



Bellevue Planning Commission

February 28, 2024

PLANNING COMMISSION AGENDA ITEM

SUBJECT

Comprehensive Plan Periodic Update and Wilburton Vision Implementation: Staff Recommended Policy Changes to the BelRed Subarea Plan Land Use section and Changes to the Comprehensive Plan Future Land Use Map

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POLICY ISSUES

This memo focuses on staff recommended updates to the citywide Future Land Use Map (including in the Wilburton TOD area) and the related land use policies in the BelRed Subarea Plan. Bellevue's Comprehensive Plan provides the roadmap for growth in the City. The once-a-decade update, directed by Washington State's Growth Management Act (GMA), is being done in concert with the BelRed Look Forward and the Wilburton Vision Implementation. The recommendation for changes to the Future Land Use Map is made as part of these two efforts as well as the Periodic Update to the Comprehensive Plan. Staff is seeking direction to move the Future Land Use Map to the final draft stage. Planning Commission will have an opportunity to review it again in May in the complete draft.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION



DIRECTION



INFORMATION ONLY



BACKGROUND

The Periodic Update to the Comprehensive Plan was launched February 28, 2022, and has included extensive public engagement. As part of the Comprehensive Plan Periodic Update, the Future Land Use Map is being moved out of each of the subarea plans in Volume 2, where it was divided by subarea or neighborhood, and into one map in the Land Use element in Volume

1. The changes to future land use in the Wilburton/N.E. 8th Street Subarea and the BelRed Subarea are, therefore, being presented together with the citywide map.

The City engaged with the community about the changes to Comprehensive Plan policies, including changes to the Future Land Use Map. The results of that engagement will be presented with the Comprehensive Plan element it is related to. Responses to the Land Use element and the Future Land Use Map are included in this memo. The recommended changes to the Future Land Use Map take this feedback into account.

The Draft Environmental Impact Statement (DEIS) analyzed a No Action Alternative and three Action Alternatives. The Final EIS (FEIS) analyzed a Preferred Alternative, a hybrid of the three Action Alternatives in the DEIS. The basis for these EIS alternatives was a map of future land uses. The recommended Future Land Use Map is based on the Preferred Alternative with a few changes detailed below.

FUTURE LAND USE MAP DESIGNATIONS

At the February 14 meeting, the Commission was introduced to the new Future Land Use Designations (See Attachment A, Future Land Use Map Key). These categories are broader than what is currently used in the Comprehensive Plan Future Land Use Map. The scope of the Comprehensive Plan Periodic Update includes the direction to, “Explore amending the land use categories used in the Comprehensive Plan map to reference zones more broadly.” In broadening the Future Land Use designations, the goal is to provide more general guidance and flexibility for how development can respond to community needs while being consistent with the City’s vision for the general use and scale of development in an area. A change in zoning is still subject to specific standards and rezone decision criteria (LUC 20.30A.140) through a public process, however, consideration of a change to zoning is not restricted to once a year.

Staff recommend broadening the Future Land Use designations in the Comprehensive Plan in mixed use areas and in residential areas because many similarities between zones exist in these categories. The Future Land Use designations are meant to provide broad direction on the general uses and scale for the future development of areas of the City. Some of the mixed use and residential zones, similar in terms of use and scale, are grouped together in the proposed Future Land Use Key. This does not mean that the zones are interchangeable, the specifics of a site and its relationship to surrounding properties and the environment may make one zone more appropriate than another.

A second innovation in the Future Land Use Map Key is the use of illustrations to describe the density and scale within the Mixed Use and Residential designations. These illustrations are meant to show the intended general scale and density within a designation, not the specific building styles, height, floor area ratio or possible arrangements of buildings. Specifics related

to setbacks, lot coverage, or heights are detailed in the land use code and vary between zones, even zones within the same Future Land Use designation.

Several areas in the City currently have zoning tied to a specific planning area, such as Eastgate Transit-Oriented Development (TOD), East Main TOD, BelRed, and Downtown. Zones in these planning areas would still be geographically restricted as described in the Land Use Code. Designations that are not recommended for broadening are Light Industrial, General Commercial, and Hospital Institutions. These are not sufficiently similar to other zones to be included in a general designation for an area. No change is recommended for Downtown.

New zoning classifications consistent with the proposed Future Land Use designations will be discussed with the Planning Commission as part of the Land Use Code Amendment (LUCA) process. The Wilburton Vision Implementation LUCA will be brought before the Planning Commission concurrent with the Wilburton Vision Implementation Comprehensive Plan Amendment (CPA). However, the Comprehensive Plan LUCA and the BelRed Look Forward LUCA will be brought before the Planning Commission following adoption of the Comprehensive Plan update and the BelRed Look Forward CPA with the potential for the Comprehensive Plan Update LUCA occurring in phases.

FUTURE LAND USE MAP: WILBURTON

In the Wilburton TOD area, staff recommend a Future Land Use Map consistent with the Preferred Alternative studied in the FEIS with some modifications that incorporate previously studied EIS alternatives. All changes are within the maximum development studied in the EIS in one or more of the alternatives. The Future Land Use is consistent with proposed land use policy amendments in the Wilburton Vision Implementation work program that provide general direction on desired densities, use mix, and building height transitions. These Wilburton-specific policy amendments were reviewed with the Planning Commission at the July 26 study session on the Wilburton Vision Implementation CPA and refined with further stakeholder input and analyses in the fall and winter. These refinements are reflected in a [public review draft](#) of Wilburton CPA proposed policy amendments and detailed below.

