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**Date:** October 31, 2011  
**To:** Parks & Community Services Board  
**From:** Camron Parker, Senior Planner  
Parks & Community Services  
  
Paul Inghram, Comprehensive Planning Manager  
Planning & Community Development  
**Subject:** Bel-Red Park, Trail and Open Space System Concept  
*(Board feedback requested)*

At the November meeting, the Board will be provided with a presentation providing background and context on the Bel-Red Subarea Plan. This was a major planning initiative for the City that was completed in 2009. The plan allows for future redevelopment of the Bel-Red corridor from a low-density light industrial and services area to a high-density mixed-use environment including office employment and residential uses. Included is a plan for a network of new parks, trailheads and open space areas that will serve the redeveloped neighborhood.

The Parks and Open Space section of the Bel-Red Subarea plan includes a goal “to create a robust, aesthetically beautiful, and functional parks and open space system that serves the needs of Bel-Red and the broader community, and that connects with and complements the larger Bellevue parks and open space system.”

Many public and private development projects in Bel-Red are entering a pre-development phase of design. In order to assist these projects and meet the above sub-area plan goal, Parks & Community Services began a project earlier this year to illustrate and advance the park, trail and open space system for the Bel-Red corridor.

The end product will be a highly illustrated report describing a conceptual system-level design for the adopted Bel-Red Parks and Open Space Plan. It will include original design and illustration as well as photographs of exemplary elements from existing projects. The report will:

- Introduce a unified design theme for the system
- Inform future Bel-Red planning and implementation efforts
- Invite private investment in the park and trail system
- Interpret evolution of the Bel-Red area from pre-developed conditions, historic agricultural use, current light industrial use, to future medium density mixed use
- Incorporate long-range land use, transportation and utility plans into the plan for the park, trail and open space system

At the November meeting, the landscape architecture firm developing this report will present draft design concepts and themes for the report. The Board is asked to evaluate and provide feedback as to whether or not the concepts are compelling and consistent with the Bel-Red parks and open space policies.

#### **ATTACHMENTS**

1. Link to full Bel-Red Subarea Plan: [www.bellevuewa.gov/pdf/PCD/SP01.BelRed2010.pdf](http://www.bellevuewa.gov/pdf/PCD/SP01.BelRed2010.pdf)
2. Bel-Red Subarea Plan Parks and Open Space section
3. Bel-Red Subarea Plan Parks and Open Space map and project list



*conservation. Development rights from sensitive sites needing protection (sending sites) are purchased by and transferred to urban sites where the density can be responsibly accommodated (receiving sites). Since private funding for such TDR purchases is among a long list of desired public amenities, regional TDRs should be explored in light of the full array of public mitigations and benefits desired from private development.*

**Key cross references, Environment:**

- *Urban Design Policy S-BR-17, regarding environmentally sensitive site and building design*

## **Parks and Open Space**

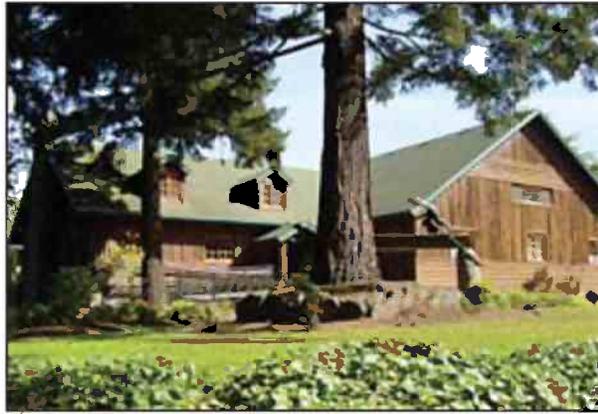
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### **GOAL:**

**To create a robust, aesthetically beautiful, and functional parks and open space system that serves the needs of Bel-Red and the broader community, and that connects with and complements the larger Bellevue parks and open space system.**

Bel-Red's legacy of light industrial and commercial uses have left little in the way of existing park and open spaces, with the notable exception of Highland Park and Community Center. As the area evolves, a comprehensive and connected system of parks, open space and trails will be needed to provide for the recreation and enjoyment of residents, employees, and visitors to new Bel-Red neighborhoods. These new parks will also complement and connect to the citywide parks system, for the benefit of surrounding neighborhoods and the broader community.

