
Bel-Red Corridor Project

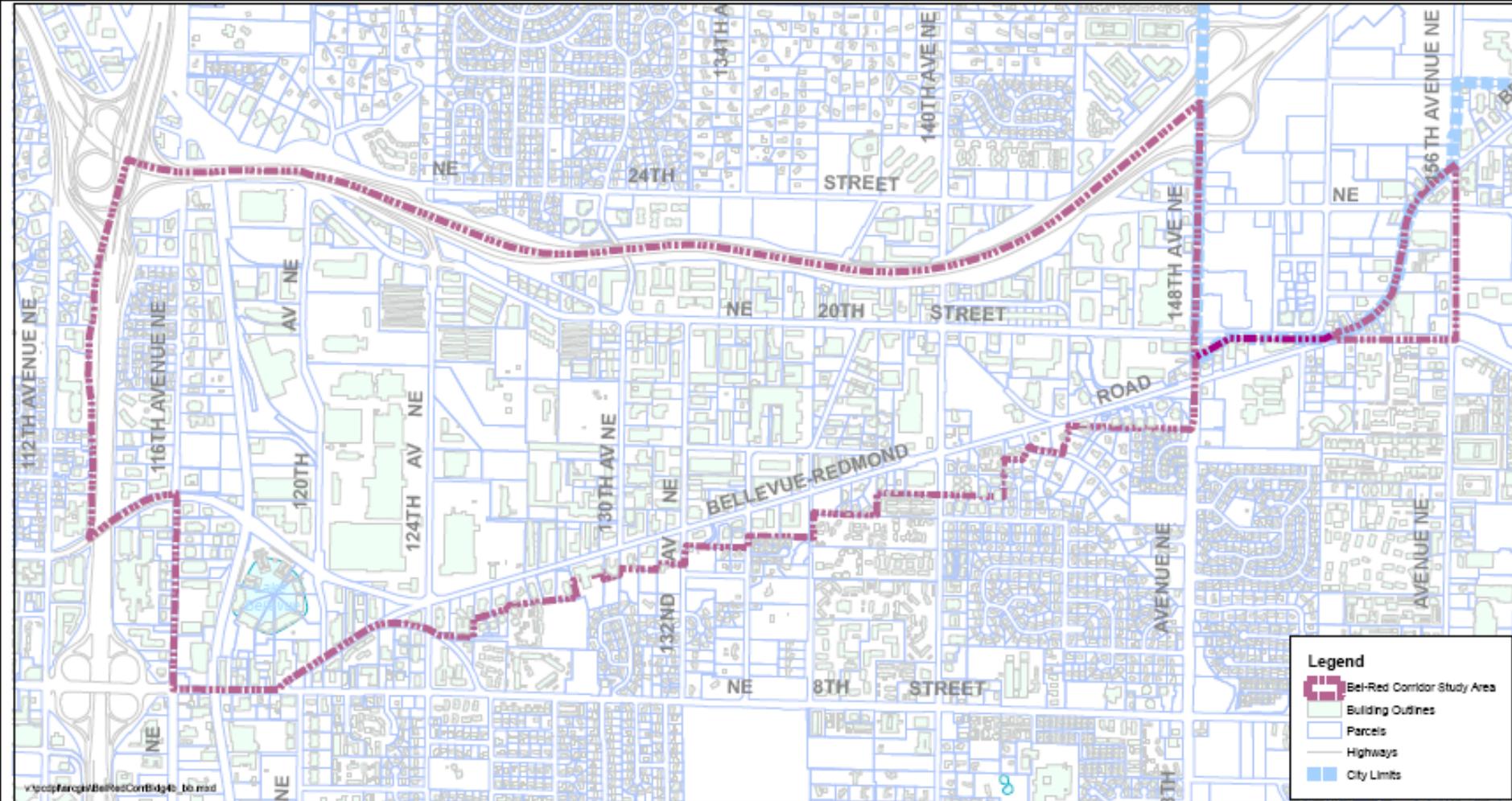
Community Meeting

April 18, 2006

The logo for the Bel-Red Corridor Project is set against a dark blue rectangular background. It features the words "BEL RED" in a bold, white, sans-serif font. A thin, wavy orange line curves from the top left, passing behind the letters "L" and "R", and ending at the bottom right. Below "BEL RED", the words "corridor project" are written in a white, italicized serif font.

BEL RED
corridor project

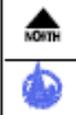
Bel-Red Corridor Study Area



0 1,030 feet

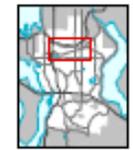
City of Bellevue
IT Department
GIS Services

