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# Bel-Red Corridor Project

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**Project Scoping  
Meeting and Workshop  
November 9, 2005**



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# Bel-Red Corridor Project

## Scoping Meeting/Workshop Agenda

- 5:00 Open House Displays
  - 6: 00 Welcome & Introductions
  - 6:10 Project Presentation
  - 6:30 Break into Small Groups
  - 6:45 – 7:45 Workshop Discussion Groups
  - 7:45 Workshop Wrap-up and Closing
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# Purpose of Meeting

- Project kick-off and scoping
  - Provide overview of project:
    - What we are doing
    - Why we are doing it
    - Major elements of the project
    - Project schedule
    - Planning principles to guide project
  - Describe characteristics of the area
  - Receive information from you this evening and in coming weeks about the project
    - Integral part of EIS Scoping process
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# Summary of the Project—What Are We Doing?

- Goal: Vision for the Bel-Red corridor
    - Determine future land use in a thoughtful, comprehensive manner
    - Integrate land use and transportation planning, including planning for all modes of transportation
    - Evaluate the impacts and opportunities presented by a potential high capacity transit (HCT) line through the corridor, and identify a preferred route and station locations
    - Identify community amenities that will contribute to and support the preferred vision
    - Evaluate and protect adjoining areas from impacts of future growth
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# General Scope of Work

- Economic and market analysis—*Leland Consulting Group*
  - Land use alternatives and analysis—*Crandall Arambula*
  - Transportation vision and analysis—*CH2M Hill*
  - Integrate land use and transportation vision—*Crandall Arambula and CH2M Hill*
  - Evaluation of alternative HCT routes and station location—*Crandall Arambula and CH2M Hill*
  - Environmental review (SEPA EIS)—*CH2M Hill*
  - Refinement and illustration of preferred land use-transportation alternative—*Crandall Arambula and CH2M Hill*
  - Financing and implementation strategies
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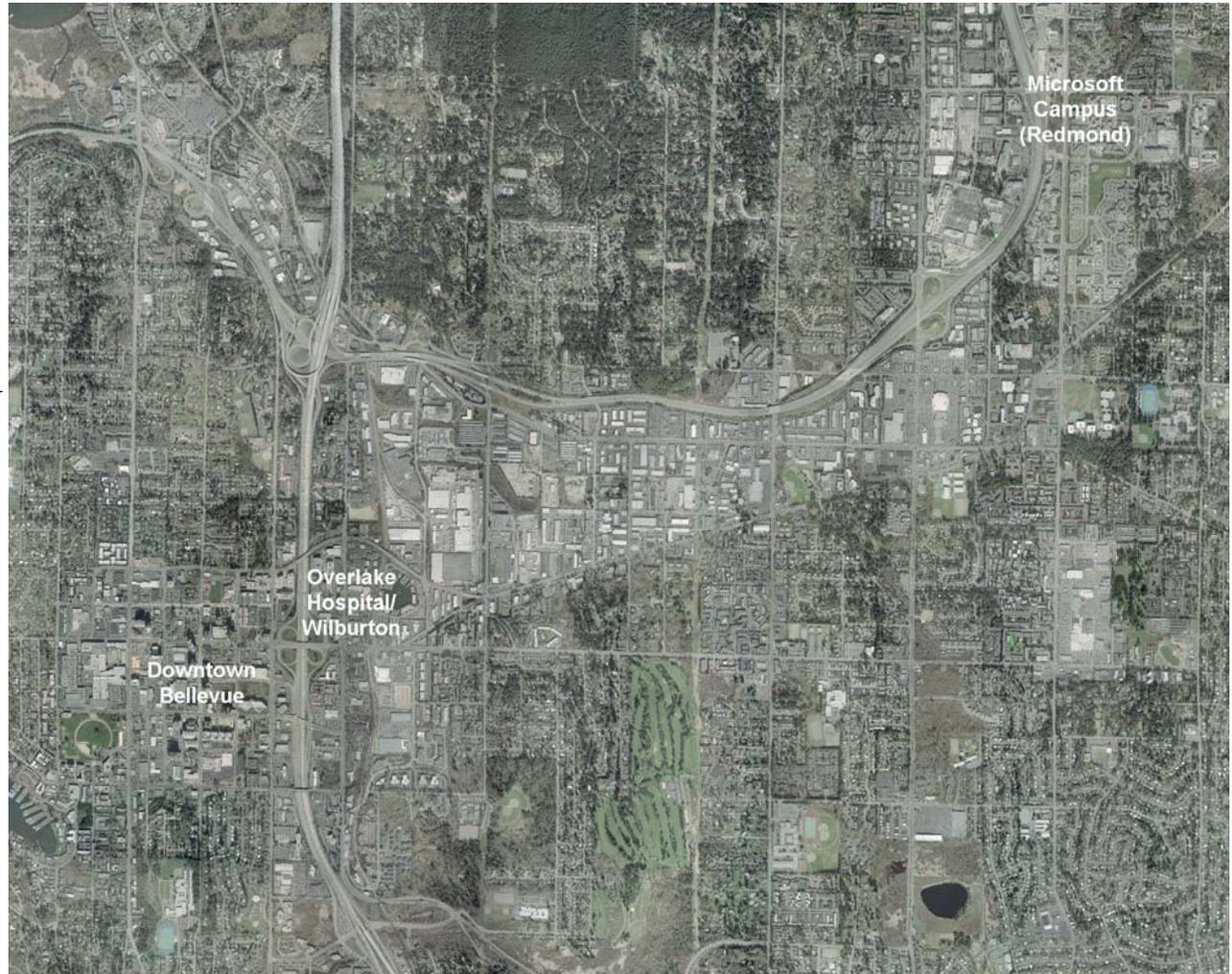
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# Rationale for the Project—Why Do This?

