

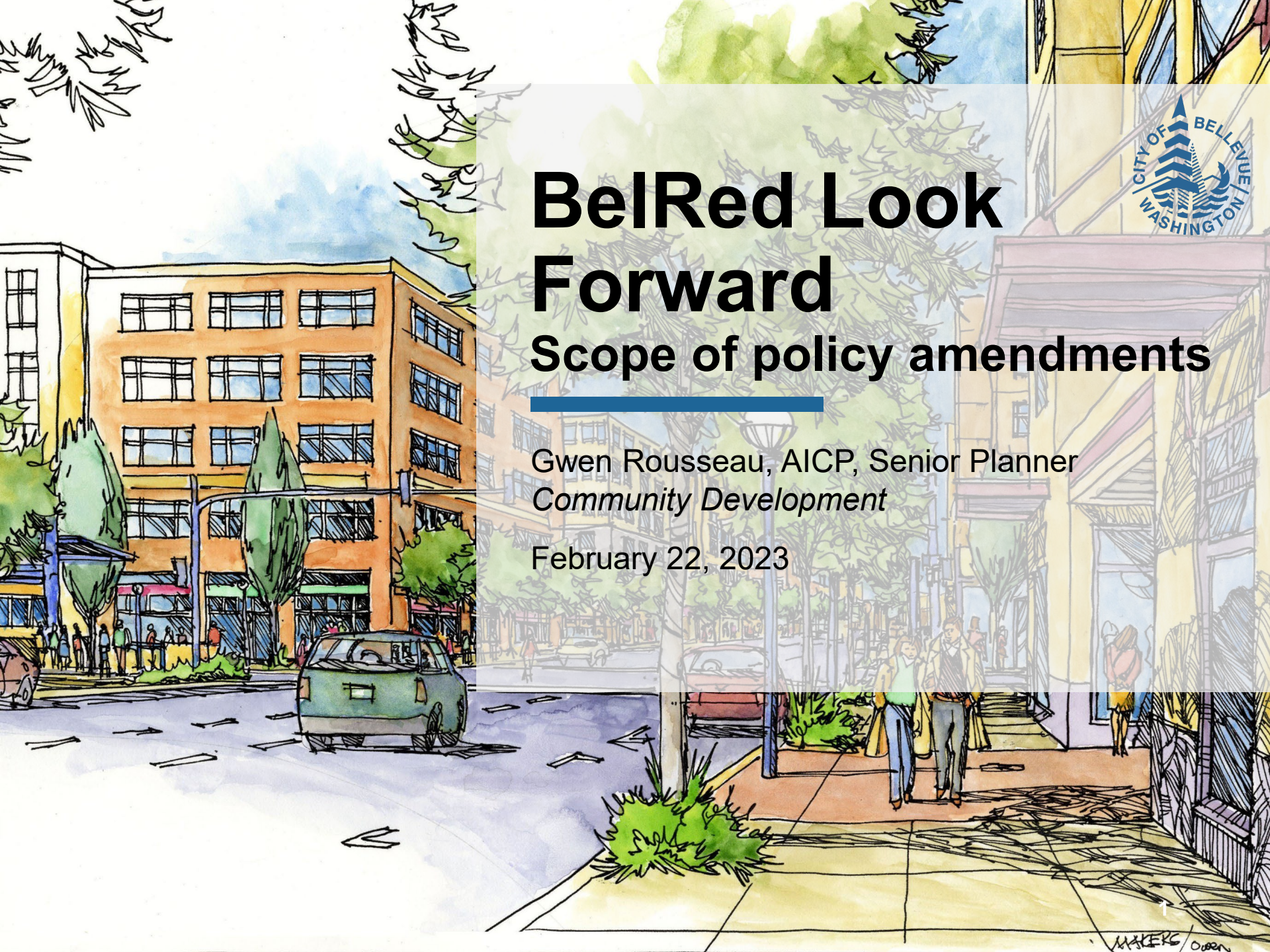


BeRed Look Forward

Scope of policy amendments

Gwen Rousseau, AICP, Senior Planner
Community Development

February 22, 2023



MAKERS OBERN



Direction

Confirm the recommended scope of work for policy amendments to the BelRed Subarea Plan occurring as part of the Comprehensive Plan Periodic Update.

