

The background of the slide is a colorful architectural sketch of a city street. It shows a multi-story orange building with many windows, a green car parked on the street, and several people walking on the sidewalk. There are trees and a clear blue sky in the background.

# **BELRED LOOK FORWARD** ***BelRed Subarea Plan*** ***Full Draft Review***

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**May 8, 2024**

Emil King, AICP, Planning Director  
Gwen Rousseau, AICP, Senior Planner  
*Community Development*



# Direction Requested

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**Review** draft BelRed Subarea Plan and Future Land Use Map

**Provide direction** on Future Land Use designations and any other policy issues to address on May 22, before scheduling a public hearing.





# Agenda

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- Background
- Future Land Use / Growth Strategy
- Next Steps



# 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.

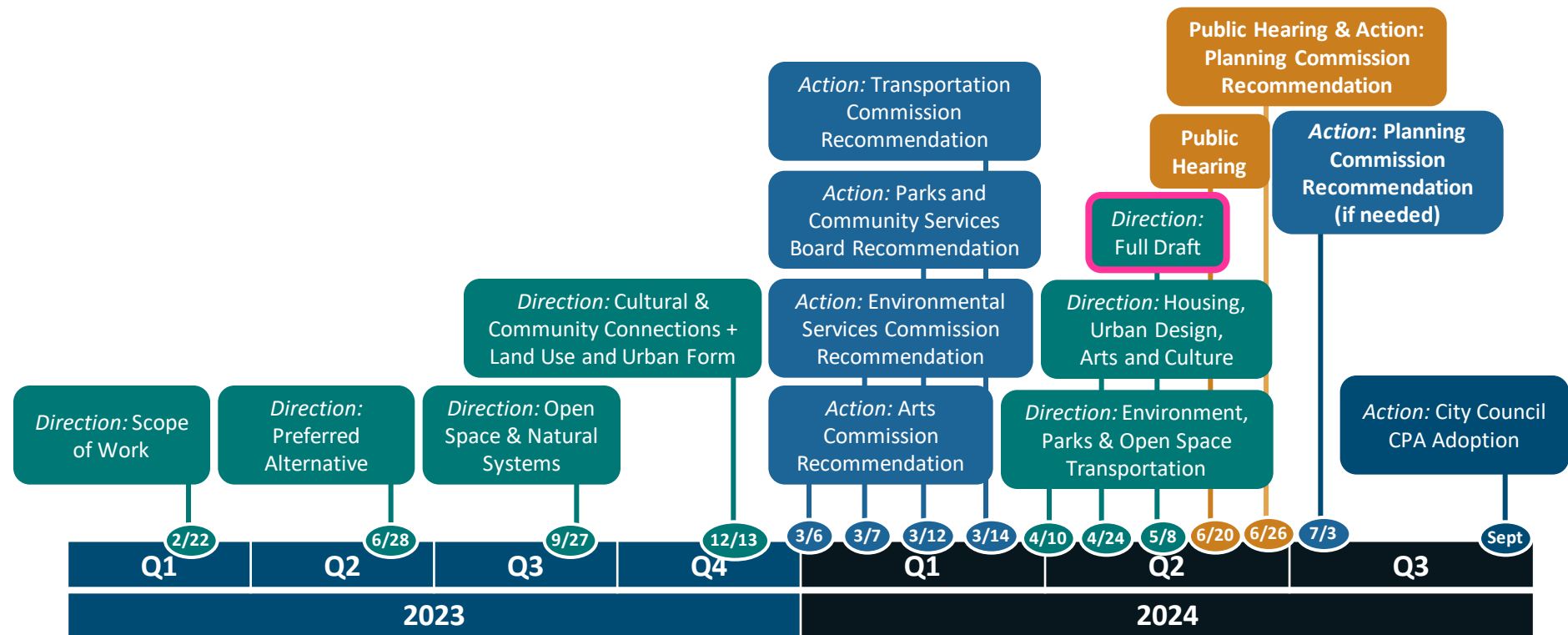
## *Why?*

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



# Timeline

WE ARE HERE







# Supporting Materials

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- A. Verbatim comments on Land Use Policy Moves
- B. Policy changes from Commission review
- C. Recommended policy amendments (SU)
- D. Complete Draft Plan
- E. BelRed FLUM
- F. Comprehensive Plan Glossary



# Plan Sections

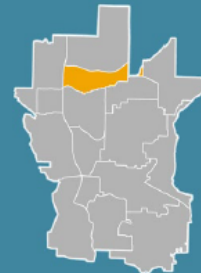
1. Overview
2. General
3. Vision
4. Land Use
5. Urban Design
6. Environment
7. Parks & Open Space
8. Housing
9. Arts, Culture & Creativity
10. Transportation



