

BelRed Look Forward CPA: Recommended General, Housing, Urban Design, and Arts and Culture Policy Amendments to the BelRed Subarea Plan
 (Planning Commission Review Draft – April 24, 2024)

This packet includes proposed policy amendments. The “New Number” column reflects proposed policy enumeration. All policy numbers in the notes column refer to the new number unless noted. ~~Strikethrough~~ means the text is deleted. Underline means the text is new.

Key			
	Repealed Policy		New Policy
	Modified Policy		Retained Policy

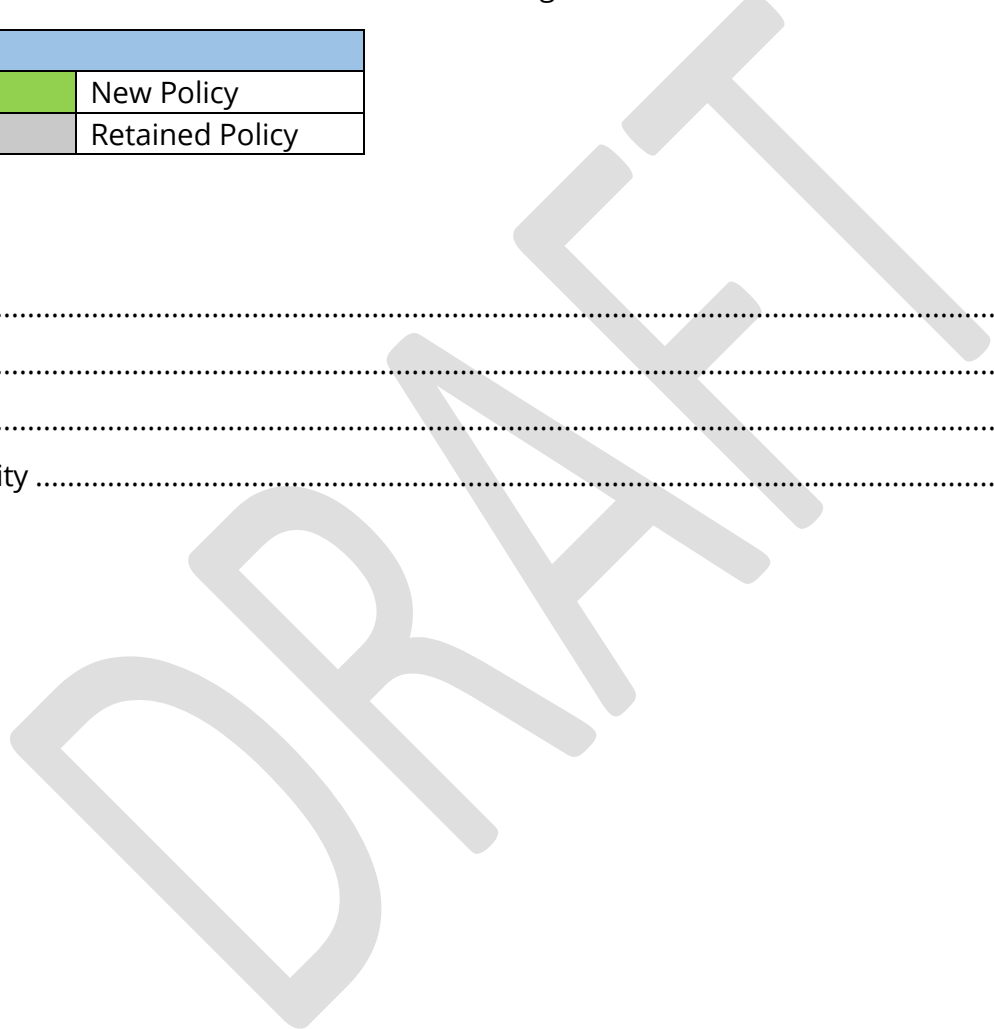
Table of Contents

General Policies 2

Housing 2

Urban Design 4

Arts, and Culture, and Creativity 13



BelRed Look Forward CPA: Recommended General, Housing, Urban Design, and Arts and Culture Policy Amendments to the BelRed Subarea Plan
 (Planning Commission Review Draft – April 24, 2024)

