

BelRed Plan and Incentives

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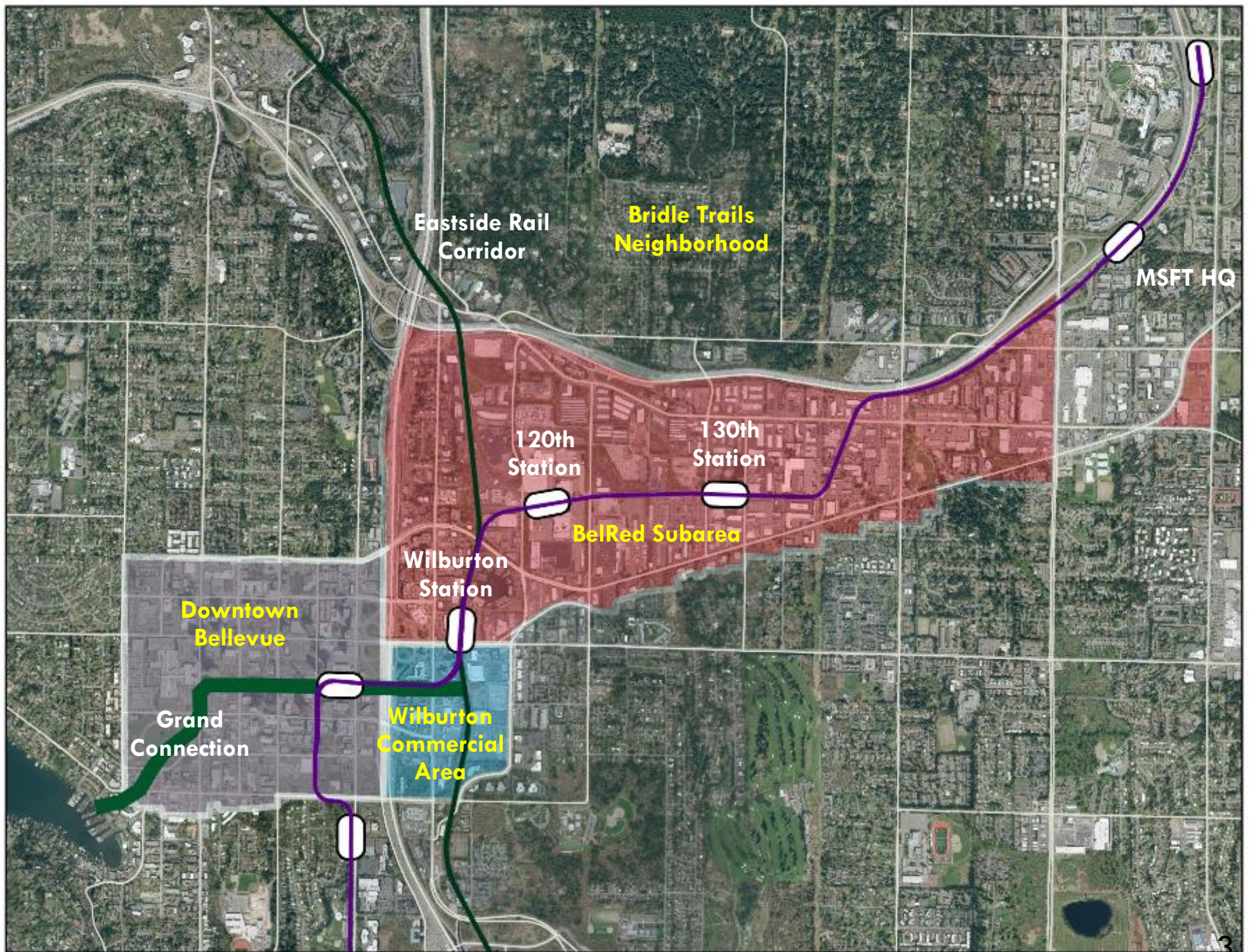
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City of Bellevue