The Subarea Plan envisions a park system with an array of elements that cannot be neatly summarized in a suburban level of service standard: community and neighborhood parks, riparian corridor open spaces, open spaces developed as part of natural drainage treatments and designed as public amenities, passive and active plazas and other urban open spaces, and a comprehensive trail system on and off roads, including along stream corridors. Beautiful and functional open spaces will help transform the area, support new residential and commercial uses, improve the environment, and be an asset for the broader Bellevue community.



*Existing Highland Park and Community Center.*

In addition to a range of community-oriented park, open space and trail opportunities, Bel-Red may be a suitable location for a potential major recreation facility that would meet an identified citywide need for both indoor and outdoor recreation. If this citywide facility were to locate in Bel-Red, it could also serve as a community park for the new neighborhoods in this area.

## **POLICIES**

**POLICY S-BR-35.** Create a robust, aesthetically beautiful and functional parks and open space system that serves the needs of residents, employees, visitors, surrounding neighborhoods, and the entire community. This system should connect with and complement the citywide parks and open space system, and include the following:

- a. Provide neighborhood parks and smaller “pocket” parks with convenient access to all neighborhoods;
- b. Provide a community park serving Bel-Red residents, employees, and citywide residents, comparable in size and utility to the Highland Community Park, in the western portion of the study area. The site might be accomplished through lidding of the Metro transit bus base, and would be able to accommodate indoor and outdoor recreational facilities;
- c. Locate neighborhood and community parks along stream corridors, linked through a series of trails and other open spaces;
- d. Develop a “linear park” series of open spaces spanning the extended NE 16th Street multi-modal corridor through the middle of the Subarea; and
- e. Centrally locate a large civic plaza (public square) within the pedestrian-oriented 130th Avenue NE development node.

**POLICY S-BR-36.** Consider Bel-Red a suitable area to locate a potential major recreational facility to meet identified citywide needs for both indoor and outdoor recreation and sports facilities.

**POLICY S-BR-37.** Integrate natural resources management with Bel-Red park system development and operation:

- a. Incorporate natural drainage practices into park development to provide community amenities and watershed benefits, where appropriate and feasible;
- b. Integrate the park and open space system with the riparian corridors to achieve multiple benefits, including enhanced fish and wildlife habitat, improved stormwater management, trail connections, passive recreation, and environmental education; and
- c. Manage upland park areas to protect habitat and restore natural functions.

**POLICY S-BR-38.** Provide an interconnected system of non-motorized trails for mobility within the study area, connected to the larger, regional trail system, including Marymoor Park and Bridle Trails State Park. The system will emphasize recreational use and provide transportation benefits as well:

- a. Provide non-motorized trails along the stream corridors to connect parks and other land uses, and links to the trail systems along the BNSF Corridor and NE 16th Street. Initial emphasis will focus on the West Tributary and Goff Creek stream systems;
- b. Provide a major east-west multi-purpose trail along the NE 16th Street corridor. The corridor will include a generous right-of-way width to accommodate significant green infrastructure, and to create a high-quality pedestrian and bicycle environment and auto-free access between neighborhoods. It will connect to other local and regional trail systems and to light-rail stations, and provide opportunities to incorporate gateway features; and
- c. Support the development of a regional north-south multi-use trail along the BNSF Corridor that could coexist with potential long-term future rail use, linking to the NE 16th Street regional trail and other local trail access points.

**POLICY S-BR-39.** Promote the development of “green streets” throughout the corridor, with an abundance of street trees and areas of landscaping to improve and reduce the amount of stormwater runoff, be aesthetically pleasing, and provide an attractive pedestrian experience.

#### **Key cross references, Parks and Open Space**

- *Arts and Culture Policy S-BR-45, regarding the creation of a cultural arts district*

