
Bel-Red Corridor Project: Commercial Services Uses

Project Steering Committee

March 2, 2006

The logo for the Bel-Red Corridor Project is displayed within a dark blue rectangular box. It features the words "BEL RED" in a bold, white, sans-serif font, with a thin, curved orange line passing through the letters. Below this, the words "corridor project" are written in a white, italicized serif font.

BEL RED
corridor project

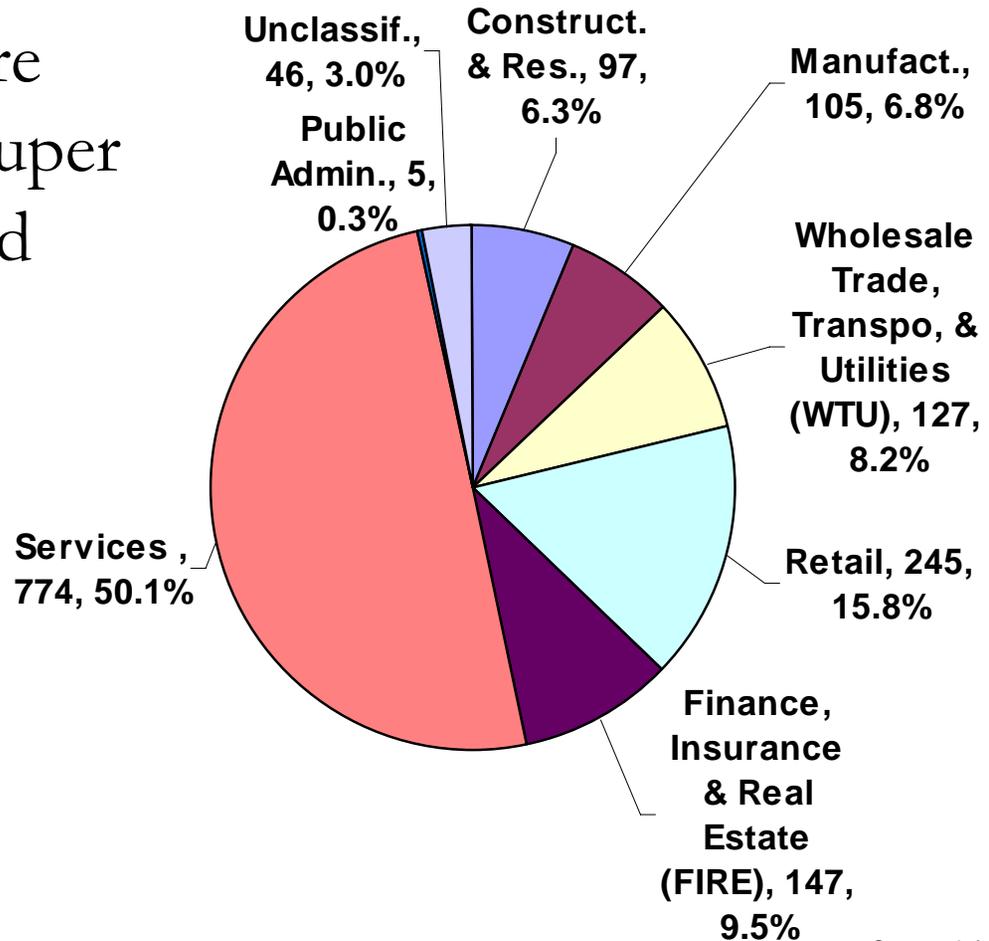
Focus of Discussion:

- Types of retail/services uses that are in the area now
 - Types of these uses that the committee thinks should be accommodated in the long term
 - Specific types of businesses that might be difficult to accommodate in other parts of Bellevue/Eastside if they were not in the area
 - Alternative ways to accommodate these businesses in future planning
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Existing Conditions: Bel-Red Businesses by Super-Sector

Services and Retail are the largest industry super sectors in the Bel-Red Corridor:

- Just over half are in Services (60% Services and FIRE combined).
- 16 percent are Retail establishments.



