

BelRed Look Back

Focus Group Guide

June 2016

Focus Groups (City Hall, 1E-108)

Wednesday, June 15 12:00 noon to 1:30 pm

Thursday, June 16 6:00 pm to 7:30 pm

Friday, June 17 8:00 am to 9:30 am

Agenda (same for all dates)

- 10 mins. Introductions & Overview
- 20 mins. Section 1: Thriving Economy & Broad Range of Housing
- 20 mins. Section 2: Vibrant, Diverse & Walkable Neighborhoods
- 20 mins. Section 3: Parks, Open Space & Environmental Amenities
- 20 mins. Section 4: Multi-modal Transportation & Utilities

Which strategies have been effective at achieving the vision for BelRed? Which strategies need adjustment?

What is the BelRed Look Back?

In 2009, after four years of public outreach and study, the City Council adopted the BelRed Subarea plan along with land use code regulations to facilitate the area's transformation from an underutilized light industrial area to a collection of mixed-use neighborhoods with thriving businesses, residences and green spaces clustered around East Link's light rail stations.

Today, with the "BelRed Look Back," the city is reviewing what has happened since 2009 to identify implementation strategies that are working well and those that may need adjustment to more effectively achieve the city's vision for BelRed.

Combining knowledge gained from analysis of what has happened so far and from stakeholder feedback, staff will recommend a scope of work to City Council that identifies key strategies that can be modified quickly and easily and strategies that will require further analysis during the upcoming year.

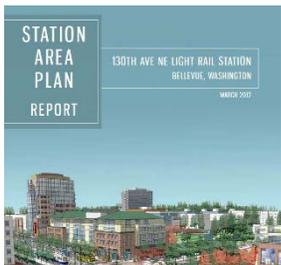
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Project Website:

