

Major landowners and employers

A series of new developments in the quarter mile area are influencing downtown Bellevue. The first project is Lincoln Square, which is located at NE 8th St. and Bellevue Way NE, and will include hotels, office, residences, and retail and recreational space on a 4.55 acre site. The project will total 1.4 million square feet, including 380,000 square feet of retail space, 530,000 square feet of office space, 148 residences, and 303 hotel rooms. A 2,000 space parking garage is included. This project is expected to start construction on the retail and residential portions in 2004, with expected completion in fall of 2005. There is no timeline for the office portion of the project. The owners of this project, Kemper Development, also own Bellevue Square Mall.

A second mixed use project by Schnitzer Northwest is in planning for a site at NE 8th St. and 112th Ave. NE. This project will include two hotels totaling 600+ rooms, 150,000 square feet of retail space, and 1.2 million square feet of office space. Construction of the office space for this project will occur last.

The city of Bellevue is also planning to build a new city hall at NE 4th St. and 110th Ave. NE on a site that is currently an office. This is a \$102.5 million project that has a 2006 projected completion date. The city owned vacant parcel north of the future city hall will be an underground parking garage with a street level public plaza.

Bellevue Square Mall, located west of the quarter mile, is a regional shopping center that impacts the quarter mile area around the transit center, as well as the city of Bellevue and King County. Bellevue Square has over 200 stores, over 1.3 million square feet of shopping area, and 16 million visitors a year. Bellevue Square and its owner Kemper Development influence change in the quarter mile area based on the number of visitors and employees and the tax revenue that is generated from the mall.

Zoning

The quarter mile area of the Bellevue Transit Center is under the jurisdiction of the city of Bellevue. There are five zoning districts that regulate land use. All five are downtown districts, which allow more intense development and alternative parking ratios. There are two office districts, Downtown Office District 1 (DNTN-O-1) and Downtown Office District 2 (DNTN-O-1), which allow all residential uses, retail uses, office and service uses, and public uses. There is also a mixed use district, Downtown Mixed Use District (DNTN-MU). The DNTN-MU district allows all residential uses, the retail, office, service and public uses allowed in the office districts, as well as additional auto-oriented retail and office uses. Medical uses are also allowed in this district. The fourth district is Downtown Residential (DNTN-R). Under this zone, all residential uses are permitted, as well as the above nonresidential uses when part of a residential development, except auto-oriented. The nonresidential uses are limited in size. The Downtown Office and Limited Business (DNTN-OLB) is the fifth district in the quarter mile area. This district allows hotels, office and professional uses, recreational and public uses, and retail uses that support these other uses and are limited in size.



Transit Facility Profile

Bellevue Transit Center

Regional Express Bus Service | Location: 10850 NE 6th St. | Quarter Mile Population in 2000: 777

The Bellevue Transit Center is a regional bus transit facility located in east King County. The transit center includes shelters for waiting passengers. A rider services building will be constructed by 2005, and will include bike storage and services, a Bellevue Police outpost, city of Bellevue and community information and public restrooms. No free parking is associated with the facility. The transit center is on NE 6th St. in Bellevue.

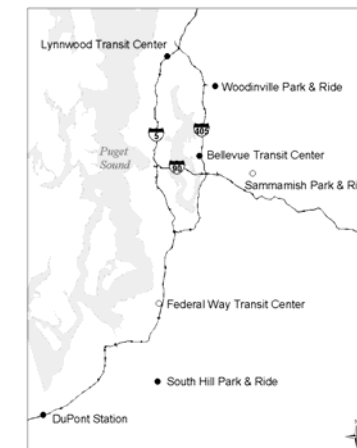
Connections

The Bellevue Transit Center provides express and local bus service to areas in Snohomish and King counties. Thirteen Metro bus routes and eight Sound Transit Express routes serve the Bellevue Transit Center. Every weekday, 7,000 passengers utilize the Bellevue Transit Center.

The Bellevue Transit Center is located in downtown Bellevue. A direct access ramp is currently under construction. It will connect the Bellevue Transit Center directly to Interstate 405. Completion is projected by 2005. The Bellevue Transit Center is 11 miles east of downtown Seattle, and 17 miles northeast of Seattle-Tacoma International Airport.

