

DRAFT BELLEVUE COMMUNITY PLAN

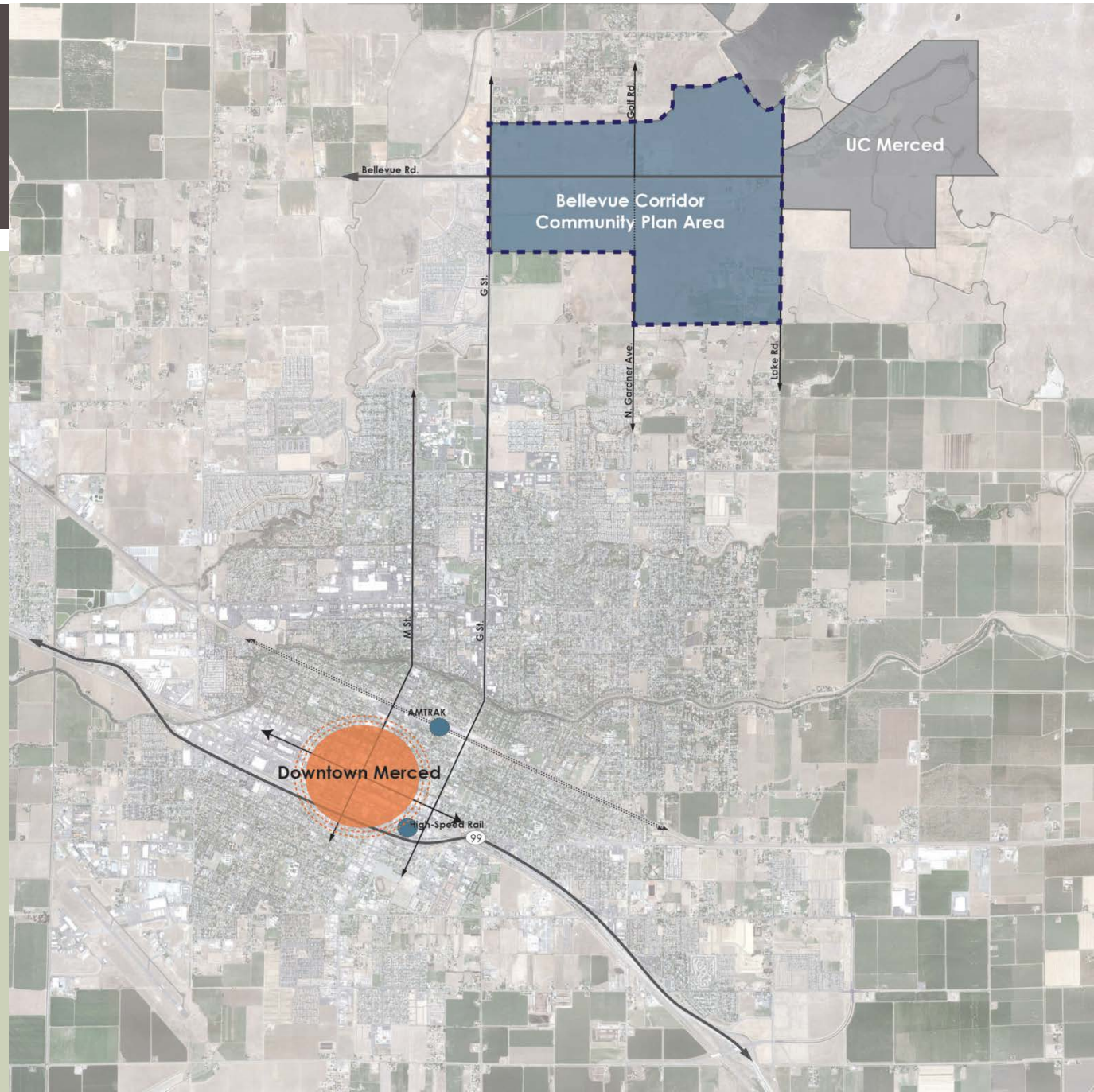


**EDAC Presentation
April 29, 2014**

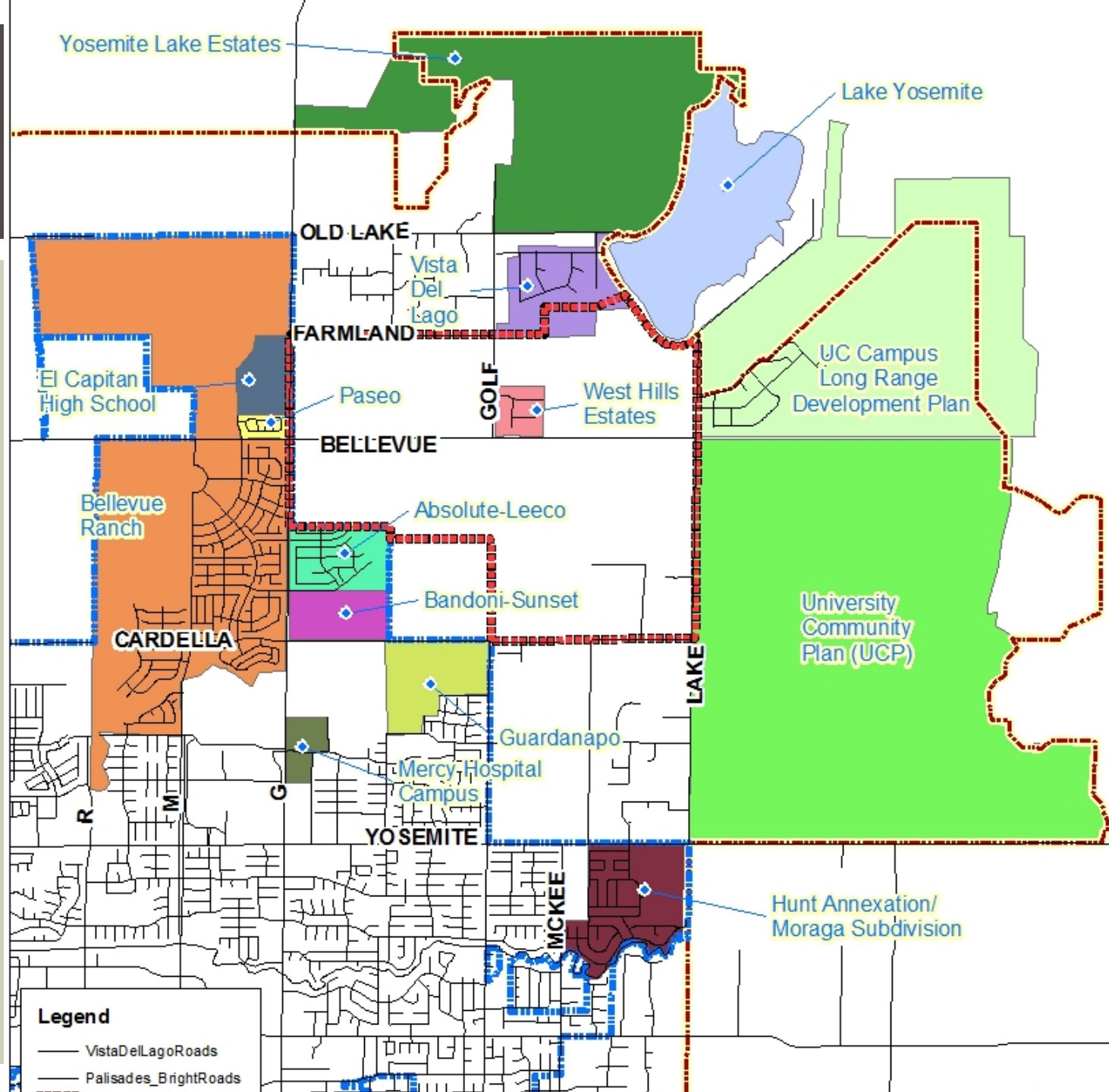
PRESENTATION OVERVIEW

- Project Overview
- Economic Development
- Draft Plan Elements
- EDAC Comments & Next Steps

