



# BelRed Look Forward LUCA

## Planning Commission Study Session

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May 14, 2025

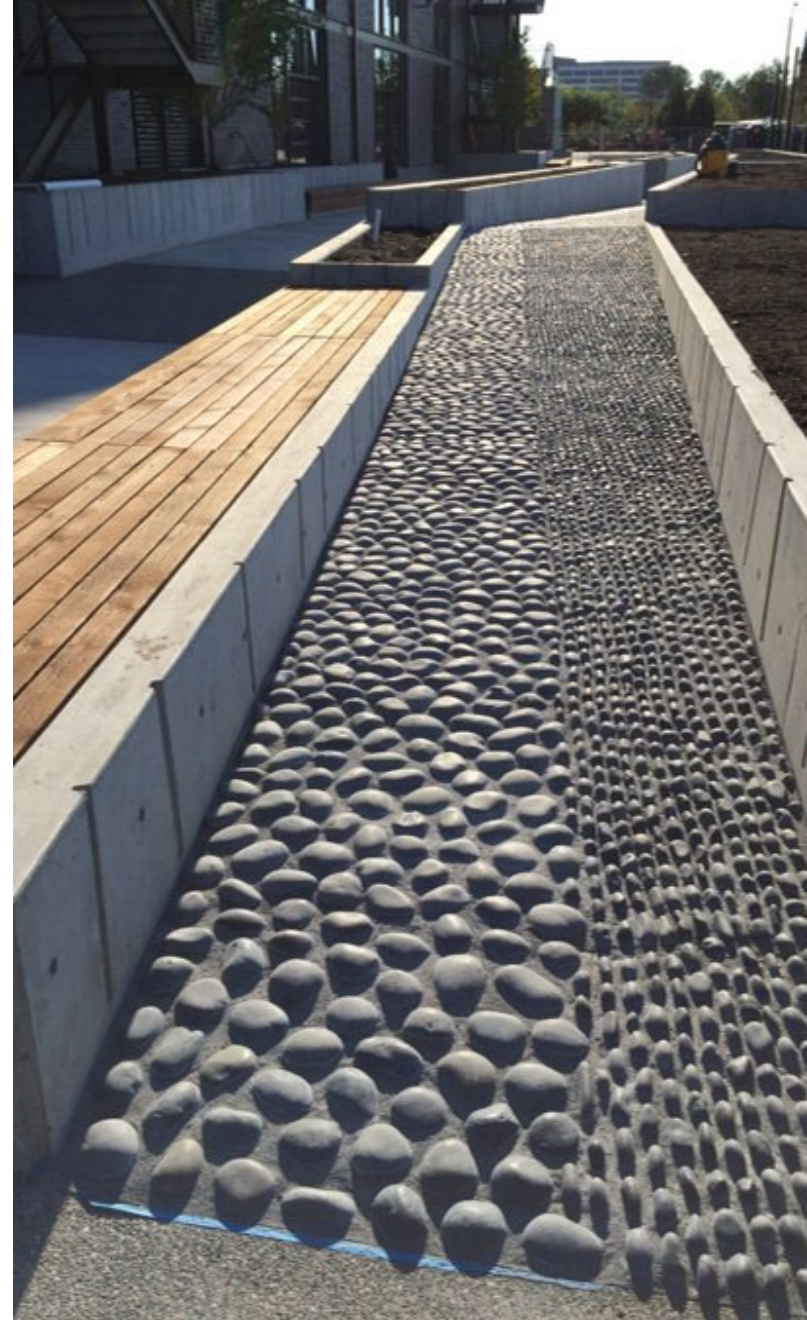


City of Bellevue

# Agenda

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1. What is BelRed Look Forward?
2. Comprehensive Plan and Subarea Plan
3. Proposed Approach & Scope
4. Engagement & Timeline





# What is BelRed Look Forward?

- **Look Back – 2009**
  - Updated Subarea Plan in anticipation of light rail.
  - Transformation of industrial area into TOD and green space.
- **Look Forward – 2022-2025**
  - 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
- **Look Forward LUCA - 2025**
  - Implement adopted subarea plan and future land use map
  - Refinements to existing code – not a bottom-up overhaul
  - General periodic cleanup



# City Context & Needs

- Planning for 35,000 or more new housing units by 2044
  - 7,900 new units in BelRed
- Planning for 70,000 new jobs citywide
  - 14,200 new jobs in BelRed



