

Bellevue's Bel-Red Subarea Plan

Puget Sound Regional Council
Growth Management Policy Board

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Manager

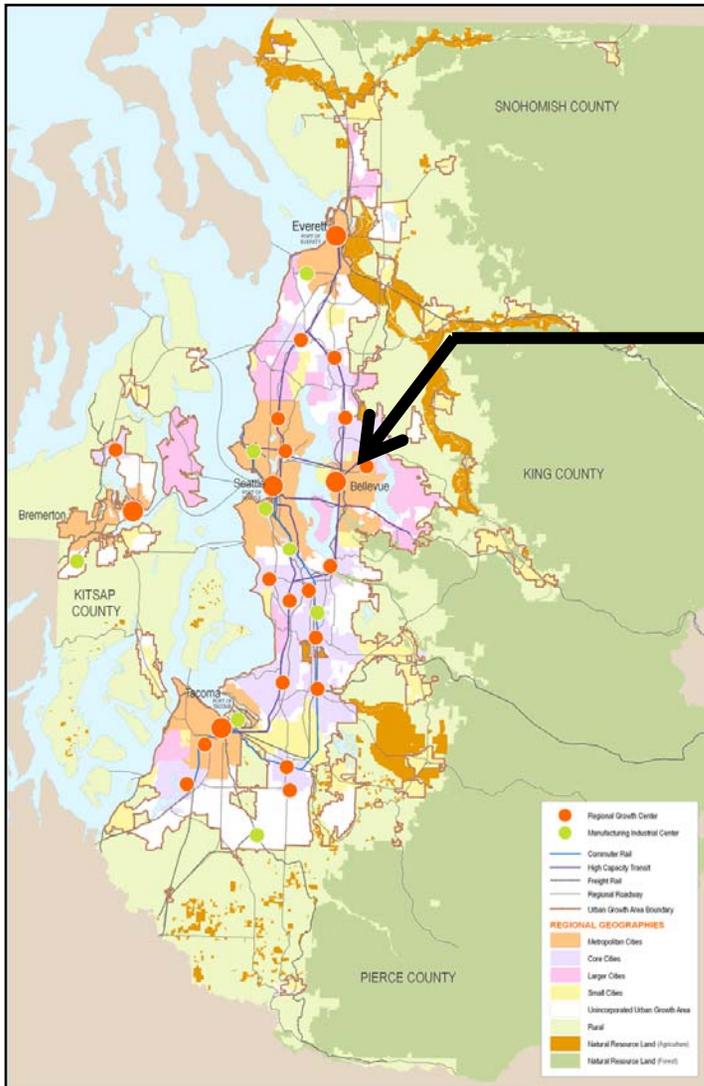


The Bel-Red Plan

Transforms an aging light industrial and commercial area into one of the region's leading models for growth management and transit oriented development.



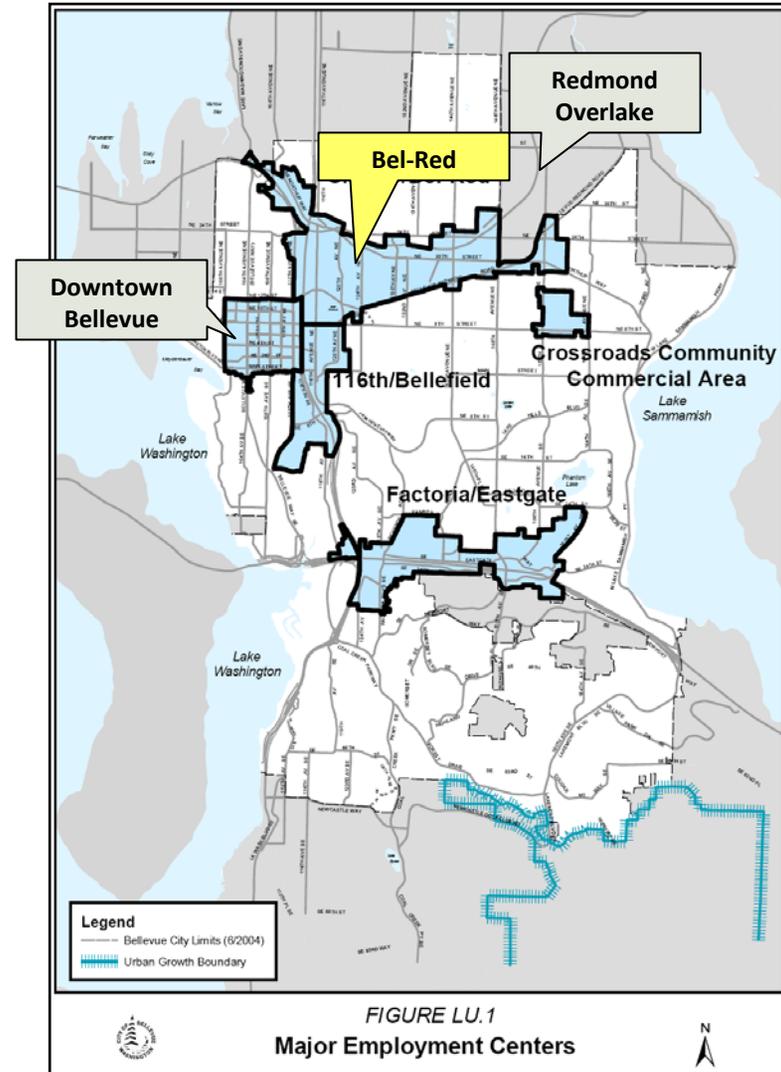
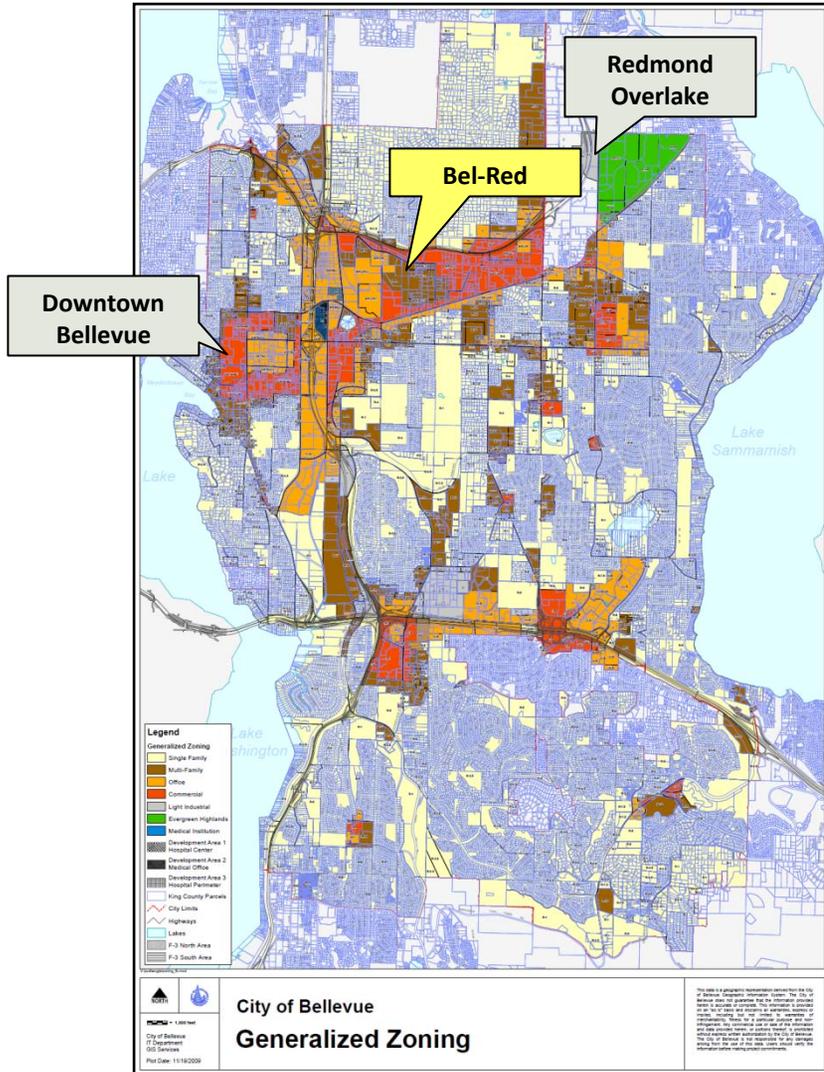
Regional Context: Vision 2040



