

Parks Capital Funding

Incentive Zoning Systems

and

2008 Parks Voter Initiative

Parks & Community Services Board – November 14, 2017

Incentive Systems: Overview

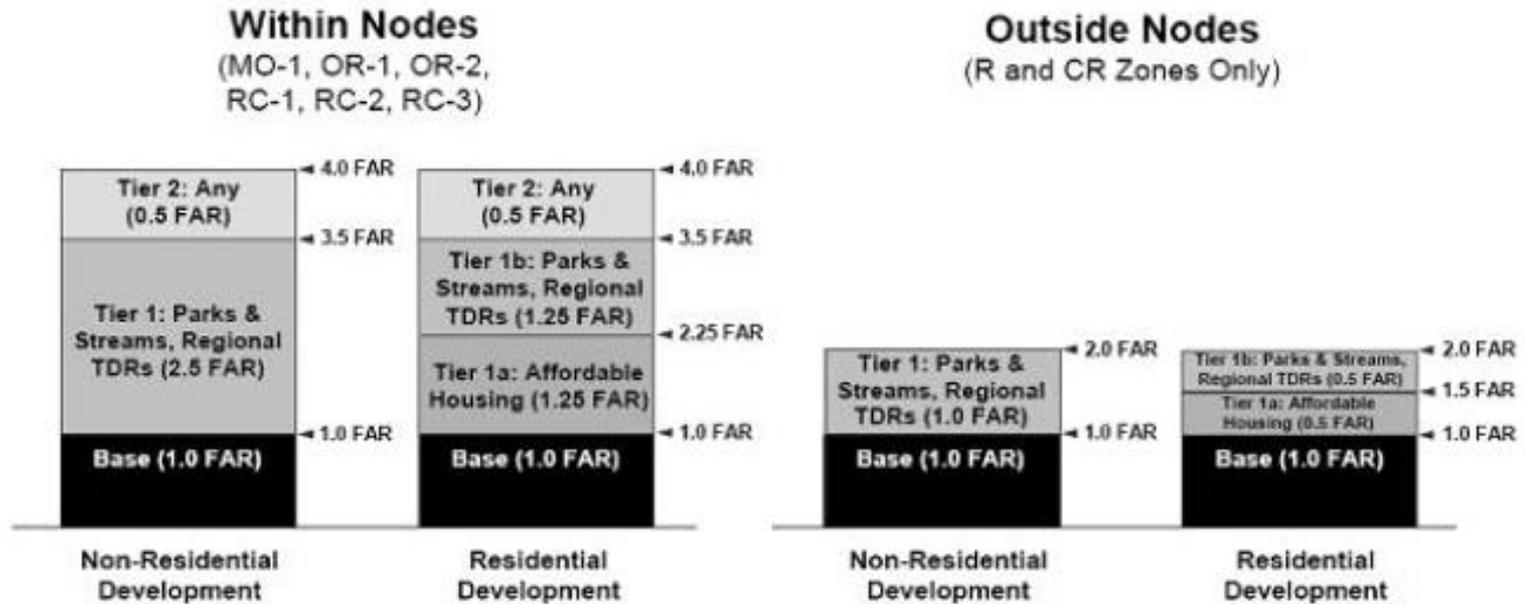
- Bellevue has two incentive systems in code
 - BelRed (adopted 2009)
 - Downtown (newly adopted October 2017)
- Incentive systems are one tool to advance Bellevue's urban parks systems
- Other mechanisms also contribute to publicly-accessible space

Incentive Systems: Process

- City Council adopts a future land use vision for an area in the Comprehensive Plan
- Land owners and developers use adopted city plans and land use code to design a project
- If choosing to participate, developers propose how to meet incentive zoning requirements
 - Building community amenities as part of the project
 - Paying an in-lieu fee to support amenities in another area
- Development projects are reviewed and approved by the City through the land use approval and permitting process

