

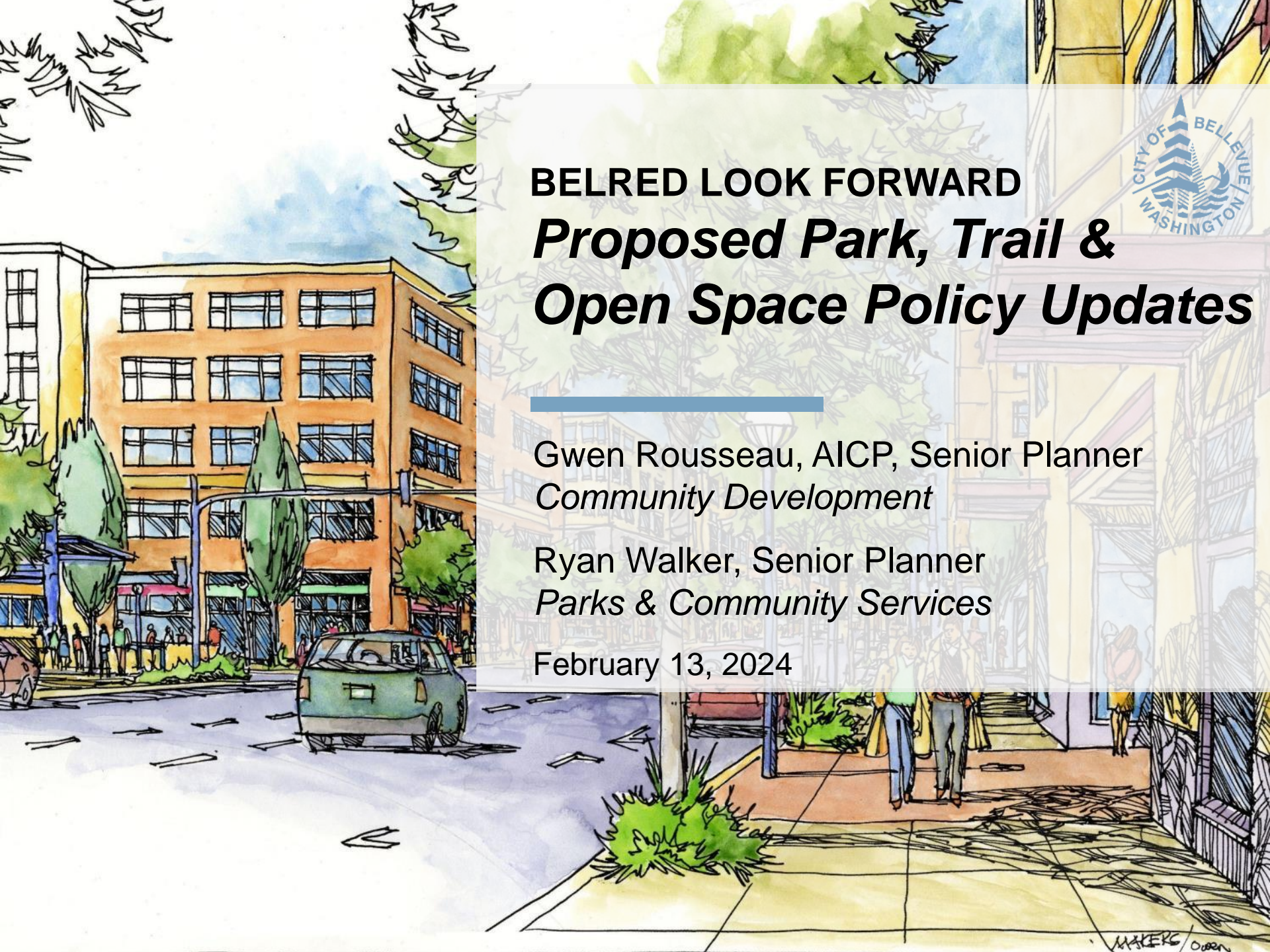


# **BELRED LOOK FORWARD** ***Proposed Park, Trail & Open Space Policy Updates***

Gwen Rousseau, AICP, Senior Planner  
*Community Development*

Ryan Walker, Senior Planner  
*Parks & Community Services*

February 13, 2024



# Action Requested

---

- Discuss proposed park, trail, and open space policy amendments to the BelRed Subarea Plan and provide direction for revision, if needed.
- Approve recommendation for transmittal to the Planning Commission.