Recommended Policy Change	Reason
<p>S-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries <u>Distinguish between residential, and non-residential and mixed-use areas through appropriate measures that limit impacts of more intensive uses.</u></p>	<p>Updated for consistency with the intended future land use pattern, and addresses the relationship between the Wilburton TOD area and adjacent residential areas.</p>

Recommended Policy Change	Reason
<p>S-WI-33. <u>Allow for the tallest buildings along Interstate-405 and around the Grand Connection, transitioning down in height toward the east.</u></p>	<p>Updated to include the Grand Connection as part of the area planned for higher density.</p>

Staff recommend a Future Land Use Map establishing an Urban Core (defined in the Land Use Map key as a mixed use area with the highest scale and density close to Downtown and light rail stations) bounded by I-405, Eastrail, NE 4th Street, and NE 8th Street. This area includes parcels along the Grand Connection alignment and adjacent to I-405. Highrise Mixed Use is designated along 116th Avenue NE, NE 8th Street, and the east side of 120th Avenue NE, with a smaller Highrise Medical Office area at the corner of 116th Avenue NE across from Overlake Medical Center. A transition to Midrise Residential Mixed Use is designated toward the east and southeast edges of the Wilburton TOD area and around Lake Bellevue.

The FEIS Preferred Alternative is the basis for the recommended Future Land Use Map and staff recommend the following changes:

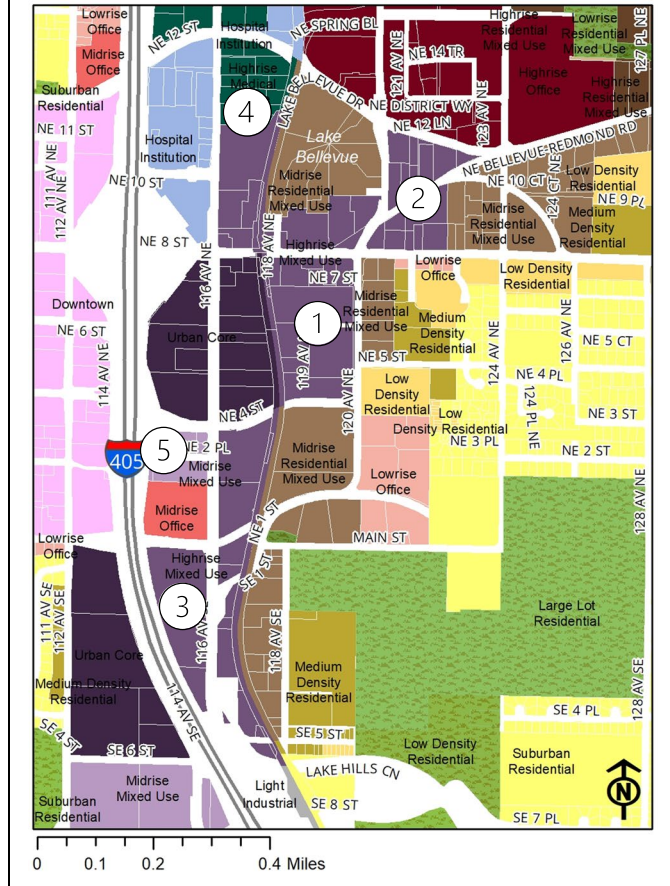
1. East side of Eastrail between NE 4th Street and NE 8th Street. Staff recommend changing this area from Highrise Residential Mixed Use to Highrise Mixed Use. Upon further consideration of stakeholder input, this is an area where greater flexibility is needed to achieve desired development outcomes. Highrise Mixed Use was studied in this location in Alternative 3 in the EIS.

2. East side of 120th Avenue NE north of NE 8th Street. Staff recommend changing this area from Highrise Residential Mixed Use to Highrise Mixed Use. Upon further consideration of stakeholder input, this is an area where greater flexibility is needed to achieve desired development outcomes. Highrise Mixed Use was studied in this location in Alternative 3 in the EIS.

3. South of Main Street between I-405 and 116th Avenue SE. Staff recommend changing this area from Urban Core to Highrise Mixed Use. Upon further consideration, this designation provides for a more gradual stepdown in scale and density between East Main TOD (defined as Urban Core) and more midrise scale development closer to Eastrail and the Bellevue Botanical Garden, while still providing for higher densities within the East Main Station walkshed. This change also creates a clearly defined Urban Core in the Wilburton TOD area where the highest densities are adjacent to the greatest concentration of multimodal investments (light rail, rapid bus transit, Grand Connection, Eastrail) and potential public benefits. This is a similar density to what was studied in Alternative 1 in the EIS, Highrise Office. Changing it to Highrise Mixed use will have similar environmental residential and non-residential uses.

4. Overlake Employee Garage. Staff recommend changing this area from Highrise Mixed Use to Highrise Medical Office. This change makes this parcel consistent with other medically-focused future land use to the north. The designation still provides flexibility, as it develops through the

Figure 1. Location of staff recommendations for changes to Future Land Use Map



zoning, to allow other non-medical uses such as residential. Highrise Medical Office was studied in this area in Alternatives 1 & 2 in the EIS.

5. North of Main Street wetland. Staff recommend changing this area from Highrise Office to Midrise Mixed Use. Upon further consideration of its proximity to the wetland and smaller parcel sizes, midrise scale development would be more appropriate. Midrise Mixed Use is a less dense land use than what was studied in any of the alternatives.

New zoning classifications consistent with the proposed Future Land Use designations will be discussed with the Planning Commission as part of the LUCA for the Wilburton TOD area. Direction on the Future Land Use Map will guide staff in developing draft zoning and development regulations, anticipated to be discussed with the Planning Commission in April.

FUTURE LAND USE MAP: BELRED

In BelRed, staff are recommending changes to the Future Land Use map and changes to closely-related policies. The recommended Future Land Use Map is based largely upon the FEIS Preferred Alternative but using the broader Future Land Use designations in the Future Land Use Map Key (Attachment A) and change of five parcels to Highrise Residential Mixed Use. The recommended policy changes, align with the overall map changes, support the further development of an arts district, incentivize the rehabilitation of streams throughout the area, and ensure space for a variety of uses.

The BelRed Look Forward, is being done in concert with the Comprehensive Plan Periodic Update. Significant development has taken place in BelRed under the subarea plan policies and land use regulations, adopted in 2009. Since adoption, over 2,100 housing units and 2.2 million square feet of non-residential space have been developed. Another 3,100 housing units and 1.3 million square feet of office development are in the pipeline, indicating that BelRed is on track to meeting the housing and job growth projected for the subarea by 2030.