Source: InfoUSA

Bel-Red FIRE and Services Businesses

Sectors in Bel-Red with largest number of businesses in FIRE/Services:

- Health Care and Social Assistance (18% of all Bel-Red businesses)
- Professional, Scientific, and Technical Services (10.5%)
- Other Services (9.6%)—many of these related to auto repair and maintenance

	Number of Businesses in Bel-Red	Share of Bel-Red Businesses
TOTAL FIRE and Services (in infoUSA)	921	59.6%
Finance, Insurance, and Real Estate (FIRE)	147	9.5%
Finance and Insurance	88	5.7%
Real Estate and Rental and Leasing	59	3.8%
Services	774	50.1%
Information	36	2.3%
Professional, Scientific, & Technical Svcs.	163	10.5%
Mgt. of Companies and Enterprises	1	0.1%
Admin. & Support and Waste Mgt.	40	2.6%
Educational Services	47	3.0%
Health Care and Social Assistance	279	18.0%
Arts, Entertainment, and Recreation	8	0.5%
Accommodation and Food Services	51	3.3%

Bel-Red Retail Businesses

Sectors in Bel-Red with largest number of Retail businesses:

- Motor Vehicles and Parts Dealers (3% of all Bel-Red businesses)
- Electronics and Appliances (3%).
- Sporting Goods, Hobby, Books & Music (2%)
- Misc. Store and Other (2%) (e.g., Florists, Office Supplies, Used Merchandise, Pet Supply Stores, etc.)

	Number of Businesses in Bel-Red	Share of Bel-Red Businesses
TOTAL Retail (in infoUSA)	228	15.8%
Motor Vehicle and Parts Dealers	46	3.0%
Furniture and Home Furnishings Stores	21	1.4%
Electronics and Appliance Stores	42	2.7%
Building Matl. & Garden Equip./Supp. Dlrs.	18	1.2%
Food and Beverage Stores	18	1.2%
Health and Personal Care Stores	17	1.1%
Gasoline Stations	3	0.2%
Clothing and Clothing Accessories Stores	17	1.1%
Sporting Gds., Hobby, Book, & Music Stores	31	2.0%
General Merchandise Stores	1	0.1%
Misc. Store and Other	31	2.0%

Bel-Red Business Concentration Ratios Super-Sector Level

BCRs of >1 indicate sectors that contribute a greater share of businesses in Bel-Red than in Bellevue as a whole:

- Construction and Resources (BCR = 1.17)
- Manufacturing (BCR = 1.85)
- WTU (BCR = 1.39)
- Retail (BCR = 1.10)

Service businesses are about equally concentrated in Bel-Red and Bellevue as a whole (BCR = .99)

Retail, FIRE, and Service Sectors with Concentrations in Bel-Red

	Bel-Red Number of Bus.	Bel-Red-to- Bellevue BCR	% of Bellevue Bus. in Bel- Red
RETAIL	245	1.10	23.5%
Motor Vehicle and Parts Dealers	46	2.25	47.9%
Furniture and Home Furnishings Stores	21	1.28	27.3%
Building Mat. & Garden Equip. & Supplies	18	2.11	45.0%
Health and Personal Care Stores	17	1.14	24.3%
Sporting Gds., Hobby, Book, & Music Stores	31	1.37	29.2%
Miscellaneous Store Retailers	30	1.03	22.1%
(FINANCE, INSUR., & REAL ESTATE)	147	0.61	12.9%
Rental and Leasing Services	11	1.29	27.5%
(SERVICES)	774	0.99	21.1%
Mgt. of Companies and Enterprises	1	1.56	33.3%
Educational Services	47	1.05	22.5%
Health Care and Social Assistance	279	1.56	33.2%
Other Srvcs. (mainly auto and personal care)	149	1.23	26.1%

Selected Retail Sub-Sector Concentrations

Motor Vehicle Dealers and Parts

Bel-Red has 48% of Bellevue's businesses in sub-sector overall, but a greater % in specific industries:

- About a quarter of Bellevue's new and used car dealers.
- Two-thirds or more of Motorcycle and Boat Dealers, and Auto Parts and Accessories Stores

	Bel-Red Number of Bus.	Bel-Red- to- Bellevue BCR	% of Bellevue Bus. in Bel-Red
RETAIL	245	1.10	23.5%
Motor Vehicle Dealers and Parts	46	2.25	47.9%
New Car Dealers	7	1.37	29.2%
Used Car Dealers	4	1.04	22.2%
<i>Motorcycle Dealers</i>	2	3.13	66.7%
<i>Boat Dealers</i>	7	3.28	70.0%
<i>Automotive Parts and Accessories Stores</i>	24	3.75	80.0%
Tires	2	1.88	40.0%

Selected Services Sub-Sector Concentrations

In the Services Sector, the **Automotive Repair and Maintenance** industry also has a strong concentration in Bel-Red.

- Bel-Red has almost 60% Bellevue's businesses in this sub-sector overall, and even higher shares in specific auto repair industries.