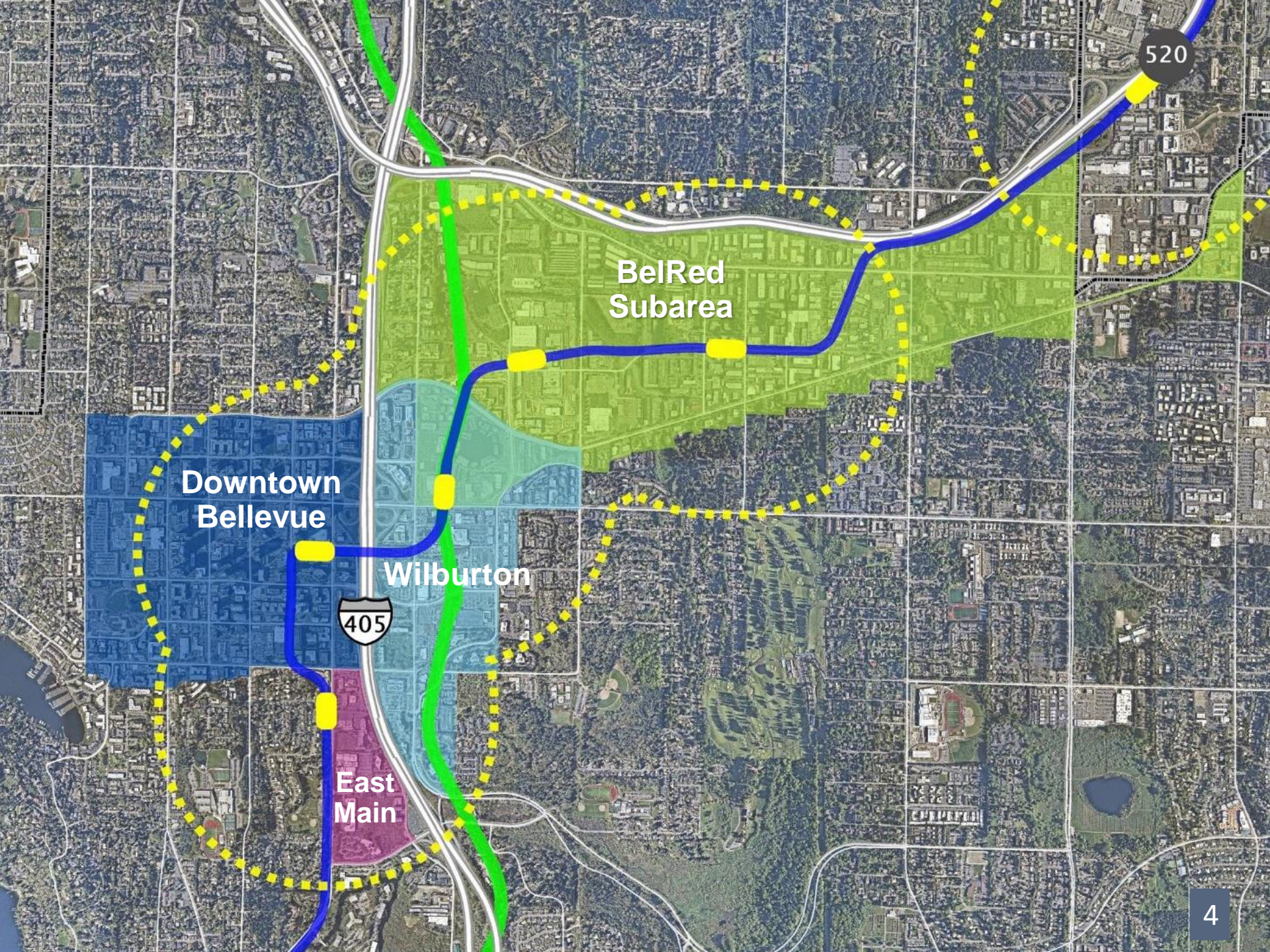


# Agenda

- History and Overview
- Park, Trail, and Open Space Outcomes & Community Feedback
- Proposed Policy Changes
- Discussion and Action