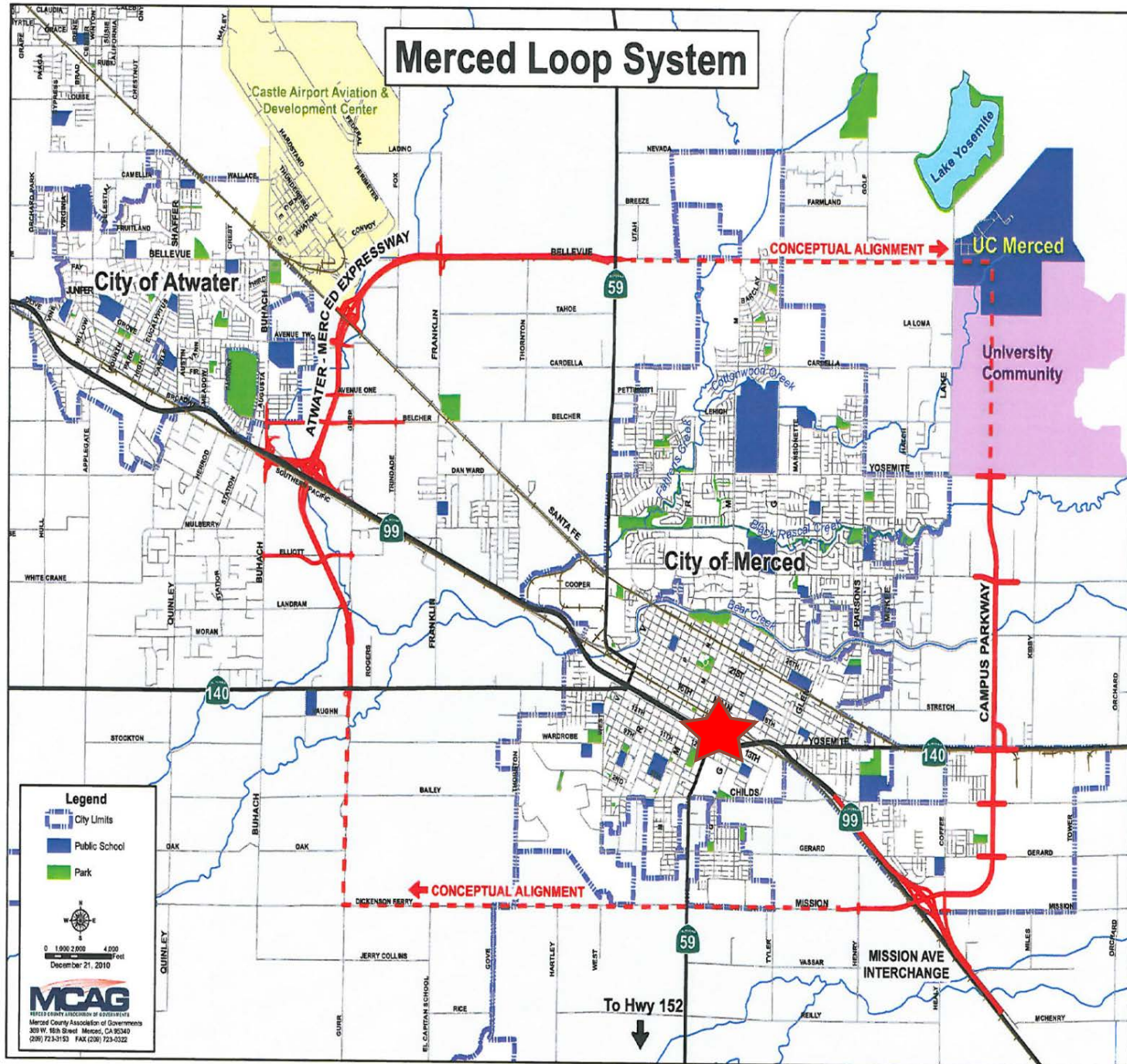
1A - PROJECT LOCATION



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1B - PLAN FUNCTION

- **The Plan DOES NOT:**

- annex property;
- expand long-term growth boundaries;
- change zoning designations of properties;
- buy or condemn properties; or
- ‘permit’ construction

- **The Plan DOES:**

- Provide general guidance to city staff, city residents and property owners, developers, decision-makers; and
- lays the foundation for future growth entitlements and construction projects

1C - WHY NOW?

- To identify locations for research and development sites;
