

City of Bellevue - Budget One 2013-2019 CIP Plan Proposal

Section 1: Proposal Descriptors

<p>Proposal Title: CD-29 Metro Site Development</p> <p>Outcome: Economic Growth and Competitiveness</p> <p>Primary Department: Planning & Community Development</p> <p>List Parent/Dependent Proposals: None</p> <p>Previous Proposal Number(s): None</p>	<p>Proposal Number: 115.18NA</p> <p>Proposal Type: Existing Service</p> <p>Proposal Status: Funded</p> <p>Attachments: No</p> <p>Primary Staff Contact: Patti Wilma</p> <p>Version Tracking: N/A</p>
--	--

Section 2: Executive Summary

This proposal is to fund on-going visioning, conceptual design, and preliminary analysis of the potential future of the Metro site. The Metro site is a key property which will be purchased by the City through the East Link Memorandum of Understanding (MOU) process. The work will consider the interface with the City Hall Campus, opportunities for mixed-use, hotel, office, community, exhibition and other related uses on the superblock, in the Civic Center District of Downtown, and transportation improvements in the area. Development scenarios will be used to set the stage for public and private investment opportunities that provide maximum public benefit for this site.

Section 3: Requested Resources

Capital Improvement Project Plan
Fund: 03680 General CIP Fund

CIP Plan Number: CD-29 - Metro Site Development								
Expenditure								
	Spending Thru 2012	2013	2014	2015	2016	2017	2018	2019
Costs	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0
2013-2019 Total	\$100,000							
CIP M&O		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Supporting Revenue								
		2013	2014	2015	2016	2017	2018	2019
		\$100,000	\$0	\$0	\$0	\$0	\$0	\$0

Section 4: Budget Proposal Description

Due to the City's purchase of the Metro site we have a unique opportunity to lead (lead, control, design) development of major facilities in the downtown and significantly influence the quality of development on one of the last remaining undeveloped sites downtown. It is envisioned that development to occur on the Metro site has the potential to brand Bellevue through iconic architecture, first rate transit connectivity, and world class facilities. The \$100,000 budget is for consultant expertise in the fields of urban design, architecture, place-making and feasibility analysis. The product would be a refined vision for redevelopment scenarios for the Metro site and portions of the City Hall campus and block.

The Metro Site Feasibility Study will fund visioning, conceptual design, economic analysis and marketing strategies for future development of the Metro site and the remainder of the City Hall block

City of Bellevue - Budget One 2013-2019 CIP Plan Proposal

following East Link construction.

Analysis will include looking at building bulk, height, and form for new structures, site design, pedestrian access and connections, interface with adjacent existing or planned development, consideration of current and future development trends and how this site can be “out front” to capitalize on potential. The nature of civic services and amenities will be important in this effort. The future of the Metro site and City Hall must demonstrate civic pride, promote Bellevue as a great place and forward the Bellevue Brand.

Section 5: Responsiveness to Request for Results

A. Factors/Purchasing strategies addressed by this proposal - for the PRIMARY outcome:

PRIMARY OUTCOME: ECONOMIC GROWTH AND COMPETITIVENESS

City Brand: Metro site development will exemplify “City in a Park” with a significant public open space that connects to the City Hall Plaza. Architectural design is of the highest caliber demonstrating the City’s vision of creativity, excellence and civic pride. The mix of uses contemplated; hotel, office, commercial, exhibition, convention, community space - will ensure Bellevue is competitive in the region, nation and internationally. Located at the hub of Meydenbauer Center, City Hall, between two major freeway interchanges with views unobstructed from 405, adjacent to the Downtown East Link Station, the Metro site is ideal for marketing the City’s “beautiful views”, unique qualities and a great place for business.

Cost & Capital: The Metro site study is moving forward the opportunity provided by the purchase of the Metro site from King County. The study will facilitate private sector investment since a key purpose of the study is to develop background for redevelopment of the site at its highest and best use.

Land, Infrastructure, and Planning: Due to the impact of the East Link Station on the City Hall parking garage and access to the block and some City Hall functions will be included in this study. Public open space, the interplay of public and private development and the variety of uses on the block must work well to enhance civic functions. Quality design will ensure the City Hall infrastructure and functions private development on the site are compatible and enhanced one another. Redevelopment of the Metro site will not occur until East Link construction is complete. Land use policies and regulation assistance may be considered based on the merit of the development scenarios generated.