Regional goals:

- Focus development in centers
- Use urban area efficiently
- Integrate land use and transportation planning
- Build off of regional transportation investment

City Context



Aging Light Industrial Corridor

- 900-acre grayfield area
- Extensive impervious surface coverage
- Ecological damage to streams and environmental systems
- Limited transportation infrastructure
- Adjacent to SR-520 and I-405
- Located between Downtown Bellevue and Overlake regional growth centers



Dominated by Light Industrial Zoning

- Legacy of light industrial and commercial uses, avg. ± 0.3 FAR
- Aging and underdeveloped properties
- Large blocks, with sparse transportation system
- Auto dominated

Regional Transit Investment

- ST long range plan (2004) identified high capacity transit connecting Seattle to Bellevue and Redmond
 - Opportunity to influence routing between Downtown Bellevue and Overlake
- ST2 (2008) - \$18 billion voter approved investment to expand light rail includes East Link, connecting Seattle to Bellevue and Redmond



Why Plan for Bel-Red?

- Declining employment in Bel-Red; loss/relocation of some major employers
- Strategic location between Downtown Bellevue and Overlake/Microsoft
- Maximize opportunities created by the coming of Light Rail
- Need to use urban land efficiently and meet 2030 targets
- Economic health and diversification
- **2030 Market Forecast:**
 - 4.5 million sq. ft. commercial (10,000 new jobs)
 - 5,000 housing units (9,500 new residents)

