

# Advancing the BelRed Vision

---

**Emil A. King, AICP**  
Planning Director  
City of Bellevue  
[eaking@bellevuewa.gov](mailto:eaking@bellevuewa.gov)

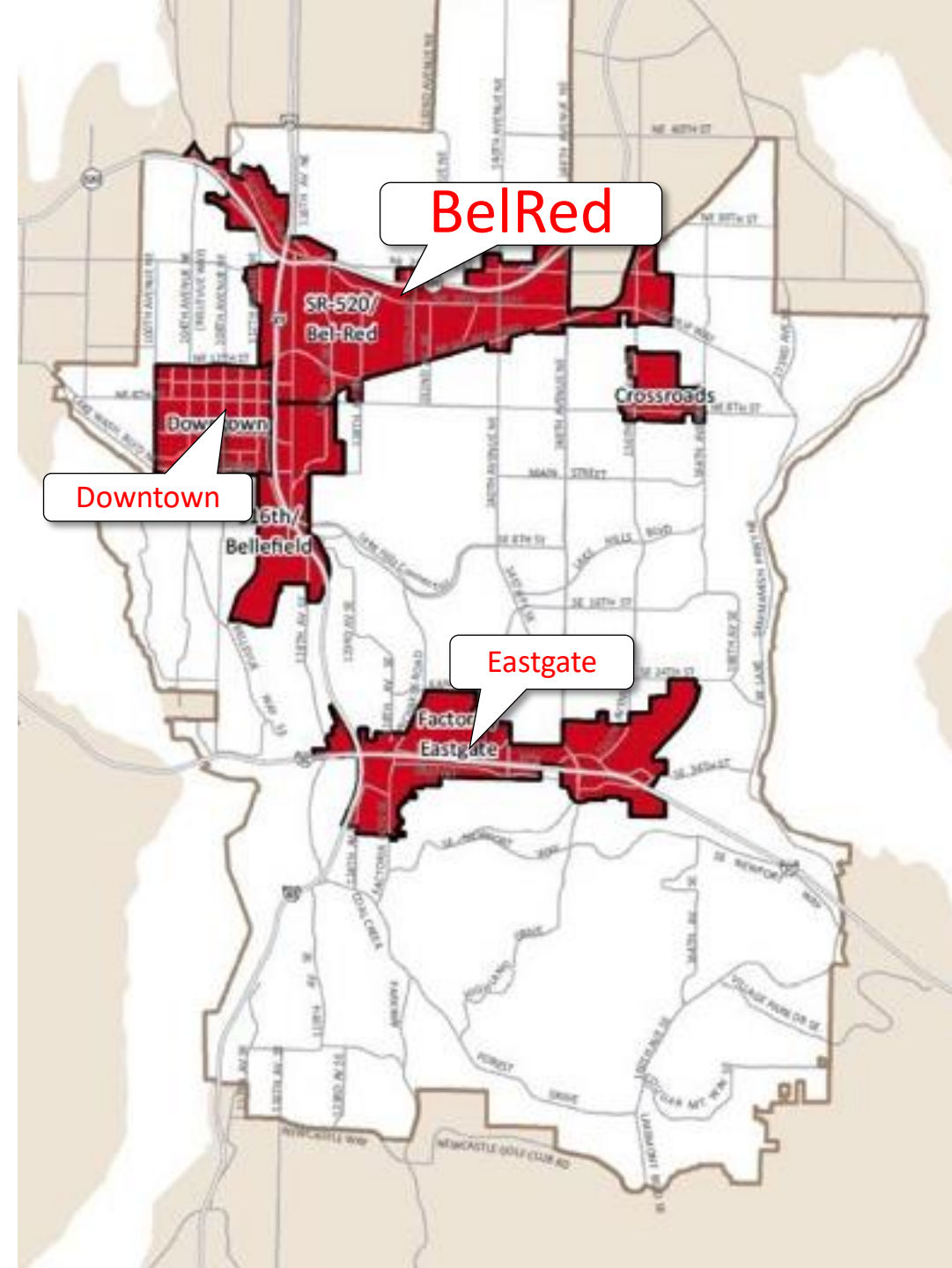
February 15, 2023





# Bellevue Context

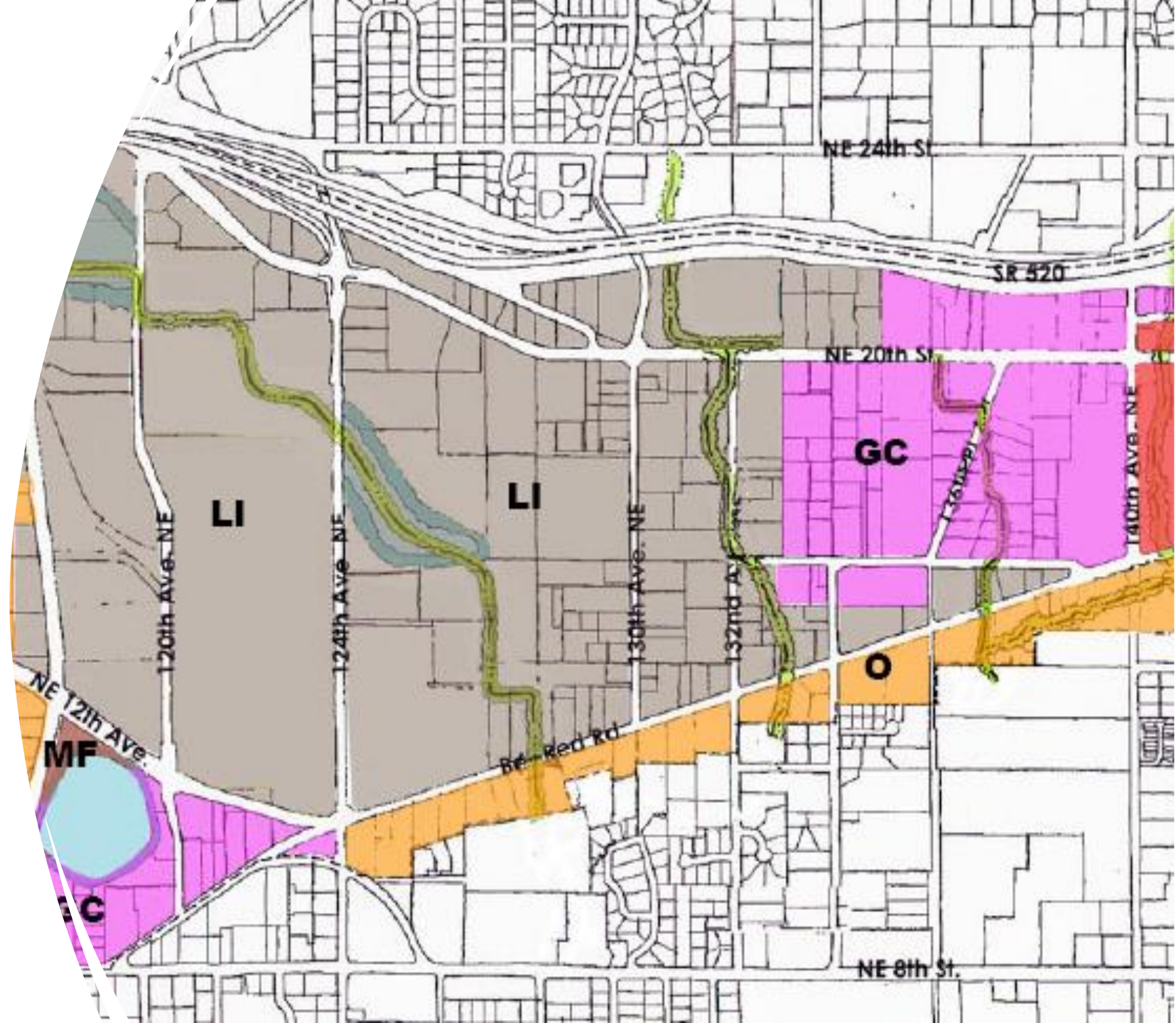
---





# BelRed Pre-2009

- Legacy of light industrial and commercial uses
- Large blocks with sparse transportation system
- Aging and underdeveloped properties
- Job loss





# BelRed Vision, 2009

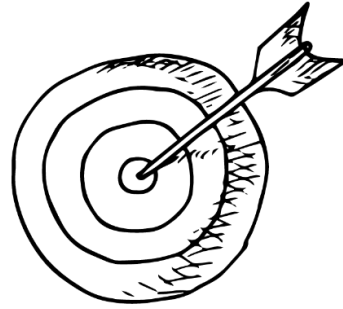
---

- New urban neighborhoods
- 10,000 new jobs and 5,000 new housing units by 2030
- Affordable housing through incentive system
- Restored streams and ecological functions
- New parks, trails, bike paths and amenities

