



BELRED LOOK FORWARD Public Hearing

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Community Development

June 20, 2024



MAKERS OBERN

Direction Requested

Recommendation for the BelRed Look Forward Comprehensive Plan Amendment to City Council for action.





Agenda

- Timeline
- Recommendation Summary
- Public Comment Summary
- Decision Criteria



Timeline

WE ARE HERE



**Public Hearing & Action:
Planning Commission
Recommendation**

Action: Transportation
Commission
Recommendation

Action: Planning
Commission
Recommendation
(if needed)

Action: Parks and
Community Services
Board Recommendation

Direction:
Full Draft

Direction: Cultural &
Community Connections +
Land Use and Urban Form

Action: Environmental
Services Commission
Recommendation

Direction: Housing,
Urban Design,
Arts and Culture

Direction: Scope
of Work

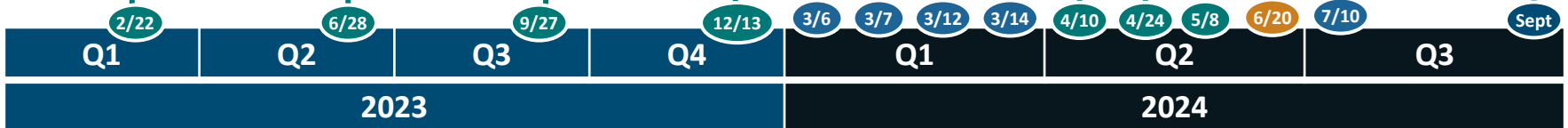
Direction:
Preferred
Alternative