Planning Process

Late 2005

Sept 2007

Early 2009

*Council
Initiation*

*Bel-Red
Steering
Committee*

*City's Boards and
Commissions
Council development
of financing plan*

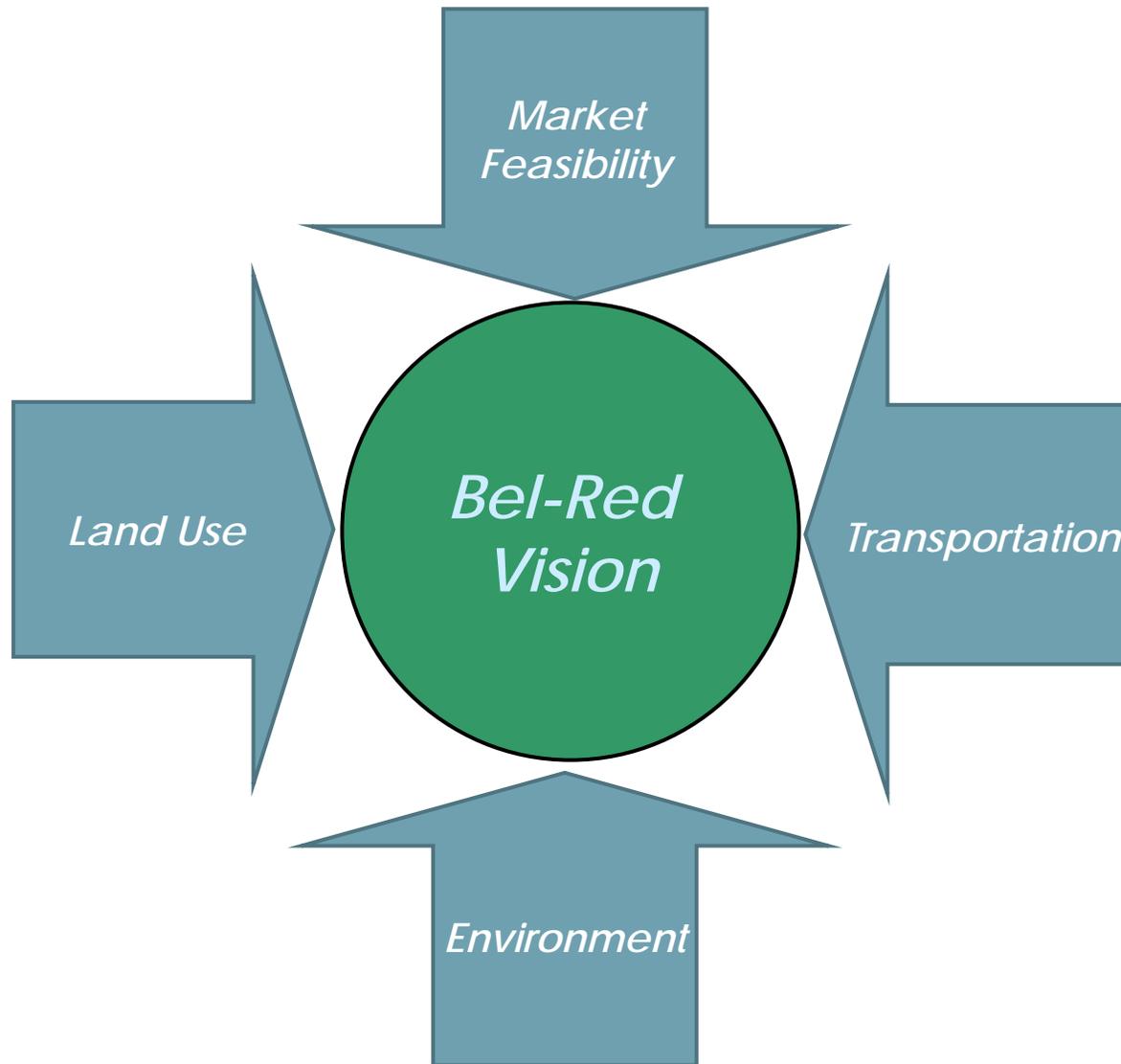
*Council
Adoption*

- *Bel-Red Vision*
- *Preferred Alternative*
- *EIS*

- *Subarea Plan*
- *Land Use Code and zoning*
- *Incentive system*
- *TDR interlocal*
- *Finance plan*

Public Involvement

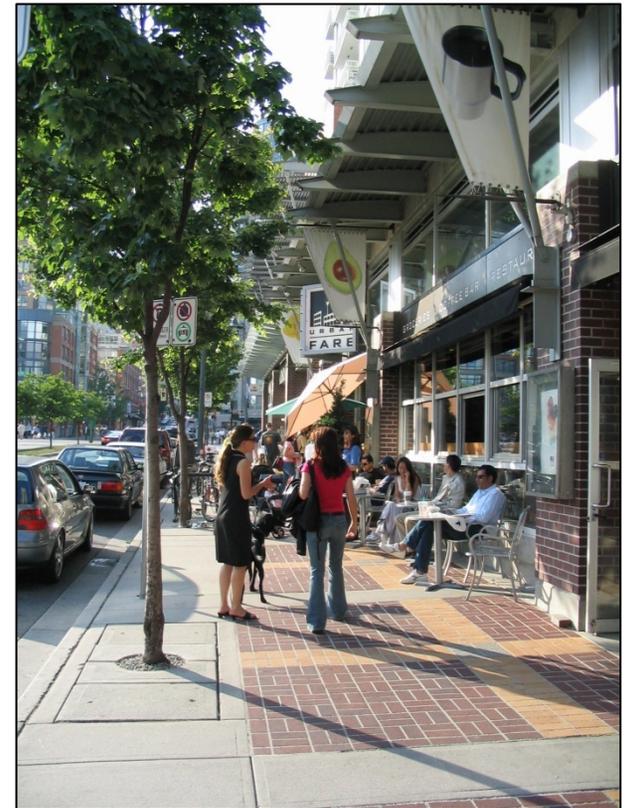
Key Elements



The New Vision for Bel-Red

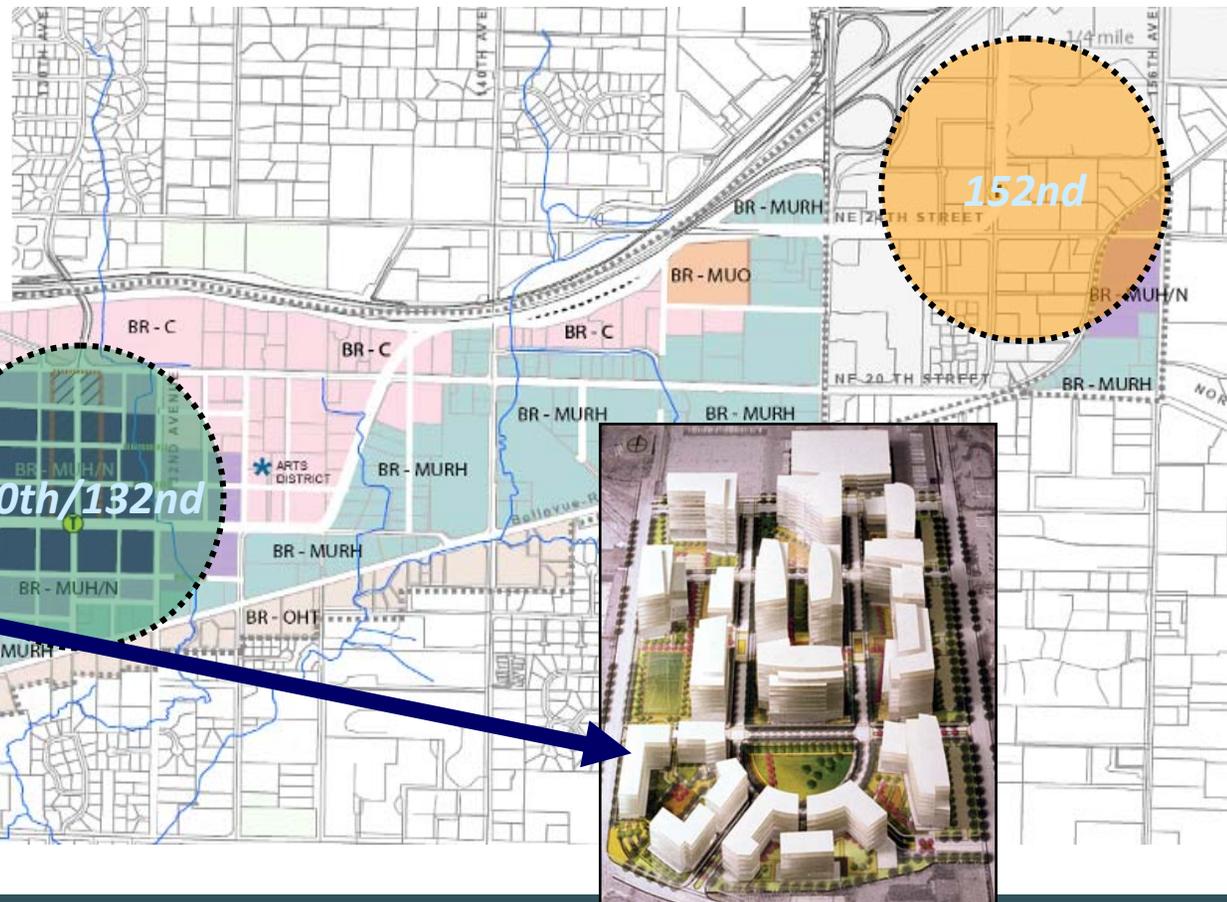
“A sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past”

