



# MEMORANDUM

**DATE:** September 2, 2008

**TO:** Parks & Community Services Board

**FROM:** Paul Inghram  
Planning & Community Development

**SUBJECT:** Bel-Red Corridor Project Implementation – Update

**REQUESTED ACTION:** Provide comments to the City Council on the proposed park system change recommended by the Planning Commission.

At its July 23 meeting, the Planning Commission unanimously recommended approval of the Bel-Red Subarea Plan, zoning and related Land Use code amendments. This recommendation and related Bel-Red discussions are being scheduled for review by the City Council in September and October. This briefing memo is being provided to let you know about the Planning Commission recommendation and to close the loop with the Parks & Community Services Board following its recommendations for the Bel-Red.

### **Scheduled Bel-Red Project Discussions with City Council:**

**September 22 – Bel-Red Subarea Plan and Code:** Chairs (or their designees) of the boards and commissions that provided input on the Bel-Red Project Implementation will join the chair of the Planning Commission in presenting the subarea plan and zoning package to the City Council.

**October 6 – Incentive System:** Details of the proposed incentive system and recommendations from the Urban Land Institute (ULI) are scheduled to be presented to the City Council. This meeting will also include identification of additional issues to for Council review.

**October 13 – BROTS:** Discussion by City Council of the BROTS interlocal agreement with Redmond.

**October 13 – Capital Planning:** City Council review of the City's long range capital planning and financing strategy, including infrastructure needs for Bel-Red.

Additional Council study sessions in November will focus on issues Council identifies for further review. Council action might occur in January 2009 depending on the Council's overall schedule and timing of other agenda items.

### **Planning Commission Recommendation**

The Planning Commission recommendation includes the new Subarea Plan for Bel-Red and additional Comprehensive Plan amendments including changes to the Bel-Red subarea boundaries, the transportation level of service, and the glossary. The Commission also recommends approval of Land Use Code amendments including a set of new zoning districts for Bel-Red, a new Bel-Red code chapter, and related amendments. The Bel-Red code includes innovative measures for accommodating existing uses while supporting the transformation to new more intense office, retail and residential uses. It also creates a framework for allowing taller, more dense development that supports transit station “nodes” and a new land use incentive system that encourages development to directly support parks, open space and affordable housing as a first tier of incentives before other options are considered. The Planning Commission withheld review of incentive ratios and the specific phasing mechanisms that are directly linked to the Council’s review of the area’s financial strategy and interlocal agreement with Redmond.

The Planning Commission’s recommendation comes after an extensive visioning exercise by the Bel-Red Project Steering Committee and incorporates the Subarea Plan recommendations from the Arts Commission, Environmental Services Commission, Parks and Community Services Board, Transportation Commission and Planning Commission. The Commission’s process included broad public involvement, numerous commission meetings, a public hearing, open houses, meetings with property and business owners, and other public outreach activities. The Commission worked diligently over several meetings reviewing public comments and making numerous adjustments to the drafts to be responsive to the input received. Many of the comments were from property owners and potential developers concerned that the proposed code adequately support the new forms of development envisioned by the Steering Committee and/or concerned about how existing uses would continue to be accommodated. Others made comments supporting affordable housing and participation in the regional transfer of development rights program.

### **Parks Related Changes**

The Planning Commission’s recommendation carries forward the Parks and Community Services Board’s recommendations for parks policies and a Bel-Red parks system as well as the Board’s recommendations for urban design, stream restoration, an arts/cultural district, a multi-use trail system, access to the BNSF trail corridor, and the development of the NE 15th/16th corridor as a location for major multi-use pedestrian and bicycle trail that incorporates significant urban open spaces and environmentally-sensitive design features. Of the changes included in the Planning Commission’s recommendation, one directly relates to the proposed parks system. Another relates to the planned NE 15th/16th corridor.

