



# BelRed Look Forward LUCA

## Study Session

Nick Whipple, Assistant Director  
Josh Steiner, AICP, Senior Planner  
**Development Services Department**

Thara Johnson, Planning Director  
**Community Development Department**

February 25, 2025



City of Bellevue

# Direction Needed from Council

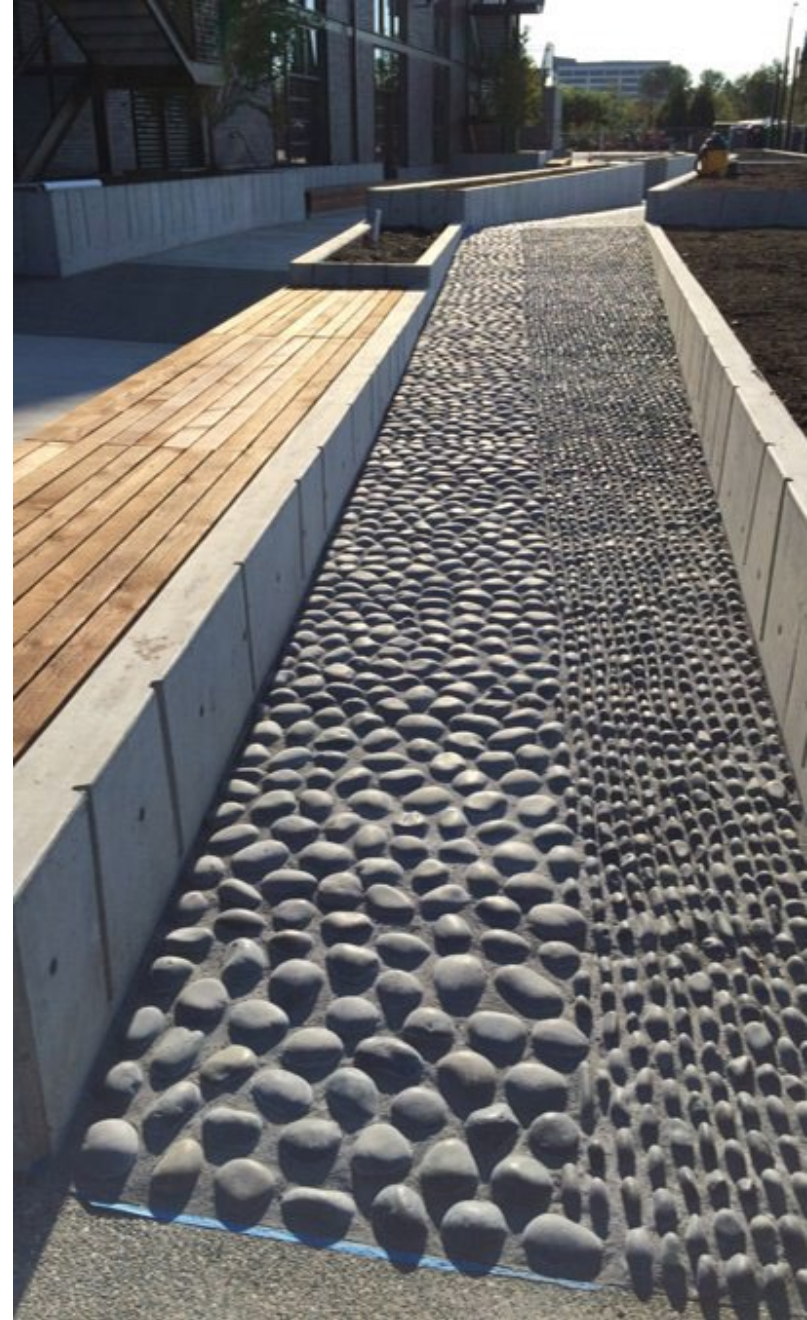
Consider initiating the BelRed Look Forward Code Amendments to implement the BelRed Look Forward Comprehensive Plan Amendment and Subarea Plan.



