

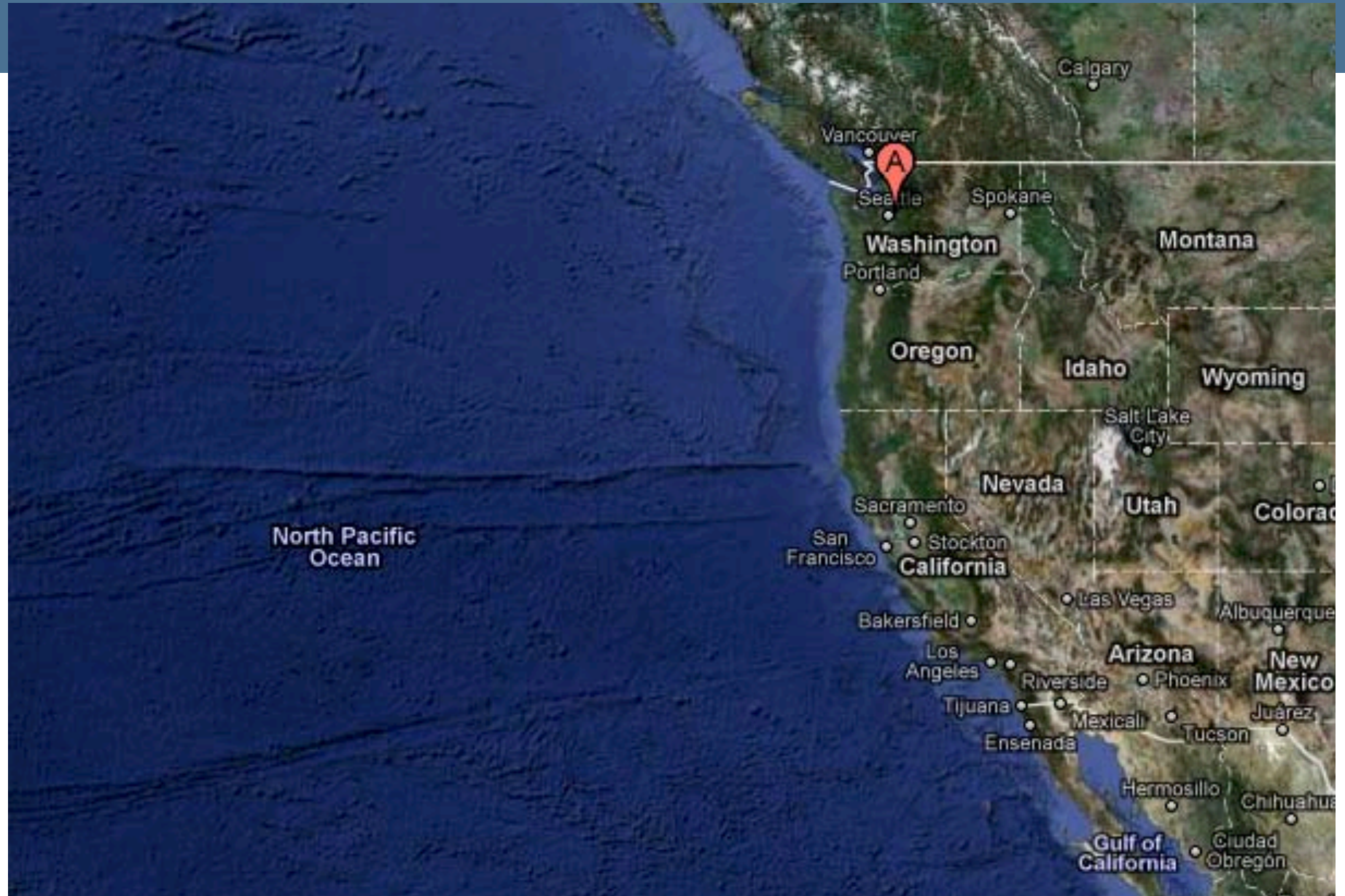
Bellevue, Washington

Transforming Suburbs into Sustainable Communities

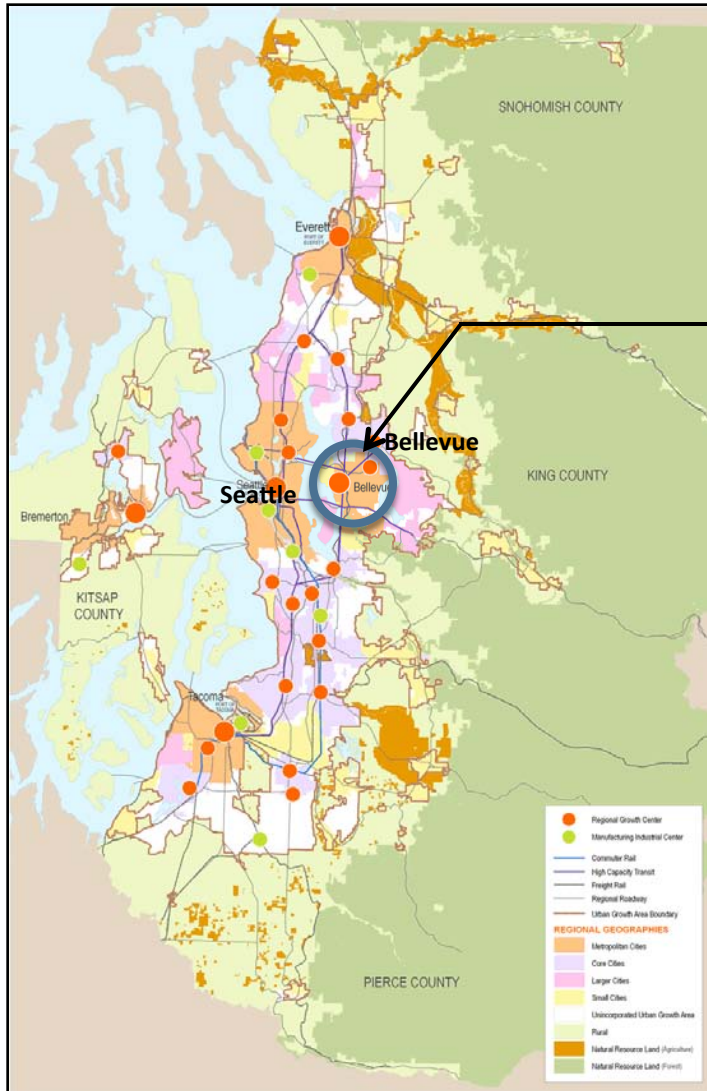
New Partners for Smart Growth Conference