- The park system projects were modified to shift the park area planned for the center of the 122nd node to the edge of the node while maintaining the total overall park area. This change reduces the park at the south-central area of the 122nd node from 4 acres to 1 acre (replaces neighborhood park N-2 with mini-park M-3) and increases neighborhood park N-1 planned adjacent to east edge of the node from 4 acres to 7 acres. In response to comments from the property owner of the location of the south-central located park, this change was seen as more likely to achieve new park space.
- The recommended project description for NE 15th/16th includes general vehicular use, light rail, an off-street ped/bike path, sidewalks, and connective green elements. Concerned about the overall width of the corridor, the Commission recommended that the outer traffic lanes be

designed for parking or bus use that could be converted to vehicle use in the future and to remove the additional lane of on-street parking that had been originally suggested by staff.

Copies of the changes to the parks projects, park system plan and of the NE 15th/16th project description are attached, as well as copies of the two letters sent by the Parks & Community Services Board to the City Council and Planning Commission regarding the park system plan for Bel-Red. The complete set of the draft Subarea Plan and regulations as recommended by the Planning Commission are available at [http://www.bellevuewa.gov/bel-red\\_intro.htm](http://www.bellevuewa.gov/bel-red_intro.htm) and copies are available upon request. Please let staff know if you would like any additional information about specific sections of the drafts. We'll provide you with additional updates as the Council works through its review.

Attachments:

- Modified park project descriptions
- Modified park system plan
- Modified NE 15<sup>th</sup>/16<sup>th</sup> project description
- 2/12/08 letter from Park Board to Planning Commission
- 5/20/08 letter from Park Board to Planning & Transportation Commissions, including attachments