# Agenda

---

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




# City Context & Needs

- Planning for 35,000 or more new housing units by 2044
  - 7,900 new units in BelRed
- Targeting additional 5,700 affordable units by 2036
- Planning for 70,000 new jobs citywide
  - 14,200 new jobs in BelRed



# Clear Policy Guidance


BELRED →



## 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.

CITY OF BELLEVUE COMPREHENSIVE PLAN - BELRED - PAGE 11

- ➔ Land Use Code Amendments
- ➔ Park Acquisitions & Improvements
- ➔ Arts District Implementation
- ➔ Stream Restoration
- ➔ Multimodal Access & Walkability

# A Framework for the Future

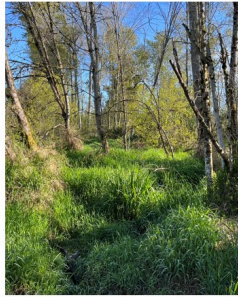
## Open Space & Natural Systems



Improving  
Ecological Functions  
and Resilience



Exploring  
Opportunities for  
Regional Stormwater  
Facilities

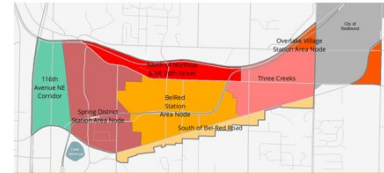


Working Cross-  
Departmentally  
on Stream  
Rehabilitation and  
Restoration Plans



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

## 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



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



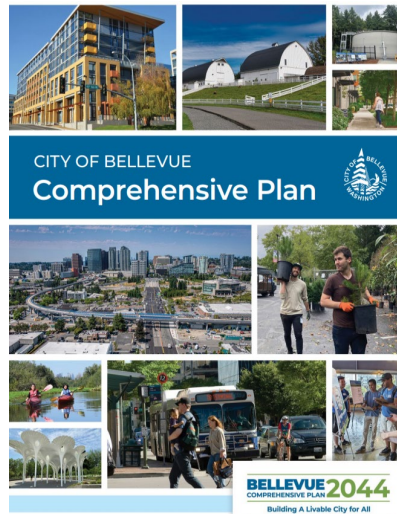
Providing for a  
Connected, High-  
Quality Pedestrian  
Environment



City of Bellevue

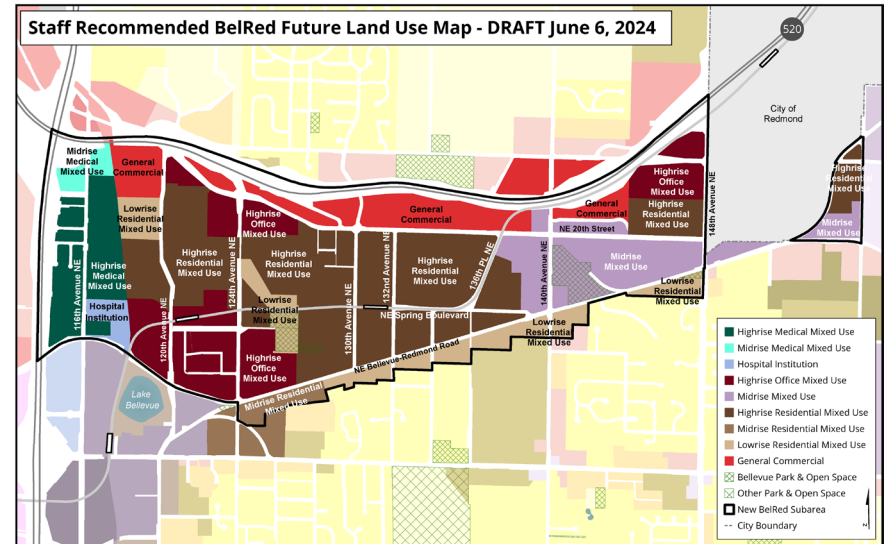
# Proposed Approach

- 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



# Proposed Scope – Land Use & Housing

- Expand medical-related uses along the 116th Ave NE corridor
- Enable greater height and density, especially near light rail stations
- Evaluate two affordable housing options:
  - A. Refine current **voluntary** incentive approach; or
  - B. Establish **requirement** for affordable housing
- Renew Transfer of Development Rights option