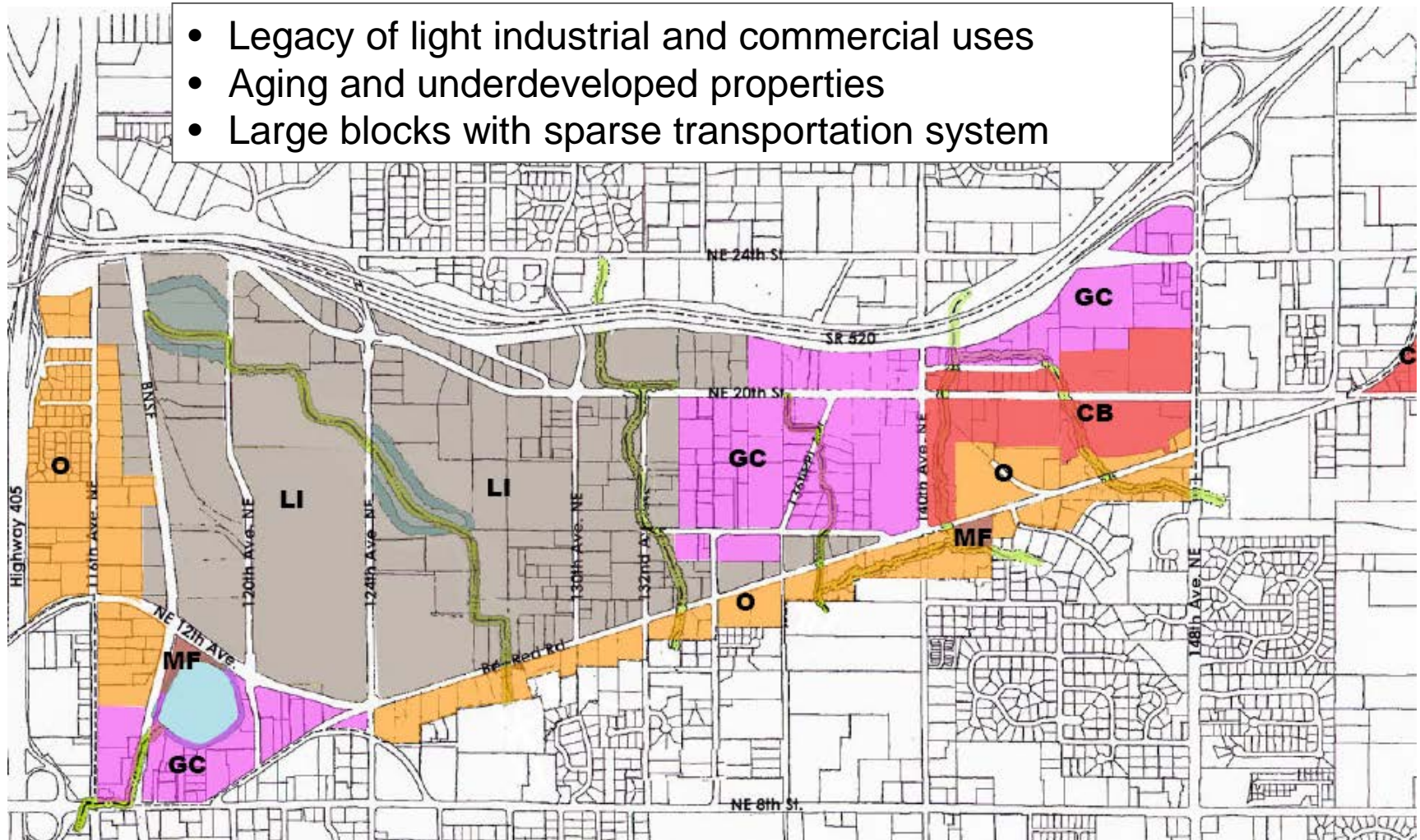
Presentation Outline

- ❖ BelRed Plan
- ❖ Zoning Provisions
 - Standards
 - Guidelines
 - Incentives
- ❖ Development to Date / Results on the Ground
- ❖ How to be Engaged
 - Tracking projects
 - How to comment
- ❖ BelRed “Lookback”
 - Scoping Effort: What’s working and areas for improvement



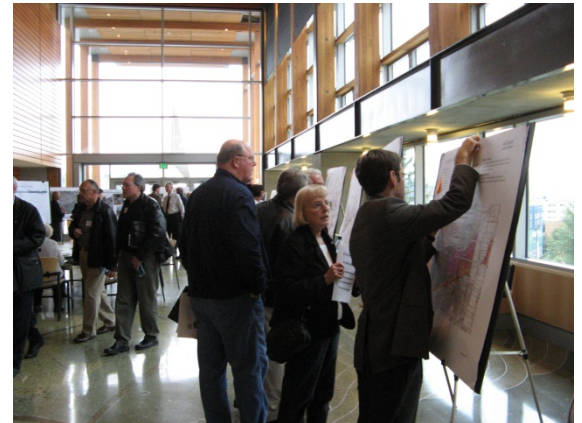
BelRed Legacy Condition

- Legacy of light industrial and commercial uses
- Aging and underdeveloped properties
- Large blocks with sparse transportation system



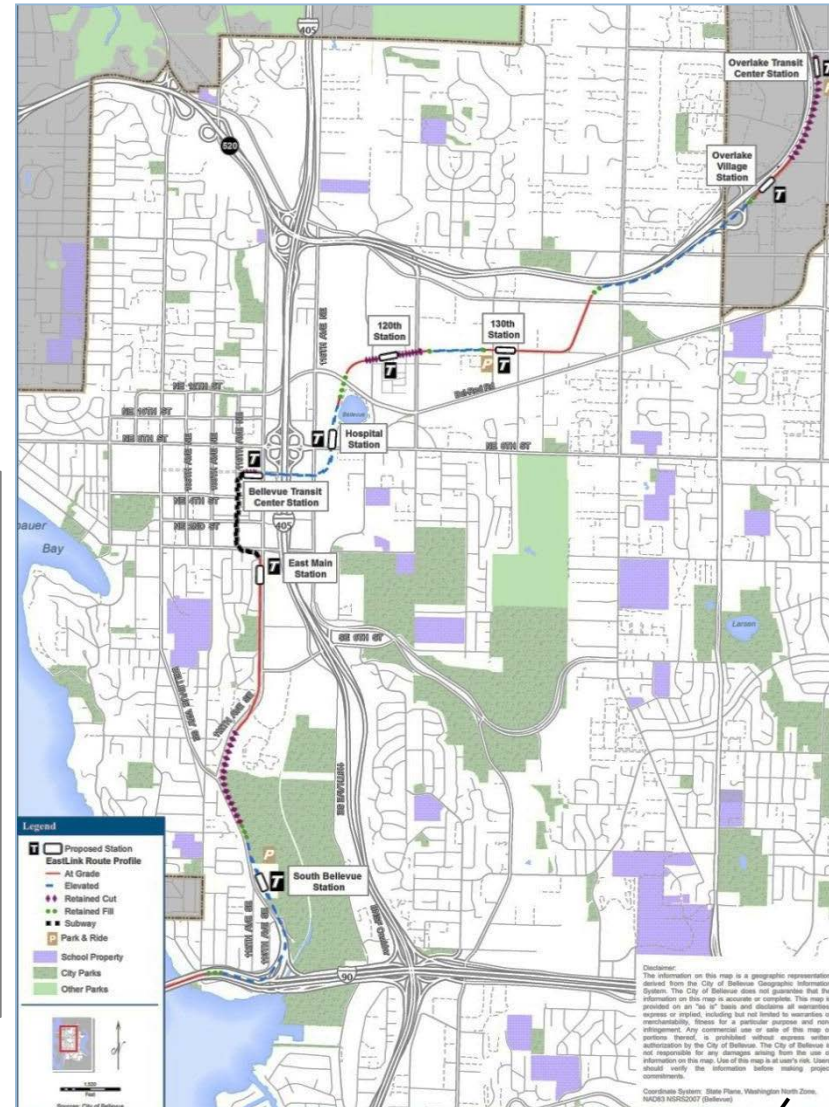
Plan for BelRed

- Multi-year planning process with Council-appointed Steering Committee (2005 to 2009)
- Environmental Impact Statement; analysis of a range of alternatives
- Broad public involvement
 - ▣ Extensive community meetings, outreach events, focus groups
 - ▣ Engagements with City Council and all six City boards/commissions

