Advancing the BelRed Vision

Emil A. King, AICP Planning Director City of Bellevue eaking@bellevuewa.gov

February 15, 2023





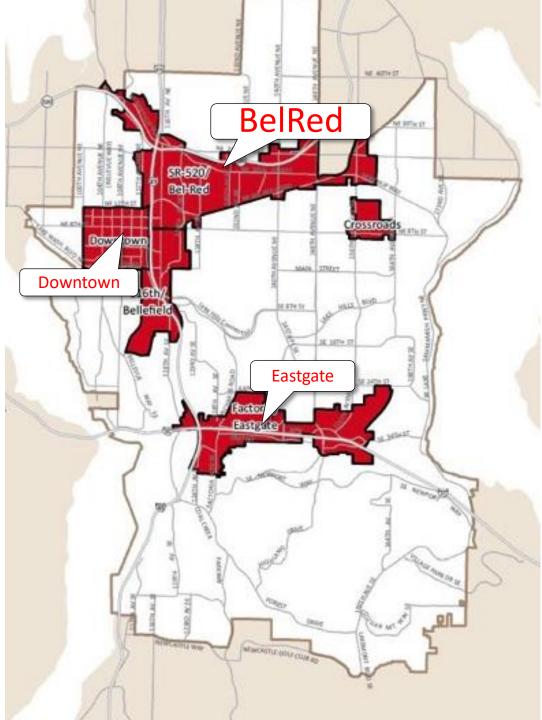
Bellevue Context







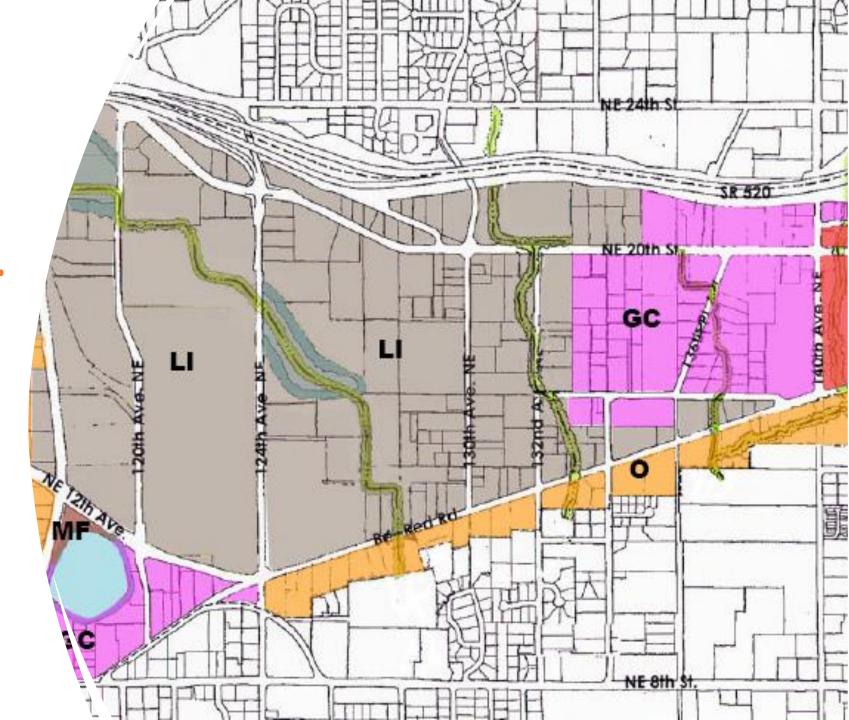




BelRed Pre-2009

- 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

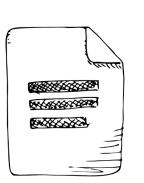




BelRed Plan

Goals

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



Policies

Bel-Red Subarea Plan

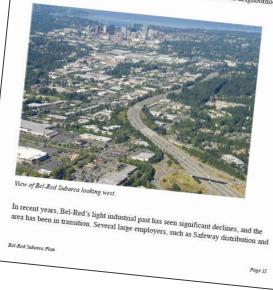
GOAL:

To develop a sustainable urban development pattern that dramatically

reshapes the future of the Bel-Red Subarea, while allowing the area to

OVERVIEW

As one of Bellevue's major employment areas, the Bel-Red Subarea historically included a large share of the City's land zoned for light industrial and commercial uses. Particularly on the west end, land uses include sprawling, large lot warehouses and distribution buildings, with acres of surface parking. The transportation network is sparse and discontinuous, with little in the way of a street grid. Six streams run through the area, all heavily impacted by past development, but remarkably still provide some functioning fish habitat. The area has one major city recreational facility (Highland Park and Community Center), but no substantial neighborhood

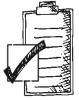




Investments



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

• 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 construction9 in review7 additional pipeline



BelRed District Major Projects List



Housing Examples













Commercial/Inst. Examples



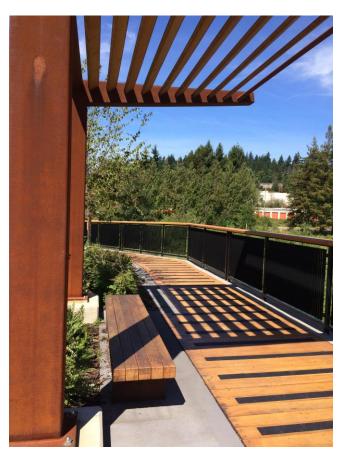




Infrastructure Examples



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 transitoriented development, just like Spring District already is. (Photo: Andrew Villeneuve/NPI)

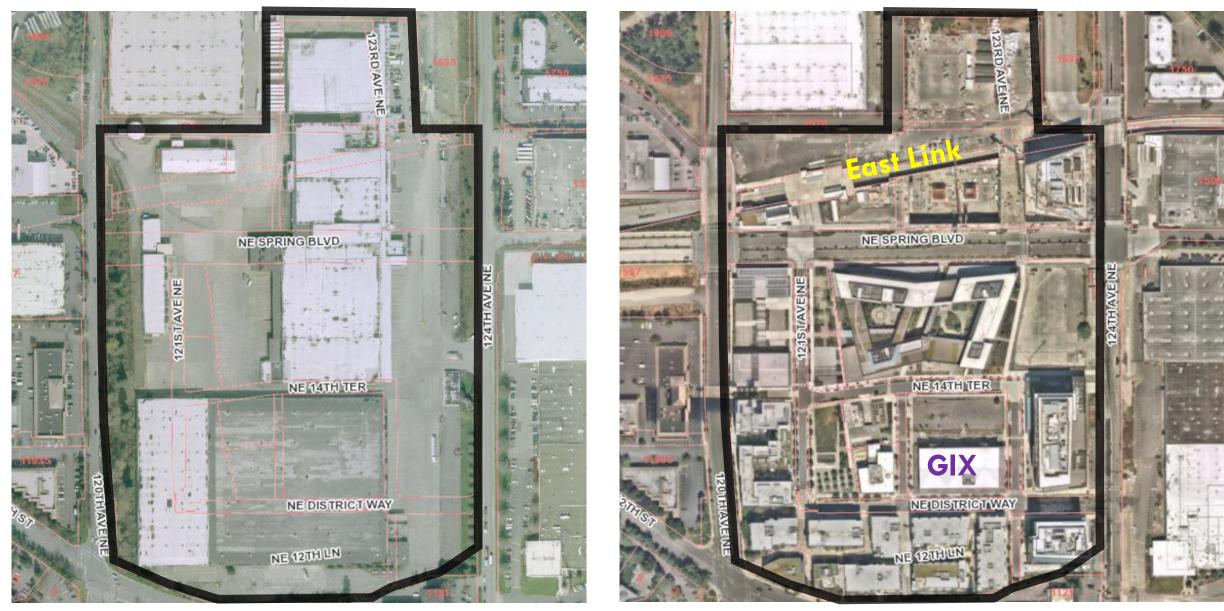






Spring District 2008

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