February 3, 2012





Regional Context



Vision 2040
Puget Sound Regional Plan



- Bellevue is one of five designated **metropolitan centers** under *Vision 2040*
- Goal to use urban land efficiently, and to integrate land use and transportation planning consistent with the regional vision

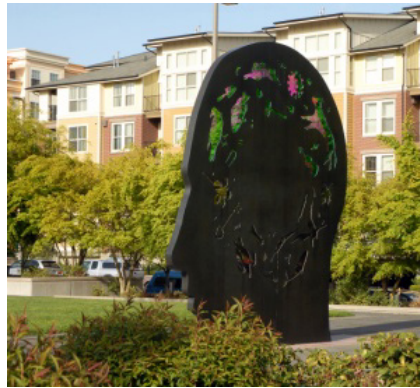
Adopted 2002-2022 Growth Targets	Potential 2022-2040 Targets
+40,000 jobs	+40-50,000 jobs
+10,000 housing units	+10-20,000 housing units

Regional Light Rail System

- With Sound Transit Phase 2 (ST-2) in 2008, voters approved extending light rail from Seattle to Bellevue and Redmond.



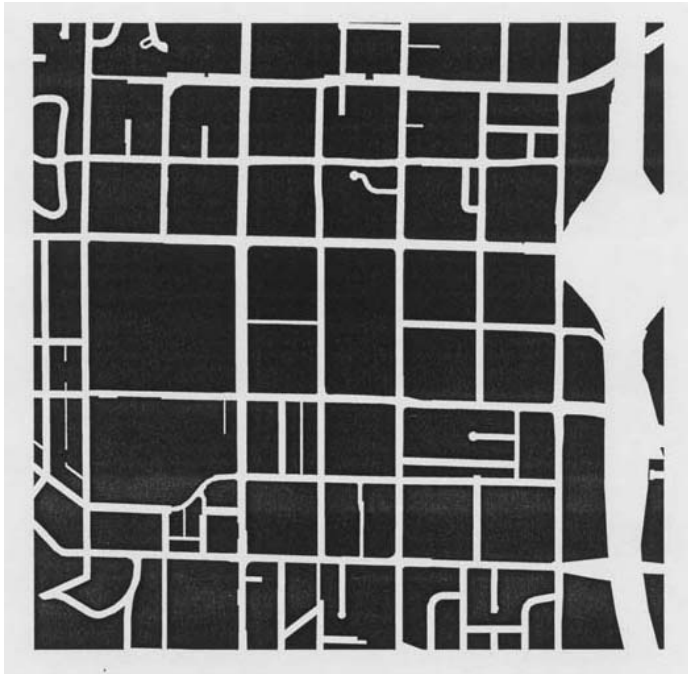
Downtown Bellevue



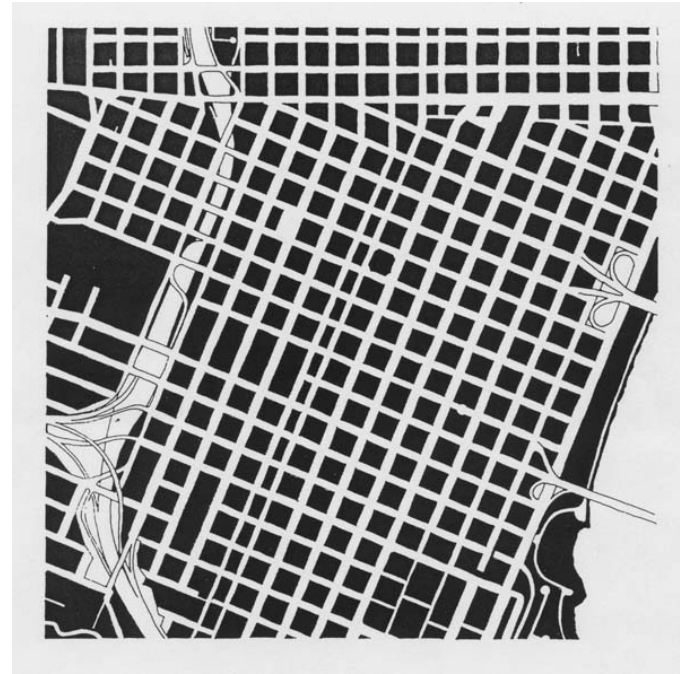
Downtown Overview



“Super-Blocks” Street Pattern

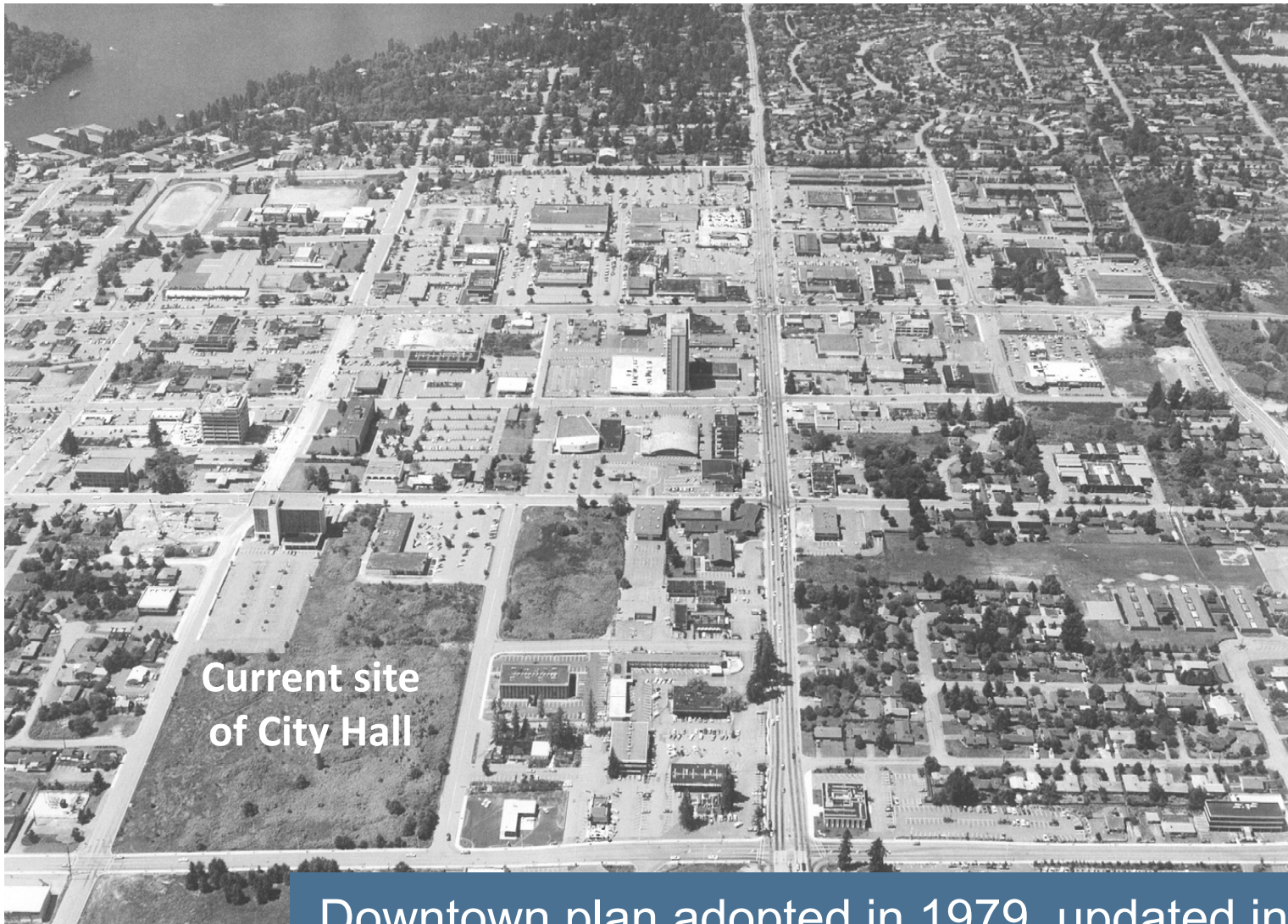


Downtown Bellevue
(21% used for right-of-way)
600-foot blocks



Downtown Portland
(42% used for right-of-way)
250-foot blocks

Downtown Bellevue – 1975

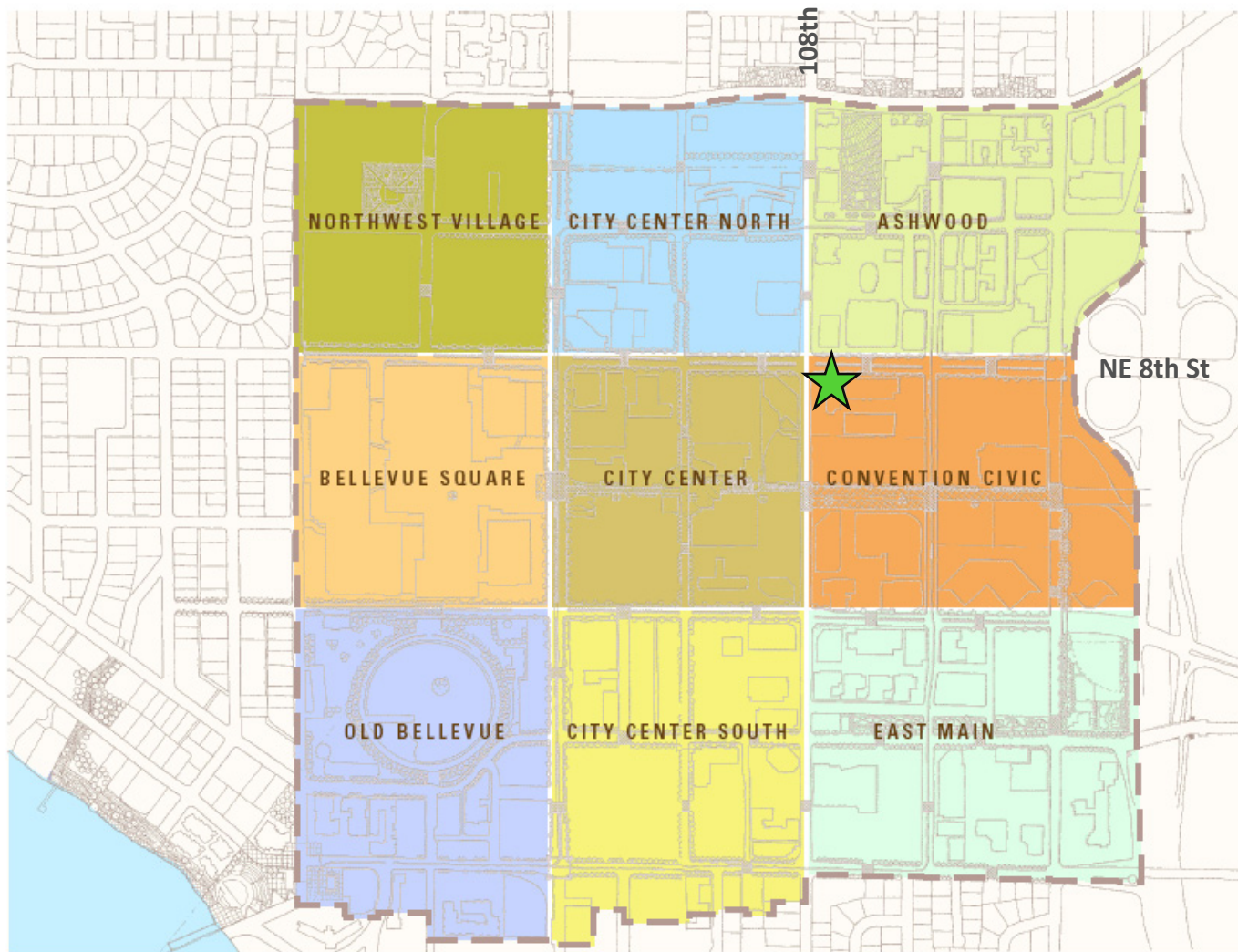


