

RE-Envisioning Bel-Red

A Case Study in Planning for Sustainability

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Greening in Place Conference
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When we try to pick out anything by itself, we find it hitched to everything in the universe

John Muir. 1892

This book is a personal testament to the power of sun, moon, and stars, the changing seasons, seedtime and harvest, clouds, rain and rivers, the oceans and the forests, the creatures and the herbs. They are with us now, co-tenants of the phenomenal universe, participating in that timeless yearning that is evolution, vivid expressions of time past, essential partners in survival and with us now involved in the creation of the future.

...Man is that uniquely conscious creature who can perceive and express. He must become the steward of the biosphere. To do this he must design with nature.

Ian McHarg, Design with Nature, 1969

The key to making substantial greenhouse gas reductions and stemming global warming is to encourage smarter development patterns rather than sprawl

Reid Ewing, National Center for Smart Growth, 2008

Smart Growth

Transit Oriented Development

Low Impact Development

Energy Conservation

LEED-Neighborhood Design

Biodiversity Conservation

Climate Change

Ecological Restoration

Growing Cooler

Pollution Prevention

Conservation Design

Sustainable Development

Best Management Practices

Ecological Indicators

Growth Management

Place-making

Green Infrastructure

Transfer Of Development Rights

Convergence

Principles for Green Planning

- Location
- Design with nature--Protect/restore natural features
- Diversity of uses
- Compact development form
- Reduce auto dependence/transportation choices
- Walkability
- Sense of place
- Green construction & technology
- Green stormwater management
- Community and stakeholder collaboration

Summary of Project

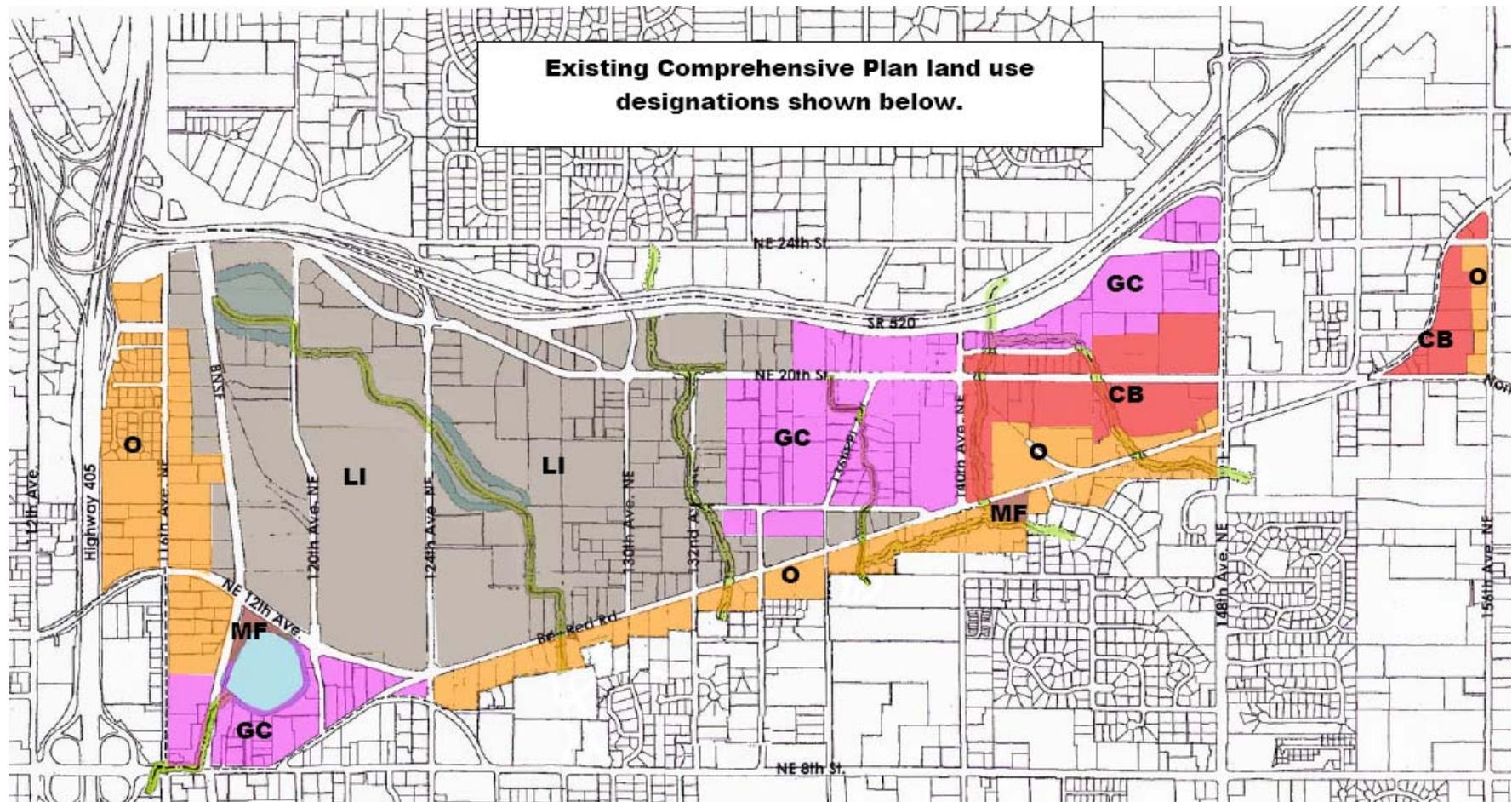
- Long-range plan update for Bel-Red Corridor (launched by City Council in August, 2005)
- Coordinated land use/transportation plan
- Identify preferred routing and station locations for light rail (being considered in East Link project)