Now, after more than a decade of experience implementing BelRed policies and regulations, the City Council directed that the BelRed policies be refreshed to reflect new information, increase capacity to meet new citywide housing and job targets, and to strengthen and clarify direction for implementation. As stated in the BelRed Subarea Plan, the overarching goal for BelRed is:

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.

Key to achieving this vision was a “nodal” development pattern that concentrates of mix of uses in the vicinity of light rail stations promoting high levels of pedestrian activity and high capacity transit, both of which support high intensities of development.

These ideas are reflected in the land use policies that call for concentrating future growth into a series of mixed-use, pedestrian friendly and transit oriented development nodes and encouraging mixed use development with opportunities to live, work, shop, and recreate within close proximity.

Land use policies in the plan also recognize the need for accommodating BelRed's existing light industrial uses, for incorporating BelRed's stream corridors as significant on-site amenities, for implementing standards that promote sustainable design and natural drainage practices, and for graceful edges and transitions between areas differing in use or intensity.

With the addition of a significant amount of additional development capacity, the Plan recognizes the need and opportunity to leverage this increase to provide infrastructure and amenities that contribute to the public good. As implemented through provisions in the BelRed [Land Use Code Chapter LUC 20.25D](#), a key provision is an incentive system, which provides additional development capacity in exchange for provision of public amenities including affordable housing, park and trail dedication and improvement, stream restoration, dedication of space for child care or non-profit groups whose purpose is to provide community services or whose purpose is to provide arts/cultural uses, and other public amenities.

COMMUNITY FEEDBACK

The proposed policies were released for public review in mid-January on [EngagingBellevue.com](#) and also shown at a Policy Open House on January 20 where the public had an opportunity to talk with staff, ask questions, and provide feedback. To gather input, proposed policy moves were grouped within the following three topic areas: Open Space and Natural Systems, Cultural and Community Connections, and Land Use and Urban Form, and members of the public were asked to respond to the following three questions:

1. Which of these policy moves sound good to you, and what makes you say that?
2. Are there any ideas or considerations unique to BelRed you think are missing?
3. What do you want Board and Commission members to know as they discuss these policy moves and make their recommendations?

The following is a summary of the responses to the Land Use and Urban Form policy moves. Respondents to the questionnaire on Land Use and Urban Form expressed very strong support for encouraging provision of mixed use development with places to live, work, learn, shop and play in close proximity. One responder noted, *"We need to create live/work/play environments for livability and reduced traffic congestion."* Another responder wrote, *"I really love the natural scenery of Bellevue but I think the city can offer more indoor activities for people to spend time, esp. in the long rainy winter months... stores, shops, museums and event places."* Another respondent emphasized the importance of having places to play in close proximity and said, *"I would love to see a roller skating rink to keep teens and young adults active and engaged."*

Strong support was also voiced for increasing development capacity, especially residential capacity. One responder commented, *"downtown Bellevue right now is going in the wrong direction in the sense that it is building too many office buildings...they should be housing*

instead.” Several also thought that prohibiting new low job- and housing-density uses within the high density station area nodes sounded good.

Respondents were equally supportive of incorporating stream corridors into building and site designs. One responder stated that it should be a requirement and that *“incentives should be for going above and beyond those basic requirements.”*

Many voiced support for promoting the preservation and/or relocation within BelRed of small ethnic grocery stores and food services. Respondents commented that, *“those are a large part of the area’s character,”* and that, *“these small kinds of businesses are much needed.”* One responder said they like BelRed the way it is, and they expressed concern that small businesses would be “chased away.”

Several also thought having incentives for infrastructure and amenities that respond to unique site characteristics sounded good. One commented, *“this could give the city a lot of character.”* Similar support was voiced for providing a thriving arts district in the BelRed/130th node.

Regarding ideas people thought were missing, several respondents expressed a desire to see the City think bigger and allow high density buildings to be built within a larger area. A respondent wrote, *“zoning is too restrictive within too small of an area outside the station”* and they suggested allowing 5 over 1 type development within half a mile of the light rail stations. Another respondent mentioned the importance of, *“housing for infrastructure workers - first time responders, teachers, and city employees – so they are more a part of the local community.”* A need for more City-supported recreational opportunities was expressed as well as a need for improving walking and biking facilities in the area.

In addition, a few people requested different Future Land Use designations. These comments were made through the survey and through email to staff or the Planning Commission. These comments included a request for a change to the Future Land Use designations so that the Mixed Use categories did not distinguish between areas that emphasize residential, office or medical office development; and an expression of support for Alternative 3; and a request to change several contiguous properties to the same Future Land Use designation, Highrise Residential Mixed Use to allow for parcel aggregation and site development that would benefit the riparian corridor that runs through the parcels.

Staff does not recommend any additional changes to policies from the public review draft of the policies. In general, respondents were supportive of the updates to the policies. The items that were identified as missing, including less restrictive Future Land Use designations and higher density within the BelRed area, are outside of the overall direction for the area and contrary to feedback we have heard from the community about the future of the area. The staff-recommended changes to the Future Land Use Map do respond to the support for Alternative 3 in that the changes staff recommend from the Preferred Alternative make it more like Alternative 3.

