

MAKING A  
GREAT PLACE  
TOGETHER

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Urban Courtyards concept from Design Charrette

**Boom Times in Bellevue**

*by Bob MacMillan and Wayne Reisenauer  
LUTF Co-Chairs*

**T**ODAY IS AN UNPRECEDENTED TIME in Downtown Bellevue. The Land Use Task Force has identified over \$3.7 billion in new private investment currently under construction or poised to begin within the next few months. This level of activity is extremely important as we cement our footing as the Eastside’s cultural and economic hub.

It’s estimated the Downtown Boom will generate millions per year of additional tax funds flowing through the City. Due to our strategic work on the Downtown Implementation Plan, as well as the visionary efforts of the Urban Design Charrette last fall, we have been able to clearly define what is needed to support successful Downtown growth and development. As a result, we believe that much of the tax windfall should be reinvested in Downtown Bellevue to support the many great ideas for this great place.

In the months and years ahead, we will advocate for continued investment in the public realm, in needed transportation improvements, as well as other ventures to make Downtown more livable. We’re calling this our Great Place Initiative – and look forward to sharing more details with you, and Bellevue’s citizens, as they become available.

Downtown Bellevue is the one neighborhood that serves the entire city – indeed the entire Eastside region. We are committed to continue making our Downtown livable, accessible and memorable – a truly Great Place for all.

*Please check out our new Members Only section (password downtown) for maps and additional information on projects.*

*The Land Use Task Force meets on third Wednesdays at 4 pm at the BDA.*

**A Word From the President**

A friend of mine coined an apt phrase for the pace around here these days: “Hair-on-Fire Mode.” Between the 4<sup>th</sup> of July (60,000 folks in attendance!), Live @ Lunch, the 6<sup>th</sup> Street Arts and Crafts Fair, and a new corporate player moving in (Symetra Financial), we’re also trumpeting a \$3.7 billion spurt of activity in Downtown Bellevue. While this boom is exciting, and within the growth planned for the area, it does bring with it some issues.



How will we ensure that our employees and customers will be able to get in and out of Downtown? How will we keep traffic flowing inside Downtown? And how will we make sure that after all this investment takes place, downtown Bellevue is still a place you want to be? We see the market stepping up – now we need to move investments forward in the public realm as well.

We had a huge win this year with the 2005 Legislative Funding Package, which will commit enough money to build the first major project from the DIP (see Chairman’s Corner, page 2). The new NE 10<sup>th</sup> Street half-interchanges will distribute traffic bound for Downtown over a third access point from I-405. Now we look to regional efforts to continue making progress toward multi-modal solutions that work, and to our City to prioritize investments in the public realm.

Making downtown Bellevue more livable is more than a catch phrase. With 4,500 residents downtown today, and 10,000 more coming in the next decade or so, we need to ensure that the quality of this environment meets their needs and is worthy of our moniker – a Great Place.

- Leslie Lloyd



### Chairman's Corner: Finally Moving Forward

by Richard Leider, BDA Chair, Trinity Real Estate

Join me in celebrating an important win for Bellevue's Downtown development – the recent funding of two key transportation projects that will have a profound impact on the growth of our City!

Overall, the plan provides a billion dollars in investments for critically important projects along Interstate 405. Specific to Downtown, the package includes a new half-interchange with I-405 at NE 10<sup>th</sup> street and a much-needed fix to the 'weave' between NE 8<sup>th</sup> Street and the SR 520 turnoffs. Funded out of the recent gas tax approved by the Legislature, both of these projects are critical underpinnings for the \$300 million Overlake Hospital/Group Health joint development project. In the next few years, the Overlake project will generate over 1,000 jobs. The additional freeway access will enable Overlake to receive a high-level emergency trauma center designation, and as a result emergency care can be kept closer to home with fewer cases transported to Harborview.

The 2005 statewide funding package is a big step in the right direction.

We've also given input for Sound Transit's passage of a Long Range Plan to extend mass transit to East King County. At our urging the ST Board agreed to study both express bus service and light rail in the next round of study. The Bellevue Downtown Association encouraged the ST Board to complete the dual analysis needed to produce simple, clear information to convince voters at the November 2006 election that the expenditure of several billion dollars for "Sound Transit Phase II" will significantly reduce congestion.

One of the most important connections an extended Sound Transit system can make is between Downtown Seattle and Downtown Bellevue, beginning with the I-90 corridor. Downtown Bellevue is one of four major transportation and economic hubs in the region (along with Seattle, Tacoma and Everett). Any system serving the Eastside must connect directly with Downtown Bellevue because it is uniquely positioned on the Eastside as a strategic crossroads of three major corridors.