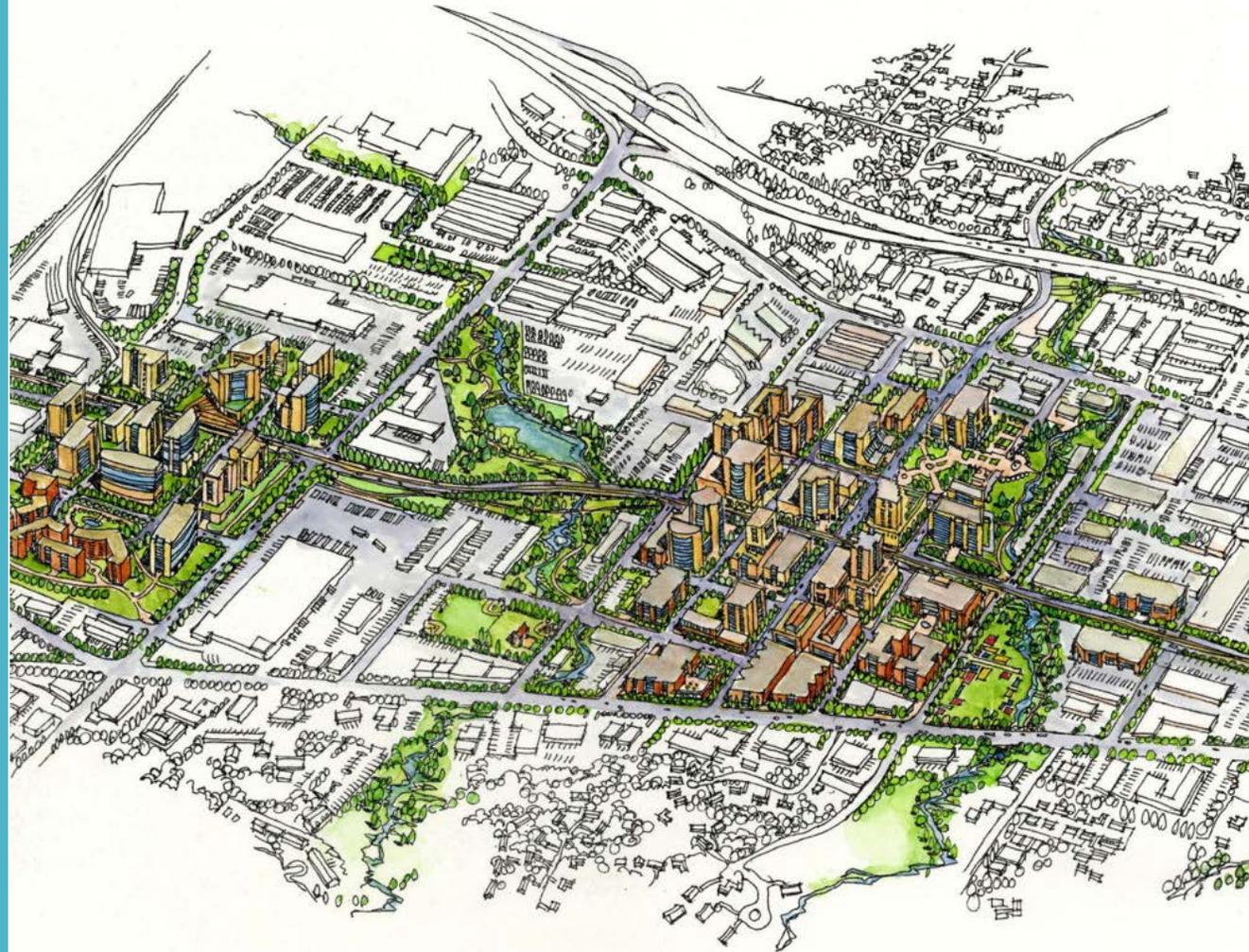
www.bellevuewa.gov/belred-look-back.htm



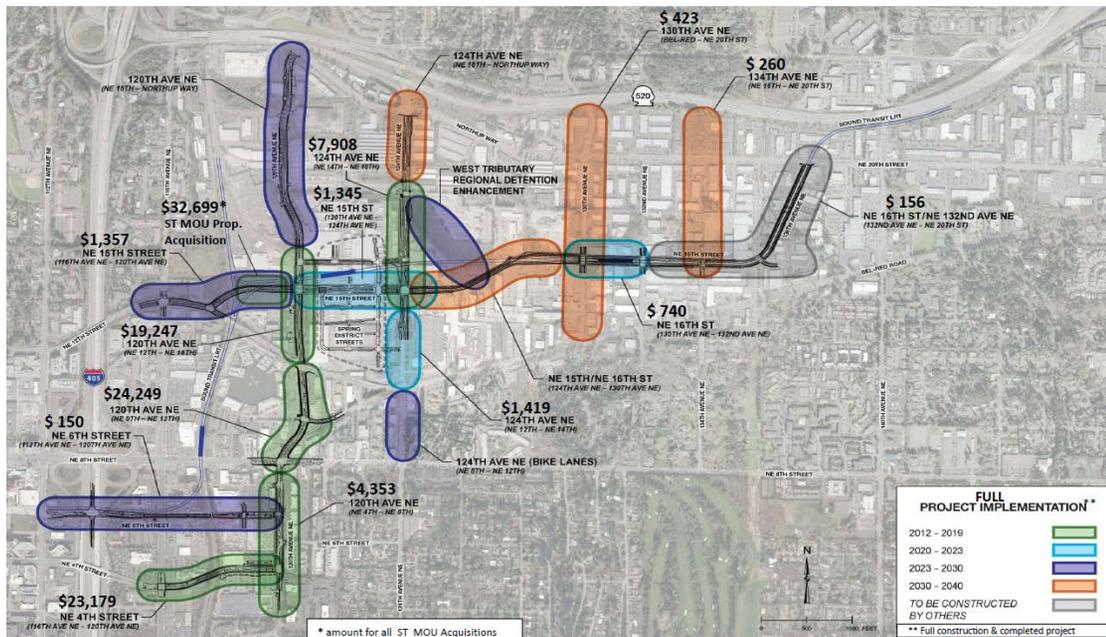
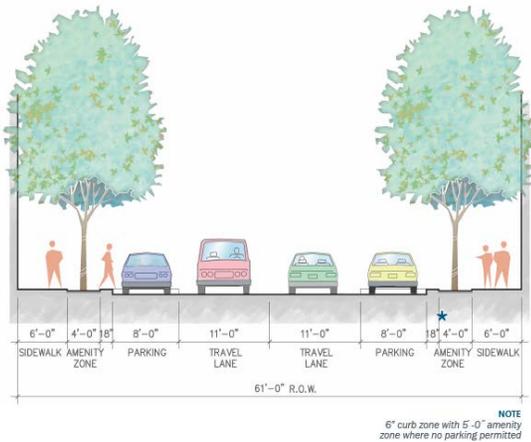
BelRed Subarea Vision (from Comprehensive Plan)

The BelRed corridor in 2030 will be an area that is **unique** within the city of Bellevue and the entire Puget Sound region. It will be an area where **thriving businesses** will be adjacent to, and sometimes **mixed with**, **livable neighborhoods**, all served by a **multi-modal transportation** system that connects the area to the greater city and region. The area will also be distinguished by **environmental and community amenities** that will serve residents and employees in the area, as well as residents from surrounding neighborhoods and the entire city. The area will **transition gracefully** over time, with existing businesses being accommodated while new types of development will occur as conditions warrant.

...this Plan steers BelRed onto a new path. Departing from its low intensity, industrial past, BelRed's future will become a model of smart growth and sustainability.



The Plan will be implemented through a combination of development regulations and incentives, capital investments, and other public and private strategies.



Existing Implementation Strategies

Land Use Code, Chapter 20.25D:

- [Master Plan and Design Review](#)
- [Permitted Uses & Land Use Charts](#)
- [Existing Conditions](#)
- [Dimensional Requirements](#)
- [FAR Amenity Incentive System](#)
- [Landscape, Storage, Display & Fence Standards](#)
- [Parking & Circulation Requirements](#)
- [Development Standards](#)
- [Street Development Standards](#)
- [Design Guidelines](#)

Capital Investments funded by:

- Mobility & Infrastructure Initiative
- Impact fees
- Federal & State Grants & Loans

Other:

- Partnerships

Section 1: Thriving Economy & Broad Range of Housing

Vision Statements

A **thriving economy**: BelRed will be home to **major employers**, types of businesses and employment sectors unique to this part of Bellevue, **and services** that are **important to the local community**.