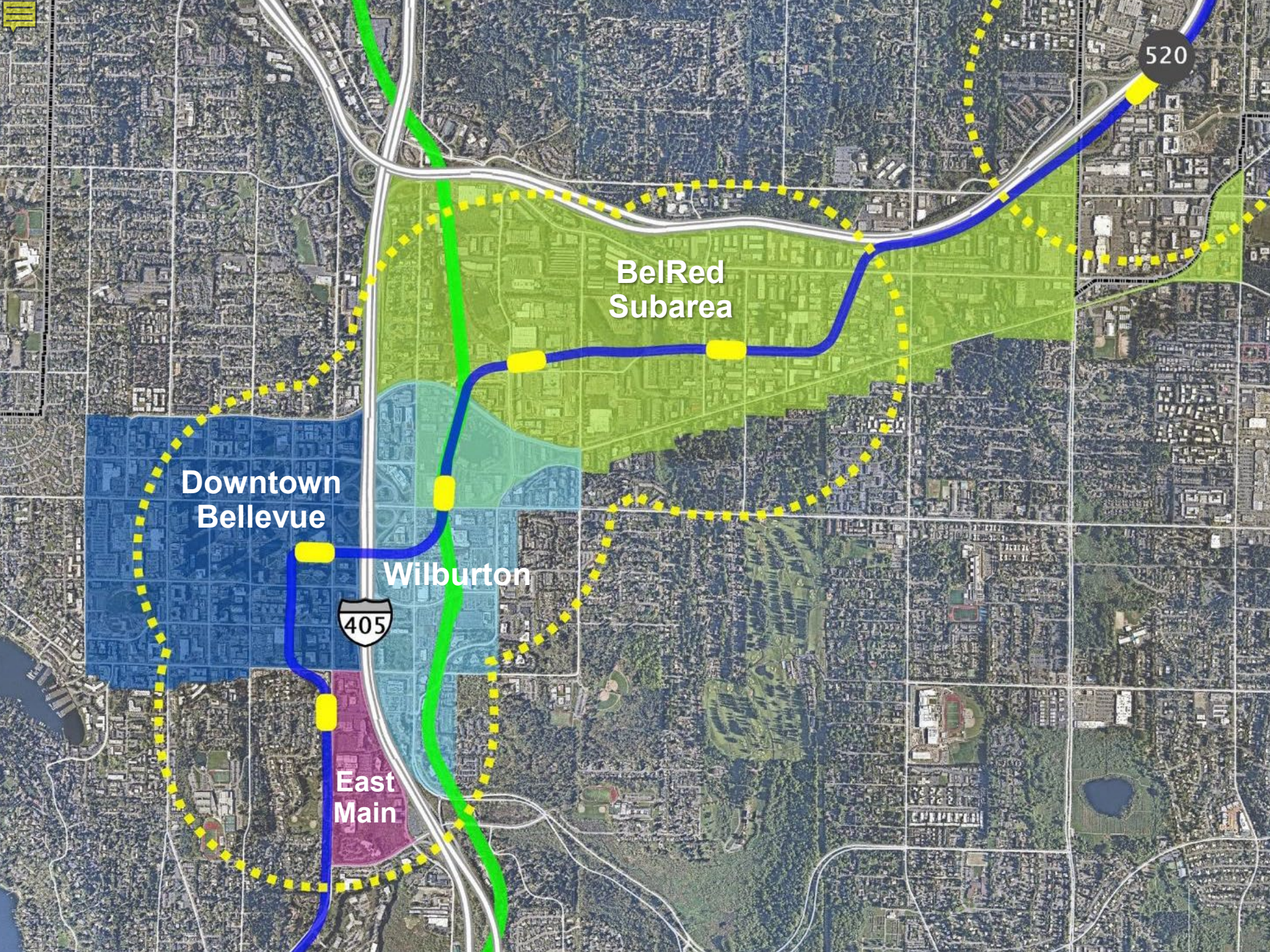




Agenda

1. BelRed Vision
2. Looking back
3. Looking forward
4. Key policy issues
5. Land use alternatives
6. Schedule & process





520

BelRed
Subarea

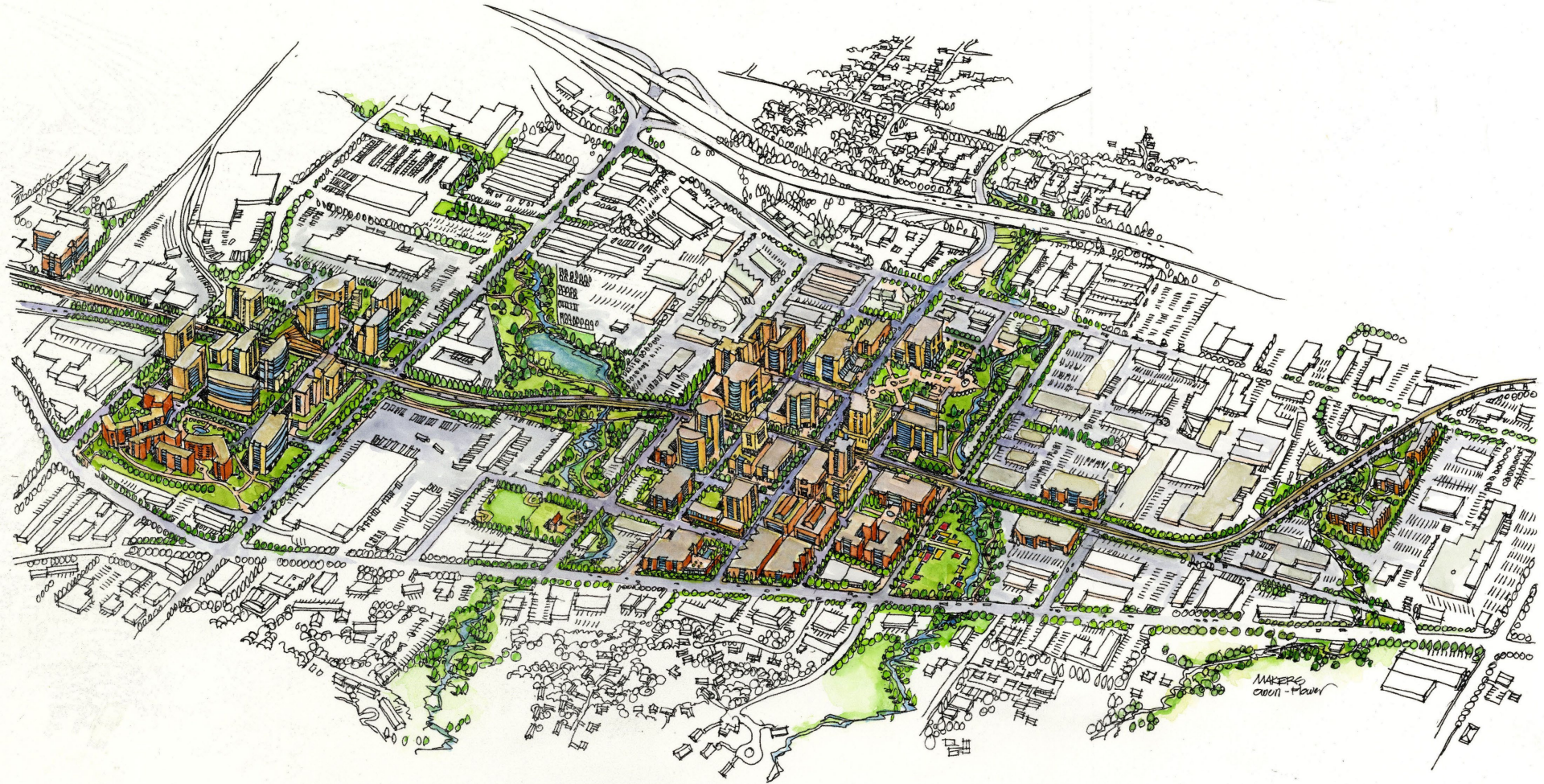
Downtown
Bellevue

Wilburton

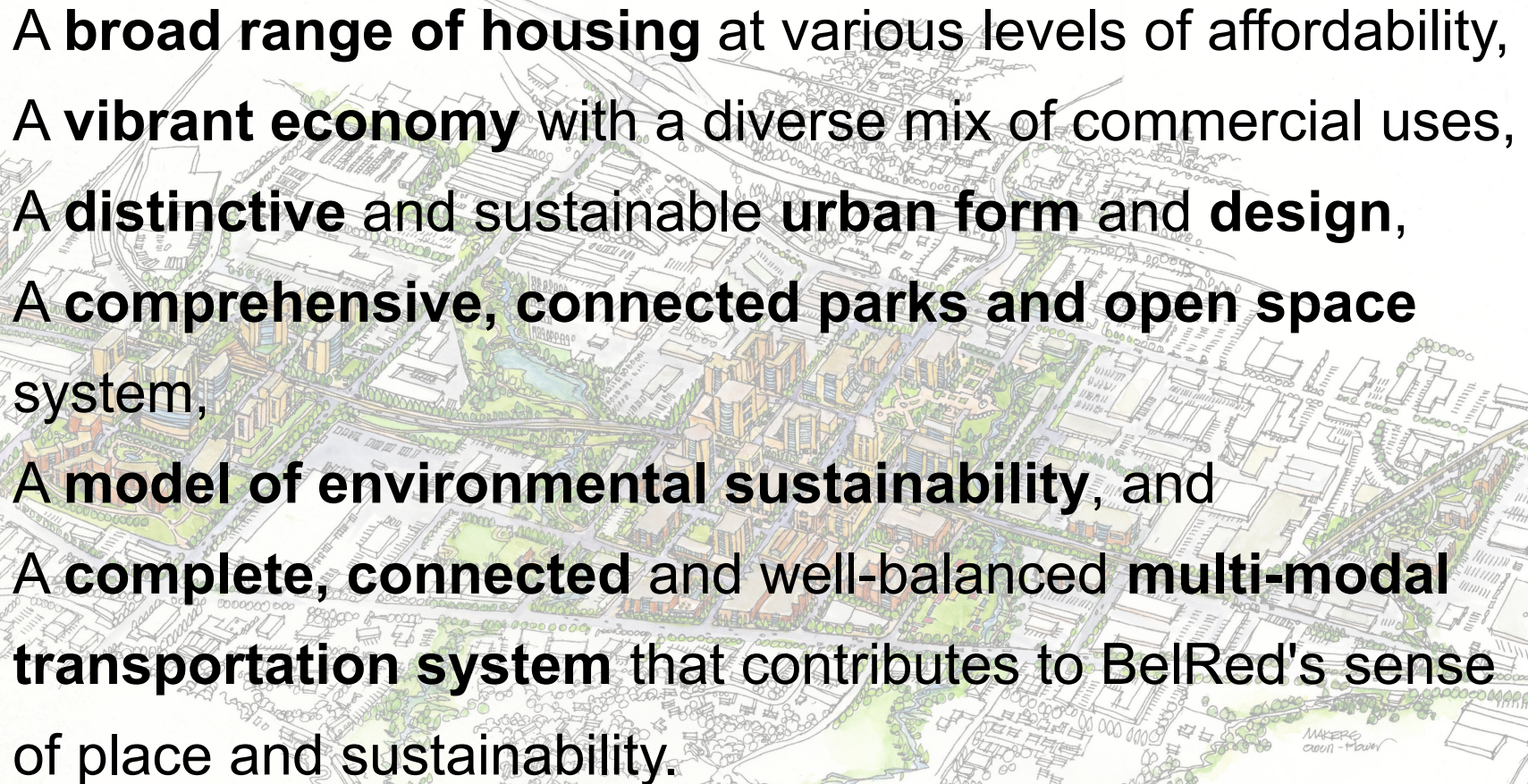
405

East
Main

BelRed Vision



BelRed Vision

The background of the slide is a detailed architectural rendering of the BelRed development in Bellevue, Washington. The rendering shows a dense urban area with a mix of building heights, from low-rise residential to taller commercial structures. It includes green spaces, parks, and a network of streets and transit lines. The style is a combination of line art and color washes, giving it a modern, illustrative feel. The text is overlaid on this rendering.

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, and
A complete, connected and well-balanced multi-modal
transportation system that contributes to BelRed's sense
of place and sustainability.

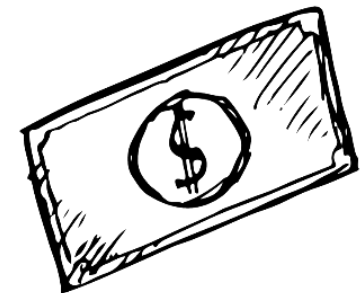


Looking Back

- **2,100** new housing units built + **2,400** units under construction or in review
- **2.2 M** square feet of non-residential
- **Four** new light rail stations
- **194** million dollar in transportation improvements
- **8.6** million dollars collected for affordable housing
- **8.5** million dollars collected for parks and streams



