

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.

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?

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?

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?*

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?*