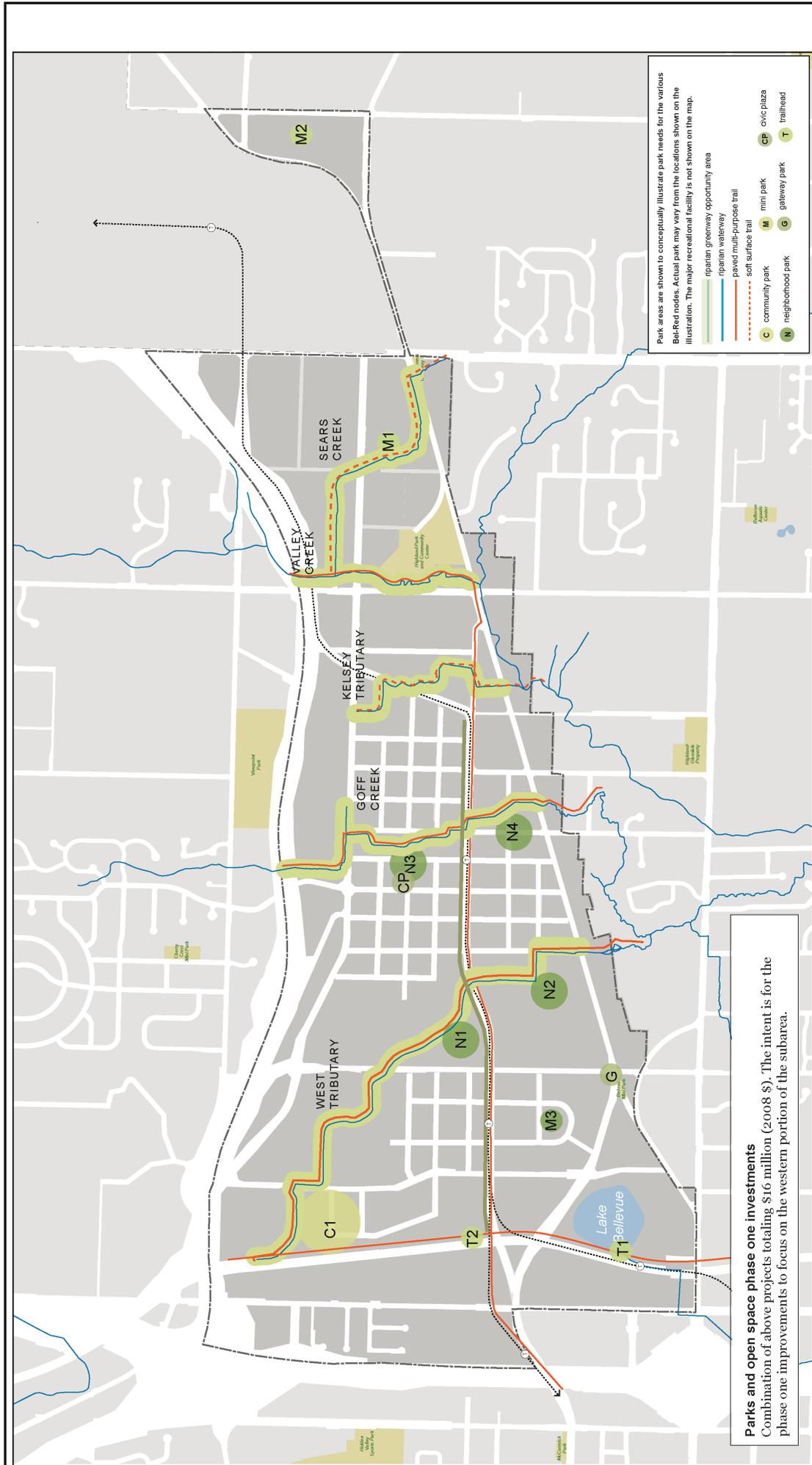


## ATTACHMENT 1

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

Project	Map ID	Preliminary Descriptions of Park Improvements	Acres
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.	<b>7</b>
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	<b>M-3</b>	<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	<b>1</b>
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





# RECOMMENDED BEL-RED PARKS & OPEN SPACE IMPROVEMENTS

Figure S-BR.3





**NE 15th/16th Corridor from 116th Avenue NE to 136th Place NE**

4/5-lanes with light rail in the median (with an interim 2 / 3 lane configuration with additional outside lanes for on-street parking or bus use that can be converted to general auto use in the future to meet capacity needs)

~~Frontage road with on-street parking on north side at nodes~~

Sidewalks of an urban character on both sides

Multi-purpose off-street pedestrian and bicycle path – continuous on the north side

Connective “green” elements, including urban open spaces, significant tree canopy, natural drainage practices, and landscaped areas.

*Discussion: The NE 15<sup>th</sup> / 16<sup>th</sup> project includes a cross-section that will accommodate at-grade light rail with stations at/near 122<sup>nd</sup> Avenue and 130<sup>th</sup> Avenue. A tunnel alignment at the 122<sup>nd</sup> Avenue station (tunnel between 120<sup>th</sup> Avenue and east of 124<sup>th</sup> Avenue) may be a viable option. A tunnel may be substituted for an at-grade alignment at 122<sup>nd</sup> Avenue if the City and Sound Transit jointly conclude that the tunnel best meets City and Sound Transit interests.*





## MEMORANDUM

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**Date:** February 12, 2008  
**To:** Planning Commission  
**From:** Merle Keeney, Parks & Community Services Board Chair  
**Subject:** Bel-Red Draft Subarea Plan

At our February 12, 2008 meeting, the Parks & Community Services Board recommended support of the draft Bel-Red Subarea Plan dated January 8, 2008, including support of the vision, goals, and general policies. The Board focused its review and support of the **Parks and Open Space** section of the draft plan, but also supports the following portions of the Plan that are consistent with the General Policy direction of the Bel-Red Parks & Open Space System endorsed by the Board at our December 13, 2008 meeting:

- The **Urban Design** section that encourages place-making and a dynamic public realm (S-BR-C3) and an outstanding street environment (S-BR-C12a-d);
- The **Environment** section that embraces the concept of restoring 50 to 100 feet in width of natural streamside vegetation that incorporates a public trail network, and promotes the rehabilitation of streams through a combination of public investments and private development incentives (S-BR-D1), encourages natural drainage practices in public and private projects (S-BR-D3), and provides for development incentives to achieve stream corridor and open space objectives (S-BR-D8);
- The **Arts and Culture** section that encourages the development of an arts/cultural district near 136<sup>th</sup> Place NE (S-BR-G2);
- The **Transportation** section that supports the development of an interconnected, non-motorized, multi-use trail system throughout the Subarea (S-BR-H13), the development of multiple access points to the BNSF trail (S-BR-H14), and the provision of grade-separated road crossings where feasible (S-BR-H15). Also, the development of NE 16<sup>th</sup> as a major multi-use pedestrian and bicycle trail that incorporates significant urban open spaces and environmentally-sensitive design features (S-BR-H5); and
- The **Implementation** section that promotes the implementation of the Subarea Plan through the combination of development regulations and incentives, capital investments, and other public and private strategies.