- To assure complementary and compatible future development;
- To enable master planning (circulation, sewer, water, emergency services); and
- To be responsive to the market

General Plan
Community Plan

Annexation

Special
Permit

Building
Permits

2. ECONOMIC DEVELOPMENT THEMES

- **Certainty and Flexibility**
- **Research and Development Sites**
- **High Quality Design and Development/Setting for Innovation**
- **Support for Urban Expansion**



2A – CERTAINTY AND FLEXIBILITY

- **Certainty:**

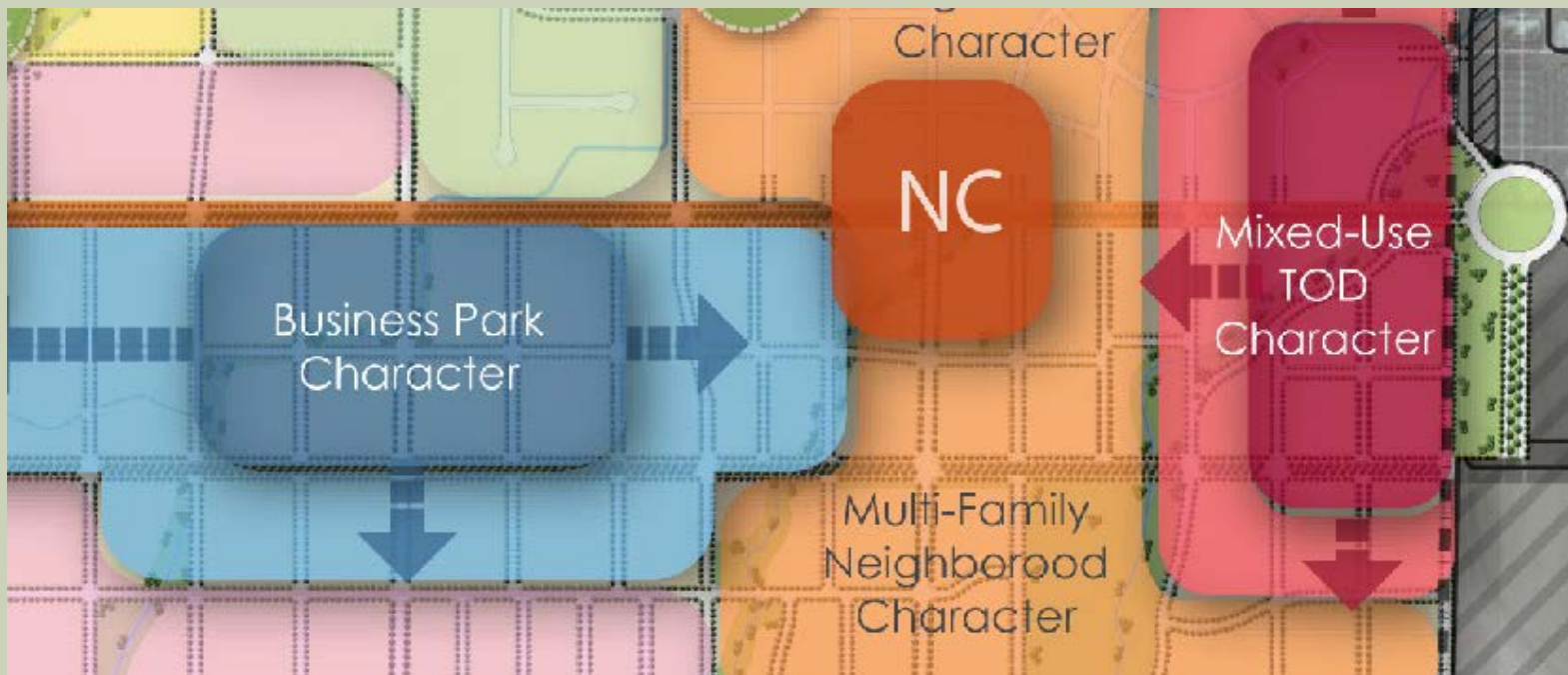
- Community Plan Document;
- Urban Design Features; and
- Neighborhood Master Planning Process.