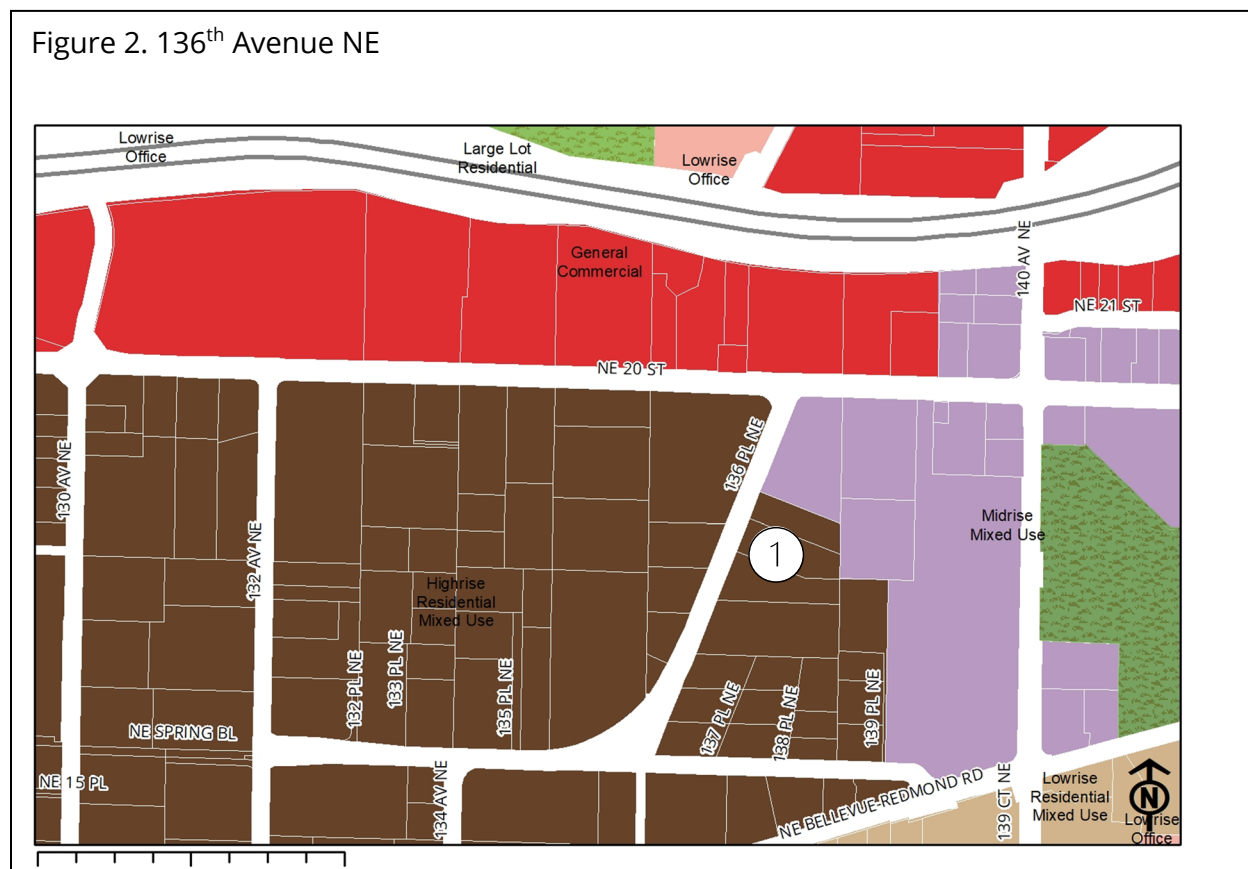
Respondents wanted Commission members to know that they would be interested in seeing future development meet high sustainability standards, that focus on the arts is one of the top four initiatives that could truly improve Bellevue, that mixed use is the way to go. One respondent also wanted Commissioners to recognize that “it’s important to consider the future neighbors as well.”

BELRED FUTURE LAND USE MAP

The Future Land Use Map for the BelRed Subarea aligns with the proposed land use policy amendments that provide general direction on the desired scale and intensity of buildings as well as the mix of uses. The recommended Map is based largely upon the FEIS Preferred Alternative but using the broader Future Land Use designations and the change of 5 parcels from Midrise Mixed Use to Highrise Residential Mixed Use.

One of the CPPU objectives is to broaden future land use designations to provide more general guidance and flexibility for how development can respond to community needs over time while staying consistent with the City’s vision for the general use and scale of development in an area. In the proposed Future Land Use Map, designations ending in H-1 and H-2 in the Preferred Land Use Alternative are consolidated into single “Highrise” future land use designations. These broader designations remove concerns many stakeholders had with the Preferred Alternative, which had a smaller area designated for H-2 intensity than what was studied in Alternative 3.

Figure 2. 136th Avenue NE



Zoning designations will be formalized with the Land Use Code Amendment and Legislative Rezone processes following the adoption of the Comprehensive Plan Amendment, which will include a public process. However, recommendations for zoning will not go above and beyond the intensities studied in the alternatives during the environmental review.

1. 136th Place NE. Staff recommend changing 5 parcels east of 136th Place NE to Highrise Mixed Use. The proposal expands the RC-H-1 designation to encompass five parcels north of the area designated RC-H-1 in the Preferred Alternative as shown in the map (Figure 2). Designating these parcels for RC-H-1 would allow for easier parcel aggregation, which could facilitate development due to the presence of a stream. Although the H-1 designation would be higher in scale than the midrise designation analyzed in the environmental review, the RC designation would have an overall equivalent or lower impact than the Mixed Use designation due to the greater emphasis on residential use, making the switch from MU-M to RC-H-1 comparable for this site.

POLICY SUMMARY

Proposed Land Use and Neighborhood District policy amendments can be found in Attachment C to this memo. Some policies were removed because they overlap with citywide policies in Volume 1. Below are the major changes.

- Updates to streamline policy, consolidating policies that are similar, and separating into distinct policies those that contain multiple intents.
- Updates to policy to encourage mixed use development providing places to live, work, learn, shop and play in close proximity.
- Updates to incentivize incorporation of stream corridors into building and site designs.
- Updates to incentivize infrastructure and amenities that respond to unique site characteristics.
- New policy to provide for a range of diverse residential and supportive uses within each neighborhood district to create welcoming and inclusive neighborhoods.
- New and Updated policies that provide for a range of distinct economic centers and neighborhood districts that build and expand upon BelRed's existing economic clusters and are distinguished by unique community driven characteristics.
- New policy prohibiting new low job and population density land uses within the high density station area nodes.
- New policy to provide for small artisanal manufacturing.
- Updates to policy providing for life-science uses along 116th Avenue NE.
- Updates to policies providing for increased development capacity, especially residential capacity.
- New policies to partner and collaborate with other public agencies on the development of their properties.
- New policy providing for a thriving arts district in the BelRed/130th node.