Quality of Community: A chief outcome of this proposal is defining the vision of how the Metro site redevelopment can best contribute to the quality of community for Downtown and more broadly. Opportunities for all the sub-factors of “Quality of Community” exist on the Metro site and the block. Proximity to public meeting space in City Hall, the public safety functions and public transit make redevelopment especially attractive to a diverse population and set of uses. There is great potential for the “sense of place” that can be created at this east end of Downtown as a counter point to the Downtown Park vicinity.

B. Citywide Purchasing Strategies and Factors/Purchasing strategies addressed by this proposal - for the OTHER outcome(s):

CITYWIDE PURCHASING STRATEGIES

This is a one-time investment to ensure the City receives the best return on the purchase of the Metro site. Early analysis will establish the innovative and creative standards expected by development envisioned on the block. The service is “right-sized” as it is conceptual design work laying a foundation for more refined work.

C. Partnerships and Collaboration proposed:

PCD is the lead for this proposal providing project management, planning, strategic, economic development and urban design expertise. The working team includes DSD for site design, design

City of Bellevue - Budget One 2013-2019 CIP Plan Proposal

review, process, and regulatory input. Transportation provides input on access, operations, infrastructure, etc. Civic Services provides advice and knowledge about City Hall functions, structure, operations as they relate to possible changes to existing facilities and vehicular access. Other departments and staff will be called on as needed.

D. Activities in this proposal that support the work of other proposals, or save costs that would otherwise have to be expended:

As we plan for the next wave of development and beyond potential development scenarios will be useful in East Link Station Area Planning, Downtown Livability, Pedestrian Corridor, Downtown Transportation Plan Implementation, and Economic Development Core Services. Each of these projects/proposals has a physical or experiential relationship to the redevelopment of the Metro site.

City of Bellevue - Budget One 2013-2019 CIP Plan Proposal

Section 1: Proposal Descriptors

<p>Proposal Title: CD-35 Economic Dev/Neighborhood Opportunity Fund</p> <p>Outcome: Economic Growth and Competitiveness</p> <p>Primary Department: Planning & Community Development</p> <p>List Parent/Dependent Proposals: N/A</p> <p>Previous Proposal Number(s): N/A</p>	<p>Proposal Number: 115.97NA</p> <p>Proposal Type: New Service</p> <p>Proposal Status: Funded</p> <p>Attachments: No</p> <p>Primary Staff Contact: Dan Stroh</p> <p>Version Tracking: N/A</p>
--	---

Section 2: Executive Summary

This funding reserves appropriation for emerging and high priority needs within City relating to Neighborhoods and Economic Development during the CIP timeframe.

Section 3: Requested Resources

Capital Improvement Project Plan
Fund: 03680 General CIP Fund

CIP Plan Number: CD-35 - Neighborhood Economic Opportunity Fund									
Expenditure									
Spending Thru 2012	2013	2014	2015	2016	2017	2018	2019		
Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$5,800,000	
2013-2019 Total	\$6,200,000								
CIP M&O	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Supporting Revenue									
	2013	2014	2015	2016	2017	2018	2019		
	\$0	\$0	\$0	\$0	\$0	\$400,000	\$5,800,000		

Section 4: Budget Proposal Description

As a centerpiece of Bellevue’s citizen engagement strategy, this project provides a visible statement about Bellevue’s commitment to community development. These funds serve as the City’s primary way of implementing emerging capital needs, intersecting the efforts of PCD, Transportation, and Parks & Community Services work programs. This project is important, not only to residents, but also to the City and its departments, as it provides a primary conduit to addressing community needs, which usually constitute small but significant capital improvements. The program also serves as an important way for the City to directly serve the high-priority needs of individual communities.

Section 5: Responsiveness to Request for Results

A. Factors/Purchasing strategies addressed by this proposal - for the PRIMARY outcome:

N/A

B. Citywide Purchasing Strategies and Factors/Purchasing strategies addressed by this proposal - for the OTHER outcome(s):

N/A

**City of Bellevue - Budget One
2013-2019 CIP Plan Proposal**

C. Partnerships and Collaboration proposed:

N/A

D. Activities in this proposal that support the work of other proposals, or save costs that would otherwise have to be expended:

N/A