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General Policies			
<p>Goal: To build upon BelRed’s existing economic, cultural, and natural assets, while integrating new places to live, work, recreate, and connect develop a sustainable urban development pattern that dramatically reshapes the future of the BelRed Subarea, while allowing the area to transition gracefully from its past.</p>			
S-BR-3		<p><u>Provide for the needs of marginalized populations and those most vulnerable to specific impacts when designing strategies to achieve the vision for BelRed.</u></p>	<p>Note: Adds direction for achieving the third pillar of sustainability – social equity.</p>
Housing			
<p>Goal: To encourage accommodate people at all stages of life by meeting the housing needs of all household types, sizes, and incomes wanting to live in Bel-Red. redevelopment to result in a diversity of housing types and prices, including a significant share of “workforce housing”.</p>			
S-BR-63	S-BR-40	<p>Encourage a diversity of housing types, from including high-rise density, multi-story housing in transit nodes, to medium density midrise housing outside nodes, to lowrise housing in transition areas, and other innovative housing forms, such as live/work and work/live units.</p>	<p>Note: Updated terminology.</p>
S-BR-64	S-BR-41	<p>Promote owner and rental affordability in <u>every</u> Bel-Red’s new housing stock, with a policy target that 50% of new units be affordable for households earning 120% of median income or less. This overall target should include 10 to 20% of new units affordable to low income households (those earning up to 50% of area median income), another 10 to 20% of new units affordable to</p>	<p>Note: Updated to ensure alignment and consistency with Volume 1. Removed discussion; elements of which may be incorporated into preceding narrative.</p>

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		<p>moderate income households (those earning up to 80% area median income), and another 10 to 20% affordable as an additional segment of “workforce housing” (for households earning up to 120% of median income). These targets will be addressed <u>neighborhood district</u> through a combination of development regulations and incentives, public investments, and other public and private strategies, such as employer-assisted housing and short-term property tax exemptions for multi-family housing.</p> <p>Discussion: The policy targets are not expected to be met by each Bel-Red housing development. Rather, they are intended to be met over time, across the subarea as a whole, through a combination of public and private strategies. The overall supply of affordable housing will be monitored and if policy targets are not being achieved, affordable housing tools and incentives should be adjusted, or new more effective strategies adopted.</p>	
	S-BR-42	<p>Monitor the supply of affordable housing in Bel-Red and make adjustments to implementation strategies, including development regulations and incentives, as needed to meet the identified targets. A review of housing affordability strategies</p>	<p>Note: Redundant with policy HO-23 in Volume 1 of the Comprehensive Plan, which as amended, would read:</p> <p>HO-21. Monitor and assess the housing production in the city to track the city’s progress toward meeting the projected jurisdictional</p>

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 (Planning Commission Review Draft – April 24, 2024)

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		should occur three to five years after the 2009 adoption of the Subarea Plan.	housing needs across the entire income spectrum, consistent with state law and countywide planning policies.
S-BR-65	S-BR-43	Integrate the strategy Align strategies for promoting housing affordability in the Bel-Red area with the citywide approach and ensure each neighborhood district offers housing affordable at a range of income levels. of which Bel-Red is a part.	Note: Updated to clarify policy intent and align with Volume 1 policy.
Urban Design			
<p>Goal: To achieve a pedestrian friendly, transit and trail-oriented built environment that promotes interconnected, human scale, and welcoming places, design character that results in aesthetically beautiful, distinctive, and long-lasting places that evokes nature and creativity, and that produces a strong sense of Bellevue and the Northwest, and a dynamic public realm that encourages social interaction.</p>			
Sense of Place			
S-BR-36	S-BR-14	Use design guidelines to P promote pedestrian-friendly and transit- oriented design, ensure quality and a sense of permanence, promote environmental sustainability, and create a distinct sense of place, consistent. Conduct design review for all mixed use, office and residentially designated areas of the Subarea. Apply additional depth and attention to the details of design review within transit-oriented development nodes.	Note: Updated to streamline policy and clarify policy intent. Removed discussion; elements of which may be incorporated into preceding narrative.