Development



Investments

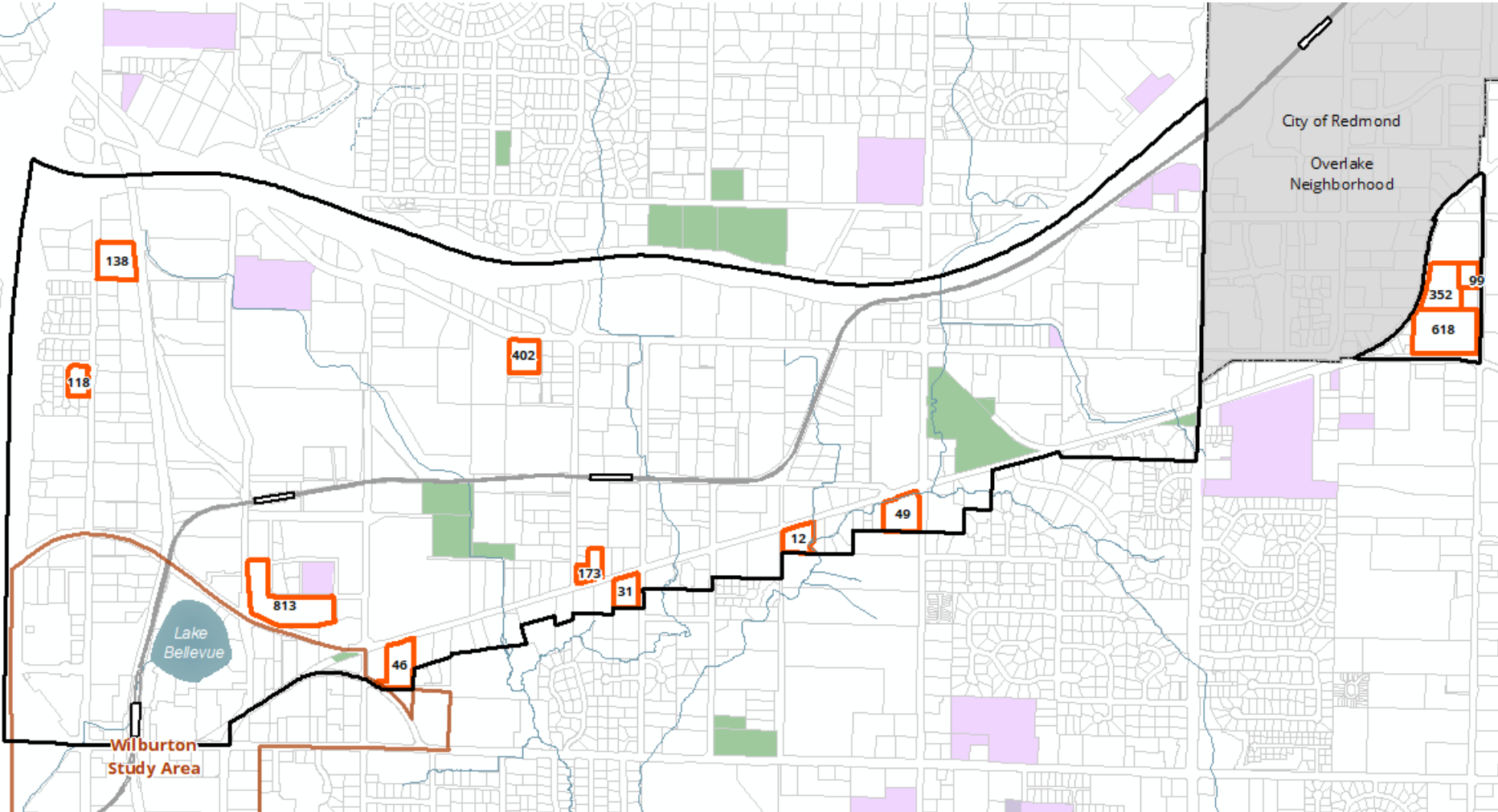


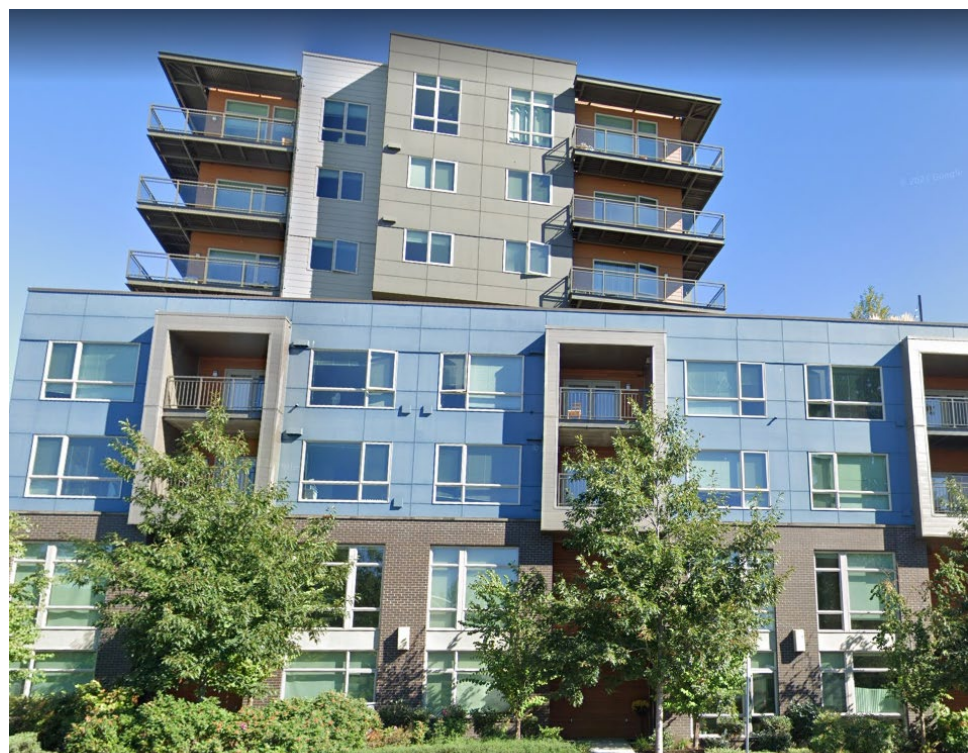
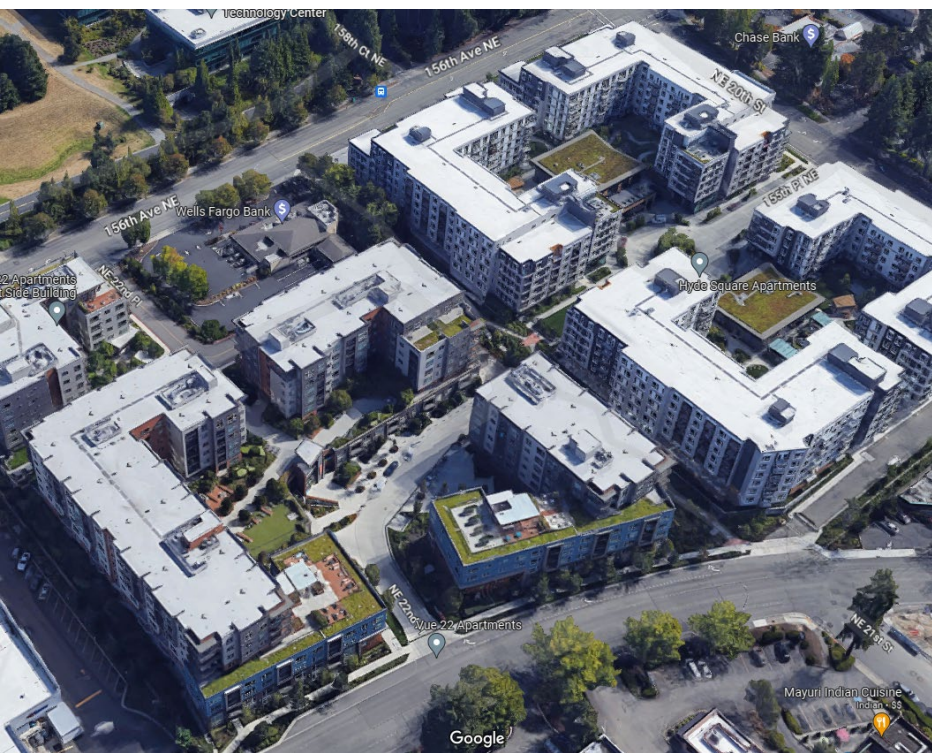
Housing Pre-2009



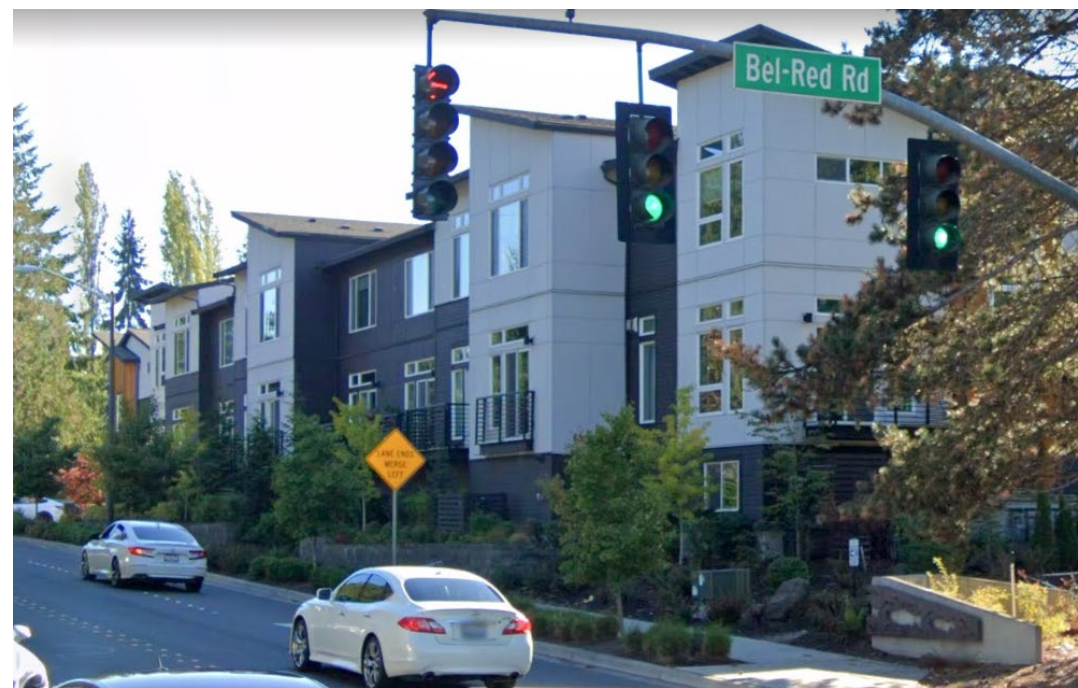
Google

Housing Built or Under Construction

















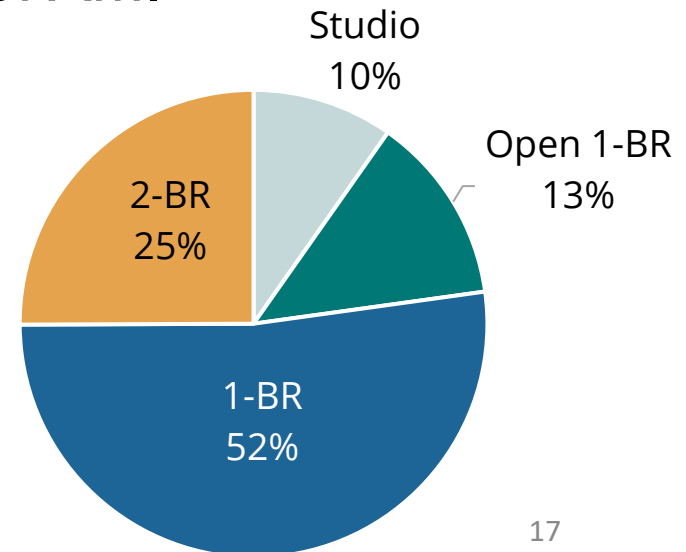
Affordable Housing Preservation





Housing Diversity

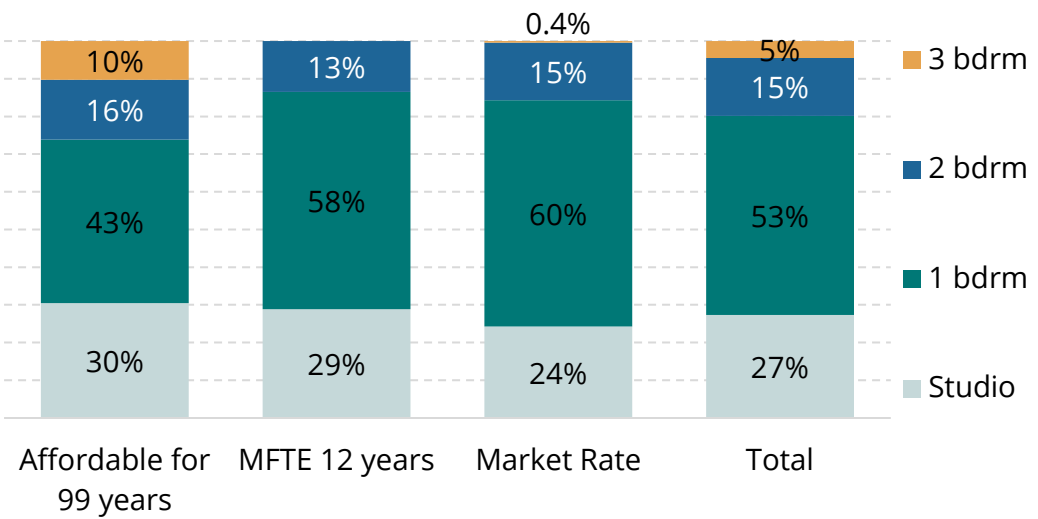
- Affordability
 - Amenity incentive system: 100 onsite; \$8.6 million fee in-lieu
 - MFTE: 4 projects in pipeline supplying 269 units
 - 36 affordable housing units preserved serving families with incomes below 30% of AMI
- Mostly rental units – 94 percent
- Size of rental units built to date:





OMFE Transit Oriented Development

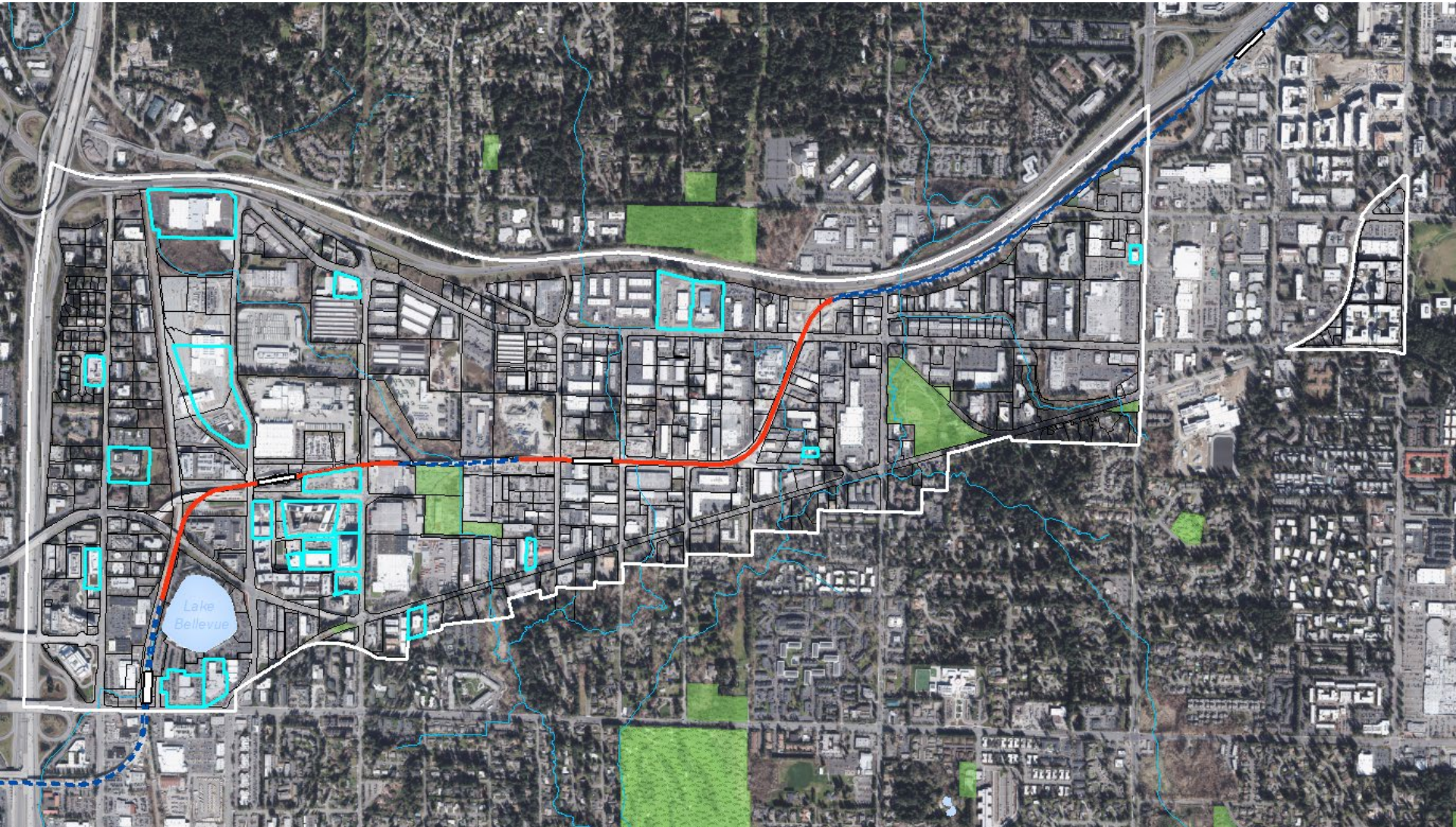
553 Units: Bedrooms by Unit Type



- 435K square feet of office
- 49K square feet of retail



Non-residential construction









12355





BelRed Transformation

Capital Improvement Projects

Map Number	Corridor / Arterial	Project Limit
①	120th Ave NE	NE 16th St. - Northrup Way
②	NE Spring Blvd	124th Ave NE - 130th Ave NE (Zone 3)
	NE Spring Blvd	130th Ave NE - 132nd Ave NE (Westbound, Zone 4)
	NE Spring Blvd	130th Ave NE - 132nd Ave NE (Eastbound, Zone 4)
③	124th Ave NE	Ichigo Way (NE 18th St.) - Northrup Way
	124th Ave NE	NE 12th St. - NE Spring Blvd
	124th Ave NE	NE 8th St. - NE 12th St.
④	130th Ave NE	BelRed Road - Northrup Way
⑤	134th Ave NE	NE Spring Blvd. - Northrup Way

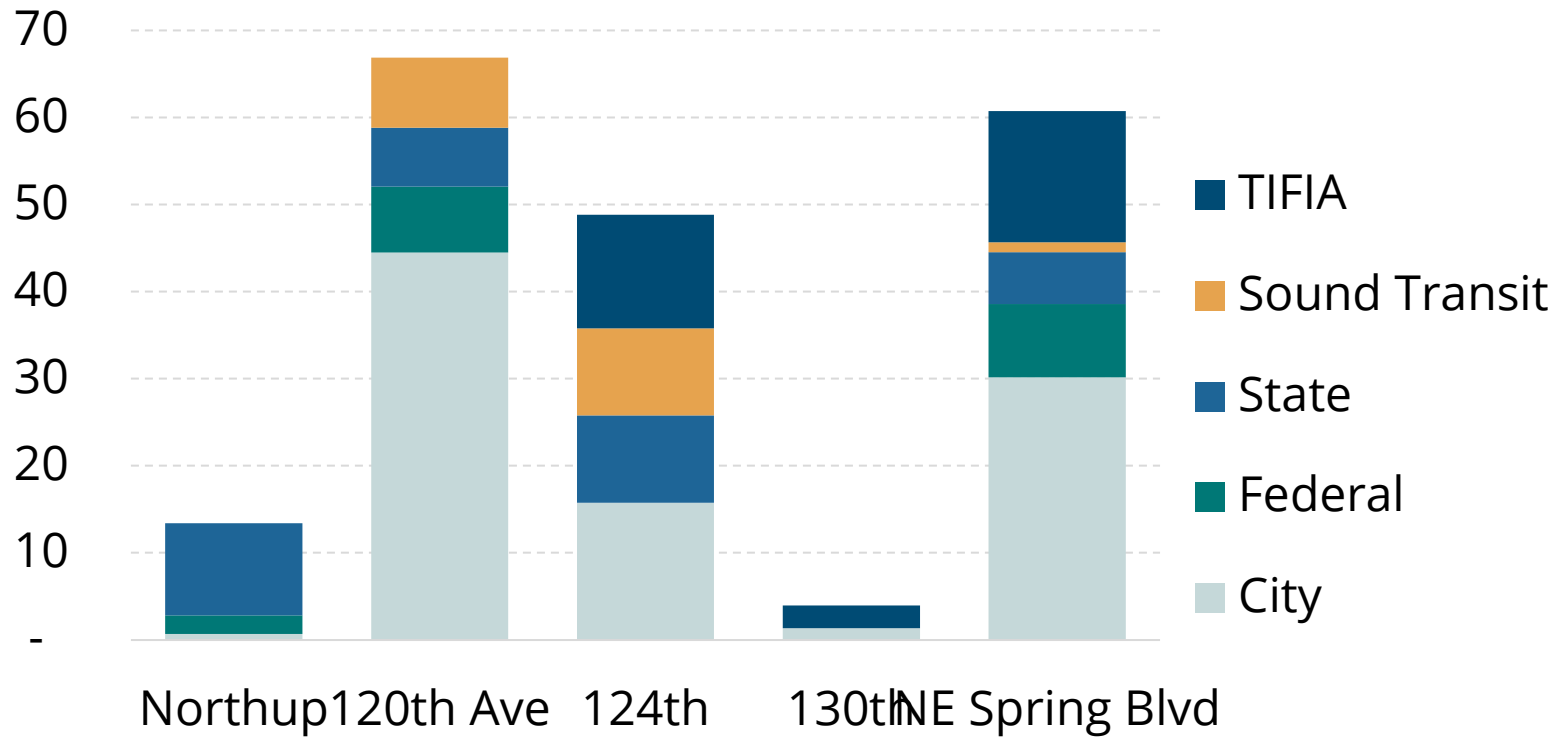


	Project Limit		Future Local Street
	Future East Link Station		King County's Eastrail
	Corridor/Arterial		Sound Transit's East Link Light Rail (2016-2023)
Project Implementation			Sound Transit's Operations & Maintenance Facility - East (OMF-E)
	Completed by 2023		Private Development - Facebook (2020-2023)
	2022-2024		- GIX
	Design Only		Transit-Oriented Development (TOD)
	Long Range Planning		A - Spring District / 120th Station TOD (Sound Transit)
	To Be Constructed By Others		B - BelRed/130th Station TOD and Park & Ride (City of Bellevue)
			BelRed Subarea

