Bel-Red Corridor Project

Community Meeting

April 18, 2006
Overview of the project

- Update land use and transportation vision for this 912-acre area in central Bellevue.
- The most comprehensive review ever undertaken of this light industrial and commercial district.
- Capitalize on the opportunities created by Sound Transit’s potential routing of High Capacity Transit through the Corridor.
- 16-member steering committee, appointed by the City Council to represent a broad range of community interests.
Public Involvement

- **Steering Committee**
  - 16 members appointed by the Mayor (with Council confirmation) in October 2005
  - Meets monthly on the first Thursday
  - Guide staff efforts and provide a final recommendation

- **Broad Public Involvement**
  - Community meetings:
    - November scoping meeting
    - April 18
    - Additional meetings planned
  - Meetings with property owners and businesses
  - Meetings with nearby neighborhood associations
    - Invite us!
  - Project website, questionnaires, and other tools
## Bel-Red Corridor Project Timeline

### April 2006

<table>
<thead>
<tr>
<th>Project Orientation</th>
<th>Project Information</th>
<th>Alternatives Identification/Deliberation</th>
<th>Alternatives Evaluation (DEIS)</th>
<th>Prelim Preferred Alternative</th>
<th>Final Vision / Implementation Plan</th>
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<tbody>
<tr>
<td>Aug 2005</td>
<td>SC Meeting</td>
<td>Approve alternatives for EIS analysis</td>
<td>Approve preliminary preferred alternative</td>
<td>Approve final preferred alternative</td>
<td>Approve imp plan</td>
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<td>Council Kick-off</td>
<td>SC Meeting</td>
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<td>Board/Commission Briefings</td>
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<td>Nov 2005</td>
<td>SC Meeting</td>
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**COMMUNITY MEETING** (Nov. 9)

**COMMUNITY MEETING** (Apr. 18)

**BUSINESS/PROPERTY OWNER FORUMS**

**NEIGHBORHOOD ASSOC. MEETINGS**

**ONGOING:**
- Steering Committee monthly meetings
- Public Outreach Effort
  - Business/Property Owners (focused and structured effort to engage with the full set of Bel-Red area business and property owners)
  - Nearby Neighborhoods (will include speakers bureau available to attend neighborhood association meetings)
  - Boards & Commission Briefings
Principles adopted by Council

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.
Principles adopted by Council

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.
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)
Objectives adopted by Steering Committee

- Market Feasibility
- Land Use
- Neighborhood Impacts
- Environmental Quality/Sustainability
- Parks/Open Space
- Transportation
Objectives adopted by Steering Committee

- **Market Feasibility**
  
  Incorporate elements of market forecast (office, housing, retail)

  Serve distinctive market niche

  Meet market needs and economic realities

  Leverage nearby opportunities (ie, OHMC expansion)
Economic/Market Study

- Central location
  - Overlake Hospital and Microsoft “anchors” on ends of the corridor
- Much land is “under-developed” based on land and improvement values
  - Most buildings built prior to 1980
- Land values make future manufacturing or warehouse relatively difficult - limited investment occurring now
- Strong future demand for office and housing, some retail and auto uses
  - New neighborhoods would require amenities
  - Mixed use development
  - Medical office expansion
  - Better transit, open space would help attract development
Land Use - Market Demand Forecast

**Offices:** 2.5 – 3.9 million sq. ft  
Larger companies, software, engineering, biotech & financial services

**Hotels:** 200 – 300 rooms  
Business travelers visiting nearby office buildings

**Retail:** 200,000 – 400,000 sq. ft.  
Local residents, employees & business travelers

**Housing:** 2,500 – 5,000 units  
Small households, Microsoft & Overlake Hospital employees, seniors, assisted living

**Auto:** 1-2 dealerships  
Upscale brands
Potential Re-Development Areas

- Stable Parcels
- Large Soft Parcels
- Other Soft Parcels

Constrained areas:
- Steep slopes
- Streams/wetlands
Steering Committee Objectives

- Land Use
  
  Jobs-housing relationship (accommodate housing and commercial uses)
  
  Accommodate service uses
  
  Land use takes advantage of HCT stations (mixed use nodes)
  
  Appropriate scale of development
Other Services (Auto Repair, HH Goods Repair, Personal Care, Drycleaning, etc.)
Alternative Forms

Bel-Red Area
Tire Center/Residential
Ballard, Seattle
Auto Body Shop
Pearl District, Portland
Potential HCT Stations/mixed-use nodes

Overlake
124th
130th/132nd
148th
152nd
Steering Committee Objectives

- Neighborhood Impacts
  
  Land use sensitive to surrounding areas
  
  Addresses transportation spillover impacts
Sensitive to surroundings
Steering Committee Objectives

- Environmental Quality/Sustainability

- Improve environmental resources (streams, wetlands)

- Support sustainable development patterns
  - Transportation systems
  - Land use and buildings
Streams and Wetlands