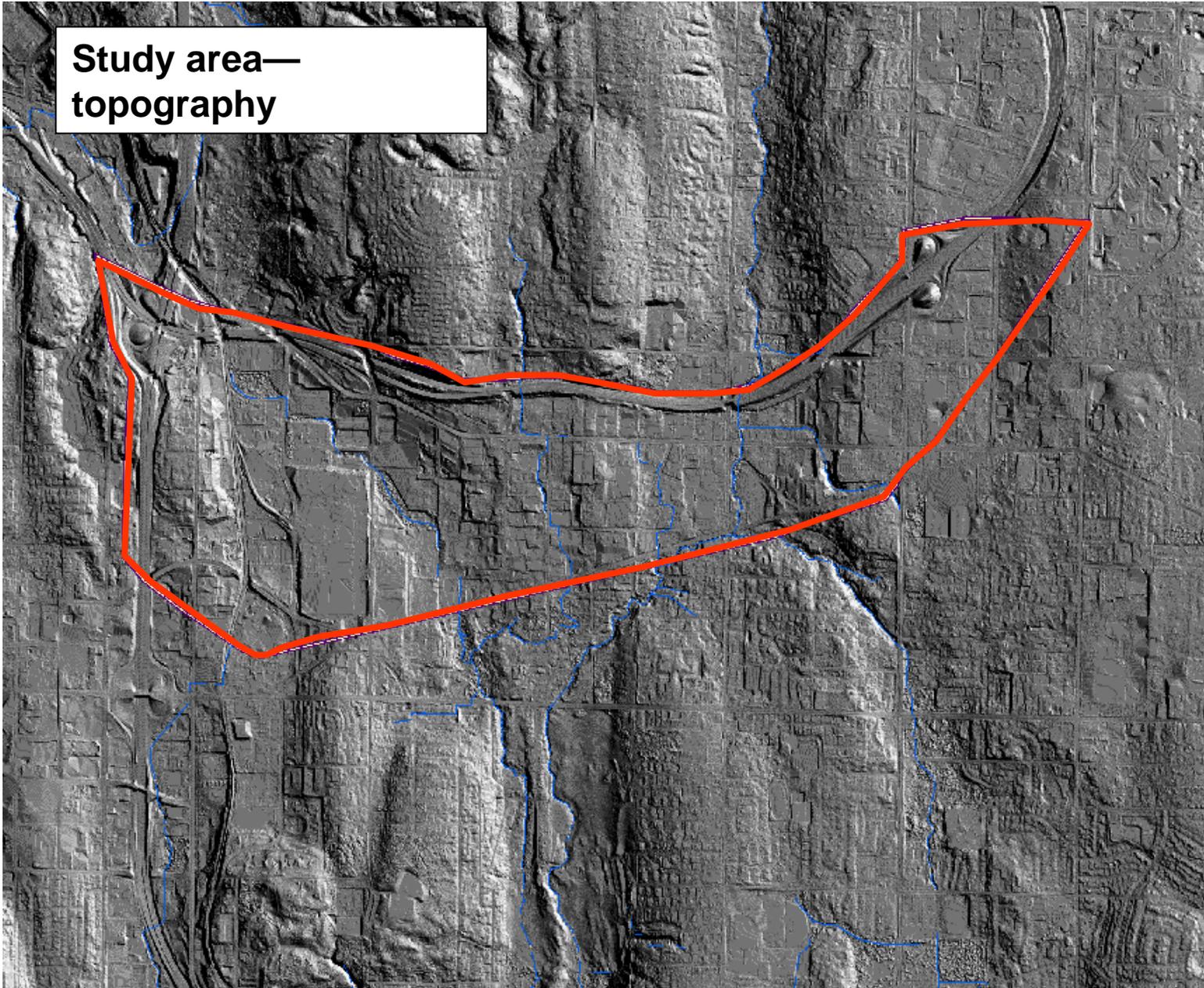
Study Area Context



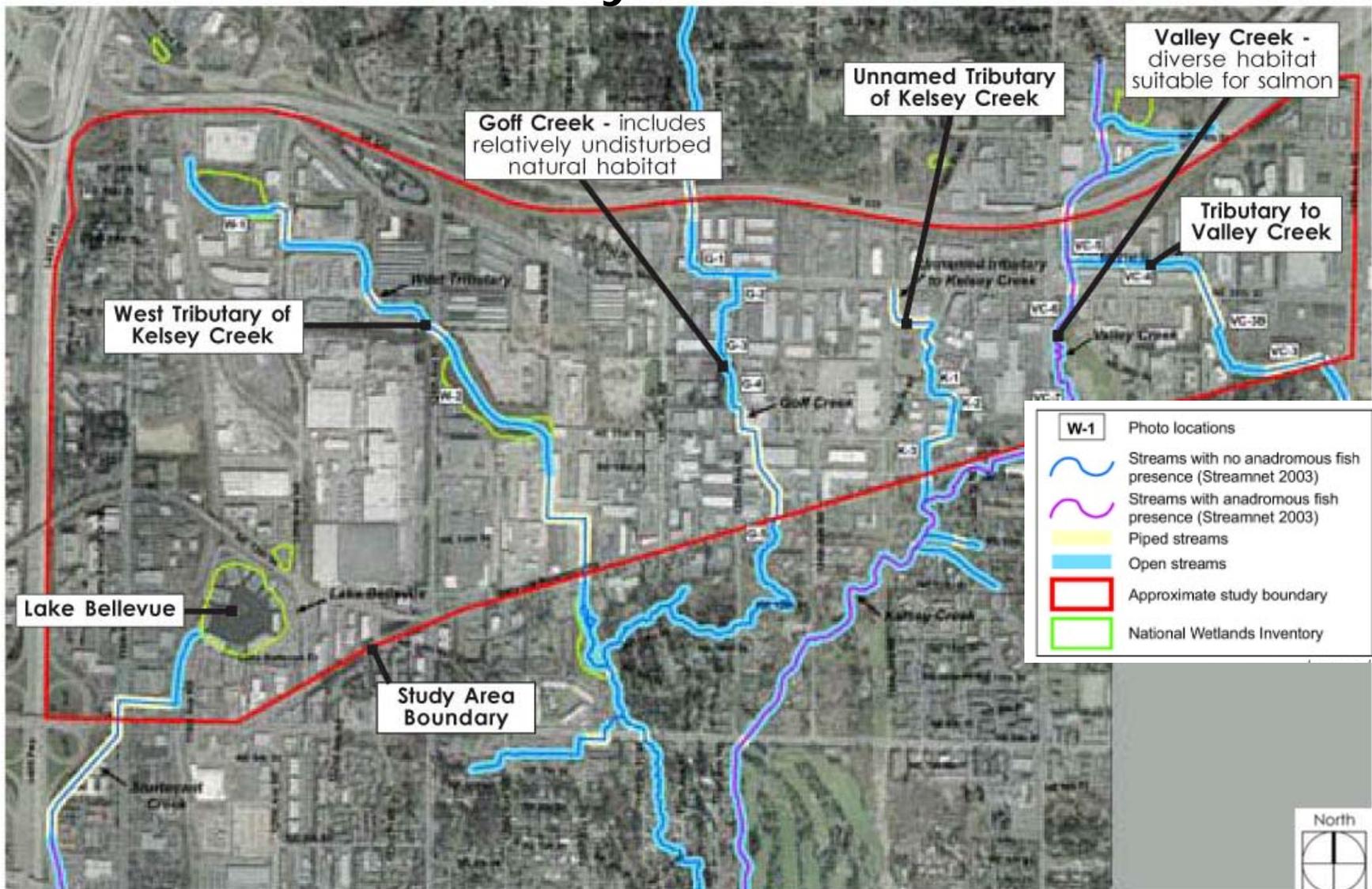
Existing Plan and Zoning



**Study area—
topography**



Stream Characterization Headwaters of Kelsey Creek



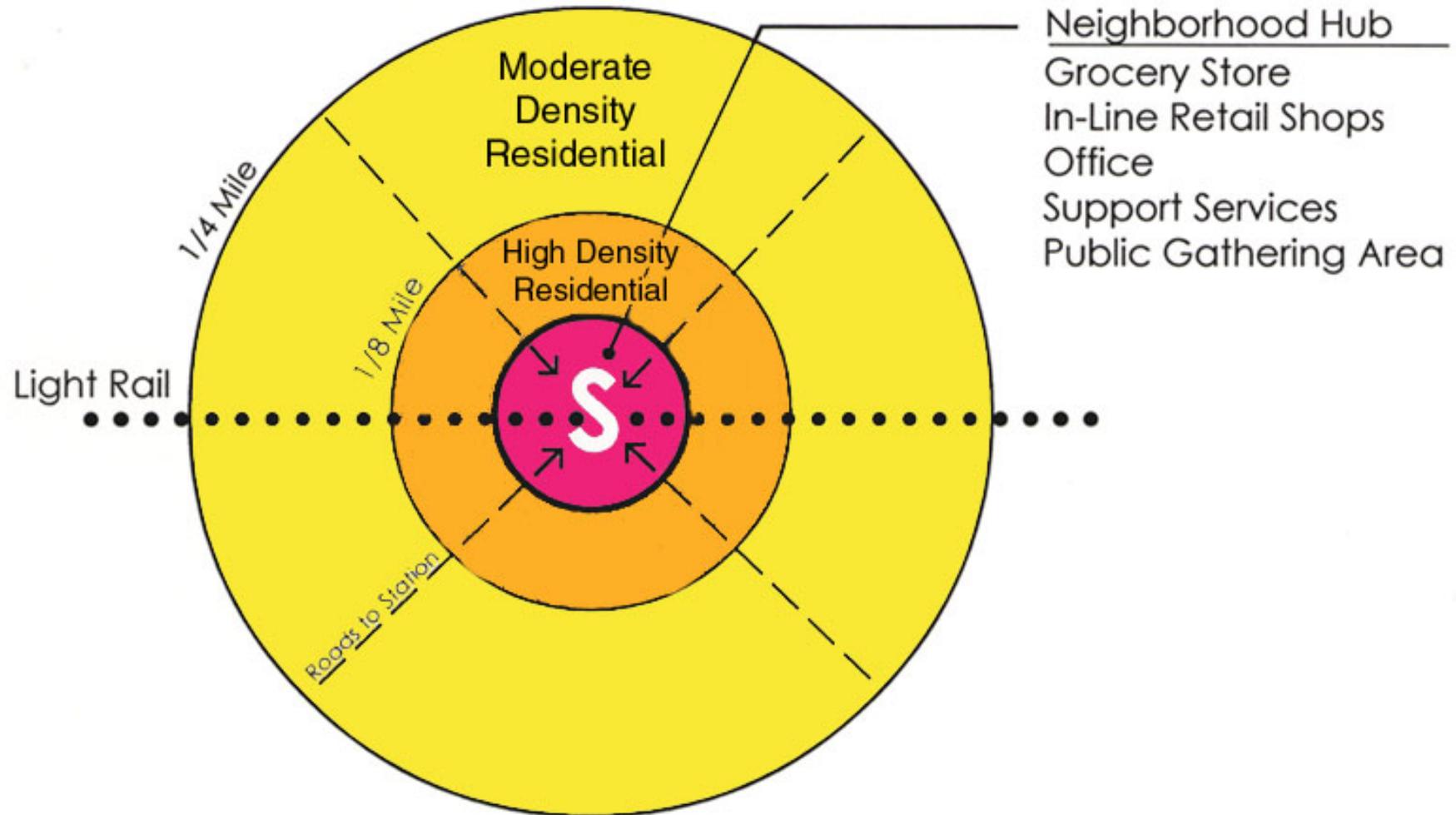
Market Forecast

Use	Higher End	Mid-Level	Lower End
Commercial (Office, Retail)	4.5 million sf (4 million office, 500K retail)	3.5 million sf (3.2 million office, 300 K retail)	2.5 million sf (2.3 million office, 200 K retail)
Housing	5,000 units	3,500 units	2,000 units

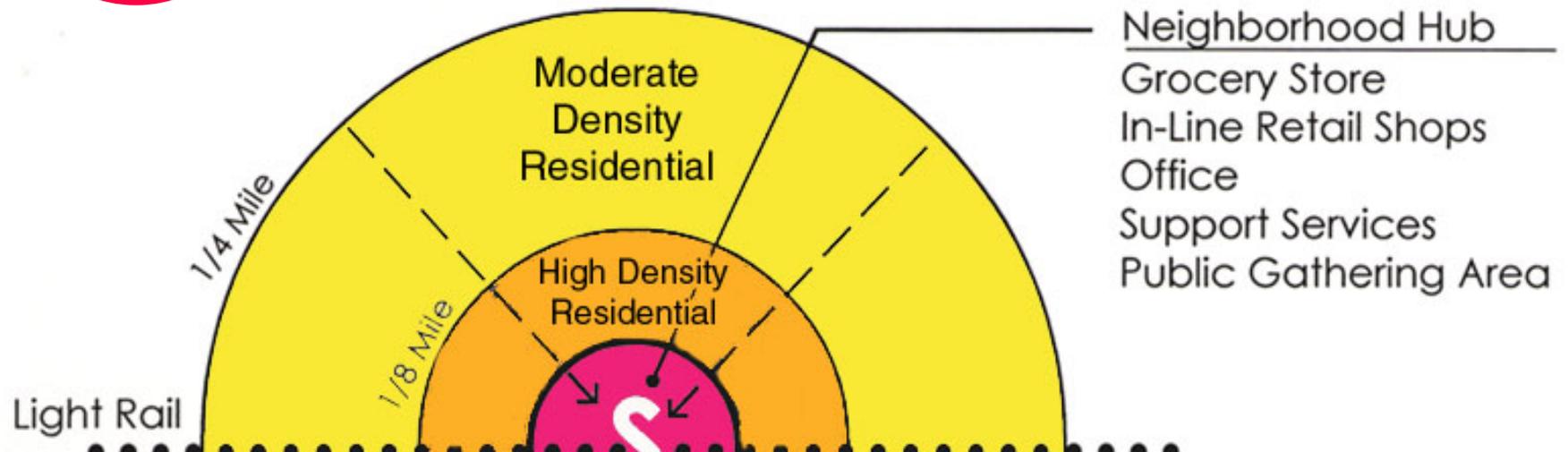
Ranges of Development in Alternatives:

- **Mid-Range:** 3.5 million square feet commercial, 3,500 housing units
- **Higher Housing, Lower Employment:** 2.5 million square feet commercial, 5,000 housing units
- **Higher Employment, Higher Housing:** 4.5 million square feet commercial, 5,000 housing units.