Bus Service

Route	Type of Service	Destinations
ST 530	Express	Everett, Lynnwood, Bothell, University of Washington Bothell, Kingsgate
ST 532	Express	Everett, Lynnwood, Bothell, Kingsgate
ST 535	Express	Lynnwood, Bothell, University of Washington Bothell, Kingsgate
ST 550	Express	South Bellevue, Mercer Island, Downtown Seattle
ST 555	Express	Issaquah, Eastgate, Montlake, Northgate
ST 560	Express	Newport Hills, Renton, Sea-Tac Airport, Burien, White Center, Fauntleroy, West Seattle
ST 564	Express	Newport Hills, Renton, Kent, Auburn
ST 565	Express	Newport Hills, Renton, Kent, Federal Way
Metro 230	Local	Kirkland, Crossroads, Overlake, Redmond
Metro 232	Express	Redmond, Duvall
Metro 233	Local	Overlake, Bear Creek
Metro 234	Local	Kenmore, Kirkland, Overlake
Metro 240	Local	Clyde Hill, Factoria, Newcastle, Renton Boeing Plant, Downtown Renton
Metro 249	Local	Redmond, Overlake
Metro 253	Local	Bear Creek, Redmond, Overlake, Crossroads
Metro 261	Express	Overlake, Downtown Seattle
Metro 271	Express	Issaquah, Eastgate, Bellevue Community College, Seattle's University District
Metro 280	Limited	Tukwila, Renton, Seattle
Metro 342	Express	Aurora Village, Lake Forest Park, Kenmore, Bothell, Kirkland, Newcastle, Kenndale, Renton Boeing Plant, Downtown Renton
Metro 885	Limited	Bellevue High School, International School, Newport Shores
Metro 886	Limited	Bellevue High School, Clyde Hill



Regional Express System map



For information, write to Sound Transit at Union Station, 401 S. Jackson St., Seattle, WA 98104 or call our toll-free information line at (800) 201-4900 or (888) 713-6030 TTY. You can also e-mail us at main@soundtransit.org or visit our Web site at www.soundtransit.org.

Land Uses

The Bellevue Transit Center is in downtown Bellevue. The majority of the land is either in office, retail or mixed use. The mixed use buildings combine either multi family residences and retail, office and retail, or all three. Seventy percent of downtown Bellevue’s employment is within the quarter mile area around the transit center. Downtown Bellevue development patterns are still suburban in nature. Many parcels have free parking lots that separate buildings from the street, and several of the retail uses are big box development with national tenants, especially along 106th Ave. NE. The development pattern of downtown Bellevue is gradually shifting towards denser development that is also more pedestrian friendly by situating buildings on property lines and reducing surface parking.

Bellevue Square Mall is west of the quarter mile area, and has influence on the area. Bellevue Square is a regional mall that has a market area beyond the city of Bellevue.

There are 5.8 acres of undeveloped land in the Bellevue Transit Center quarter mile area. These parcels include 3.2 acres on NE 6th St. east of 110th Ave. NE, 1.4 acres at NE 8th St. and 110th Ave. NE, and 34,800 square feet south of NE 10th St. at 108th Ave. NE.

Land Use	Acreage	Percentage of Total
Office	40.26	28.07%
Retail	31.91	22.25%
Mixed Use	23.40	16.32%
Vacant	13.28	9.26%
Parking	9.07	6.33%
Commercial	6.17	4.30%
Public	5.08	3.54%
Hotel/Motel	4.67	3.26%
Institutional Residential	3.31	2.31%
Social and Religious Uses	2.23	1.55%
Medical/Dental	1.71	1.19%
Right of Way	1.17	0.81%
Multi Family Residential	0.51	0.36%
Recreation	0.49	0.34%
Single Family Residential	0.17	0.12%
Total	143.42	100.00%

Assessed Real Property Values

Assessed Value	Acreage	Percentage of Total
Less than \$1,000,000	14.81	10.49%
\$1,000,000 - \$5,000,000	34.10	24.15%
\$5,000,000 - \$10,000,000	27.41	19.42%
\$10,000,000 - \$50,000,000	54.45	38.57%
\$50,000,000 +	10.39	7.36%
Total	141.16	100.00%

Public Ownership

The city of Bellevue and King County own adjacent undeveloped parcels on NE 6th St. between 110th Ave. NE and 112th Ave. NE. These two parcels total 3.2 acres. The city of Bellevue also owns two pay parking lots directly south of the transit center. These two parcels together are 3.4 acres in size.