- **Flexibility:**

- Allows and encourages a variety of urban designs (density and orientation);
- Supports wide range of land uses throughout plan area and within land-use designations;
- Supports growth adjacent to UCM campus; and
- Supports expanded jobs-based land uses.

2B. RESEARCH AND DEVELOPMENT SITES

- 2.9 million square-foot floor area
- Adjustable depending upon market
- Variable site possibilities



2C. HIGH QUALITY DESIGN & DEVELOPMENT

- **Gateway Boulevards and Roadways;**
- **Active and Passive Open Space Corridors;**
- **Aesthetic Architecture;**
- **Pedestrian-Oriented Spaces and Neighborhoods;**
- **Functional Mobility Modes;**
- **Variety of Housing Styles and Lifestyles**
- **Places to Meet and Network**
- **A Setting that Attract Innovators**

2D. SUPPORT FOR URBAN EXPANSION

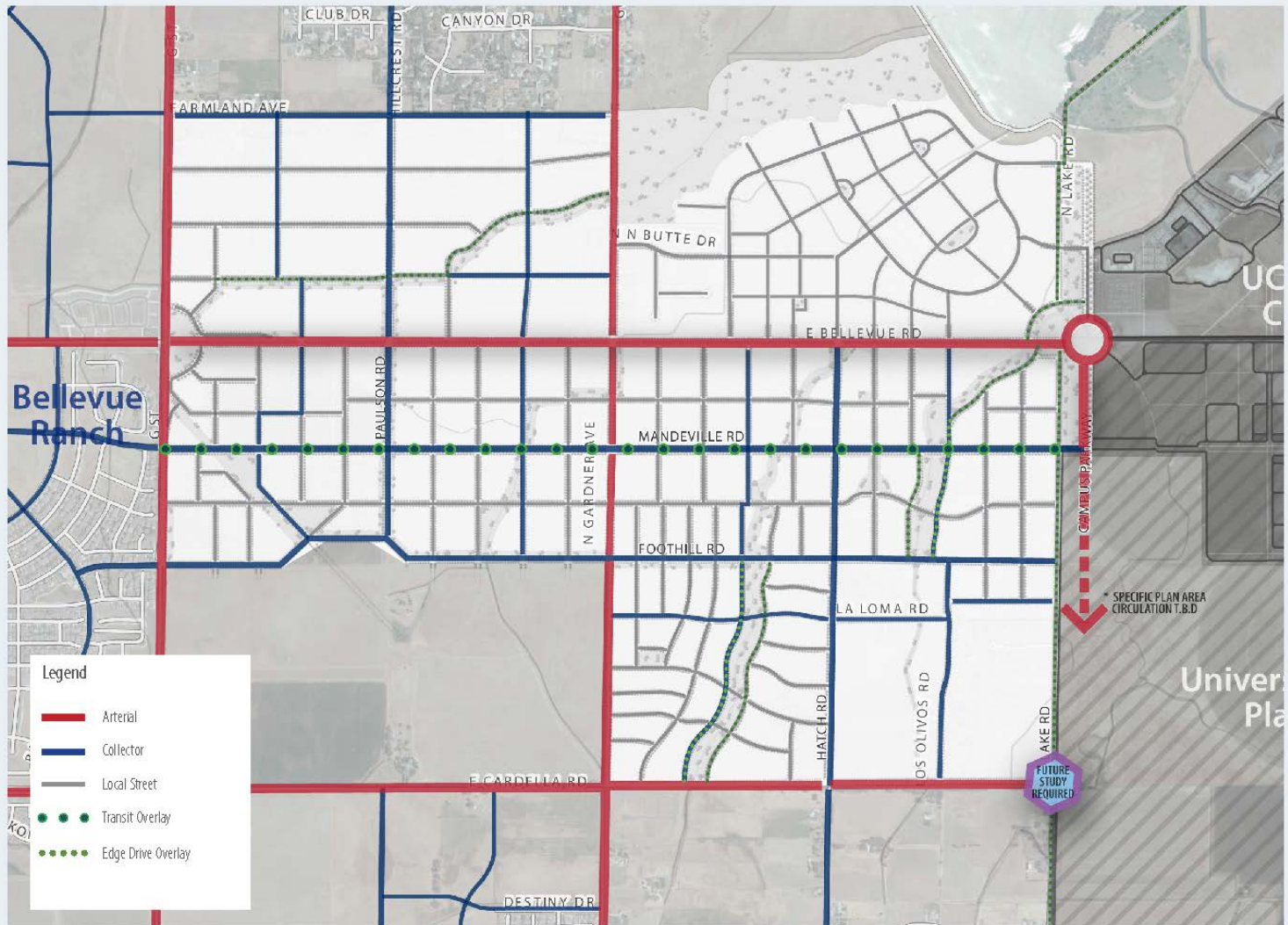
- **A Foundation for Master Plans;**
- **Responsive to UC-related Market Demands;**
- **Describes various “Orderly” Growth Scenarios;**
- **Recognizes the need for Infrastructure, Financing and Phasing Plans; and**
- **Encourages the Formation of a Collaborative Working Group**