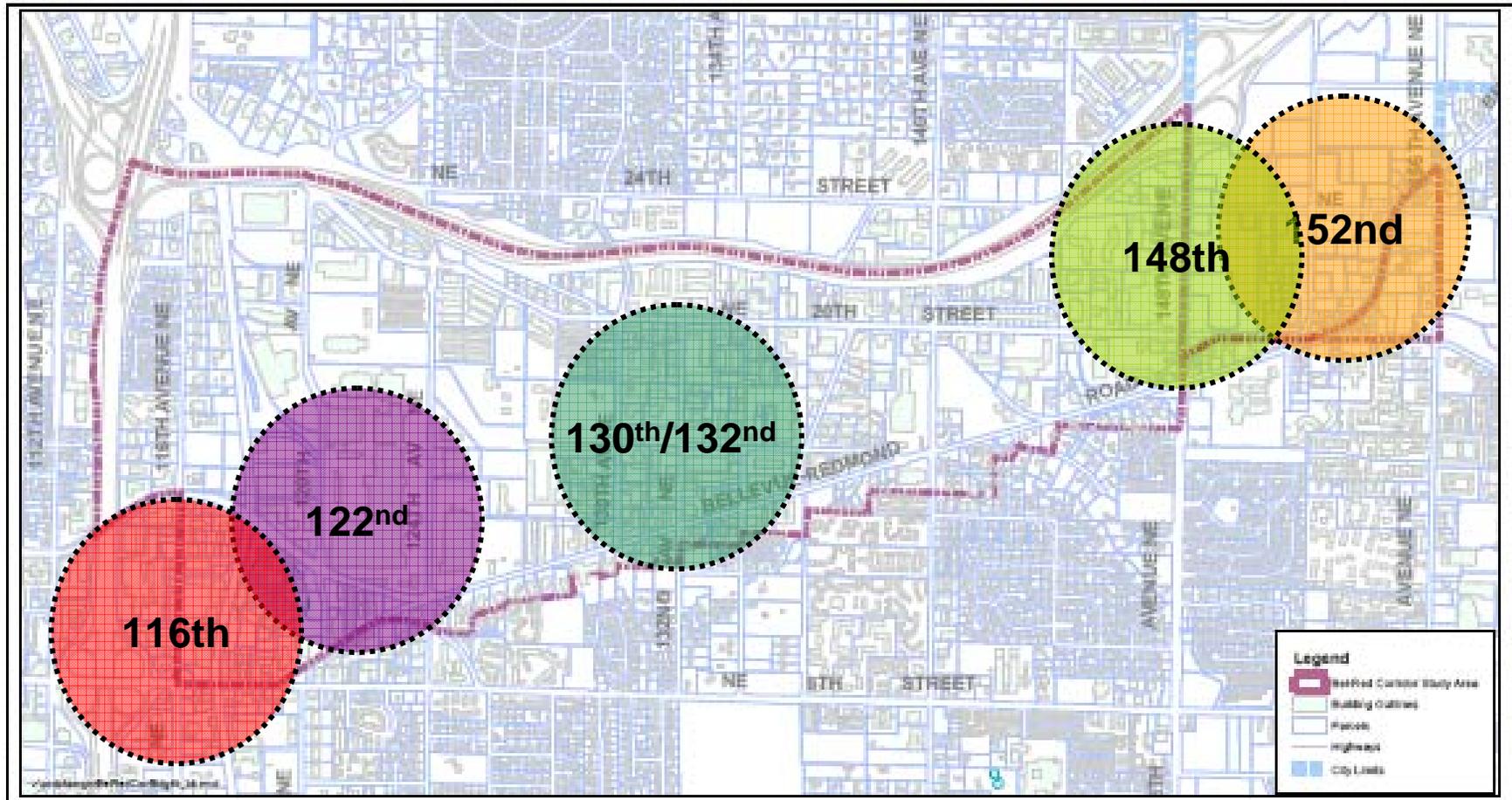
TOD--Ideal Station

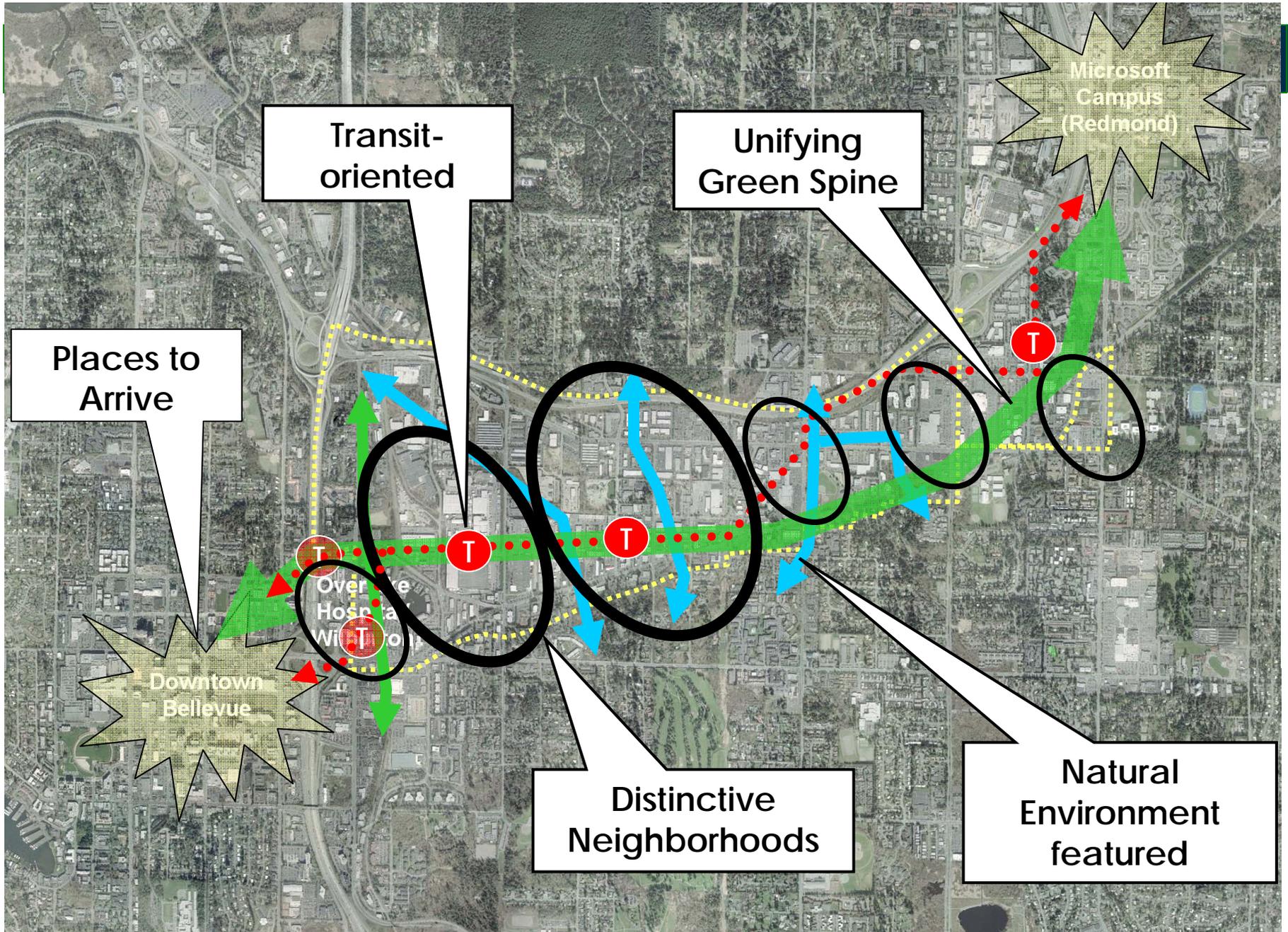


~~Ideal Station~~



Potential TOD/Mixed Use Nodes





Fundamental Concept

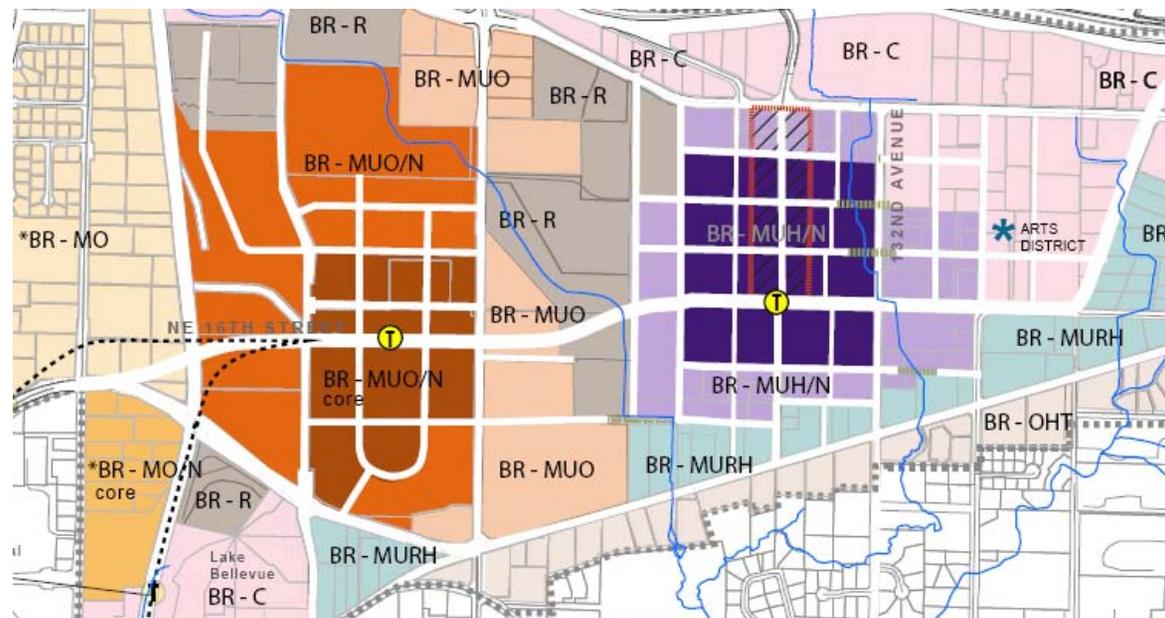
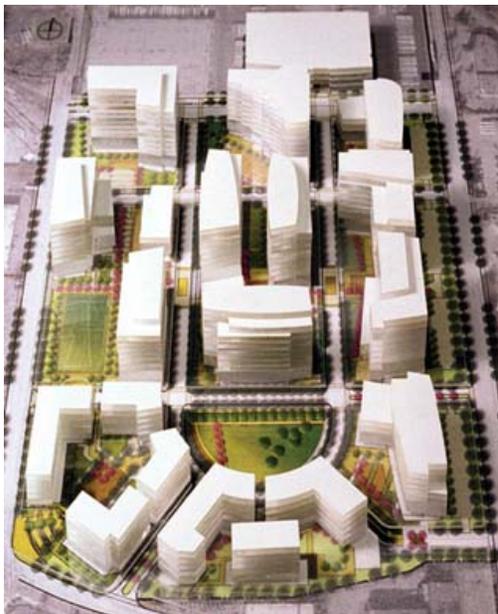
Transit Oriented Nodes

122nd Station Area (103 acres)

- Office focus with residential and retail uses
- Spring District proposal
- Provision being contemplated for 20% residential in projects 5+ acres

130th Station Area (82 acres)

- Mix of residential and retail uses
- Limitations on office intensities
- Pedestrian-oriented retail street on 130th Avenue
- Most parcels under 3 acres in size



“Great Streams” Vision

- Improve ecological function
- Create wider riparian corridors
- Allow human interaction with streams
-“Place-making”