BelRed will contain a **broad range of housing** types to meet the needs of a diverse population of varied income levels.

Questions: *Are we acquiring the diversity of commercial and residential uses we envisioned? Which strategies have been effective at achieving the vision for BelRed? Which strategies need adjustment?*

Diversity of Commercial Uses

Strategies:

Expand the number of high intensity uses permitted within BelRed zones and limit the number of low intensity uses.

Allow existing uses to remain and transition gracefully over time.

Provide incentives for provision of space for child care, community/ social services by giving 13.7 square feet of bonus building area for every square footage provided or \$15 dollars paid in-lieu.

Provide incentives for provision of non-profit arts/cultural uses by giving 13.7 square feet of bonus building area for every square footage provided or \$15 dollars paid in-lieu.

Land Use Code Reference: [20.25D.050](#) Permitted Uses, [20.25D.060](#) Existing Conditions, [20.25D.070](#) Land Use Charts, [20.25D.090](#) FAR Amenity Incentive System.

Broad Range of Housing

Strategies:

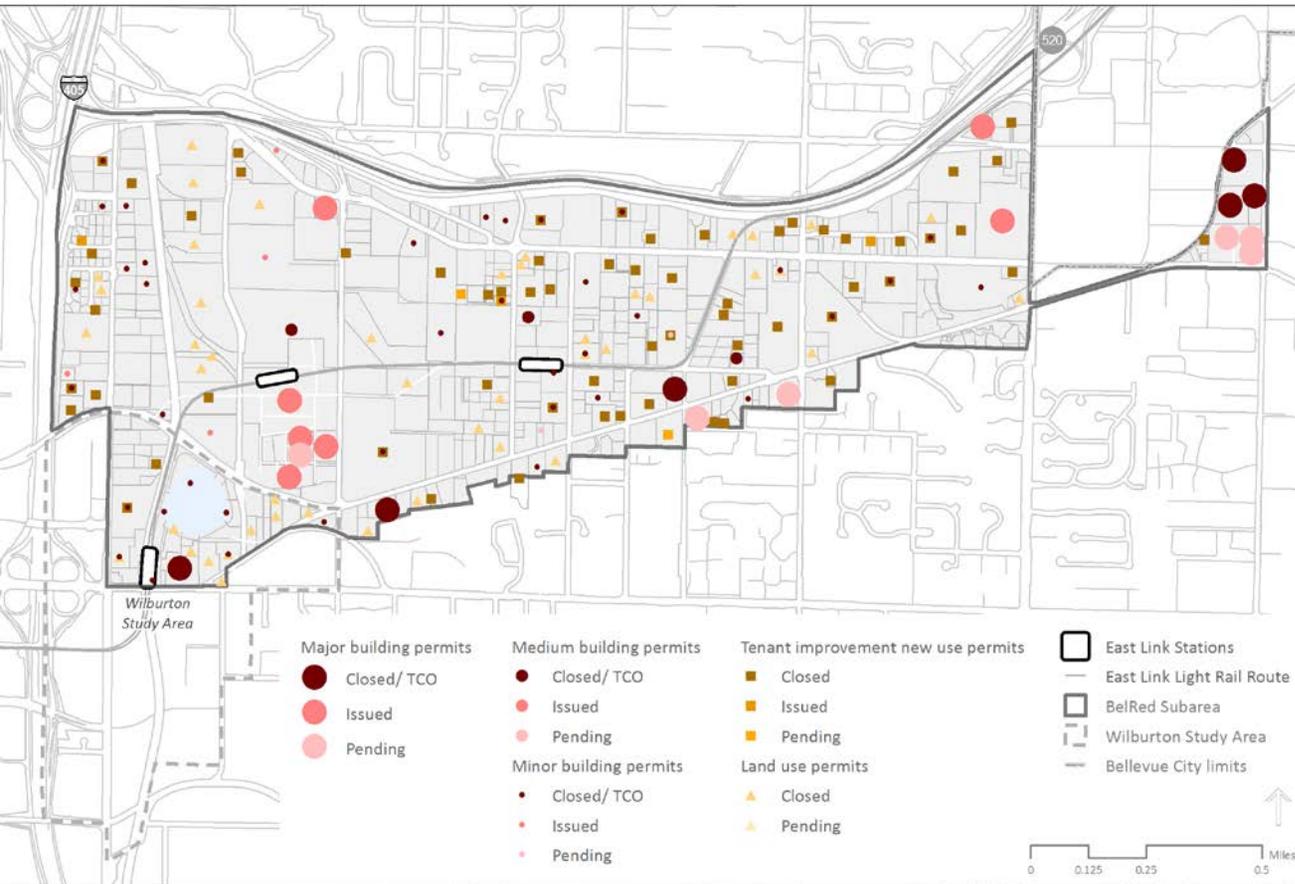
Range of residential FARs allowed throughout BelRed (0.75 to 4.0 FAR)

FAR bonus for every square foot of affordable housing with fee-in-lieu option:

<u>Amenity</u>	<u>Bonus Building Area</u>
Rental housing affordable at 80% median income	4.6 square feet
Owner housing affordable at 100% median income	7.2 square feet
\$18 fee-in-lieu for tier 1 residential	1.0 square foot
\$15 fee-in-lieu for nonresidential and tier 2	1.0 square feet

Land Use Code Reference: [20.25D.090](#) FAR Amenity Incentive System.