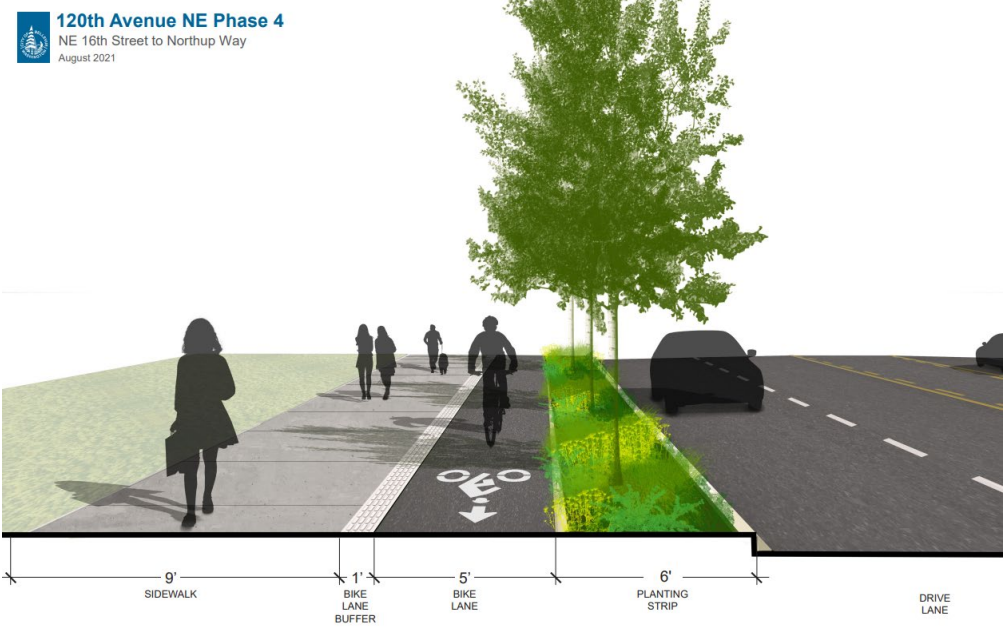


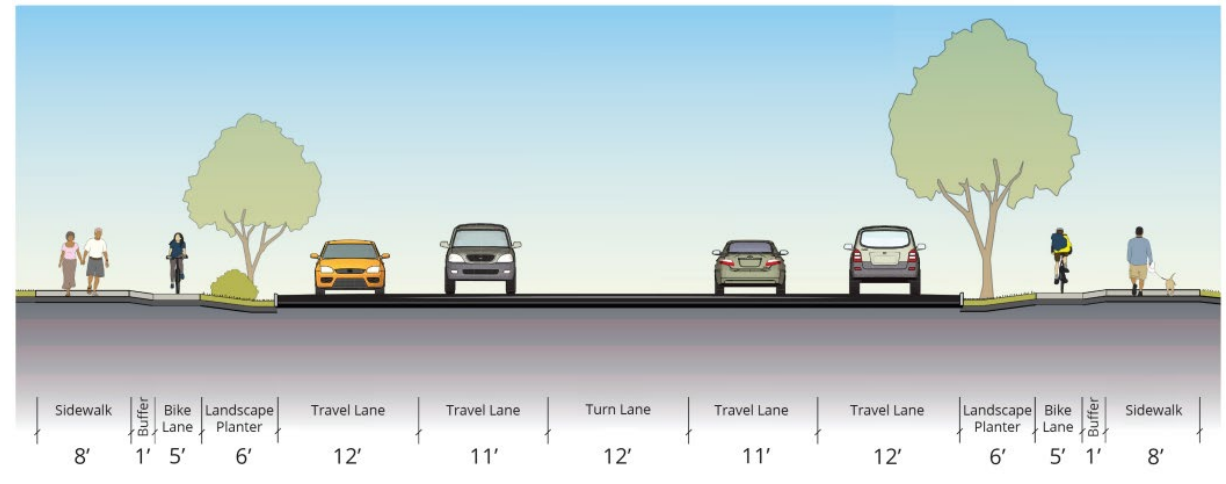
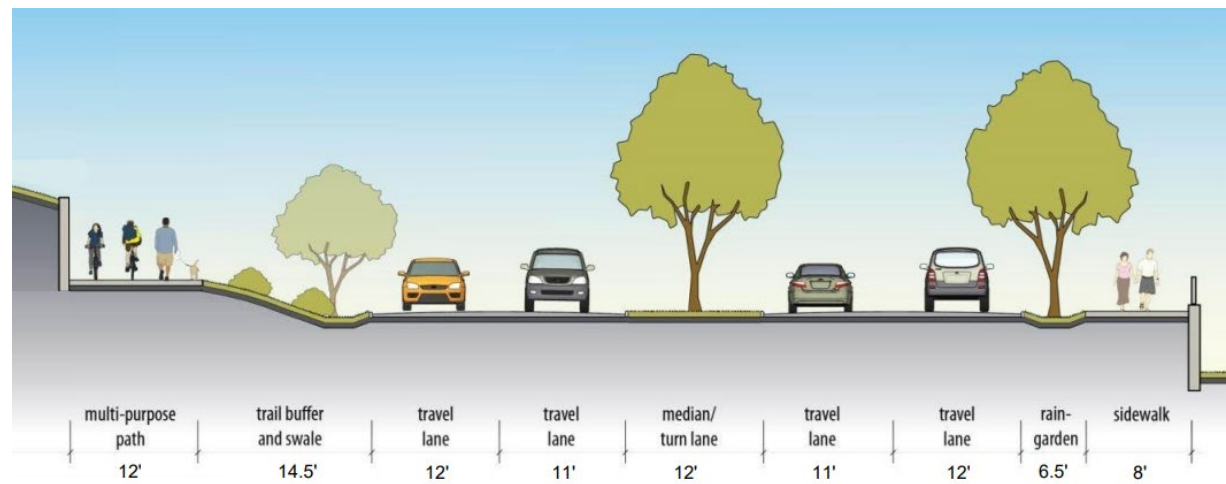
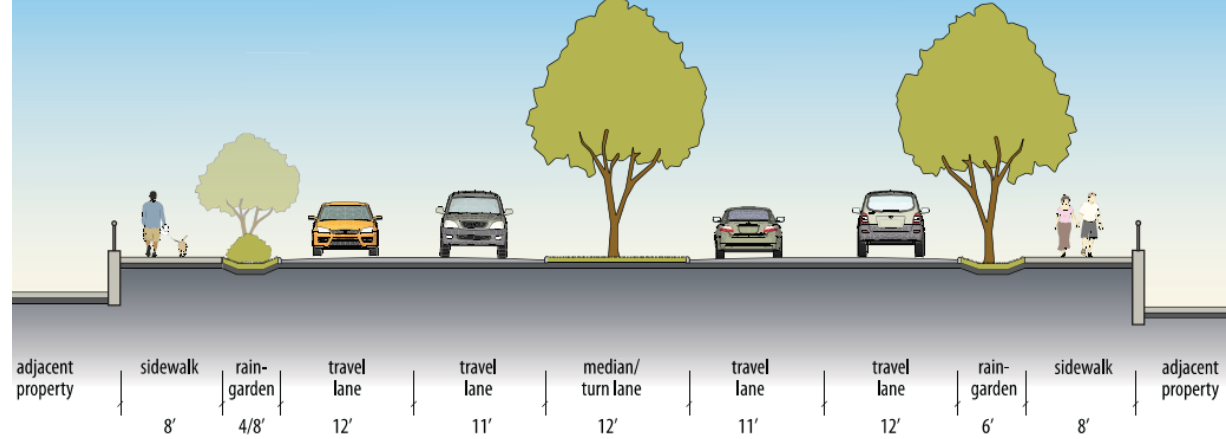
Transportation Improvements