- Look for “Opportunity Areas” - co-locate parks, trails, bike paths, stormwater facilities within stream corridors
- Integrate ecological improvements in transportation, stormwater and parks projects



West Tributary

- Wetland/wildlife focus
- Stormwater management
- Passive recreation
- Environmental education
- Trail network



Existing Conditions



“Great Streams” Vision

Goff Creek

- Stream feature part of urban development
- Salmon spawning
- “Green infrastructure”
- Open space

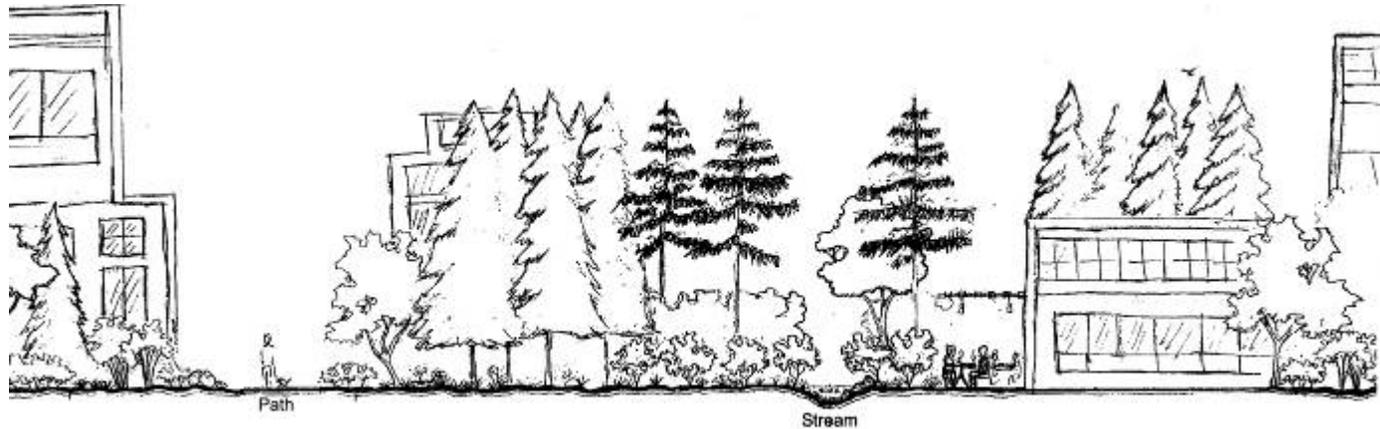


Existing Conditions

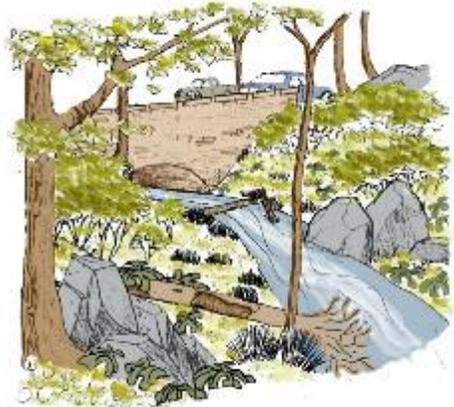


“Great Streams” Vision

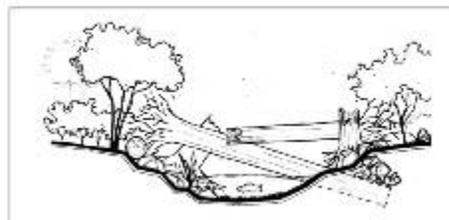
Developing Conceptual Design



Riparian Corridors



Fish passage
& habitat

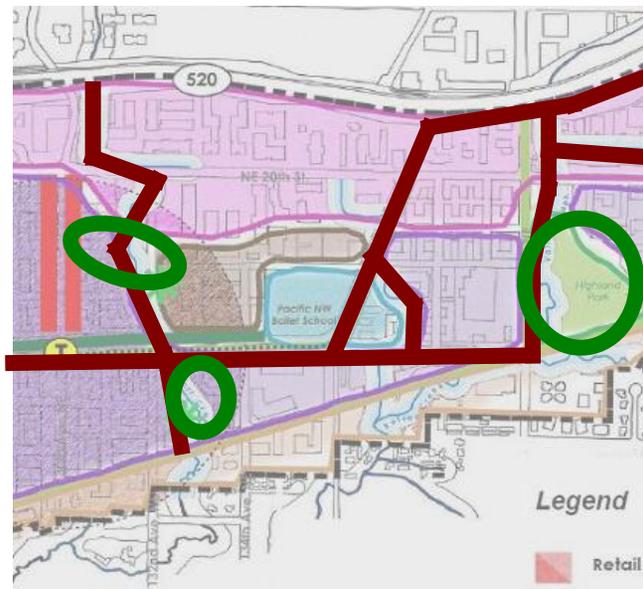
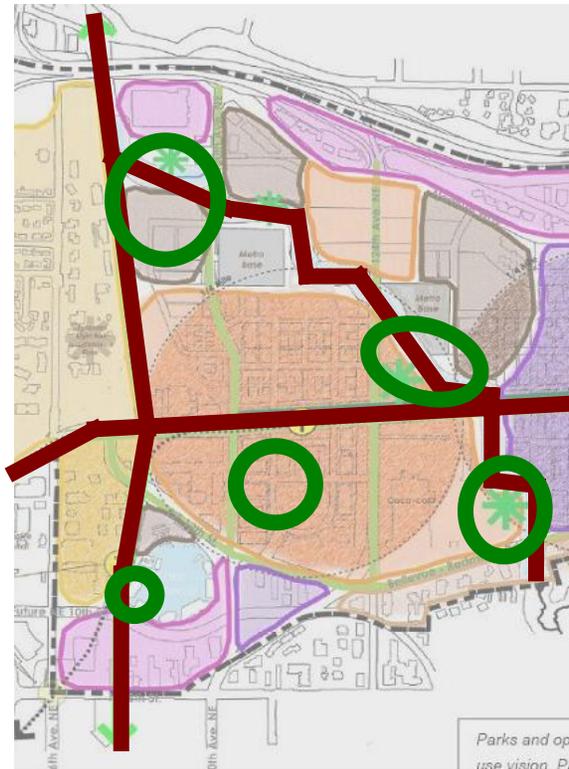