# Clear Policy Guidance



## BELRED

### WHAT YOU WILL FIND IN THIS PLAN

- Overview
- BelRed Vision
- Goals and policies
- Project lists and map



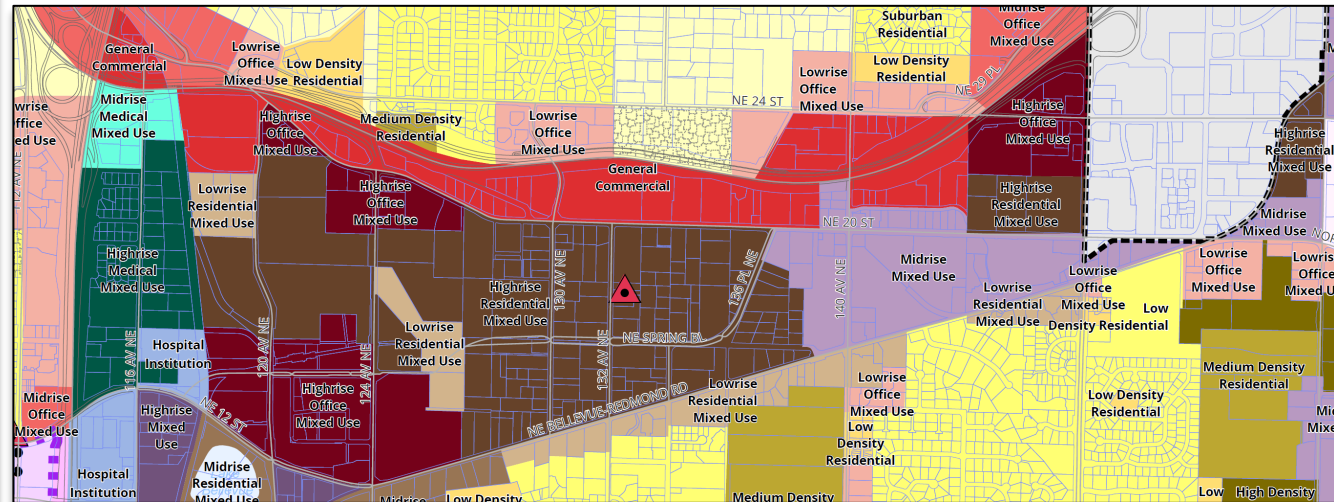
### GOAL

To continue developing a sustainable urban development pattern that dramatically reshapes the future of the BelRed Subarea, while allowing the area to transition gracefully from its past.

### OVERVIEW

Connected via light rail to Downtown Bellevue in the southwest and to Redmond's Overlake Village and the Microsoft Campus in the northeast, BelRed is a geographically expansive area with diverse natural and built environments covering over 860 acres. The area has undergone several transformations in its past, and it is currently undergoing its most recent transformation from a light industrial area with large lots and acres of surface parking into a Countywide Growth Center with a collection of vibrant, diverse, and walkable neighborhood districts oriented around light rail.

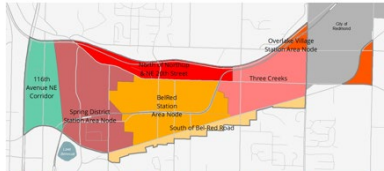
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# Core Topic Areas

## 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



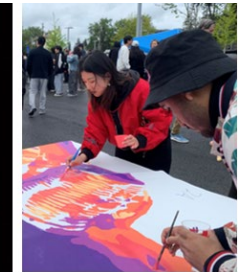
Growing Community Capacity



Building Greater Recognition of the Arts District



Securing Long-Term Affordable Arts and Cultural Space



Fostering Community Connection and Learning

## Transportation and Utilities



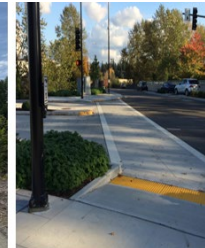
Investing in a Complete & Connected Multimodal System



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



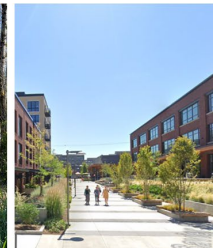
Improving Ecological Functions and Resilience