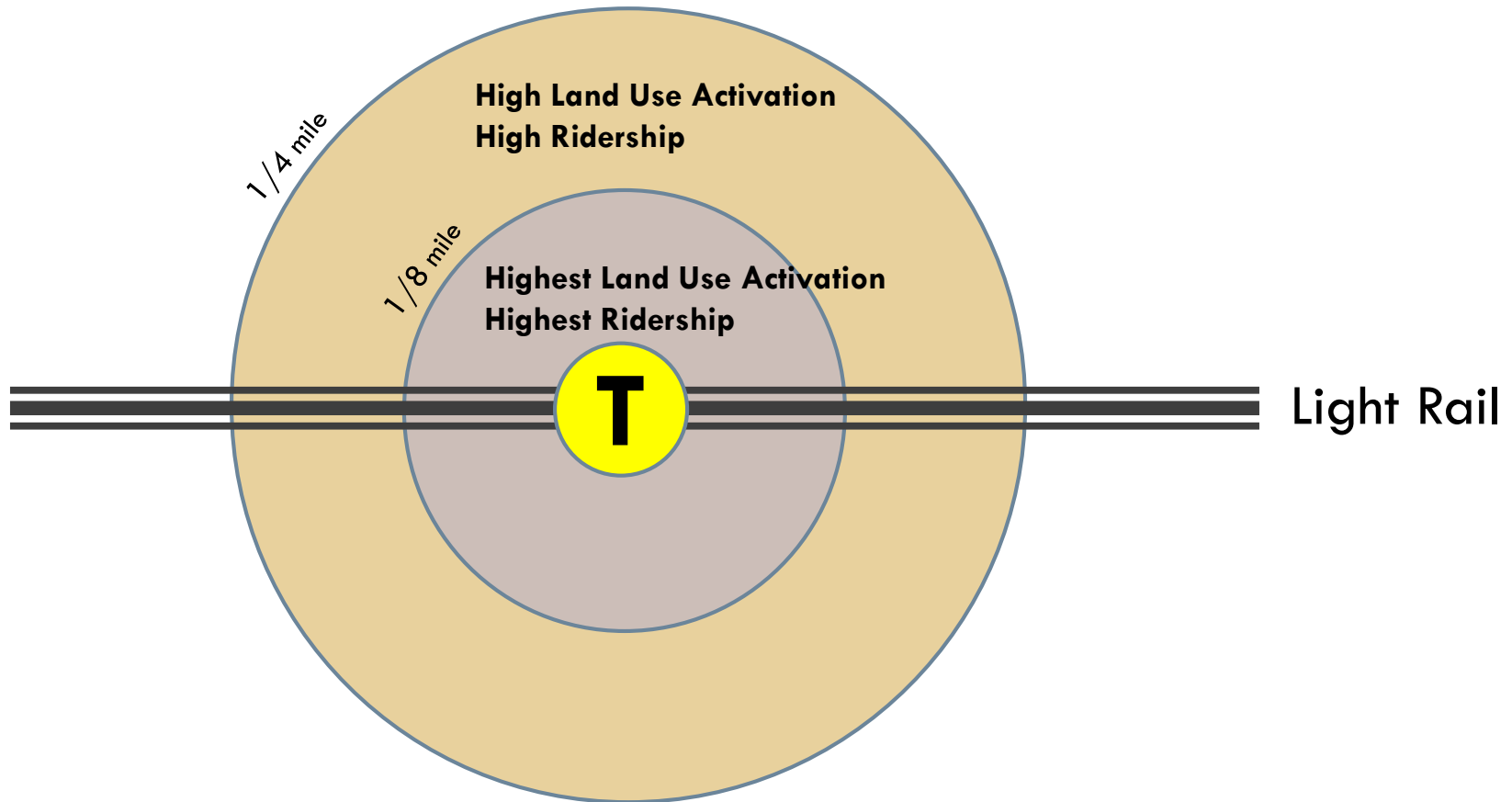


East Link Light Rail Investment

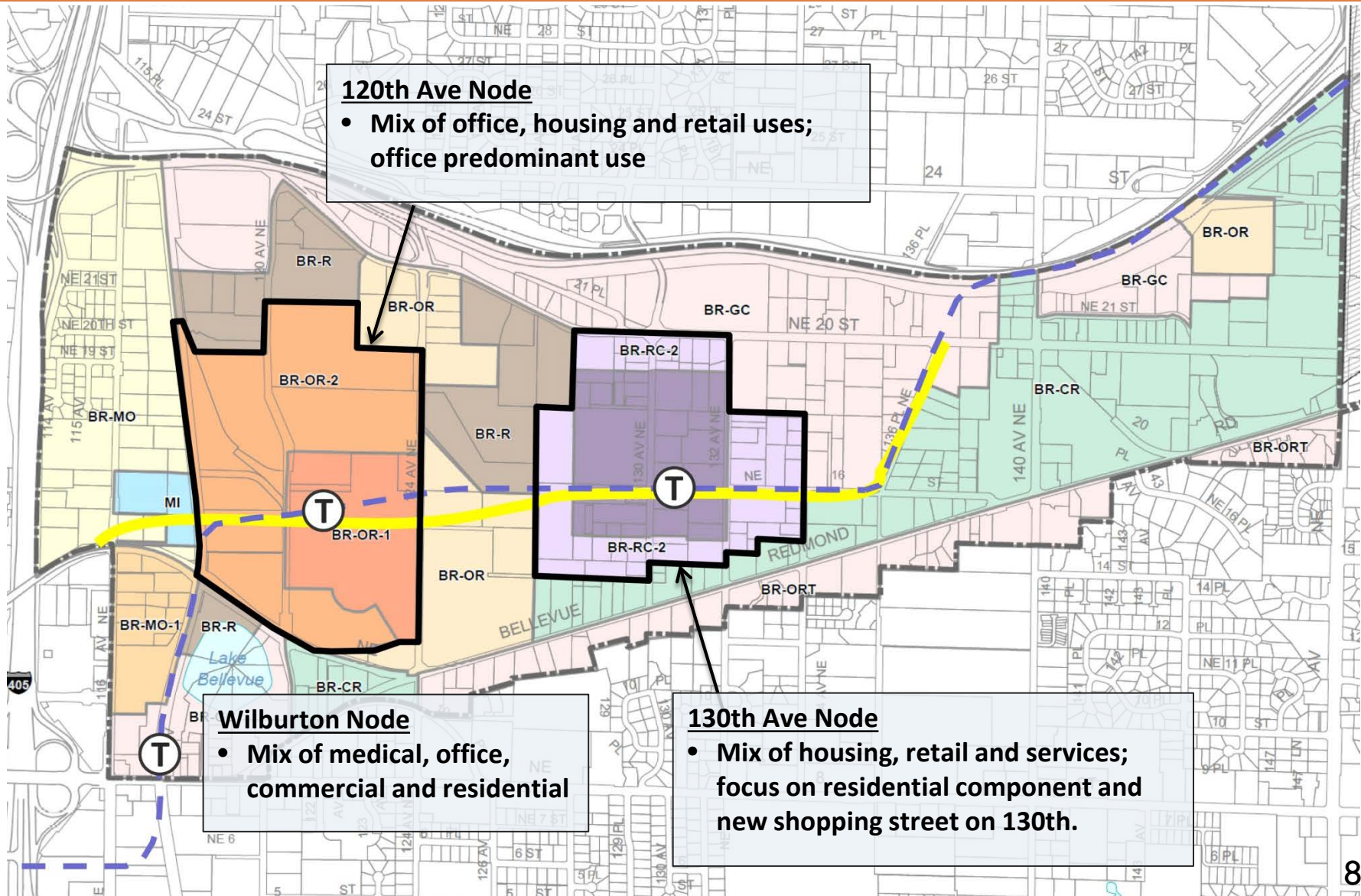
- Sound Transit Phase 2 to open in 2023
- BelRed planning effort focused on capitalizing on light rail investment and providing transit oriented development opportunities