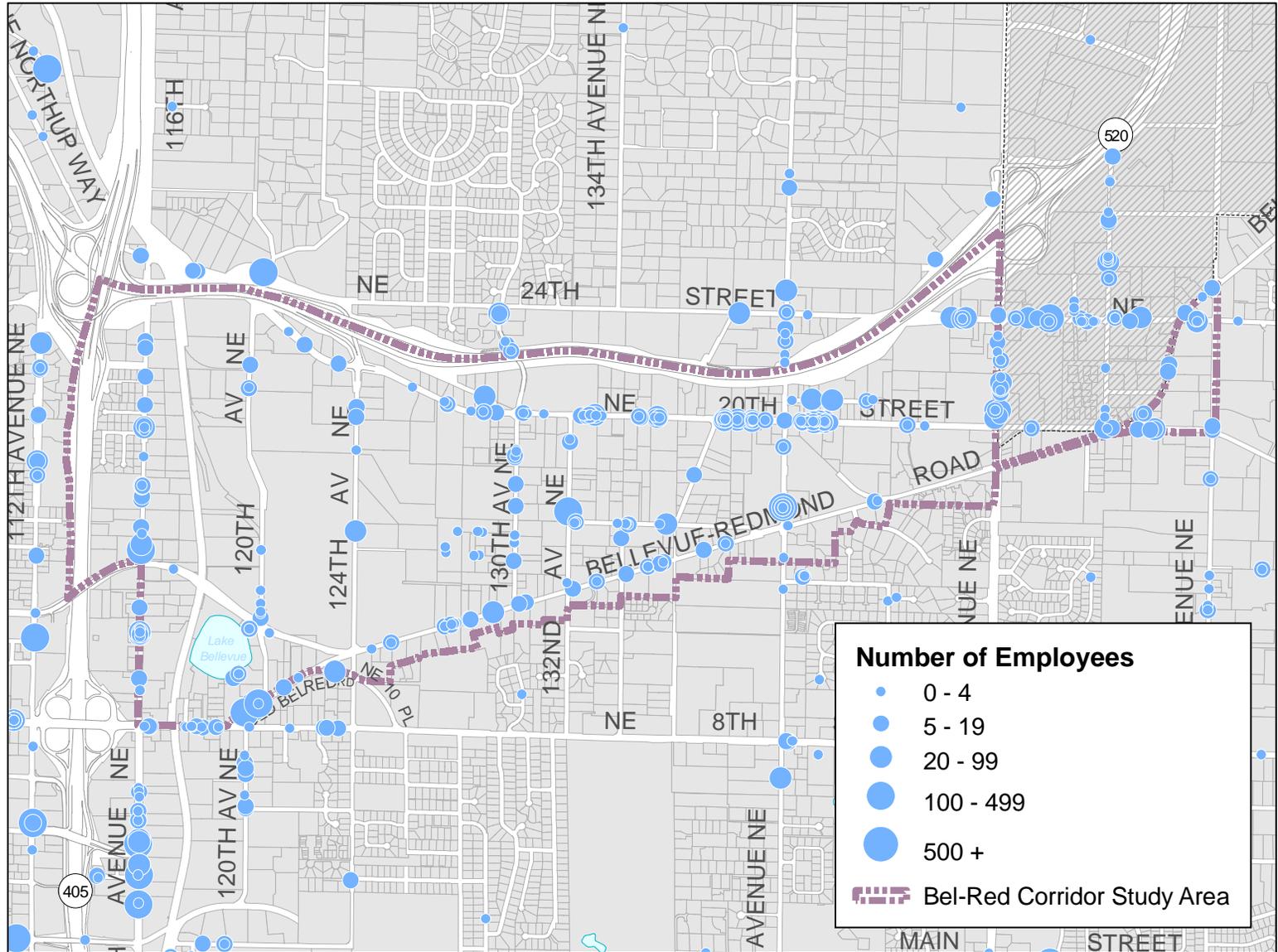
	Bel-Red Number of Bus.	Bel-Red- to- Bellevue BCR	% of Bellevue Bus. in Bel-Red
Other Services	149	1.23	26.1%
<i>Automotive Repair and Maintenance</i>	58	2.69	57.4%
<i>General Automotive Repair</i>	26	2.84	60.5%
<i>Automotive Exhaust System Repair</i>	1	4.69	100.0%
<i>Automotive Transmission Repair</i>	5	3.35	71.4%
<i>Other Automotive Mechanical and Electrical Repair</i>	3	4.69	100.0%
<i>Automotive Body, Paint, & Interior Repair & Maint.</i>	16	3.13	66.7%
<i>Automotive Glass Replacement Shops</i>	1	2.34	50.0%
<i>Automotive Oil Change and Lubrication Shops</i>	2	4.69	100.0%
Car Washes	4	1.04	22.2%

Other Retail, FIRES, and Services Industries Highly Concentrated in Bel-Red

Other industries with 50% + of Bellevue businesses in Bel-Red.

