

## LAND USE AND URBAN FORM QUESTIONNAIRE RESPONSES – LAND USE POLICY MOVES

Planning Commission | May 8, 2024

Response ID	Which of these policy moves sound good to you, and what makes you say that?	Are there any ideas or considerations unique to BelRed you think are missing?	What do you want the Planning Commissioner and other boards and commissions to know as they discuss these policy moves and make their recommendations?
1471620	<p>LOVE encouraging mixed use development. That one is HUGE.</p> <p>Updating codes and making it easier to build and get approvals and not have to go thru long processes for this is also super important. So love those.</p>	Make high density buildings able to be built anywhere.	You shouldn't listen to 'the peoples' feedback seriously. We do not have expertise, we are not urban planners, we don't have a long term vision, and most if not all of us have selfish interests to keep property prices high.
1471643	They all sound exciting.	Walkability in the area	Please consider and plan for these future developments in BelRed to meet high sustainability standards. It would be super to address and promote sustainable growth in every way possible as the project develops. We've got to start off in a BOLD new direction when it comes to growth.
1471711	New policy to encourage mixed use development providing places to live, work, learn, shop and play in close proximity. We need to create live/work/play environments for livability and reduced traffic congestion.		We have already missed an opportunity for appropriate density for many sites adjacent to the 130th street station which have already started or completed construction. Density should be highest and focused in the areas immediately adjacent to the station locations.

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1471732	<p>New policy to encourage mixed use development providing places to live, work, learn, shop and play in close proximity. -This is the ideal in any city. I love that this is a focus</p> <p>Updates to incentivize incorporation of stream corridors into building and site designs. -This would be really nice to look at. When you think of some of the best cities they take advantage of the water in the area (e.g. Zurich, London, Venice, etc.)</p> <p>Updates to incentivize infrastructure and amenities that respond to unique site characteristics. -Similar to the above. I think this could give the city a lot of character</p> <p>New policy prohibiting new low job and population density land uses within the high density station area nodes. -I'm all about this. The more density, the better!</p> <p>New policy providing for a thriving arts district in the BelRed/130th node. -I'm all for a thriving arts district. I Googled where this was and it seems like it'll be near the light rail which would be awesome</p>		<p>The focus on the arts is one of the top 4 initiatives that could truly improve Bellevue and I hope this is taken very seriously. I think it's as, or nearly as, important as housing density, green space and transportation.</p>

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1471748			<p>I am concerned about your vision statement: " . . . guides the development of a land use pattern that is environmentally sustainable, economically vibrant, and socially equitable." Equitable has taken on new meanings over the past few years. If you are proposing to implement policies that are racist in any way, i.e., provide one race better access to or easier implementation of business support provided by the city, then I object. Bellevue should provide equal facilities and support to all races that live here.</p> <p>It appears that you intend to move away from prior policies that support neighborhoods within the city. I object - your new policy to provide for a range of diverse residential and supportive uses within each neighborhood district to create welcoming and inclusive neighborhoods. Neighborhoods do not need or want to have high density housing and supportive housing uses forced on them. If this is focused just on the Bel-Red area, then I am not opposed, but protect our existing neighborhoods!</p>
1471765	Increased development capacity for residential. We all seem to agree that we need more housing so let's build housing near light rail.	I think we need to think bigger given that we have a new light rail station. Once we buildings are built we'll miss the chance for	Please support maximum height and density near light rail. Five-story buildings near light rail is a missed opportunity for more density. Thank you.

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		more density and that will push pressure out to our neighborhoods.	
1471782			Allowing for high density housing is vitally important for sustainable growth of the neighborhood. Multi-story apartment/condo complexes with the ground floor being for businesses and amenities will allow for a scalable neighborhood that is walkable/bikable and not congested with car traffic. Funding public transit projects in tandem with this growth will help this be successful
1471851	Places to play in close proximity. I do a lot of driving to get to the roller skating rinks and ice rinks. I would love to see a roller skating rink to keep teens and young adults active and engaged.	Not enough city-supported recreational opportunities	Would love to know if there was a way to repurpose some of the schools that are closing into a roller rink.
1471893	Mixed use and denser job/residential uses. This area will be served by high quality transit and bike corridors and denser job/housing close by will maximize it's effectiveness and reduce the car trips needed in the area. It will also help relieve strain from the housing shortage in the area. I also appreciate the effort to preserve ethnic communities/businesses since that is a large part of the area's character.	I would like to see a bullet point about creating an effective bike network. I know this is already underway in the bike Bellevue initiative but I think it should also be reflected here.	I support this vision for belred and am excited to see it unfold. The current neighbors in the area may not be excited for all the changes but it's important to consider the future neighbors as well. This vision for belred will accommodate a great many new residents and provide them with a vibrant and desirable place to live, work, and shop.