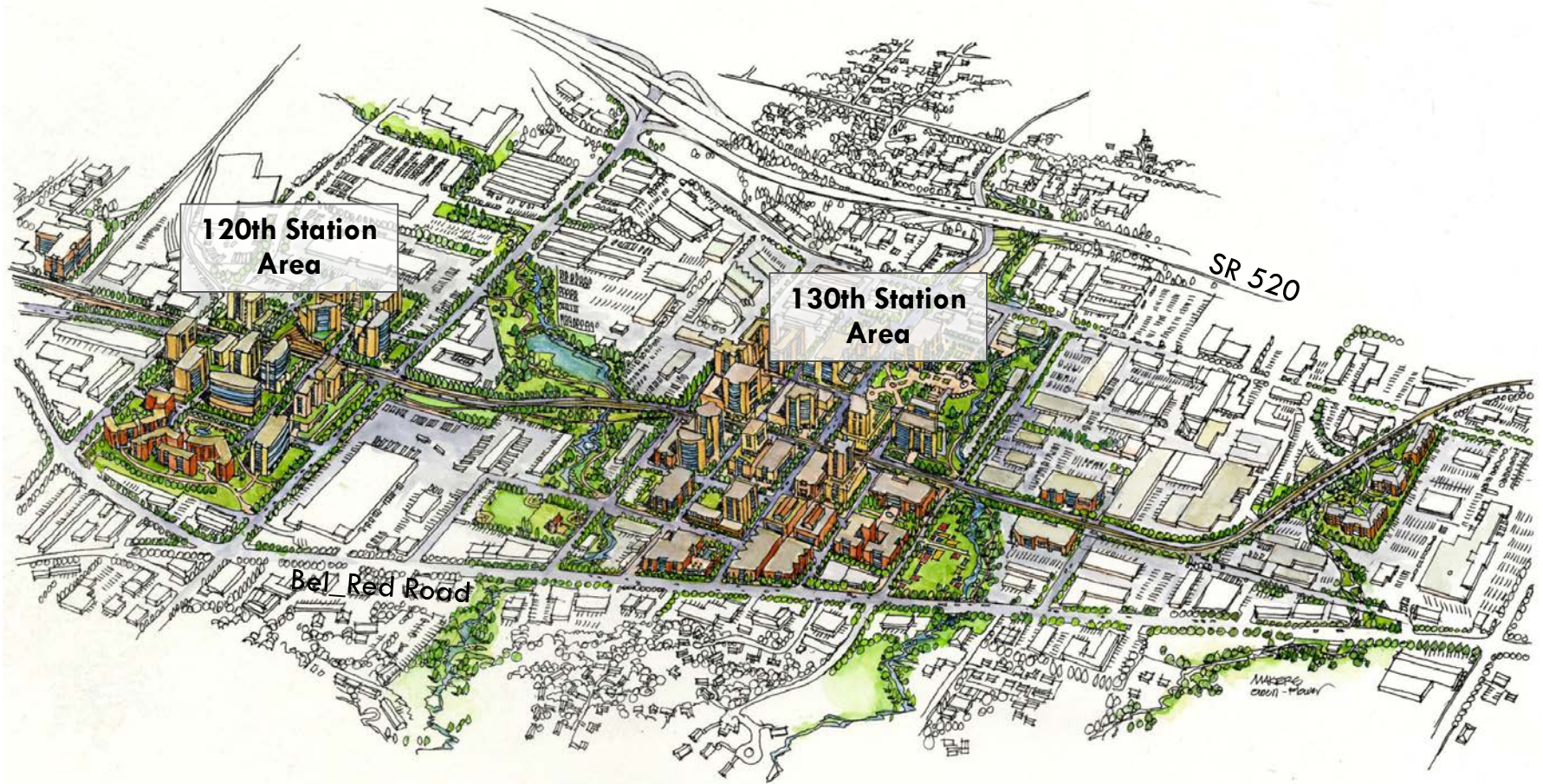
Transit-Oriented Development



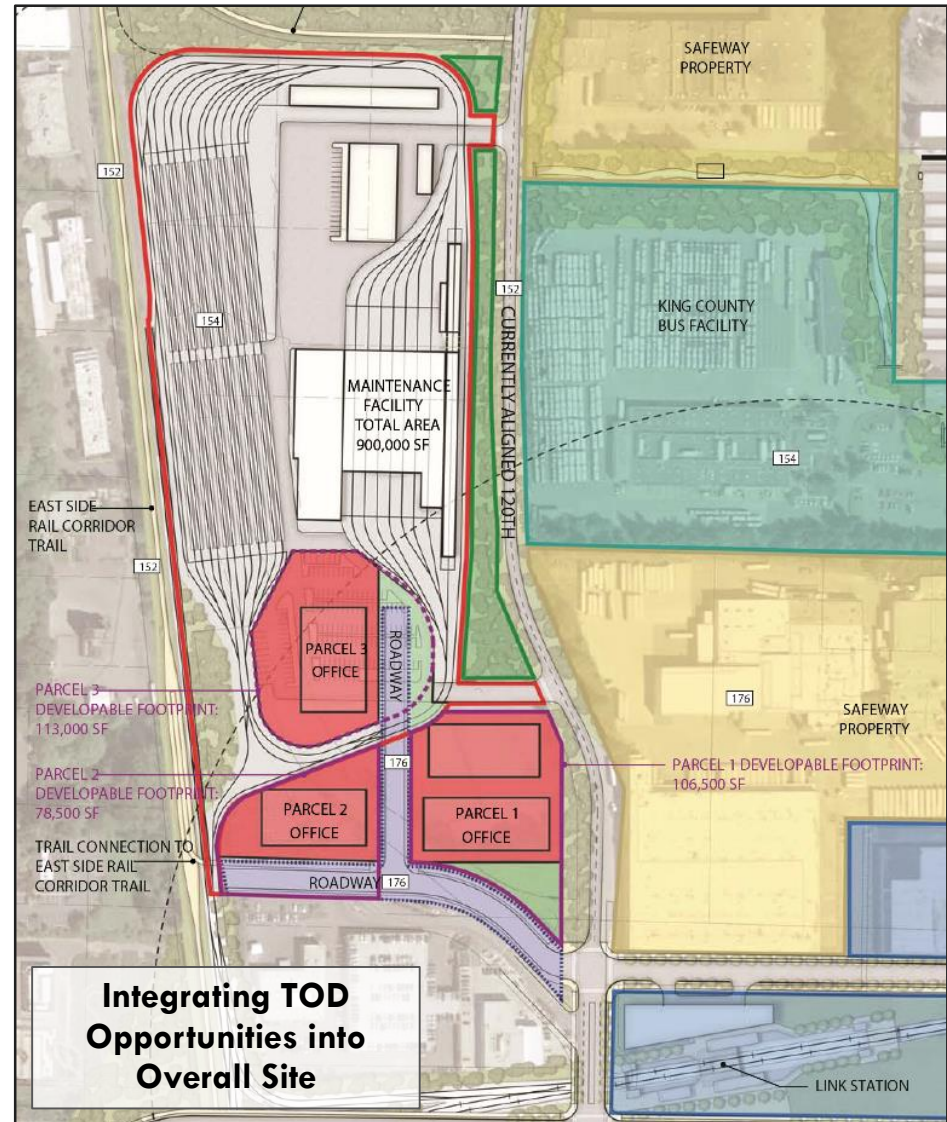
