

Regional Growth Centers Criteria Report

Bellevue Downtown Regional Growth Center



Designation Recommendation

Redesignate downtown Bellevue as a regional growth center under the Regional Centers Framework. The center supports VISION 2050's goals to create compact, livable places that accommodate significant regional growth, while promoting sustainability and inclusion.

Background








Downtown Bellevue is the city's primary employment center and fastest-growing residential neighborhood. Office and housing along with significant commercial, cultural, entertainment, and recreation uses are connected by a variety of unique public places, great public infrastructure, and mobility options. These include light rail, bus rapid transit, and the regional bicycle network. Bellevue's Grand Connection is a signature pedestrian amenity that is fueling additional downtown development opportunities and place-making features.

Evaluation of Regional Growth Centers Requirements

Status Icons:

 On track
  Needs attention
  Does not meet criteria
  N/A

Criteria		Status
Center Type	—	Metro Growth Center
Existing Density Required: 30 people/acre		The Downtown Bellevue Regional Growth Center's current density is 192 people per acre, which meets the criteria.
Planned Target Density Required: 85 people/acre		The Downtown Bellevue Regional Growth Center's planned density is 351 people per acre, which meets the criteria. Reaching this density shows whether the center is effectively managing and concentrating growth within its boundaries.
Mix of Uses: 15% of planned residential and employment activity		42% of planned growth is expected to be residential.
Size: 320 to 640 acres (larger if served by high-capacity transit)		The Downtown Bellevue Regional Growth Center is currently 410 acres.
Transit Access: Existing or planned frequent bus service or high-capacity transit		The center has existing light rail, bus rapid transit, and bus service to serve the community.
Market Potential: Demonstrated capacity to support growth targets	—	A market study was not required. Since 2010, the center has increased density by 80 people per acre.
Center Subarea Plan	—	The center subarea plan was last certified in 2020. Please see the updated certification report for additional planning recommendations.

Jurisdiction Comments / Additional Context

(none)