BelRed Look Forward CPA: Recommended General, Housing, Urban Design, and Arts and Culture Policy Amendments to the BelRed Subarea Plan
 (Planning Commission Review Draft – April 24, 2024)

New Number	Old Number	Proposed Policy Amendment	Reason for Change/CPP/Note
		<p>Discussion: Design review should pay special attention to creating a pedestrian-friendly environment, by helping to create vibrant, interesting, safe, walkable and interconnected sites.</p>	
	S-BR-15	<p>Integrate transit in the design of public and private developments, so that the form and connectivity of the built environment support travel choices.</p> <p>Discussion: Features such as transit stops near major buildings, building entrances oriented toward transit stops, and direct pedestrian connections between buildings and transit help to integrate transit and land use, improving the pedestrian environment and supporting travel choices.</p>	<p>Note: Redundant with policies in Volume 1 of the Comprehensive Plan, which as amended, would read:</p> <p>LU-15. Provide for safe, accessible pedestrian connections from residential areas to nearby neighborhood services and transit in all residential site development.</p> <p>LU-29. Provide walking and bicycle routes in and to light rail and bus rapid transit station areas that are accessible, safe and convenient, and that connect to destinations, transit and surrounding bicycle and pedestrian networks.</p> <p>TR-3. Incorporate transit-supportive and pedestrian-oriented design features in new development through development review.</p> <p>TR-66. Integrate pedestrian and bicycle access to transit in collaboration with transit service providers and private-sector developers.</p>

BelRed Look Forward CPA: Recommended General, Housing, Urban Design, and Arts and Culture Policy Amendments to the BelRed Subarea Plan
 (Planning Commission Review Draft – April 24, 2024)

New Number	Old Number	Proposed Policy Amendment	Reason for Change/CPP/Note
			TR-71. Develop and maintain safe and convenient active transportation access to transit stops and stations, through shared responsibility with transit providers and private-sector developers.
S-BR-37	S-BR-16	Encourage place-making and a dynamic public realm by <u>incentivizing integration of art, places for performance, and other artistic expression into publicly accessible plazas, open spaces and other gathering places with in both development, in public and private development projects, particularly within the Arts District Intensive Area.</u>	Note: Updated to focus attention on the importance of arts in placemaking.
	S-BR-17	Promote environmentally sensitive design in public and private projects, including practices such as the US Green Building Council LEED certification of buildings, use of natural drainage systems, water conservation measures, and other practices.	<p>Note: Redundant with policies in Volume 1 of the Comprehensive Plan, which as amended, would read:</p> <p>CF-22. Require all capital projects to meet or exceed green certification standards for capital facilities unless determined infeasible by interdepartmental review.</p> <p>PA-34. Seek opportunities to integrate natural drainage practices and green stormwater infrastructure into park design and management to provide community amenities and watershed benefits.</p> <p>PA-43. When feasible, install, renovate, or replace facilities using materials, construction, and</p>

BelRed Look Forward CPA: Recommended General, Housing, Urban Design, and Arts and Culture Policy Amendments to the BelRed Subarea Plan
 (Planning Commission Review Draft – April 24, 2024)

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		DRAFT	<p>operation methods that meet or exceed green certification or performance standards and are known to be weather-resistant and longer lasting.</p> <p>TR-132. Incorporate natural drainage practices into transportation infrastructure projects, where effective and feasible.</p> <p>CL-60. Implement the city-wide use of low impact development techniques and green building practices.</p> <p>CL-63. Provide education and incentives to support the implementation of low impact development practices, integrated site planning, and green building, with a focus on early consideration of these in the site development process.</p> <p>CL-64. Support the use of emerging best practices in the area of green building and site design, including climate resilience measures, through the use of pilot programs and model ordinances.</p>
			S-BR-38

BelRed Look Forward CPA: Recommended General, Housing, Urban Design, and Arts and Culture Policy Amendments to the BelRed Subarea Plan
 (Planning Commission Review Draft – April 24, 2024)