Exploring Opportunities for Regional Stormwater Facilities



Working Cross-Departmentally on Stream Rehabilitation and Restoration Plans



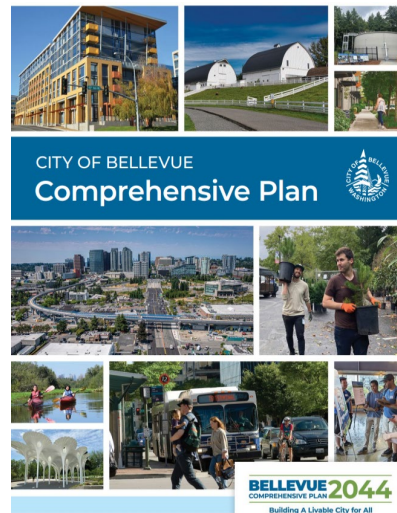
Incorporating Parks, Recreation, and Natural Amenities into Rights-of-Way



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# Proposed Approach

- A. Review existing code, and confirm areas needing amendments;
- B. Revise existing code and ensure consistency with the comprehensive plan and other city initiatives;
- C. Incorporate learnings from BelRed code implementation and approaches vetted through Wilburton LUCA process, as appropriate



# Engagement Approach

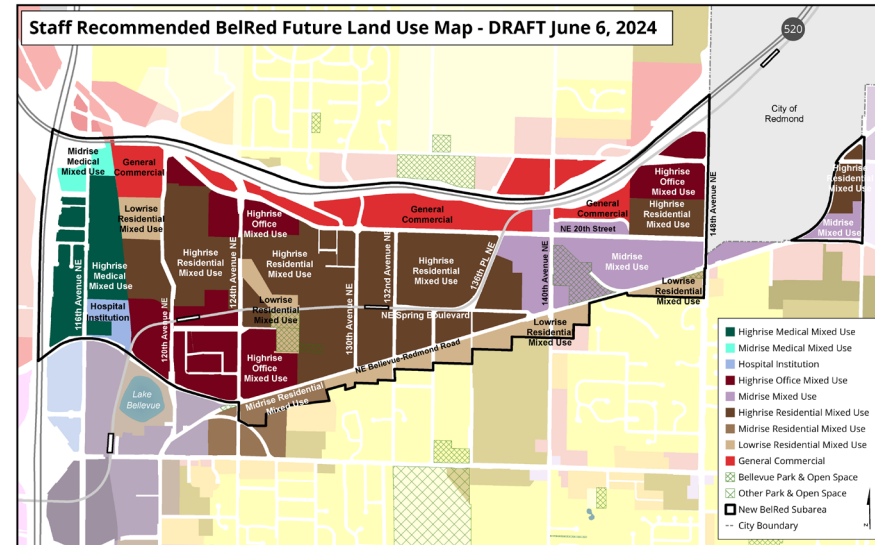
- Coordinate review of draft code changes with internal and external stakeholders
- Present draft code to planning commission at series of study sessions and a public hearing
- Implement and monitor code amendments after council adoption





# Known Update Points: Land Use

- New and revised land use districts
- Enable greater height and density, especially near light rail stations
- Expand medical-related uses along the 116th Ave NE corridor
- Renew Transfer of Development Rights option
- Existing Conditions/Nonconforming
- Compliance with recent legislation



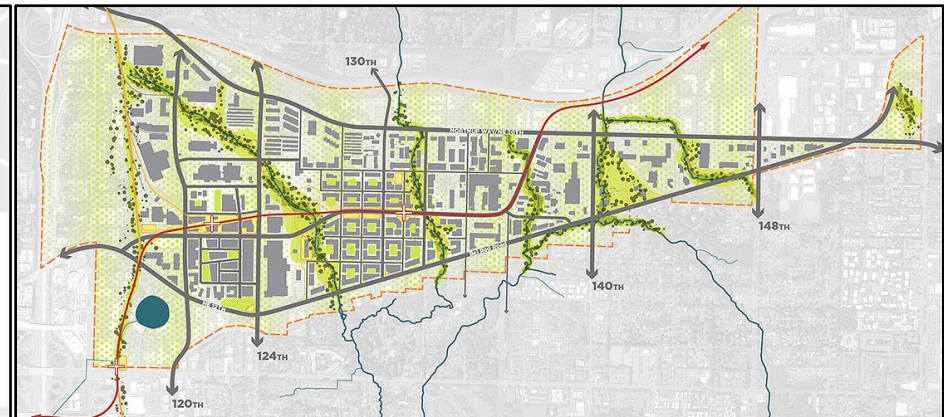
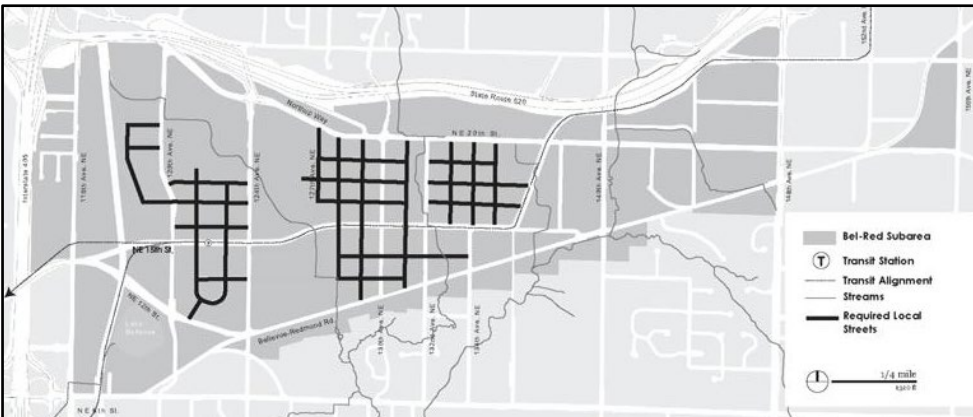
# Known Update Points: Housing