- New, thriving, diverse neighborhoods
- Development focused at light rail transit stations
- Multiple transportation choices
- Comprehensive, connected parks and open space opportunities
- Climate action
- Sustainability and ecological design
- Unique cultural environment
- Housing choice and affordability



Transit-Oriented, Nodal Development

- Compact development, mix of uses & walkable

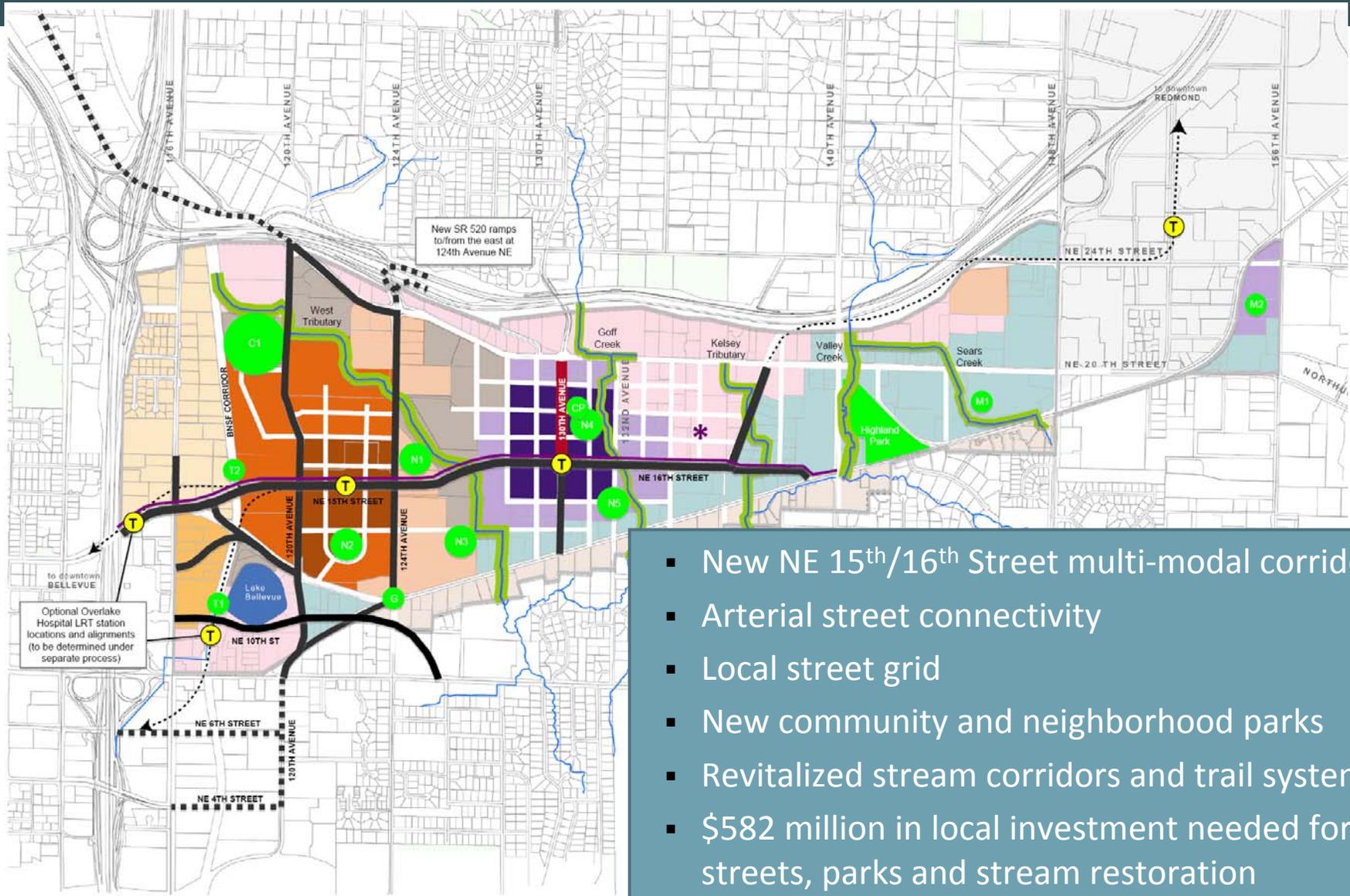


Complete, Walkable Neighborhoods

- New, higher density neighborhoods with a mix of office, residential and retail uses
- Design character that results in distinctive places that evoke a strong sense of the Northwest
- Complete urban street grid
- Affordable housing choices
- New neighborhood parks, trails and amenities
- Potential cultural/arts district, with focus on “making art”
- Graceful transition of existing commercial and service uses
 - Some areas remain suitable for existing lower density commercial uses

