



MEMORANDUM

DATE: November 28, 2007

TO: Chair Robertson and Members of the Planning Commission

FROM: Paul Inghram, AICP, Comprehensive Planning Manager 452-4070
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SUBJECT: Bel-Red Corridor Implementation Study Session

At the November 28 study session staff will present a draft outline proposed for a new Bel-Red subarea plan. No action is requested at this study session.

At previous meetings, copies of the Steering Committee's recommendation report and 11x17 copies of the preferred alternative map were distributed. **Please bring the Steering Committee report and map to the November 28 meeting** so that you have them available to reference.

BACKGROUND

Two years ago the City Council set in motion a process to re-think the future of the Bel-Red Corridor. Council appointed a Steering Committee of diverse interests and charged the group to work with the public in developing a new vision for Bel-Red's future. Following considerable analysis and extensive public involvement, the Committee's work concluded with their meeting on September 6. At that time, the Committee confirmed its recommendations on a new vision for the Bel-Red area, together with maps of preferred land use and transportation futures, and other related components.

The City Council reviewed the Steering Committee's recommendations and on October 1 provided direction for commissions and staff to proceed with the implementation of the committee's recommendations.

SUBAREA PLAN FRAMEWORK

At the November 14 study session the Planning Commission discussed a proposed overall approach to crafting a new Bel-Red Subarea Plan.

The Steering Committee's vision and policy direction for Bel-Red will be captured in a new Bel-Red Subarea Plan that integrates all areas of the Steering Committee recommendation. The Bel-Red Subarea Plan will provide the framework policies and maps that support amendments to the Land Use Code, planning for public projects, and the other implementation items. The new Bel-Red Subarea boundaries will correspond to the precise boundaries of the Steering Committee recommendation shown on the preferred alternative map. Amendments to the Comprehensive Plan's general elements will be limited to those needed to avoid inconsistencies or incompatibilities with the new Subarea Plan.

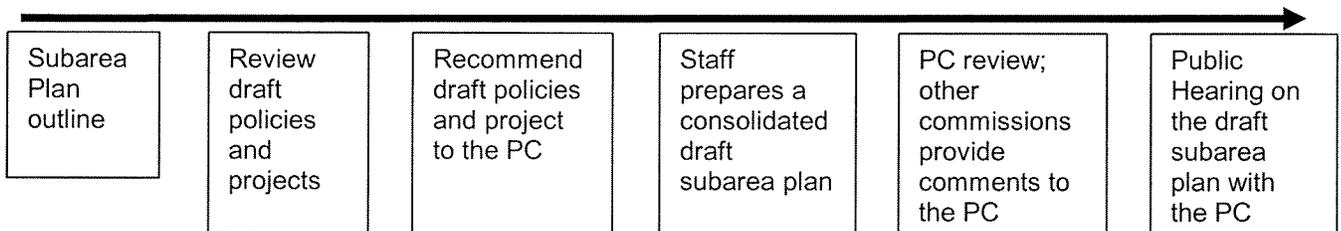
The subarea plan framework is proposed to be structured similar to the Downtown Subarea Plan. The subarea plan will be the structure on which to build policies across all disciplines/commissions. It will include the vision for the subarea and general policies that provide the overall guidance to how the subarea should develop over time. It will also include individual policy sections that address specific topics, such as urban design and transportation. The intent is that these sections will spell out the direction for development that is specific to Bel-Red and not be repetitive of the city's general policies.

Ultimately, the subarea plan will be illustrated to help convey key ideas and make the vision more powerful and enticing, although early drafts will not include many of the illustrations until later in the process.

A draft outline of a new Bel-Red Subarea Plan will be presented at the meeting on November 28.

SUBAREA PLAN DEVELOPMENT PROCESS

Initially, staff will present individual parts of the subarea plan to the five commissions to provide each commission with an opportunity to provide direction on the components most related to their area of expertise. Following direction from the five commissions, staff will then work to prepare a complete draft subarea plan that consolidates the recommendations. Prior to a public hearing on the draft subarea plan with the Planning Commission, each of the five commissions will be invited to comment. Below is a simple diagram of the process to create the subarea plan leading toward making a recommendation to the City Council.



NEXT STEPS

At this stage, staff is continuing to engage the city's boards and commissions in discussions of the Bel-Red Subarea Plan organized according to the individual commission's area of expertise. For example, the policy approach to parks development is being reviewed with the Parks & Community Services Board. This means that the commissions will, initially, see policy pieces individually, recognizing that some policies may evolve to be integrated with the overall vision and other components.

Upcoming meetings of the Planning Commission will focus on specific policy areas prior to developing the consolidated draft subarea plan. An open house and upcoming commission review meetings that are anticipated to include review of the Bel-Red corridor study include:

Open House to provide all commissions an opportunity to hear from interested developers – Nov. 28, Room 1E-108, Bellevue City Hall, 6:00 to 7:00 immediately prior to the Planning Commission meeting

Arts Commission – Dec. 4

Environmental Services Commission – Dec. 6

Planning Commission – Dec. 6

Parks & Community Services Board – Dec. 13

Transportation Commission – Dec. 13

ATTACHMENTS

1. City Council Management Brief dated November 19, 2007



DATE: November 19, 2007
TO: Mayor Degginger and Members of the Council
FROM: Dan Stroh, Planning Director, PCD
SUBJECT: Update on Bel-Red Implementation Schedule

On October 1, 2007, following review of the Bel-Red Steering Committee's final report, the City Council directed five of the city's boards and commissions and staff to proceed with implementation of the committee's recommendations. This Management Brief provides Council with a brief update on the progress of the commissions and the overall Bel-Red project schedule.