- There has been a land use transition in the area, but no clear or up to date vision as to the area's future
  - Declining employment, relatively little investment in recent years
  - Need to re-consider future land use and this area's role in the city's overall growth strategy, and identify mobility improvements and facilities to serve future growth
  - Influence Sound Transit decisions on Phase 2 High Capacity Transit and take advantage of opportunities presented by HCT
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# Planning Context: Location of Study Area

- Prime strategic location in the city and region (intersection of I-405 and SR 520)
- Bel-Red is framed by Downtown Bellevue and Overlake portion of Redmond
- Nearby residential neighborhoods



# Bel-Red Project--Principles

1. *Long-Term Vision. The preferred vision should be long-term, ambitious, and rooted in reality, providing clear direction for the future of the Bel-Red area.*
2. *Economic Vitality: Establish a solid and dynamic economic future for Bel-Red, enhancing the area's existing strengths and its future potential*
3. *Differentiated Economic Niche. Provide for future growth of jobs and firms that have expansion potential, and are not well accommodated in other parts of the city*



# Bel-Red Project--Principles

4. *Building from Existing Assets. Build on existing assets of the corridor, including the large number of viable, successful businesses in the area.*



5. *High Capacity Transit as an Opportunity. Approach HCT as a significant opportunity to both enhance mobility and affect desired land use change*



6. *Land Use/Transportation Integration. Integrate land use and transportation planning to create a well-balanced transportation system.*



# Bel-Red Project--Principles

7. *Community Amenities and Quality of Life. The Bel-Red plan should protect existing natural resources and community amenities, and identify a package of new amenities for the area.*



8. *Neighborhood Protection, Enhancement, and Creation. Identify strategies to mitigate potential neighborhood impacts related to future Bel-Red development as well as identify opportunities for neighborhood enhancements and creation.*



9. *Sustainability. Identify opportunities to manage the area's natural resources in a sustainable manner.*

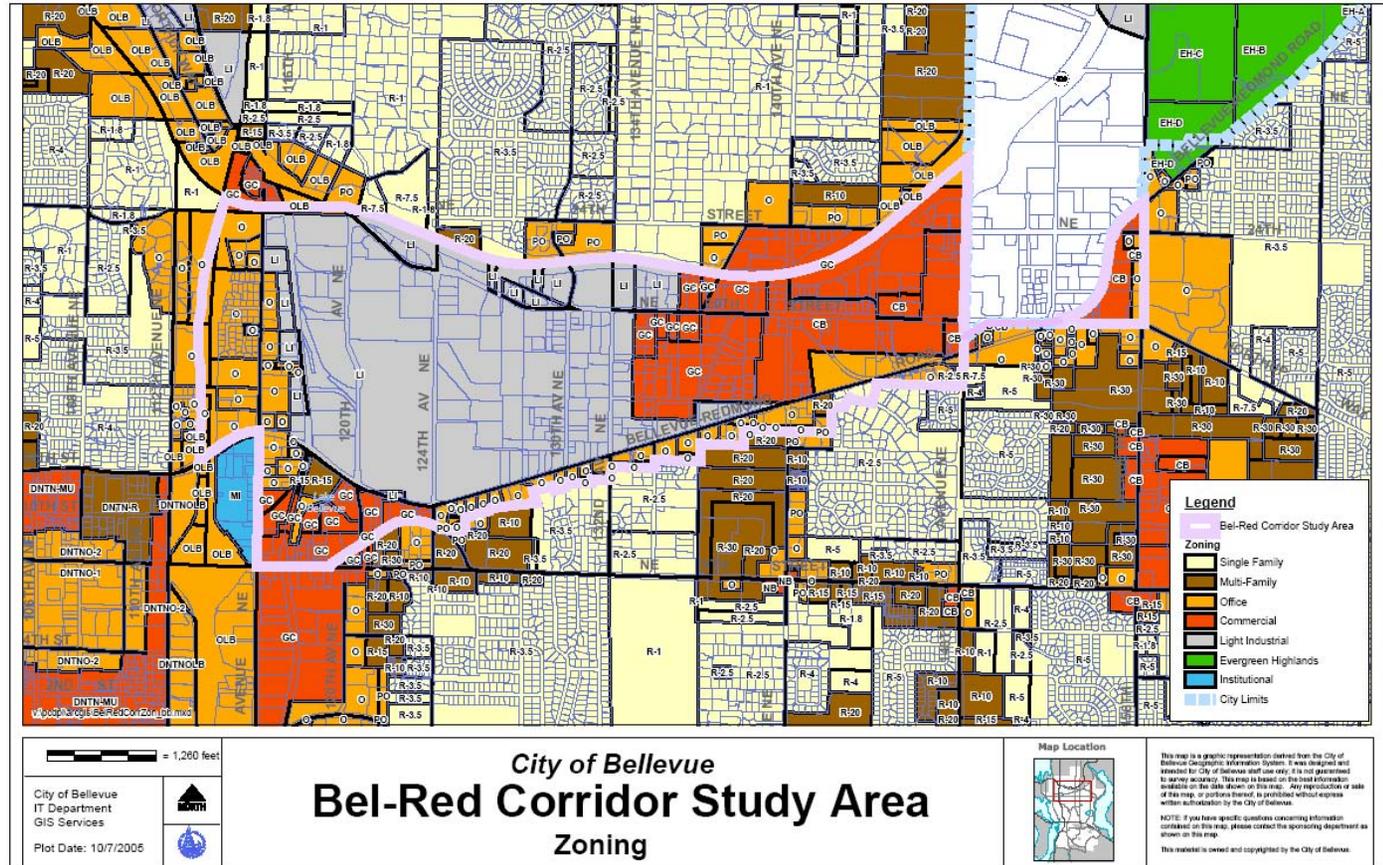


10. *Coordination. This planning effort requires close coordination with other affected jurisdictions, in particular Sound Transit, King County, and Redmond (BROTS)*



# Characteristics of the Area: Land Use

- Approximately half of the study area is zoned for light industrial use
- Rest of area is zoned for general commercial, community business, and office uses



# Characteristics of the Area: Land Use

- Mix of land uses in the area—light industrial, warehouse, office, retail (very little housing)
- While half of the 900 acre study area is zoned for light industrial:
  - Manufacturing now represents only 8 % of employment (and 5 % of businesses) in the area
  - 12 % of business are in warehouse/distribution
  - Over 50% of businesses in Services sector