## BELRED

### WHAT YOU WILL FIND IN THIS PLAN

- Overview
- BelRed Vision
- Goals and policies
- Project lists and map



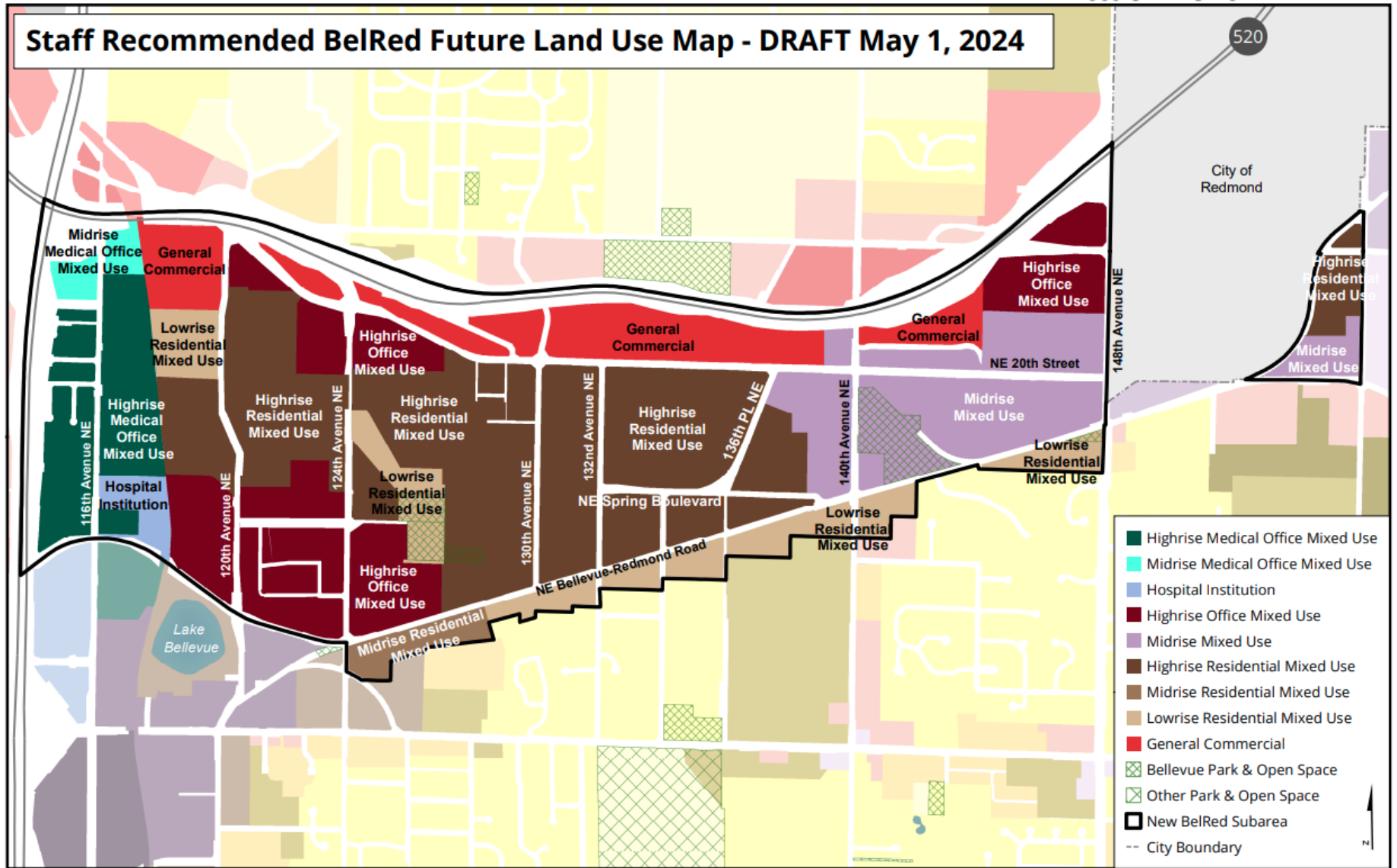
### GOAL

To continue developing a sustainable urban development pattern that dramatically reshapes the future of the BelRed Subarea, while allowing the area to transition gracefully from its past.

### OVERVIEW

Connected via light rail to Downtown Bellevue in the southwest and to Redmond's Overlake Village and the Microsoft Campus in the northeast, BelRed is a geographically expansive area with diverse natural and built environments covering over 860 acres. The area has undergone several transformations in its past, and it is currently undergoing its most recent transformation from a light industrial area with large lots and acres of surface parking into a Countywide Growth Center with a collection of vibrant, diverse, and walkable neighborhood districts oriented around light rail.

# Staff Recommended BelRed Future Land Use Map - DRAFT May 1, 2024







# Future Land Use / Growth Strategy

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# Information Considered

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- Existing BelRed Vision, Goals, Policies and FLUM
- Infrastructure - Light Rail Station walksheds +
- Property lines and property owner requests, including publicly owned property
- Environmental layers – critical areas
- Existing uses / economic clusters
- Redevelopment potential