Downtown  
Bellevue

BelRed  
Subarea

Wilburton

East  
Main



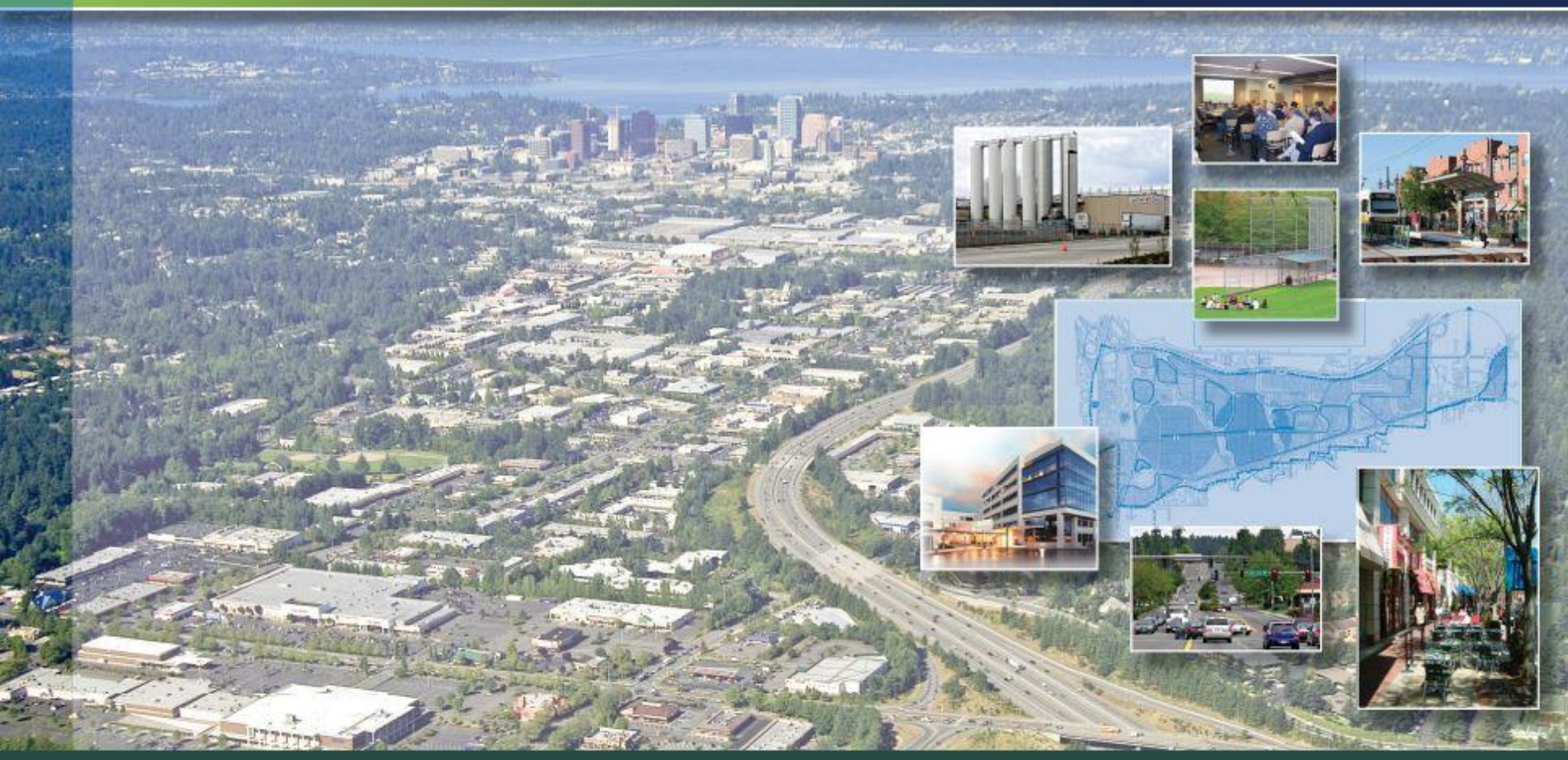


City of Bellevue



# *Bel-Red Corridor Project* **FINAL REPORT**

September 2007





# BelRed Subarea Plan

## What?

- One of Bellevue's 14 Subarea Plans part of Volume II of the Comprehensive Plan.
- Contains policies that highlight unique aspects of the BelRed Subarea.

## When?

- Adopted in 2009.

## Why?

- Transform a declining industrial area into a model of smart growth and sustainability.
- Anticipate light rail investment.
- Accommodate new housing and job growth.

## Bel-Red Subarea Plan

### GOAL:

To develop a sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past.

### OVERVIEW

As one of Bellevue's major employment areas, the Bel-Red Subarea historically included a large share of the City's land zoned for light industrial and commercial uses. Particularly on the west end, land uses include sprawling, large lot warehouses and distribution buildings, with acres of surface parking. The transportation network is sparse and discontinuous, with little in the way of a street grid. Six streams run through the area, all heavily impacted by past development, but remarkably still provide some functioning fish habitat. The area has one major city recreational facility (Highland Park and Community Center), but no substantial neighborhood parks or trails.



View of Bel-Red Subarea looking west.

In recent years, Bel-Red's light industrial past has seen significant declines, and the area has been in transition. Several large employers, such as Safeway distribution and

# BelRed Vision

- A **broad range of housing** at various levels of affordability,
- A **vibrant economy** with a diverse mix of commercial uses,