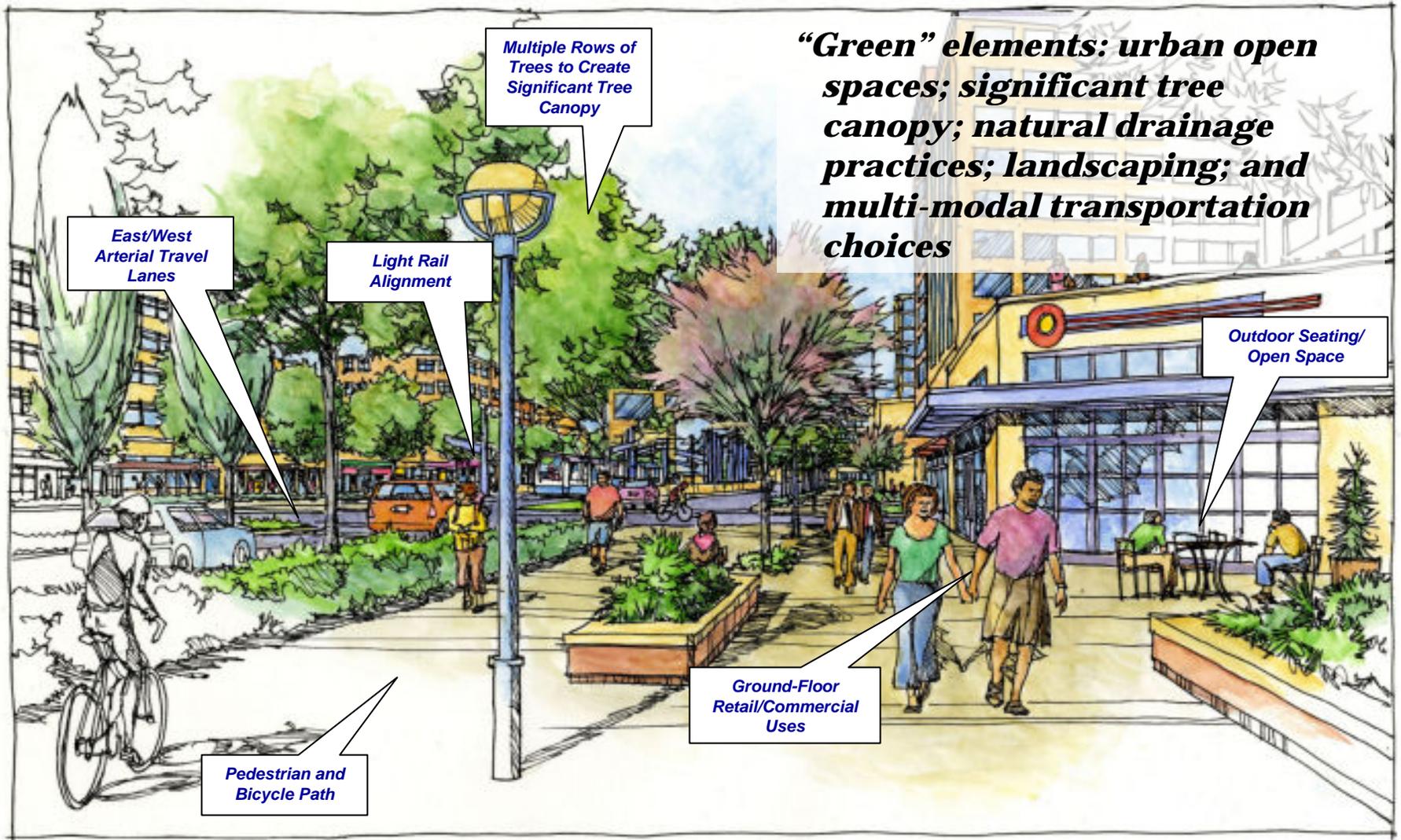


New Streets, Parks, and Stream Restoration



- New NE 15th/16th Street multi-modal corridor
- Arterial street connectivity
- Local street grid
- New community and neighborhood parks
- Revitalized stream corridors and trail system
- \$582 million in local investment needed for streets, parks and stream restoration

NE 15th/16th Vision



130th Avenue Example - Today



130th Avenue Example - Vision

Mix of housing and retail
Wide sidewalks
Outdoor seating



Model of Environmental Sustainability

- “Great Streams” restoration strategy
- Natural drainage practices
- Encourage use of “green infrastructure”
- Restore streams and wider riparian corridors while creating opportunities for place-making, trails, and stormwater management
- Facilitates city goals to reduce GHG