Trails and
Features

Draft Key Projects with Multiple Benefits



Park & Open Space Concept – Composite

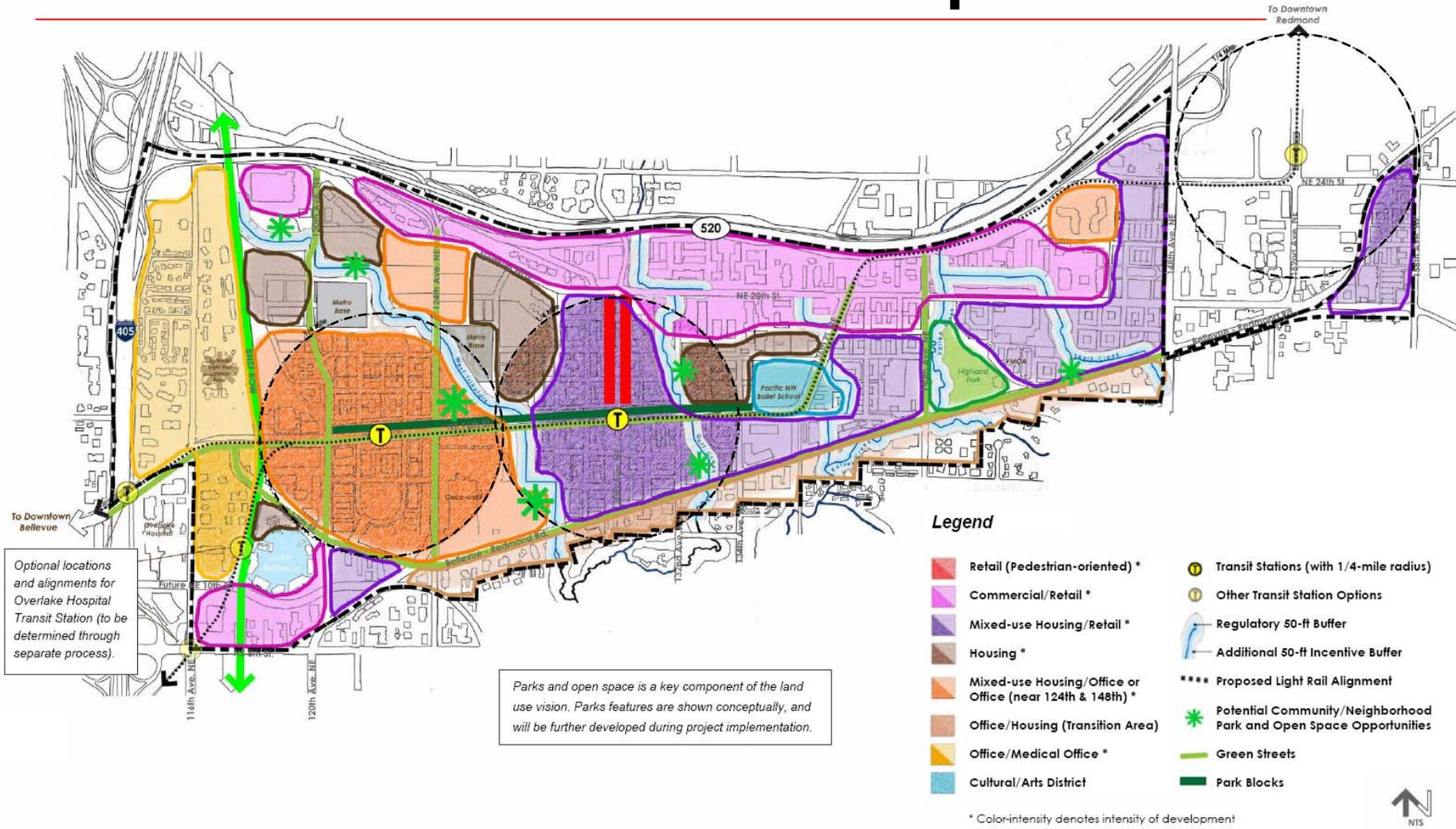


Parks, Open Space & Trail System

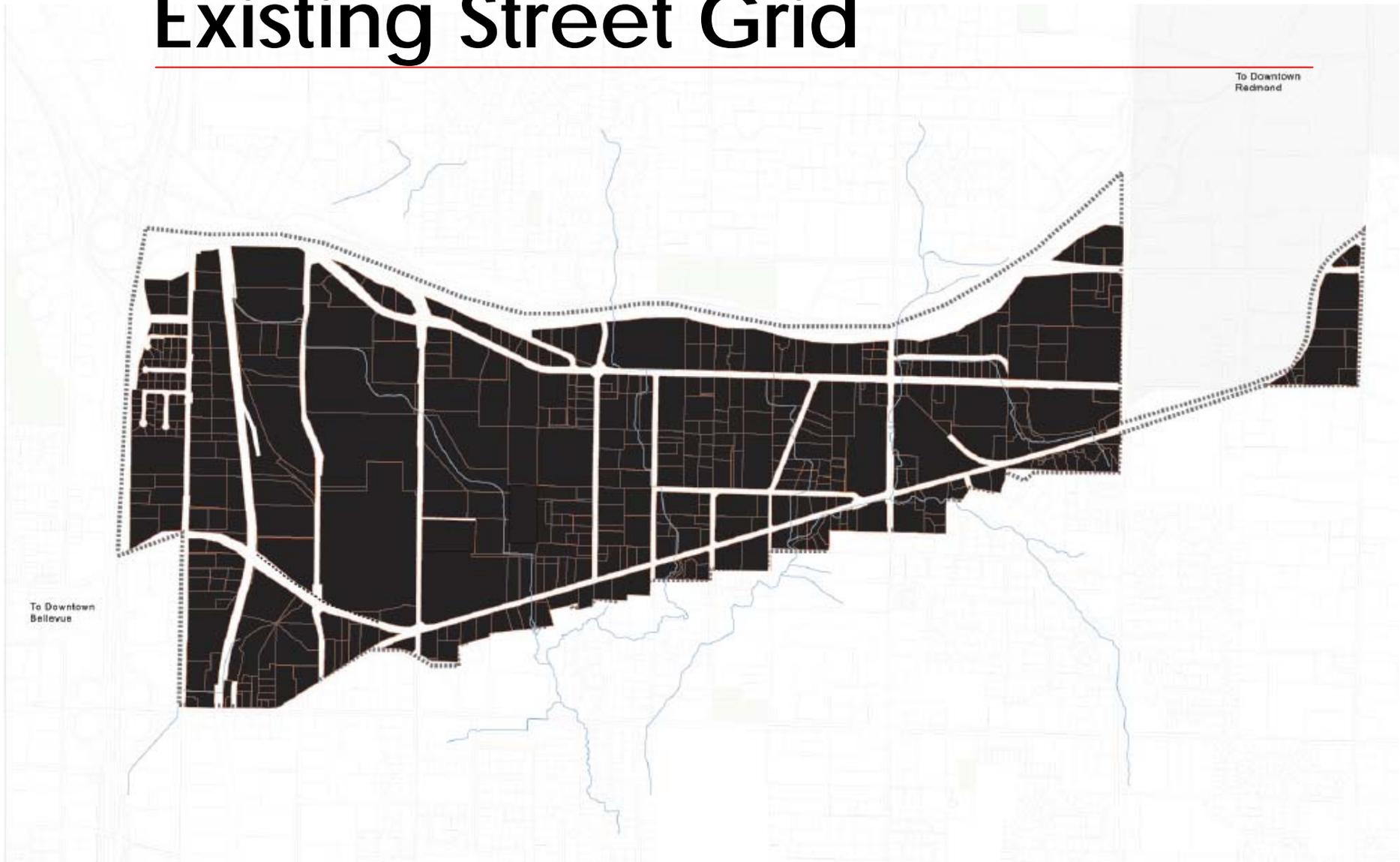


\$16M first phase investment

Preferred Alternative Map

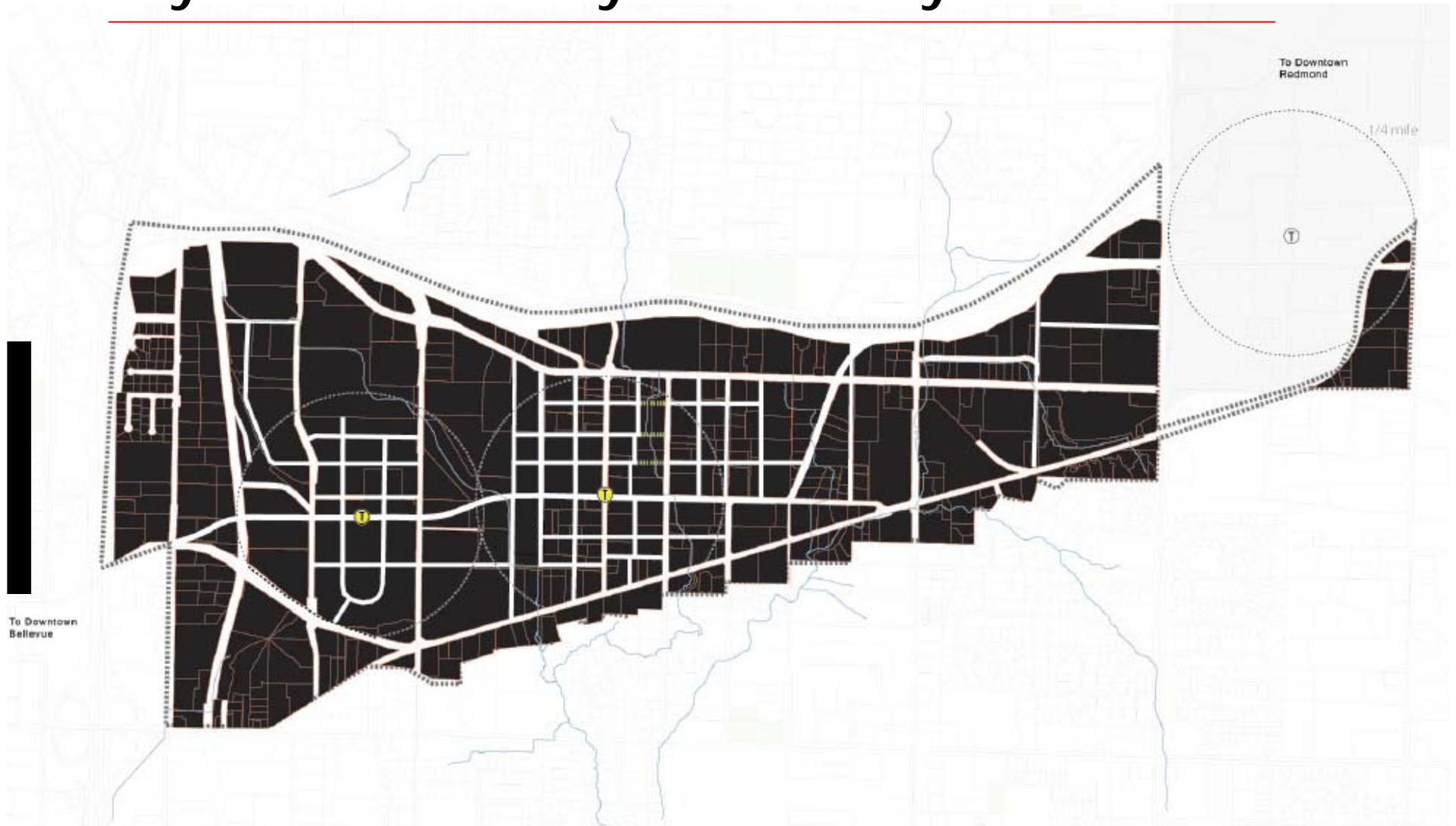


Existing Street Grid