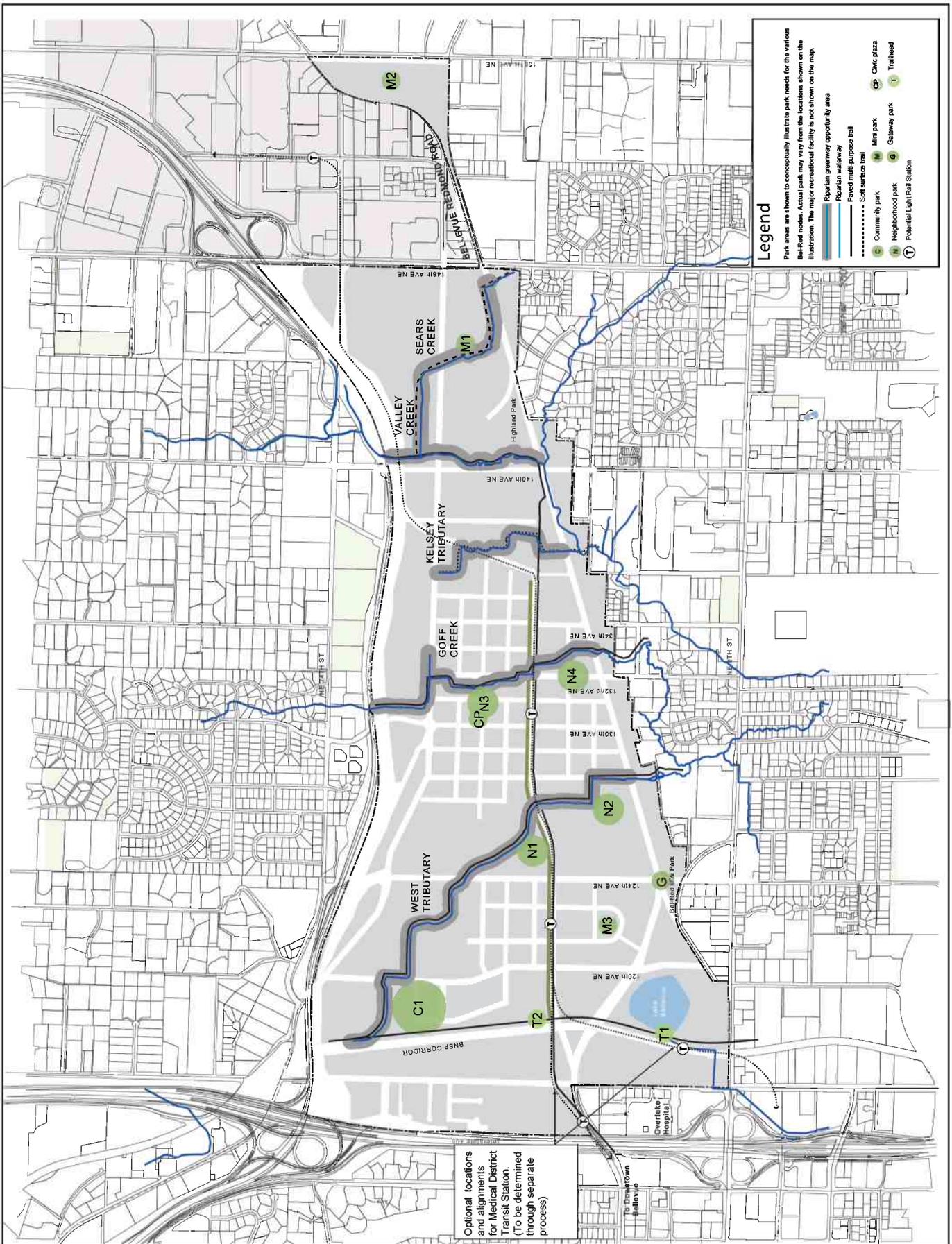


Figure S-BR.3  
**Bel-Red Parks and Open Space Plan**



**Table 1 Bel-Red Transportation Project List (cont'd)**

<b>Arterial Project</b>	<b>Description of Arterial Improvement</b>
108	<b>136th Place NE</b> 3-lanes (2 southbound, 1 northbound) Light rail running above grade in the median Sidewalks both sides Bike lanes both sides
109	<b>Bel-Red Road</b> between NE 20th Street and NE 24th Street 5 lanes Two travel lanes in each direction Center turn lane Bicycle lanes in each direction
110	<b>NE 11th/NE 12th Street</b> 4/5 lanes 116th Avenue NE to NE 12th Street

NE 4th Street and NE 6th Street improvement projects are included in the East Bellevue Transportation Facilities Plan.