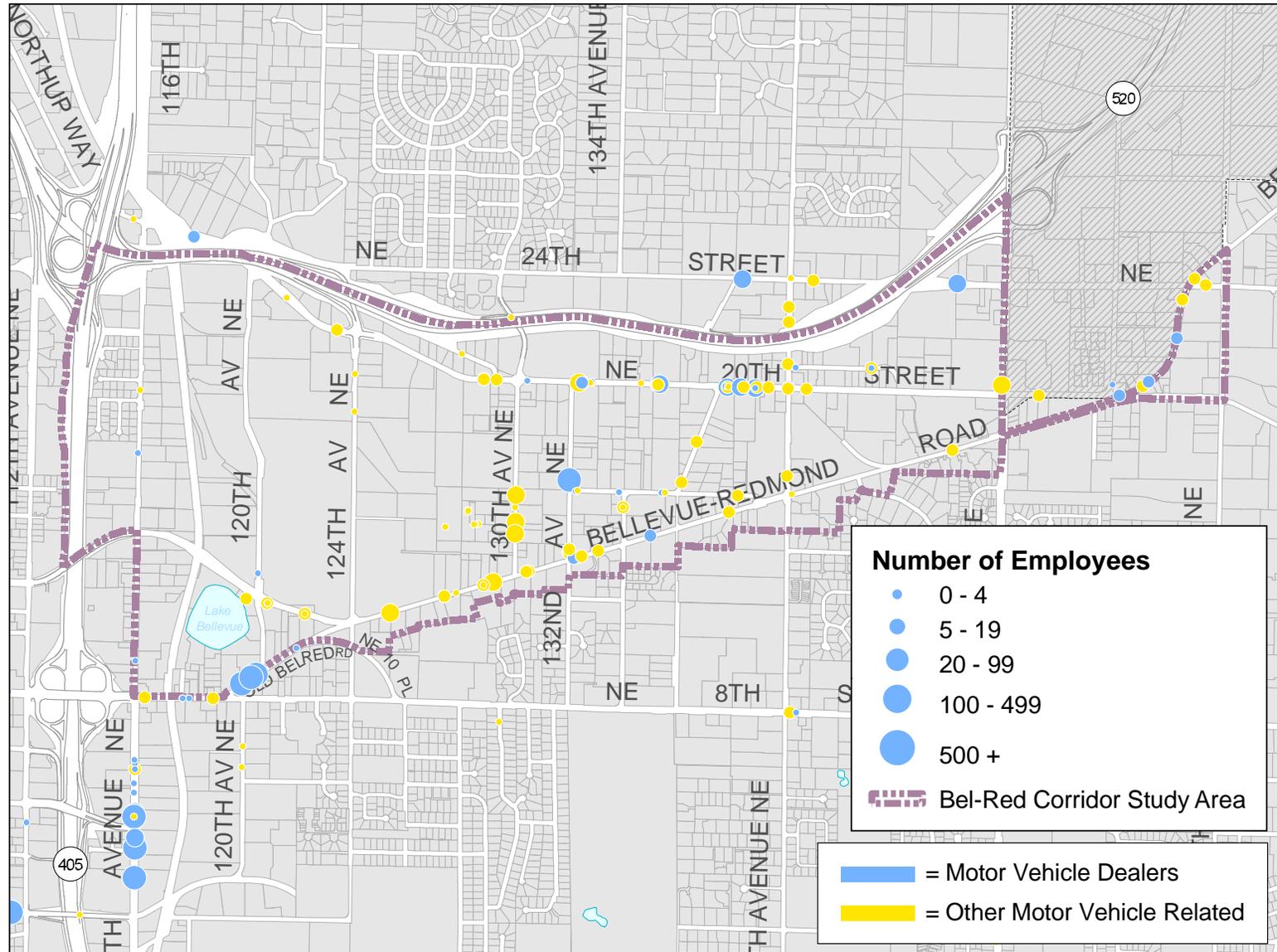
<i>(Excluding auto-related)</i>	Bel-Red Number of Bus.	Bel-Red- to- Bellevue BCR	% of Bellevue Bus. in Bel-Red
RETAIL	245	1.10	23.5%
<i>Floor Covering Stores</i>	10	2.47	52.6%
<i>Other Building Material Dealers</i>	14	2.34	50.0%
<i>Paint and Wallpaper Stores</i>	2	2.34	50.0%
<i>Meat Markets</i>	3	3.52	75.0%
<i>Fish and Seafood Markets</i>	2	2.34	50.0%
<i>All Other Health and Personal Care Stores</i>	5	2.93	62.5%
<i>Office Supplies and Stationery Stores</i>	5	2.34	50.0%
<i>Pet and Pet Supplies Stores</i>	4	2.68	57.1%
(FINANCE, INSUR., & REAL ESTATE)	147	0.61	12.9%
<i>General Rental Centers</i>	7	2.34	50.0%
(SERVICES)	774	0.99	21.1%
<i>Medical and Diagnostic Laboratories</i>	7	3.28	70.0%
<i>Reupholstery and Furniture Repair</i>	3	3.52	75.0%