3. DRAFT PLAN ELEMENTS

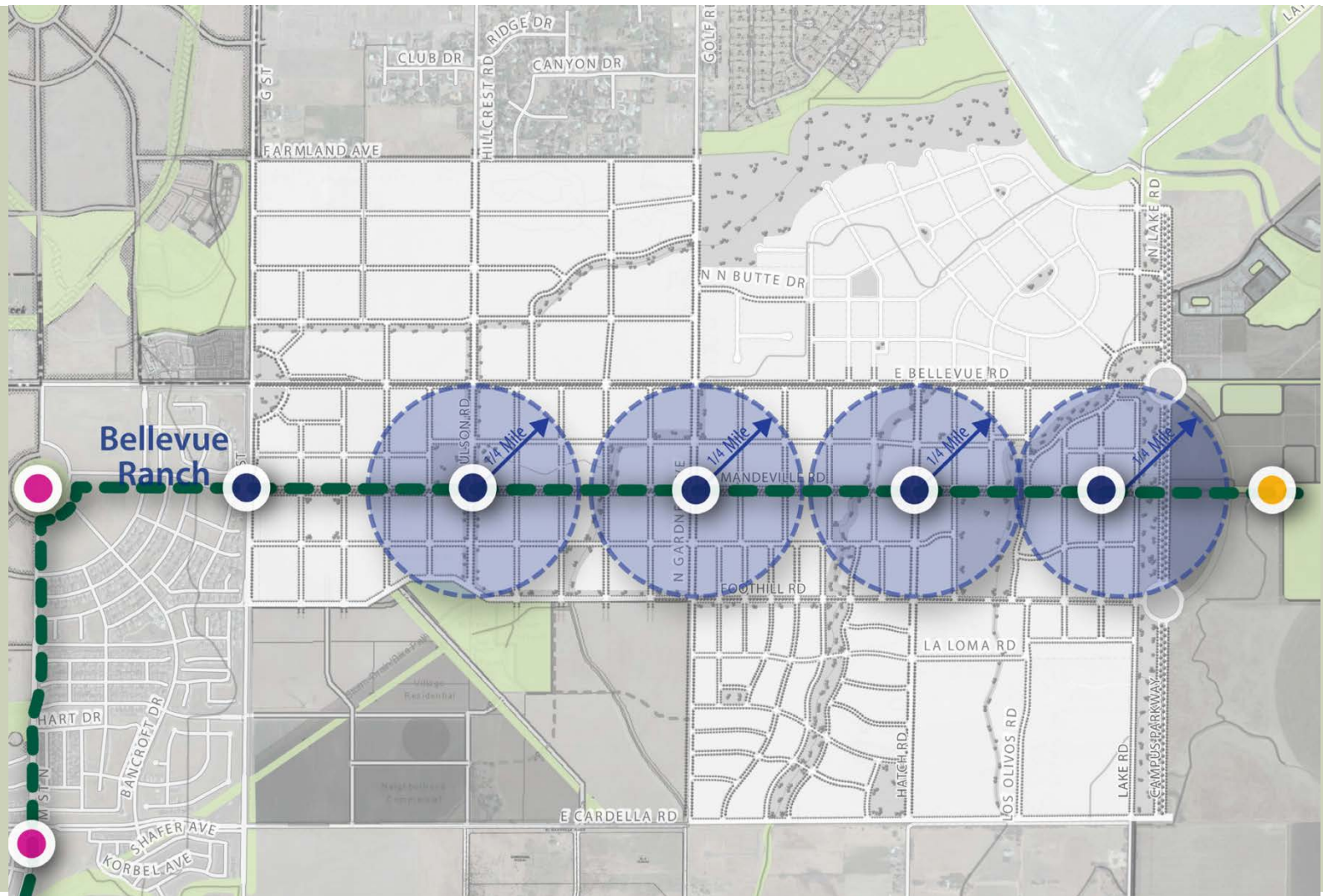
- **Vision and Urban Design**
- **Mobility**
- **Open Space, Conservation and Recreation**
- **Community Character (Land Use)**
- **Urban Expansion**
- **Public Services and Facilities**