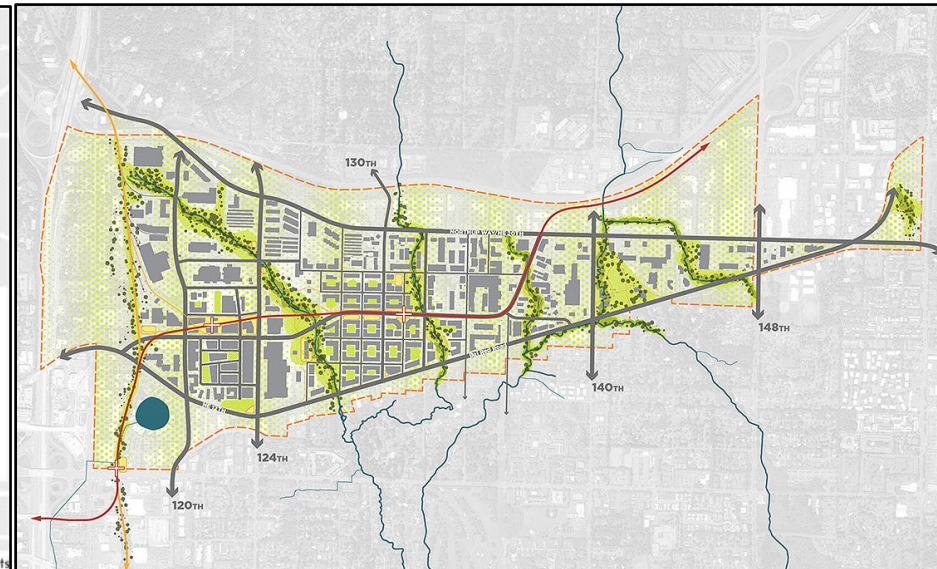


# Proposed Scope – Streets & Streams

- Refine implementation approach to BelRed streets plan
- Strengthen incentive for daylighting streams

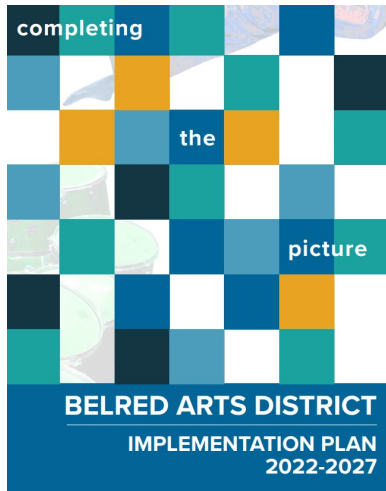


Figure 20.25D.140A: Required New Local Street



# Proposed Scope – Arts

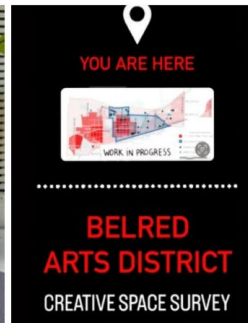
- Expand LUC approach to supporting the Arts
- Reinforce BelRed Arts District implementation strategies through land use code amendments



Growing  
Community  
Capacity



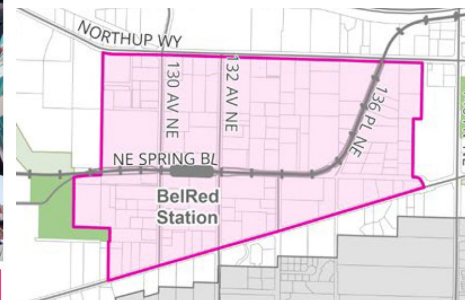
Building Greater  
Recognition of the  
Arts District



Securing Long-Term  
Affordable Arts and  
Cultural Space



Fostering  
Community  
Connection and  
Learning



# 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



# Anticipated Schedule

Tonight



**February 25**  
Council  
Initiation

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

**Q3 2025**  
Planning  
Commission  
Review

**Q4 2025**  
City Council  
Review and  
Action



# Direction Needed from Council

Consider initiating the BelRed Look Forward Code Amendments to implement the BelRed Look Forward Comprehensive Plan Amendment and Subarea Plan.