We believe that the plan, if fully implemented, will provide an outstanding park and open space system for residents, employees, and visitors to the Bel-Red area, and will support Bellevue's reputation as a City-in-a Park. We appreciate the ability to help shape the future of Bel-Red, and look forward to continued involvement as the implementation process continues.

Cc: Paul Inghram





## MEMORANDUM

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**Phone:** 452-6885  
**Date:** May 20, 2008  
**To:** Planning Commission  
Transportation Commission  
**From:** Merle Keeney, Parks & Community Services Board Chair  
**Subject:** Bel-Red Parks, Open Space, Trails & Streams Plan and Project List  
NE 15<sup>th</sup>/16<sup>th</sup> Corridor Plans

At our meetings of February 12, April 8 and May 13, the Parks & Community Services Board reviewed the conceptual plan and project list for the Parks, Open Space, Trails and Streams components of the Bel-Red Corridor Plan. At our request, we also reviewed the current plans for the NE 15<sup>th</sup>/16<sup>th</sup> corridor at our May 13 meeting.

The park and open space concepts are consistent with the *General Policy Direction* endorsed by the Board last December, and closely follow the relevant sections of the draft *Bel-Red Subarea Plan* endorsed by the Board on February 12. However, the plans for the NE 15<sup>th</sup>/16<sup>th</sup> corridor differ substantially from the "Park Blocks" concept depicted in the Steering Committee's Final Report to Council, and described during the Steering Committee process. The current concept for the NE 15<sup>th</sup>/16<sup>th</sup> corridor includes a tree canopy and urban space components, but does not include formal park space within the right-of-way, thus deviating from the strong green infrastructure concept supported by the Steering Committee.