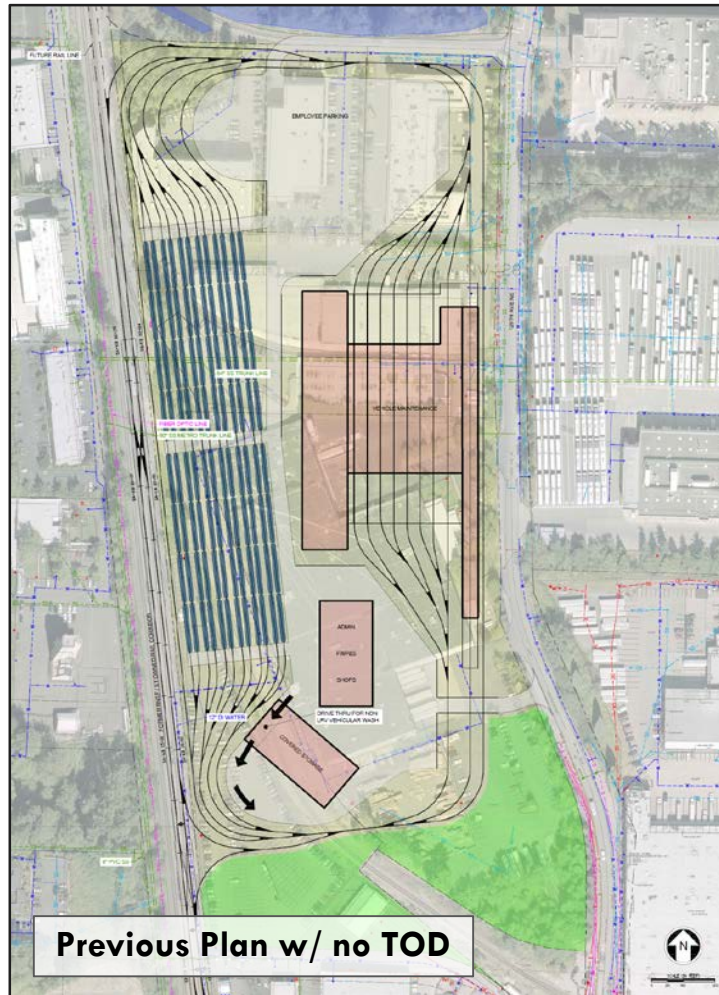
Adopted BelRed Land Use Plan