- A distinctive and **sustainable urban form and design**,
- **A comprehensive, connected parks and open space system**,
- A **model of environmental sustainability with**
  - **stream corridor restoration and use of natural drainage practices**,
  - **expanded tree canopy**, and
  - **environmentally sensitive design**, and
- A **complete, connected and well-balanced multi-modal transportation system** that contributes to Bel-Red's sense of place and sustainability.

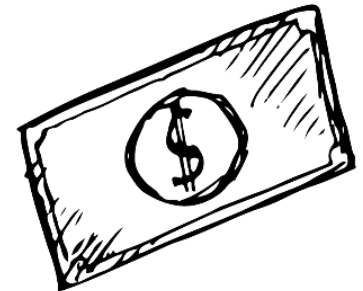


# Looking Back

- **2,100** new housing units built + **3,100** units under construction or in review
- **2.2 M** square feet of non-residential
- **Four** new light rail stations
- **\$194** million in transportation improvements
- **\$8.6** million collected from developers for affordable housing
- **\$8.5** million collected from developers for parks and streams



*Development*



*Investments*







# BelRed Look Forward

## *What?*

- A planning process to update both policies and land use designations.

## *When?*

- Part of the Comprehensive Plan Periodic Update launched in February 2022.
- Adoption by Council anticipated in Q3 2024.

## *Why?*

- To reflect new information.
- To strengthen and clarify implementation strategies.
- To increase capacity for housing and job growth.





# POLICY REVIEW, RECOMMENDATION, AND ADOPTION TIMELINE

FEBRUARY

MARCH

APRIL

MAY

JUNE

...

SEPTEMBER

## PUBLIC REVIEW

### KEY POLICY MOVES

## BOARDS AND COMMISSIONS REVIEW AND RECOMMENDATION

ENVIRONMENTAL  
SERVICES

ARTS

PARKS & COMMUNITY  
SERVICES

TRANSPORTATION

*Note: A Land Use Code Amendment process will follow adoption of the CPA, with adoption anticipated in mid-2025.*