Direction: Open
Space & Natural
Systems

Action: Arts
Commission
Recommendation

Direction: Environment,
Parks & Open Space
Transportation

Action: City Council
CPA Adoption





Recommendation Summary

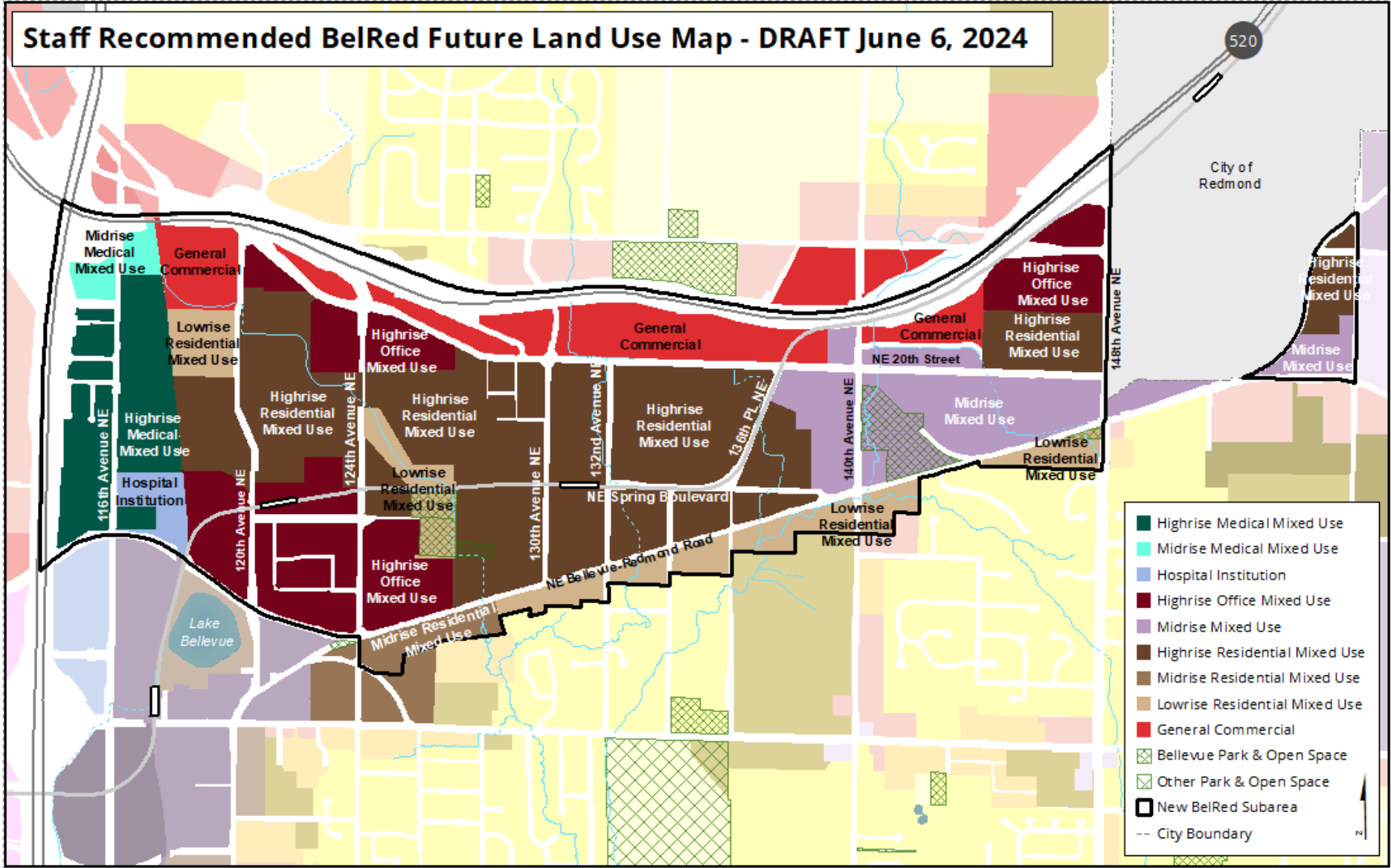


Amend Future Land Use Map to Increase Capacity for Growth

1. Extend Station Area nodal designations
2. Increase maximum building intensity allowed through the FAR amenity incentive system.
3. Expand area designated for residential use.
4. Provide for distinct economic centers.



Staff Recommended BelRed Future Land Use Map - DRAFT June 6, 2024



- Highrise Medical Mixed Use
- Midrise Medical Mixed Use
- Hospital Institution
- Highrise Office Mixed Use
- Midrise Mixed Use
- Highrise Residential Mixed Use
- Midrise Residential Mixed Use
- Lowrise Residential Mixed Use
- General Commercial
- Belleuve Park & Open Space
- Other Park & Open Space
- New BelRed Subarea
- City Boundary