BelRed Plan – Focus on Nodes



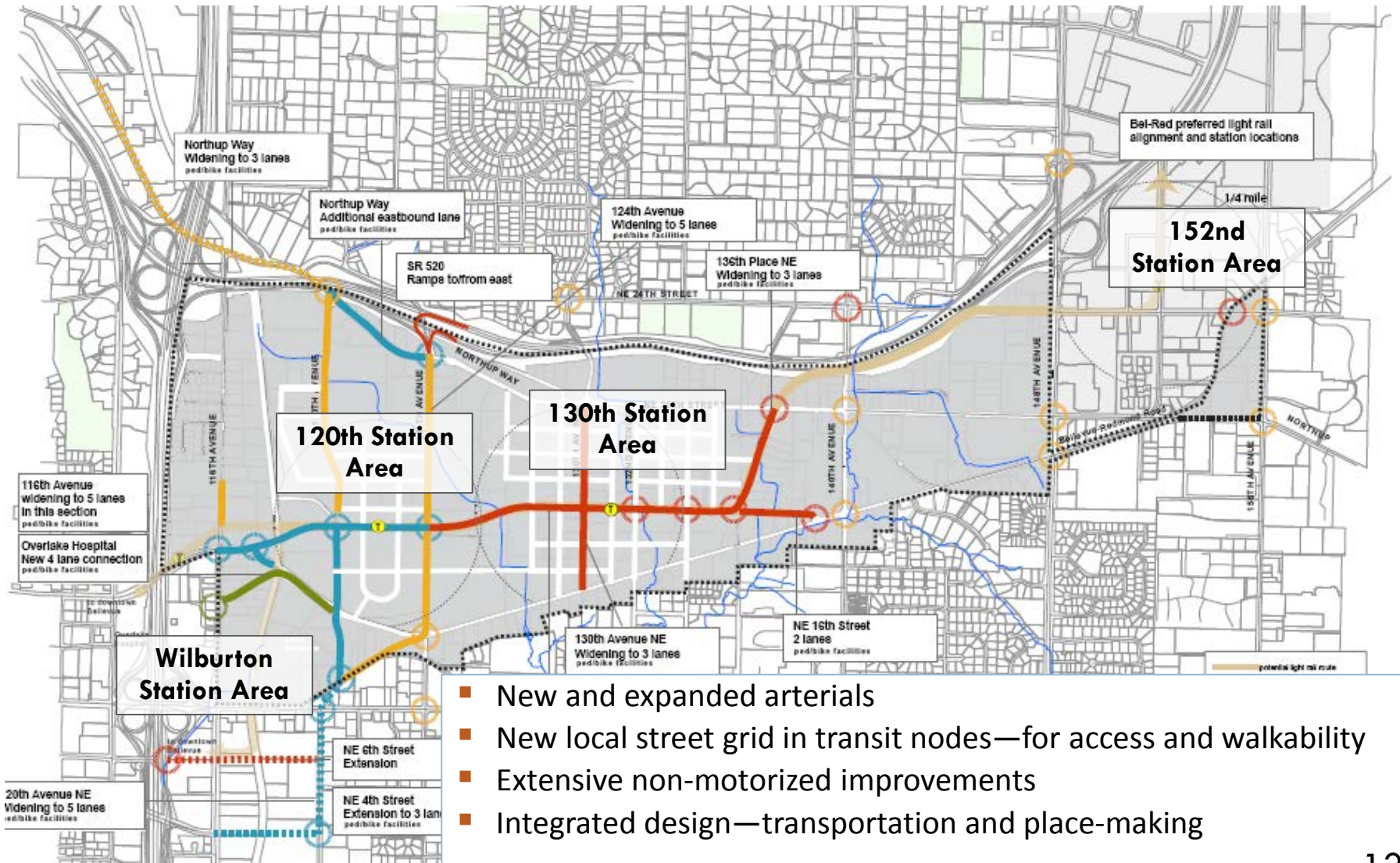
TOD – Maintenance Facility



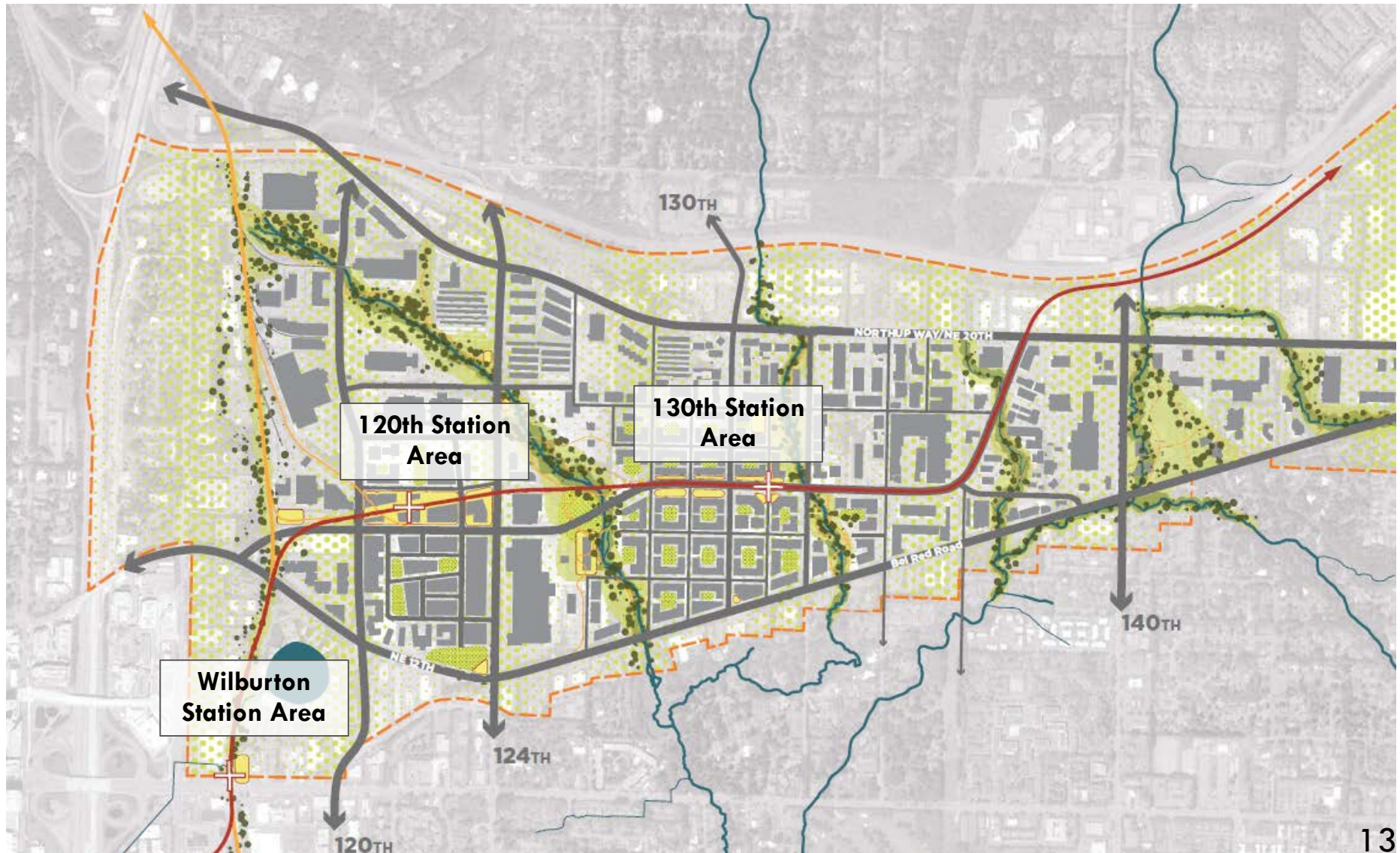
130th Avenue Station Area



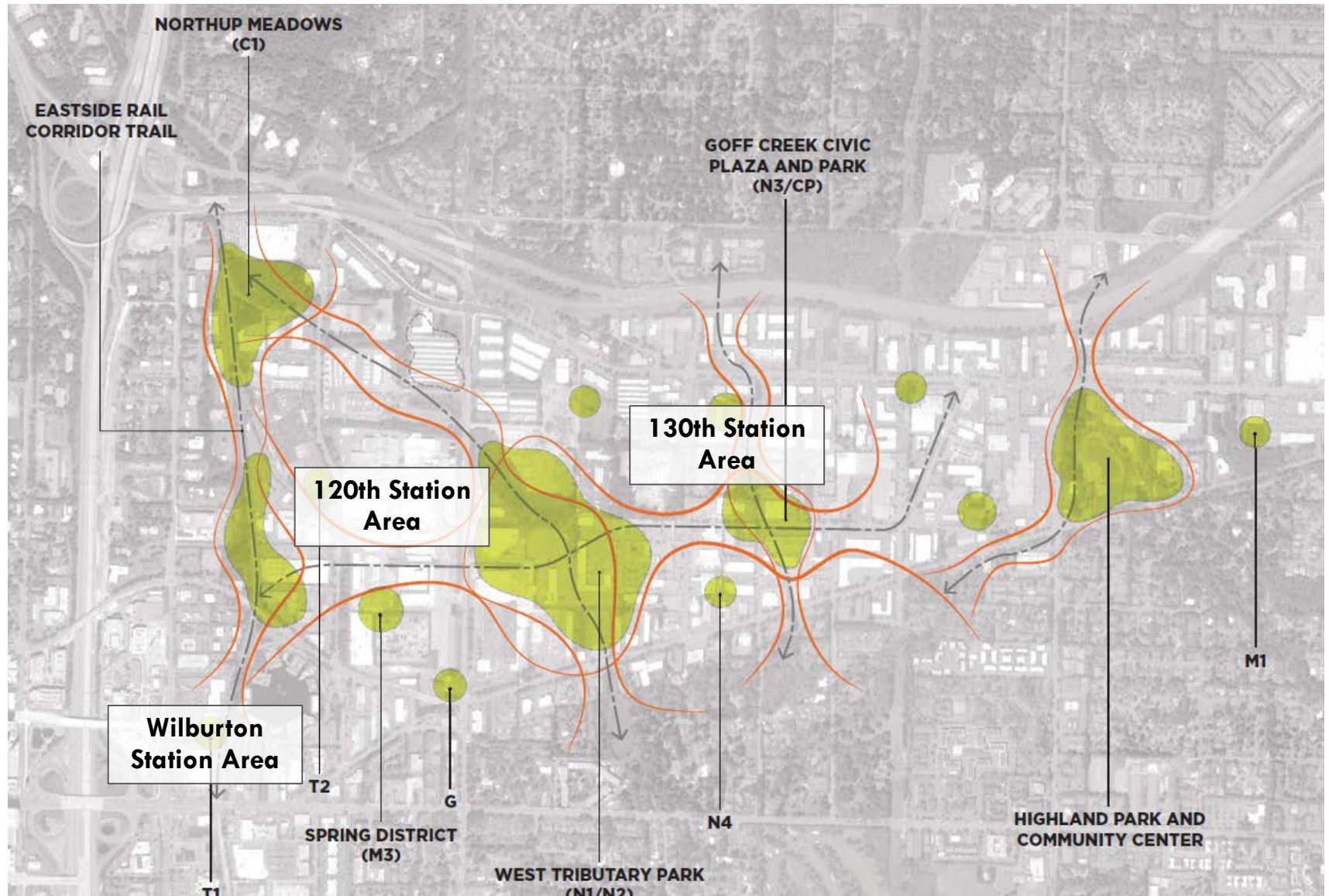
Connected Transportation System



BedRed Stream Restoration



Park & Open Space Opportunities



West Tributary Park Concept



Eastside Rail Corridor (ERC)



Standards, Guidelines & Incentives

MANDATORY

❖ Development Standards

- ▣ Permitted uses
- ▣ Dimensional standards
- ▣ Landscaping requirements