# Economic/Market Study

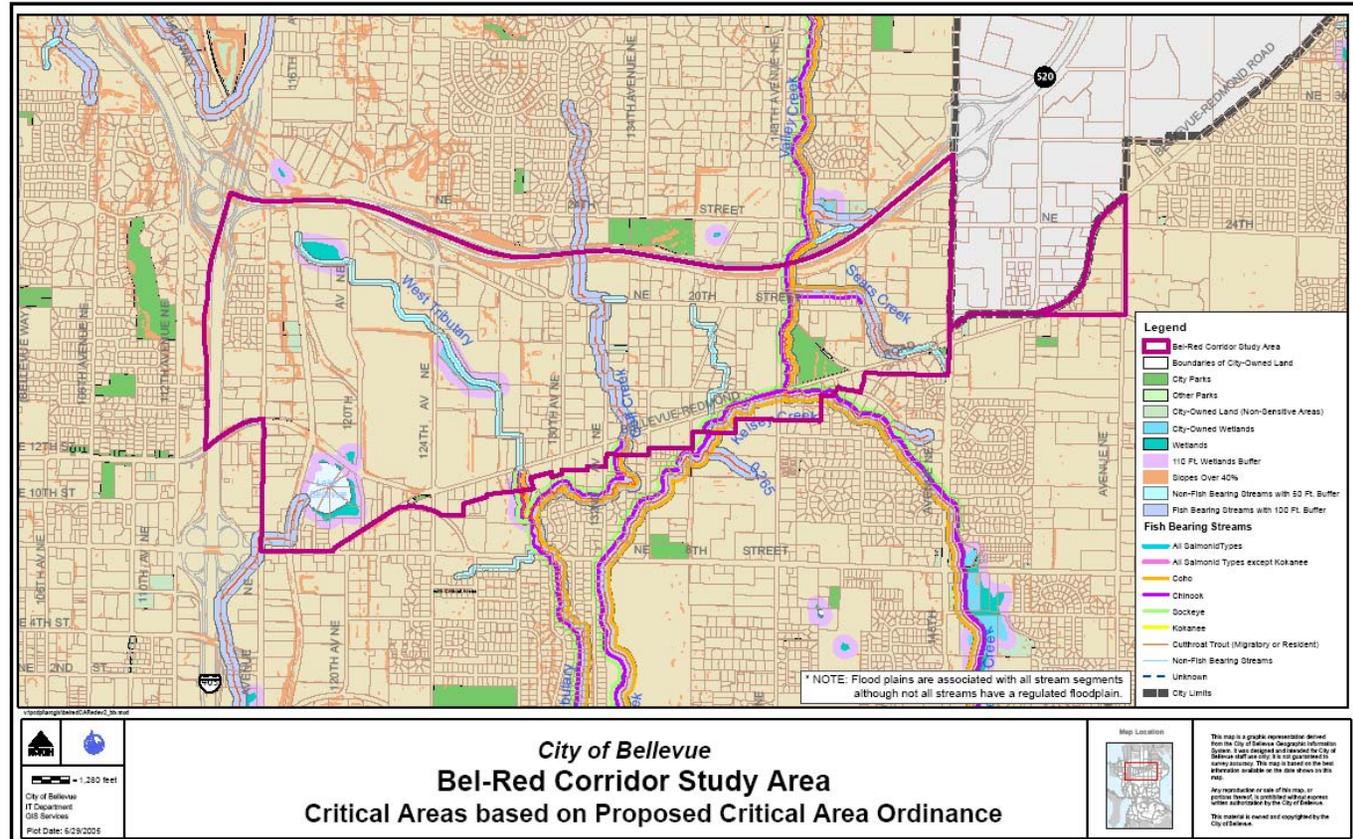
## ■ Preliminary Findings:

- ❑ Bel-Red area centrally located
- ❑ Limited reinvestment occurring now
- ❑ Much land is “under-developed” based on land and improvement values
- ❑ Land values make future manufacturing or warehouse difficult (compared to other manufacturing areas)
- ❑ Overlake Hospital and Microsoft significant “anchors” on either end of the corridor
- ❑ Likely future demand for office and housing, some retail



# Characteristics of the Area: Ecological

- Major stream corridors and wetlands
  - Culverts impede Chinook salmon migration
- Opportunity to improve ecological functions and create amenities