Building and Land use Permit Activity Since 2009



Note: The Wilburton Study Area shown above will be reviewed in a separate study focused on the Wilburton commercial area.

What's Happened Since 2009?

- Seattle Children's Hospital opens Bellevue location.
- Approved master plans for Spring District and GRE; plans for Pine Forest properties pending.
- Global Innovation Exchange (GIX), a graduate institute focusing on technology and innovation created by the University of Washington and Tsinghua University, plans to break ground on their building this summer.
- REI announces potential to relocate their headquarters to eight acres of BelRed's Spring District.
- Blue Sky Church remodels building. Nearly 50 properties are issued minor building permits, and nearly 70 tenant improvement permits are issued for new uses.
- Nearly 1,700 housing units have issued or pending permits, 94 of which will be affordable to households with incomes at or below 80 percent of median household income. Additionally, \$516,625 was collected through fee-in-lieu provisions.
- Code amendment proposed to allow up to 1.0 FAR dedicated to Congregate Care Senior Housing, Nursing Home, or Assisted Living uses to not be counted toward FAR in the BR-MO and BR-OR zones provided fee-in-lieu of affordable housing is paid.
- King County Executive Constantine's [Transit Oriented Development Bond Allocation Plan](#) proposes \$10 million dollars for affordable housing around East Link Light Rail stations in BelRed.
- [Bellevue School District's bond measure](#) approved funding the building of a new elementary school to accommodate projected population growth in BelRed.

Section 2: Vibrant, Diverse & Walkable Neighborhoods

Vision Statements

Vibrant, diverse and walkable neighborhoods:

Neighborhoods will have a pedestrian friendly and walkable character, with convenient access to shopping, jobs, and community amenities, and will also be well connected to the larger city and region.

A **sense of place:** BelRed, and the neighborhoods within it, will have a character that is different from Downtown Bellevue, Overlake, or other Bellevue neighborhoods. The area will build on its industrial past, and recall its natural, agricultural and ethnic heritage, while incorporating new development types that offer a unique experience for residents and employees. Public art and a distinctive cultural environment will also add to BelRed's character.

A **unique cultural environment:** BelRed will offer a culture-rich environment unique to the Eastside with an arts district focusing on arts education and production. Public art and artists living and working in the area will add flavor to BelRed's character. Open studios, art walks and artful expression in buildings and infrastructure will contribute to a lively sense of place.

Appropriate scale of development: Development and redevelopment in BelRed should complement, not compete with, Downtown Bellevue, and should provide graceful transitions in scale in areas adjacent to residential neighborhoods.

Questions: *Are we acquiring the appropriate scale of development, sense of place, unique culture and the vibrant, diverse and walkable neighborhoods we envisioned? Which strategies have been effective at achieving the vision for BelRed? Which strategies need adjustment?*

Building Design: Size and Scale

Strategies:

Increase floor area ratio (FAR) within BelRed nodes to allow a maximum of 4.0 FAR and taper off in other zones.

Allow higher building heights within nodes up to 125/150 feet and taper off to a maximum of 45/70 feet in other zones. Require setbacks above 40 feet.

Land Use Code Reference: [20.25D.080](#) Dimensional Requirements and [20.25D.130D](#) Required Transition Edge Development

Site Design

Strategies:

Require retail/commercial uses on ground floor in certain areas to create a vibrant "18-hour" pedestrian environment where neighborhood services are within an easy walk, bike or transit trip

Require buildings to build to the back of the sidewalk along certain streets to help establish a continuous "street wall" providing a sense of enclosure and visual interest for pedestrians.

Require direct entries from sidewalk and a high degree of transparency along certain streets to increase visual and physical interaction between people inside and outside buildings contributing to a greater degree of safety and a more vibrant public realm.

Land Use Code Reference: [20.25D.110](#) Landscape Development, Outdoor Storage, Retail display and Fence Standards, [20.25D.120](#) Parking, Circulation and Internal Walkway Requirements, [20.25D.130](#) BelRed Development Standards and [20.25D.150](#) Design Guidelines.