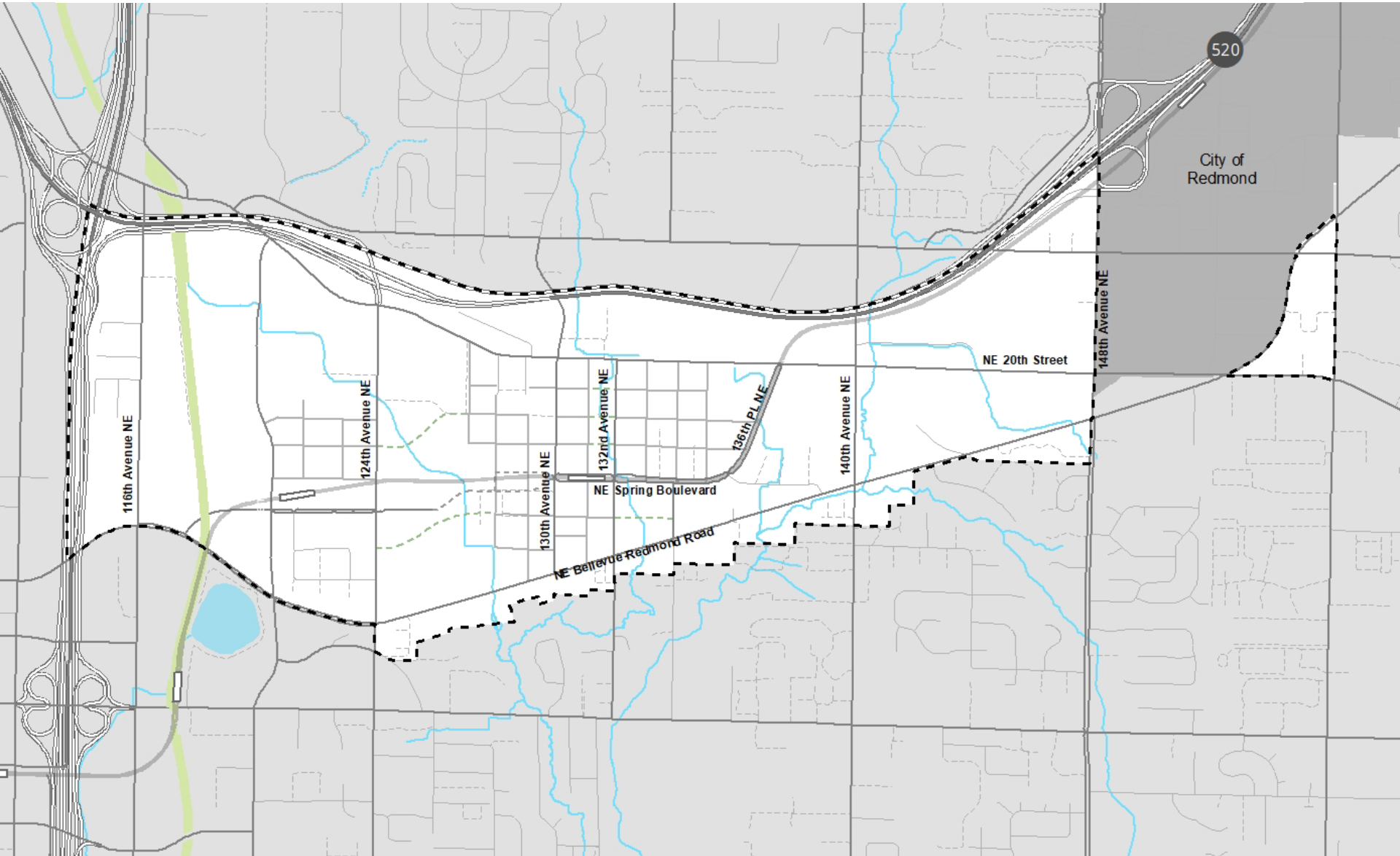
# Future Land Use / Growth Strategy

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1. Extend Station Area nodal designations
2. Increase maximum building intensity allowed through the FAR amenity incentive system:
  1. Max Height: 150 feet → 250 feet
  2. Max FAR: 4 FAR → 6 FAR
3. Expand area designated for residential use in areas most suitable for residential use.
4. Emphasize different types of commercial use in areas where they would benefit from clustering, and where impacts from commercial growth would be minimized.