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1472056	incentivize incorporation of stream corridors into building and site designs. This needs further definition and while "incentivizing" is good, it should be a requirement to incorporate stream corridors into site designs, and not just a "feel good option". It is better to require the basics of incorporating stream corridors into building and site designs and then providing extra incentives for going above and beyond those basic requirements. For instance, the Kelsey Creek Shopping Center and Kelsey Creek. Many of Bellevue's streams have been channelized and tunneled (Goff Creek, Valley Creek, Yarrow Creek....)	Said it above	
1472650		I still don't see any policies to change zoning rules to increase housing density or you didn't make them clear. Is it "Updates to policies providing for increased development capacity, especially residential capacity"? If it is, it's too vague.	
1472826	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  Bellevue has driven out a lot of small businesses (mom and pop shops) these kinds of business are much needed.		Remember to keep all things open, small business, industrial, restaurant's. I think mixed used is the way to go.

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1473376	All good. Relocation of small businesses stands out as a way to nurture ethnic and neighborhood communities.	I think it important to mention housing for infrastructure workers - first responders, teachers, city employees - so that they are more a part of the local community. It should include a way for residents to build equity -- city subsidized mortgages, with profits of any sale to be split between the resident andd the city.	Make this a place your grandchildren will be proud to call home.
1473471	New policy to encourage mixed use development providing places to live, work, learn, shop and play in close proximity. 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. I know many people try to leave Bellevue in winter but in places like Boston where the weather is worse, people still have a lot of stores, shops, museums and event places to go. I hope Bellevue can become a place like that as well, where people want to spend the winter here more.	We can unite the population of BRK (and even Seattle) to utilize new facilities/business centers we will build. Our central location makes it very possible	
1473637	None sound good, I like bel red the way it is and I support many of the small businesses already there. You will chase them all away with these wrong headed policies.	None, its a good areas for small businesses.	Leave it alone, play with the spring district and see if your ideas are working. I don't think they are.

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1477896	<p>I like the mixed use aspect. I think downtown Bellevue right now is going in the wrong direction in the sense that it is building too many office buildings. I mean they should be the same height and look the same but should be housing instead instead of the 5 over ones they are trying to build where the taco time used to be because they are too short</p>		<p>I dont know why we need to specifically have an arts district, isnt art whatever people want to do with life, why do we specifically need to designate that? Are there barriers to art without dedicating space for it?</p>
1485365	<p>All of the policy that supports building lots of mixed use, ultra-high-density residential, especially around the 130th node, sounds great to me! I would love for the neighborhood to be lively, with many pedestrians and bicycles around, and most errands completable via walking (I live in Bridle Trails but am close enough to walk to the 130th node, and am very excited about the development).</p> <ol style="list-style-type: none"> <li>1. New policy to encourage mixed use development providing places to live, work, learn, shop and play in close proximity.</li> <li>2. Updates to incentivize incorporation of stream corridors into building and site designs.</li> <li>3. Updates to policies providing for increased development capacity, especially residential capacity.</li> <li>4. New policy prohibiting new low job and population density land uses within the high density station area nodes.</li> </ol>	<p>I think the zoning is too restrictive within too small of an area outside the station-- it will be impossible to achieve sufficient density when areas within half a mile of the new 130th Ave station are only zoned for residential townhomes -- e.g. on BelRed rd. and Northup. The zoning should accommodate for something more like 5 over 1s, for a more lively and dense mixed use neighborhood with great ground floor retail and many residents.</p> <p>I am really happy to see "New policy prohibiting new low job and population density land uses within the high density station area nodes.", but I think you should expand the radius that this applies for! It is a bummer seeing storage buildings remodeling and expanding just 1 block from the Spring District.</p>	

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1507922	<p>New policy providing for a thriving arts district in the BelRed/130th node.</p> <p>I am involved with the Bel-Red Arts District and am helping them with land use suggestions to the planning commission.</p>	<p>The Bel- Red corridor will be developed with new buildings and the commercial spaces will be more expensive for the existing tenants in the "arts" business. These small, independent tenants will likely be priced out of the market as new buildings replace the old buildings they occupy. The Bel-Red Arts District will not be successful if the business cannot afford to be there.</p> <p>Affordable housing is sometimes built using tax credits where the developer benefits and the property is income restricted, or some of the units are income restricted to be "affordable to 60% of median income tenants".</p> <p>I would like to see the same concept implemented to provide developers and incentive to create affordable commercial and live/workspaces for artists, musicians, dancers, etc.</p> <p>If a developer could achieve a "bonus" and be allowed to add say 10% more residential units, or one story higher to the building, in exchange for 50% of the ground level</p>	<p>The current rent for commercial space is \$14-18 psf for these older commercial buildings. When 5 story apartment buildings are constructed with required ground story retail, the spaces would have to lease for \$40 psf for the developer to make his proforma. This will attract national chains like Starbucks that can afford the rent, and the small independent artist will be priced out of the market.</p>



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		<p>commercial space being restricted to 50% of market rent, then artists could afford to be in these new buildings. The concept needs a lot of work, and maybe it has been done in some other city.</p> <p>Somehow the artists need affordable commercial space, or there will be very few small, independent, artists, musicians, dancers, etc. as the area develops.</p>	