Arts & Culture

Strategies:

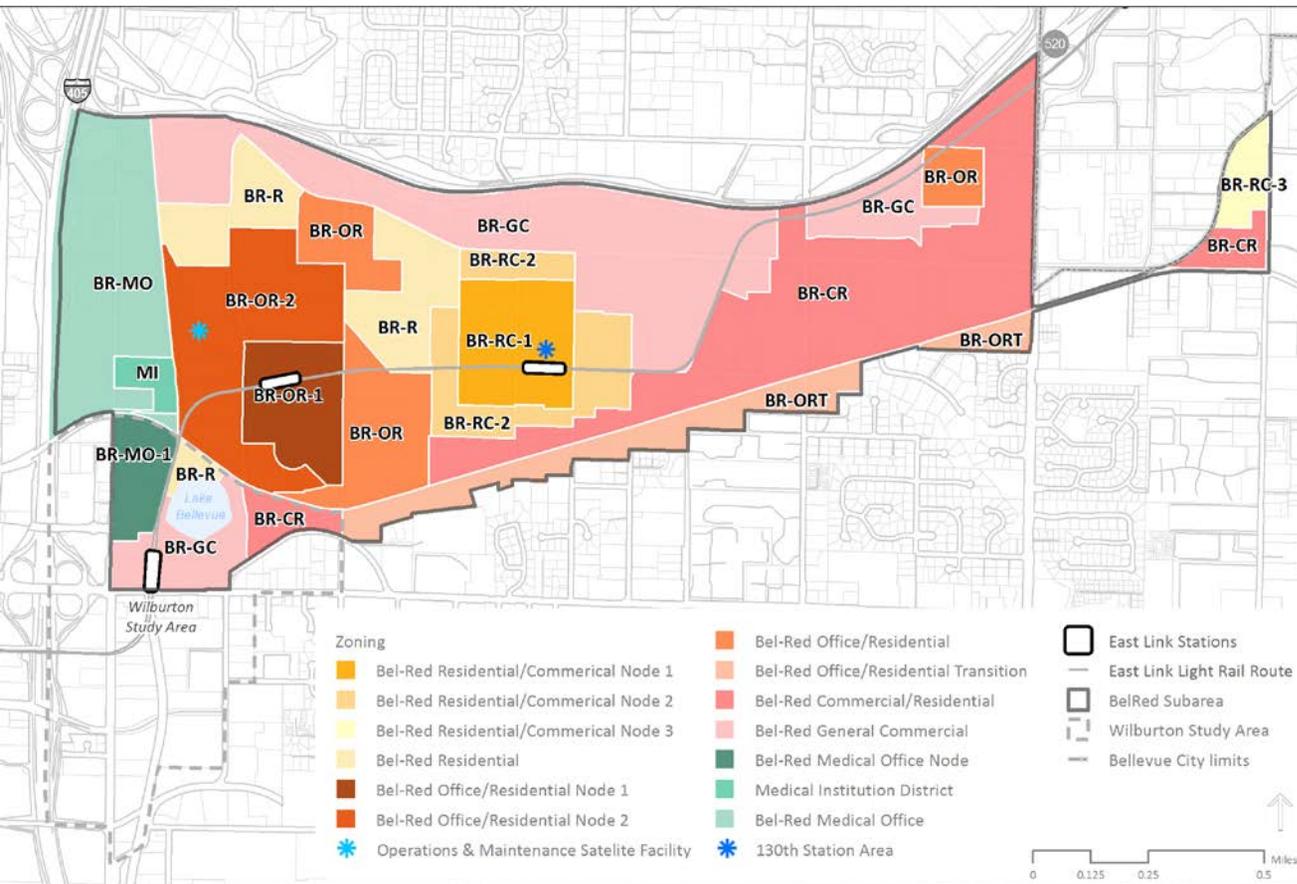
Policies to promote cultural district found in the Arts and Culture chapter of Subarea plan.

For every square foot of space provided for the following amenities or for every dollar invested in public art, give bonus building area as follows:

<u>Amenity</u>	<u>Bonus Building Area</u>
Non-profit arts/cultural uses	13.7 square feet
Public art (\$1,000)	66.7 square

Land Use Code Reference: [20.25D.090](#) FAR Amenity Incentive System.

BelRed Zoning



Note: The Wilburton Study Area shown above will be reviewed in a separate study focused on the Wilburton commercial area.

What's Happened Since 2009?

- Nodal development pattern encouraged with adoption of zoning regulations.
- [130th Avenue NE Light Rail Station Area Plan](#) completed in March 2012.
- [Record of decision](#) issued by the Federal Transit Administration for Sound Transit's Operation and Maintenance Satellite Facility Final Environment Impact Statement.

Section 3: Parks, Open Space & Environmental Amenities

Vision Statements

A **comprehensive, connected parks and open space system**: BelRed will have a park system that serves residents, employees, and visitors of the area, and provides recreation and open space benefits for residents from surrounding neighborhoods as well. System components will include trails along stream corridors, urban and natural open space areas, community facilities, community and neighborhood parks, and cultural/arts features.

Environmental improvements: Redevelopment of the corridor will provide opportunities for **major environmental enhancements**, including improving riparian corridors, adding trees and green spaces, and providing a more environmentally sensitive approach to managing storm water and other natural resources.