# Streams/wetlands - 1965

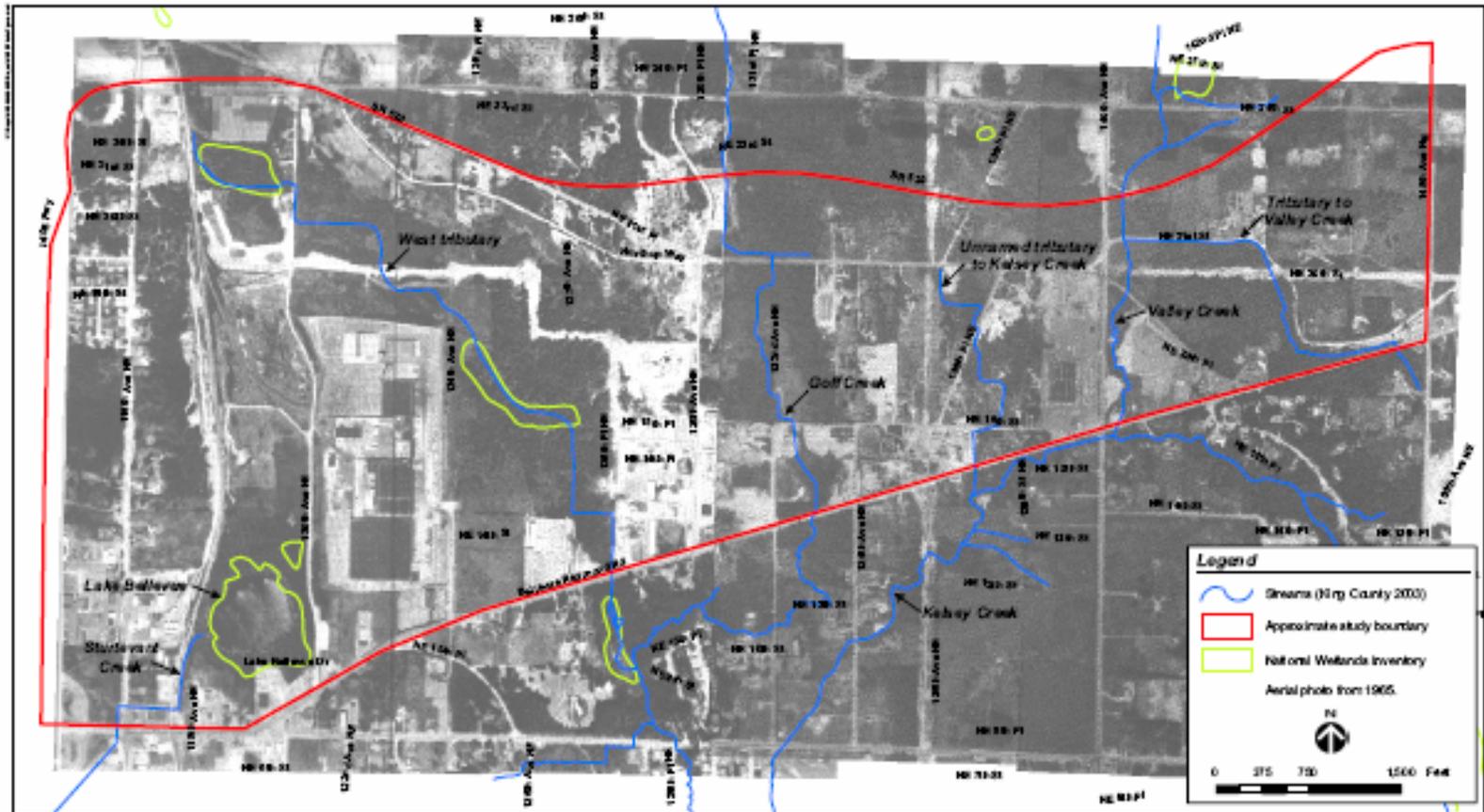


Figure 1. 1965 aerial photo of the Bellevue-Rodmond Road study corridor.

# Streams/wetlands - 2003



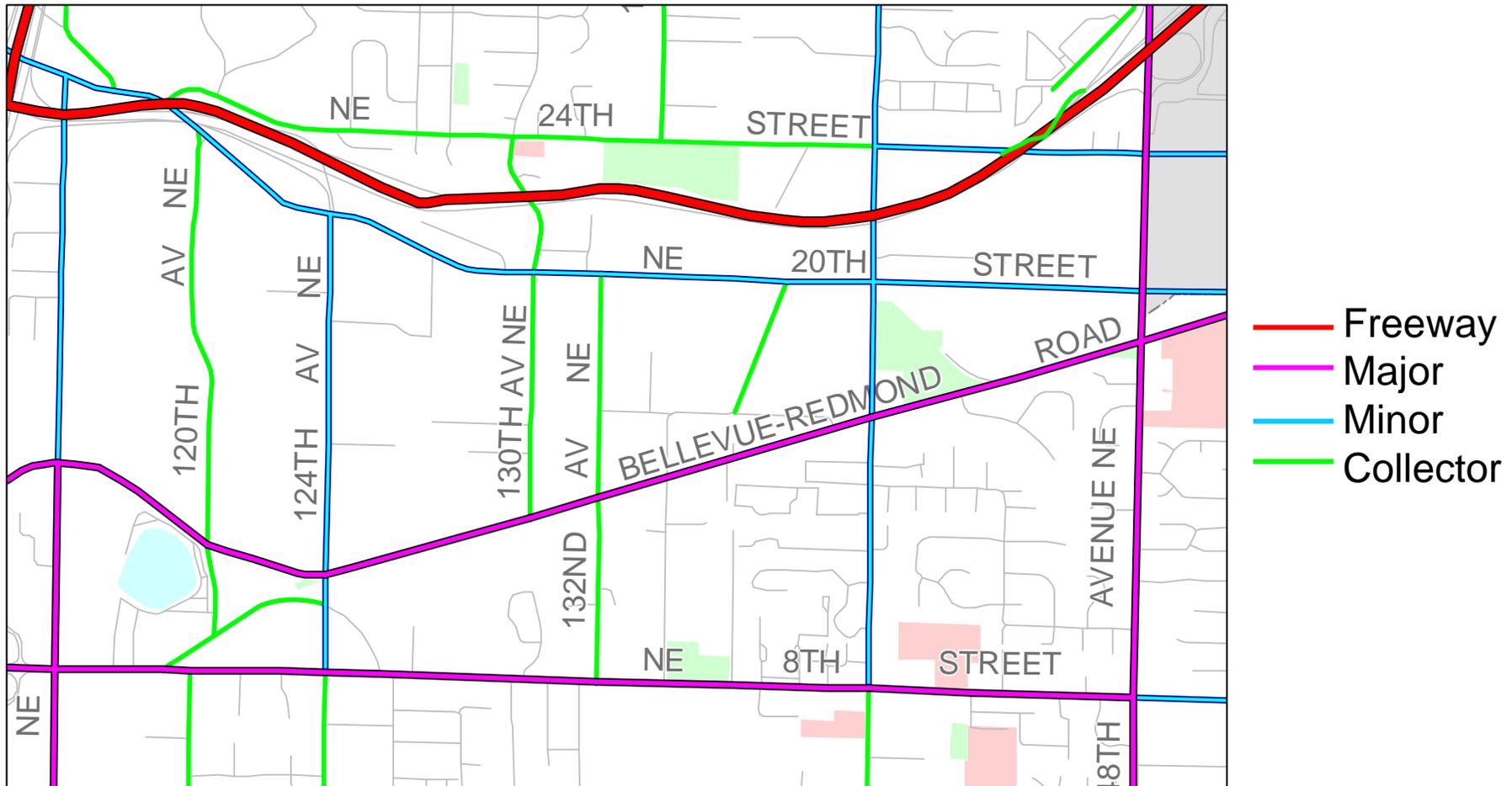
Figure 2. 2003 aerial photo of the Bellevue-Rodman Road study corridor.