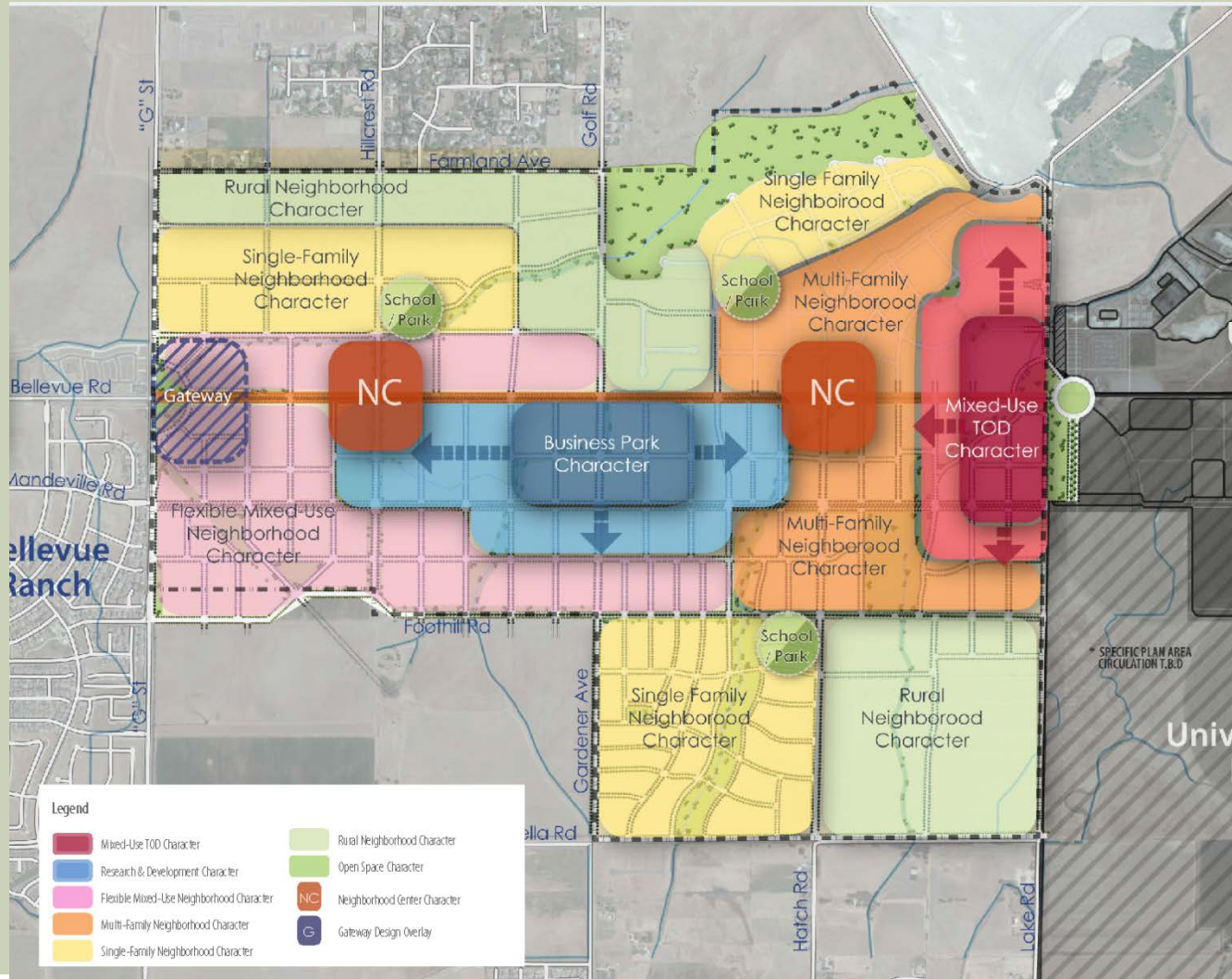
3A – CIRCULATION/AUTOS



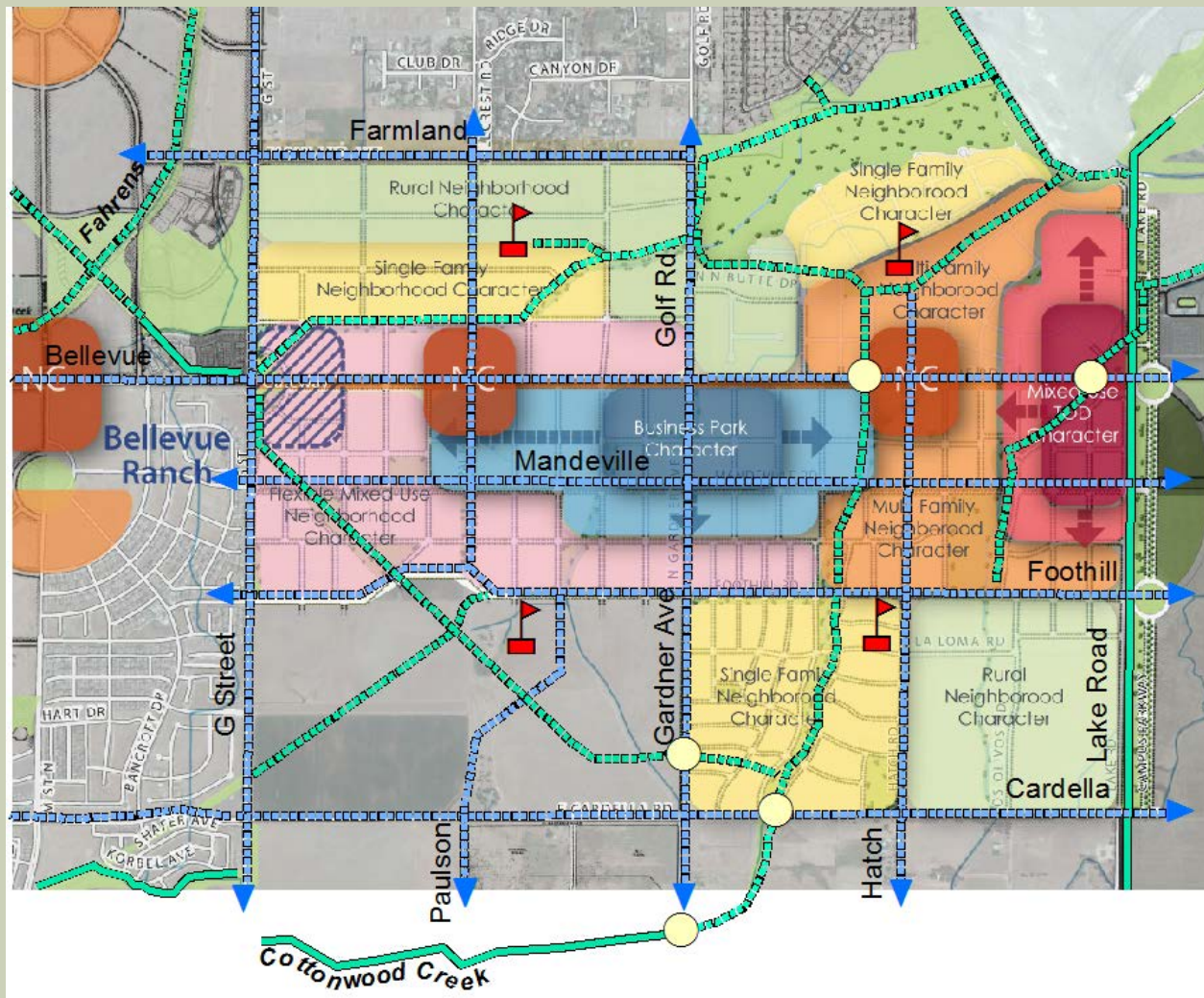
3B – CIRCULATION/TRANSIT



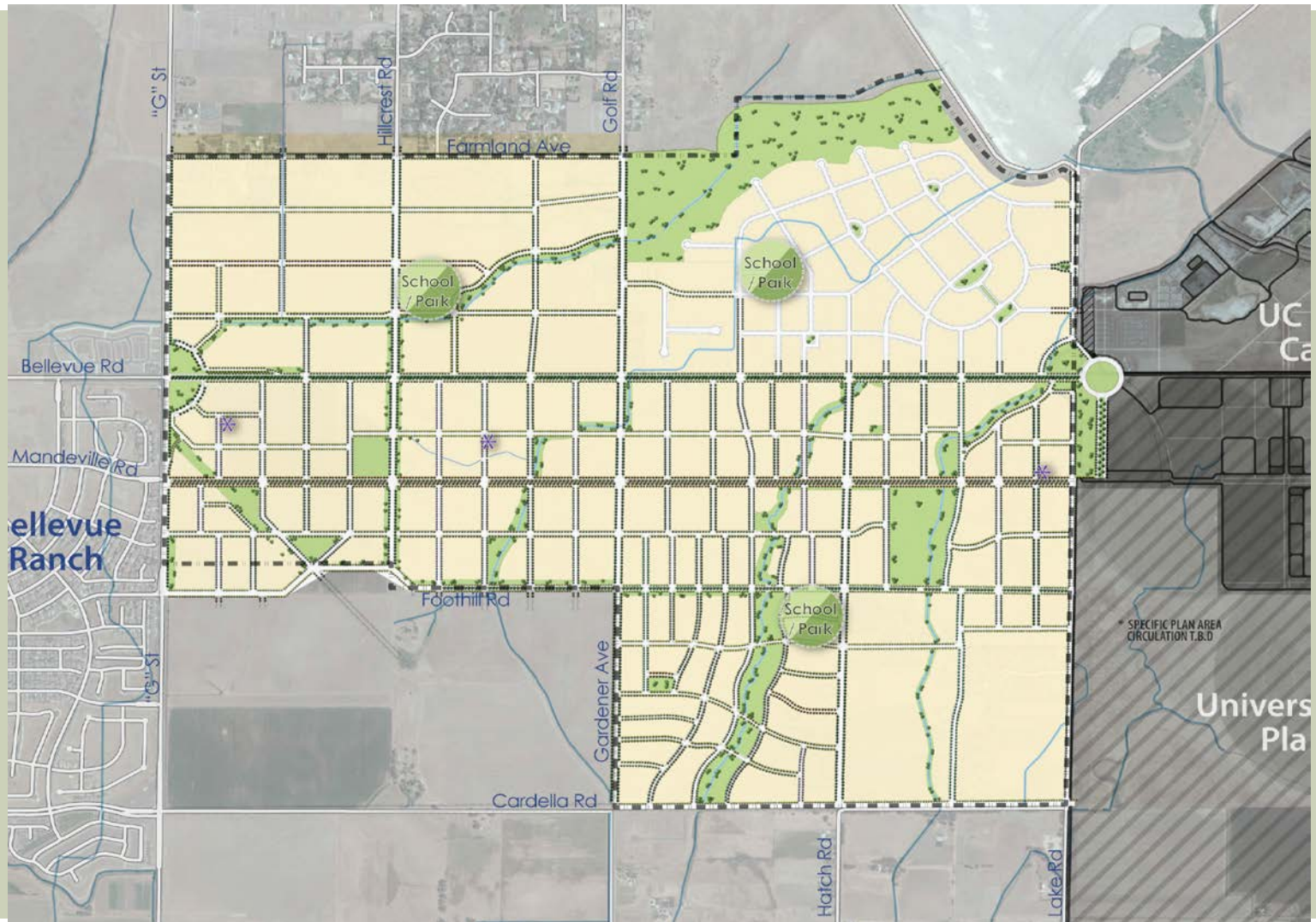
3C - LAND USE