**Table 2 Bel-Red Parks and Open Space Project List**

<b>Project</b>	<b>Map ID</b>	<b>Preliminary Descriptions of Park Improvements</b>	<b>Acres</b>
201	N-1	<b>Neighborhood Park</b> – Along West Trib, adjacent to NE 16th Street Parkway. Integrates major trail systems and regional detention, with neighborhood park facilities. Includes 1 acre remnant transportation acquisition.	7
202	N-2	<b>Neighborhood Park</b> – Along West Tributary, adjacent to Bel-Red Road. Integrates major trail and neighborhood park facilities. Includes 3 acres Neighborhood Park / 1 acre riparian.	4
203	N-3/ CP	<b>Neighborhood Park/Civic Plaza</b> – Along Goff Creek, north of NE 16th Street between 130th Avenue NE and 132nd Avenue NE. Integrates approximately 1-acre urban plaza along pedestrian oriented retail street with 3-acre neighborhood park and trail facilities along 1-acre riparian corridor.	5
204	N-4	<b>Neighborhood Park</b> – Along Goff Creek, between Bel-Red Road and NE 16th Street. Integrates trail system along riparian corridor with neighborhood park facilities. Includes 3 acres Neighborhood Park / 1 acre riparian	4
205	G	<b>Gateway Park</b> – Near the intersection of 124th Avenue NE and Bel-Red Road. Integrates mini park facilities and potential art component near major road intersection to serve as gateway to the Bel-Red Corridor.	1
206	T-1	<b>Trail Head</b> – Located adjacent to BNSF at Lake Bellevue. Integrates a trailhead with mini park facilities at BNSF regional trail and Lake Bellevue.	1

207	T-2	<b>Trail Head</b> – Located at the BNSF regional trail corridor and the NE 15th/16th Parkway. Integrates a trailhead with mini park facilities at the crossing of the two major multi purpose trails.	1
208	M-1	<b>Mini Park</b> – Along Sears Creek west of 148th Avenue NE, between Bel-Red Road and NE 16th Street. Integrates trail system and riparian corridor with mini park facilities.	1
209	M-2	<b>Mini Park</b> – Centrally located between Bel-Red Road, 156th Avenue NE, and NE 20th Street. Incorporates mini park facilities to serve node.	1
210	M-3	<b>Mini Park</b> – Located between 120th Avenue NE and 124 Avenue NE and south of NE 15th/16th Street. Provides park facilities to serve residential and commercial mixed use development	1
211	C-1	<b>Community Park</b> – Along West Tributary adjacent to 120th Avenue NE. Incorporates trailhead and trail system along West Tributary and BNSF with community park facilities. Includes 10-acre acquisition through purchase for community park facilities and 7-acre open space dedication by adjacent owner .	17
212	N/A	<b>Major Indoor Recreation Facility – 150,000 square feet</b> – Components could include sports, health and fitness facilities and major aquatic center, together with companion outdoor sports facilities. Location not shown on map.	10

*Table 3 Bel-Red Environmental and Trail Project List*

<b>Project</b>	<b>Description of Environmental and Trail Improvements</b>	<b>Size/ Length</b>
301	<b>West Trib Riparian Corridor &amp; neighborhood park</b> Restore 100-foot width native plant riparian corridor on each side of the West Tributary from the BNSF right of way to Bel-Red Road with a paved ped-bike path (10 feet) on one side of the stream. Improve fish passage, and rehabilitate in-stream habitat.	6350 lf stream 27 acre riparian corridor
302	<b>Goff Creek Riparian Corridor</b> Develop a 50 foot wide native plant and social amenity riparian corridor on each side, integrating natural drainage practices, 8-foot paved/ boardwalk trail, art and place-making features as part of redevelopment north of NE 16th Street. Realign and daylight Goff Creek with additional floodplain storm water capacity. Restore fish passage.	4200 lf 1.5 acre
303	<b>Kelsey Creek Trib Riparian Corridor</b> Restore a 50-foot average width native plant and social amenity riparian corridor on each side. Integrate natural drainage practices, soft surface pathway, art and place-making features in corridor. Restore fish passage.	2000 lf 12 acre
304	<b>Valley Creek Riparian Corridor</b> Restore an 100-foot average width native plant riparian corridor on each side between Highland Community Park and State Route 520. Include paved multi-use trail/boardwalk on one side.	500 lf 3 acre
305	<b>Sears Creek Riparian Corridor</b> Restore a 50-foot average width native plant riparian corridor along each side of Sears Creek. Rehabilitate salmon habitat, channel capacity, restore riparian functions and provide soft surface pedestrian pathway. Daylight piped area of stream.	1300 lf 8.5 acre