## PLANNING COMMISSION REVIEW AND RECOMMENDATION AND CITY COUNCIL ADOPTION

LAND USE

PKS & ENV

TRANS,  
HOUSING,  
URBAN  
DESIGN, ARTS

PC PUBLIC HEARING &  
RECOMMENDATION

CITY COUNCIL  
ADOPTION





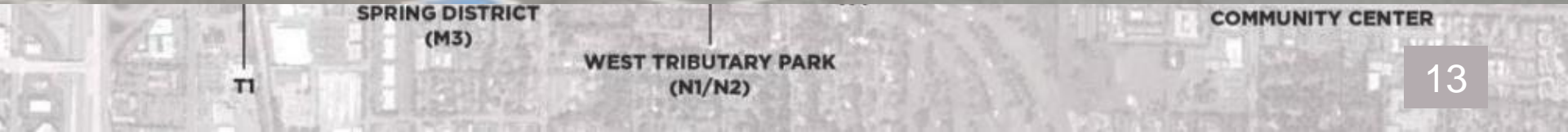
# PARKS AND OPEN SPACE EXPANSION

## BelRed Vision

*A comprehensive, connected parks and open space system... System components will include:*

- Trails along stream corridors,*
- Urban and natural open spaces,*
- Community facilities,*
- Community and neighborhood parks, and*
- Cultural / arts features.*







# Looking Forward - Challenges

## Challenges

- Starting with a **deficit of parks, trails, open space and community facilities.**
- Fees in lieu have not kept pace *with rising land values leading to minimal park acquisition and improvement.*



## Legend

Park areas are shown to conceptually illustrate park needs for the various Bel-Red nodes. Actual park may vary from the locations shown on the illustration. The major recreational facility is not shown on the map.

	Riparian greenway opportunity area		Community park		Mini park		Civic plaza
	Riparian waterway		Neighborhood park		Gateway park		Trailhead
	Paved multi-purpose trail						
	Soft surface trail						

COMMUNITY CENTER

# Looking Forward

## Threats

- Too few parks =
- Loss of park benefits:
  - *Active lifestyles,*
  - *Livability,*
  - *Resiliency,*
  - *Community building, +*
- Inequitable access to parks and open space.

## Community Feedback

- *Parks and green spaces are highly valued.*
- **Ensure future generations can enjoy Bellevue's park-like setting.**
- *Two thirds of BelRed residents preferred a **small park or trail** within a 5-minute walk.*