# Characteristics of the Area: Transportation

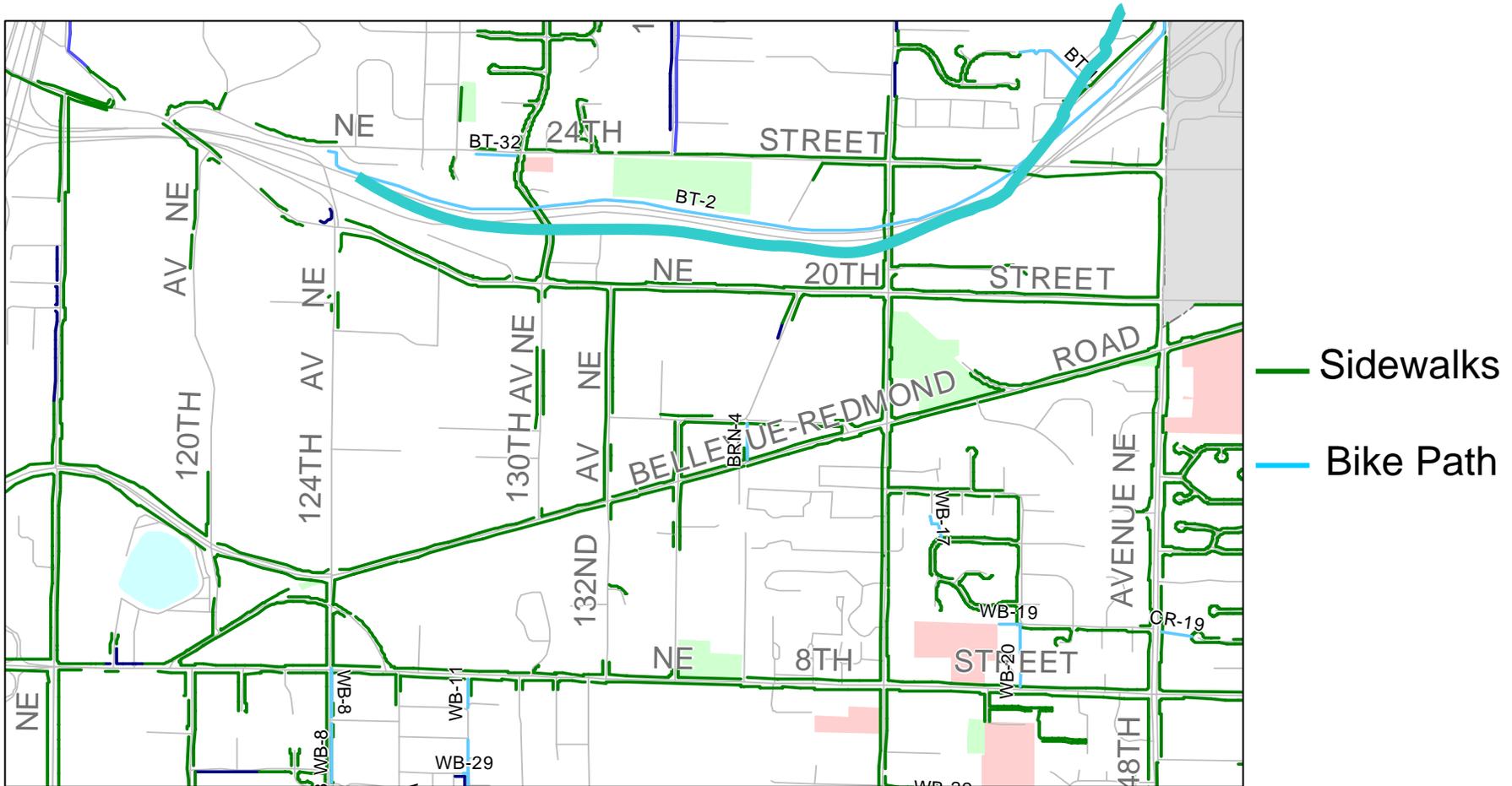
- ❑ Conveniently located in the region
- ❑ Poorly served by regional facilities
  - SR 520 at 124<sup>th</sup> Ave NE (to/from west)
  - SR 520 at 148<sup>th</sup> Ave NE
  - I-405 at NE 8<sup>th</sup> St



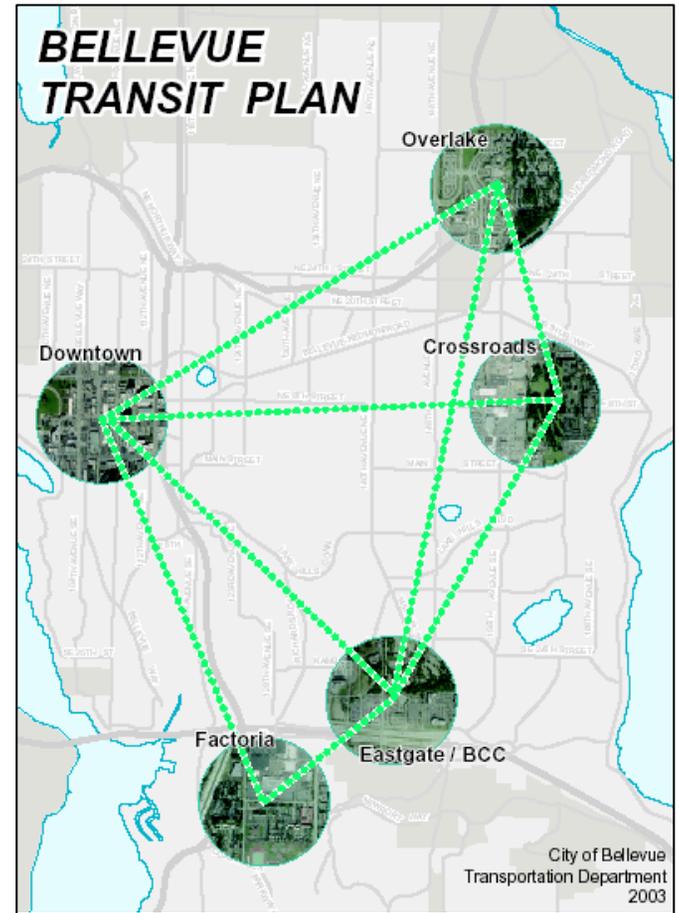
# Internal street grid



# Pedestrian and bicycle facilities



# Transit service



# Regional Transportation

- ❑ Recent transportation investments guided by Bellevue, Redmond, Overlake Transportation Study (BROTS) agreement
  - ❑ System management focus:
    - Intersection improvements: (148<sup>th</sup> Ave NE/NE 24<sup>th</sup> Street)
    - Street extensions: (NE 29<sup>th</sup> Street)
  
- ❑ Planned regional improvements
  - I-405 expansion
  - NE 10<sup>th</sup> crossing of I-405
  - SR 520 expansion
  - High Capacity Transit (HCT)