- Evaluate two affordable housing options:
  - A. Refine current **voluntary** incentive approach; or
  - B. Establish **requirement** for affordable housing
- MFTE Benefits
- Compliance with Recent Legislation



# Known Update Points: Streets and Streams

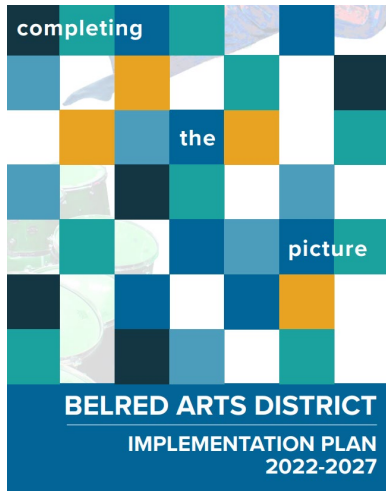
- Refine implementation approach to BelRed streets plan
  - Flexibility for certain local streets and decision criteria
  - Reinforce vision for mobility networks
  - Updates to streets plan for consistency with LUCA
- Strengthen incentive for daylighting streams
  - Stream buffers (addressed in CAO update but impacts to BelRed)





# Known Update Points: Arts

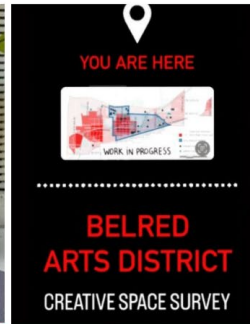
- Expand LUC approach to supporting the arts and artists
  - Greater flexibility for live/work, entertainment spaces, maker spaces
- Reinforce BelRed Arts District/Intensive Area



Growing  
Community  
Capacity



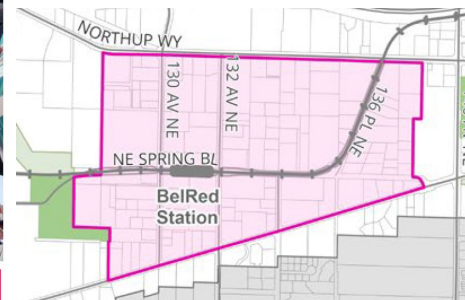
Building Greater  
Recognition of the  
Arts District



Securing Long-Term  
Affordable Arts and  
Cultural Space



Fostering  
Community  
Connection and  
Learning



# Initial Feedback

- A. Land Use and Housing
  - A. Amenity System Prioritization
  - B. Land Use District Intent and Scale
  - C. Affordable Housing Consistency Across City and MFTE Assumptions in Proposals
- B. Streets and Streams
  - A. Local Street Implementation
  - B. Street Alignment
  - C. Stream Daylighting as a Priority and Buffer/Critical Areas Ordinance Considerations
- C. Arts
  - A. Housing and Commercial Space for Artists
  - B. Festival Streets and Open Space for Events



# Anticipated Schedule

Tonight



**February 25**  
**Council  
Initiation**

**PC Update**

**Q1-Q2 2025**  
Draft for  
review &  
engagement

**Q3 2025**  
Planning  
Commission  
Review

**Q4 2025**  
City Council  
Review and  
Action





# Questions?

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