- New policy promoting the preservation and/or relocation within BelRed of small ethnic grocery stores and food services located between the BelRed and Overlake Station Area Nodes.

FUTURE LAND USE MAP: CITYWIDE

Citywide, outside of Wilburton and BelRed, staff recommend Future Land Use consistent with the Preferred Alternative studied in the FEIS with some modifications. The Preferred Alternatives is consistent with the policies around Mixed Use Centers, Neighborhood Centers and Countywide Centers. It is also consistent with the overall growth strategy for the City articulated in LU-1:

Focus the City's growth and development as follows:

1. Direct most of the City's growth to the Downtown Regional Growth Center, other Countywide Centers and to other areas designated for compact, mixed use development served by a full range of transportation options.
2. Plan for housing growth with a broad range of housing choices to meet the changing needs of the community.
3. Enhance the health and vitality of existing single family, multifamily and mixed-use residential neighborhoods.
4. Provide for commercial uses and development that serve community needs.

The community feedback was generally supportive of the policy changes. There were many comments on doing more to protect people from poor air quality by prohibiting certain uses close to freeways. Below is a summary of the Community feedback related to the Land Use policies and the Future Land Use Map.

COMMUNITY FEEDBACK

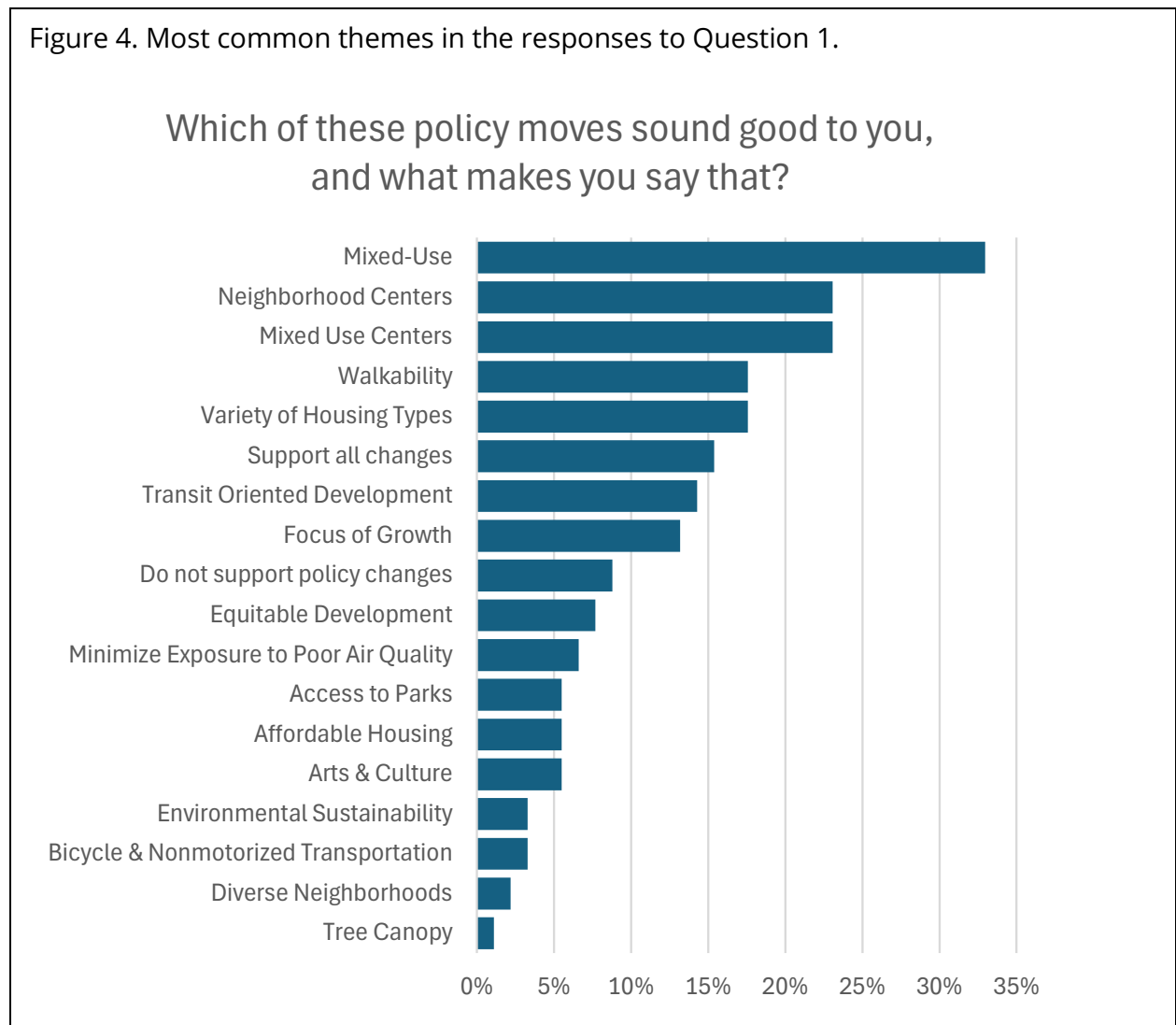
The Public Review Draft has been available to the community since January 15. The City used a survey on Engaging Bellevue to gather input on the specific policies, or a detailed summary of the policies, staff called, "Key Policy Moves." The survey closed on February 16. In addition, the City held two public events: 1) an Open House on all of the policy moves on January 16 at Jing Mei Elementary School, and 2) a Community Conversation, co-sponsored with Bellevue Diversity Advantage Network, focused on how the Racially Disparate Impact Analysis was incorporated into the policies on February 8 at Stevenson Elementary School. Finally, City staff have been working with social studies teachers at three secondary schools in Bellevue to get input from youth and to educate them on the Comprehensive Plan and civic engagement more generally. The following summary focuses on the feedback received through Engaging Bellevue and through the Open House related to Land Use (Attachment D contains all comments related

to land use from these two engagement streams). The two are reported separately because some folks may have participated in both opportunities.