Plot Date: 12/9/2005



City of Bellevue Bel-Red Corridor Study Area

Map Location



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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
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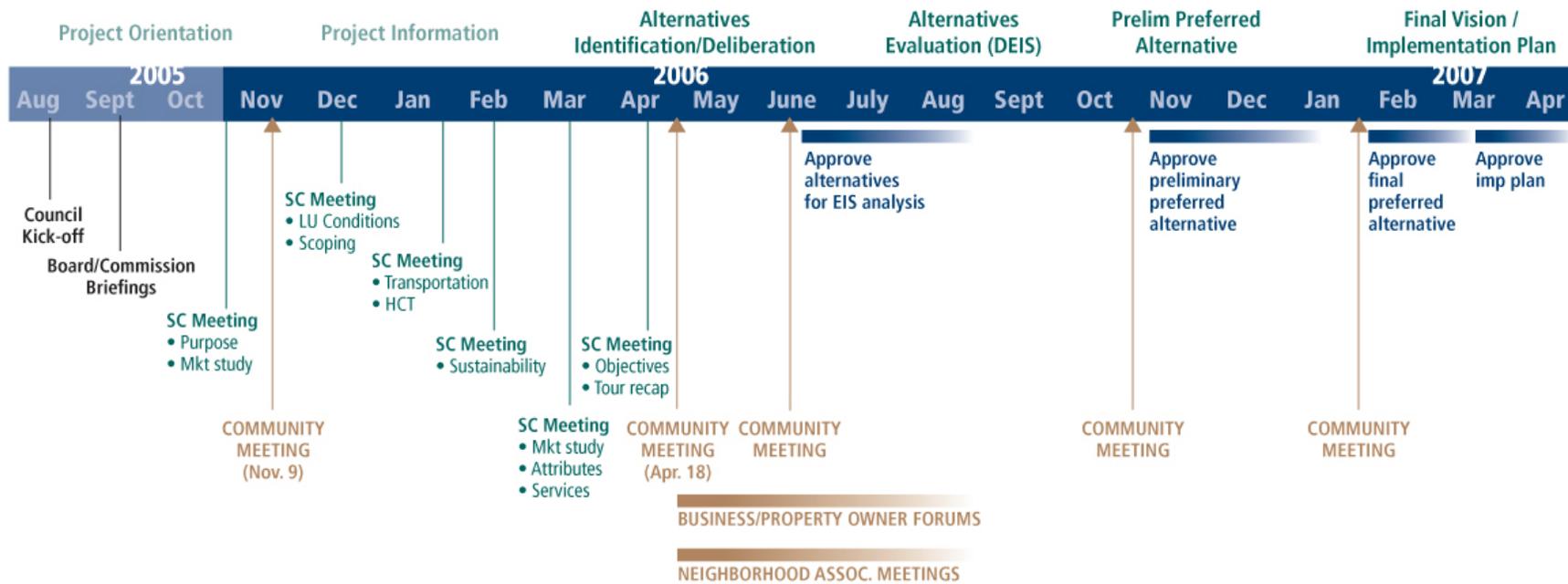
Public Involvement

- **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



- 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.