Goff Creek Example – Conditions Today



Goff Creek Example - Vision

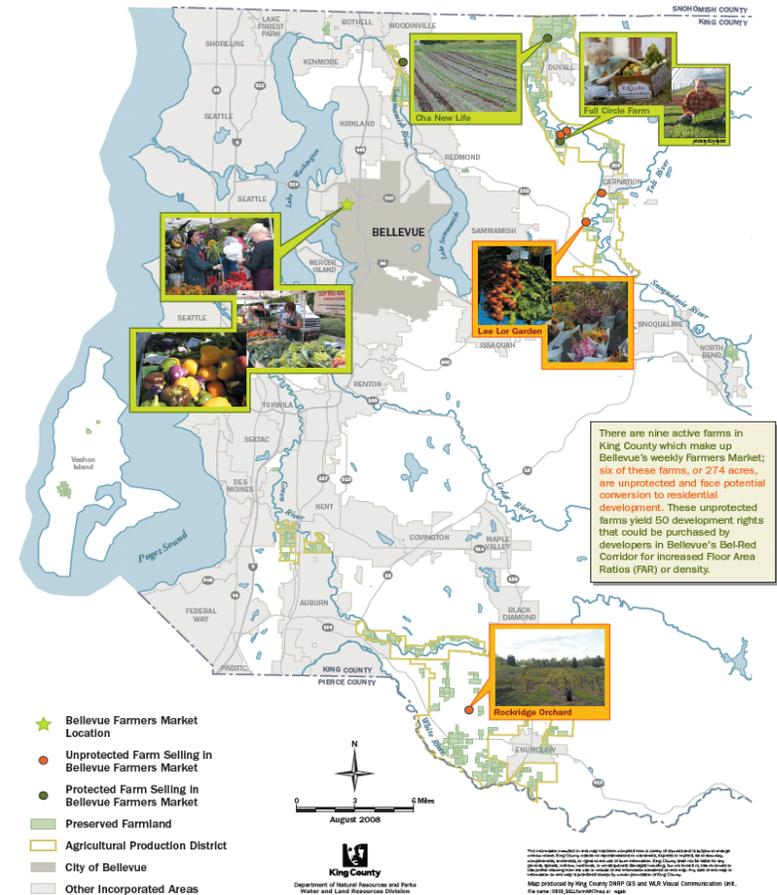


Goff Creek

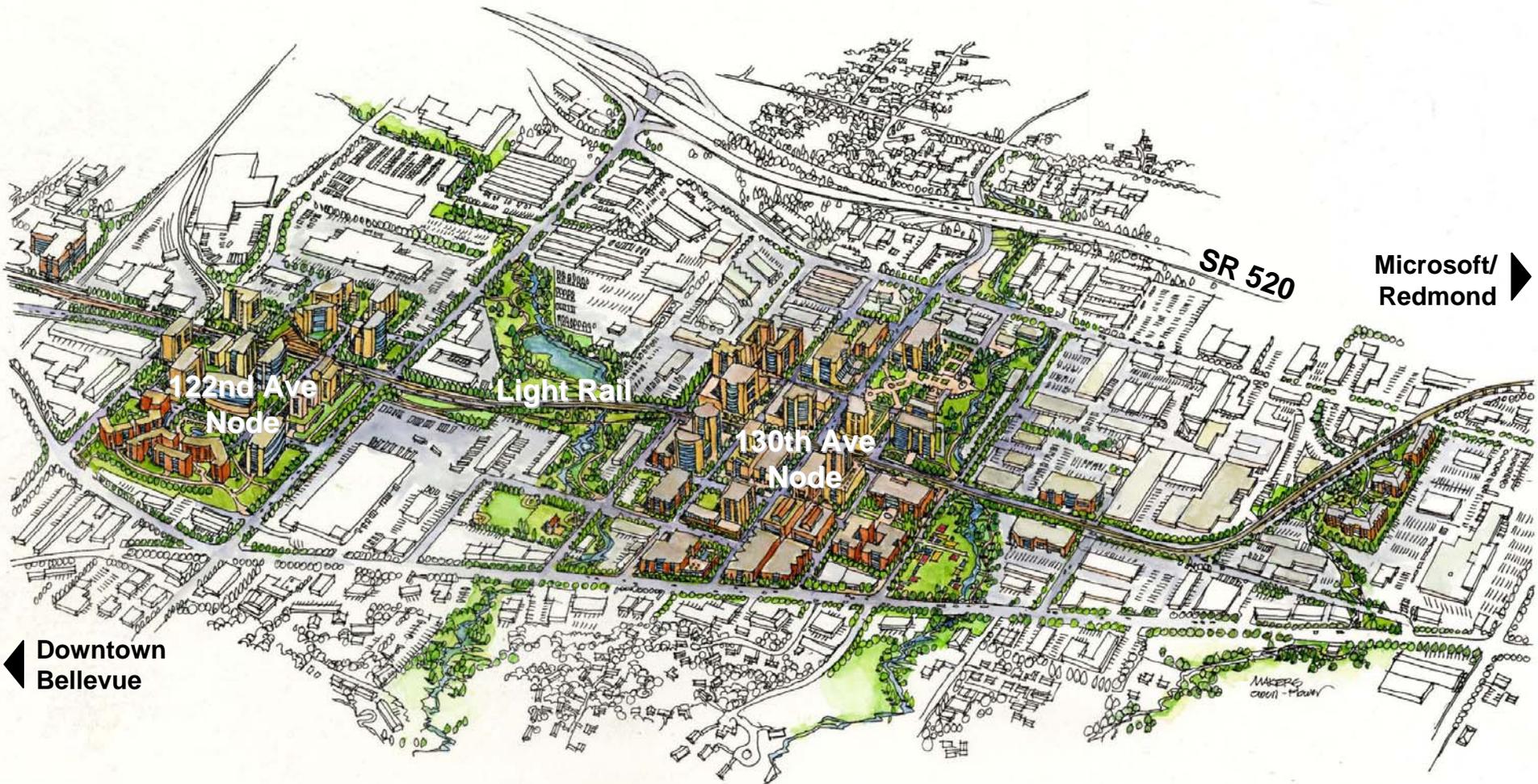
- Stream feature part of urban development
- Salmon spawning
- “Green infrastructure”
- Open space

Regional TDR Program

- Bel-Red identified as a “receiving area” in King County TDR program, one of the largest TDR programs in the country
- City will allow 75 regional TDR credits to be used in Bel-Red
- Developers will receive Tier 1 incentive credits
- TDR credits can be purchased from King County TDR bank and from designated rural areas that are important to Bellevue, such as:
 - Farm lands that support the Bellevue farmers markets
 - Mountains to Sound greenway
- County provided City with \$750,000 to help with the purchase of land for future parks and streams restoration
 - Helps offset a portion of the incentive system that would have been used toward parks and open space development