Sustainability: New neighborhoods, buildings, streetscapes, parks and open space systems, environmental enhancements, and transportation facilities will also be **planned, designed and developed using state-of-the-art techniques** to enhance the natural and built environment and create a more livable community.

Questions: *Are we preserving and restoring the places we envision will make BelRed a healthy, livable community in the future? Which strategies have been effective at achieving the vision for BelRed? Which strategies need adjustment?*

Incentives for everything green

Strategy: For every square foot of space provided or fee-in-lieu, give bonus building area as follows:

<u>Amenity</u>	<u>Bonus Building Area</u>
Park area dedication	3.0 square feet
New park area improved	2.7 square feet
Trail dedication	3.0 square foot
Trail easement	1.5 square feet
\$15 fee-in-lieu	1.0 square foot
Active Recreation Area / \$1,000	9.7 sq. ft. / 66.7 sq. ft.
Stream restoration (\$1,000) (min. 10,000 square feet)	66.7 square feet
Natural drainage practices	0.7 square feet
LEED Platinum certification	0.33 FAR
LEED Gold certification	0.13 FAR
Transfer of development rights (w/ 75 TDR limit)	1,333 per TDR credit

Land Use Code Reference: [20.25D.090](#) FAR Amenity Incentive System.

Public funding

Sample Strategies:

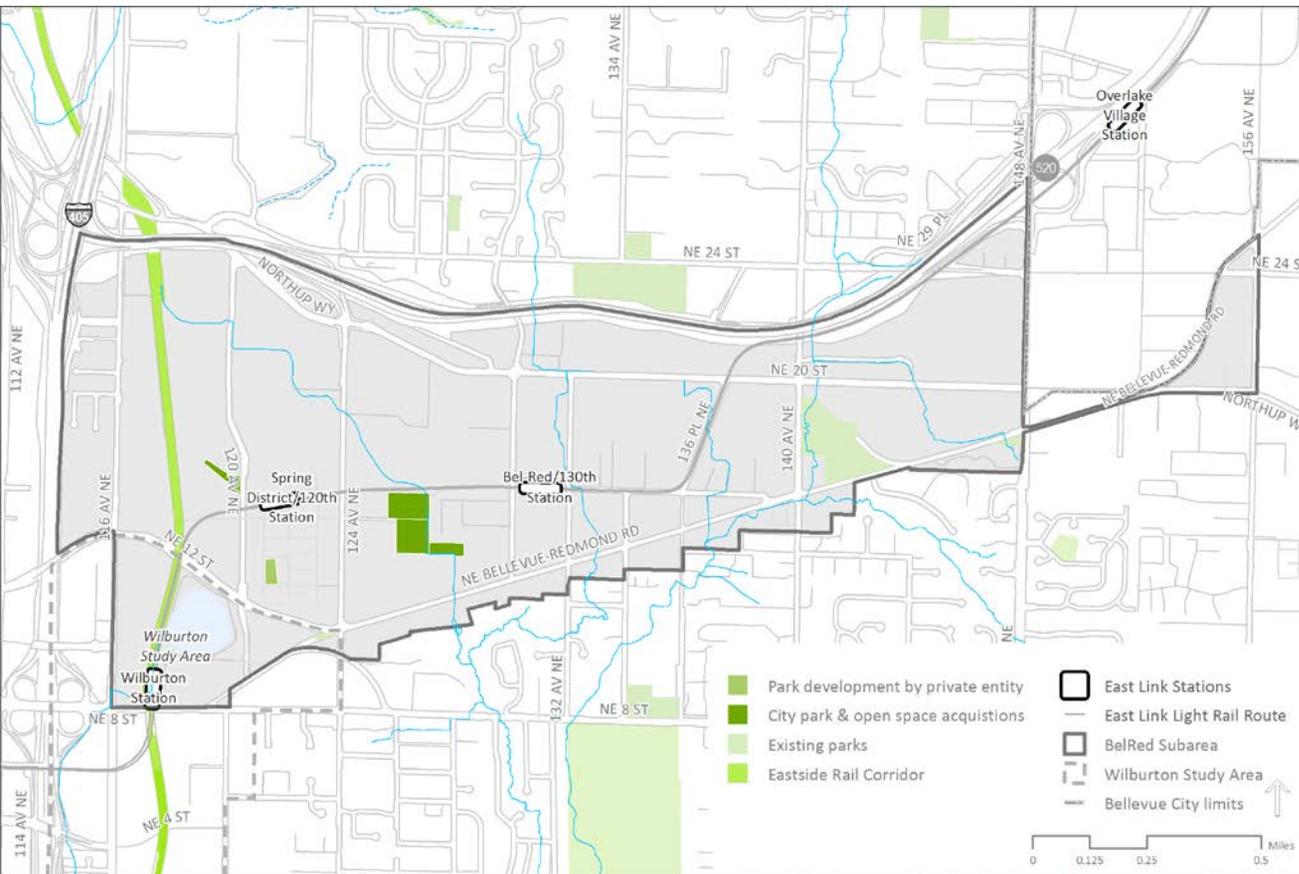
Mobility infrastructure initiative: Raise funds to restore streams once properties or easements are acquired.