Principles adopted by Council

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

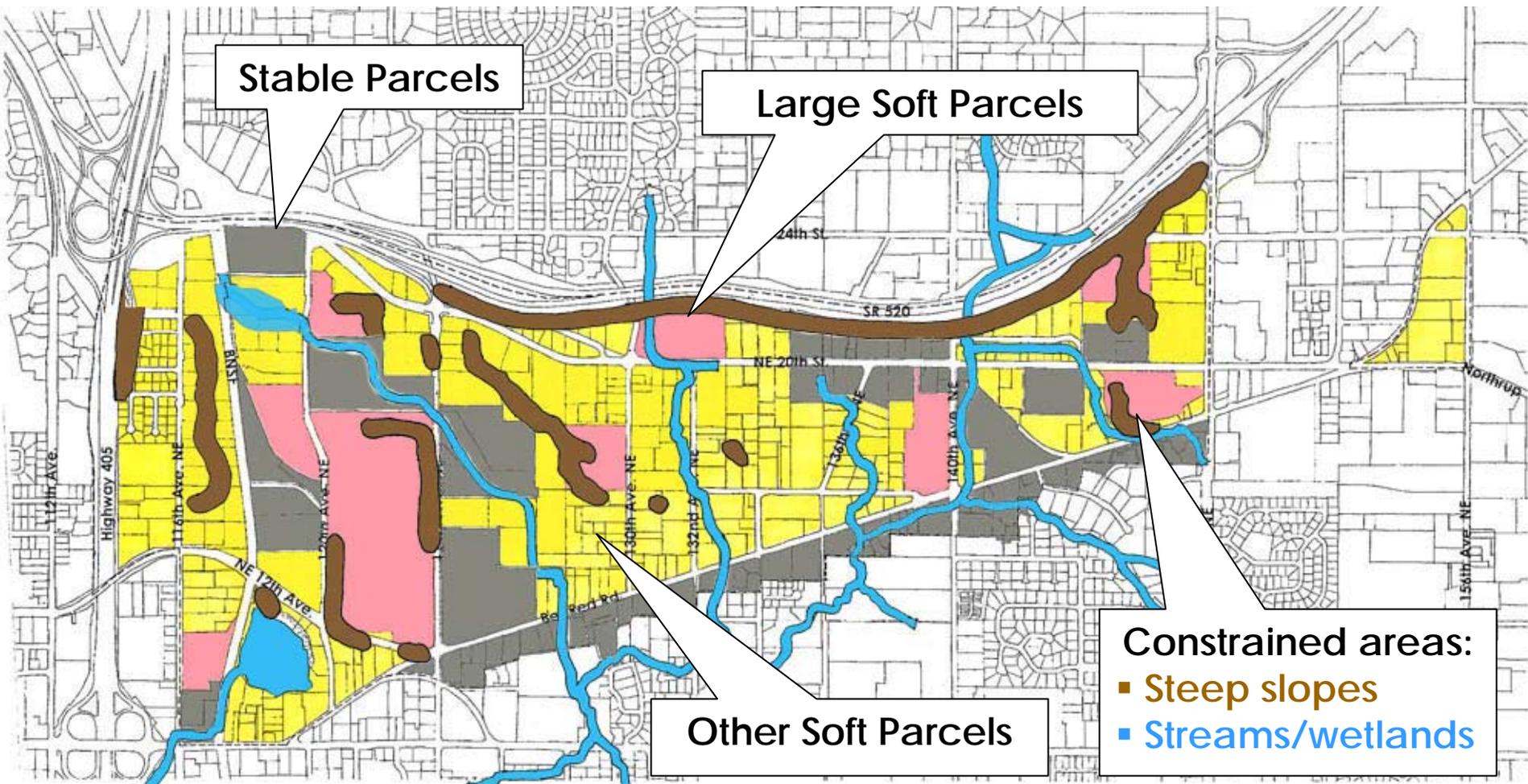
Housing: 2,500 – 5,000 units

Small households, Microsoft & Overlake Hospital employees, seniors, assisted living

Auto: 1-2 dealerships

Upscale brands

Potential Re-Development Areas



Steering Committee Objectives

■ Land Use

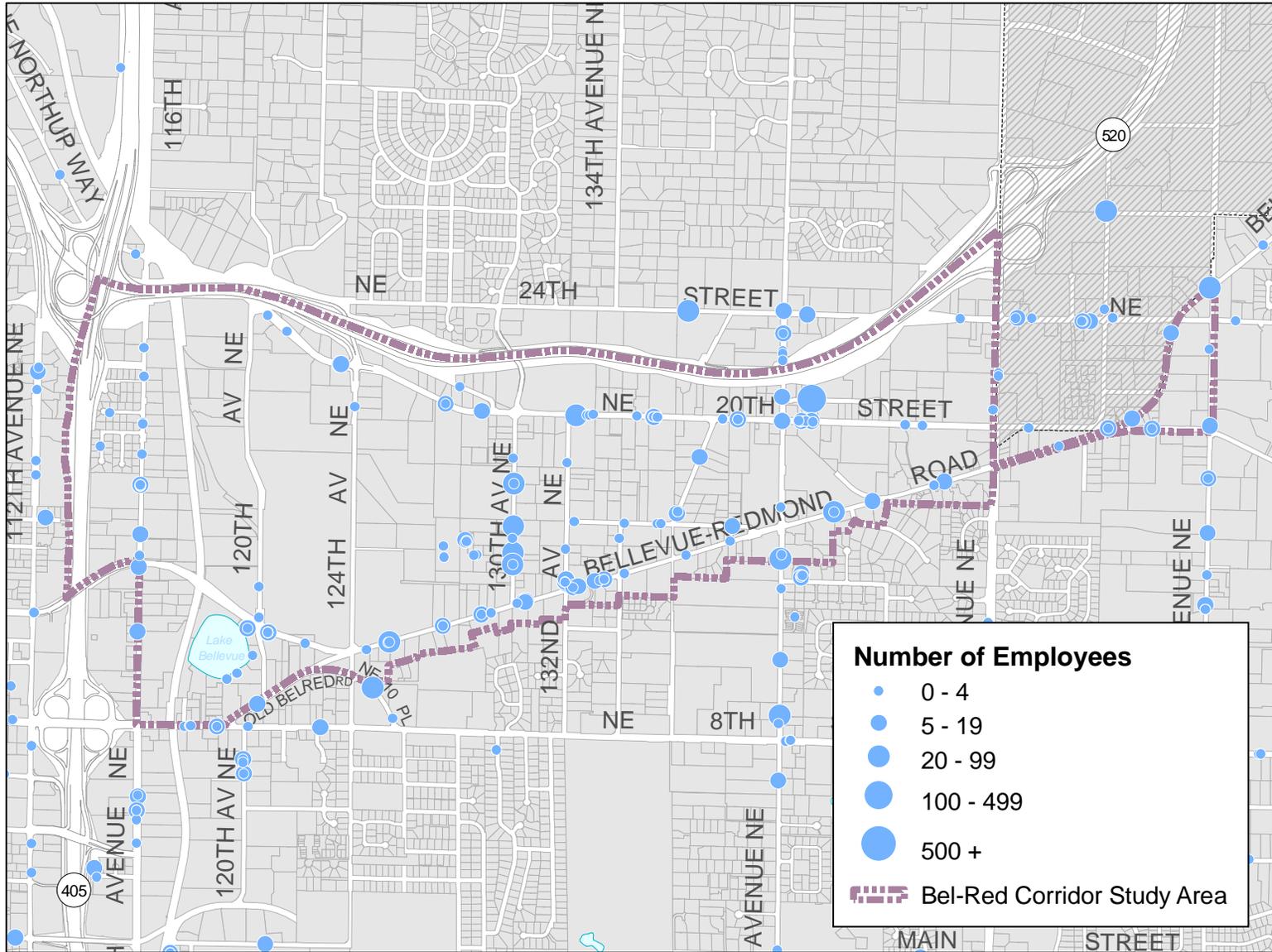
Jobs-housing relationship (accommodate housing and commercial uses)

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.)