\$194 million in Transportation Investments





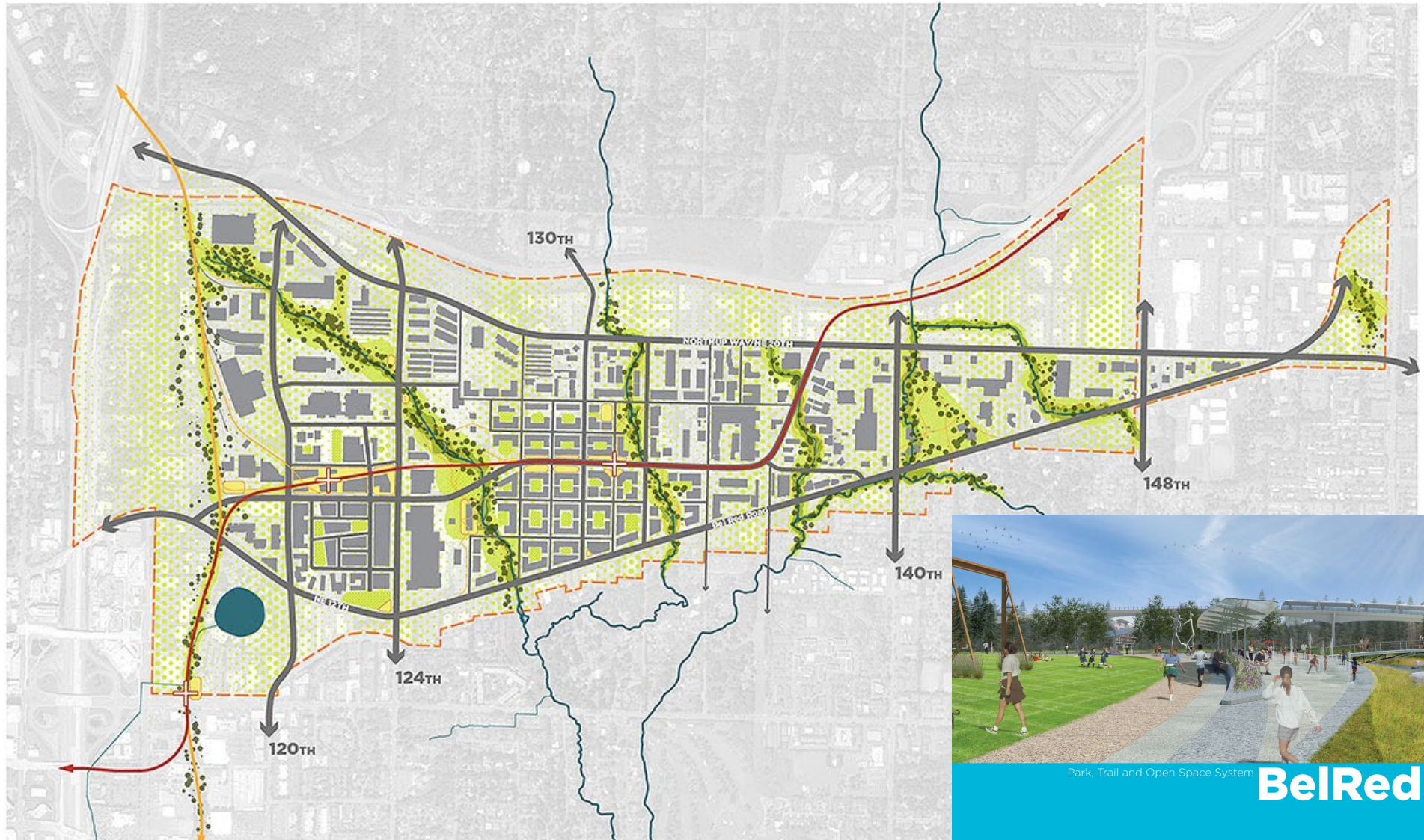








Park, Trail & Open Space System Plan





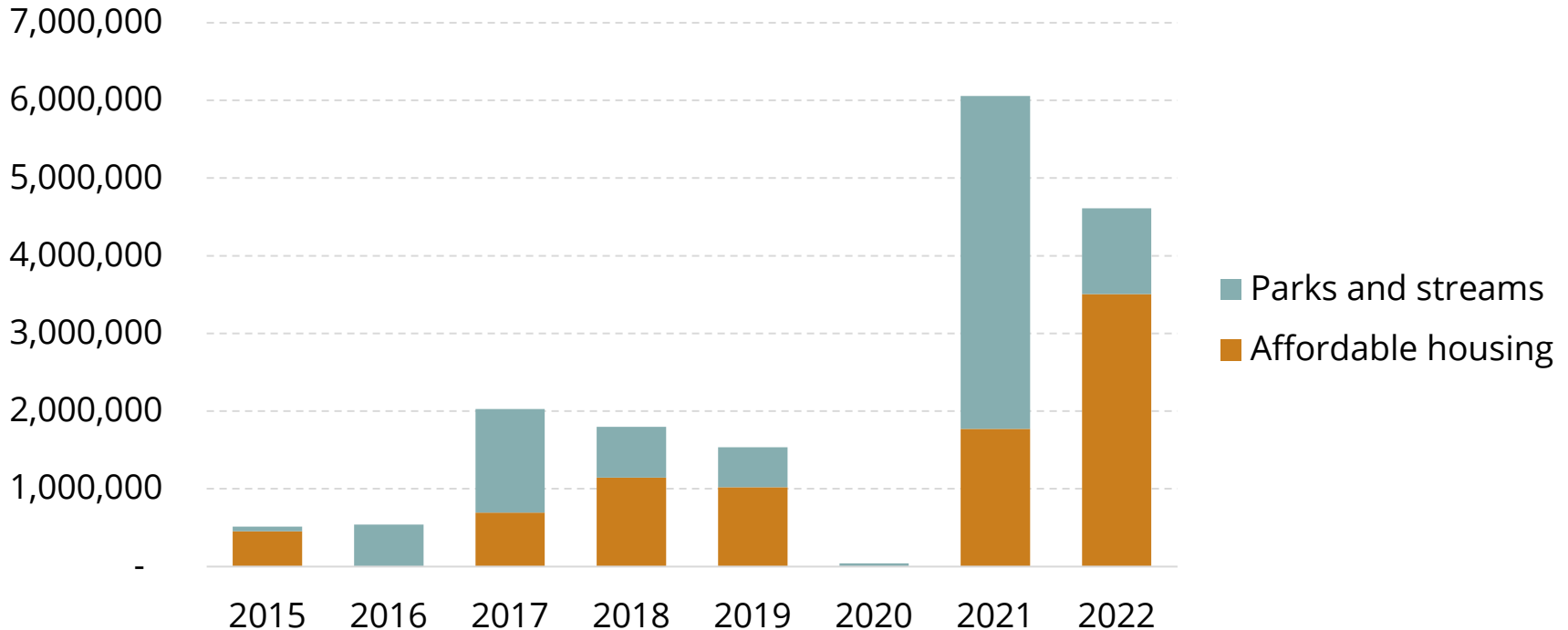
A Sense of Place







Fees in Lieu Collected To Date



\$8.6 million for Affordable Housing
\$8.5 million for Parks and Streams

Looking Forward

- Reflect new information
- Strengthen implementation strategies
- Increase residential capacity
- Reflect comments that would further the Vision