People had the opportunity to respond to the survey on Engaging Bellevue about one or more element in the Comprehensive Plan. A total of 101 people responded to the Survey on the Land Use policies and 24 people added a pin and comment to the Future Land Use Map. Of the respondents, 88 percent live in Bellevue and 77 percent own their home. Respondents tended to be older than the population as a whole (31 percent reported being over 65, about 13 percent of residents are over 65) and more likely to be white (67 percent reported that they were white, about 40 percent of residents are white). However, the respondents do include adults of all ages and races. The survey asked respondents three questions:

- 1) Which of these policy moves sound good to you, and what makes you say that?
- 2) Are there any policy ideas or considerations you think are missing?

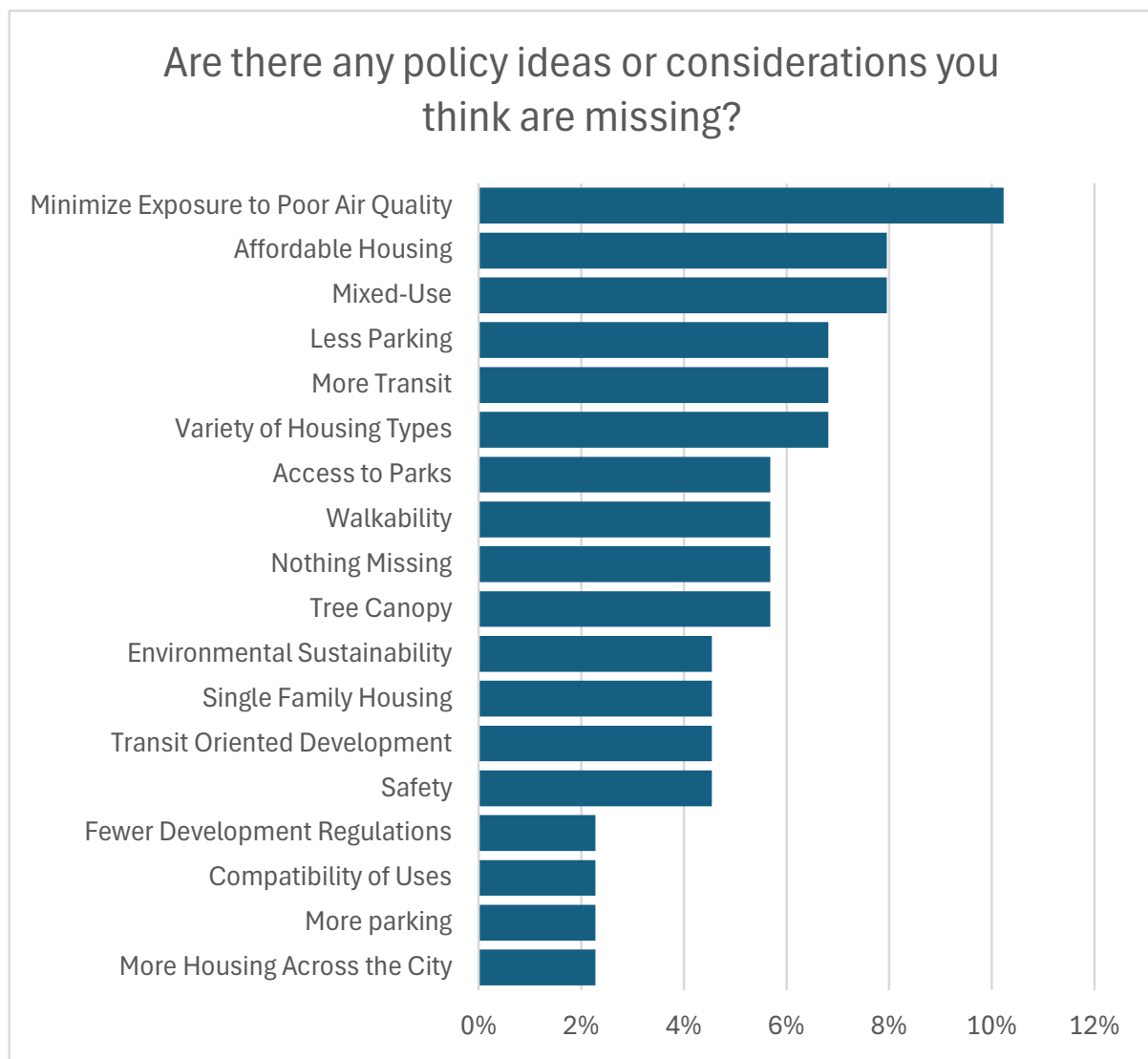
Figure 4. Most common themes in the responses to Question 1.



3) What do you want the Planning Commissioners and the members of other boards and commissions to know as they discuss these policy moves and make their recommendations?

Respondents identified many of the updates as positive changes to the policies. People could mention more than one policy in their response so the percents do not add up to 100. The most frequently cited “good” changes were around planning for mixed use development in Bellevue, especially the plans for Mixed Use Centers and Neighborhood Centers (Figure 4). Other closely related topics that were frequently mentioned included transit-oriented development and walkability. About 9 percent of respondents did not support any of the policy changes and

Figure 5. Most Common Themes in Response to Question 2*



* Themes included in this chart were mentioned by 2 or more respondents.

mentioned that in response to this question and about 15 percent said they support all of the changes. The responses from the Open House primarily focused on support for mixed use policies and policies that create compact, walkable neighborhoods.