# Regional Transportation

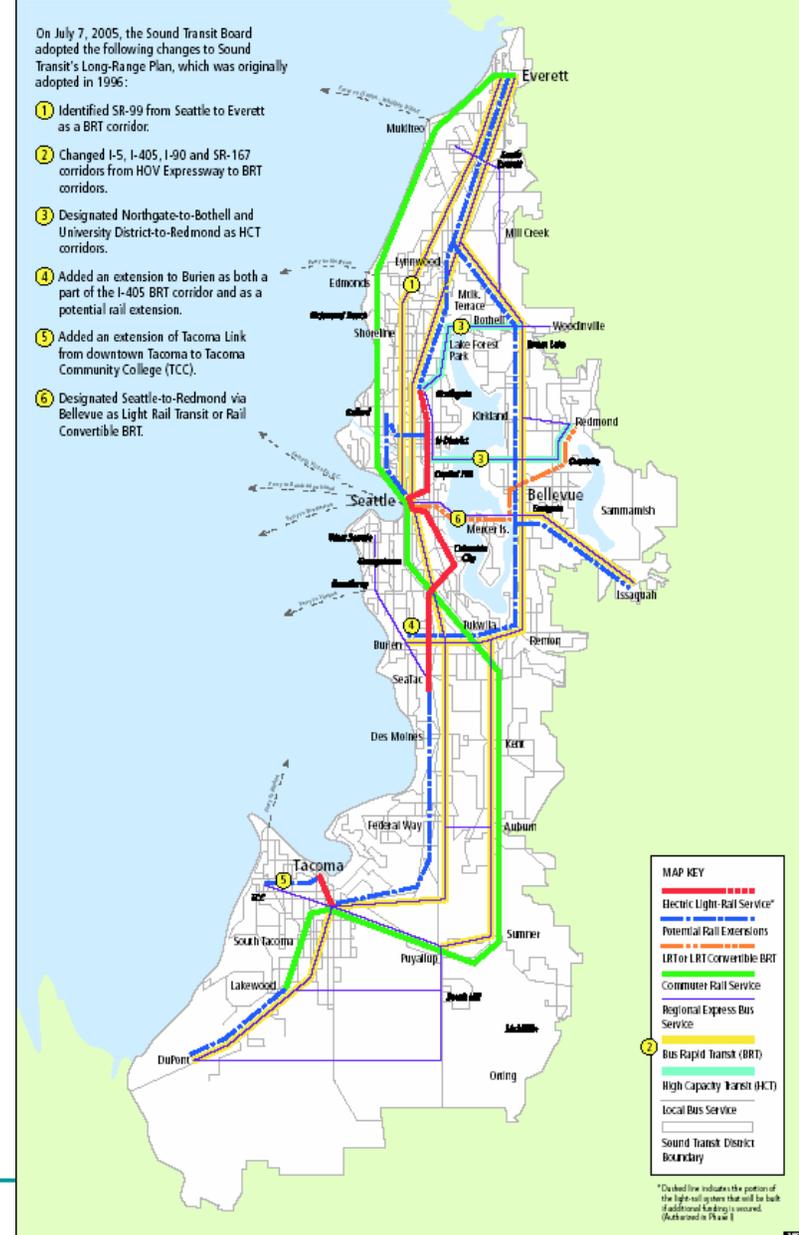


## 2005 LONG-RANGE PLAN



On July 7, 2005, the Sound Transit Board adopted the following changes to Sound Transit's Long-Range Plan, which was originally adopted in 1996:

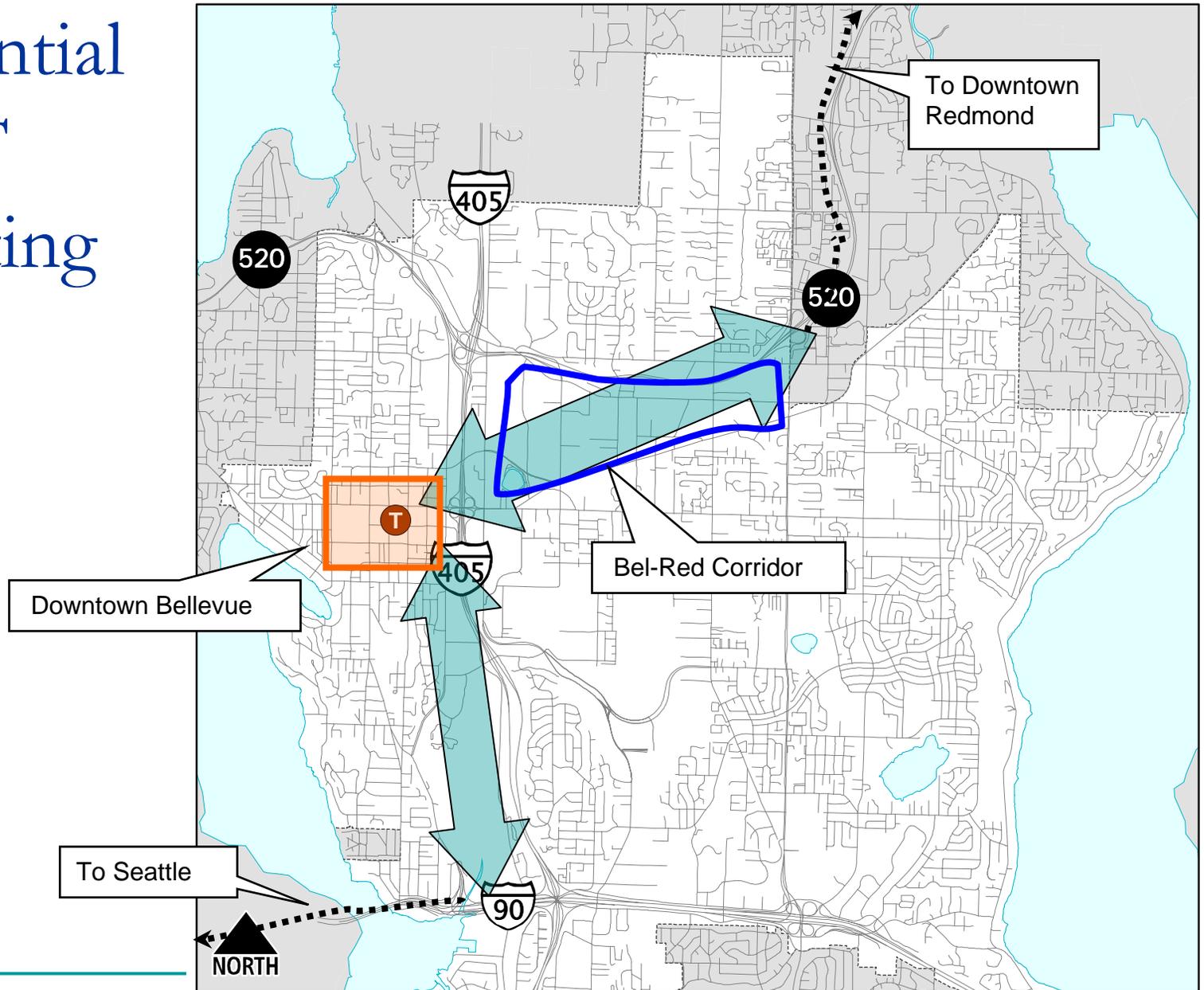
- 1 Identified SR-99 from Seattle to Everett as a BRT corridor.
- 2 Changed I-5, I-405, I-90 and SR-167 corridors from HOV Expressway to BRT corridors.
- 3 Designated Northgate-to-Bothell and University District-to-Redmond as HCT corridors.
- 4 Added an extension to Burien as both a part of the I-405 BRT corridor and as a potential rail extension.
- 5 Added an extension of Tacoma Link from downtown Tacoma to Tacoma Community College (TCC).
- 6 Designated Seattle-to-Redmond via Bellevue as Light Rail Transit or Rail Convertible BRT.