Finer Local Street Grid w/in Nodes

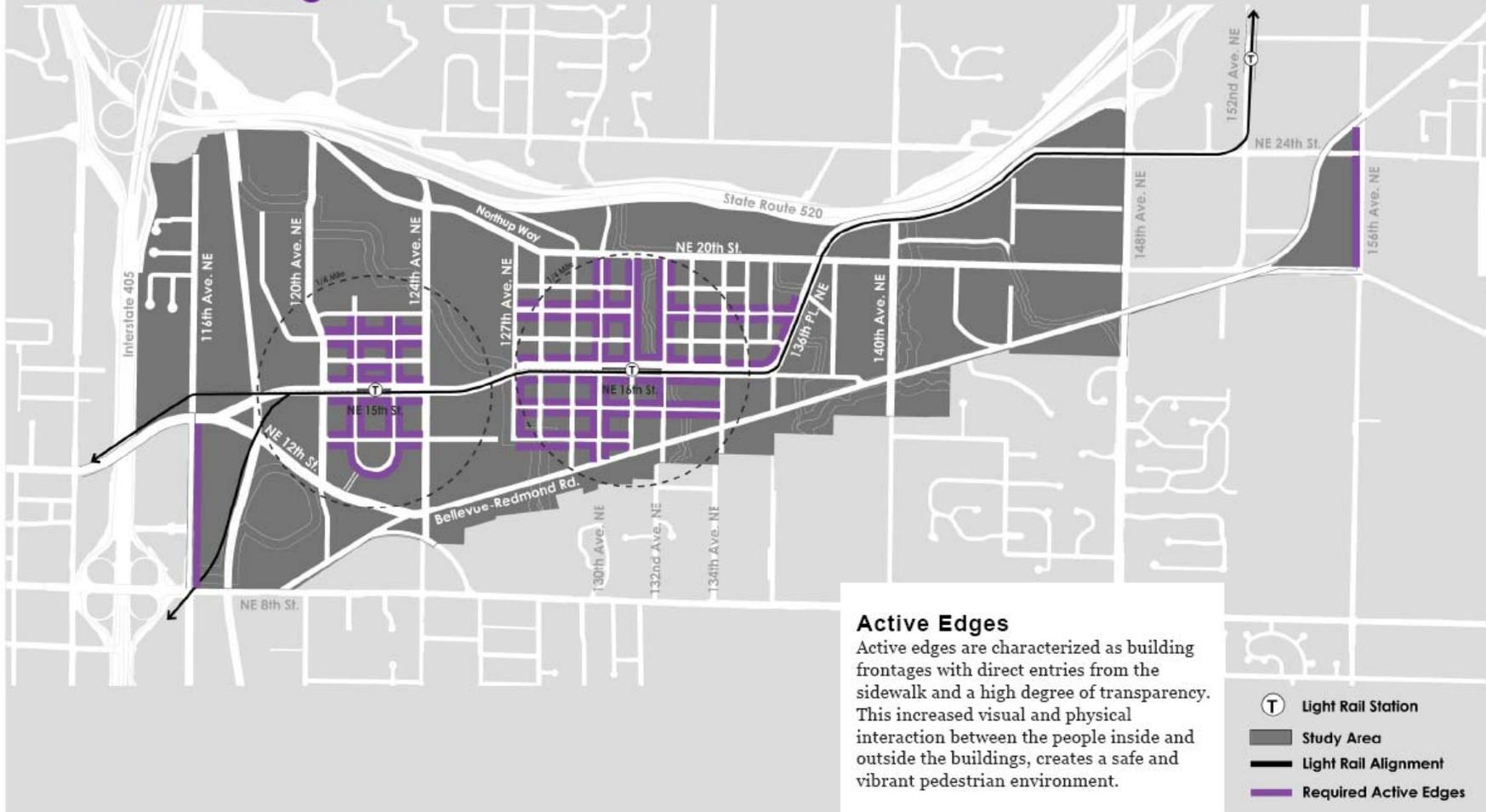
Key to Connectivity/Walkability



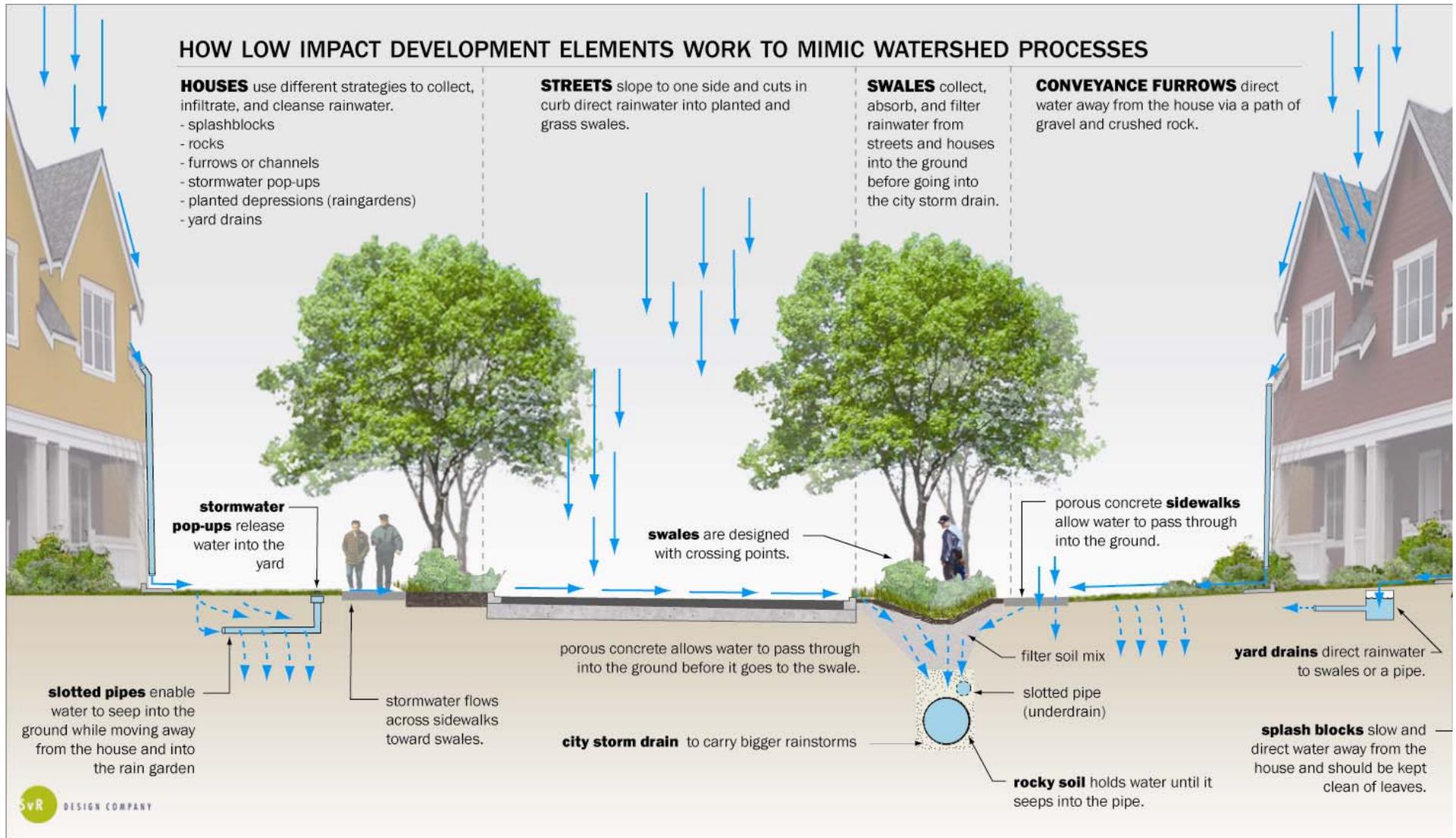
Elements of Walkability

attachment 5

Bel-Red Subarea
draft **active edges**



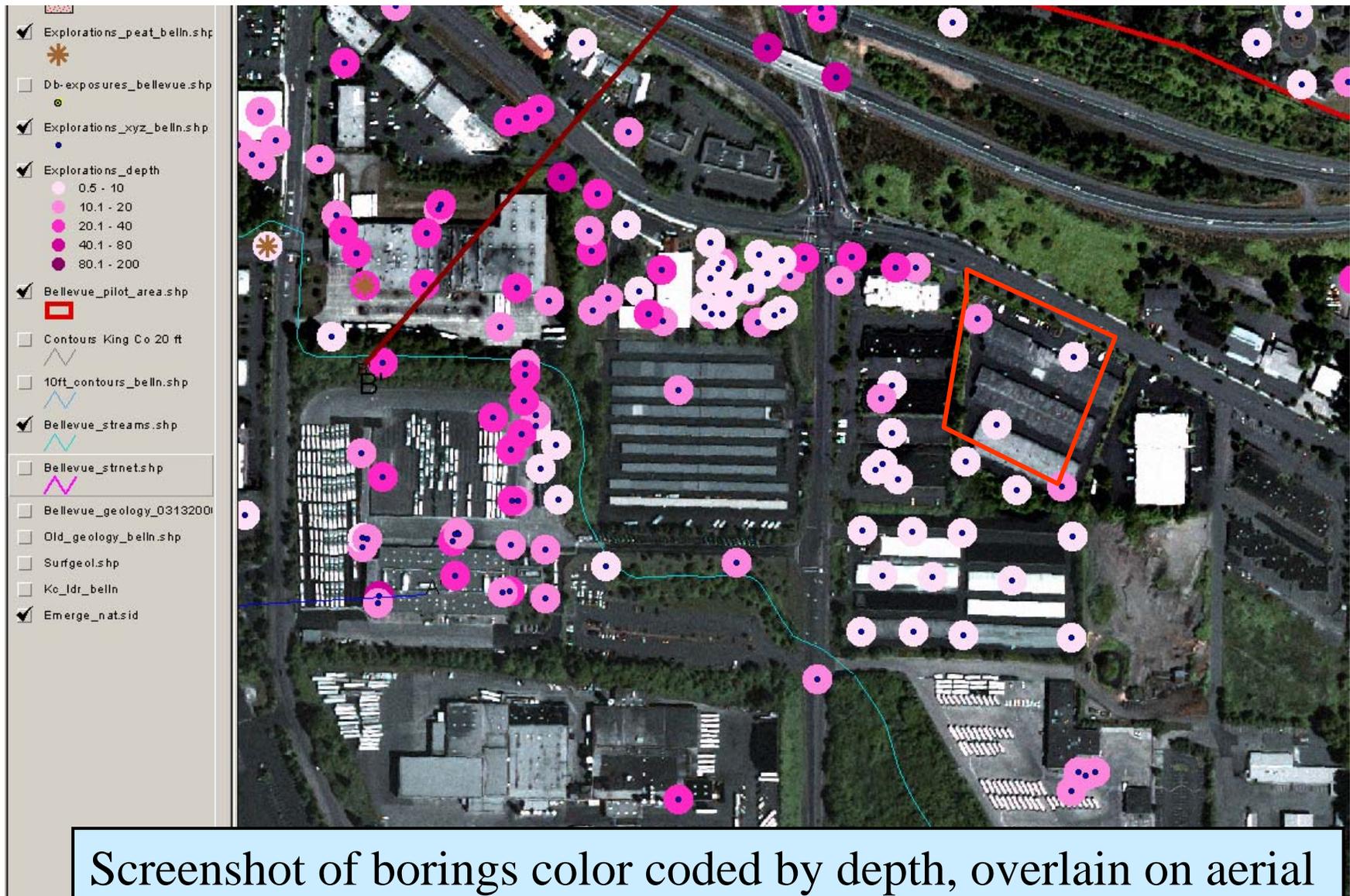
Hydrologic Dispersal with LID (generic diagram)