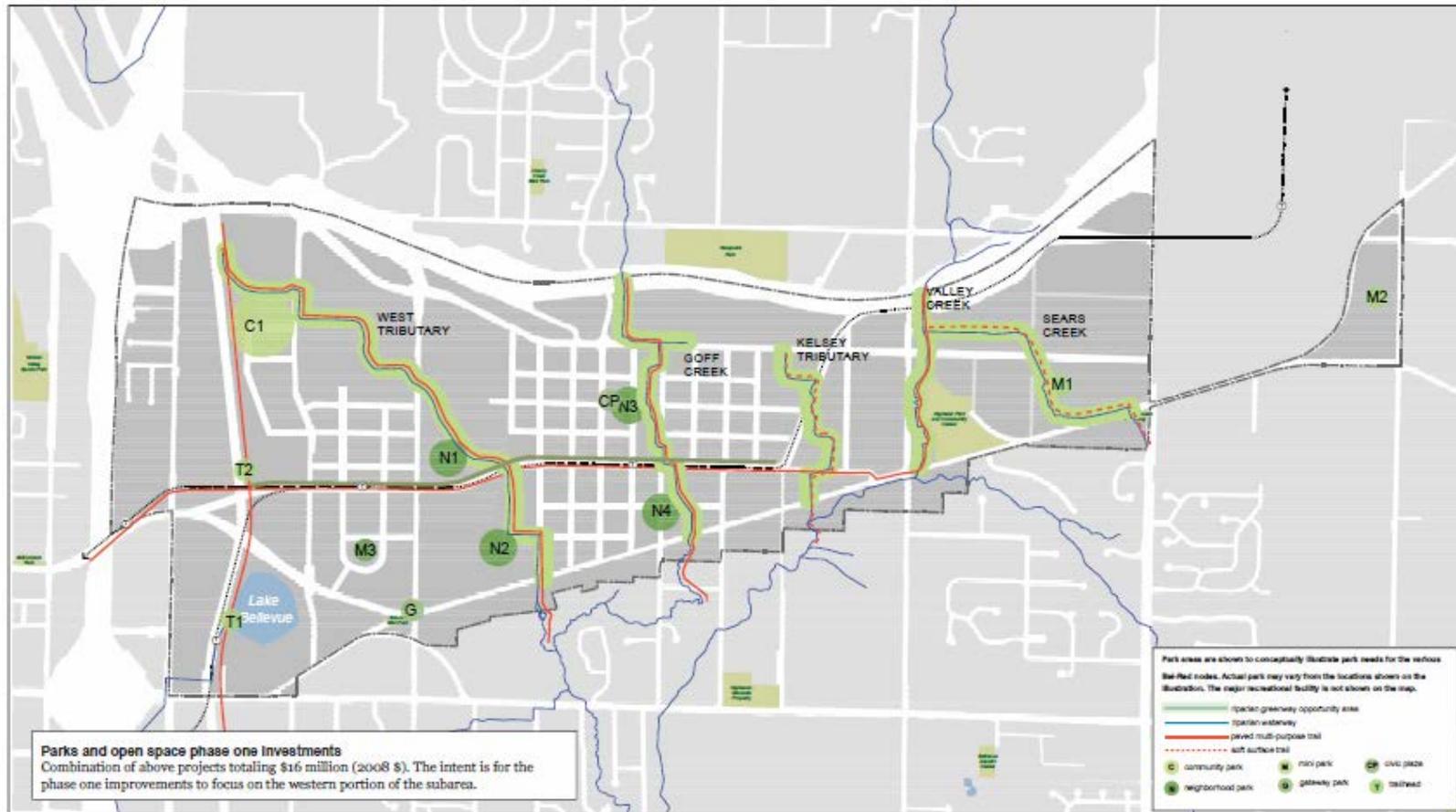
Incentive Systems: BelRed

Figure 20.25D.090.C



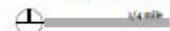
Note: Tier 1 bonus(es) must be fulfilled prior to pursuing Tier 2 bonus. Where applicable, Tier 1a bonus must be fulfilled prior to pursuing Tier 1b bonus.

Incentive Systems: BelRed



RECOMMENDED BEL-RED PARKS & OPEN SPACE IMPROVEMENTS

Figure S-BR.3



Incentive Systems: BelRed

BelRed PARKS & OPEN SPACE IMPROVEMENTS (from BelRed Subarea Plan)

BelRed Parks and Open Space Project List

N-1: Neighborhood Park – Along West Tributary, adjacent to NE 16th Street Parkway. Integrates major trail systems and regional stormwater detention with neighborhood park facilities. Includes 1-acre remnant transportation acquisition.
Size: 7 acres

N-2: Neighborhood Park – Along West Tributary, adjacent to Bel-Red Road. Integrates major trail and neighborhood park facilities. Includes 3-acre neighborhood park / 1-acre riparian.
Size: 4 acres