Retail Businesses



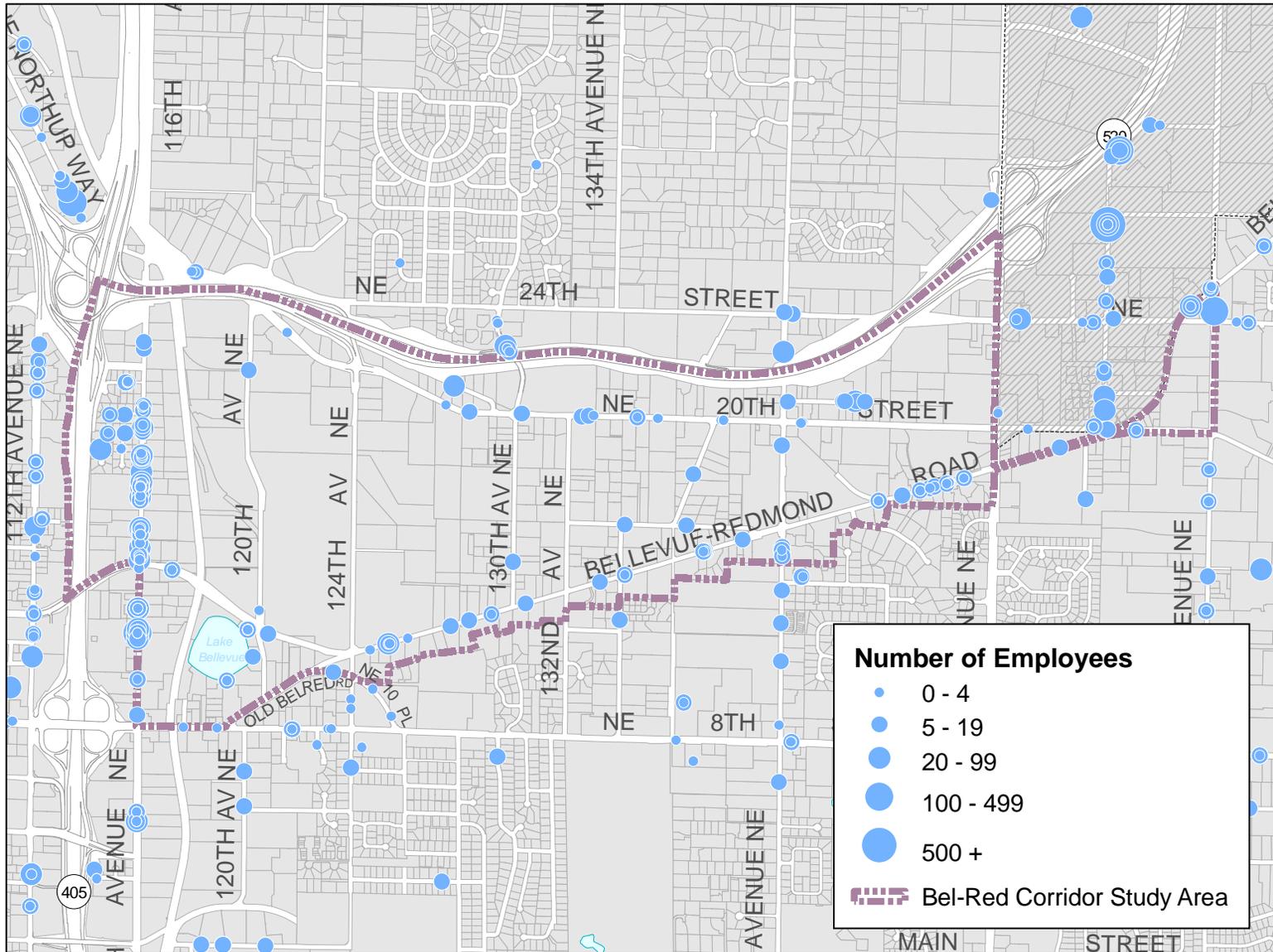
Retail

Motor Vehicle Related Businesses



