

BEL-RED

corridor project

Summary of Comments from Small Groups November 9 Public Workshop

Why are you interested in the future of the Bel-Red Corridor?

- Consider how change in Bel-red will impact surrounding areas – especially traffic (3)
- Several stakeholders live in, work in, own property in, and use the Bel-Red area daily (3)
- Include pedestrians and bicyclists – recreational and commuter – within the area and connections to downtown and to regional trails (2)
- Current zoning can accommodate expanded uses
- Discomfort in expending city funds to study this area that is currently working well
- Keep the small-town feel that includes small businesses and easy parking
- Improve transit services and facilities in the study area
- Effects on existing commercial property and small businesses
- Maintain services for personal use, - these are an important part of economic base
- Don't lose the industrial base
- Emphasis on essential day-to-day services and small businesses, not boutique.
- Retain the green areas, especially the mature trees that define the Bel-Red Boulevard corridor.
- Mitigate the adverse impacts of additional density
- Consider opportunities to provide for lower income housing
- Enhance the internal circulation
- Provide better street connectivity within the study area



What do you like about the Bel-Red Corridor?

GENERAL

- Blue collar, nitty gritty
- Aesthetics on south-better
- Feelings that you are not in a high-rise canyon
- Proximity to downtown Bellevue/Crossroads
- Can live close to work

LAND USE

- Small businesses that you don't find elsewhere in the city.
- Existing business services
- Diversity of businesses
- Wide range of tenants: office, warehouse, retail
- Offers necessary services : car repair, grocery stores, furnace repair, dog grooming
- Flexibility of land use in the area should be marketed/promoted
- Easy to get what you need without getting on the freeway
- It is kid/teen - friendly, like Skate King, clothing stores, Highland Center, the ballet – places that kids can hang out and parents can feel they are safely entertained.
- Parking-easy, free, simple (don't have to park in a garage)
- Preserve uniqueness

TRANSPORTATION

- Bel-Red Road flows when other arterial streets don't – due in part to not having retail on both sides
- Good freeway access
- Difficult freeway access
- Can walk from residential areas south of Bel-Red to shopping

ENVIRONMENTAL SUSTAINABILITY

- Abundant vegetation in places, parking is sometimes hidden
- Trees and landscaping along Bel-Red Road.

What do you dislike about the Bel-Red Corridor?

LAND USE

- Shops need redevelopment
- The industrial area needs a facelift, renovation
- Don't want to lose what is there

- Lowes is noisy, especially in early morning
- Strip malls; parking in front is ugly; over supply of parking
- “Ugliest area in Bellevue”
- Overlake Hospital area
- Don’t want too much height; too many stories – want it to stay low scale.

TRANSPORTATION

Pedestrian and Bicycle

- Riding bike in area: East to West routes are bad and high speed drivers
- Bad walking routes (sidewalks need repair)
- Not pedestrian-friendly
- Lack of safe ped/bike routes and facilities (Northup Way)

Roadways

- Freeway access inadequate
- Too much freeway access
- 148th Avenue NE listed as alternative to I-405
- The only way to get to I-405 is via NE 8th Street – through the congestion of the intersection of NE 8th Street and 116th Avenue NE
- Constraints of I-405 and 520 Interchange-impacts on local streets
- Challenge of in-bound commute and traffic in the morning and outbound in the evening
- Limited highway crossings force traffic into neighborhood
- No East to West interior access
- Too few E-W and N-S connections
- Cross streets between NE 20th Street and NE 24th Street need asphalt overlay
- Intersection of NE 16th Street 16th and 136th Ave NE
- Too many protected left turns
- Traffic congestion (only 3 routes N-S: 140th, 148th, 156th)
- SR 520/148th interchange is too busy; need a westbound half to the 124th interchange.
- The street grid is lacking; should complete NE 20th Street and NE 24th Street

ENVIRONMENTAL SUSTAINABILITY

- Excessive amounts of concrete-impervious surfaces
- No park or other public access to Lake Bellevue

What opportunities for change exist in the Bel-Red Corridor?

LAND USE



- Allow for mixed use development - especially higher-density residential, while retaining existing services (2)
- Develop multi-family housing in Dogwood Park area
- Increase density west of 130th Ave NE - not east of there where important neighborhood services area located
- Preserve existing services east of 130th Ave NE - accommodate the side-by-side uses of auto service and retail services
- Safeway site is a good candidate for higher-density mixed use, perhaps including a golf course
- Big box development, as it is customarily developed, would create significant adverse traffic and noise impacts
- Provide playfields, especially at edges of Bel-Red area - creating a buffer between residential areas to N and S and the light industrial in the center
- Extend medical office development from the west side and high tech (Microsoft) from the east
- Provide retail that serves employees in the industrial area
- Provide a density bonus to developers in exchange for providing open space

TRANSPORTATION

Pedestrian and Bicycle

- Enhance existing walking area near wetland
- Provide bicycle lanes on Bel-Red Road
- Add pedestrian and bicycle facilities on new interior access roads
- Improve pedestrian facilities on NE 20th Street
- Provide a pedestrian and bicycle trail between the Bellevue Botanical Garden and the Bel-Red area and perhaps along the power line/124th Ave NE right of way

Transit

- Improve local transit access
- Provide transit hubs and cluster new development around transit in mixed-use structures
- Improve transit between Overlake and Crossroads to downtown, if there is a place to leave a car (e.g. Park 'N Ride)
- Provide enhanced transit facilities and services on the west side of study area where density can be accommodated
- Provide transit stops at important intersections
- Provide a transit circulator route to connect to HCT
- Construct one or more transit flier stops on SR 520 at major cross streets with direct pedestrian connections from the flier stop to local North/South transit service – and nearby development

Roadways

- Improve interior roadway grid
- Connect NE 10th to 124th to take traffic off of Bel-Red Road
- Connect existing rights-of-way to enhance internal circulation
- Improve bus service on 124th Ave NE
- Improve the safety and relieve congestion for drivers on NE 24th west of 148th.

ENVIRONMENTAL SUSTAINABILITY

- Open Lake Bellevue near railroad tracts – turn this area into a public amenity
- Open up streams
- Provide landscape buffer/greenery along street corridors and streams
- Improve access to, and the quality of, natural and wetland areas