Downtown plan adopted in 1979, updated in 2004

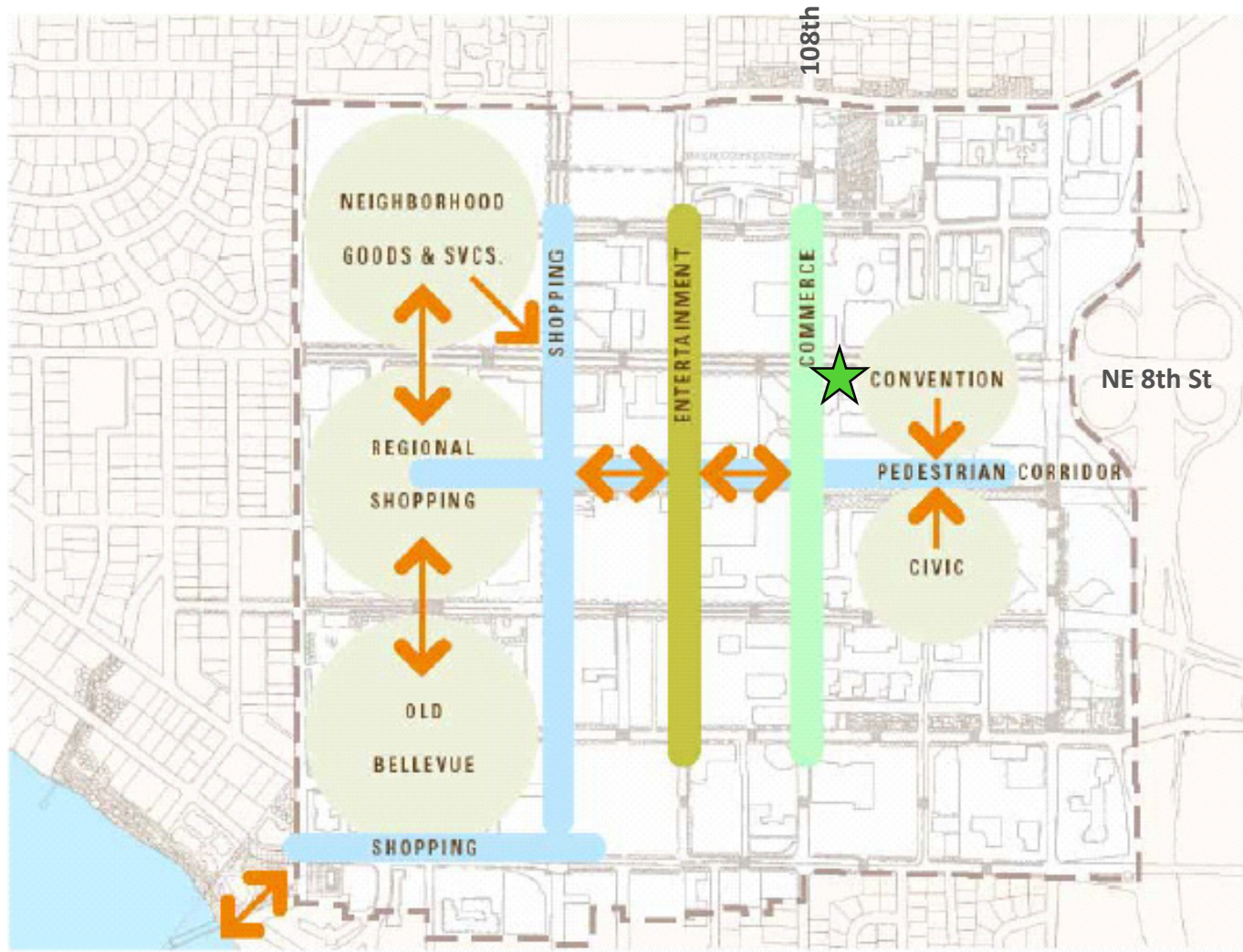
Downtown Bellevue – 2010



Series of Neighborhoods

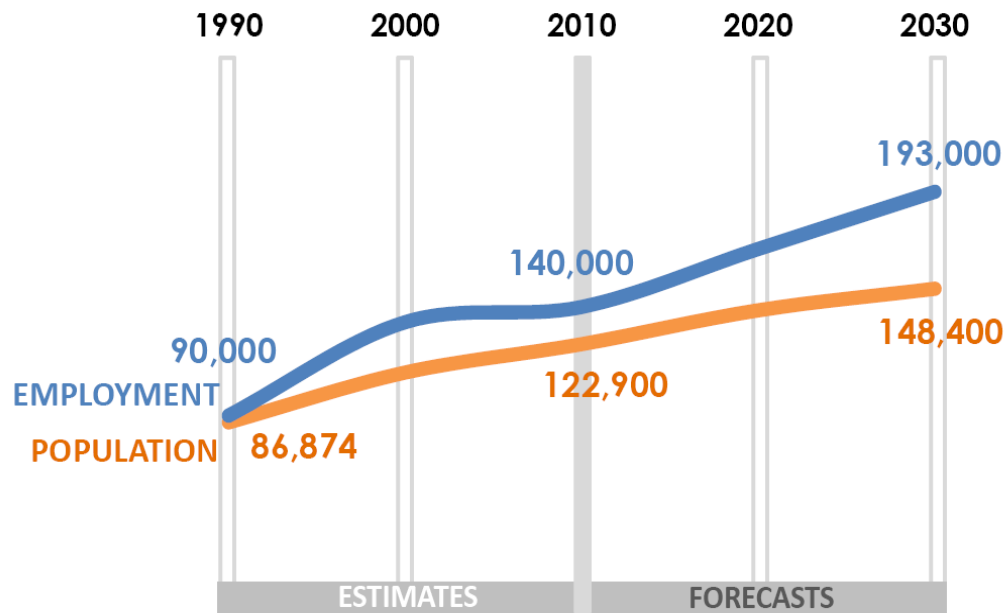


Themed Streets



City Growth Forecasts

Bellevue population & employment



- **Most of the Bellevue's forecast growth planned to occur within Downtown**
 - **Downtown population forecast to grow from 9,900 in 2012 to 19,000 by 2030**
 - **Downtown jobs forecast to grow from 40,000 in 2010 to 79,000 by 2030**