*Why City Parks Matter - Powerful Tools for Cities | City Parks Alliance*





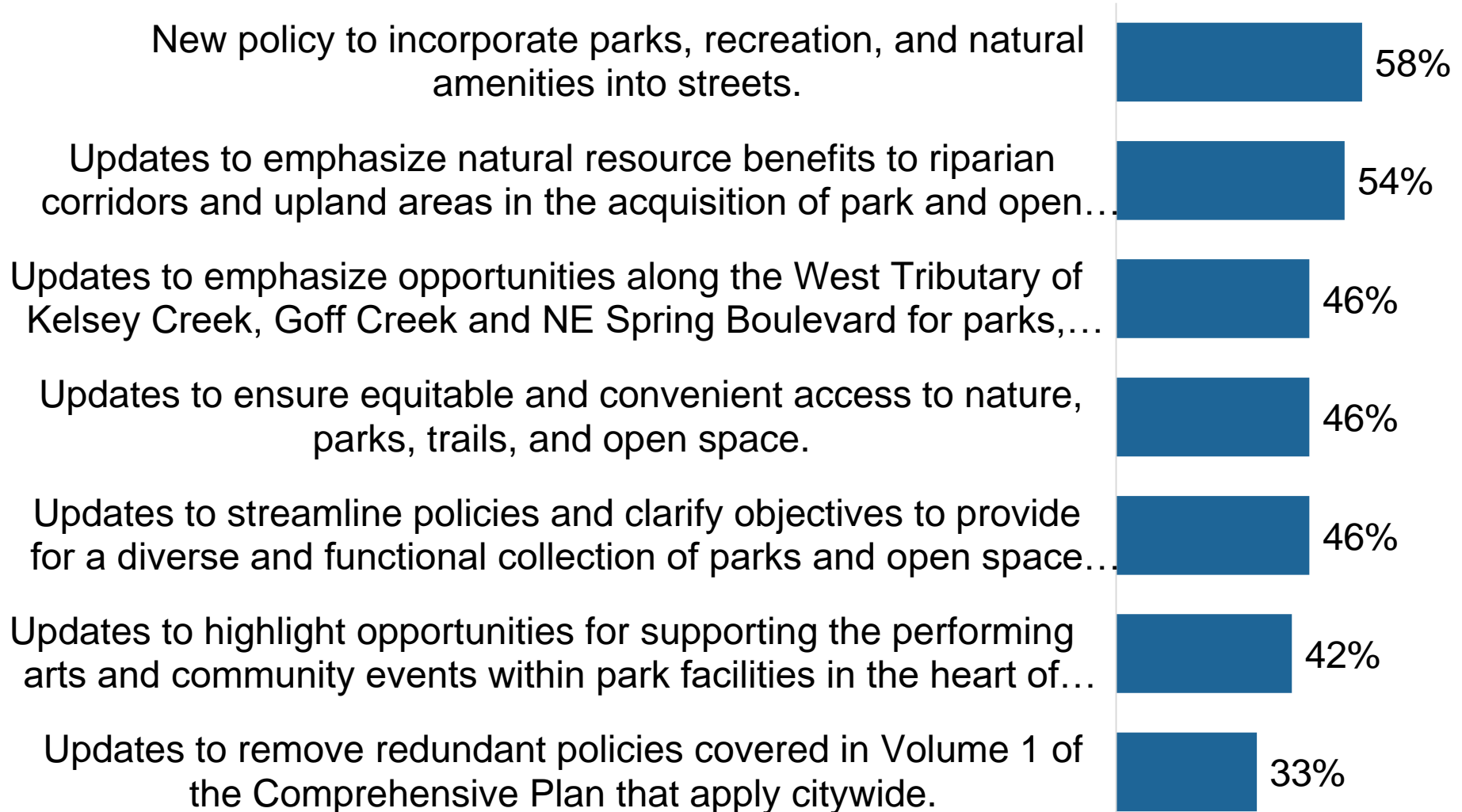
# Park Policy Move Highlights

---

- Streamline and clarify objectives.
- Ensure equitable and convenient access.
- Emphasize opportunities near creeks and NE Spring Boulevard.
- Highlight performing arts & community events opportunities.
- Emphasize natural resource benefits in acquisitions.
- Incorporate parks, recreation, and natural amenities into streets.
- Remove redundant policies covered in Volume 1.



# *Which of these policy moves sound good to you, and what makes you say that?*





# Policy Goal

---

To provide for a diverse and functional collection of parks and open spaces that weave through BelRed offering residents, workers, and visitors convenient access to nature and a wide variety of recreational opportunities.





# Proposed Policy Repeals

---

- Old S-BR-35
  - Removed redundancy and split into separate policies.
- Green streets (Old S-BR-39)
  - Moved to Transportation section.



# Proposed Policy Modifications

---

- Broad park/rec needs (S-BR-51)
  - Clarified intent and removed outdated terminology.
- Parks along streams (S-BR-53)
  - Added initial emphasis on the West Tributary and Goff Creek.
- Community park (S-BR-55)
  - Streamlined policy.
- Open space along/near Spring Blvd. (S-BR-56)
  - Clarified intent and removed outdated terminology.
- Park near 130<sup>th</sup> station (S-BR-57)
  - Added language highlighting the need for performance and event space in the Arts District.





# Proposed Policy Modifications

---

- Natural resource management (S-BR-59)
  - Split language into separate policies and removed redundancy.
- Natural resources rehabilitation (S-BR-60)
  - Added riparian areas.
- Interconnected trail system (S-BR-61)
  - Updated terminology and removed redundancy.