Respondents identified several missing topics in the policy updates. In some cases, people said that they liked the policy moves related to a topic but wanted the policy to go farther or include more specifics. One example of this is minimizing exposure to poor air quality (Figure 5). About 7 percent of respondents said that one of the good policy additions was the inclusion of policies to minimize exposure to poor air quality. However, about 10 percent of respondents said the City should go farther by identifying sources of poor air quality, especially freeways, being explicit about how far protected uses need to be from freeways, and including more uses in the protected category, especially affordable housing. This was the most commonly cited missing policy area.

Areas where people wanted more detail in the policies include mixed use, parking, transit, access to parks and many people wanted more detail on housing types and affordable housing. These are important policy areas and will be addressed more fully in other elements. About 6 percent of respondents said nothing was missing. There were five responses at the Open House to what was missing in these policies, and they were generally in line with the comments in the survey.

Staff do not recommend further changes to the Land Use policies based on this feedback at this time. The addition of new policies to the Land Use element related to air quality was discussed at the February 14 meeting by commissioners. Some commissioners wondered if the number of policies was excessive. The Planning Commission could direct staff to streamline the policies. Air quality is an area that has not been specifically addressed in the past in relation to land use, however, it has gained more attention as an area of concern for general population health and for its impact on marginalized communities. The study included in the EIS highlighted the need for additional policies in the Comprehensive Plan to address this. The air quality policies address location of sensitive uses (such as housing and daycares) in relation to any source of poor air quality, not just freeways, indoor air quality, and begin the work to combat the historic impacts of poor air quality on marginalized communities through consultation and assessment.

The final question in the survey was what people wanted the Planning Commission to consider in the deliberations around land use. The following is a summary but you are encouraged to read all of the comments in Attachment D. There were only three responses to this question at the Open House so they have been included in this summary. People have chosen to live in Bellevue for a wide variety of reasons from the wooded character to the shopping centers. Many people in single-family homes are concerned that their street will no longer be a desirable place to live if there are other styles of housing on it such as large houses or townhomes. At the same time, many people would like to live in Bellevue that cannot afford a single-family home in the City. One respondent wrote, "I was born and raised in Bellevue and I

had to move to Tacoma since I could not afford to live there. I have a college degree and am a Washington state trooper...This is never talked about because the missing middle is rarely considered in wealthy cities like Bellevue.” Across the board, respondents want the Planning Commission to consider the walkability of the City and how land use can contribute to better connections between people and the places they want to go.

FUTURE LAND USE MAP: CITYWIDE

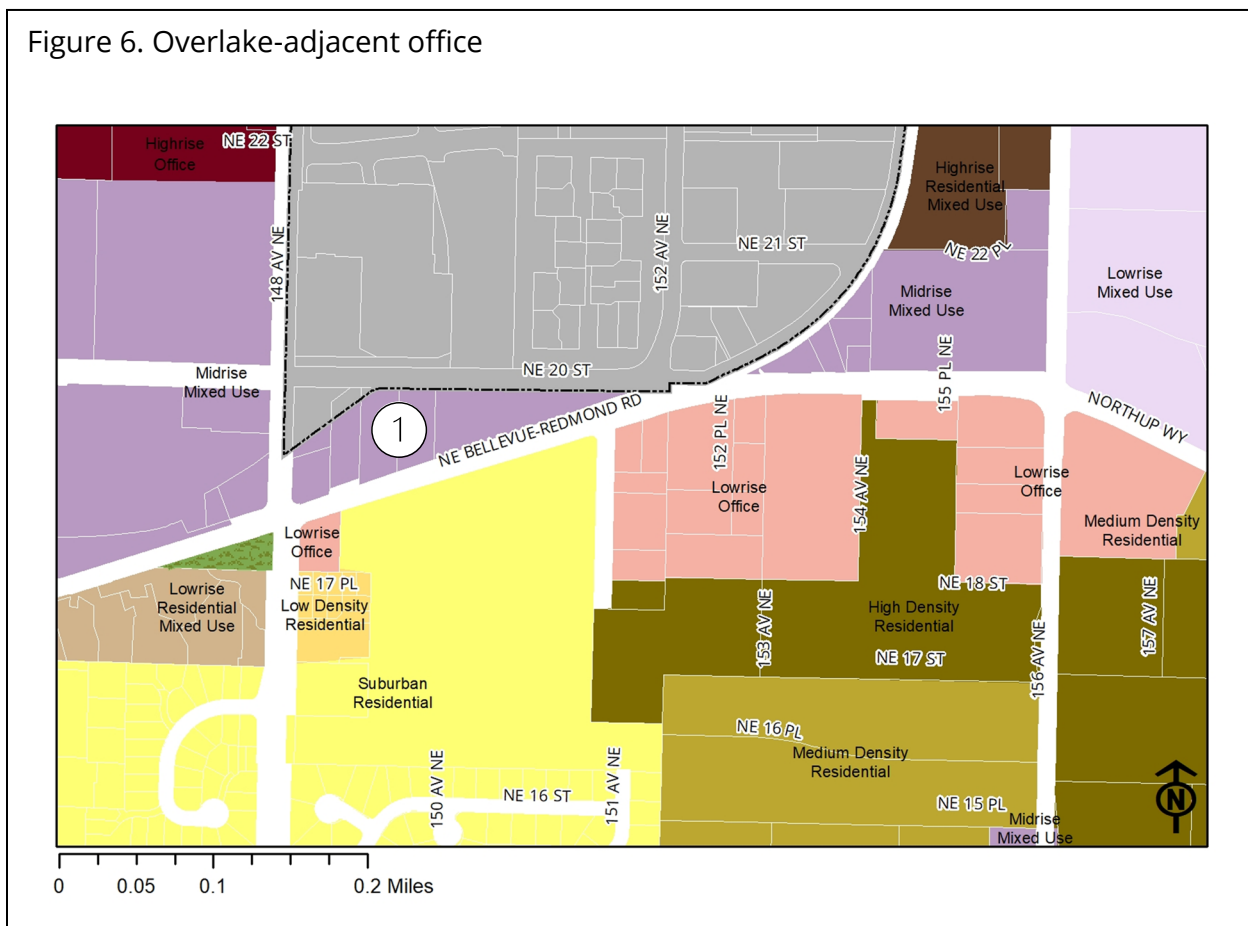
While the Preferred Alternative is the basis for the recommended Future Land Use Map, staff recommend some changes. These changes are based on one or more of the following reasons:

1. A mistake or reconsideration by staff of land use in the Preferred Alternative,
2. A new request to consider a change in land use on a specific parcel or set of parcels, or
3. New information about a site or the future of the area surrounding it.