Potential Low Impact (Re)Development Elements -- Public and Private Projects

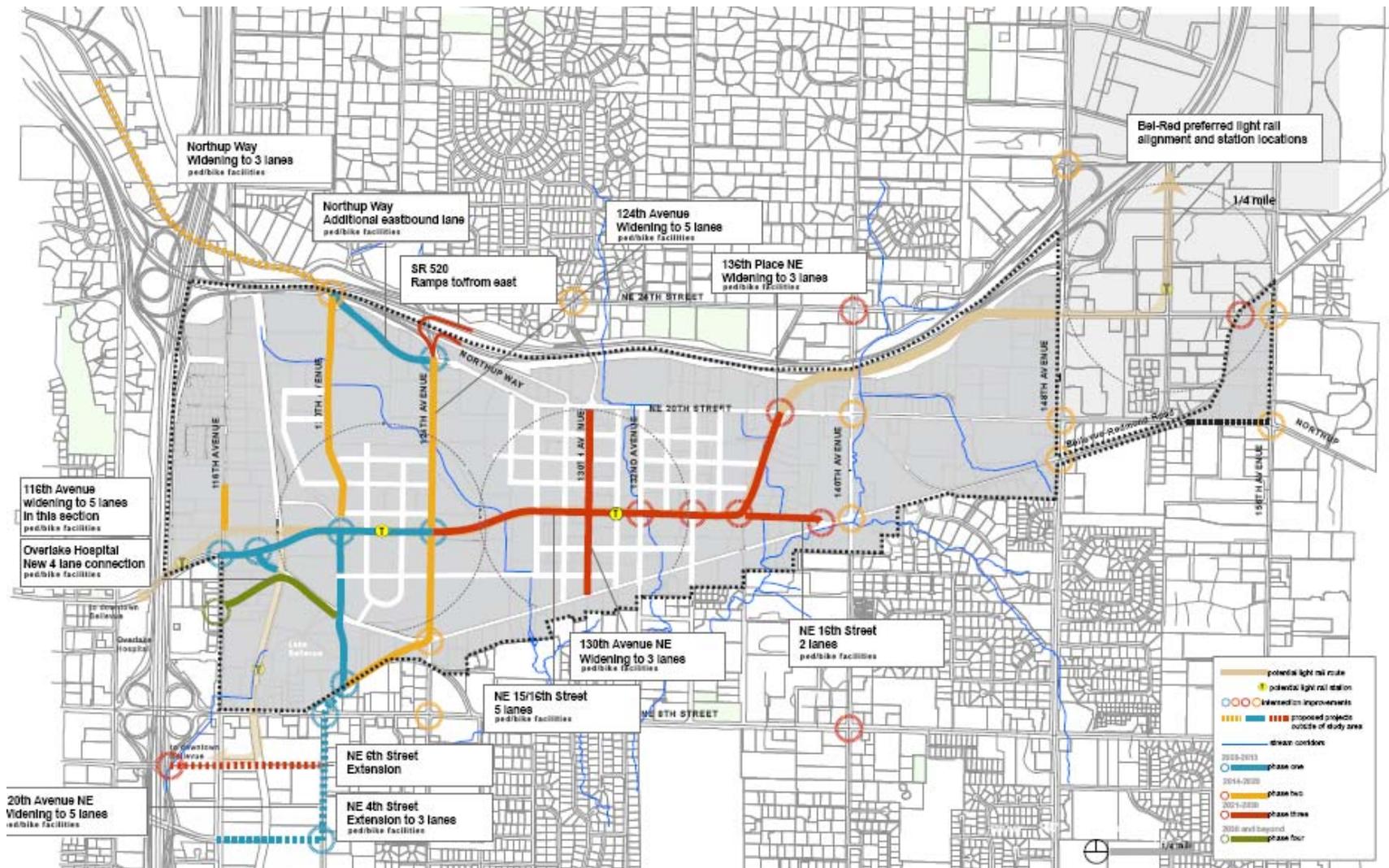
- Bioretention
 - Natural Drainage Swales
 - Stormwater Planters
 - Rain Gardens
- Permeable Pavement
- Vegetated Roofs
- Small Scale Surface Detention





Screenshot of borings color coded by depth, overlain on aerial coverage, one of many of the City's GIS themes.