Amend Policies to Strengthen and Clarify Direction

Open Space & Natural Systems

- Environment
- Parks and Open Space

Cultural & Community Connections

- Arts, Culture, and Creativity
- Transportation

Land Use & Urban Form

- Land Use
- Urban Design
- Housing



Open Space and Natural Systems



**Improving
Ecological Functions
and Resilience**

**Exploring
Opportunities for
Regional Stormwater
Facilities**

**Working Cross-
Departmentally
on Stream
Rehabilitation and
Restoration Plans**

**Incorporating Parks,
Recreation, and
Natural Amenities
into Rights-of-Way**

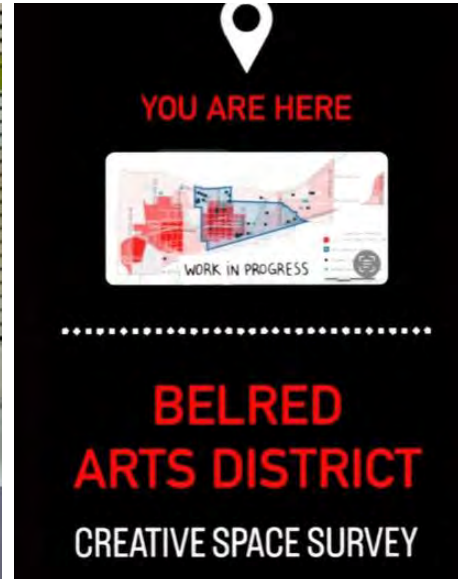
Cultural and Community Connections



Growing
Community
Capacity



Building Greater
Recognition of the
Arts District



Securing Long-Term
Affordable Arts and
Cultural Space



Fostering
Community
Connection and
Learning

Transportation



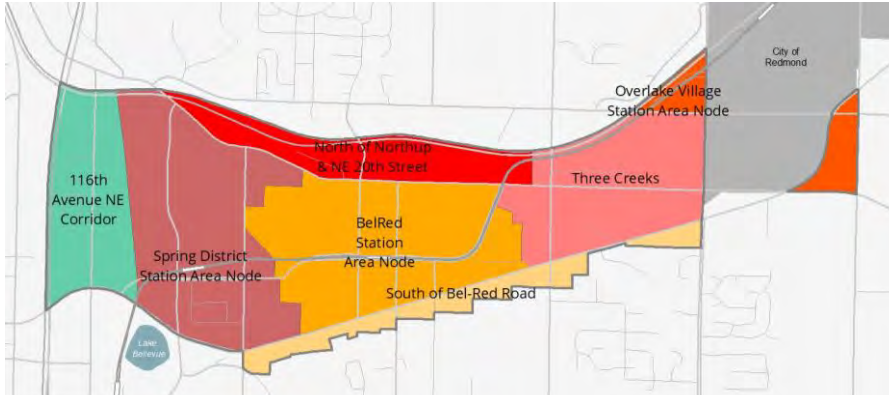
Investing in a Complete & Connected Multimodal System

Working with Providers to Service Light Rail Stations

Developing a Multi-Use Trail System with Local & Regional Connections

Providing for a Connected, High-Quality Pedestrian Environment

Land Use, Urban Design, and Housing



Cultivating distinct economic centers and mixed-Use Neighborhood Districts

Providing for a diverse range of housing and services within each district



Promoting the preservation of small ethnic grocery stores and food services.



Incentivizing amenities that respond to unique site characteristics



Public Comment Summary



Community Engagement



Phase 1: Affirming the Vision

- Housing, sustainability, mobility, and placemaking

Phase 2: Community Deep Dives

- Increase density around frequent transit, especially in Bellevue's growth centers like BelRed.
- Encourage a variety of housing, including family sized apartments, and
- Support recreational opportunities, night markets, public plazas, art, urban gardens, street trees.



Environmental and Policy Review

Environmental Review

- Increase heights/densities near light rail.
- Mitigate displacement of small businesses.
- Avoid environmental health impacts near highways.

Public Review of Policies → Support for:

- Supporting a broad range of housing.
- Incorporating streams into site designs.
- Exploring regional stormwater facilities.
- Incorporating parks and rec into public ROW.
- Emphasizing riparian corridor benefits when acquiring land for parks and open space.



Policy Review Continued



Public Review of Policies → Support for:

- Promoting a safe, comfortable, integrated and vibrant pedestrian experience.
- Securing long-term affordable commercial space for arts and cultural organizations.
- Ensuring a connected active transportation network.

Board and Commission Review

- Environmental Services Commission
- Parks and Community Services Board
- Transportation Commission
- Arts Commission





Decision Criteria

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B.1. Consistent with Goals & Policies

- Expands capacity for a broad range of housing and jobs near frequent transit.
- Helps meet the needs of Bellevue's projected population and employment growth.
- Minimizes the environmental impact of new development.



B.2. Addresses Interests & Changed Needs

- Optimizes recent investment in light rail by concentrating growth within $\frac{1}{2}$ mile of stations.
- Facilitates a better balance between jobs and housing.
- Encourages active transportation and use of public transit.
- Reduces per capita greenhouse gas emissions.
- Increases access to a diversity of housing and jobs.



B.3. Addresses Significantly Changed Conditions

- A tighter housing market.
- More frequent, intense, and longer lasting storm and heat events.
- Wider economic disparities.
- Regional investment in light rail.
- Increases the supply of housing.
- Increases opportunities for on-site natural drainage and expansion of tree canopy.
- Increases access to opportunity.
- Maximizes growth near stations.



B.5. Demonstrates a Public Benefit

- Promotes healthy exercise.
- Minimizes harmful emissions to air and water.
- Increases convenient access to well-paying jobs, affordable housing, high quality schools, parks, and frequent transit service.
- Builds resilience to impacts of climate change.
- Promotes social connection and community well-being.



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Next Steps

1. Public Testimony
2. Study Session
3. Recommendation