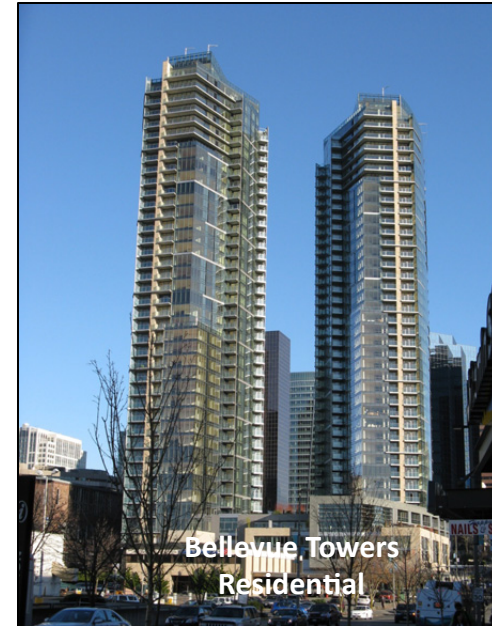
Recent Development



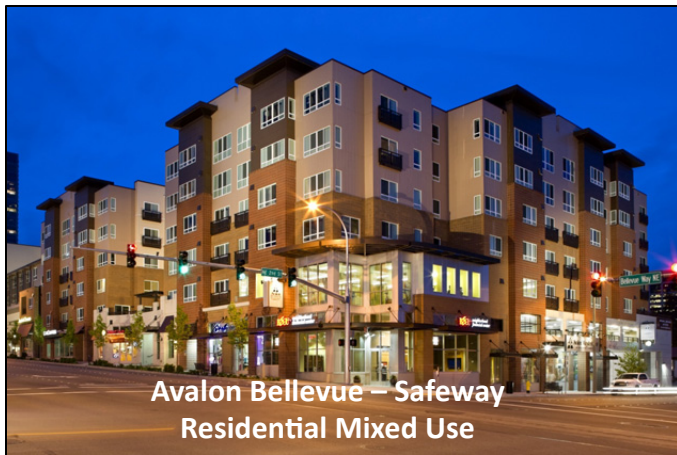
City Center Plaza
Microsoft



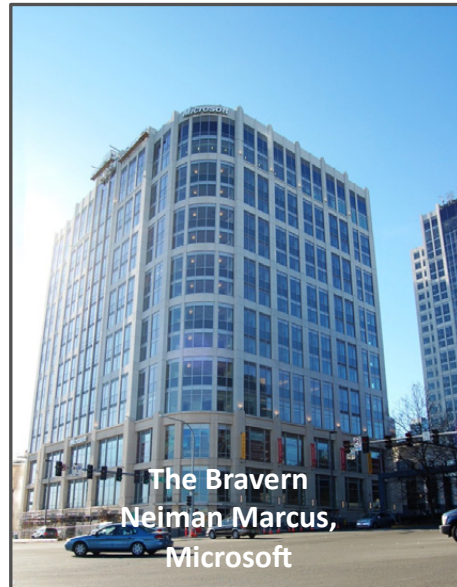
Tower 333
Expedia



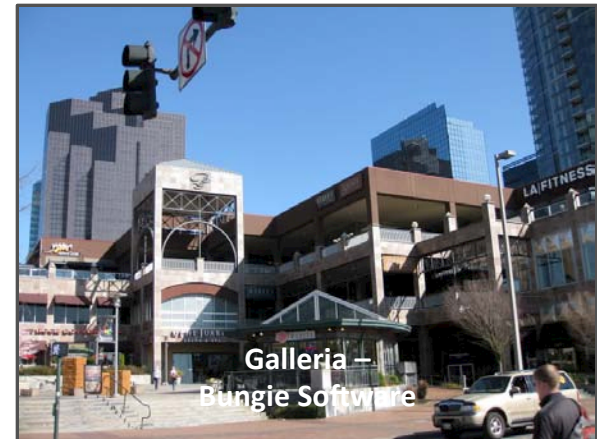
Bellevue Towers
Residential



Avalon Bellevue – Safeway