N-3/CP: Neighborhood Park/Civic Plaza – 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.
Size: 5 acres

N-4: Neighborhood Park – Along Goff Creek, between Bel-Red Road and NE 16th Street. Integrates trail system along riparian corridor with neighborhood park facilities. Includes 3-acre neighborhood park / 1-acre riparian.
Size: 4 acres

G: Gateway Park – 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 BelRed Corridor.
Size: 1 acre

T-1: Trail Head – Located adjacent to BNSF at Lake Bellevue. Integrates a trailhead with mini park facilities at BNSF regional trail and Lake Bellevue.
Size: 1 acre

T-2: Trail Head – 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 multipurpose trails.
Size: 1 acre

M-1: Mini Park – 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.
Size: 1 acre

M-2: Mini Park – Centrally located between Bel-Red Road, 156th Avenue NE, and NE 20th Street. Incorporates mini park facilities to serve node.
Size: 1 acre

M-3: Mini Park – 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.
Size: 1 acre

C-1: Community Park – 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.
Size: 17 acres

Major Indoor Recreation Facility – 150,000 square feet; Components could include sports, health and fitness facilities and major aquatic center, together with companion outdoor sports facilities. Location not shown on map.
Size: 10 acres

BelRed Environmental and Trail Project List

West Tributary Riparian Corridor & Neighborhood Park – Restore 100-foot-wide 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.
Length/Size: 6350 lf stream / 27-acre riparian corridor

Goff Creek Riparian Corridor – 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 stormwater capacity. Restore fish passage.
Length/Size: 4200 lf / 1.5 acres

Kelsey Creek Tributary Riparian Corridor – 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.
Length/Size: 2000 lf / 12 acres

Valley Creek Riparian Corridor – Restore a 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.
Length/Size: 500 lf / 3 acres

Sears Creek Riparian Corridor – 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.
Length/Size: 1300 lf / 8.5 acres