Draft Transportation Phasing



NE 15th/16th Key Design Elements

- Key new urban arterial with light rail and green infrastructure
- 4/5-lanes with light rail in the median
 - Interim 2/3 lane configuration with outside lanes for on-street parking or bus use that can be converted to general auto use in the future to meet capacity needs.
- Wide (urban scale) sidewalks both sides
- Multi-purpose off-street pedestrian and bicycle path – continuous on the north side
- Connective “green” elements: urban open spaces; significant tree canopy; natural drainage practices; and landscaping



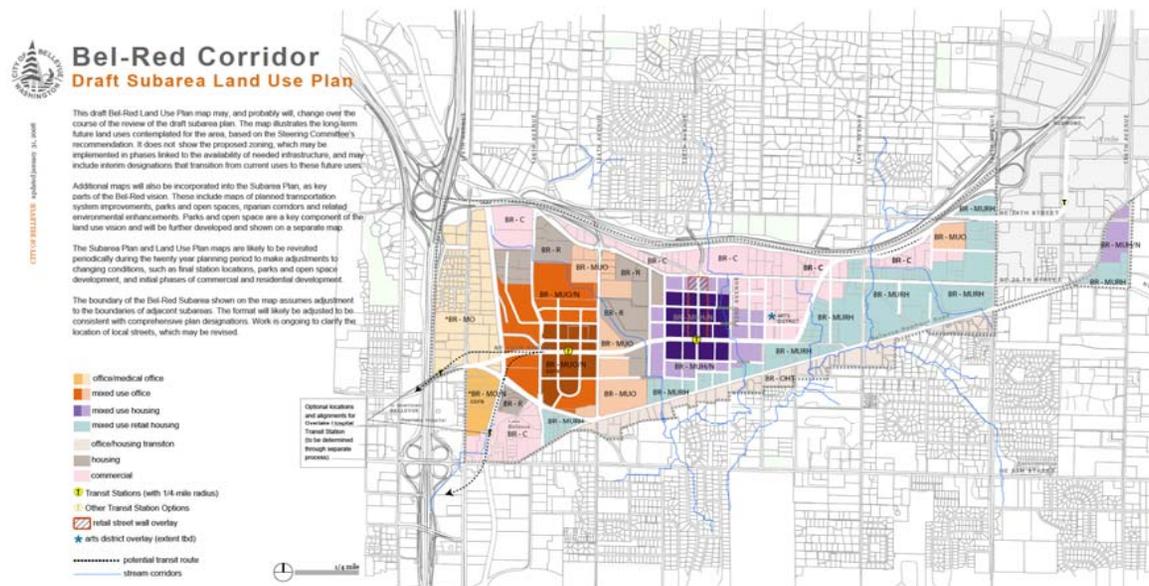
NE 15th/16th Existing Condition





Draft Bel-Red Subarea Plan

- Guiding policy document
- Directs that most new development occurs in **mixed-use, transit-oriented nodes**
- Supports multi-modal transportation system, with light rail as a key element
- Delineates parks and stream restoration projects
- Addresses a wide framework of other policy and implementation



Bel-Red Subarea Plan

- Develop a sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past.
 - A thriving economy
 - Vibrant, diverse neighborhoods
 - A comprehensive, connected parks and open space system
 - Environmental improvements
 - A multi-modal transportation system
 - A sense of place
 - A unique cultural environment
 - Appropriate scale of development
 - Timing of development
 - Sustainability



Housing Goal

- Create a diversity of housing types and prices, including a significant share of “workforce housing.”
 - Encourage a diversity of housing types
 - Promote owner and rental affordability with targets for:
 - Low income households
 - Moderate income households, and
 - “Work force” household above the low and moderate levels
 - Integrate with a citywide approach



Implementation Strategy: Key Elements

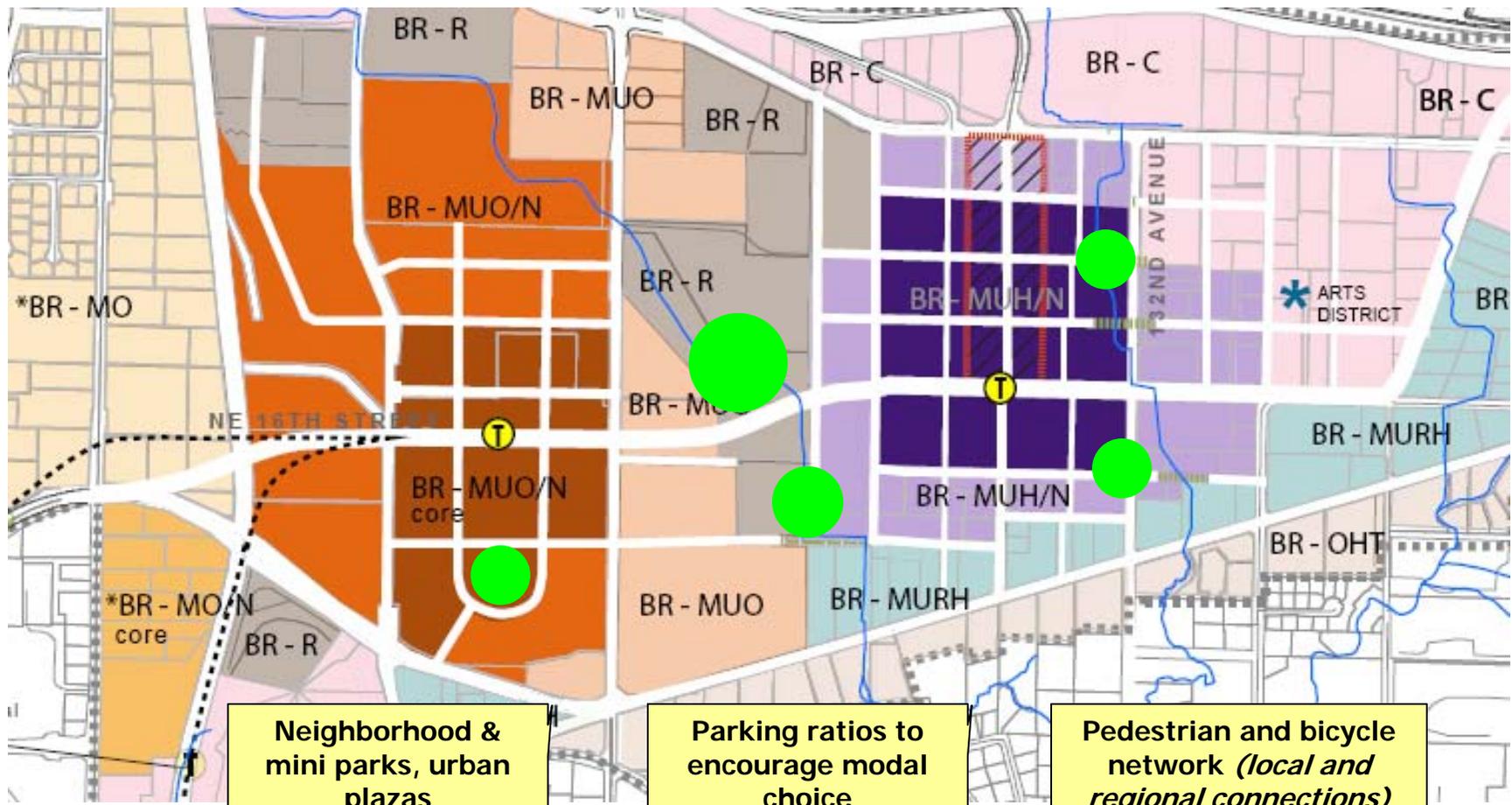
- Comprehensive Plan Amendments
- Land Use Code, Design Guidelines
- Zoning
- Phasing Plan
- Financing Plan and Ordinances
- Infrastructure Development Standards
- Bellevue/Redmond Growth Impact Reconciliation/New Interlocal Agreement

New street grid,
300-350 foot
block faces

FARs up to 3.5
*(through
incentives)*

Building heights up to
150 feet *(through
incentives)*

Required ground-floor
commercial/retail on 130th
and fronting NE 15th/16th



Neighborhood &
mini parks, urban
plazas

Parking ratios to
encourage modal
choice

Pedestrian and bicycle
network *(local and
regional connections)*

Draft Zoning Incentive System



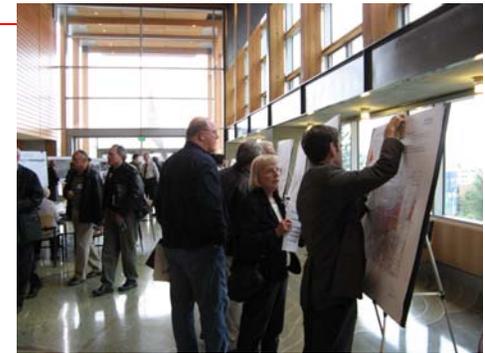
- Ambitious Incentive Zoning strategy will be a key contributor to parks, stream restoration, affordable housing
- Tiered system – Tier 1 funds parks, streams, and affordable housing first
- Tier 2 includes art uses, child care, non-profit space, public restrooms, public art, plazas, LEED gold/platinum, active recreation areas, and natural drainage features.

Regional TDRs

- Subarea Plan: *“consider the Bel-Red Subarea as a potential receiving site for regional Transfer of Development Rights (TDRs), as a means to achieve conservation of rural resource lands outside the Countywide Urban Growth Boundary”*
- Now exploring with King County a mechanism to accomplish this as part of the incentive zoning system

Public Process

- Three-year planning process
- Council-appointed Steering Committee
 - Final committee recommendation September 2007
- Preparation of Draft EIS and Final EIS; analysis of a range of alternatives
- Broad public involvement
 - 7 community-wide meetings
 - Series of panel discussions with business and property owners
 - Formal public hearing w/340 individual comments on hearing drafts
 - Regular City Council updates and briefings
 - Unprecedented involvement of 6 City boards/commissions, including 2 joint meetings



Bel-Red: A Vision for 2030