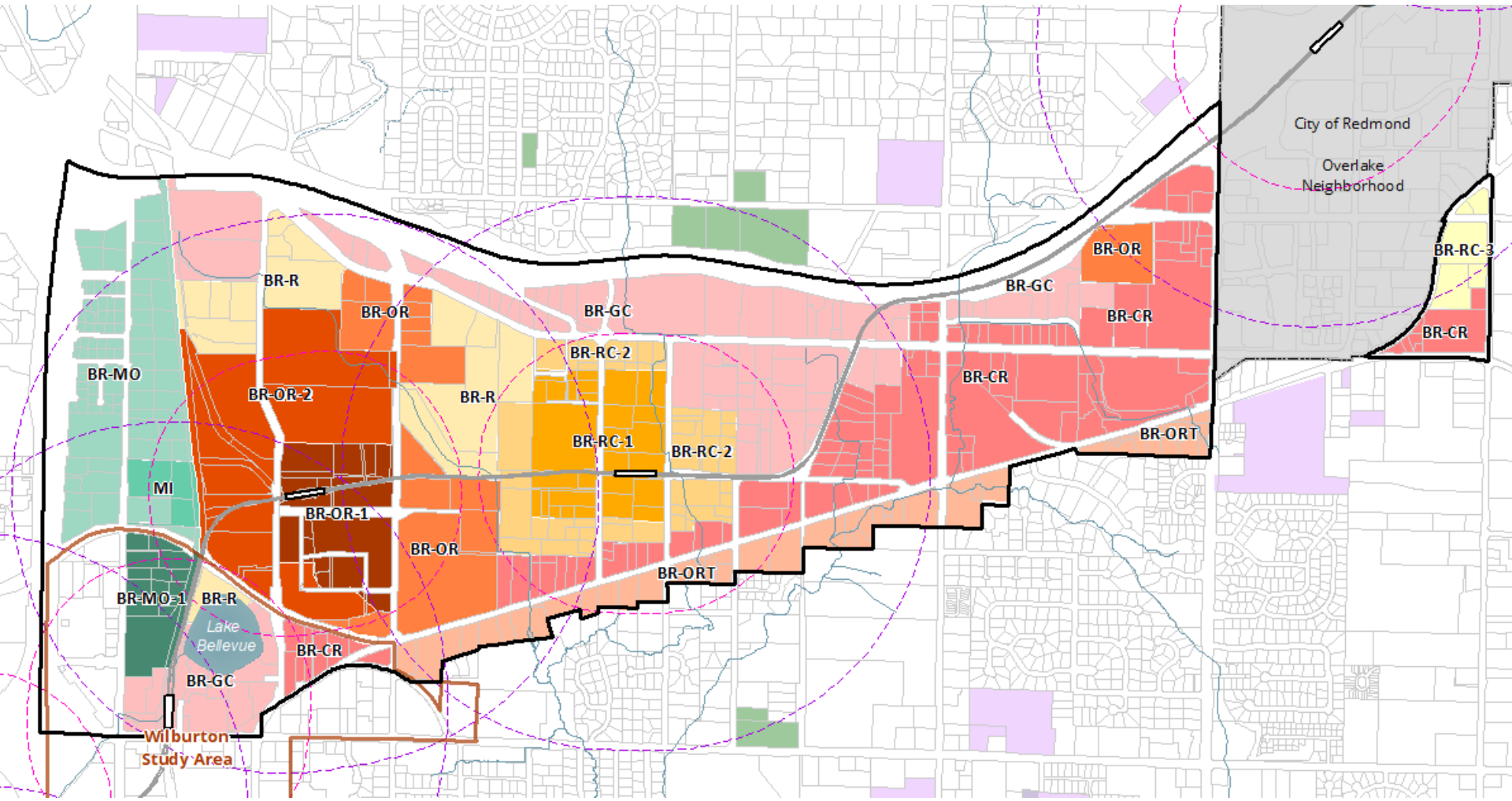




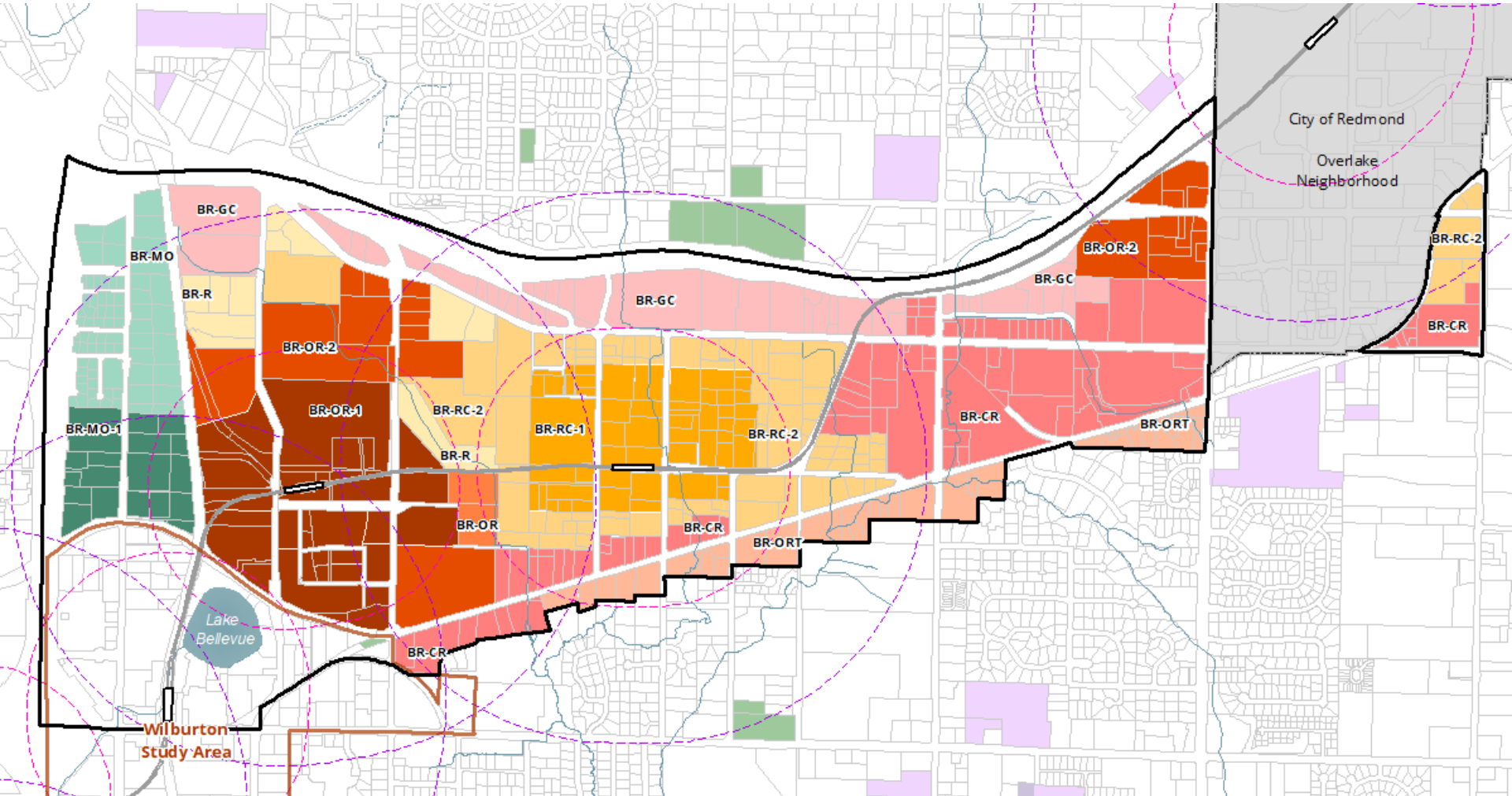
Key Policy Issues

- **Land Use** – Expand extent and capacity of nodal zoning, especially for residential development
- **Housing** – Incentivize family size as well as affordable units
- **Arts** – Define Arts District, incentivize art space, prevent displacement
- **Transportation** – Clarify east to west ped/bike connections, expand grid
- **Environment** – Strengthen restoration of streams and natural drainage
- **Parks** – Expand acquisition of parkland, access to trails and waterbodies
- **Implementation** – Contextualize Amenity Incentive System