Other Services

Alternative Forms

Bel-Red Area



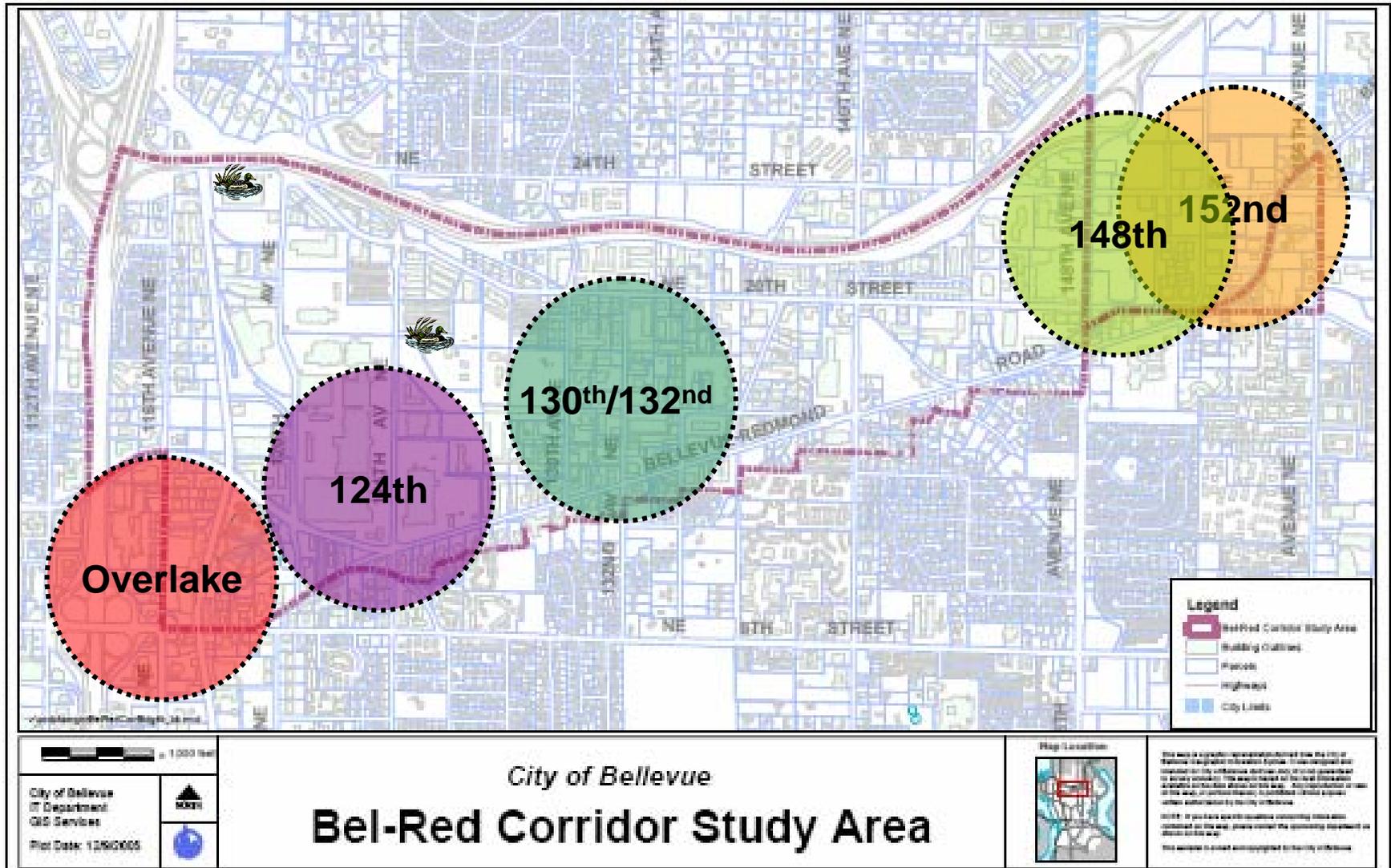
Tire Center/Residential Ballard, Seattle