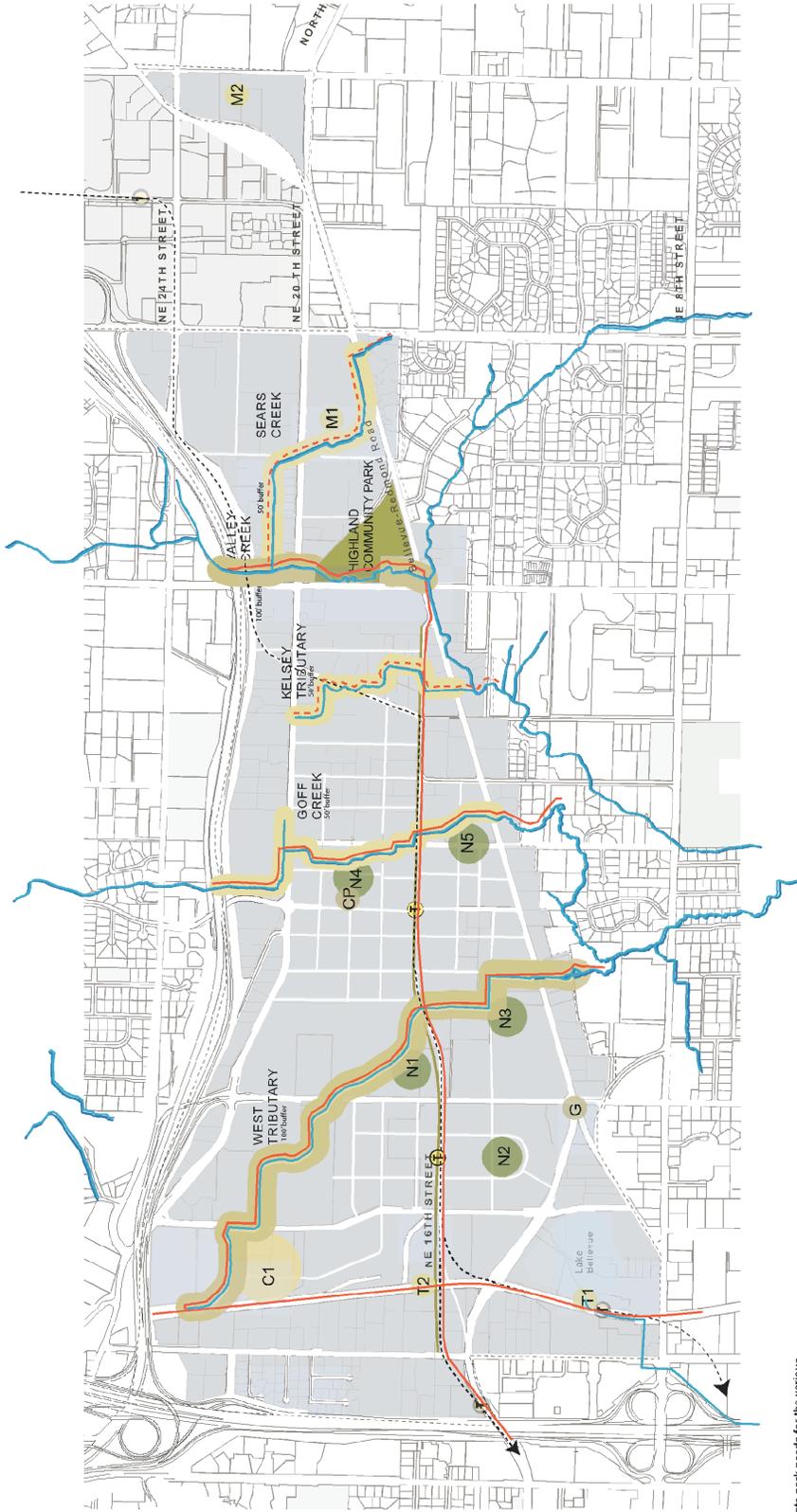
At our May 13 meeting, the Park Board unanimously endorsed the attached conceptual Park, Open Space, Trails and Streams Plan and accompanying Project List. We continue to believe that, if fully implemented according to the policies and plans that we have endorsed, this plan will provide an outstanding park and open space system for the Bel-Red Subarea, with the potential to become a model for environmental sustainability in our community.

The Park Board also endorsed the conceptual design for the NE 15<sup>th</sup>/16<sup>th</sup> corridor as presented to us. While disappointed at the elimination of the "Park Blocks" concept, we believe the current design for NE 15<sup>th</sup>/16<sup>th</sup> represents a "green street" that is consistent with the overall intent of the Bel-Red Plan. The NE 15<sup>th</sup>/16<sup>th</sup> corridor also includes a significant pedestrian and bicycle trail, which is a signature element of the non-motorized transportation and recreational plan, serving a critical function of connecting the Bel-Red open spaces with adjacent areas of Bellevue and the region. However, we don't believe the current NE 15<sup>th</sup>/16<sup>th</sup> design should be included in the areas designated as parks and open space. Although it has wonderful transportation elements, these elements should not be utilized to offset the park and open space needs of the area as reflected in the attached plan and project list.

We appreciate the opportunity to continue to participate in this exciting project, and look forward to your support and to our continued involvement through the implementation process.

Attachments Bel-Red Parks, Open Space, Trails & Streams Plan  
Bel-Red Parks, Open Space, Trails & Streams Project List

# BEL-RED SUBAREA Parks, Open Space, Trails & Streams



Park areas are shown to conceptually illustrate park needs for the various Bel-Red nodes. Actual park may vary from the locations shown on the illustration. The major recreational facility is not shown on the map.