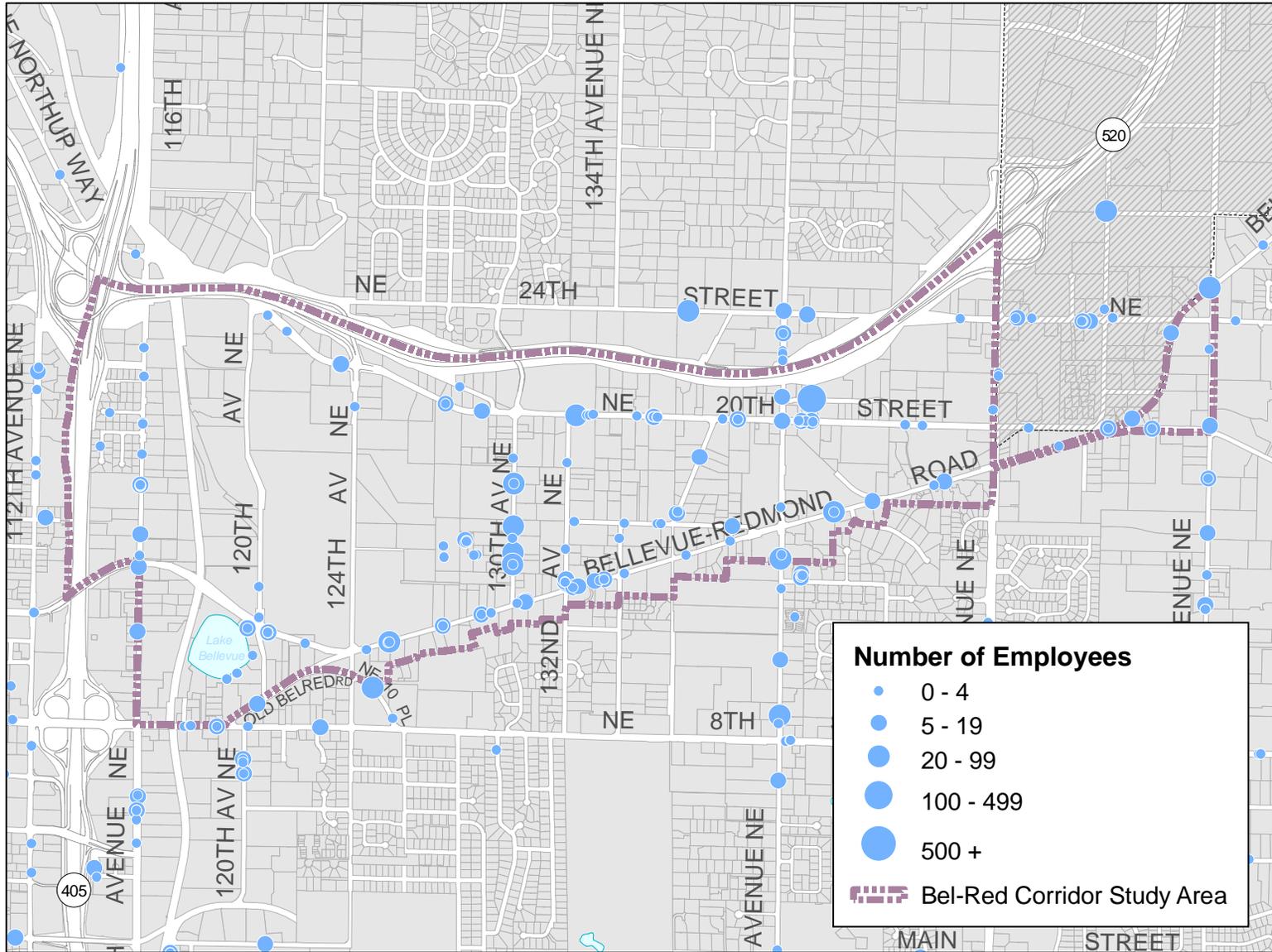
Motor Vehicle Related

Health Care and Social Assistance



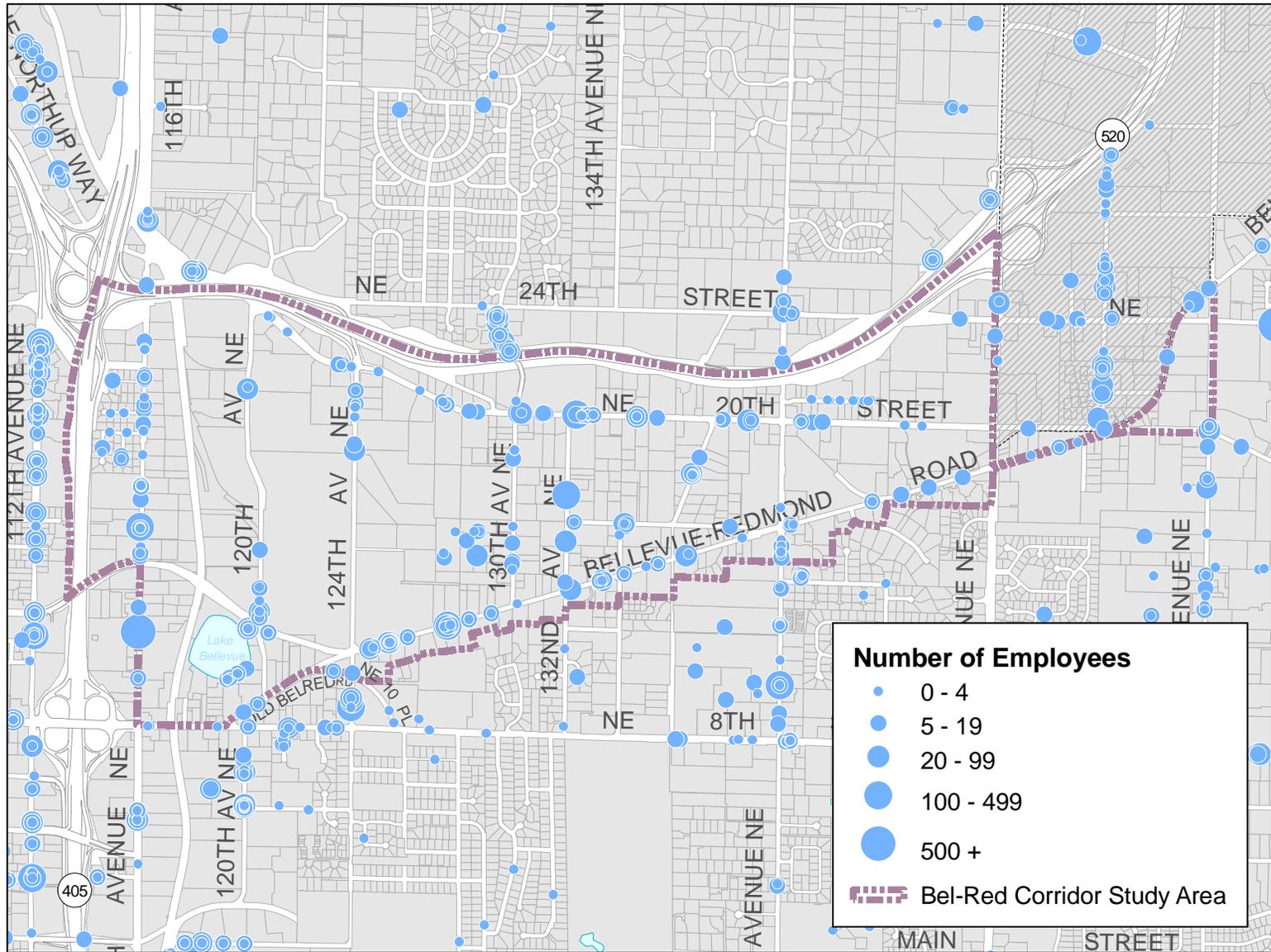
Health Care & Social Assistance

Other Services (Auto Repair, HH Goods Repair, Personal Care, Drycleaning, etc.)