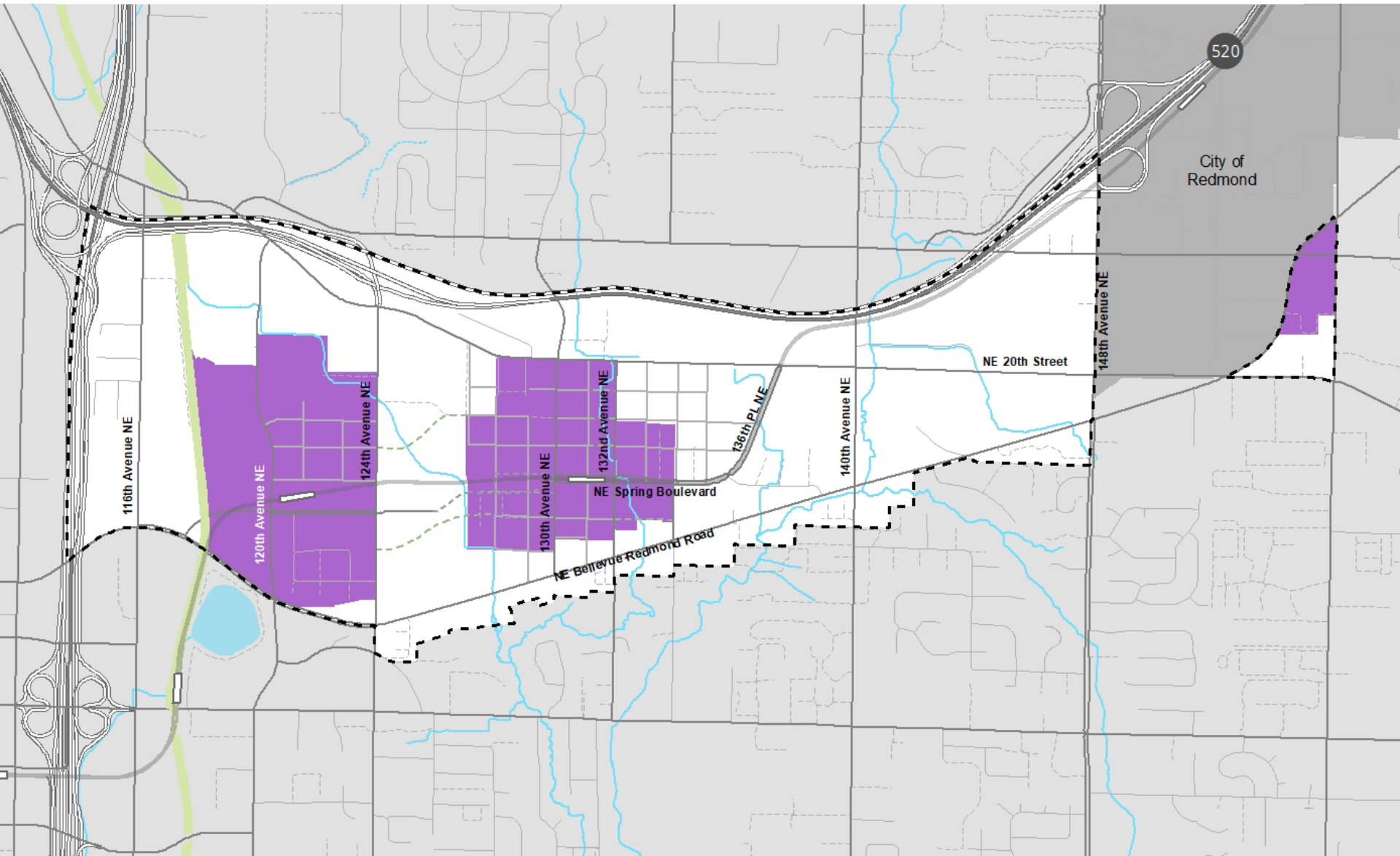


# BelRed Subarea Boundary

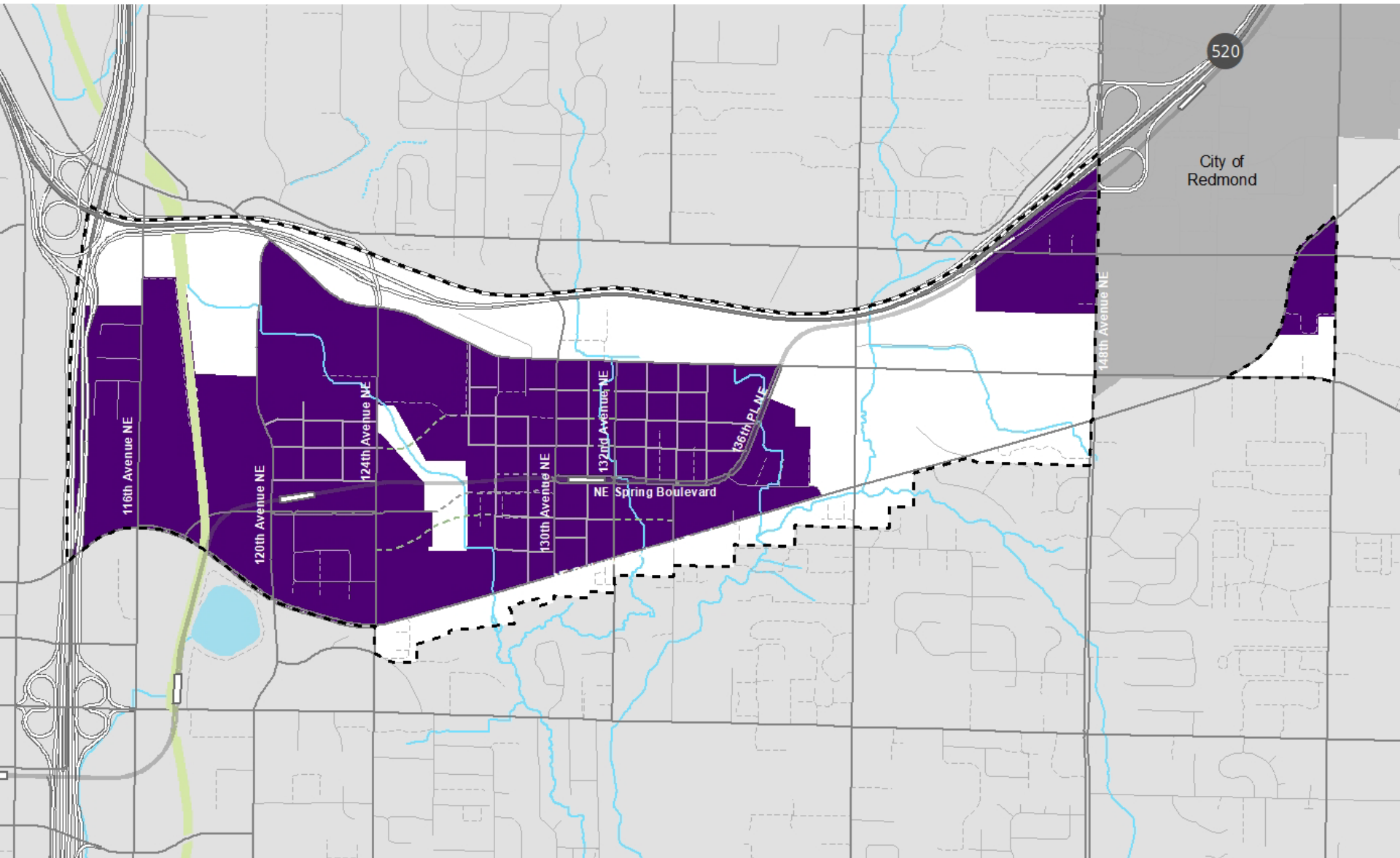




# Existing Nodal Land Use

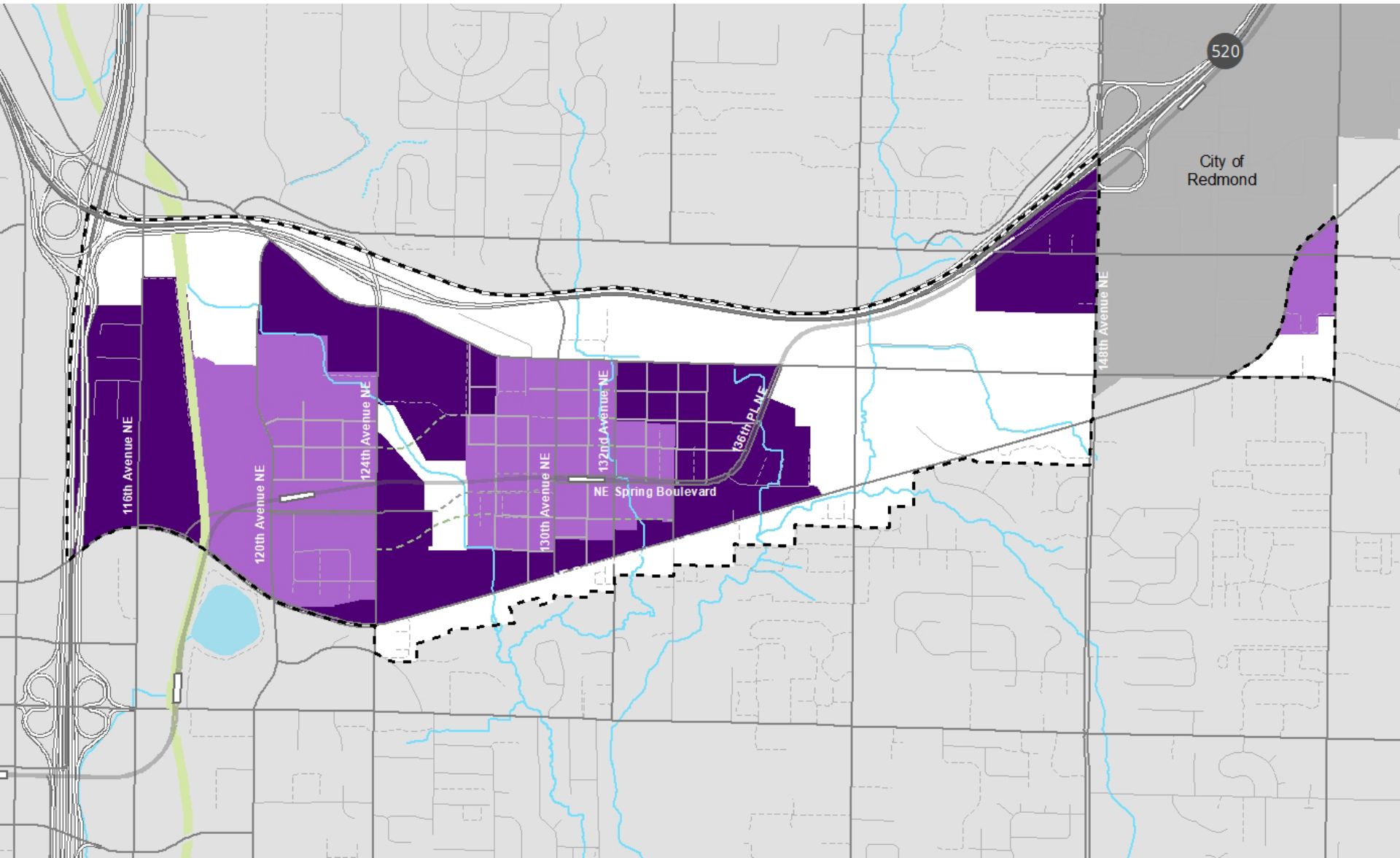