Auto Body Shop Pearl District, Portland



Potential HCT Stations/mixed-use nodes



Steering Committee Objectives

■ **Neighborhood Impacts**

Land use sensitive to surrounding areas

Addresses transportation spillover impacts

Sensitive to surroundings



Steering Committee Objectives

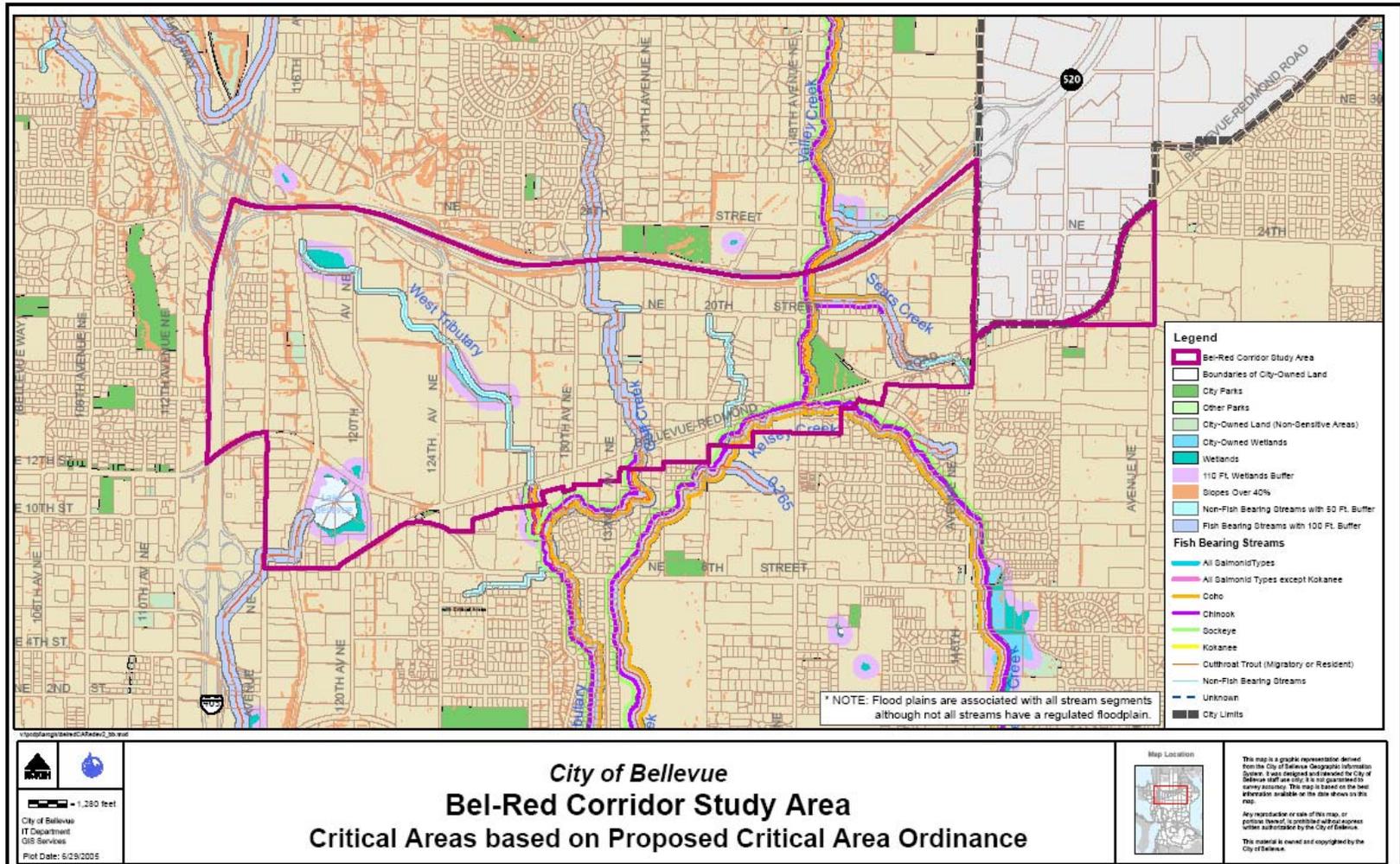
■ Environmental Quality/Sustainability

Improve environmental resources (streams, wetlands)

Support sustainable development patterns

- Transportation systems
 - Land use and buildings
-

Streams and Wetlands



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

Stream ID	Fish use	Physical stream corridor conditions	Fish access	Fish habitat conditions	Riparian Condition	Summary of all parameters (median)
Sturtevant	1	1	2.5	2.5	2	1
Unnamed tributary to Kelsey Creek	2	1	2.75	2.25	2	1.5
West Tributary	2	1.5	2.75	1.5	1.5	1.5
Goff	1.5	1.5	2.75	1.5	2	2
Valley	3	2	3	2.5	1	3
Sears	2	1	2.5	1.5	2	2