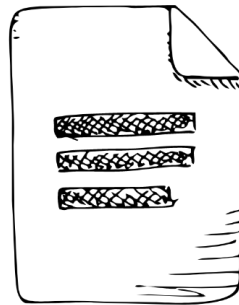


# BelRed Plan

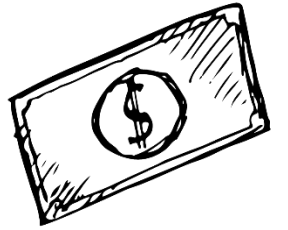
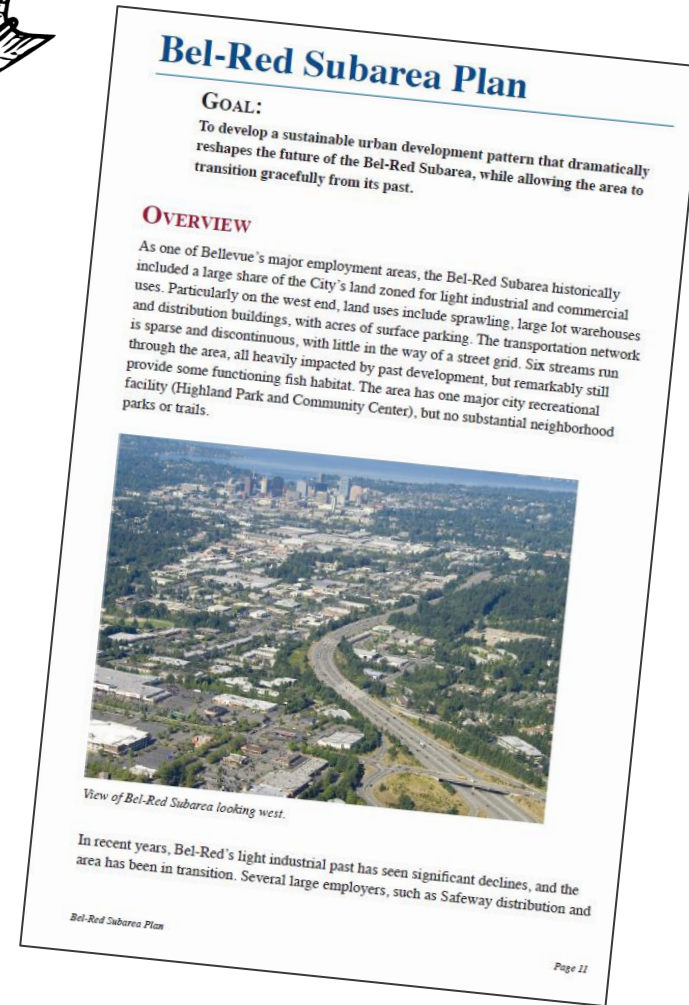
- New land use plan and code
- Public capital investment
- Property acquisitions
- Regional transfer of development rights