# Future Nodal Land Use

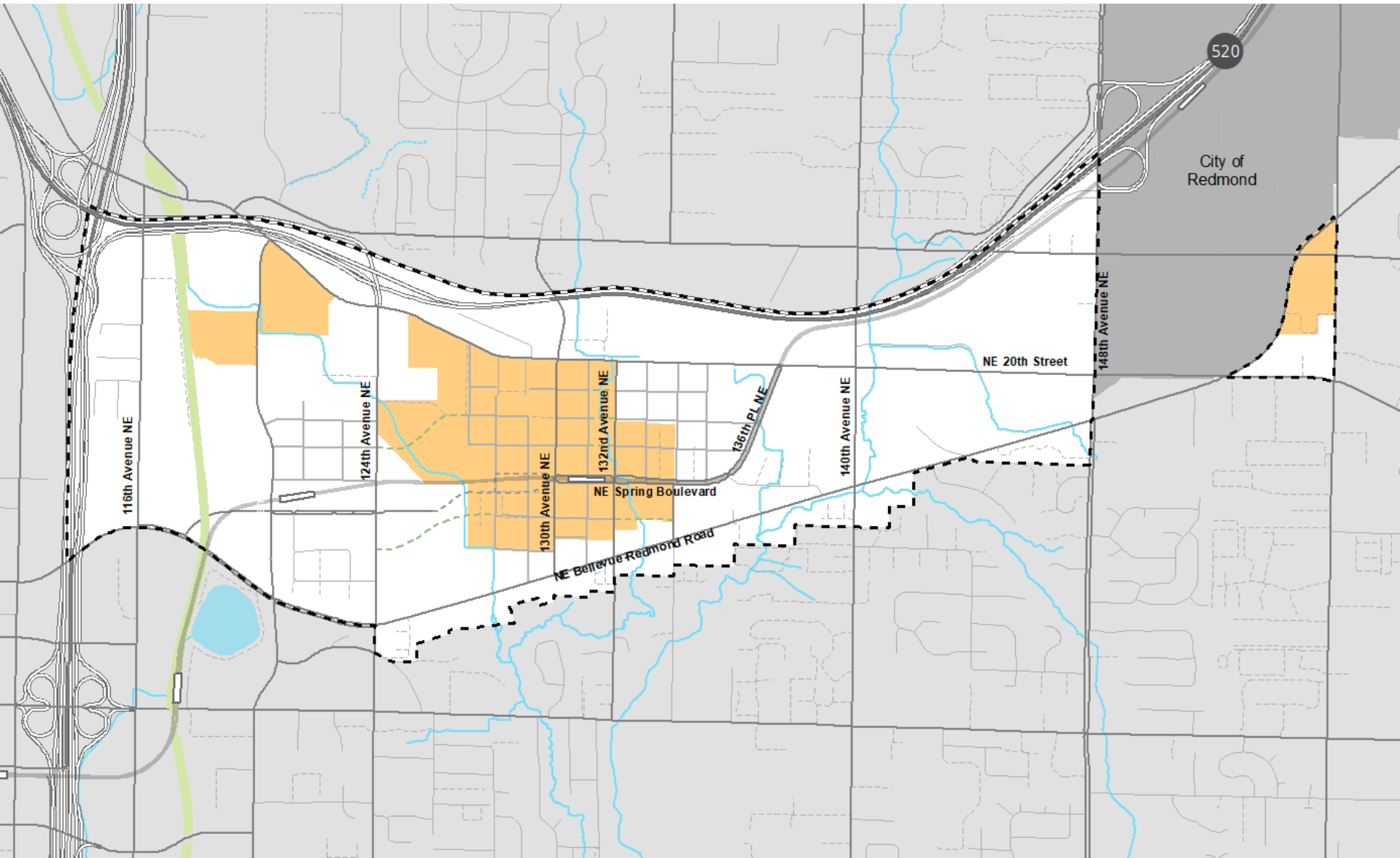




# Nodal Land Use Comparison

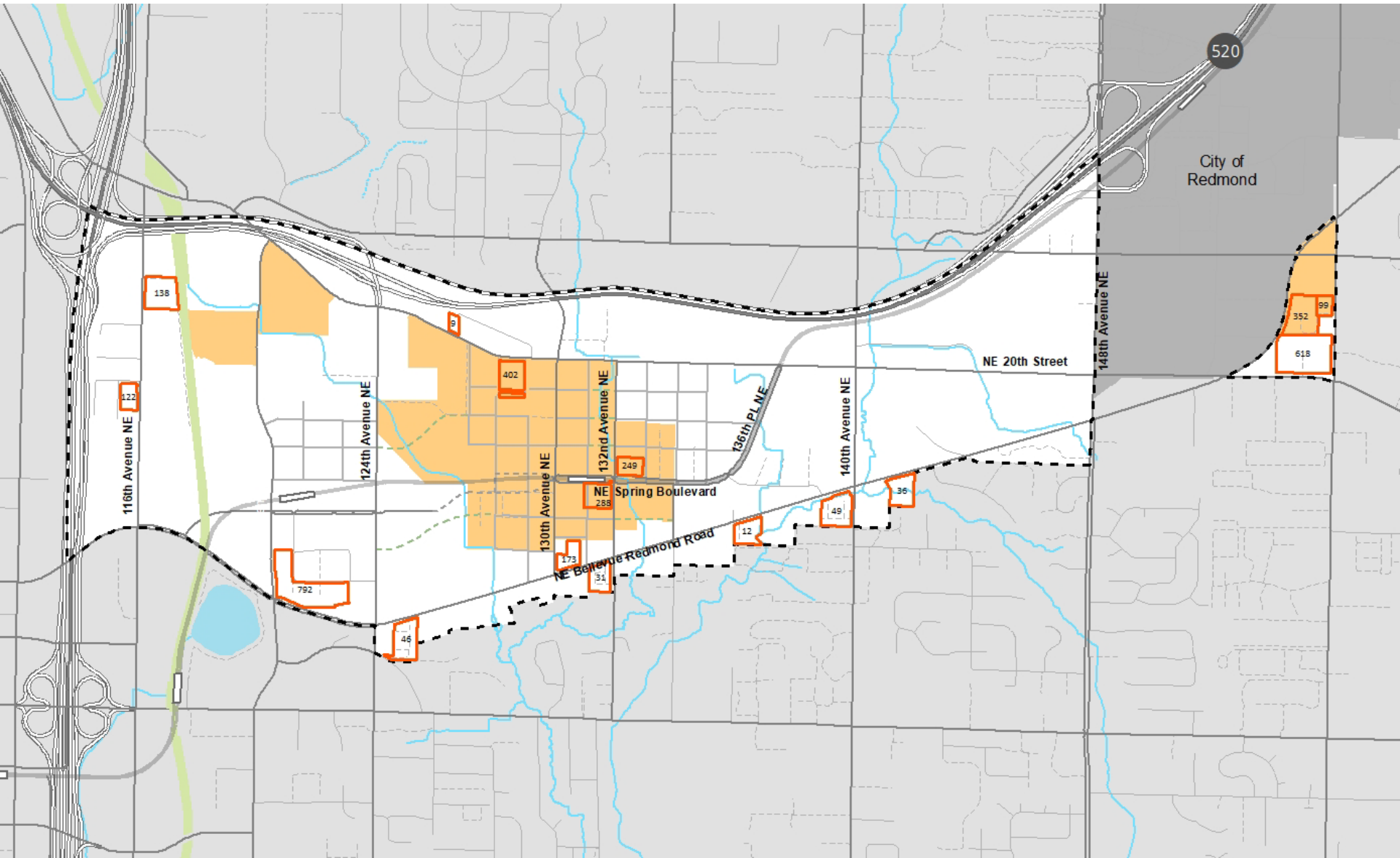


# Existing Residential Emphasis