Note: summary of all parameters includes upstream and downstream parameters

Streams/Riparian Corridors, Wetlands

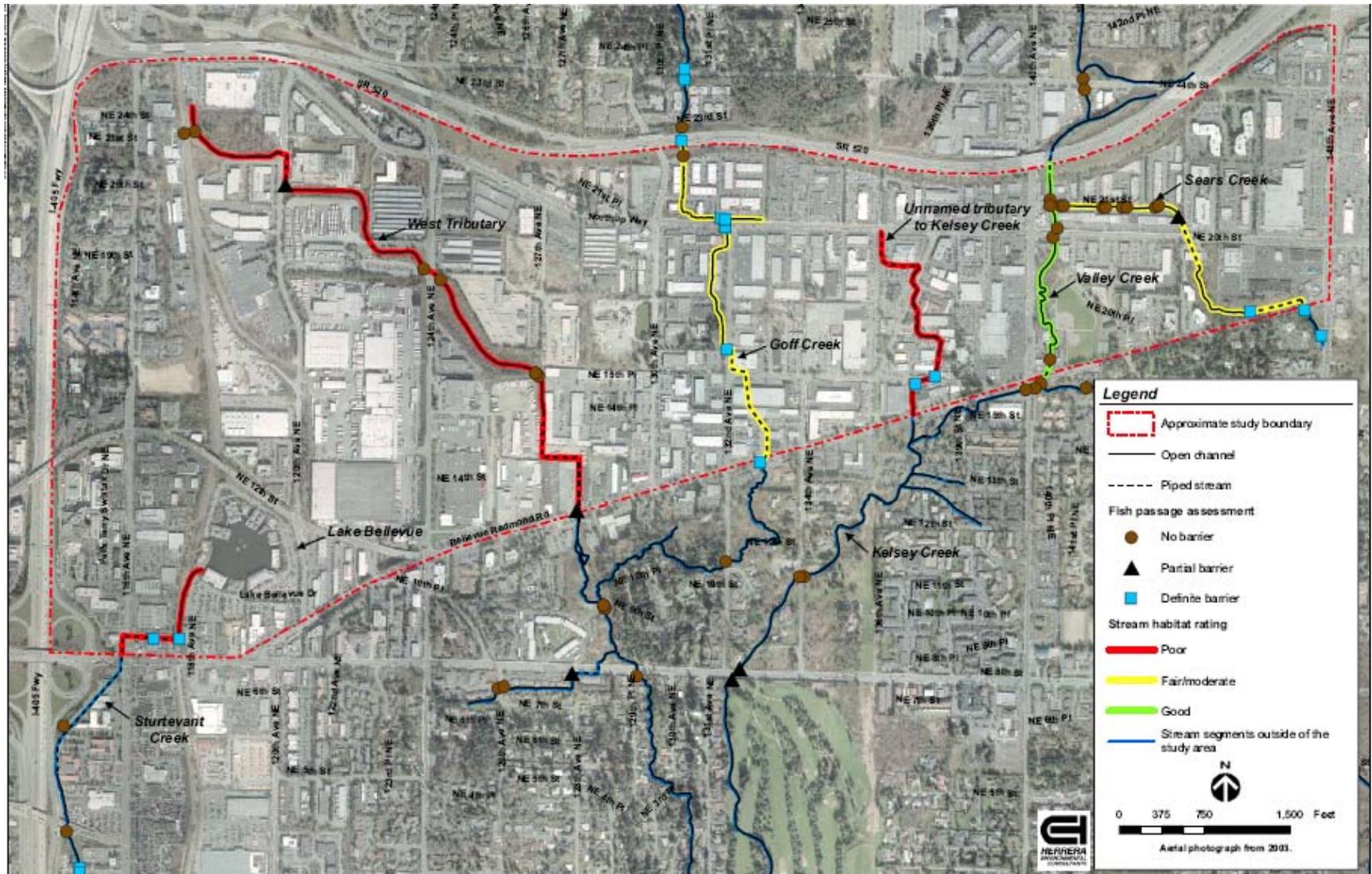


Figure 1. Stream habitat ratings by entire stream, piped stream and fish barriers within the Bellevue-Redmond Road study corridor