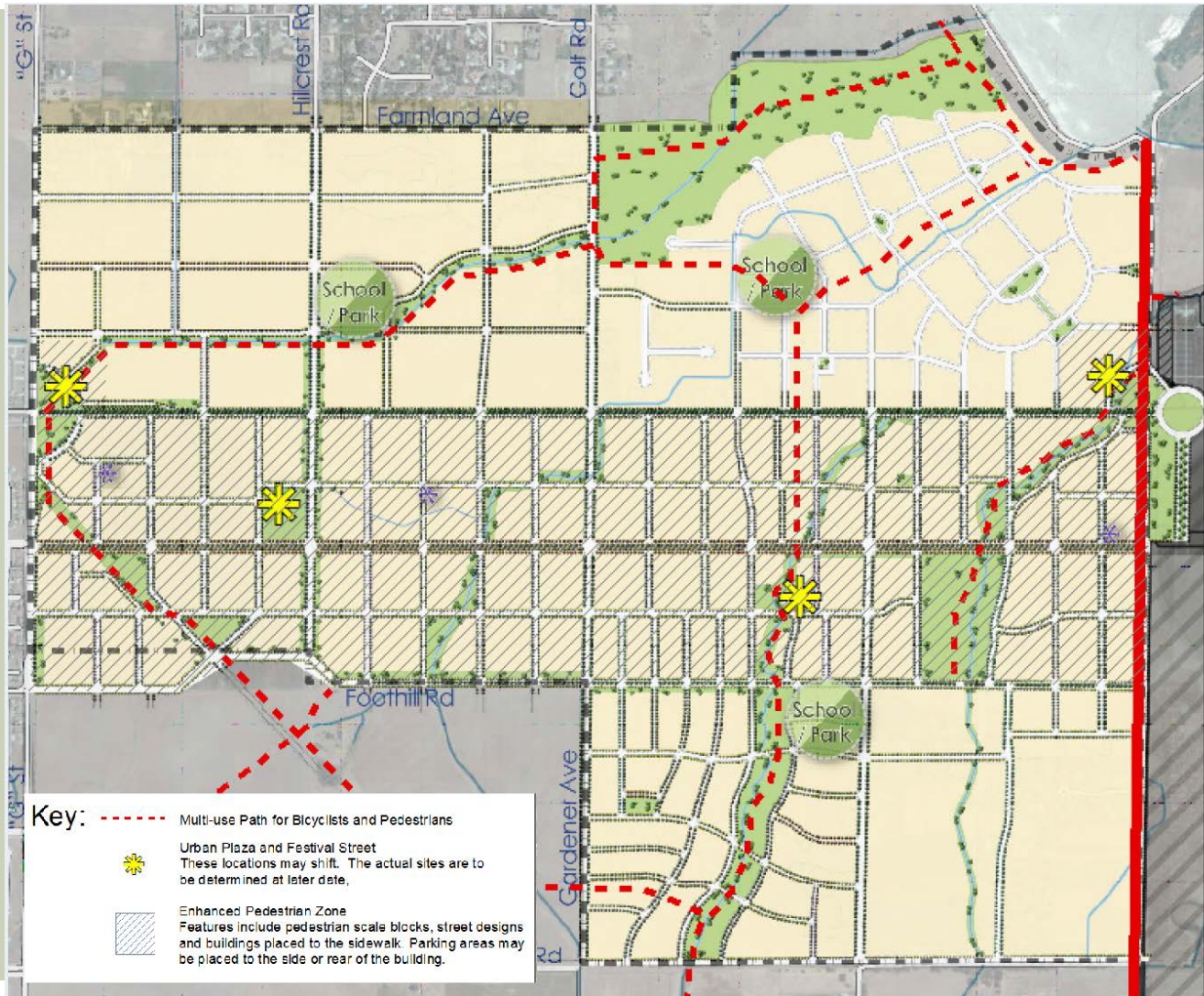
3D - CIRCULATION/BIKES



3E - OPEN SPACE



3F – CIRCULATION/PEDESTRIANS



5. EDAC COMMENTS & NEXT STEPS

- 
- **Receive EDAC Comments at May 2014 Meeting**
 - **Final BCP Committee Meeting (June 12, 2014)**
 - **Preparation of Final Public Review Draft & Environmental Review Documents**
 - **Plan Adoption Public Hearing Process**

QUESTIONS AND COMMENTS?

