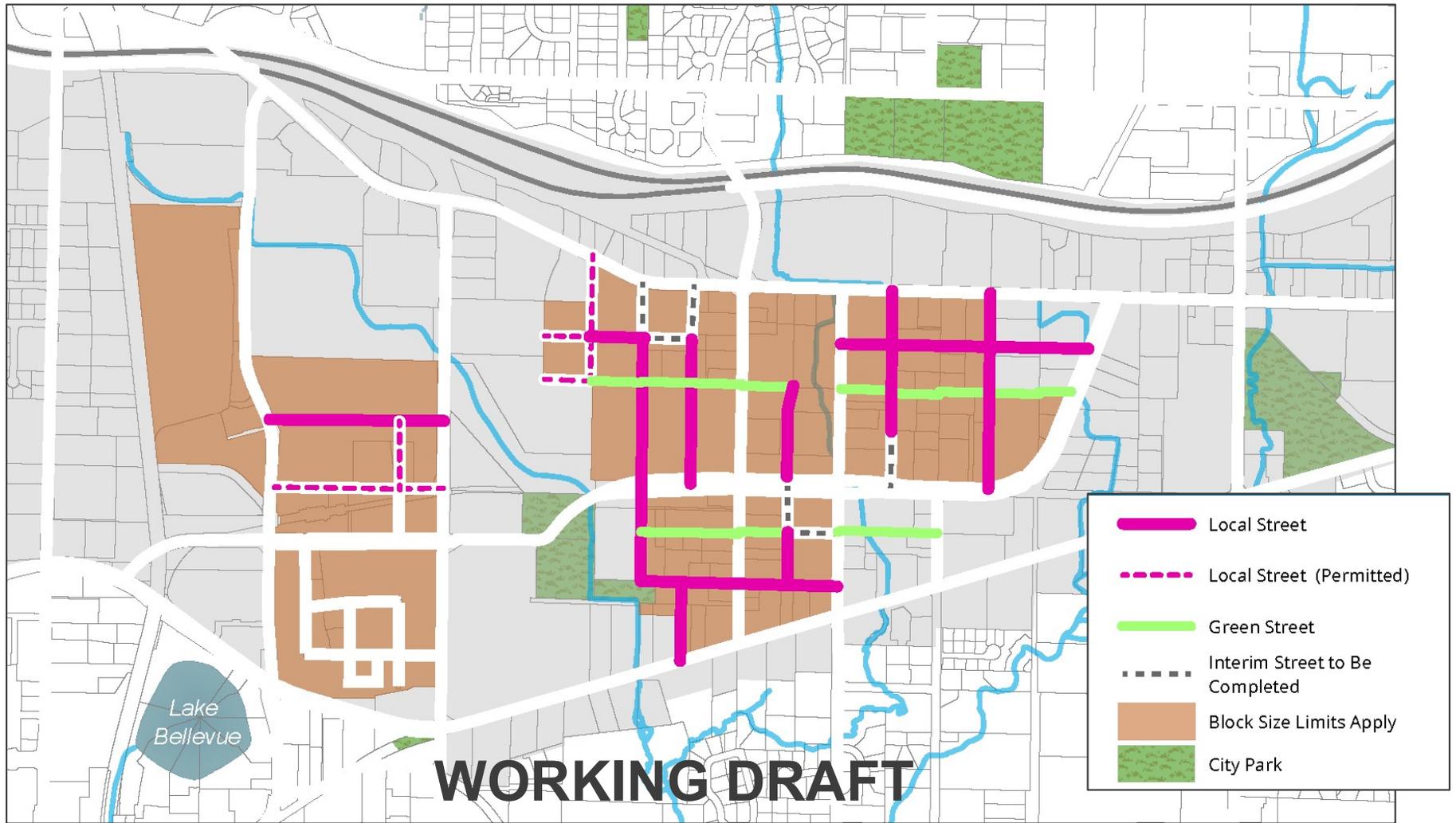


Figure 20.25D.140A: Required New Local Streets



# Local Streets: Draft Map



**Slide 20**

---

**KG1**

**Comparison - show current local street map**

Gallant, Kristina, 2026-01-14T00:01:55.734

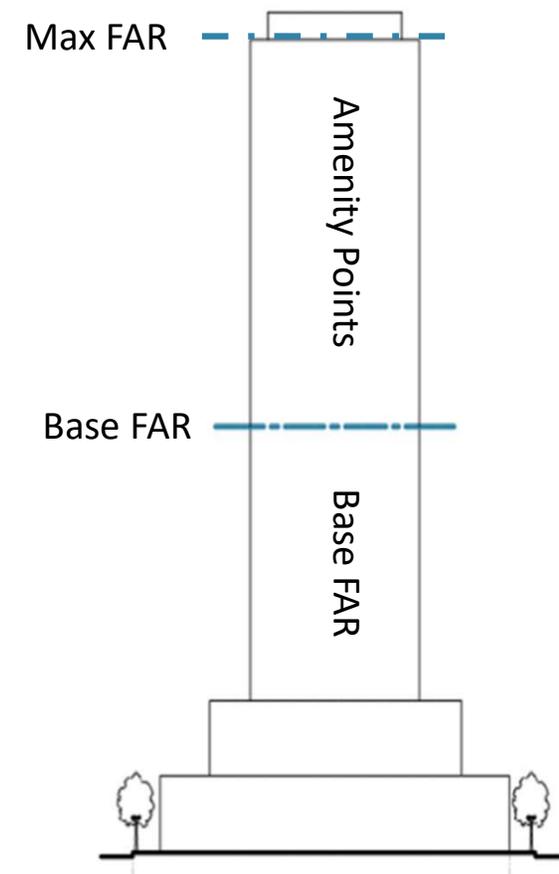
# Building Design & Affordable Housing

- Aligns with Wilburton design standards
  - Height, floorplates, and flexibility for mass timber & life science
- Increases FAR and heights in the TOD overlay
- Moves from voluntary to mandatory affordable housing framework
  - Required by state law (HB 1491) by 2029
- Matches Wilburton inclusionary requirements
  - Rental: 10% @ 80% AMI • 7% @ 60% • 5% @ 50%
  - For-Sale: 10% @ 100% AMI • 7% @ 80%
  - On-site, off-site, land transfer, or fee-in-lieu options
- MFTE updates anticipated to support feasibility
  - Economic analysis coordinated across efforts

*Note: MFTE changes are outside Planning Commission review*

# Amenity Incentive System

- Participation required to exceed base FAR
- Draft structure similar to Downtown structure:
  - Tier system removed
  - Opportunity to adjust amenity scoring by neighborhood district
  - Subset of amenities prioritized within Arts District Intensive Area