MAP KEY	
	Electric Light-Rail Service*
	Potential Rail Extensions
	LRT or LRT Convertible BRT
	Commuter Rail Service
	Regional Express Bus Service
	Bus Rapid Transit (BRT)
	High Capacity Transit (HCT)
	Local Bus Service
	Sound Transit District Boundary

\*Dashed line indicates the portion of the light-rail system that will be built if additional funding is secured. (Authorized in PH 04)

# Potential HCT Routing



# ST2

Help plan the future of regional transit.



How can we build better transit connections across Lake Washington on I-90?

Come find out.

Share your thoughts on the future of high capacity transit at an open house near you.

For more information about ST2 or Sound Transit:  
(800) 201-4900 | [main@soundtransit.org](mailto:main@soundtransit.org) | [www.soundtransit.org/st2](http://www.soundtransit.org/st2)

## All Open Houses 5:30-7:30 p.m.

North Bellevue Community Center  
4063 148th Avenue NE  
Monday, November 14

Bellevue High School  
10416 SE Wolverine Way  
Tuesday, November 15

Redmond Senior Center  
8703 160th Avenue NE  
Wednesday, November 16

Mercer Island VFW Hall  
1836 72nd Avenue SE  
Thursday, November 17



# Characteristics of the Area: Parks, Open Space and Trails



- ◆ Highland Park & Community Center is the only public facility in the Study Area
- ◆ Planned regional trail corridors (2003 Park & Open Space Plan)
- ◆ Opportunities:
  - Potential trail connections
    - To regional network
    - To future residential development
    - To/along HCT corridor
    - Along open space corridors
  - Enhanced greenways and wetlands
  - Neighborhood parks to serve future residential



# BEL-RED CORRIDOR ISSUES AND OPPORTUNITIES



1  
Neighborhood cut through traffic



2 & 3  
Wetland area enhancement opportunities



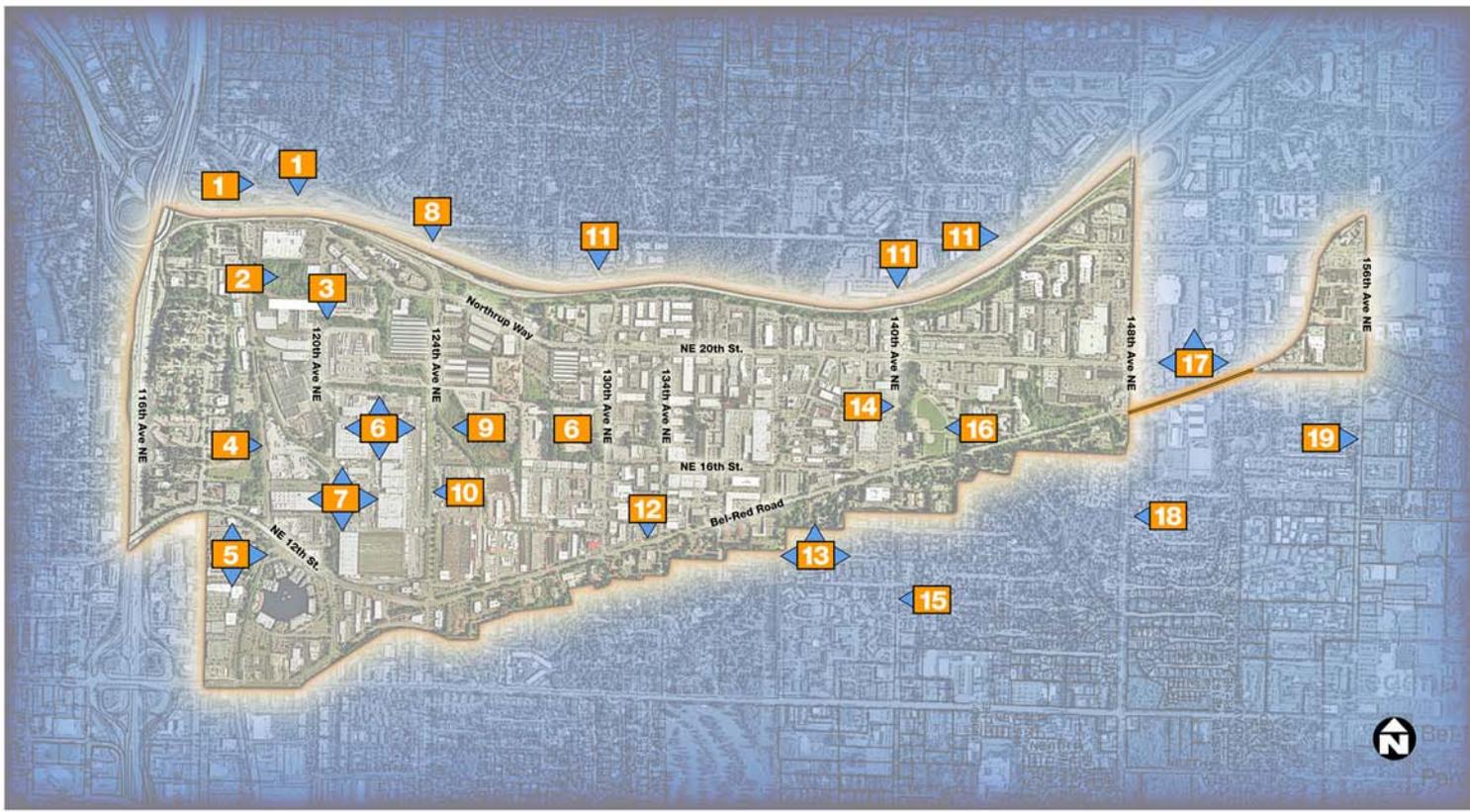
4  
Existing railroad route to be preserved for future public use