Goals



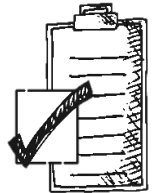
Policies



Investments



Development



Regulations  
or Code



# Transit Corridor

---

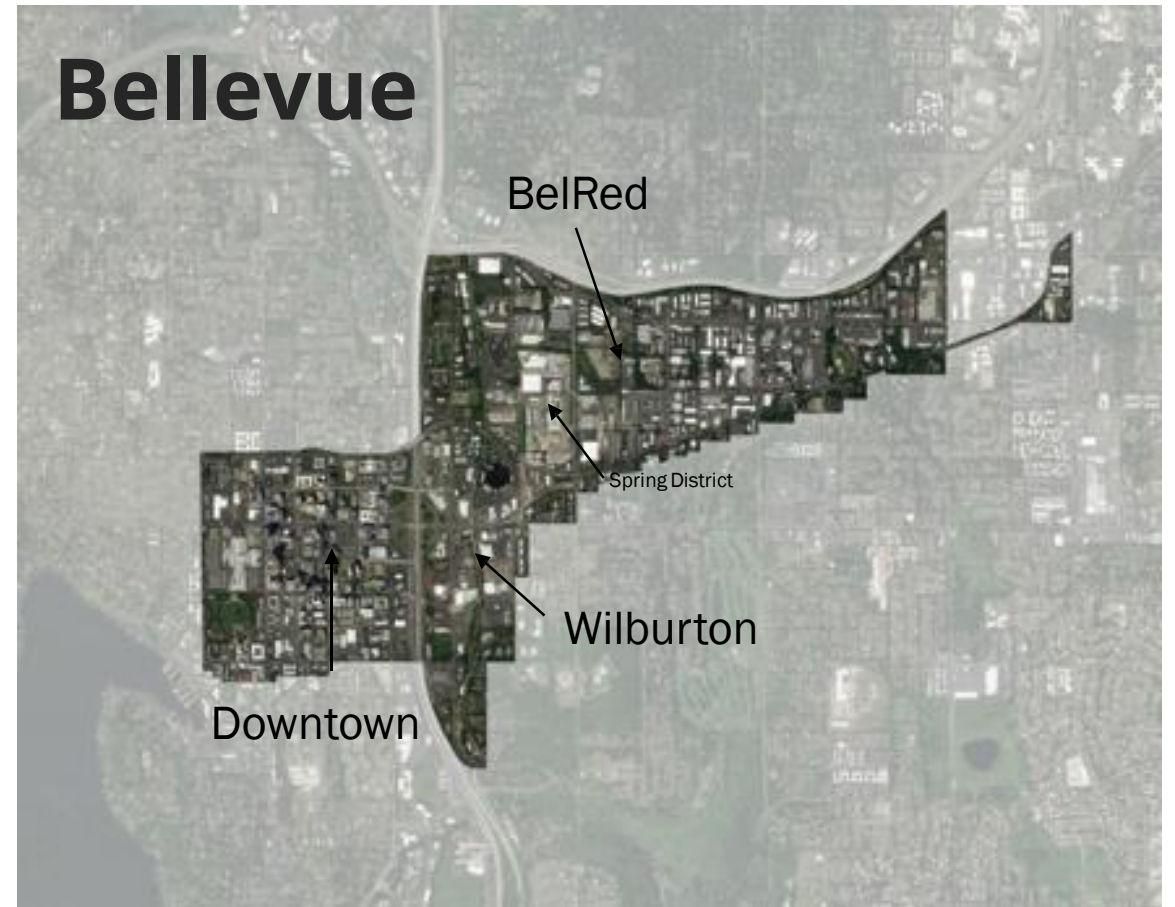
- Includes BelRed, Downtown, Wilburton, and East Main
- 1,600 acres in size
- Integrated planning for land use, transportation, and amenities





# Growth Area Comparison

Similar size of 1,600 acres



# BelRed Progress to Date

---

Q4 2022

- **Since 2009:**
  - + 2,700 new housing units
  - + 1.0M sq ft office
  - + 86K sq ft educational space
  - + 73K sq ft institutional space
  - + 70K sq ft at ST maintenance base
- **Project List, Q4 2022:**
  - 10 projects under construction
  - 9 in review
  - 7 additional pipeline