Parks Levy: Acquire land necessary to make preservation and improvement of key recreational and environmental features possible.

Regional Stormwater Detention Study: Evaluate feasibility of installing regional stormwater treatment and detention facilities to enable broader environmental benefits, more efficient use of land and lower cost of development.

Changes Since 2009

What's Happened Since 2009?



Note: The Wilburton Study Area shown above will be reviewed in a separate study focused on the Wilburton commercial area.

- The BelRed Park, Trail and Open Space System Plan was developed to refine the vision for a diverse, interdependent collection of park spaces that weave through the community and offer multiple recreation and environmental benefits.
- Mid-Mountain site was purchased by the City. Of the 8 acres acquired, approximately 2 acres will be available for active recreation space. An additional 1.5 acres will be available for park use until such time as Spring Blvd is extended through the site.
- Preliminary concepts for the Goff Creek urban plaza and neighborhood park were included in the 130th Avenue NE Station Area Plan.
- A 40,000 square foot park was constructed by Wright Runstad as part of the Spring District, but it is not yet open to the public. It is being maintained privately.
- To date, over \$192,000 has been collected from fee-in-lieu payments for park and stream restoration projects.

Section 4: Transportation & Utilities

Vision Statements

Neighborhoods will have a **pedestrian friendly** and walkable character, with convenient access to shopping, jobs, and community amenities, **and will also be well connected to the larger city and region.**

A **multi-modal transportation system:** BelRed's transportation system will take maximum advantage of its proximity to Downtown Bellevue and Overlake by providing convenient access and short travel times within and outside the corridor for drivers, transit riders, vanpools and access vans, bicyclists, and pedestrians, while minimizing spillover traffic impacts on adjoining neighborhoods.

Timing of development: As the BelRed corridor redevelops over time, provision of transportation and other infrastructure and **public amenities** (such as parks) should **occur concurrently with or in advance of development.**

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Questions: *Is transportation and utility infrastructure being built to support projected population and employment growth envisioned? Which strategies have been effective at achieving the vision for BelRed? Which strategies need adjustment?*

Public Funding

Strategies:

Mobility infrastructure initiative: Provides funds for transportation and utility infrastructure projects in BelRed into the future.

Impact fees help fund transportation improvements needed for new development.

The Pedestrian and Bicycle Implementation Initiative prioritizes where investments for non-motorized facilities should be made.

Partnerships with Washington State Department of Transportation, Sound Transit and King County are resulting in development of several key transportation projects.

Applying for a Federal Transportation Infrastructure Finance and Innovation Act (TIFIA) loan would enable the City to borrow money at very low cost over the long term to fund several projects in BelRed.

Private Development and Dedication of Infrastructure

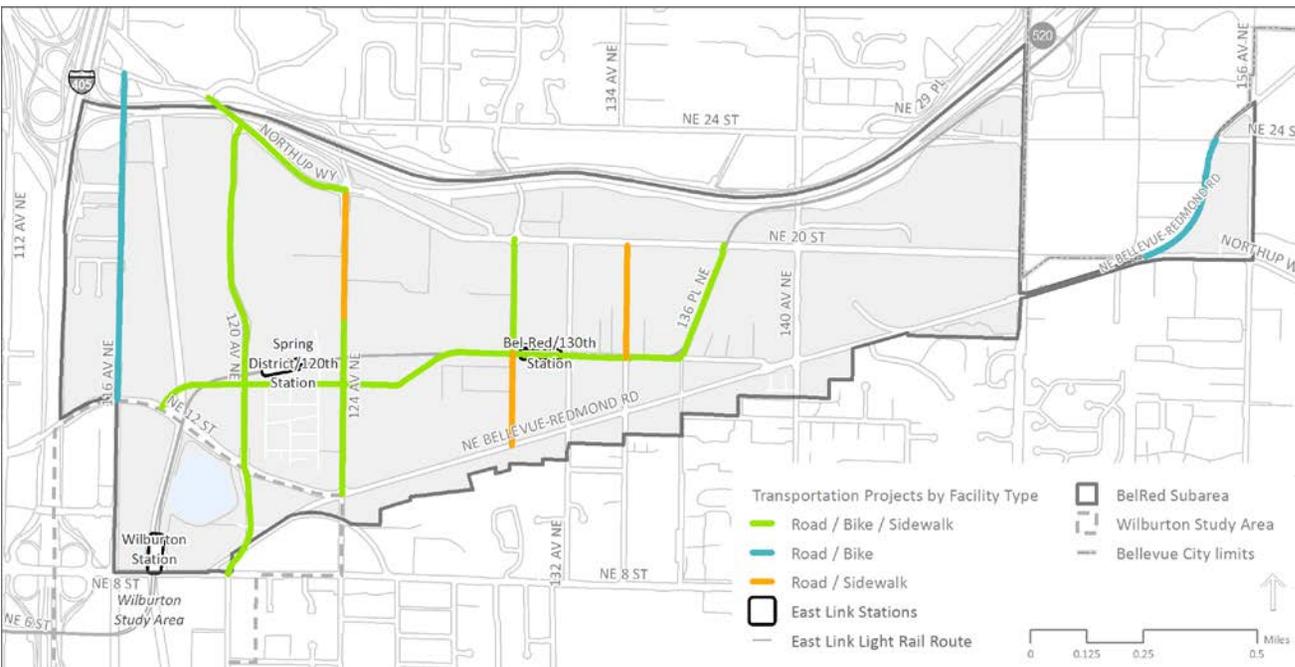
Sample Strategies:

Dedication of new local streets in certain areas is required to increase public access for local vehicles and pedestrians throughout the BelRed District.