In response to Council concerns at the October study session that the initial staff schedule for Bel-Red implementation may have been overly ambitious, staff clarified that we are committed to a high quality implementation and review process, that provides adequate time to do the job well. We continue to be aware that many of the commissions involved in Bel-Red are also working on other high priority projects. We are also aware that we can not fully anticipate all of the issues that will arise during the implementation process for this complex project, and that a good deal of technical work needed for the commission conclusions is not yet complete.

The current schedule avoids establishing an artificial deadline for the commissions. However, we have communicated with the commissions the importance of moving ahead without delay. It is important for the Bel-Red plan to be implemented soon enough to ensure that subsequent development in the area takes place in a manner that is consistent with the new Bel-Red vision. The new Bel-Red plan still needs to be able to significantly influence Sound Transit's ongoing light rail planning, which despite the defeat of Proposition 1, remains on the same schedule for the Sound Transit Board's decision on a preferred alignment and station locations for East Link.

Significant engagement is now underway for all the affected commissions.

Joint Commissions Kick-Off Meeting

On October 10, six of the city's boards and commissions, including the Arts Commission, Environmental Services Commission, Transportation Commission, Planning Commission, Human Services Commission, and the Parks and Community Services Board held a joint meeting to review the Bel-Red Steering Committee's recommendation and receive the charge from the Council. This was the first time in staff's knowledge that all of these commissions have assembled together to discuss a single topic, as was well warranted given the magnitude and cross-disciplinary nature of the Bel-Red project. This opportunity allowed all the involved commissions to receive the same background briefing, discuss the commissions' respective charges, and express questions amongst each other.

Current Board And Commissions Activity

Currently, the commissions have just begun their individual reviews and have not yet made any substantial recommendations.

The **Parks and Community Services Board** met on November 8 and engaged in a discussion on the opportunity and need for parks in the Bel-Red corridor. The Board decided to schedule an additional meeting in December to focus solely on Bel-Red. The date for that meeting has not yet been scheduled.

The **Arts Commission** met on November 13. They discussed the models for arts districts that exist in other parts of the country, and they explored options for encouraging art, artists, and art-making in Bel-Red. The next Arts Commission meeting on December 4 is expected to focus on Bel-Red.

The **Planning Commission** met on November 14 and discussed the overall approach to the Bel-Red Subarea Plan. The Planning Commission is likely to continue review of Bel-Red at both their November 28 and December 6 meetings.

The **Transportation Commission** met on October 25 and November 15. Initially, they have focused on reviewing the changes needed to the city's existing transportation plans to "fit" in the Bel-Red plan. The next review meeting is planned for December 13 where they may begin looking at specific Bel-Red transportation components.

The **Environmental Services Commission** will begin their review of Bel-Red related policies at their meeting on December 6.

We are encouraging the general public and specific interested parties to use this period to direct their comments about the Bel-Red project directly to the boards and commissions. There is significant opportunity for public input before each of the boards and commissions as they proceed through their review processes, and this will be very helpful in the commissions' development of their recommendations.

Staff has received interest from some Bel-Red property owners in having an opportunity to share their ideas for redevelopment. To provide all the commissions an opportunity to receive this input, and to ensure that all property owners are treated equally, an "open house" for these property owner presentations is scheduled for November 28, from 6:00 to 7:00 p.m. at City Hall. All members of the five boards and commissions have been invited, and this will provide them an opportunity to learn more about property owners' specific thoughts about the corridor's potential, in light of the Bel-Red Steering Committee recommendations. Additional opportunities for cross-commission coordination, and for additional public involvement, will be scheduled as the implementation process proceeds.

SCHEDULE FOR REVIEW OF AMENDMENTS

Following is the anticipated schedule for completing review and holding the public hearing for the Bel-Red Comprehensive Plan and Land Use Code amendments.

Fall and winter 2007/2008

- Review of respective policy areas and long range capital investment opportunities by individual boards and commissions
- Opportunities for cross-commissions communication

Early 2008

- Commissions recommend policy direction to the Planning Commission
- Develop a consolidated Bel-Red Subarea Plan and related Land Use Code amendments
- Review consolidated Subarea Plan and Land Use Code amendment package with all commissions; Commissions may make additional recommendations to the Planning Commission
- Conduct a public hearing with the Planning Commission on the Comprehensive Plan and Land Use Code amendments
- Planning Commission makes a recommendation to the City Council

Spring/early summer 2008

- Council review and action

2008

Additional work that extends beyond the adoption of the subarea plan and initial Land Use Code amendments, which may include basin planning, project planning, and updates to other city planning documents, such as the TFP (Transportation Facility Plan) and CIP (Capital Improvement Program).

In summary, a number of considerations suggest moving forward with all due speed in the implementation of the Bel-Red Steering Committee's recommendations. Staff has accordingly developed an ambitious schedule toward this end. A full array of work is now underway with the five boards and commissions, along with additional technical work needed to develop the commission products. The schedule is intended to allow sufficient time for each of the commissions to do the work needed, to coordinate work across commissions, and to provide opportunities for significant public involvement. As further work progresses, staff will continue to monitor the schedule and propose schedule refinements if needed to meet these overall quality objectives.