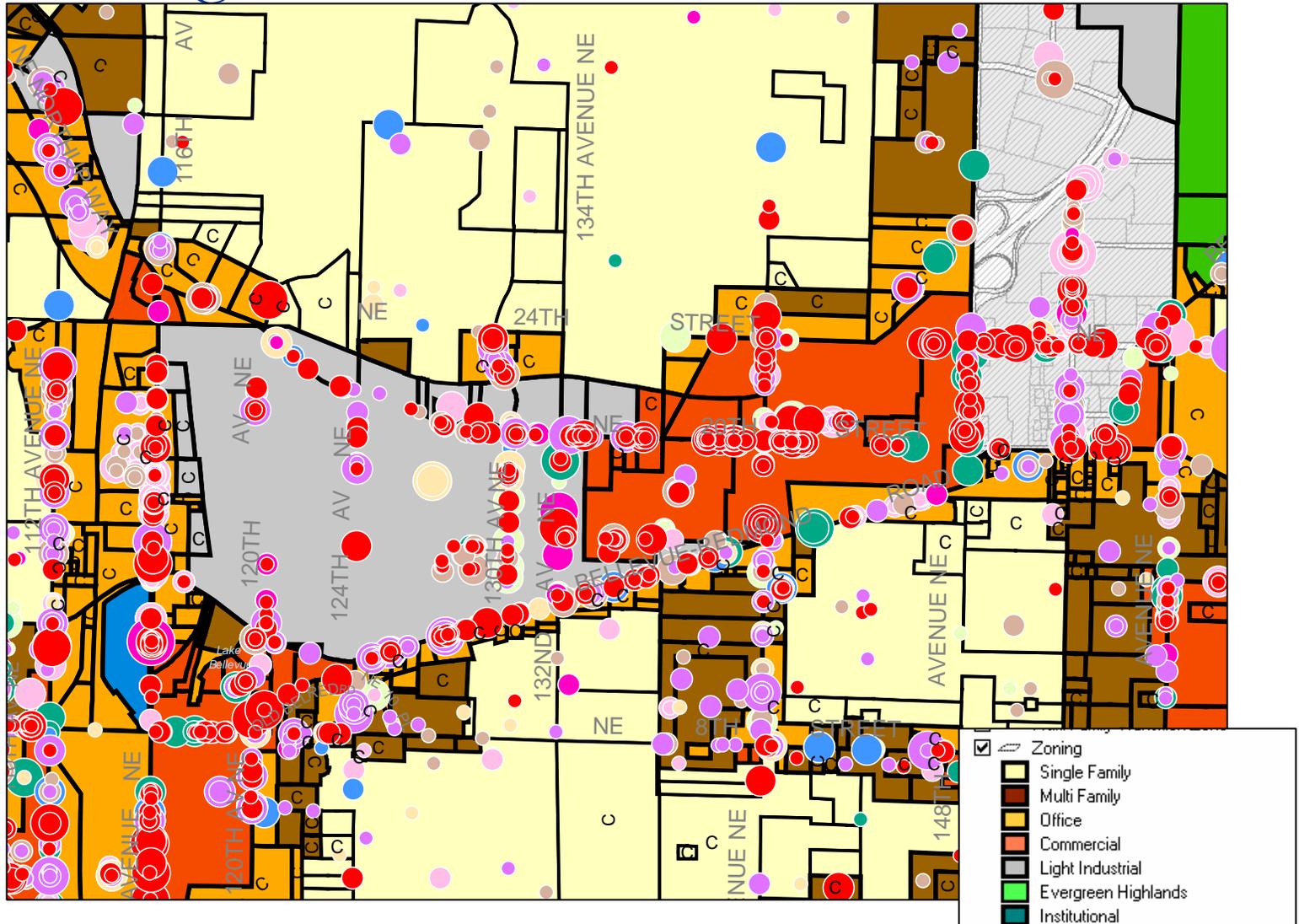
Other Services

Professional and Business Services



Professional And Business Services

Retail, Services, and FIRE Businesses On Zoning



Bellevue Commercial Areas

- Current Zoning:
 - LI Zone: 745 acres in Bellevue; 450 acres in BR (60% of citywide total)
 - GC Zone: 342 acres in Bellevue; 215 acres in BR (63% of citywide total)
 - CB Zone: 375 acres in Bellevue; 105 acres in BR (28% of citywide total)
 - Other major Bellevue commercial areas (outside of Downtown):
 - Wilburton/116th Area
 - Crossroads
 - Factoria/Eastgate
-

Alternative Forms

Bel-Red Area



Bel-Red Area



Speedometer Service Pearl District, Portland



Electronics Shop Pearl District, Portland



Auto Body Shop Pearl District, Portland



Shurgard Storage, Capitol Hill and South Lake Union, Seattle



Carburetor Shop/Residential Capitol Hill, Seattle



Tire Center/Residential Ballard, Seattle



**Tire Center/Restaurant/New Residential
Ballard, Seattle**



Auto Repair Uses Greenwood, Seattle



Service/Residential Uses Greenwood, Seattle



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