



# Bel-Red CORRIDOR

## A Leading Model for Growth Management and Transit-Oriented Development

### Overview

The new Bel-Red Corridor Plan provides for the transformation of a 900-acre urban infill site into mixed use, transit-oriented development, while restoring ecological functions, and creating thousands of new jobs and housing units. Higher density, compact development will be the focus of new neighborhoods, organized around transit stations and connected by a high capacity transit line that spans the corridor.

Well within the urban growth boundary and strategically located between Downtown Bellevue and Microsoft Overlake, Bel-Red is poised to become a model for planning that incorporates more efficient use of urban land, large scale transit-oriented development, climate action, and economic vitality. It represents a tremendous opportunity for local, regional and state collaboration in achieving growth management and economic development goals.

Following a three year planning effort involving broad community involvement, Bel-Red redevelopment is poised to proceed.

**By 2030 the Bel-Red area is expected to generate:**

- **10,000 new jobs and 5,000 new housing units** in a transit-oriented development form
- Renewal of an **urban infill location** that is currently in decline
- Two new transit-oriented centers and **one of the largest mixed use development opportunities in the state**
- **Restored streams and ecological functions**
- **New parks, trails, bike paths, and amenities** that help transform the area from its past to **create dynamic and livable neighborhoods** and better connect the area to the rest of the city
- **Significant new economic development and revenues for the region and state**

### How Will We Achieve the Vision?

- The City is adopting a **new Bel-Red Subarea Plan**, new Bel-Red specific zoning and development standards, and design guidelines tailored to deliver the new vision for Bel-Red.
- A **zoning incentive system** will be used to help fund open space and stream restoration, and to contribute to affordable housing, so that development itself will help fund the needs generated by the new zoning.
- Bellevue is developing a **plan to fund over \$500 million in local infrastructure needs** – arterial streets, bicycle and pedestrian facilities, parks and stream enhancements. This will include both developer and property owner participation, general City funds, and other public investment.
- Public sector investment is needed to fund **regional transportation projects** that improve access to Bel-Red, build regional transit connections, and provide broader system-wide benefits.
- Bellevue is working in coordination with the city of Redmond to ensure **continuation of the cooperative planning between Bellevue and Redmond** and the mitigation of impacts that cross the cities' joint border.

Photo Simulation of Stream Enhancement



Existing Conditions



### Benefits of Bel-Red Development

The Bel-Red Vision is ambitious, and requires substantial public and private investments over a number of years. These investments are well worthwhile, in that they will result in:

- A more sustainable, transit-oriented development pattern that **helps reduce vehicle miles traveled and meets the challenge of climate change**
- Development of **entirely new compact and mixed use neighborhoods**, well within the Urban Growth Boundary
- **Better linkage of land use and transportation**, taking advantage of the opportunities offered by the coming siting of high capacity transit
- **Renewal of a declining employment area** to generate economic development and diversification
- **Restoration of salmon-bearing streams and ecological values**
- **New neighborhood and community parks and open spaces**
- Significant tools to ensure that a **share of new housing will be affordable to low and moderate-income households**
- A development pattern that helps **accommodate more growth within the urban growth boundary** and meets the goals of growth management and *Vision 2040*, the Central Puget Sound region's growth strategy

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Project info: [www.bellevuewa.gov/bel-red\\_intro.htm](http://www.bellevuewa.gov/bel-red_intro.htm)