BelRed District  
Major Projects List





# Housing Examples





# Commercial/Inst. Examples

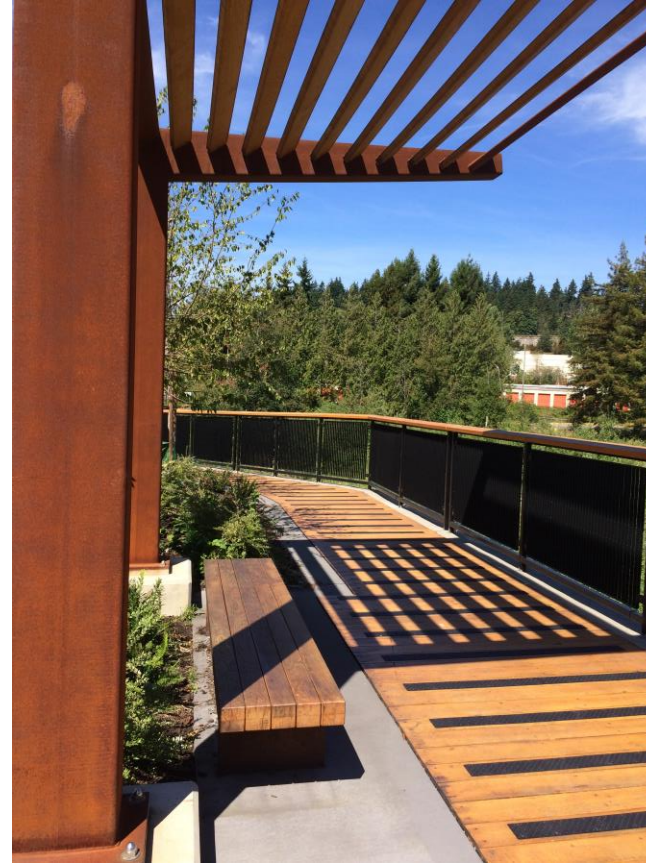




# Infrastructure Examples

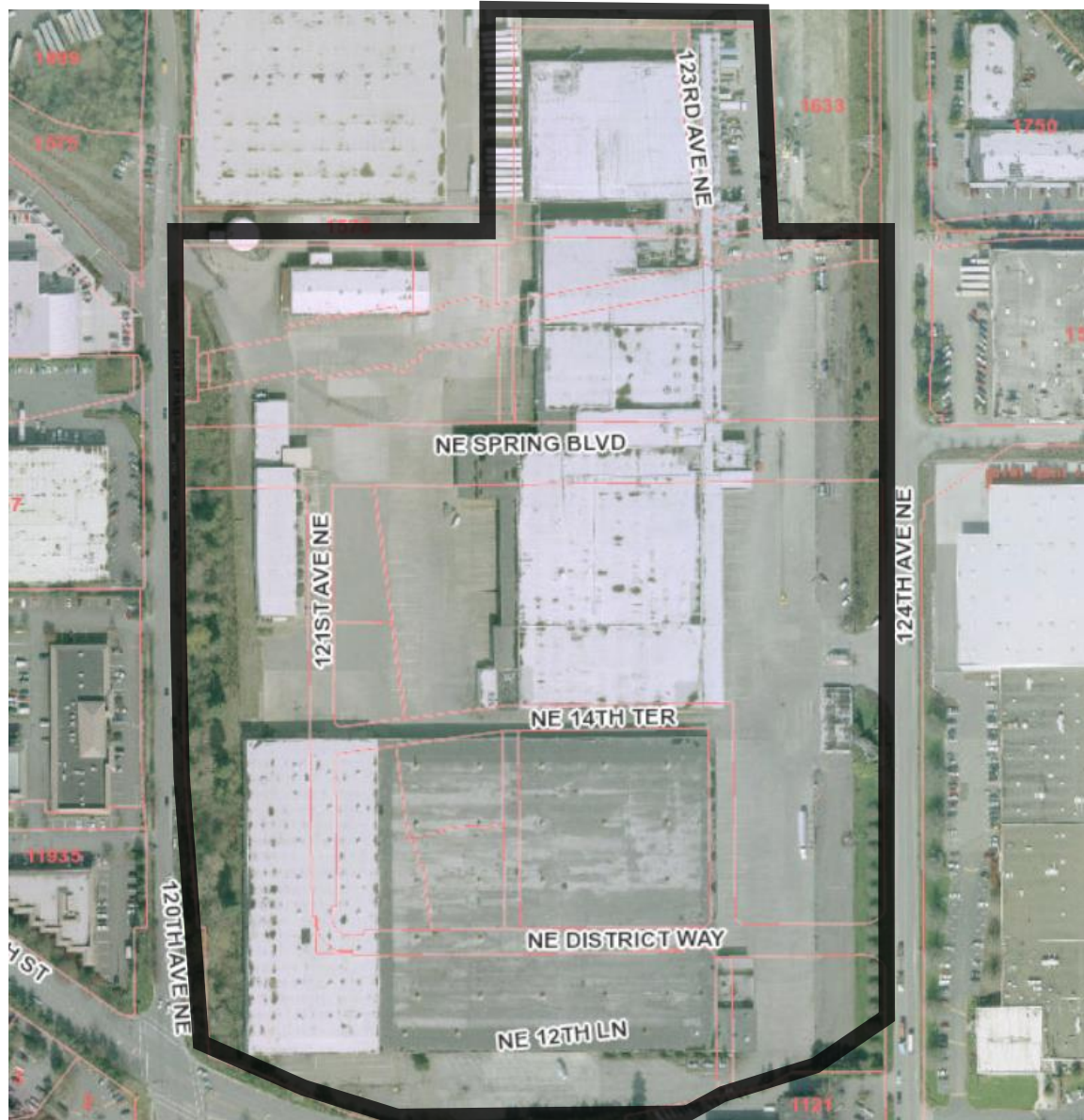


This view of the Bel-Red/130th Station shows some of the buildings in the vicinity of the station. In the coming years, Bel-Red may be a hotspot for transit-oriented development, just like Spring District already is. (Photo: Andrew Villeneuve/NPI)





# Spring District 2008



# Spring District 2022





# Looking Forward

---

- More overall housing capacity, affordable units and family-size units
- Increase stream enhancement tools
- Expand pedestrian and bicycle network
- Implement Arts District concept
- Vary density incentives by location
- Continue development partnerships