Residential Mixed Use



The Bravern
Neiman Marcus,
Microsoft

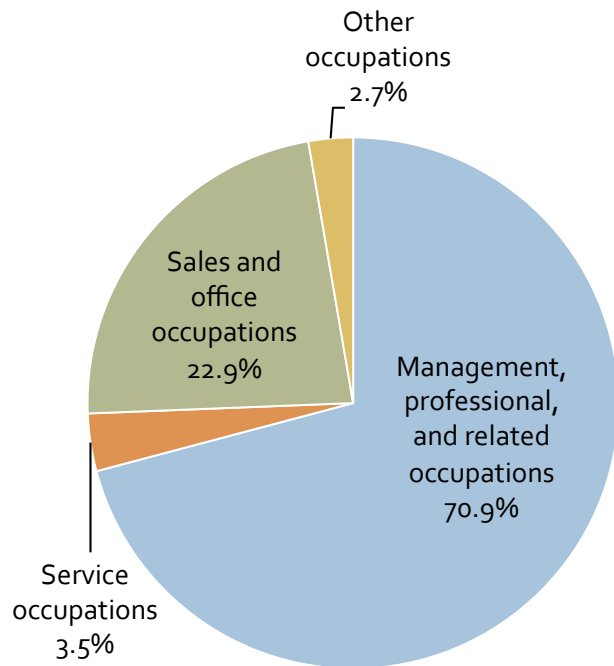


Galleria –
Bungie Software

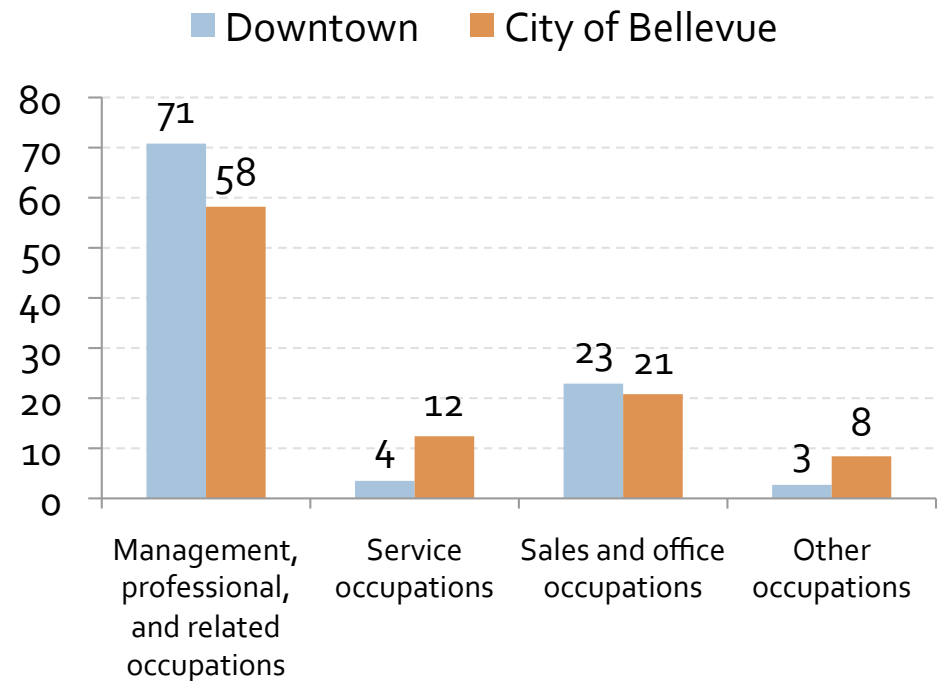
Job Types

- A strong majority of working Downtown residents have management & professional jobs