- riparian greenway opportunity area
- riparian greenway
- paved multi-purpose trail
- soft surface trail
- community park
- mini park
- civic plaza
- neighborhood park
- gateway park
- trillhead

**Bel-Red Corridor Project  
Parks, Open Space, Trails and Streams Component**

Map ID	Park	Acres
N-1	<b>Neighborhood Park</b> – Along West Trib, adjacent to NE 16 <sup>th</sup> Parkway. Integrates major trail systems and regional detention, with neighborhood park facilities. – 3 acres Neighborhood Park / 1 acre remnant Transportation acquisition	4
N-2	<b>Neighborhood Park</b> – Located between 120 <sup>th</sup> Ave NE and 124 Ave. NE and south of NE 15/16 Street. Provides neighborhood park and sports facilities to serve residential and commercial mixed use development	4
N-3	<b>Neighborhood Park</b> – Along West Trib, adjacent to Bel-Red Road. Integrates major trail and neighborhood park facilities. – 3 acres Neighborhood Park / 1 acre riparian	4
N-4 / CP	<b>Neighborhood Park/Civic Plaza</b> – Along Goff Creek, north of NE 16, between 130 <sup>th</sup> Ave NE and 132 Ave NE. Integrates approximate 1 acre urban plaza along pedestrian oriented retail street with adjacent 3 acre neighborhood park and trail facilities along 1 acre riparian corridor.	5
N-5	<b>Neighborhood Park</b> – Along Goff Creek, between Bel-Red Road and NE 16 <sup>th</sup> . NE. Integrates trail system along riparian corridor with neighborhood park facilities. – 3 acres Neighborhood Park / 1 acre riparian	4
G	<b>Gateway Park</b> – Near the intersection of 124 <sup>th</sup> Ave 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
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
T-2	<b>Trail Head</b> – located at the BNSF regional trail corridor and the NE 15 <sup>th</sup> /16 <sup>th</sup> Parkway. Integrates a trailhead with mini park facilities at the crossing of the two major multi purpose trails.	1
M-1	<b>Mini Park</b> – Along Sears Creek west of 148 <sup>th</sup> , between Bel-Red Road and NE 16 <sup>th</sup> . Integrates trail system and riparian corridor with mini park facilities.	1
M-2	<b>Mini Park</b> – Centrally located between Bel-Red Road, 156 <sup>th</sup> Ave. NE , and NE 20 <sup>th</sup> . Incorporates mini park facilities to serve node.	1
C-1	<b>Community Park</b> – Along West Trib. adjacent to 120 <sup>th</sup> Ave. NE. Incorporates trailhead and trail system along West Trib. and BNSF with community park facilities. -10 acre acquisition through purchase for community park facilities. - 7 acre open space dedication by adjacent owner .	17
N/A	<b>Community Park</b> – Existing Highland Park located at 140 <sup>th</sup> Ave NE and Bel-Red Road.	11.2
N/A	<b>Major Indoor Recreation Facility – 150,000 sf</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

Streams and Trails	Size/ Length
<b>West Trib Riparian Corridor</b> - Restore 200' average width native plant riparian corridor on both sides (+/- 100' each side) of the West Tributary from the BNSF right of way to Bel-Red Road with a paved ped-bike path (10ft) on one side of the stream. Improve fish passage, and rehabilitate in-stream habitat.	6350 lf stream 27 acre riparian corridor
<b>Goff Creek Riparian Corridor</b> - Develop a 100' average width (+/- 50' each side of creek) native plant and social amenity riparian corridor integrating natural drainage practices, 8' paved/boardwalk trail, art and place-making features as part of redevelopment north of NE 16th. Realign and daylight Goff Creek with additional floodplain storm water capacity. Restore fish passage.	4200 lf 7 acre
<b>Kelsey Creek Trib Riparian Corridor</b> - Restore a 100' average width (+/- 50' width each side of creek) native plant and social amenity riparian corridor. Integrate natural drainage practices, soft surface pathway, art and place-making features in corridor. Restore fish passage.	2000 lf 12 acre
<b>Valley Creek Riparian Corridor</b> - Restore a 200' average width (+/- 100' each side of creek) native plant riparian corridor between Highland Community Park and Hwy 520. Includes paved multi-use trail/boardwalk on one side.	500 lf 3 acre
<b>Sears Creek Riparian Corridor</b> - Restore a 100' average width (+/- 50' width each side of creek) native plant riparian corridor along 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
<b>NE 15<sup>th</sup>/16<sup>th</sup> Parkway Multi-use trail</b> Integrates 12' wide paved multi-purpose trail with significant greenway along major transportation corridor.	7,900 lf