  - Stream daylighting and provision of planned park and trail amenities take precedence



# Amenity Incentive System

## Amenity Options:

1. Affordable housing/deeper affordability\*
2. Affordable commercial space\*
3. Park dedication
4. Trail dedications and easements
5. Stream restoration
6. Regional Transfer of Development Rights (TDRs)
7. Child care or nonprofit space\*
8. Public restrooms
9. Public art\*
10. Outdoor plazas\*
11. Green building certification
12. Active recreation areas
13. Natural drainage practices

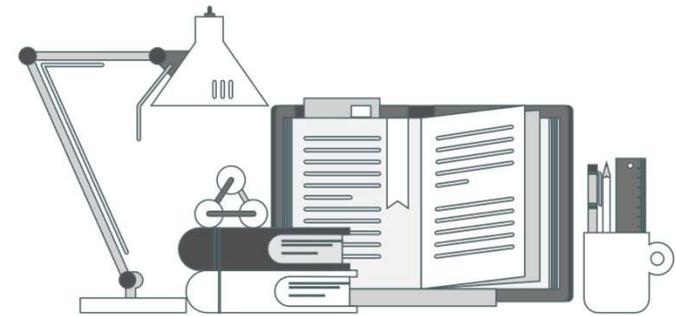
New Options Proposed  
Existing Option to be  
Updated

*\*Priority Amenity in Arts Intensive Area*



# Supporting Analysis

- Economic & development feasibility analysis
  - Evaluating cost drivers and financial performance
  - Informed by Development Services, Office of Housing, and transparent developer input
- Affordable housing nexus study
  - Establishing the legal basis for inclusionary zoning
  - Calculates maximum supportable in-lieu affordable housing fee
- Implementation Review
  - Identifying technical issues and opportunities to improve clarity
  - Leveraging cross-department expertise and operational experience
  - Potentially adding or refining building and site standards



# LUCA Approach