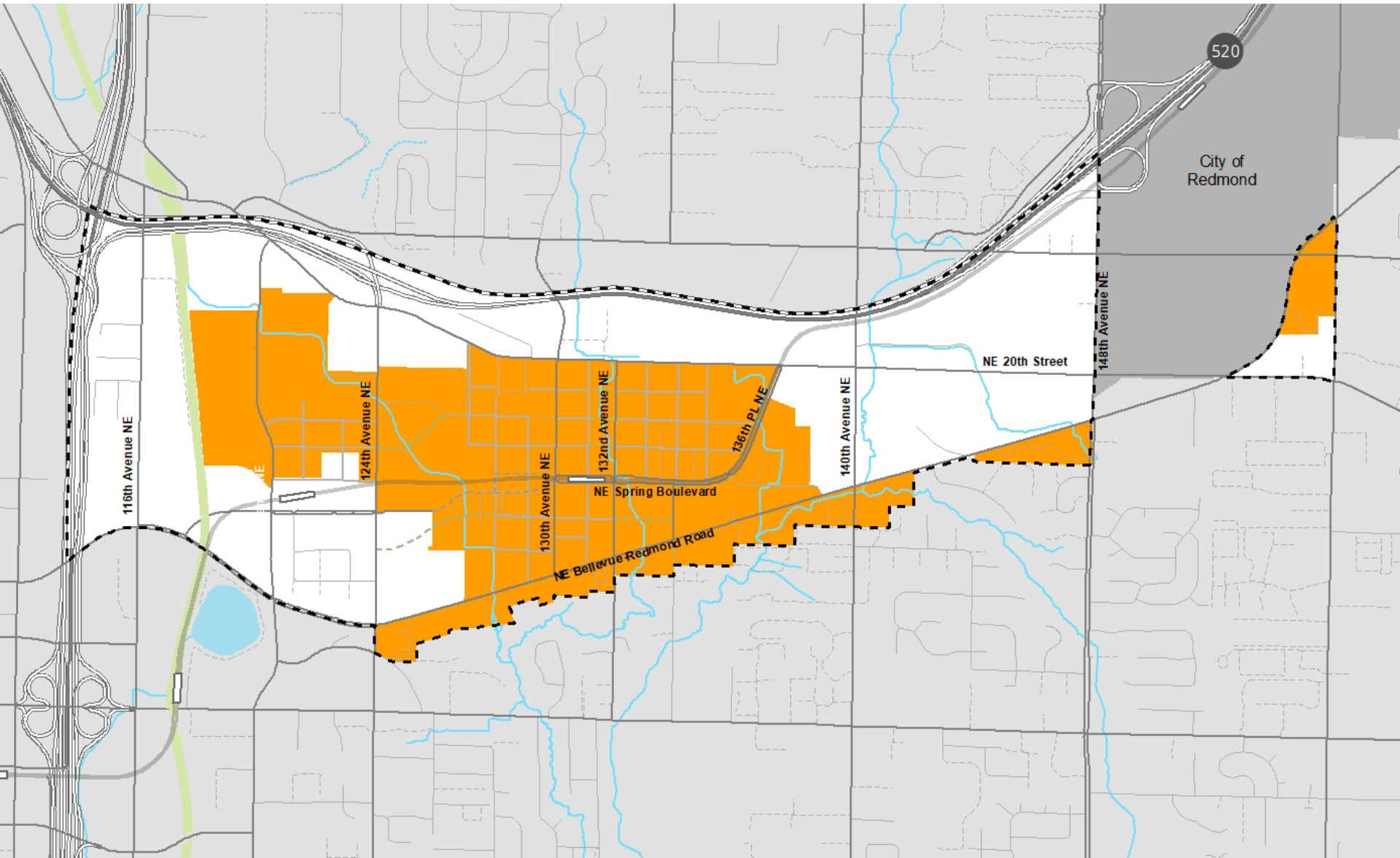




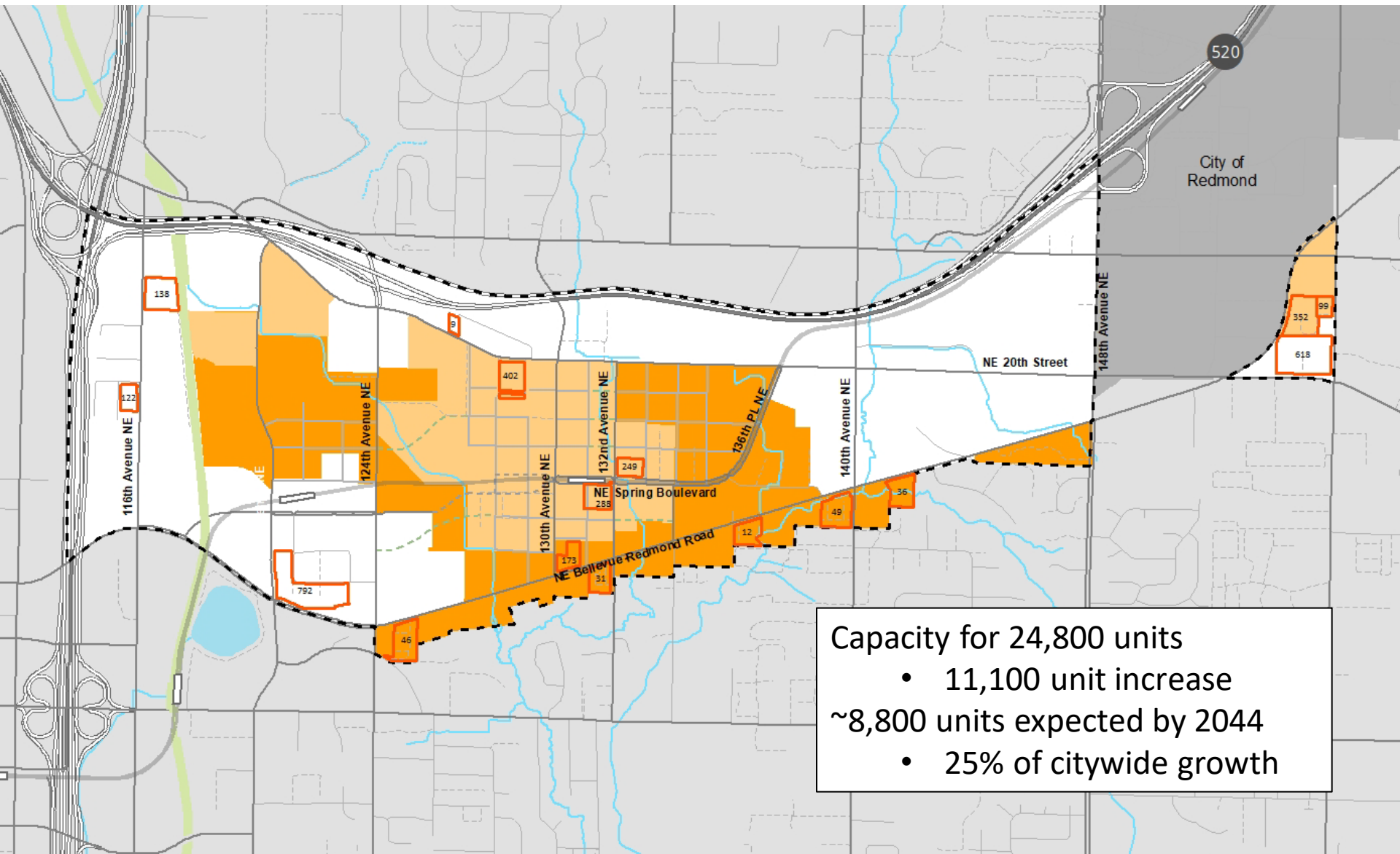
# Existing Residential Emphasis



# Future Residential Emphasis

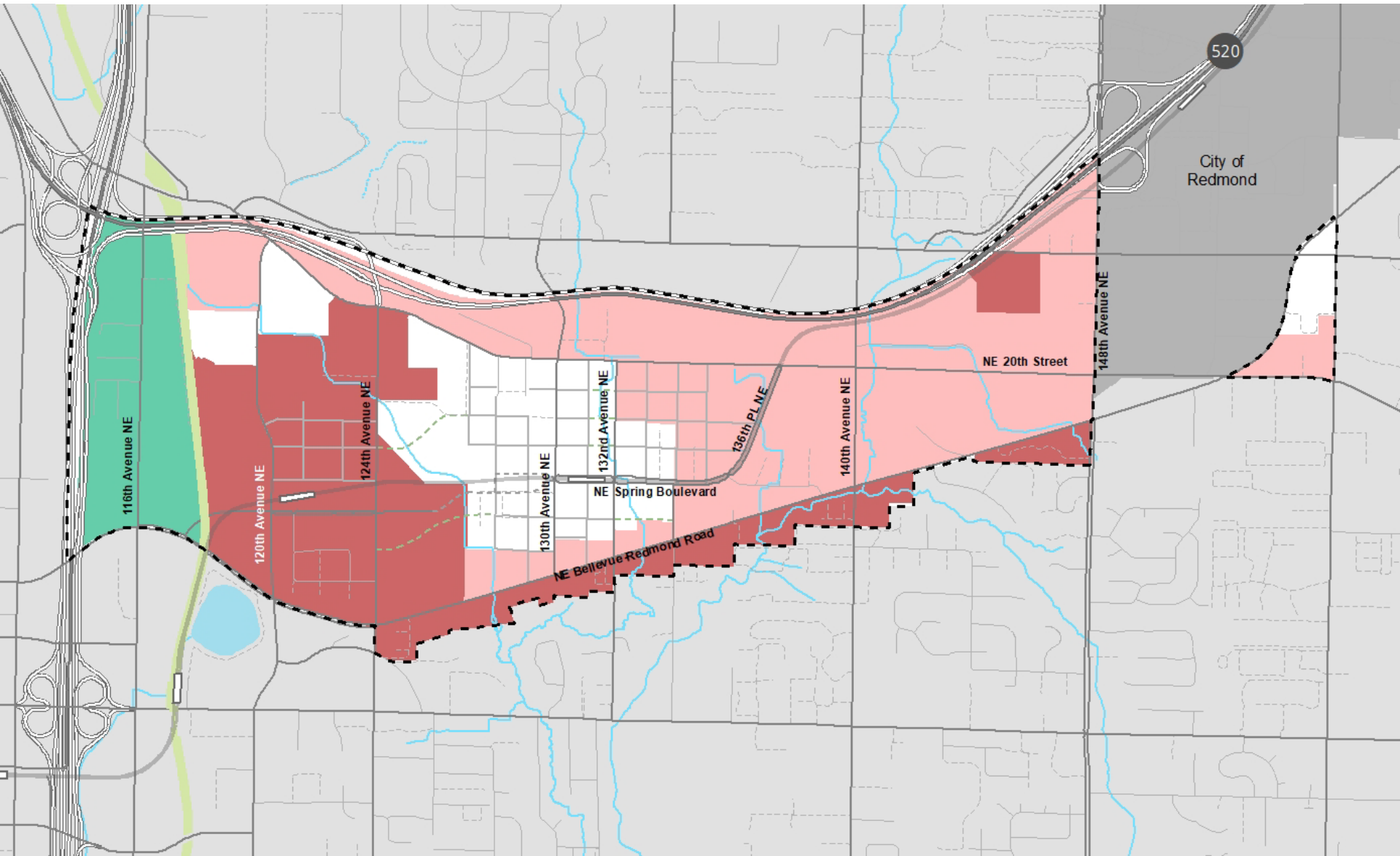