Job Type of Downtown Residents



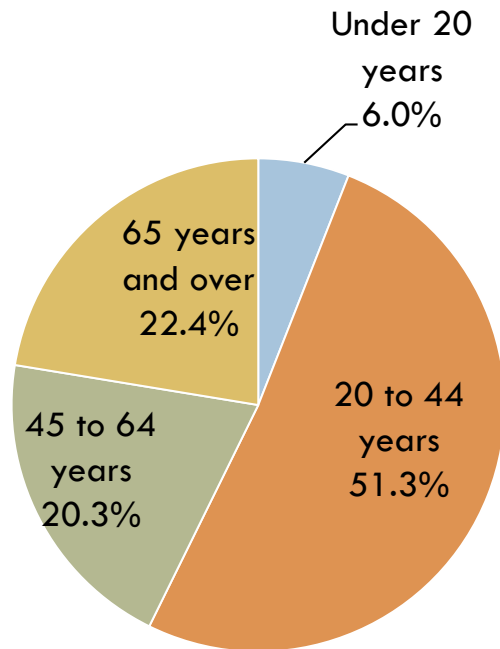
Downtown vs. City as a Whole



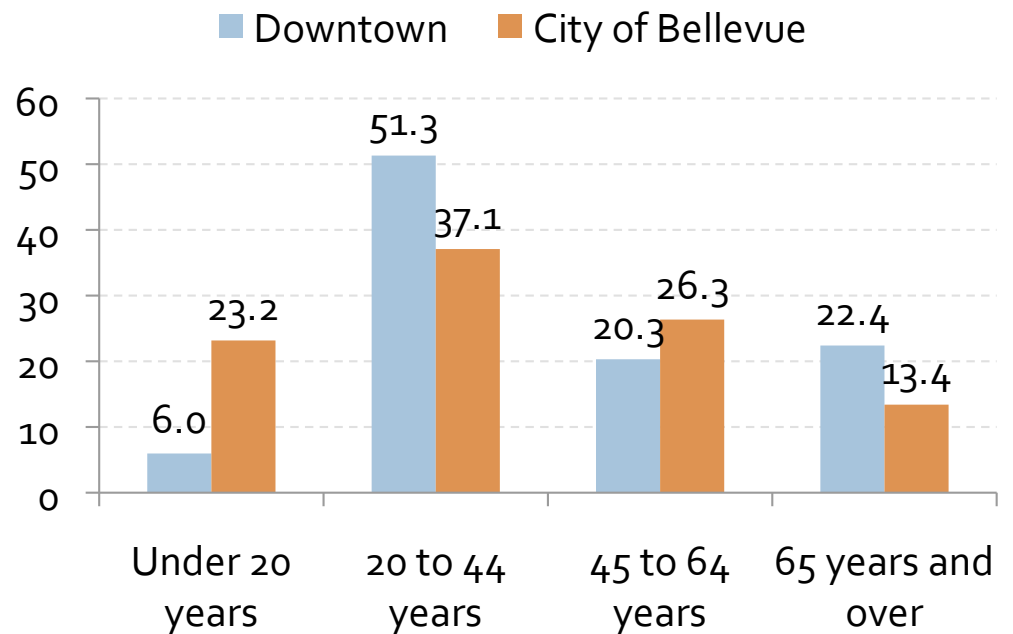
Age Distribution

- Median age in Downtown is 38.7 versus 38.1 in Bellevue as a whole.

Downtown Distribution



Downtown vs. City as a Whole

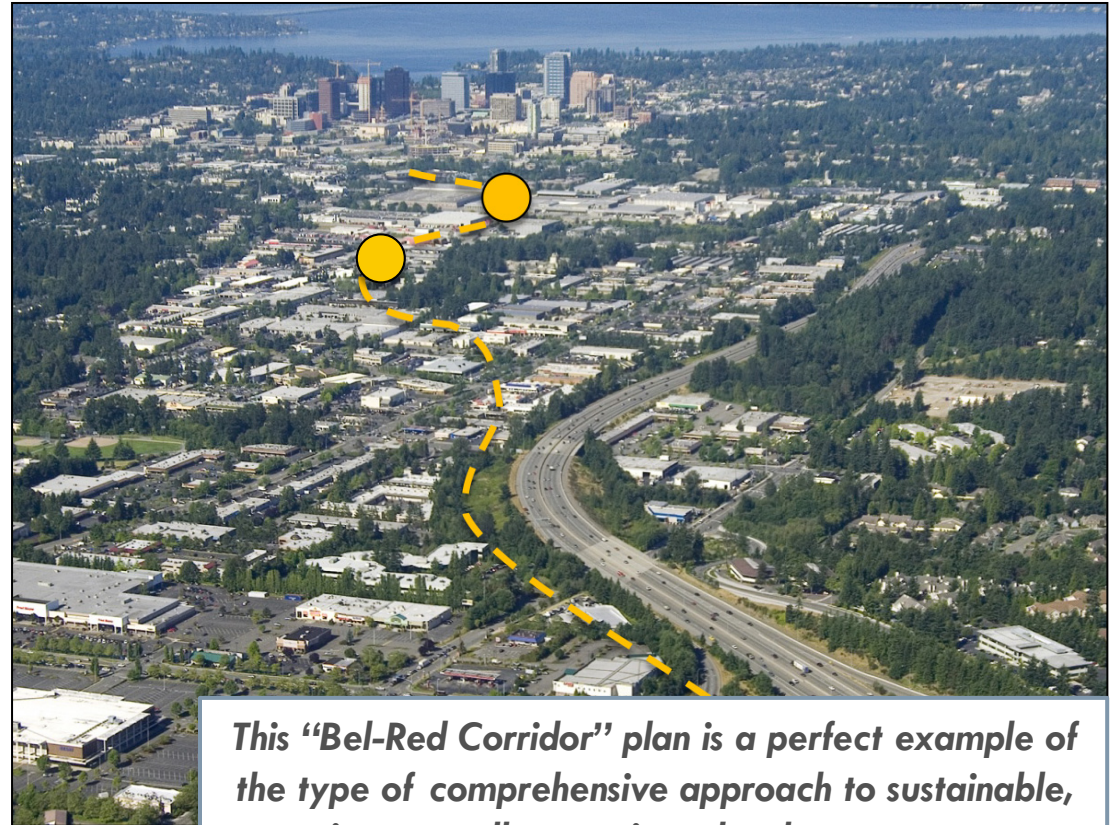


Bel-Red Subarea Plan



Bel-Red Vision

- Aging light industrial and commercial area between Downtown Bellevue and Microsoft HQ
- Declining employment
- Opportunity of regional light rail investment
- Adopted new subarea plan and zoning in 2009 that integrates land use and transportation planning



This “Bel-Red Corridor” plan is a perfect example of the type of comprehensive approach to sustainable, environmentally-conscious development we are trying to encourage with the Sustainable Communities initiative. A plan that melds housing, transportation and investments—to support economic growth and job creation.