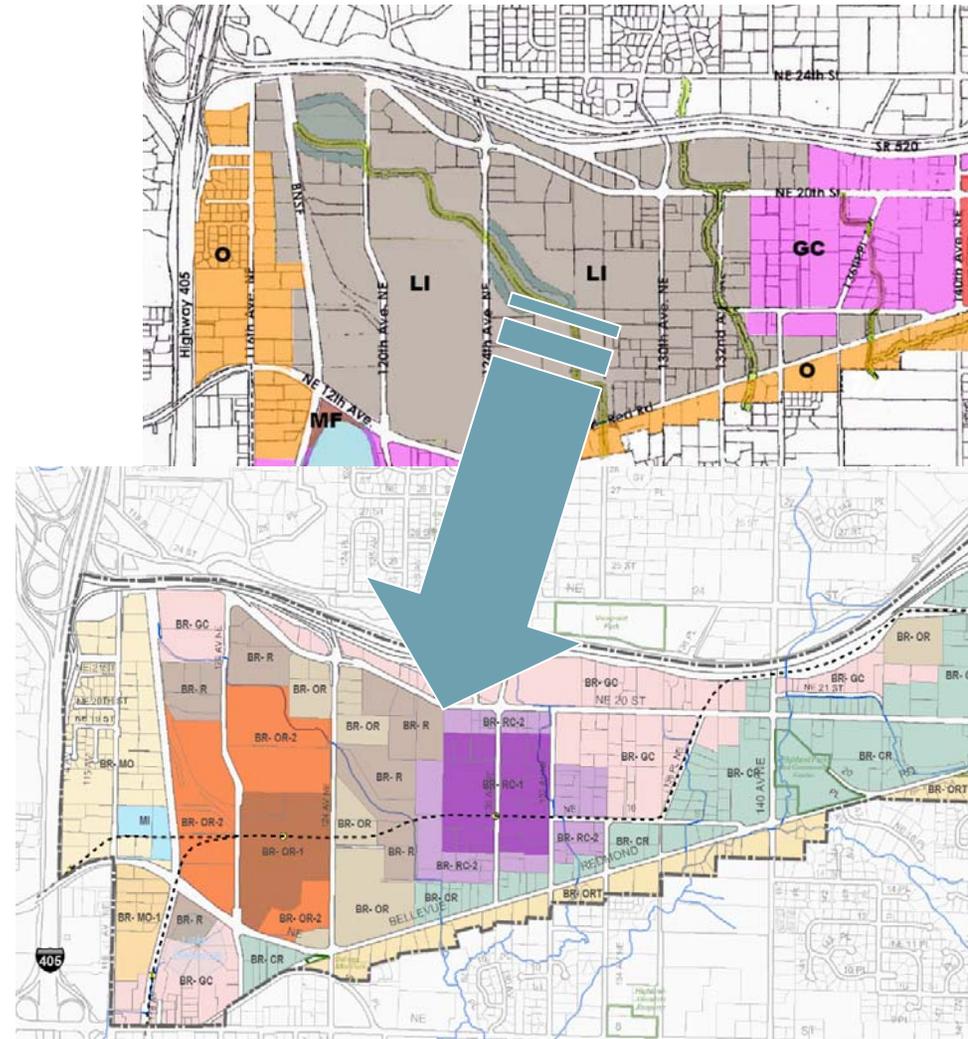
A Vision for 2030



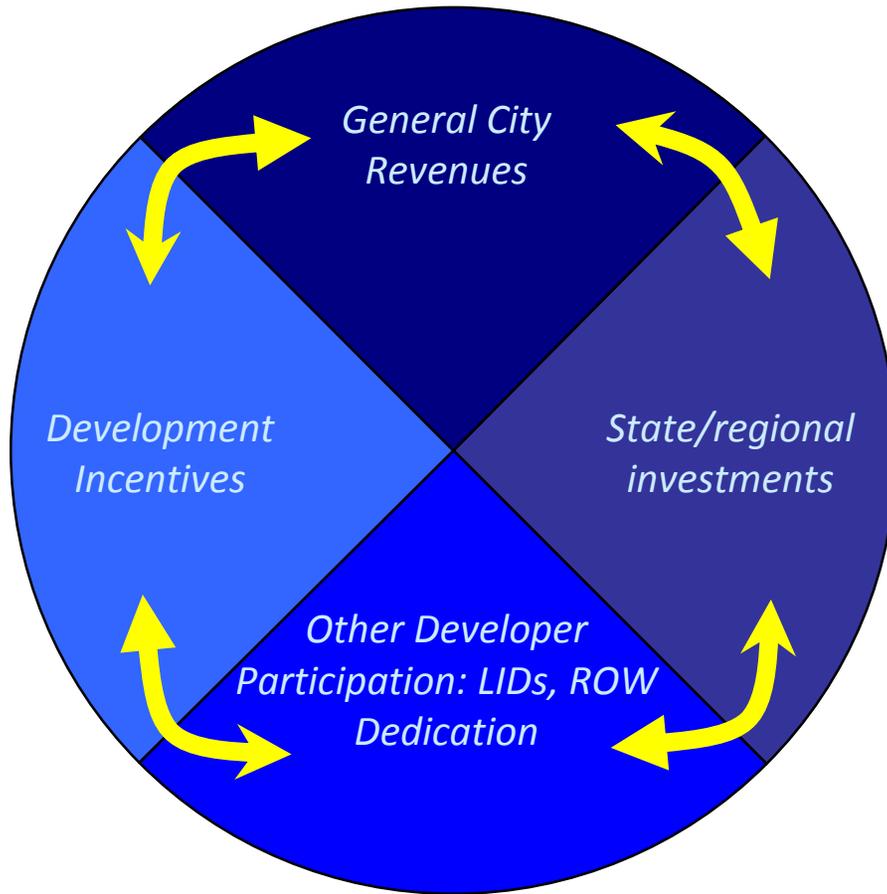
Implementing the Vision

More than zoning...