- ▣ Parking
- ▣ Etc.

❖ Design Guidelines

- ▣ Design quality/impacts
- ▣ Show clear intent—provide some flexibility in how achieved by individual developments

BONUS

❖ Incentive Zoning

- ▣ Earn points to graduate above base zoning
- ▣ Menu of amenities to deliver community livability

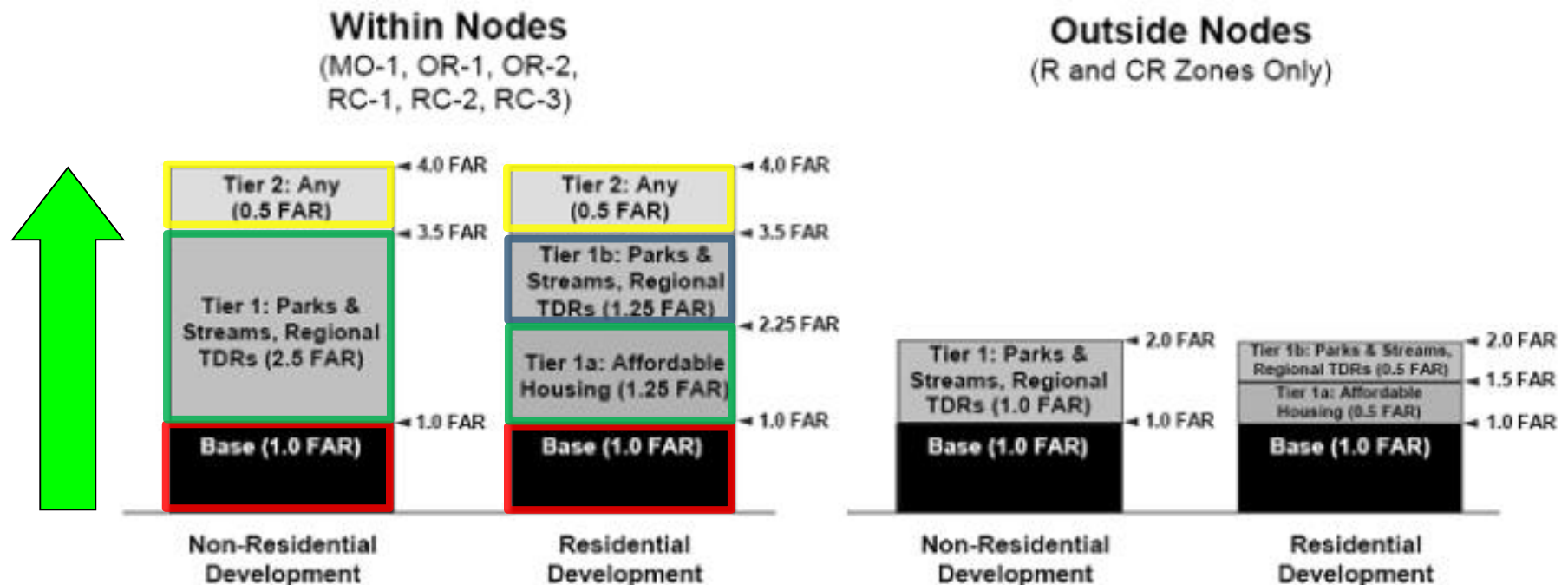
TIER 1 AMENITIES

1. Affordable Housing
2. Park Dedication
3. Park Improvements
4. Trail Dedications and Easements
5. Stream Restoration
6. Regional Transfer of Development Rights