Senator Patty Murray, Transportation, Housing and Urban Development, and Related Agencies Subcommittee opening remarks, May 6, 2010

New Transit-oriented Neighborhoods

- 3 year community planning process
- Zoning supports higher density, mixed use development focused at transit stations



Key Themes

- Smart growth
- Transit-oriented development
- Transportation choices
- Mixed use
- Climate action
- Ecological design
- Amenities
- Infrastructure
- Affordable housing



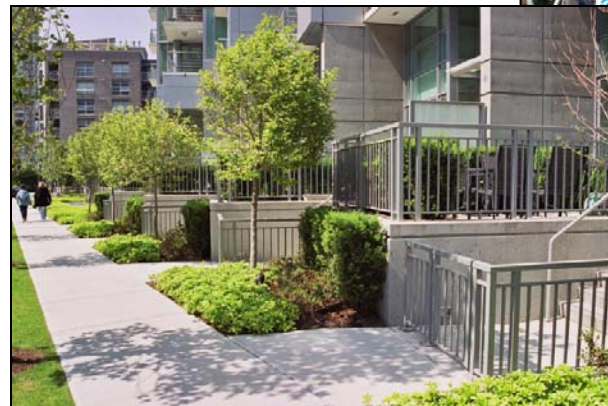
NE 15th/16th Vision

“Green” elements: urban open spaces; significant tree canopy; natural drainage practices; and landscaping



Housing Choice and Affordability

- New residential neighborhoods, allowing for growth in the right place
- Workforce housing located near jobs and transit
- A range of housing types including townhomes, lofts, mid-rise and high-rise
- Adopted targets for housing affordability
- Tiered incentive system puts priority on affordable housing, parks, streams and TDR program



Model of Environmental Sustainability

- “Great Streams” restoration strategy
- Streams to be restored with wider riparian corridors while creating opportunities for place-making, trails, and stormwater management
- Low impact, natural drainage practices
- Use of “green infrastructure”
- Green house gas (GHG) reduction

Current condition

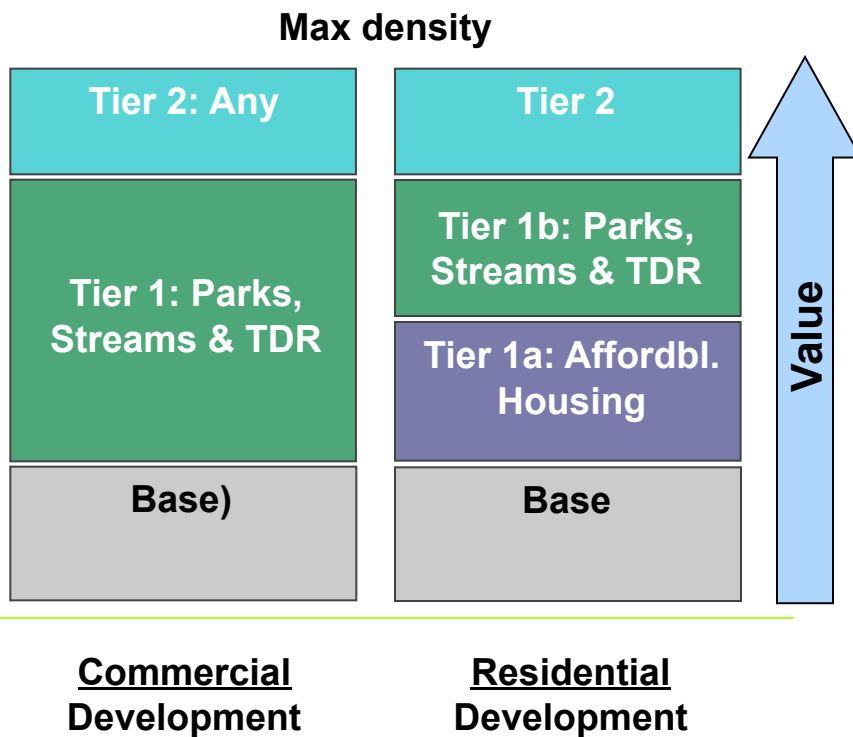


Vision for restoration



Incentive System

- Tiered incentive system puts priority on **affordable housing, parks, streams and TDR program**



Lift in Land Value

The value of the zoning lift supports the public infrastructure, affordable housing and amenities needed to transform the Bel-Red area.



Neighborhood Shopping Centers



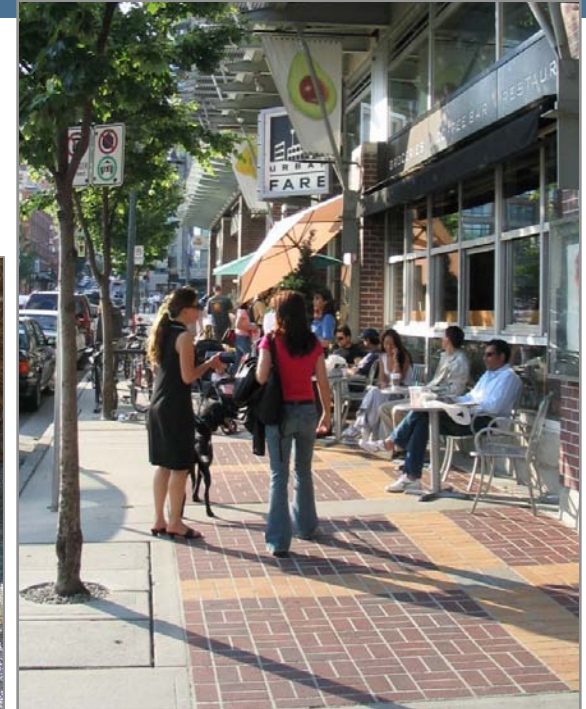
Neighborhood Shopping Centers

- Small-scale suburban shopping centers are struggling
 - Based on outdated retail model of 1960s
 - Small grocery anchors
 - Auto-dominated surface parking
- Loss of anchors has led to high vacancies, disinvestment
- Challenge: how to breathe new life into these centers?
- 3-way partnership with city, residents, property owners
- Considering mix of retail, residential, and senior housing uses that will maintain the center's purpose of serving the neighborhood



Significance of Bellevue Planning

- Community commitment to vision
- Opportunities for new commercial and residential growth, while protecting existing neighborhoods
- Diversification of economy
- Plans maximize value of transportation, light rail and park investments
- Transportation choices reduced auto dependency
- Creation of parks, recreation, shopping and other amenities benefit the wider community





Questions/Discussion