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# Bel-Red Corridor Project: Alternatives Attributes

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Project Steering Committee

March 2, 2006

The logo for the Bel-Red Corridor Project is displayed on a dark blue rectangular background. It features the words "BEL RED" in a bold, white, sans-serif font. A thin, curved line in a reddish-brown color arches over the letters "L" and "R". Below "BEL RED", the words "corridor project" are written in a white, italicized serif font.

**BEL RED**  
*corridor project*

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# Purpose

- Identify and approve attributes that any land use/transportation alternative should incorporate
    - More specific than Project Principles adopted by Council
    - Based on public comment and committee discussions
    - Can be further refined later into evaluation criteria to allow for comparison across alternatives
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# Bel-Red Project--Principles

1. **Long-Term Vision.** *The preferred vision should be long-term, ambitious, and rooted in reality, providing clear direction for the future of the Bel-Red area.*
2. **Economic Vitality:** *Establish a solid and dynamic economic future for Bel-Red, enhancing the area's existing strengths and its future potential*
3. **Differentiated Economic Niche.** *Provide for future growth of jobs and firms that have expansion potential, and are not well accommodated in other parts of the city*



# Bel-Red Project--Principles

4. ***Building from Existing Assets.***

*Build on existing assets of the corridor, including the large number of viable, successful businesses in the area.*



5. ***High Capacity Transit as an Opportunity.*** Approach HCT as a significant opportunity to both enhance mobility and affect desired land use change



6. ***Land Use/Transportation Integration.*** Integrate land use and transportation planning to create a well-balanced transportation system.



# Bel-Red Project--Principles

7. **Community Amenities and Quality of Life.** *The Bel-Red plan should protect existing natural resources and community amenities, and identify a package of new amenities for the area.*



8. **Neighborhood Protection, Enhancement, and Creation.** *Identify strategies to mitigate potential neighborhood impacts related to future Bel-Red development as well as identify opportunities for neighborhood enhancements and creation.*



9. **Sustainability.** *Identify opportunities to manage the area's natural resources in a sustainable manner.*



10. **Coordination.** *This planning effort requires close coordination with other affected jurisdictions, in particular Sound Transit, King County, and Redmond (BROTS)*



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# Public Involvement—Input to Date

- Project Scoping Meeting
  - Steering Committee Discussions
  - Public Comments
  
  - Topics of comments/discussion include:
    - Land Use
    - Transportation
    - Natural Environment
    - Parks/open space
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# DRAFT Project Attributes

Major Attributes	Relation to Project Principles
<p>Market feasibility:</p> <ul style="list-style-type: none"><li>■ Incorporates elements of market forecast (office, retail, housing, etc.)</li><li>■ Serves distinctive market niche within Bellevue</li><li>■ Meets market realities</li></ul>	<p>#2 (Economic Vitality) #3 (Economic niche) #8 (Neighborhood protection, enhancement, creation)</p>
<p>Land Use</p> <ul style="list-style-type: none"><li>■ Jobs-housing relationship</li><li>■ Accommodates service uses</li><li>■ Land use takes advantage of opportunities at HCT stations</li></ul>	<p>#2 (Economic Vitality) #4 (Existing Assets) #5 (HCT as opportunity) #8 (Neighborhood protection, enhancement, creation)</p>
<p>Neighborhood Impacts</p> <ul style="list-style-type: none"><li>■ Land use is sensitive to surrounding areas</li><li>■ Addresses transportation spillover impacts on adjoining areas</li></ul>	<p>#8 (Neighborhood protection, enhancement, creation)</p>

# DRAFT Project Attributes (Continued)

Major Attributes	Relation to Project Principles
<p>Environmental Quality</p> <ul style="list-style-type: none"> <li>■ Considers potential to improve area's environmental resources for citywide ecological enhancements and local amenities</li> <li>■ Supports sustainable development patterns</li> </ul>	<p>#7 (Community amenities and quality of life) #9 (Sustainability)</p>
<p>Parks/Open Space</p> <ul style="list-style-type: none"> <li>■ Parks system is integrated with future land use concepts</li> <li>■ Achieves critical mass of parks/open space amenities</li> <li>■ Adds value to overall system</li> </ul>	<p>#7 (Community amenities and quality of life) #9 (Sustainability)</p>
<p>Transportation Accessibility and Mobility</p> <ul style="list-style-type: none"> <li>■ Addresses multi-modal transportation improvements</li> <li>■ Provides access to the regional system</li> <li>■ Provides local access and circulation within the area to support future land use</li> </ul>	<p>#5 (HCT as opportunity) #6 (Land use-transportation integration) #8 (Neighborhood protection, enhancement, creation) #9 (Sustainability)</p>
<ul style="list-style-type: none"> <li>■ Accommodates planned level of development</li> </ul>	

# DRAFT Project Attributes (Continued)

Major Attributes	Relation to Project Principles
<p>Infrastructure</p> <ul style="list-style-type: none"><li>■ Other infrastructure (water/sewer, etc.) accommodates planned level of development</li></ul>	<p>#6 (Land use-transportation integration)</p> <p>#7 (Community amenities and quality of life)</p>
<p>Citywide Planning Framework</p> <ul style="list-style-type: none"><li>■ Consistent with Comprehensive Plan</li><li>■ Consistent with community values</li></ul>	<p>#1 (Long-term vision)</p> <p>#7 (Community amenities and quality of life)</p> <p>#8 (Neighborhood protection enhancement, creation)</p>

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# Questions/Discussion

- Revisions/Additions?



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# Questions/Discussion

- Revisions/Additions?
  - *Partnerships with others (i.e. school district, higher education facilities, etc.)*
  - *Large civic facility?*
  - *Category: Catylist, incentives (environmental, land use, marketing plan*
  - *Leverage from economic assets*
  - *Think of “places”*
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# Questions/Discussion

- Revisions/Additions?
- Transitions—area lies between other areas
- BNSF line—opportunity
- CAO—how will it influence
- LU/Transportation—every mode
- Development incentives to achieve overall vision
- City role in achieving vision
- How area relates to other areas (including outside of Bellevue)—LU, parks, etc.