City of Bellevue
Bel-Red Corridor Study Area
Critical Areas based on Proposed Critical Area Ordinance
## Streams/Riparian Corridors, Wetlands

**Summary rating using median of each parameter by category and all factors**

**SUMMARY RATINGS by PARAMETER:** Good=3, Moderate=2, Poor=1

<table>
<thead>
<tr>
<th>Stream ID</th>
<th>Fish use</th>
<th>Physical stream corridor conditions</th>
<th>Fish access</th>
<th>Fish habitat conditions</th>
<th>Riparian Condition</th>
<th>Summary of all parameters (median)</th>
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*Note: summary of all parameters includes upstream and downstream parameters*
Streams/Riparian Corridors, Wetlands

Figure 1. Stream habitat ratings by entire stream, piped stream and fish barriers within the Bellevue-Redmond Road study corridor
Sustainability - Transportation

Integrated Transportation System Components

- Street connectivity
  - Local and regional

- Pedestrian system
  - Sidewalks and off-street paths

- Bicycle system
  - On-street and off-street facilities

- Trails within Bel-Red neighborhoods and to regional system

- Transit facilities and service – local and regional transit
Energy and Resource Conservation

Conserve resources by integrating the principles of green building and smart growth:

- Revitalize existing urban areas – as opposed to sprawl
- Develop mixed use, walkable neighborhoods
- Design for energy and water efficiency
- Consider indoor environment (air, light)
- Provide multiple transportation options
Energy and Resource Conservation

Green Buildings

Green roof

Solar

Materials

Water Conservation
Energy and Resource Conservation

Smart Growth
Transportation options
Conserve water
Mixed use
TOD
Steering Committee Objectives

- Parks/Open Space

  Parks integrated with future land use concepts

  Achieves critical mass of park improvements

  Adds value to overall system (include regional facility)
Parks, Open Space and Trails

- Highland Park & Community Center

- 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 residents
Steering Committee Objectives

Transportation

Addresses multi-modal transportation improvements in the corridor and adjacent neighborhoods

Provides improved access to regional system

Provides improved local access and circulation

High Capacity Transit is compatible with traffic flow on surface arterials
Traffic Demand Leaving Bel - Red

LEGEND
- Local Trips
- Regional Trips
- Internal Trips

Directions:
- To 520: 10%
- To 405: 23%
- To 405, 90: 13%
- To 520, 90: 6%
- To 90: 6%
- Local Trips: 12%
- Regional Trips: 7%
- Internal Trips: 5%
Traffic Demand Entering Bel - Red

LEGEND
- Local Trips
- Regional Trips
- Internal Trips

- From 405 - 16%
- From 520 - 3%
- From 520 - 11%
- To 405, 90 - 8%
- To 405, 90 - 10%
- From 90 - 5%
- From 90 - 11%
- To 405, 90 - 6%
Transportation System Ideas

- Neighborhood Protection
- Internal street circulation
- High Capacity Transit
- East Bellevue transit corridor
- Overlake Connections
- Connections to SR 520
- Connections to I-405
- Downtown Connections
- Neighborhood Protection

Legend:
- Be-Red Corridor Study Area
- Buildings
- Parcels
- Highways
- City Limits
Topic Questions/Discussion

Land Use

Transportation

Parks/Open Space

Environmental Sustainability
Topic Questions/Discussion

**Land Use**

What uses should be included in the future land use alternatives?

What types and densities of housing would be appropriate - where should it be built?

What types of services are most important and how could they be accommodated?

Where are good locations for higher intensity development served by high capacity transit?

What land uses (housing, retail, services, office, etc) should be developed near stations?

How to avoid adverse neighborhood impacts?

**Transportation**

**Parks/Open Space**

**Environmental Sustainability**
Topic Questions/Discussion

Land Use

Transportation

What transportation improvements are needed?

How can access to the freeways be improved?

How should streets and non-motorized facilities be improved?

Parks/Open Space

Environmental Sustainability
Topic Questions/Discussion

Land Use

Transportation

Parks/Open Space

What types of parks facilities would be most appropriate in Bel-Red?

How could new parks facilities/trails in Bel-Red improve the overall parks system in Bellevue?

Where would be appropriate locations to develop a large park/recreation facility?

Environmental Sustainability
Topic Questions/Discussion

Land Use
Transportation
Parks/Open Space

Environmental Sustainability

What are the specific areas, or the particular environmental features, that should be enhanced?

How would “natural” environment be integrated into the “built” environment?

How to achieve enhancements to the natural environment?
  - Regulating future development?
  - Incentives to private developers?
  - Public programs?

What are ways to improve environmental sustainability?
  - Green building?
  - Natural landscaping?
  - Integrate Land Use/Transportation?
Topic Questions/Discussion

Land Use

Transportation

Parks/Open Space

Environmental Sustainability
For More Information:

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Project website: www.cityofbellevue.org/belred.asp