# Proposed New Policies

---

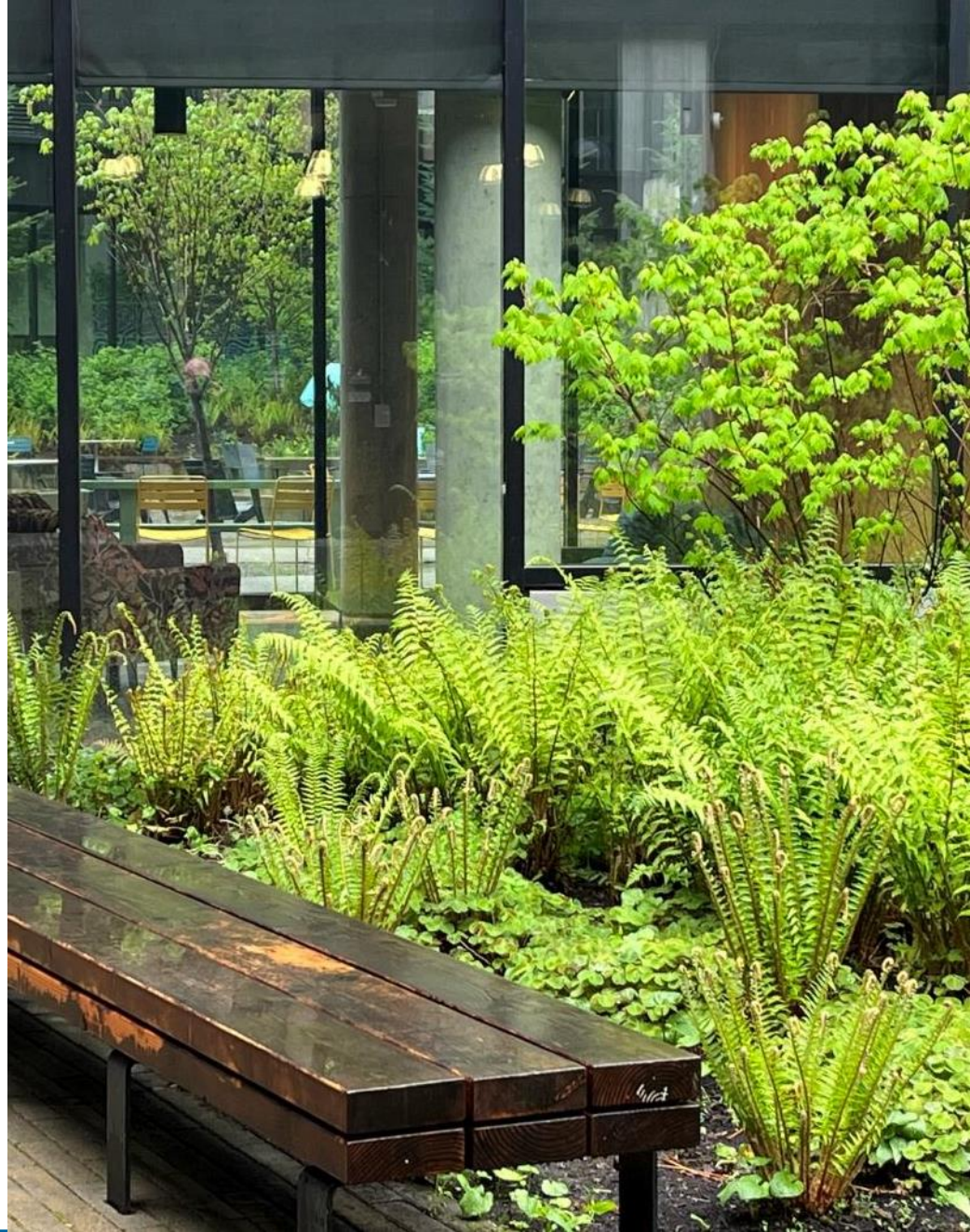
- Equitable access (S-BR-52)
- West Tributary acquisition and development (S-BR-54)
- Integration of park and transportation facilities into streets (S-BR-62)





# Next Steps

- Staff will address any suggested changes.
- Commission can approve recommendation for transmittal to Planning Commission.



# Sample Motion

---

Move that the Parks & Community Services Board recommend to the Planning Commission the proposed amendments to Parks and Open Space policies in the BelRed Subarea Plan, as presented in Attachments A and B to this memo (or as modified by the Board).





# Questions?

**On Proposed Policies**