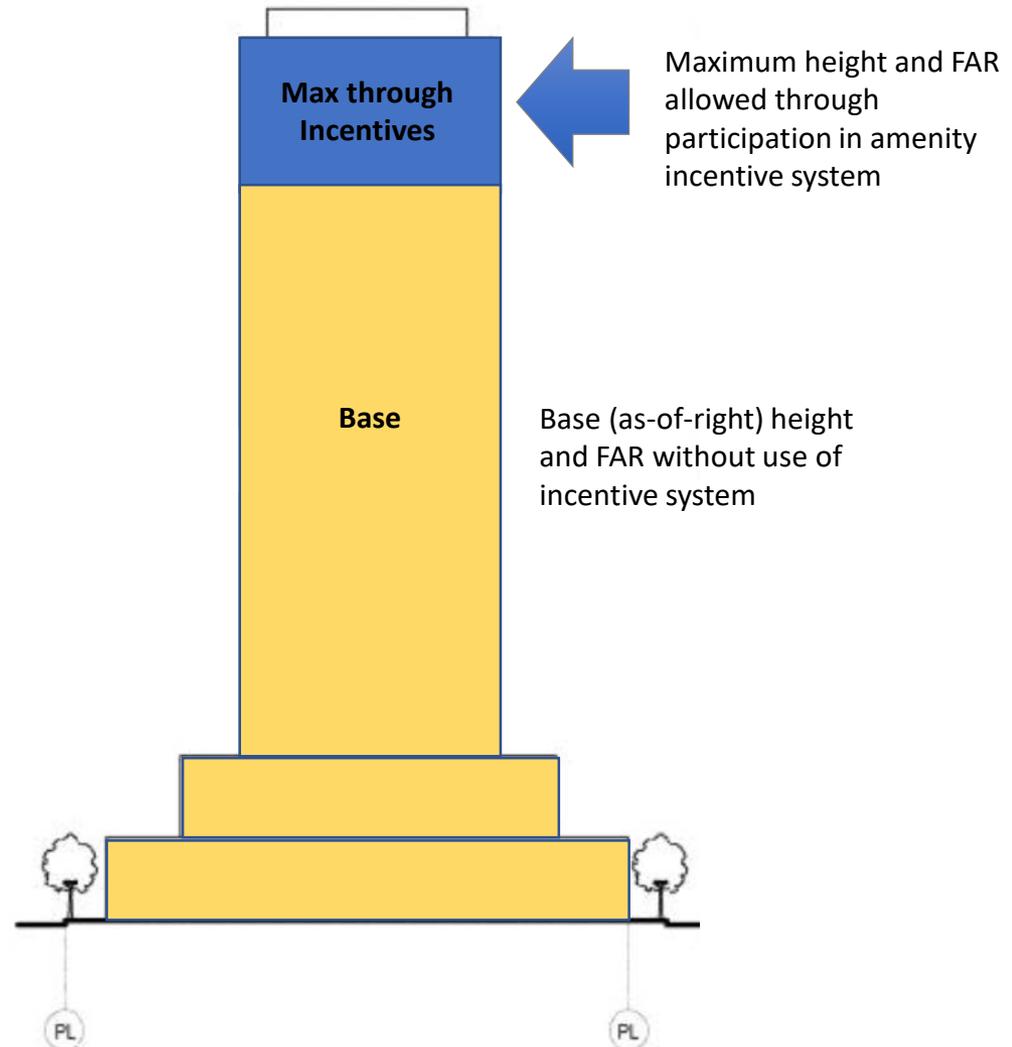


Incentive Systems: Downtown

All New Development

Must meet new upgraded requirements in the form of:

- Development standards
- Design guidelines



Incentive Systems: Downtown

Council-Adopted First Tier Amenity List: Public Open Space Features

#1 Major Pedestrian Corridor and Major Public Open Space

- Pedestrian Corridor extended to 112th Avenue NE
- Future updates to incorporate Grand Connection

#2 Outdoor Plaza

- Additional bonus for Northwest Village and City Center North neighborhoods
- Additional bonus for large plazas (10K sq ft +) designed for public assembly

#3 Donation of Park Property

- Additional bonus if park property located in Northwest Village or East Main neighborhoods

#4 Improvement of Public Park Property

- Additional bonus if park located in Northwest Village or East Main neighborhoods

#5 Enhanced Streetscape

- Additional bonus for Old Bellevue, City Center South or East Main neighborhoods

#6 Active Recreation Area

#7 Enclosed Plaza

#8 Alleys with Addresses

- Bonus focused on Northwest Village, City Center South and East Main neighborhoods

Incentive Systems: Downtown

Second Tier: Other Amenities

- #9 Free-standing Canopies
- #10 Pedestrian Bridges
- #11 Performing Arts Space
- #12 Public Art
- #13 Water Feature
- #14 Historic Preservation of Physical Sites/Buildings
- #15 Historic and Cultural Resources Documentation
- #16 Neighborhood Serving Uses
- #17 Sustainability Certification
- #18 Flexible Amenity

Incentive Systems: In-lieu fee

- Developers decide, based upon city plans and the land use code whether to construct amenities on-site or pay in-lieu fee option
- If in-lieu fee, the amount is calculated as the project is reviewed for compliance with the land use code
- The payment is due when building permit issued
- Based on the timing and amount of collection, the city can determine the appropriate capital project to which fees can be applied as part of the CIP budget process

Incentive Systems: Performance

- BelRed
 - Although adopted in 2009, re-development has only recently begun
 - 1,700 housing units have issued or pending permits, 94 of which meet affordable housing amenity with over \$500,000 collected for in-lieu fees for affordable housing
 - \$1.3 million collected by Development Services for in-lieu fees for parks and streams. Funds have not been assigned to a capital project.
- Downtown
 - Council adopted new code on October 16, 2017 – no projects have yet applied under the new code

2008 Voter Initiative: Park Board Role

- City Council regularly discussed options for a Parks ballot measure following defeat of 2002 Bond
 - Examples included Parks-Arts (2005), Parks-Schools (2006), and King Co Parks (2007)
 - Additional Context: 1988 Park Bond about to expire, national economic recession and housing bubble (2007-2009), and 2008 Presidential Election
- City Council requested that Park Board conduct a public outreach process to gauge community support for a 2008 ballot measure (advisory role)
 - Outreach included community events, on-line survey, and public hearing (Fall 2007)
 - Park Board reported findings to Council (January 2008)

2008 Voter Initiative: Park Board Role

- Council met throughout year to make necessary decisions for a November election, including project list, funding mechanism (bond/levy), and final go/no go decision

*Several board members volunteered as individuals on “Bellevue Parks Yes” campaign committee (not City sponsored)