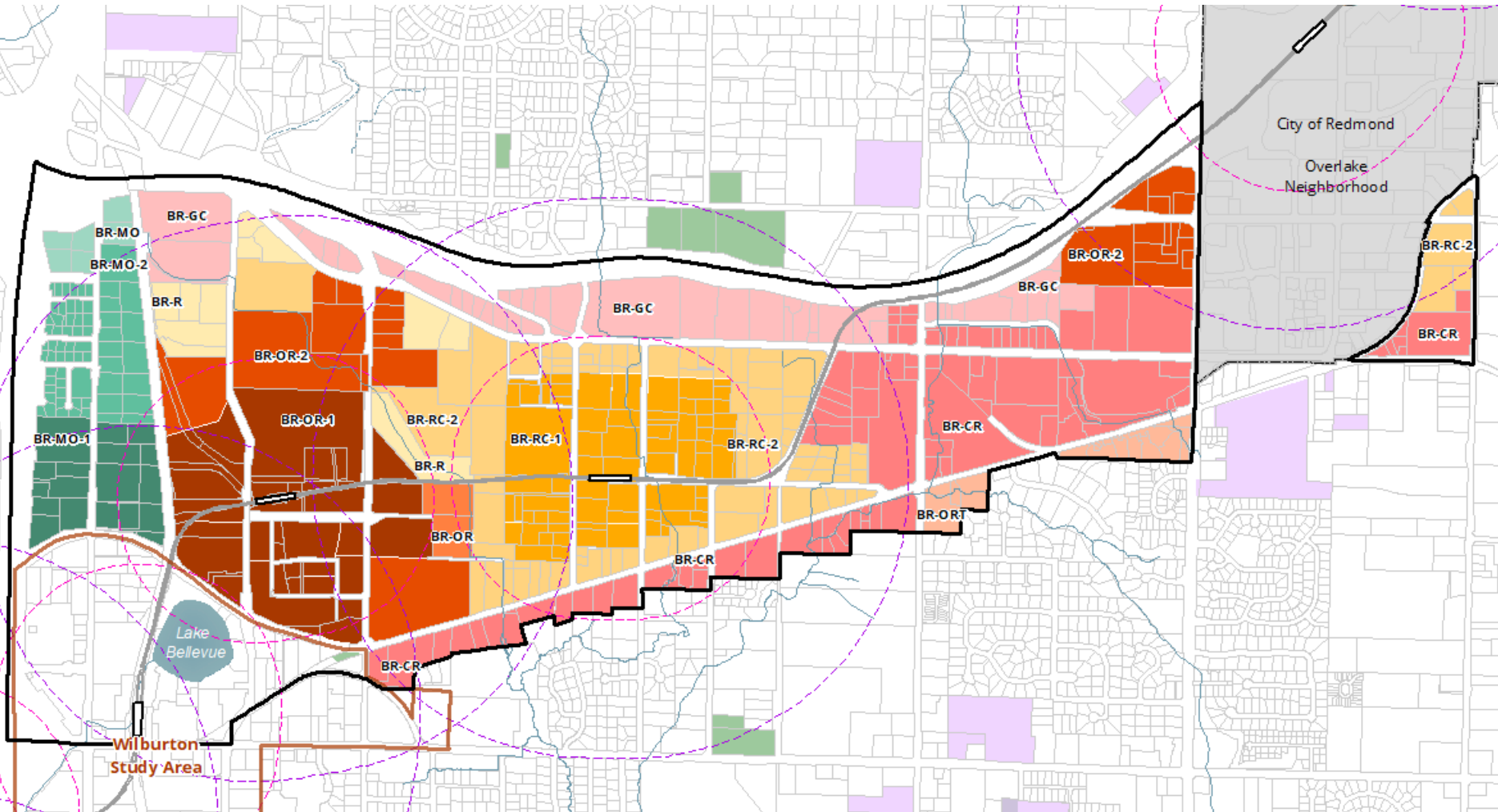
Existing Zoning



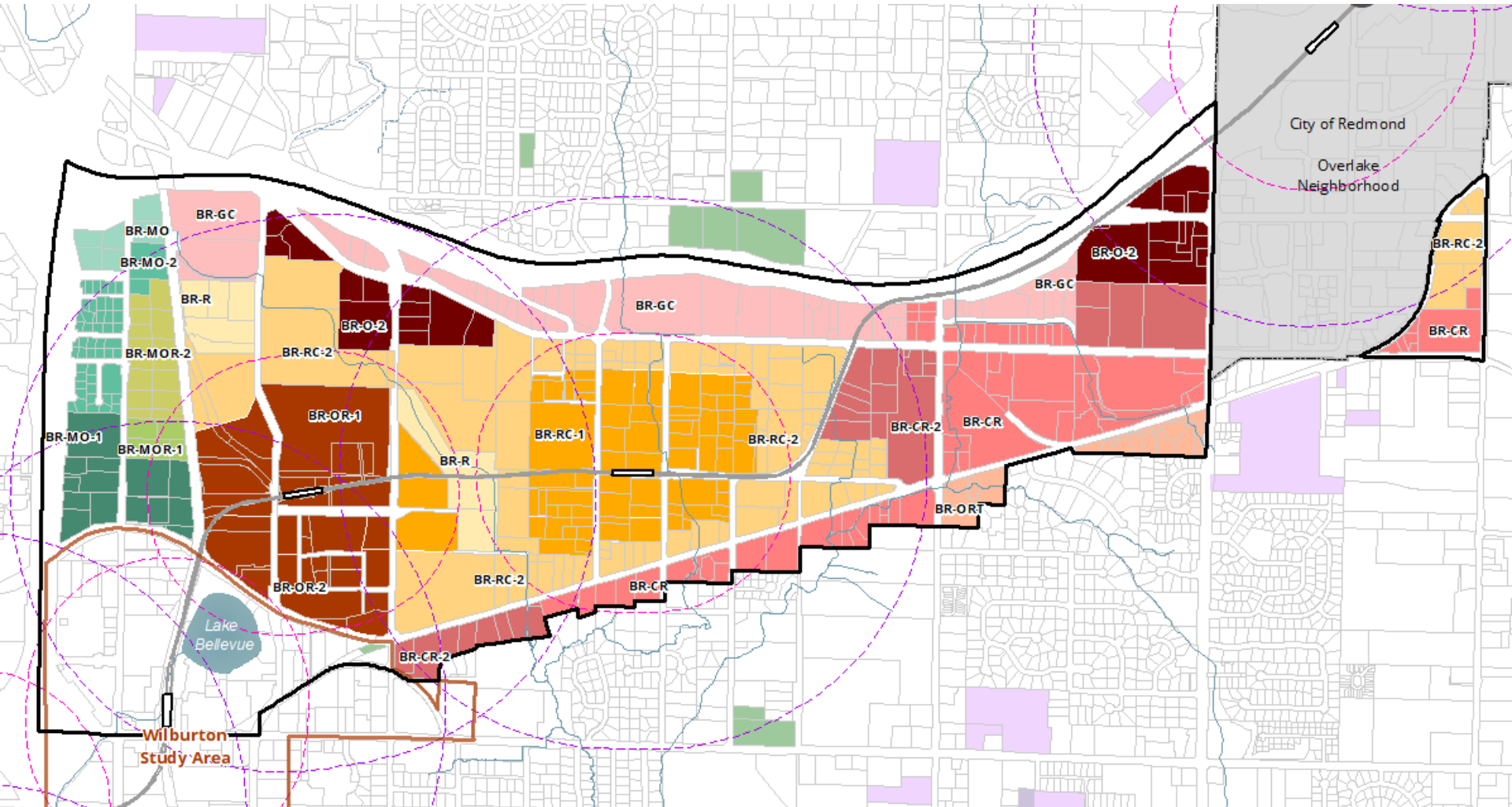
Alternative 1 – Expand nodes



Alternative 2 – Expand south

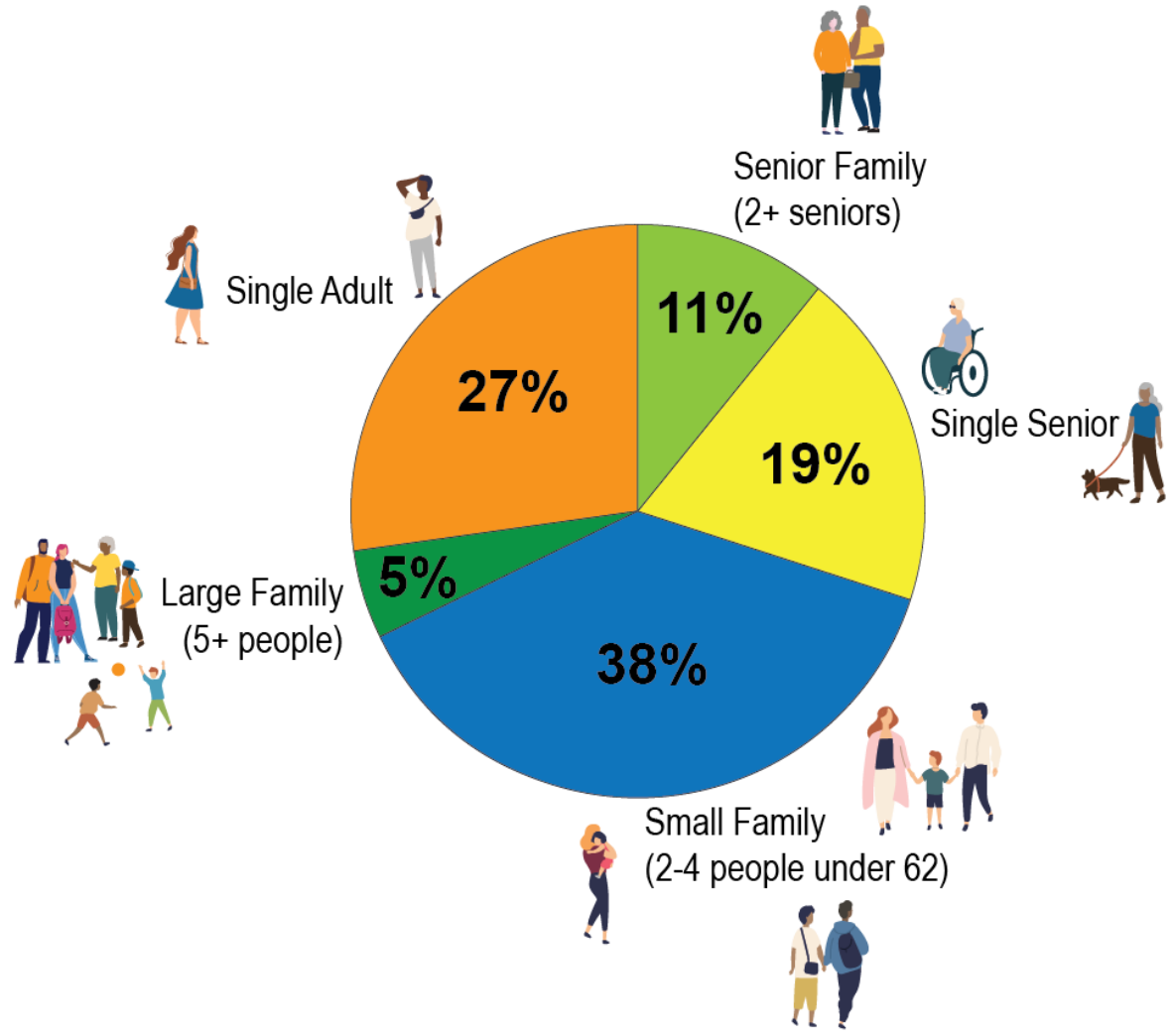


Alternative 3 – Increase capacity & expand residential emphasis areas





Cost-burdened Households



<5%

Of affordable housing (NOAH) have 3+ bedrooms



Gap Analysis

Income Level	Current Need (Existing Residents)	Future Worker Residents	Future Residents	Total Need 2019-2044	% of Net Housing Need
0-30% AMI	4,070	682	2,068	6,820	19%
31-50% AMI	935	994	1,717	3,646	10%
51-80% AMI	-	2,238	1,648	4,887	11%
81-100% AMI	-	1,579	1,456	3,035	9%
101-120% AMI	-	1,536	1,649	3,185	9%
120% AMI+	-	7,969	6,459	14,428	41%
	5,005	14,998	14,998	35,000	100%

City of Bellevue Watershed Management Plan



Greater Kelsey Creek Watershed Assessment



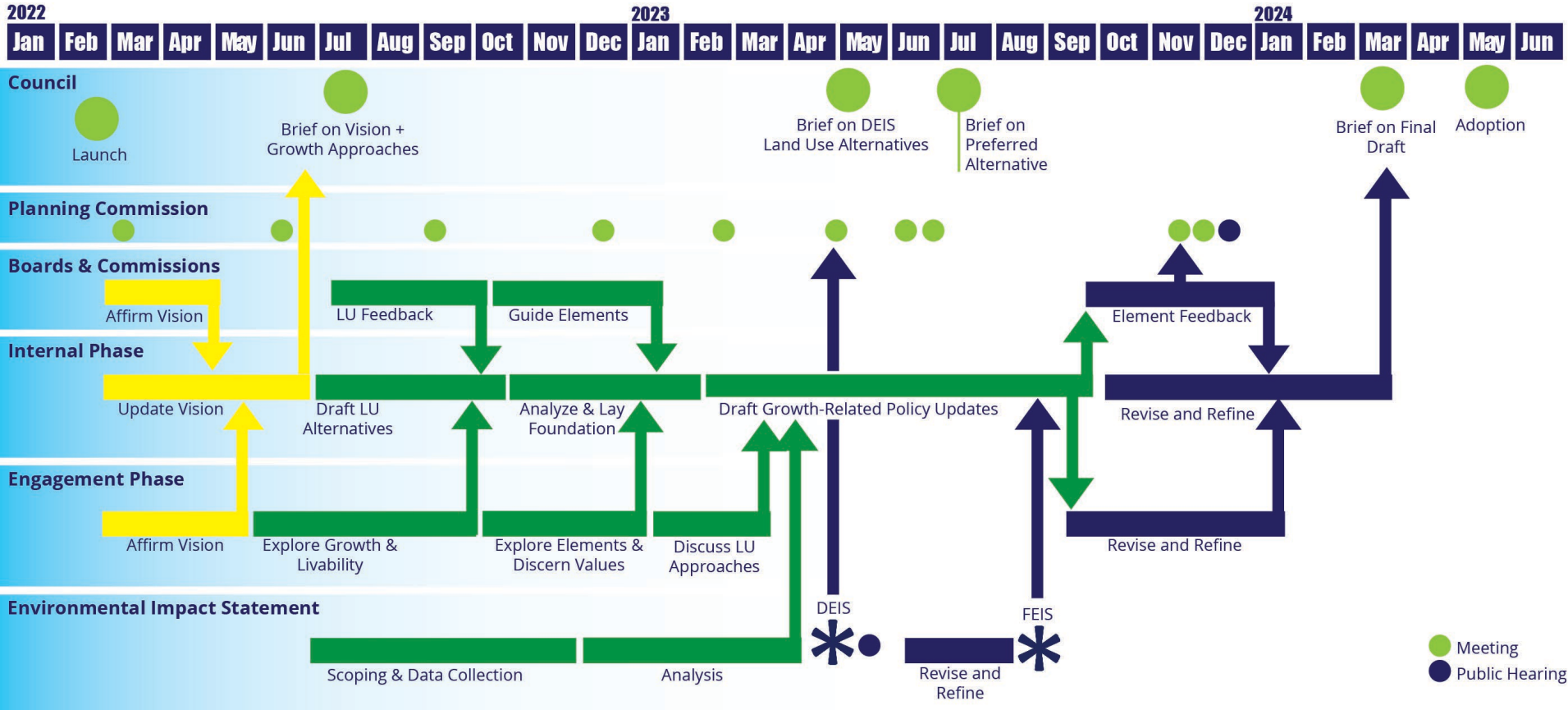








Schedule & Process





Schedule & Process

- **April:** DEIS released → 45-day public comment period
- **June and July:** Preferred Alternative crafted
- **August:** Preferred alternative analyzed, and FEIS released
- **Oct & Nov:** Draft updated Plan reviewed and revised
- **December- February:** Public hearing and PC recommendation
- **March:** Council study session(s)
- **May:** Council adoption



Direction

Confirm the recommended scope of work for policy amendments to the BelRed Subarea Plan occurring as part of the Comprehensive Plan Periodic Update.