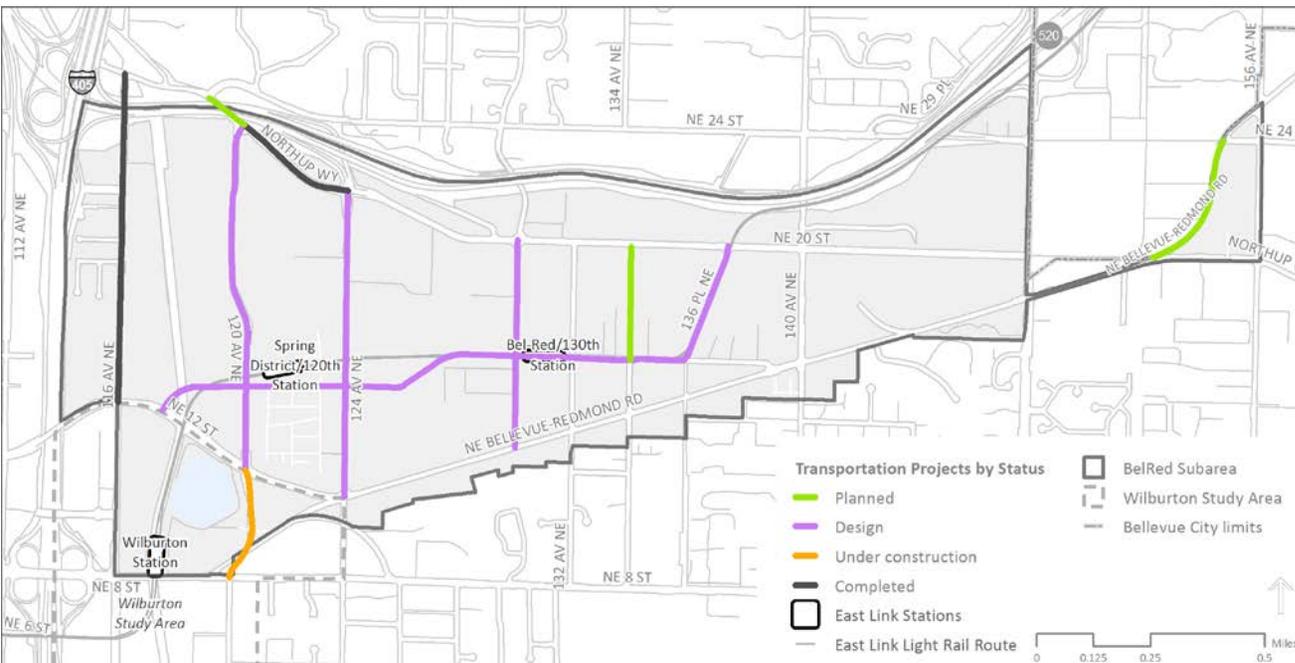
Design guidelines require the design and development of an outstanding street environment that promotes streets as key urban places, sensitive to their context and providing an interesting and aesthetically rich experience.

Land Use Code Reference: [20.25D.140](#) BelRed Street Development Standards and the [BelRed Corridor Plan Streetscape Character, Guidelines and Standards.](#)

Transportation Projects by Facility Type



Transportation Projects by Project Status



What's Happened Since 2009?

Transportation Projects:

- **Roadways:** Over a 3,700 feet of roadway improvements have been completed, nearly a quarter mile is under construction, another 3.3 miles is in design, and over 3,000 feet have been planned.
- **Transit:** East Link Light Rail route and station alignments were located within the BelRed subarea.
- **Bike facilities:** Over 5,800 feet of bike lanes have been completed, nearly a quarter of a mile is under construction, 2.8 miles is in design and nearly 3,500 feet have been planned.
- **Sidewalks:** Over a quarter of a mile of sidewalk improvements have been completed and nearly another quarter of a mile are under construction; 3.3 miles are in design, and another 1,300 feet have been planned.

Utility Projects:

- Total funds collected through 2016 for both spent and banked funds for utility projects are approximately \$1.5 million.
- Water transmission capacity to be constructed as part of Spring Boulevard with short portions of the main being constructed in 2016, 2017 and 2019.
- Water storage improvements in conjunction with Downtown and Wilburton will increase storage to the combined areas by 3-million gallons by 2020.
- Midlakes Pump Station Capacity Upgrade project to begin construction in mid-2016 and be complete by mid to late 2017.