



Bellevue Planning Commission

February 27, 2019

PLANNING COMMISSION STUDY SESSION ITEM

SUBJECT

BelRed Implementation Update

STAFF CONTACT

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POLICY ISSUES

The City adopted the BelRed Subarea Plan and BelRed Land Use Code provisions in mid-2009. To date, considerable progress has been made in BelRed consistent with the vision through a series of public and private implementation actions. At the time of adoption in 2009, Council recognized that future adjustments to BelRed implementation strategies may be needed based on an assessment of the initial set of actions in the Subarea.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION

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DIRECTION

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INFORMATION ONLY

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Tonight, staff will provide an overview of the BelRed vision and goals to the commission along with a summary of public and private implementation to date and some of the early challenges. This is for information only; no action or direction is being requested from the commission at this time. At a future date, the Bellevue City Council is expected to provide direction on how to go about the formal review and refinement of the BelRed implementation measures. This is tentatively being referred to as the "BelRed Look Back." This Commission study session is intended as a precursor to this future work.

BACKGROUND/ANALYSIS

The BelRed Vision

Adopted by Council in 2009, the vision and implementation framework for the BelRed Subarea provides for the transformation of a 910-acre urban area into a series of compact, mixed-use neighborhoods organized around new transit stations and high capacity transit line that spans the corridor. The vision included a growth forecast of 5,000 new housing units and 10,000 new jobs by 2030, stream and ecological functions in the area to be improved over time; new parks and open space and affordable housing provided through new development. Significant mobility investments would occur, including light rail, new and enhanced arterials, local grid streets, and pedestrian and bicycle improvements. As articulated in the Comprehensive Plan, BelRed will be an area that is unique within Bellevue and the entire Puget Sound region. Each BelRed station area would have a unique character based on the surrounding context and desired vision for the individual neighborhood.

Implementation to Date

The BelRed Plan acknowledged that full implementation of the vision would occur over many growth cycles. New BelRed neighborhoods are beginning to take shape today, largely proceeding according to

plan. The effects of the Great Recession that extended through 2012 delayed some of the early development, but significant progress has been made from a public and private development and infrastructure investment standpoint as described below:

Public and Private Development Highlights Since 2009

- Seattle Children's Hospital locates facility in Bellevue.
- Wright Runstad master plan approval for the 36-acre Spring District development; Pine Forest Properties pursuing master plan near Spring District.
- Global Innovation Exchange (GIX) partnership between the University of Washington, Tsinghua University and Microsoft welcomed first class in fall 2017.
- New 0.9-acre park space developed by Wright Runstad in the heart of the Spring District.
- Office towers under construction in the Spring District along with REI Headquarters. Estimate of 4,416 new jobs by 2020 through infill and new development (44 percent of 2030 forecast).
- A total of 2,243 new multifamily units completed or permitted to date (45 percent of 2030 forecast), including on-site development of affordable housing units or in-lieu payments.
- In-lieu payments towards parks and streams collected through the incentive zoning system.
- Adaptive re-use of older buildings for new businesses such as Bellevue Brewing Company and Mox Boarding House (unique restaurant and board game format).
- King County's Transit-Oriented Development plan allocated \$10.0M for BelRed affordable housing.
- Feasibility analysis of an affordable arts facility including affordable housing.
- Evaluations underway of the BelRed Arts District concept.
- Ongoing work between Sound Transit and Bellevue to ensure transit-oriented development occurs at the Operations and Maintenance Facility East and the 130th station/park-and-ride.
- Bellevue School District purchased property in BelRed for new elementary school to accommodate projected population growth.

Infrastructure Investment Highlights Since 2009

- East Link construction well underway, with four light rail stations opening in 2023 to serve BelRed Subarea transit nodes (at Wilburton/Hospital District, 120th Avenue/Spring District, 130th Avenue, and 152nd/Overlake).
- Construction underway of Sound Transit Operations and Maintenance Facility.
- Mid-Mountain site along West Tributary purchased by City to accommodate future transportation right-of-way, an expanded wastewater pump station, and a neighborhood park space incorporating stream restoration and a wetland mitigation site.
- City secured \$99.6 million in a federal Transportation Infrastructure Finance and Innovation Act (TIFIA) low-interest loan for major transportation efforts.
- Range of new transportation projects in construction or recently completed, including new and significantly upgraded arterials and intersections, bicycles facilities, and new sidewalks. Major City projects in BelRed include Northup Way, NE Spring Boulevard, 120th Avenue NE, 124th Avenue NE, and 130th Avenue NE.
- Planning refinements underway for local street network and BelRed streetscape standards.
- Interim improvements for the Eastside Rail Corridor trail through the western portion of BelRed.

ATTACHMENTS

BelRed Subarea Plan may be found on the city's web site at: <https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/comprehensive-plan>