# Residential Emphasis Comparison

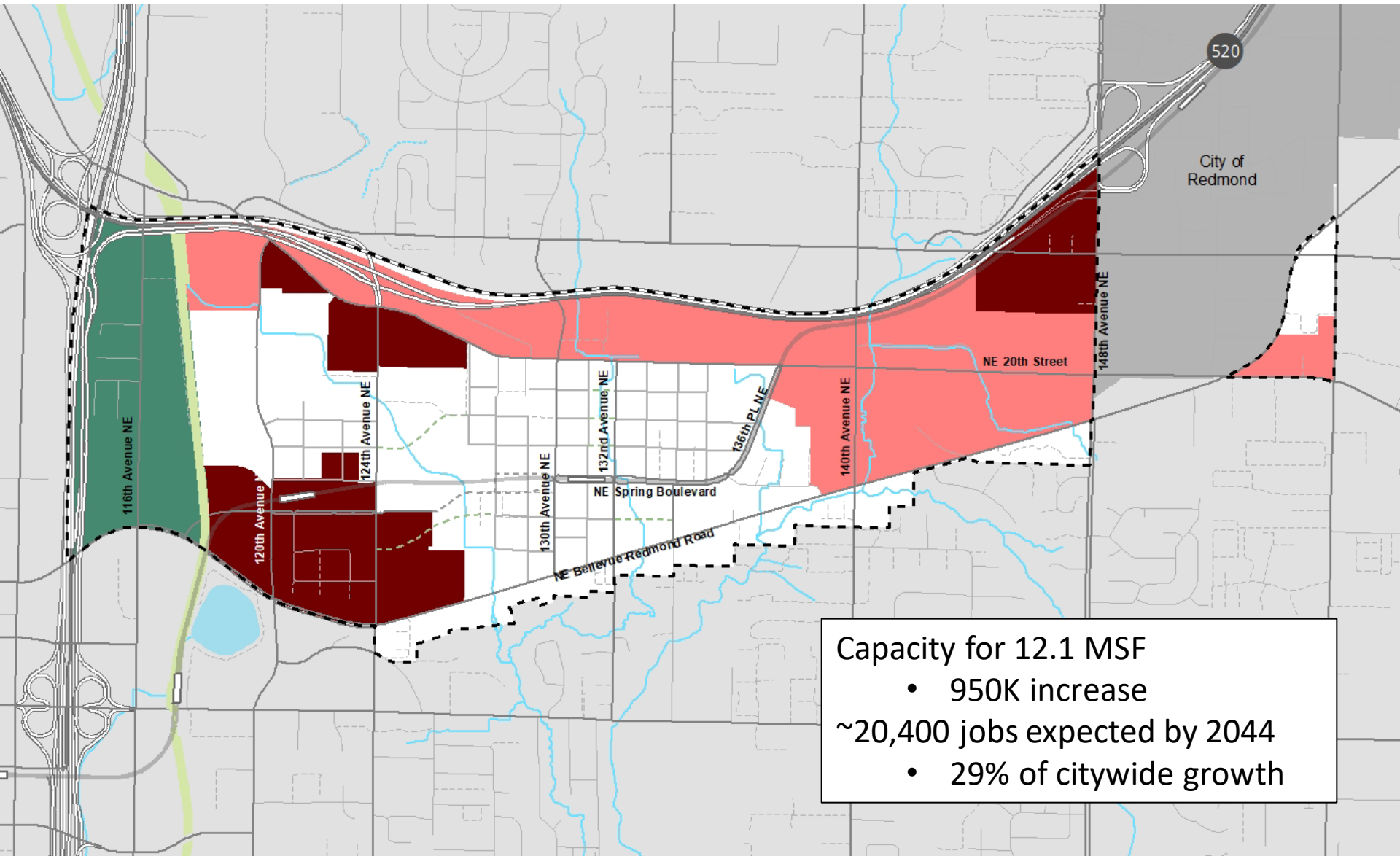




# Existing Commercial Emphases



# Future Commercial Emphases



# Direction Requested

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# Next Steps

## May 22

- Response to policy feedback.

## June 20 and 26

- Public Hearings and Recommendation (tentative)

