



MEMORANDUM

DATE: February 24, 2006

TO: Bel-Red Steering Committee

FROM: Kevin O'Neill, PCD (425-452-4064)
Kevin McDonald, Transportation (425-452-4558)

SUBJECT: Desired attributes for land use/transportation alternatives (Agenda Item 5)

As the committee prepares to begin deliberation on future land use and transportation alternatives in the early spring, it will be useful to focus on specific attributes that all of the alternatives should be trying to meet. These will help focus the work that will be done over the next couple of months on identifying preliminary land use alternatives to be studied in the Draft Environmental Impact Statement (DEIS). These attributes should be based on the broad principles the Council earlier endorsed for this planning effort, as expanded and further detailed by public input of the committee's work to date. As the alternatives are reviewed and refined, and move forward into further review in the DEIS, these attributes could then be further detailed and developed into specific evaluation criteria that would be used to compare the alternatives against one another.

The attached draft list of attributes was generated based on issues that have been raised to date under public comment and have been discussed by the committee. These are intended to be a starting point to help the committee discussion. We have also tried to link these draft attributes with the applicable project principles that relate to them.

At the March 2 meeting staff will be asking the committee to review, discuss, revise, and hopefully approve a set of desired attributes that can be carried forward to help with the development and evaluation of the alternatives. Again, the attachment is as a starting point for this discussion.

If you have any questions or would like additional information prior to the meeting, please let us know.

Bel-Red Corridor Project
 Attributes of Viable Land Use Alternatives
 DRAFT—For Committee Discussion

Major Attributes	Relationship to Project Principles
Market feasibility: <ul style="list-style-type: none"> • Incorporates elements of market forecast (office, retail, housing, etc.) • Serves distinctive market niche within Bellevue • Meets market realities 	#2 (Economic Vitality) #3 (Economic niche) #8 (Neighborhood protection, enhancement, creation)
Land Use <ul style="list-style-type: none"> • Jobs-housing relationship • Accommodates service uses • Land use takes advantage of opportunities at HCT stations 	#2 (Economic Vitality) #4 (Existing Assets) #5 (HCT as opportunity) #8 (Neighborhood protection, enhancement, creation)
Neighborhood Impacts <ul style="list-style-type: none"> • Land use is sensitive to surrounding areas • Addresses transportation spillover impacts on adjoining areas 	#8 (Neighborhood protection, enhancement, creation)
Environmental Quality <ul style="list-style-type: none"> • Considers potential to improve area’s environmental resources for citywide ecological enhancements and amenities to support development • Supports sustainable development patterns 	#7 (Community amenities and quality of life) #9 (Sustainability)
Parks/Open Space <ul style="list-style-type: none"> • Parks system is integrated with future land use concepts • Achieves critical mass of parks/open space amenities to serve area • Adds value to overall parks system 	#7 (Community amenities and quality of life) #9 (Sustainability)
Transportation Accessibility and Mobility <ul style="list-style-type: none"> • Addresses multi-modal transportation improvements (general purpose, transit, non-motorized) • Provides access to the regional system (general purpose, transit, non-motorized) • Provides local access and circulation within the area to support future land use (general purpose, transit, non-motorized) • Accommodates planned level of development 	#5 (HCT as opportunity) #6 (Land use-transportation integration) #8 (Neighborhood protection, enhancement, creation) #9 (Sustainability)
Infrastructure <ul style="list-style-type: none"> • Other infrastructure (water/sewer, etc.) accommodates planned level of development (based on available information) 	#6 (Land use-transportation integration) #7 (Community amenities and quality of life)
Citywide Planning Framework <ul style="list-style-type: none"> • Consistent with Comprehensive Plan • Consistent with community values 	#1 (Long-term vision) #7 (Community amenities and quality of life) #8 (Neighborhood protection enhancement, creation)