TIER 2 AMENITIES

7. Child Care/Nonprofit Space
8. Public Restrooms
9. Public Art
10. Public Access to Outdoor Plaza
11. LEED Gold or Platinum Certification
12. Active Recreation Area
13. Natural Drainage Practices

BelRed Incentive System



Note: Tier 1 bonus(es) must be fulfilled prior to pursuing Tier 2 bonus. Where applicable, Tier 1a bonus must be fulfilled prior to pursuing Tier 1b bonus.

Status Report: Affordable Housing

TIER 1 Amenities

- LIV by GRE, 54 rental units affordable at 80% area median income
 - ▣ Part of 452 new apartments on 156th Ave NE (former Angelo's Nursery)
- Spring District/Security Properties Phase I residential under construction
 - ▣ \$516,000 fee-in-lieu to ARCH housing fund
- Sherwood Center next residential project under BelRed zoning
 - ▣ Project will include either affordable units or fee-in-lieu



LIV by GRE

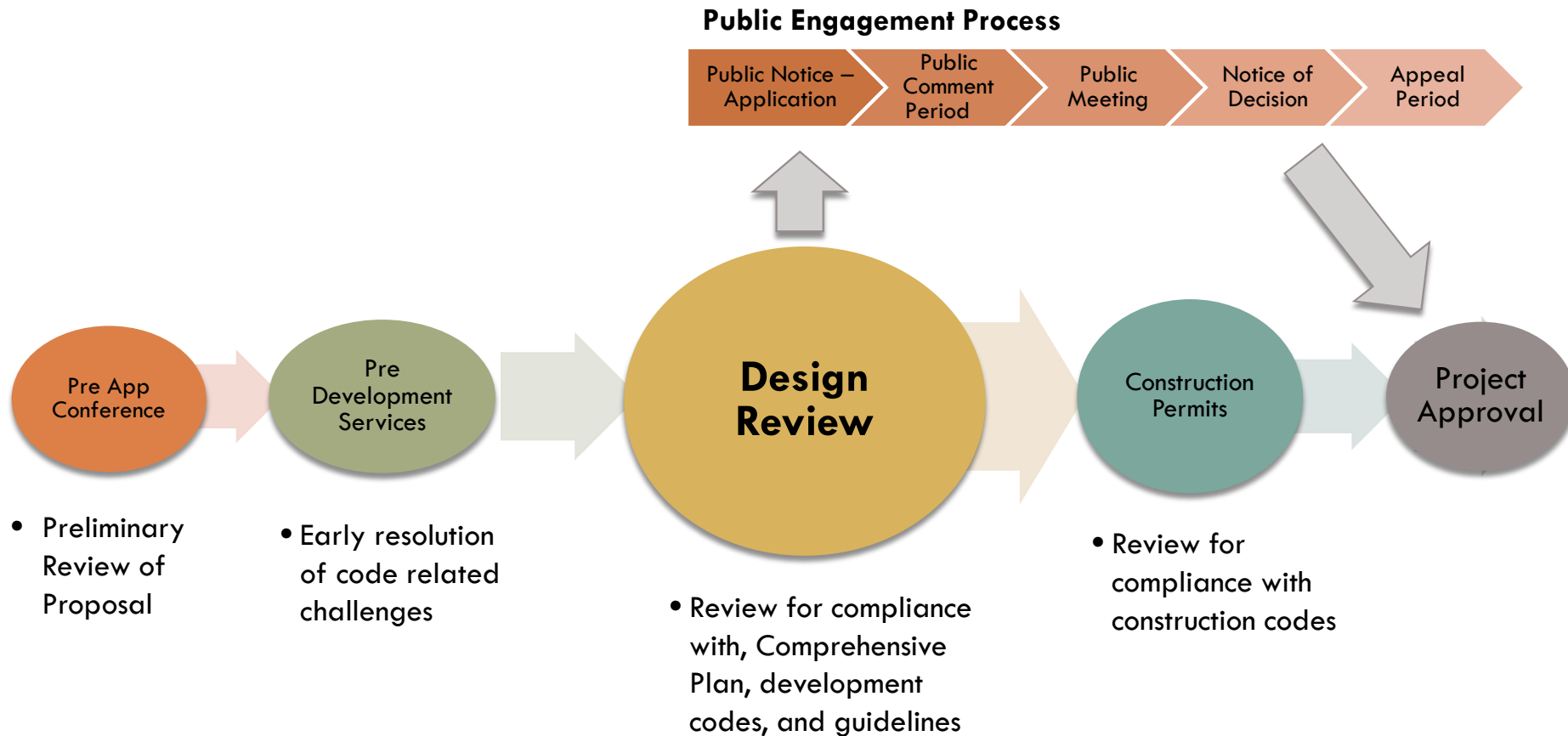
Status Report: Parks/Streams

TIER 1 Amenities

- Spring District/Security Properties Phase I residential under construction
 - ▣ ~\$190,000 fee-in-lieu for parks/streams
- Spring District, initial office development
 - ▣ ~\$700,000 fee-in-lieu for parks/streams

Note: Approximately 1-acre Spring District Park included in development agreement

Development Review Process



BelRed “Lookback” – Scoping Effort

- BelRed Plan and Zoning Code adopted in 2009
- BelRed “Lookback” is Council-initiated project to examine implementation to date of BelRed Plan and Code
 - ▣ Scoping will occur over first 2 quarters of 2016
 - ▣ Scoping will include opportunities for public engagement and comment
- **Goal:** Identify areas of the BelRed Plan and Code to be further examined for potential amendment



Questions/Comments