Existing Conditions



Rendering of New Pedestrian-Oriented Retail Street in 130th Avenue Node

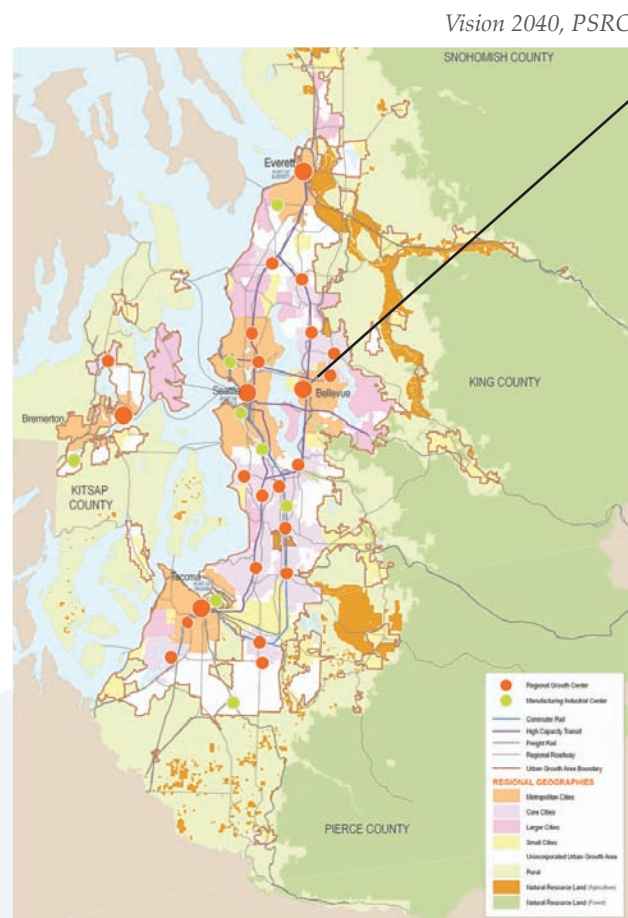
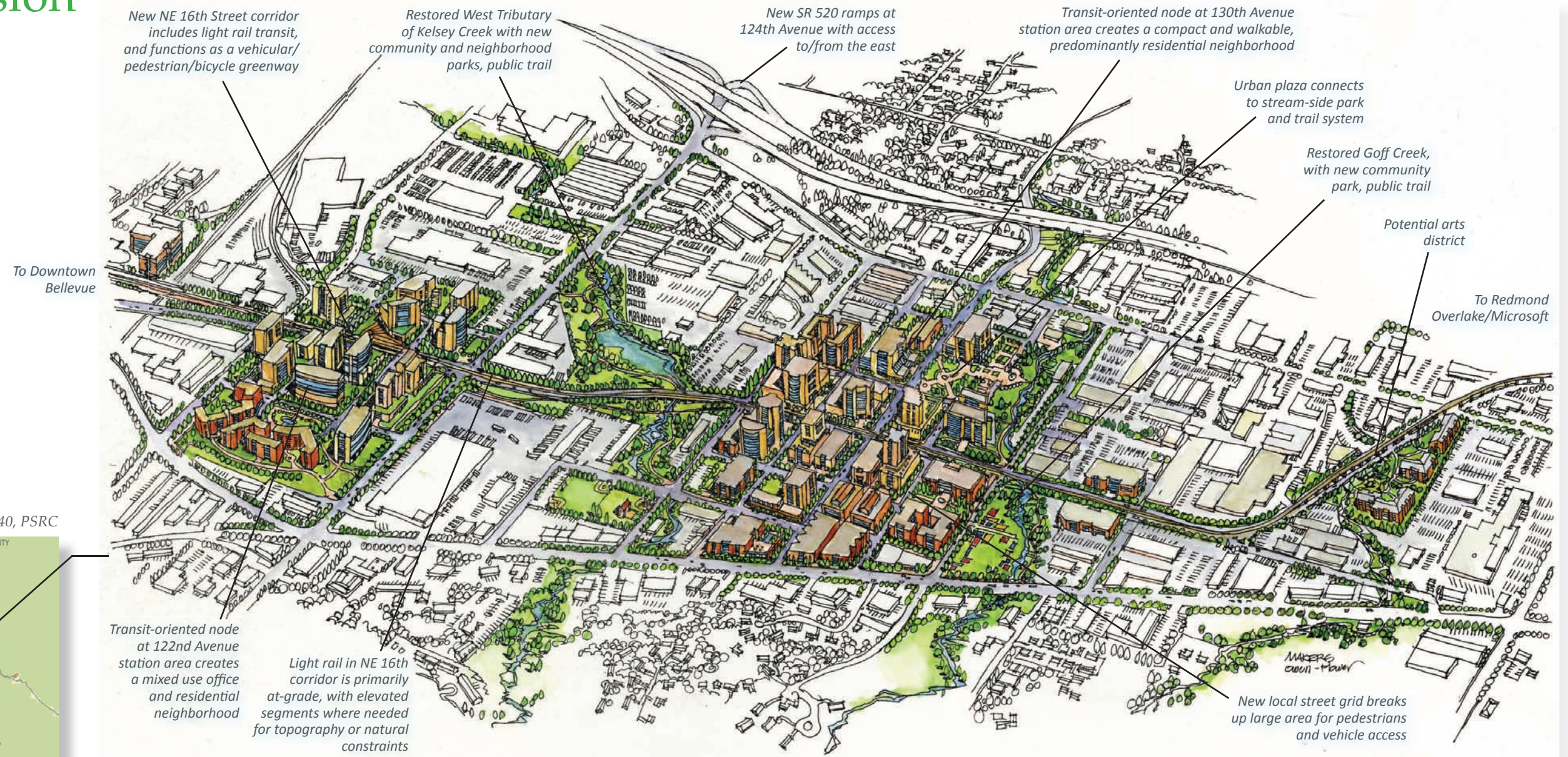


# The Bel-Red Vision

As one of five designated metropolitan centers under the central Puget Sound region's growth strategy, *Vision 2040*, Bellevue is working to use its urban land efficiently, and to integrate land use and transportation planning consistent with the regional vision. In this light, the City developed the Bel-Red Plan through a broad-based community involvement process.

## Land Use and Transit-Oriented Development

A guiding Bel-Red principle is transit-oriented development. The vast majority of new Bel-Red employment and housing will occur in higher density, mixed use and walkable transit station areas, connected by a high capacity transit line that spans Bel-Red and connects directly with Downtown Bellevue and Overlake/Microsoft.



## Climate Action

By focusing development into compact, mixed use, and transit-oriented nodes, the Bel-Red Plan has significant potential to reduce the number and length of trips, energy dependence and greenhouse gas emissions. Since transportation emissions are responsible for fully half the region's greenhouse gas impacts, this type of development pattern is a major contributor to climate action.

## Ecological Design

Bel-Red will be a model of sustainable development. The area's streams, headwaters of salmon-bearing Kelsey Creek, will be daylighted and restored. Natural drainage practices, where appropriate, will contribute to habitat and water quality by reducing the impact of stormwater runoff. Incentives will promote green building at the highest levels of LEED Gold and Platinum.

## Amenities and Infrastructure

New amenities and infrastructure will support the area's redevelopment, attracting the private investment in office and residential uses to create entirely new neighborhoods. This includes:

- A network of neighborhood and community parks, public plazas and other open spaces
- New arterials and local streets to break the area into more livable block sizes, and provide for auto access, bicycle and pedestrian connectivity
- Daylighted and restored streams, with a system of public access
- An extensive system of sidewalks and trails that connect internally and link Bel-Red with the larger city and region

## Affordable Housing

The Plan includes aggressive goals to promote affordable housing throughout Bel-Red's new residential neighborhoods, with specific targets for low-income and moderate-income households. These targets will be achieved through a range of strategies, including an ambitious incentive zoning system, targeted application of the multifamily property tax exemption program, direct City investment, and public/private partnerships such as employer-assisted housing.