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





BNSF

BRIDLE TRAILS STATE PARK

MAYMOOR PARK

405

520

DOWNTOWN BELLEVUE

BEL-RED CORRIDOR

WILBURTON HILLS

KELSEY CREEK

MERCER SLOUGH

LAKE HILLS GREENBELT

90

Steering Committee Objectives

■ **Transportation**

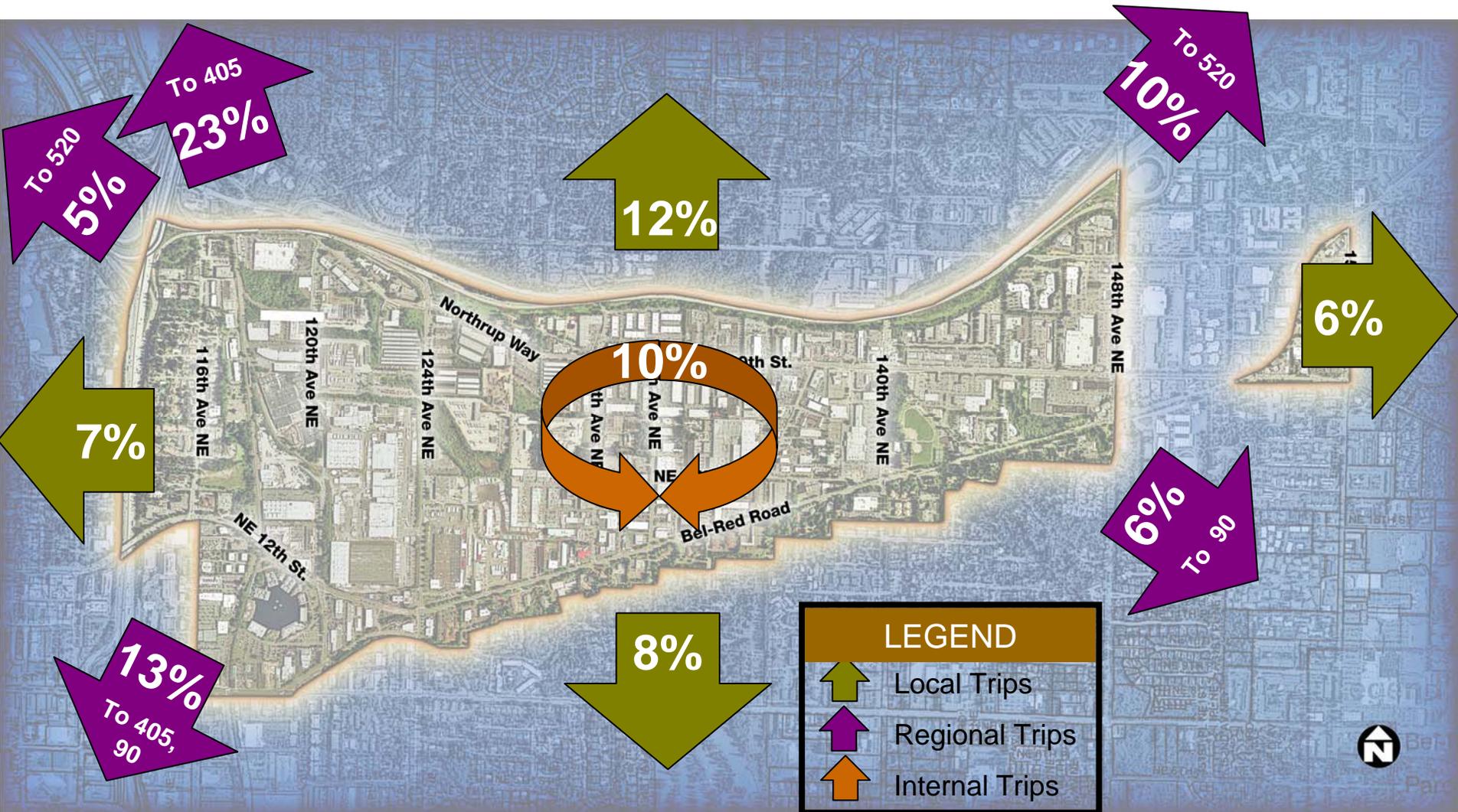
Addresses multi-modal transportation improvements in the corridor and adjacent neighborhoods

Provides improved access to regional system

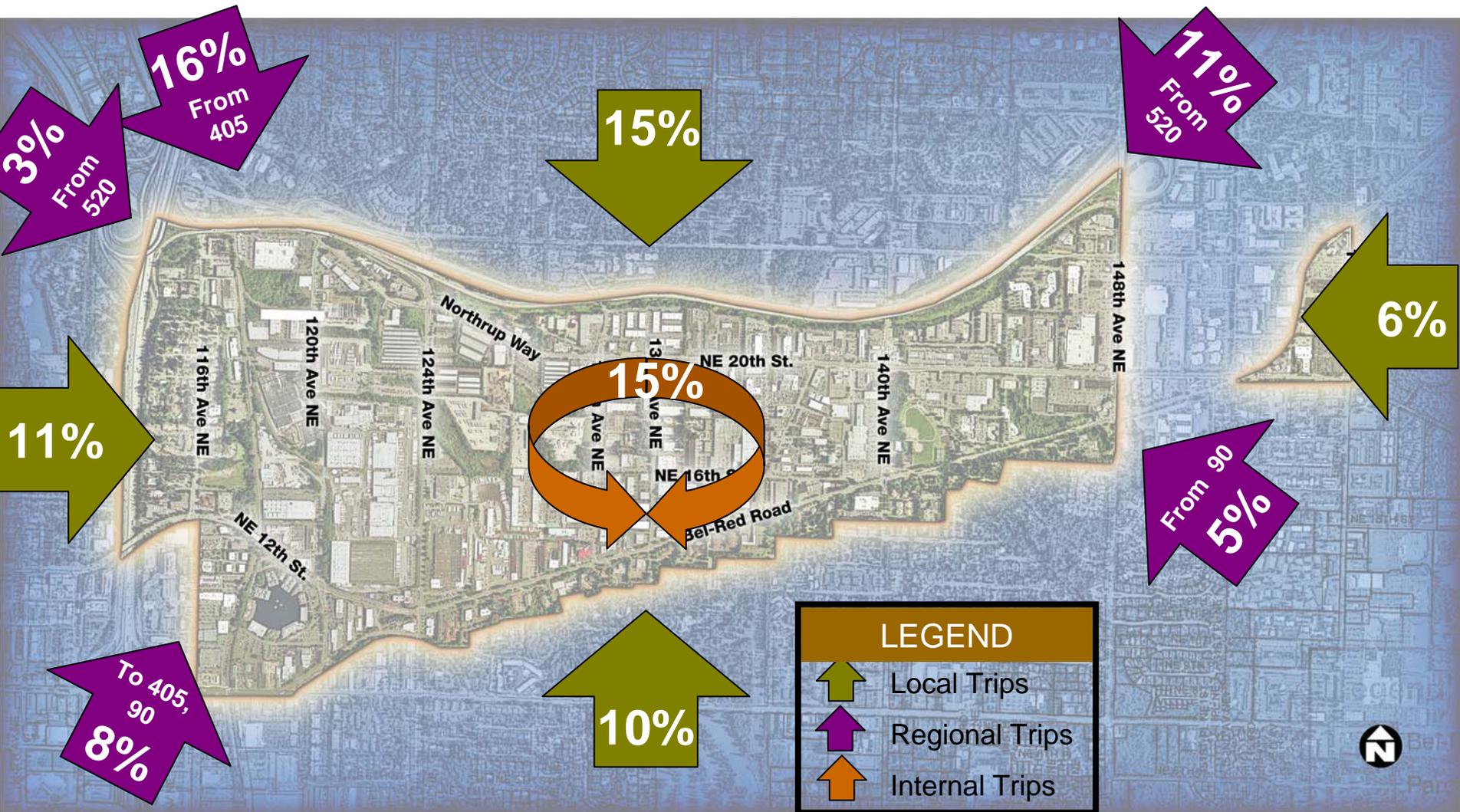
Provides improved local access and circulation