New Number	Old Number	Proposed Policy Amendment	Reason for Change/CP/Note
		from Downtown, and enhance the architectural variety of the area.	
	S-BR-19	Encourage the use of building materials that are of high quality and durability, are appropriate for the area climate, and that have a sense of permanence.	Note: Redundant with policy UD-5 in Volume 1 of the Comprehensive Plan, which as amended, would read: UD-5. Encourage the use of high-quality and durable building materials that have a sense of permanence.
S-BR-39	S-BR-20	Reinforce the area’s sense of place and Northwest provenance by encouraging innovative building and site design, construction techniques and materials that reflect the industrial roots <u>local historic context</u> of the area while emphasizing its the emerging urban character of Bel-Red.	Note: Updated policy broadens policy intent to encompass all historic context.
	S-BR-21	Protect solar access to public spaces and important views from public spaces, as defined through the land use regulatory framework.	Note: Redundant with policies in Volume 1 of the Comprehensive Plan, which as amended, would read: UD-21. Identify and preserve views of water, mountains, skylines or other unique landmarks from public places. UD-22. Employ design guidelines to affect public and private development form and building

BelRed Look Forward CPA: Recommended General, Housing, Urban Design, and Arts and Culture Policy Amendments to the BelRed Subarea Plan
 (Planning Commission Review Draft – April 24, 2024)

New Number	Old Number	Proposed Policy Amendment	Reason for Change/CP/Note
			<p>placement to promote solar access and reduce wind impacts in public spaces.</p> <p>UD-40. Provide both weather protection and access to sunlight in pedestrian areas and public places.</p>
	S-BR-22	<p>Promote parking design and management that supports local uses in a manner compatible with the area’s urban design, transit and pedestrian orientation, including:</p> <ul style="list-style-type: none"> a. Encourage shared parking; b. Encourage structured parking as opposed to surface parking, particularly in identified development nodes; c. Prohibit surface parking between buildings and sidewalks where appropriate, and provide visual screening and/or landscaping relief of surface parking where it occurs; and d. Allow reduction of parking supply in transit development nodes. 	<p>Note: Redundant with policies in Volume 1 of the Comprehensive Plan, which as amended, would read:</p> <p>LU-25. Encourage private developers of adjacent or nearby properties to execute agreements to provide joint use and funding of shared parking facilities.</p> <p>TR-6. Coordinate with other Eastside jurisdictions, the private sector, educational institutions and transit service providers to develop and implement uniform or compatible transportation demand management regulations and strategies that address factors such as the following:</p> <ol style="list-style-type: none"> 1. Parking management, 2. Assistance to facilitate and increase the use of transit, carpooling, vanpooling, active transportation and flexible work schedules;

BelRed Look Forward CPA: Recommended General, Housing, Urban Design, and Arts and Culture Policy Amendments to the BelRed Subarea Plan
 (Planning Commission Review Draft – April 24, 2024)

New Number	Old Number	Proposed Policy Amendment	Reason for Change/CP/Note
			3. Other transportation demand management program elements, including marketing, outreach and incentives; and 4. Reporting, monitoring, and performance evaluation standards.
S-BR-40	S-BR-23	Reinforce neighborhood character and BelRed's unique identity and characteristics through the use of gateways, and neighborhood signage thresholds, and public art. Prohibit signage that is out of scale with or detracts from the public realm.	Note: Updated to use more inclusive language, new terminology, and to add public art.
	S-BR-24	Encourage private and public use of public art to enrich design aesthetics and add character, identity and a sense of place.	Note: Redundant with policies in Volume 1 of the Comprehensive Plan, which as amended, would read: UD-48. Cultivate public art that enhances neighborhood identity, builds community, and engages residents in the artistic process. UD-49. Encourage private and public developers to integrate art into the design of the public areas of their projects.
S-BR-41		<u>Use vibrant color as an accent in the Arts District Intensive Area, such as in murals, furnishings, architectural details, lighting and other features, to highlight and distinguish the area as a creative and artistic hub.</u>	Note: Added to include strategy for enhancing recognition of the Arts District.