5  
High groundwater conditions/potential subsurface contamination



6  
Missing street grid network



7  
Redevelopment potential



8  
Access to SR 520



9  
West tributary of Kelsey Creek enhancement opportunities



10  
Major power/utility coordination



11  
Neighborhood cut through traffic



12  
Pedestrian and bicycle facilities



13  
Land use transitions/buffer to neighborhoods



14  
Valley Creek enhancement opportunities



15  
Secondary impact corridor - 140th Ave. NE



19  
Secondary impact corridor - 156th Ave. NE



18  
Secondary impact corridor - 148th Ave. NE

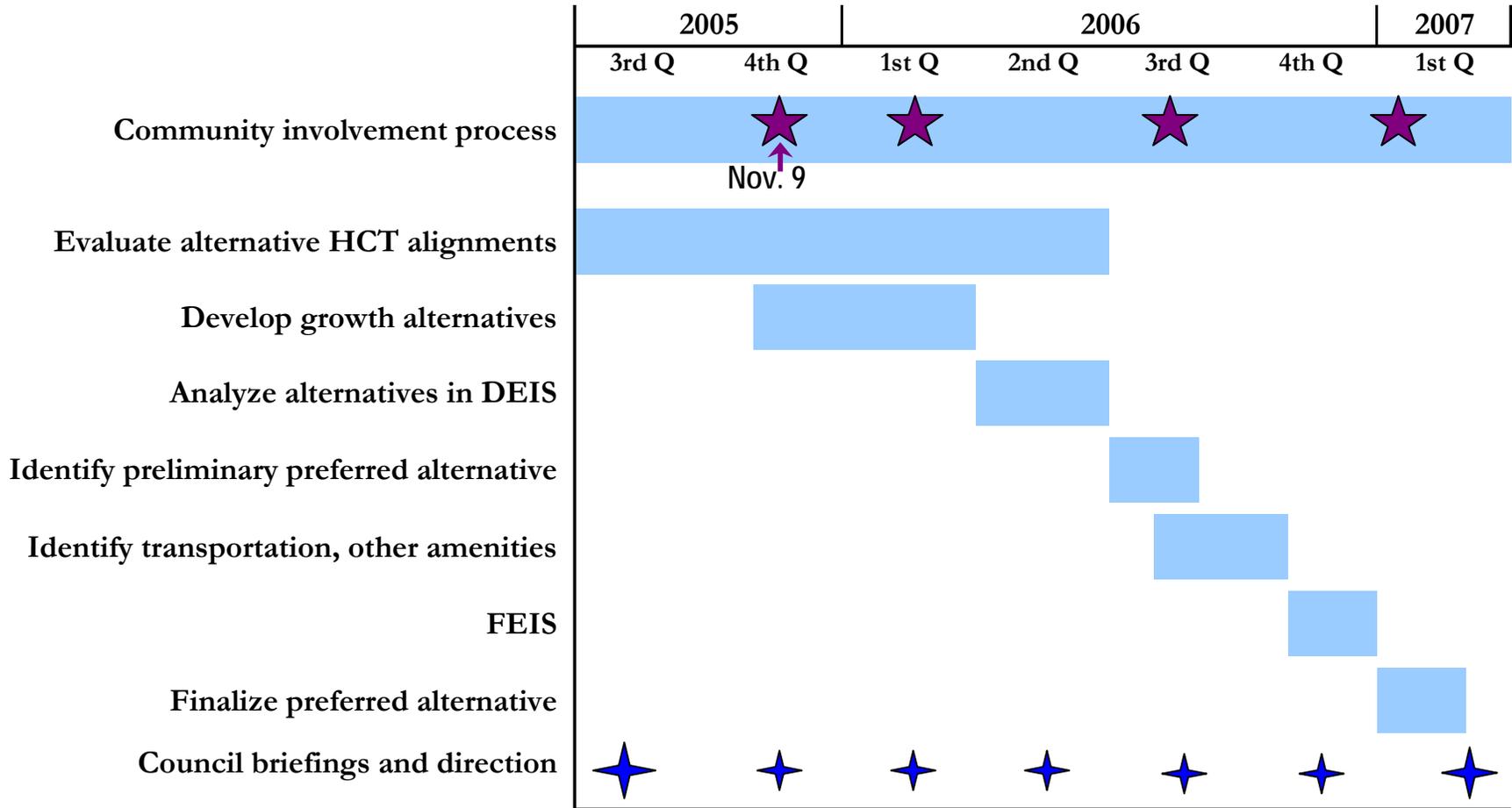


17  
Overlake traffic



16  
Bellevue Highland Park/ Community Center

# Timeline



 Large community meeting/forum  
 Council briefing/direction



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# Your Comments

- *What do you like about the Bel-Red Corridor now, and what do you feel should be preserved there?*
  - *What opportunities and areas for improvement do you see in the corridor?*
  - *The EIS will evaluate several issues, include traffic impacts, transit, land use, and natural resources. Please let us know your main comments and concerns about these topics, and/or other issues that should be addressed.*
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# EIS Scoping

- *Comments received tonight will be part of the EIS scoping process as well as planning effort*
- *Comments also may be sent through December 23 to:*

**Carol Helland**

**Land Use Director**

**Department of Planning & Community Development**

**City of Bellevue**

**P.O. Box 90012**

**Bellevue, WA 98008-9012**

**[BelRed@ci.bellevue.wa.us](mailto:BelRed@ci.bellevue.wa.us)**

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Break Out Into Small Groups for  
Further Discussion

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