New Draft Bel-Red Plan and Code Released!

Following a two-year public process with the Bel-Red Steering Committee and public engagement and implementation work by five of the City's boards and commissions, the City has now released the formal public hearing drafts of a new Bel-Red Subarea Plan, Land Use Code provisions and other related amendments. These include:

- Draft Bel-Red Subarea Plan and Related Comprehensive Plan Amendments
- Draft Bel-Red Zoning Map
- Draft Bel-Red General Land Use Code Amendments
- Draft Bel-Red – Part 20.25D Land Use Code Amendments
- Draft Medical Institution – Part 20.25J Land Use Code Amendments
- Draft Bel-Red Design Guidelines

PUBLIC COMMENT

- Please take time to comment on the draft Bel-Red materials using the questionnaire below. Comments may be handed in today, or mailed to the city (due May 28).
- We also encourage you to send in letters or emails ahead of time, or attend the upcoming Public Hearing on Wednesday, May 28, at 6:30pm at Bellevue City Hall.

Please either return this form in comment box, or mail in to the City using the accompanying postage-paid envelope. To be considered as part of the upcoming public hearing, comments must be received at or before the hearing on May 28.

Thank you for your time.

PLEASE PRINT COMMENTS:

1. Land Use Vision and Zoning Pattern

The draft Subarea Plan and the proposed zoning map support a general transition from light industrial uses to compact, mixed use development “nodes” with higher heights and densities. A maximum floor-area-ratio (FAR) allowed through an incentive system would be 2.5 FAR (less than allowed Downtown, higher than other areas in Bellevue). Maximum heights would be 150 feet near the core of the nodes and 125 feet in their perimeter. Areas outside the nodes would be less intense, with height limits ranging from 45 to 70 feet and would vary in future land use type and character.
QUESTION: What are your thoughts on the overall land use pattern envisioned in the Plan? Does the proposed pattern of zoning appropriately capture and translate the Steering Committee’s preferred alternative for Bel-Red? Do you have questions or comments about the proposed zoning?

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2. Sustainability and Green Infrastructure

A key goal of the Bel-Red Plan is environmental sustainability, with a special focus on “green infrastructure.” Green infrastructure includes a number of emerging technologies such as natural drainage systems that simultaneously improve stormwater management while providing the community with opportunities to enjoy the natural features created as part of the new infrastructure. The draft density incentive system is one of the ways to encourage green infrastructure.

QUESTION: Do you believe that density bonuses provide an effective way to encourage green infrastructure? Are there any significant changes or additions that you’d suggest be made in the Plan or Land Use Code with respect to environmental sustainability and green infrastructure?

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3. **Transportation Network**

The proposed Bel-Red transportation system is a multi-modal system that improves mobility for people traveling in and through the area and includes a new NE 15th/16th Street that runs through the heart of the Bel-Red Subarea. This east-west boulevard is the city's preferred alignment for high capacity transit and station locations and would also link new park and open spaces by way of a connective green spine and high-quality pedestrian and bicycle trail.

**QUESTION:** Do you feel the proposed transportation system adequately addresses future needs for mobility in and around the subarea?

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4. **Phasing**

The Bel-Red Steering Committee recognized the importance of ensuring that new public infrastructure, including streets, parks and open space, will be synchronized with redevelopment. The draft Plan and Code seek to ensure this through a three-part phasing system.

**QUESTION:** Do you think the proposed phasing mechanism is sufficient to ensure that adequate infrastructure, transportation capacity, and other public amenities will be in place to serve new development?

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5. Provisions for Existing Uses

The proposed Plan recognizes existing light industrial and light industrial-oriented service uses in the area. The Plan provides land use designations for many of these commercial uses to continue, and allows expansion of service uses that are compatible with planned future land uses. However, the Plan also seeks a transition from light industrial-type uses in areas where the land use designation would change to support nodal, mixed use, or residential development.

**QUESTION:** Do the proposed Plan and Land Use Code provisions appropriately allow for existing uses while supporting redevelopment to new, higher density uses?

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6. Amenity Incentive System

The Bel-Red Plan includes the potential to achieve substantially more intense development within the nodes than under existing zoning through participation in an incentive system. This bonus mechanism will also be a key tool to achieve public amenities that will benefit the community. A project’s floor-area-ratio (FAR) would be allowed to exceed a base FAR (to be determined and may be in the range of 0.5-1.0 FAR) up to a maximum of 2.5 FAR. Additional height would also be allowed in the nodes for development that participates in the incentive system. The proposed incentive system has a first tier of public amenities that includes parks and open space for commercial development; and affordable housing, parks and open space for residential development. A potential incentive system that applies outside the nodes, with lower intensities and building heights, will be considered in conjunction with the financial plan for the Bel-Red area.

**QUESTION:** Do you think the density incentive system provides sufficient incentive to encourage development of public infrastructure and key amenities for the subarea? Are there specifics of the draft incentive system that concern you?

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7. Workforce and Affordable Housing

The Bel-Red Plan aims to achieve a diversity of housing types and prices among the 5000 new units envisioned for the area. The draft Plan includes targets for various affordability levels, to be addressed through a combination of development regulations and incentives, public investments, and other public and private strategies.

**QUESTION:** What are your thoughts about the inclusion of these targets and the tools indicated in the Plan for helping achieve the targets?

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8. Design Standards and Guidelines

Urban design in Bel-Red would be addressed through a series of standards and guidelines.

*Standards* would apply to all development and are specific, typically quantifiable, and must be met. Some key aspects addressed by the standards include maximum density and building heights, required ground floor uses, requirements for active edges, and new local streets.

The design *guidelines* present the desired outcome while maintaining flexibility on how to achieve the outcome. Guidelines would generally be applied to new development above 0.5 FAR through the design review process. The guidelines, which cover elements such as architectural compatibility, pedestrian emphasis, and integration of natural environment and art, provide criteria by which these higher-density projects would be reviewed.

**QUESTION:** What works or doesn’t work, or isn’t clear, in the draft design standards and guidelines contained in the draft Land Use Code?

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Spring Forward Expo

May 15, 2008
9. Any Additional Comments or Questions.
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Name: ____________________________ (please print)
Address: ____________________________
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Thank you for your time.

Please either return this form in comment box, or mail in to the City using the accompanying postage-paid envelope. To be considered as part of the upcoming public hearing, comments must be received at or before the hearing on May 28.

For more details, visit www.bellevuewa.gov/bel-red_intro.htm

Spring Forward Expo
Projects affecting your future

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May 15, 2008