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Pedestrian Experience			
S-BR-42	S-BR-25	<p>Design and develop an outstanding street environment that promotes streets as key urban places, designed to be sensitive to their context and to providing provide an interesting and aesthetically rich pedestrian experience. Apply a street hierarchy with design guidelines and street standards that provides an appropriate combination of the following elements:</p> <ul style="list-style-type: none"> a. Strong consideration of character and aesthetics in the design and implementation of all street projects; b. Integration of open space and landscaping, including street trees; c. Environmentally sensitive practices, including natural drainage systems where appropriate; d. Sidewalk development standards that promote pedestrian functionality and interest, and avoid obstructions; e. Ground floor differentiation, including preferred uses, visual and physical access; f. Mid-block pedestrian crossings; and g. On-street parking, where it contributes to pedestrian convenience and safety. 	<p>Note: Updated to remove limiting list, many of which are redundant with policies in Volume 1, which as amended, would read:</p> <p>PA-38. Manage Bellevue’s forest resources, including street trees, formal plantings, and self-sustaining natural stands, to enhance their ecological function and ensure their long term vitality.</p> <p>PA-40. Develop, fund, and maintain streetscape and arterial landscaping along transportation corridors that provides valuable aesthetic, environmental, traffic calming and storm water management benefits helping maintain Bellevue’s "City in a Park" character.</p> <p>UD-34. Use appropriate street tree species that are well adapted to urban street conditions and provide identity and continuity to street corridors. Adequate soil volume shall be provided to support tree health and limit damage to sidewalk and street infrastructure.</p> <p>UD-35. Identify opportunities at designated intersections to highlight neighborhood identity. (See Map UD-1)</p>

BelRed Look Forward CPA: Recommended General, Housing, Urban Design, and Arts and Culture Policy Amendments to the BelRed Subarea Plan
 (Planning Commission Review Draft – April 24, 2024)

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			TR-47. Provide sufficient arterial rights-of-way or obtain easements to provide space for street trees and landscaping, and to accommodate pedestrian and bicycle facilities, while considering the visual and functional continuity of the corridor.
			TR-48. Design arterials and streets to fit the intended character of the areas through which they pass.
			TR-105. Improve the opportunities for pedestrians to safely cross streets at intersections and designated mid-block locations.
			CL-20. Create optimal soil conditions for street tree plantings as specified in the city's Environmental Best Management Practices and Design Standards Manual to nurture a large tree canopy and build resilience to extreme heat and precipitation events.
S-BR-43		<u>Integrate safe and convenient access to the Eastrail within adjacent development.</u>	Note: Added to provide direction to incorporate into site designs access to the Eastrail.
S-BR-44		<u>Promote a safe, comfortable, integrated, and vibrant pedestrian experience.</u>	Note: Expands qualifiers to pedestrian experience.

BelRed Look Forward CPA: Recommended General, Housing, Urban Design, and Arts and Culture Policy Amendments to the BelRed Subarea Plan
 (Planning Commission Review Draft – April 24, 2024)

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Arts, and Culture, and Creativity			
<p>Goal: To identify build and sustain BelRed as a destination for the creative and innovative communities, anchored by the BelRed Arts District with a wealth of engaging and affordable arts and cultural spaces, events and programs, creative businesses, and community-serving organizations and realize opportunities to integrate arts and cultural works and attractions into Bel-Red.</p>			
<u>Organization</u>			
S-BR-66		<p><u>Grow the creative capacity of the Arts District by providing operational support and educational resources to organizations supporting its growth, funding and management.</u></p>	<p>Note: Added to support community based organizations.</p>
<u>Visibility</u>			
S-BR-67	S-BR-46	<p><u>Provide funding for a wide range of public art projects and events that explore the intersection of art and technology, draw attention to the Arts District, spark creative placemaking, and reinforce the identity of BelRed as a cutting-edge creative destination. public art and cultural activities in the Bel-Red area.</u></p>	<p>Note: Updated to clarify policy intent.</p>
S-BR-68	S-BR-47	<p><u>Promote Integrate public art, performance, and/or creative activity spaces cultural activities and urban design that reflect the Bel-Red's area's creative character, heritage, and ecology, with emphasis in the following areas:</u> a. Integration of public art into publicly accessible spaces, both privately and publicly developed; b. Inclusion of public art in transportation projects, including transit projects; and</p>	<p>Note: Updated to clarify policy intent and be more inclusive of all arts and cultural needs.</p>