All of the changes are within the maximum development studied in the EIS in one or more of the alternatives.

6-1. Overlake-Adjacent Office. Staff recommend changing this to Midrise Mixed Use (Figure 6). Since the identification of the Preferred Alternative to be studied in the FIES, Redmond has

Figure 6. Overlake-adjacent office



identified a preferred development pattern which includes high-density development in this area. In response to this, the representative of one property owner in this area has contacted the City about increasing the density here to respond to that and allow for transit-oriented development around the Overlake Light Rail Station area. While this is a higher density than was studied in the FEIS, when paired with the lowering of density on the Crossroads Mall site (see 2, below) the overall density of the area is slightly lower than what was studied.

7-1. Crossroads Mall site. Staff recommend changing this to Midrise Mixed Use (Figure 7). Upon further consideration, Highrise Mixed Use, which is a scale and density found primarily in BelRed, and, in the future, in the Wilburton Commercial Area, is too intense for this residentially oriented Mixed Use Center. This is a lower density than what was studied in the EIS.

8-1. Woodridge Light Industrial. Staff recommend changing the right-of-way between the I-405 freeway and Eastrail to Light Industrial (Figure 8). These parcels are currently zoned Light Industrial. There is no reason to change this Future Land Use designation and it provides continuity with the light industrial on the other side of I-405. This has no impact on the density and use analyzed in the EIS.

9-1. Camp Sambica. Staff recommend changing the waterfront parcel to Institutional (Figure 9). The parcel with waterfront access was identified as Suburban Residential in the Preferred Alternative, however, this parcel, owned by Camp Sambica is central to their camp offerings and should be included in the institutional Future Land Use designation similar to the designation for the rest of the camp. This has no impact on the densities studied in the EIS.

Figure 7. Crossroads Mall site

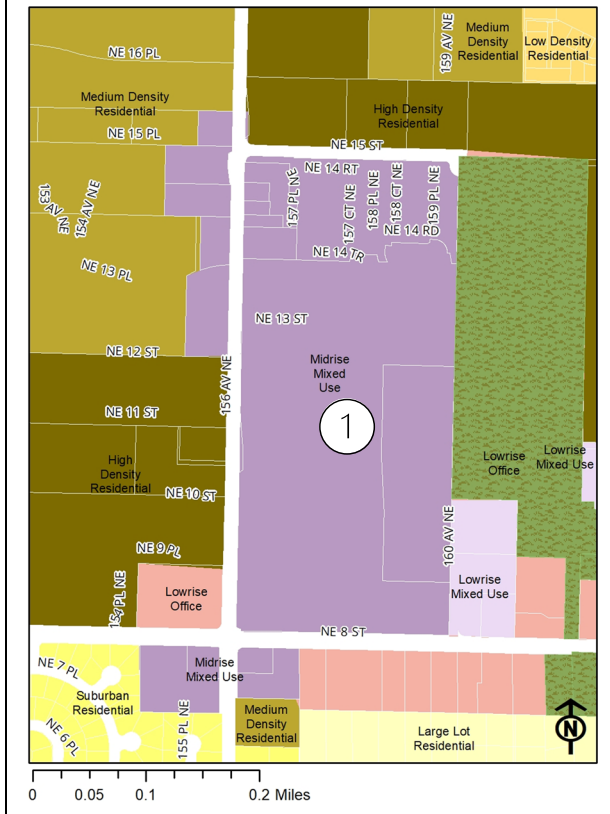


Figure 8. Woodridge Light Industrial

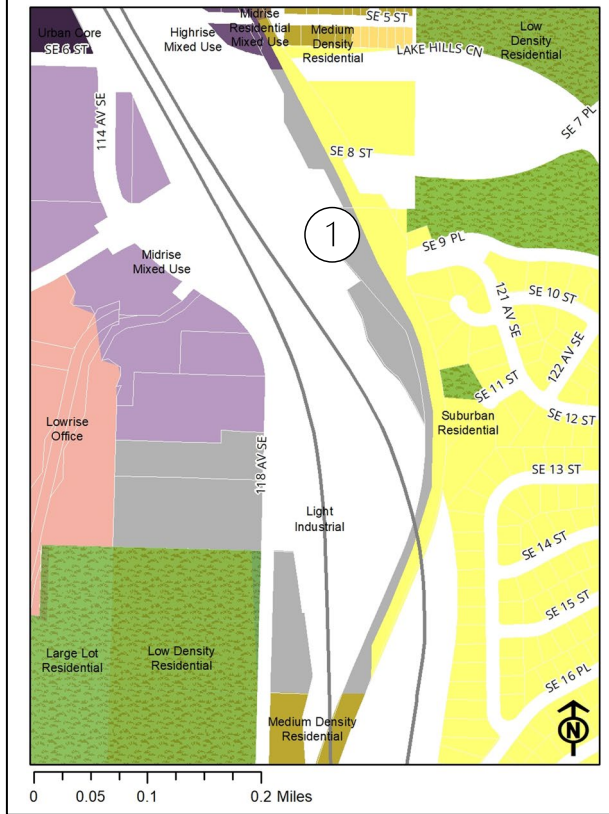


Figure 9. Camp Sambica



ATTACHMENTS

- A. Future Land Use Map Key
- B. Future Land Use Map
- C. BelRed Recommended Policy Changes (Land Use subsection)
- D. Key Policy Moves Community Comments
- E. Glossary