- New Bel-Red Subarea Plan
- New Land Use Code and zoning
- Design guidelines
- Investment strategy
- Coordination with Sound Transit on light rail alignment, station locations, and station design
- Ongoing communication with property owners and developers

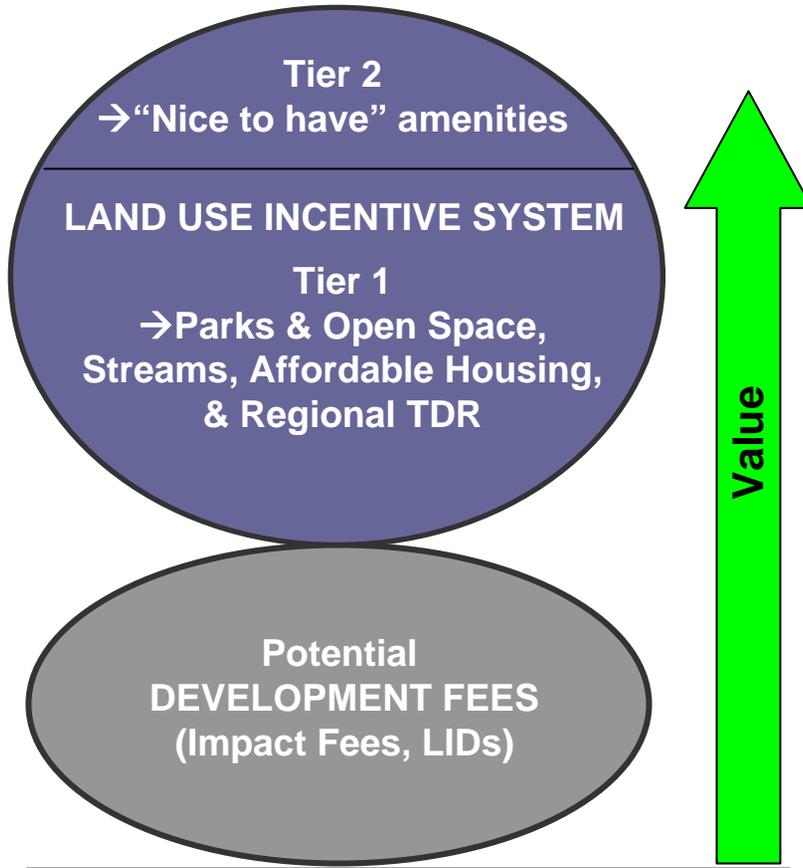


Investment Strategy



- **City investments:**
 - General CIP funds (increase in property tax rate)
 - Share of growth in tax revenue
 - Storm drainage fees
- **Developer contributions:**
 - Transportation impact fees
 - Local improvement districts (LID)
 - Dedication of ROW in some circumstances
 - Incentive zoning system
- **Other revenue sources:**
 - Grants
 - ROW sellback

Incentive System Framework



Lift in Land Value

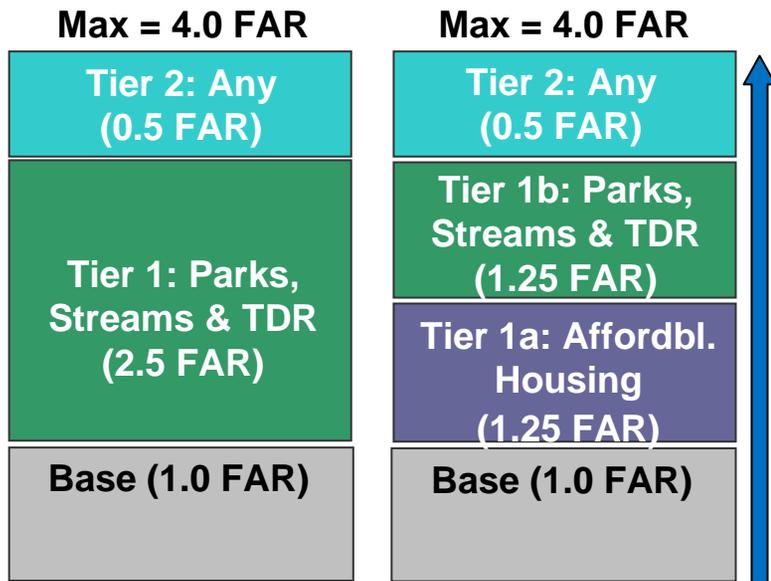
The zoning lift has the potential to support the public infrastructure and amenities needed to transform the Bel-Red area.



Incentive System Tiers

- Tier system put priority on affordable housing, parks, streams and TDR program

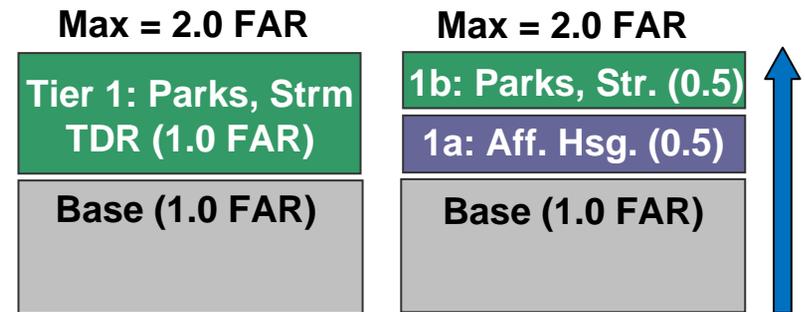
Within Nodes



Commercial
Development
Within Nodes

Residential
Development
Within Nodes

Outside Nodes



Commercial
Development

Residential
Development

Significance of Bel-Red Plan & Vision

- Creates new commercial and residential neighborhoods, allowing for growth in the right place
- Helps shape light rail to maximize benefits and best leverage regional investment
- New land use and transportation vision supports planned growth in Downtown and Overlake urban centers
- Helps reduce auto dependency and address climate change
- Helps restore streams and associated habitat
- Creates new parks, open spaces and trails for benefit of the area and the wider community
- Contributes to affordable housing



Questions/Comments

New Bel-Red Subarea Plan