BelRed Look Forward CPA: Recommended General, Housing, Urban Design, and Arts and Culture Policy Amendments to the BelRed Subarea Plan
 (Planning Commission Review Draft – April 24, 2024)

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		<p>c. Incorporation of public art in interpretation and celebration of into public and publicly accessible indoor and outdoor spaces, and building and wall facades, especially those adjacent to and visible from streets and transit corridors, and in new and existing street infrastructure, transit facilities and parks. stream corridor improvements and other environmental enhancements.</p>	
S-BR-69	S-BR-50	<p>Explore opportunities for traditional and technology based media to create a range of artistic expression that is tied to and complements the area’s economic development. Invest in technology-based art that fosters creative experimentation, enhances the public experience, and reinforces the identity of the Arts District as a cutting-edge creative destination.</p> <p>Discussion: The Bel-Red area’s proximity to high technology uses may create significant opportunities for innovative artistic expression, tying artist activities to the area’s broader economic development.</p>	<p>Note: Updated to clarify terminology and policy intent. Removed discussion; elements of which may be incorporated into preceding narrative.</p>
Creative Space			
S-BR-70	S-BR-44	<p>Secure long-term affordable arts and cultural space in the Arts District through development incentives, grants for facility upgrades, direct investment, and initiatives that serve as a pathway to facility ownership. Encourage artists, arts and cultural organizations, and arts related uses to locate in the</p>	<p>Note: Updated to clarify policy intent.</p>

BelRed Look Forward CPA: Recommended General, Housing, Urban Design, and Arts and Culture Policy Amendments to the BelRed Subarea Plan
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		<p>Bel-Red area, capitalizing on proximity to existing arts uses and availability of suitable spaces. Encourage major arts and education institutions to locate in the Bel-Red area.</p>	
S-BR-71	S-BR-45	<p><u>Designate the area shown in Figure S-BR.2 as the BelRed Arts District Intensive Area to prioritize incentives for the provision of affordable space for arts and cultural uses.</u>Encourage the development of an arts/cultural district near 136th Place NE, as shown on the Bel-Red Land Use Plan map, Figure S-BR.1.</p> <p>Discussion: This arts/cultural district would build upon existing arts and cultural uses, and expand out to include additional opportunities for arts education, rehearsal, performance, and production activities. Land use incentives and public investments would be used to help achieve these outcomes</p>	<p>Note: Updated to clarify and expand policy intent. Removed discussion; elements of which may be incorporated into preceding narrative.</p>
S-BR-72	S-BR-48	<p><u>Promote the development of flexible and affordable artist live/ and work space for artists and work/live units in through provisions that lower costs, enable conversion of existing buildings, and allow for arts-focused retail and artisanal manufacturing</u>the Bel-Red area by encouraging the creation of live/work and work/live units, in adaptive reuse of existing buildings or in new development.</p>	<p>Note: Updated to clarify policy intent.</p>

BelRed Look Forward CPA: Recommended General, Housing, Urban Design, and Arts and Culture Policy Amendments to the BelRed Subarea Plan
 (Planning Commission Review Draft – April 24, 2024)

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	S-BR-49	Encourage arts uses as appropriate transitional uses for existing buildings or areas, as Bel-Red evolves over time.	Note: Removed outdated policy.
S-BR-73		<u>Stimulate the development of affordable artist housing through public-private partnerships within the BelRed Arts District Intensive Area.</u>	Note: Added to support provision of space for affordable artist housing.
Community Connection			
S-BR-74		<u>Develop a dedicated central meeting space in the Arts District for events, classes, programs, and other arts uses.</u>	Note: Added to support community connection.
S-BR-75		<u>Promote and support programs, events, and opportunities that facilitate collaboration between artists, other creatives, and the broader community to reinforce BelRed’s identity as an innovative creative destination.</u>	Note: Added to support community connection.
S-BR-76		<u>Provide for infrastructure in public and publicly accessible spaces such as electrical hookup, stages, and lighting to support artistic performance and events.</u>	Note: Added to support community connection.
S-BR-77		<u>Support the proliferation of arts and community events by providing grants, simplifying street closure and event permitting, lowering fees, and other initiatives.</u>	Note: Added to support community connection.