Bellevue Transit Center

Downtown Bellevue has a convention center, located at NE 6th St. and 112th Ave. NE. The Meydenbauer Center includes a 36,000 square foot exhibition hall, and a dividable 12,000 square foot meeting room. An average of 325 events are held every year at the convention center. Meydenbauer Center also has a 410 seat performing arts theatre that averages more than 170 performances annually.

Agency	Acreage	Number of Parcels	Land use(s)
City of Bellevue	19.89	16	Undeveloped land, Mixed Use, Office, Parking, Retail, Right of Way
Bellevue Convention Center	1.97	1	Public
King County	1.89	3	Undeveloped land, Office, Public

Development Regulations

Zone	Building height limit	Residential Density	Floor to Area Ratio	Off-Street Parking Requirements
DNTN-O-1	<i>Nonresidential:</i> Basic 200 feet, Maximum 300 feet <i>Residential:</i> Basic 200 feet, Maximum 450 feet	Not specified	<i>Nonresidential:</i> Basic 5, Maximum 8 <i>Residential:</i> Basic 5, no maximum	<i>Residential:</i> Minimum 0, Maximum 2 per unit <i>Office:</i> Minimum 2 per 1,000 net square feet, Maximum 2.7 per 1,000 net square feet <i>Retail:</i> Minimum 3.3 per 1,000nsf, Maximum 5 per 1,000nsf
DNTN-O-2	<i>Nonresidential:</i> Basic 150 feet, Maximum 250 feet <i>Residential:</i> Basic 150 feet, Maximum 250 feet	Not specified	<i>Nonresidential:</i> Basic 4, Maximum 6 <i>Residential:</i> Basic 5, Maximum 6	<i>Financial Institution:</i> Minimum 3 per 1,000nsf, Maximum 4 per 1,000nsf <i>Hotel:</i> Minimum .5 per guest room, Maximum 1.2 per guest room
DNTN-MU	<i>Nonresidential:</i> Basic 60 feet, Maximum 100 feet <i>Residential:</i> Basic 150 feet, Maximum 200 feet	Not specified	<i>Nonresidential:</i> Basic .5, Maximum 3 <i>Residential:</i> Basic 2, Maximum 5	<i>Residential:</i> Minimum 1 per unit, Maximum 2 per unit <i>Office:</i> Minimum 2.5 per 1,000nsf, Maximum 3 per 1,000nsf <i>Retail:</i> Minimum 4 per 1,000nsf, Maximum 5 per 1,000nsf
DNTN-R	<i>Nonresidential:</i> Basic 60 feet, Maximum 65 feet <i>Residential:</i> Basic 150 feet, Maximum 200 feet	Not specified	<i>Nonresidential:</i> .5 <i>Residential:</i> Basic 2, Maximum 5	<i>Retail in Mixed Use:</i> Minimum 2 per 1,000nsf, Maximum 4 per 1,000nsf <i>Financial Institution:</i> Minimum 4 per 1,000nsf, Maximum 5 per 1,000nsf <i>Medical:</i> Minimum 4 per 1,000nsf, Maximum 5 per 1,000nsf
DNTN-OLB	<i>Nonresidential:</i> 75 feet <i>Residential:</i> Basic 75 feet, Maximum 90 feet	Not specified	<i>Nonresidential:</i> Basic .5, Maximum 3 <i>Residential:</i> Basic 2, Maximum 3	<i>Hotel:</i> Minimum .9 per guest room, Maximum 1.5 per guest room

The maximum heights and floor to area ratios (FAR) can only be achieved by participation in the FAR Amenity Incentive System. See Bellevue LUC 20.25A.030.