High Capacity Transit is compatible with traffic flow on surface arterials

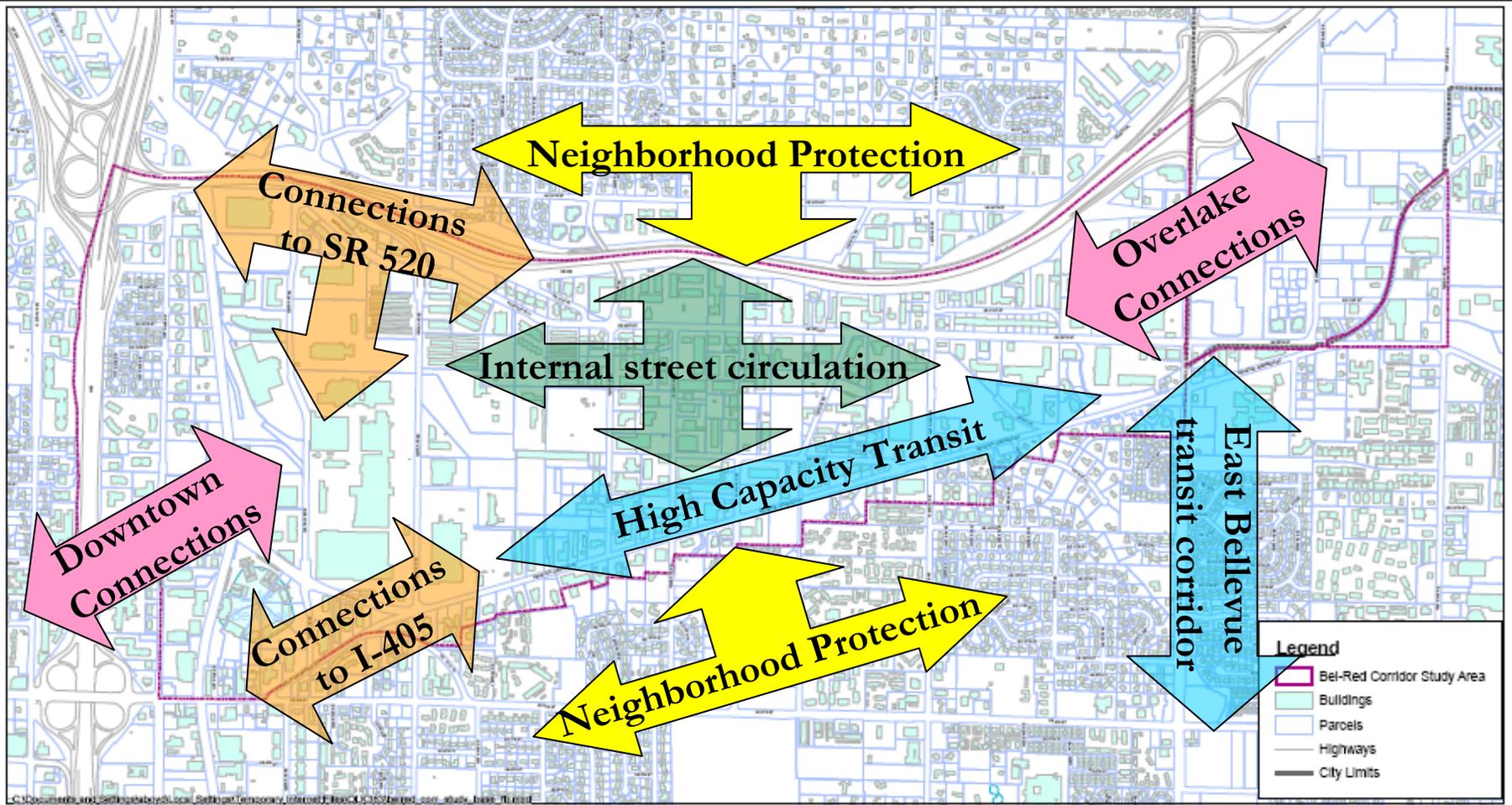
Traffic Demand Leaving Bel - Red



Traffic Demand Entering Bel - Red



Transportation System Ideas



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





BELRED
corridor project

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