All of these steps are a good beginning to enhance mobility in our region. Over the next twenty years, 70 percent of Bellevue's growth in jobs and housing will be channeled into our Downtown. Concentrating on the regional transportation infrastructure is part of what will continue to make Downtown Bellevue a Great Place to live, work, shop and play – and is a critical underpinning to achieving our goals.

### Surveying the City With Jim Long, Managing Director of Property Management, Equity Office

The Starbucks is bustling with late-morning latte seekers. Most of the seats in the spacious lobby adjoining the mid-town location are taken, there are business meetings at several of the tables and others are grabbing a morning break and conversation with colleagues at the chairs in the street-side window. The scene is a perfect metaphor for the emerging downtown scene Jim Long is talking about — the *Downtown Bellevue* scene.

"Downtown Bellevue is *the* place to be on the Eastside," says Long, who heads up property management for Equity's 46-building Eastside portfolio, and serves on the BDA Board of Directors. "It is becoming a very strong urban center with its own personality, one that is very distinct from Seattle."

Long has witnessed the transformation first-hand since moving from New Mexico in 2001, with his wife, Kathy, and son,

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*"Downtown Bellevue ... is becoming its own urban center with its own personality, one that is very distinct from Seattle."*

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Daniel, to take the job with Bellevue's biggest landlord. "In 2002, there wasn't much going on," he says. "The office vacancy rate was high, around 28 percent. The Downtown market is about 5.3 million square feet, so that was almost 1.3 million square feet of vacant space."

However, the office market has recovered nicely. Several prominent local businesses have chosen Downtown Bellevue as their home, including Symetra, drugstore.com and Parametrix. "We're down to 400,000 square feet, or a vacancy rate of 8.6 percent. And, that is significant," says Long. "As soon as you get down to less than a 10 percent vacancy you have a good market, we're at 8 percent and dropping further."

"It's been great for retail, great for the eateries," Long notes. "And, as more people work in downtown Bellevue it's going to push a demand for more urban living."

All of these factors are working together to make Downtown Bellevue a city core on the cusp of significant growth. "We're at the place now where we have to work with the city and the developers because we can really shape how Bellevue will look five to ten years from now."

## Events & Happenings

### Welcome New Members!

Aviva Holistic Skin Spa  
 Barnes & Noble  
 Bellevue Farmers Market  
 Centris, LLC  
 Courtyard by Marriott  
 Governmental Relations, L.L.C.  
 Gravity Design, Inc.  
 Myers Financial Services  
 Schwartz Brothers Restaurants  
 The Seasons Apartment Homes  
 Trammell Crow  
 Washington Capital Management, Inc.

### BDA Members in the News

- Board Member John Valaas appeared recently on KIRO Radio – you can check out a sound clip at [kiroradio.com](http://kiroradio.com); click on Show Highlights; select CEO Spotlight for John's interview.
- Symetra Financial is fully moved-in and now the largest employer in downtown. Join our partners in the Bellevue Economic Partnership (Bellevue Chamber, City of Bellevue and Equity Office) on August 2<sup>nd</sup> noon – 1:30 p.m. for a special Live @ Lunch concert and welcome party, featuring Jovino Santos Neto, brazilian jazz artist extraordinaire.
- Tenant announcements are coming fast for Lincoln Square: The Paper Source, Container Store, and Thomasville Furniture join a stellar lineup of restaurants, including Maggiano's, Manzana, Tully's, and Trader Vic's in this exciting new project: Opens Nov. 1.
- Bellevue Farmer's Market is open Thursdays, from 3 p.m. to 7 p.m. at the First Presbyterian Church, 1717 Bellevue Way NE; open through October 13.

### Keep Track of Summer Road Projects on the BDA website

Check [www.bellevuedowntown.org/downtown/directory](http://www.bellevuedowntown.org/downtown/directory) for the latest on disruptions planned downtown this summer.

### 2005 Bellevue Downtown Association Board of Directors

CHAIR Richard Leider, *Trinity Real Estate*; CHAIR ELECT Lisa Rowe, *Bentall Capital*; IMMEDIATE PAST CHAIR Grant Ringel, *Puget Sound Energy*; TREASURER Ronald Rauch, *Clark Nuber, P.S.*; PRESIDENT Leslie Lloyd; Leo Backer, *Washington Partners*; Richard Bangert II, *PACCAR Inc.*; Sue Baugh, *The Staubach Company*; Michael Belka, *Unico Properties*; Stephen Burnett, *U.S. Bank*; Al Close, *Symetra Financial*; Arlan Collins, *CollinsWoerman*; Dennis Conrad, *Sweeney Conrad, P.S.*; Randy Daniels, *Bank of America*; Tim Dore, *Bellevue Plaza*; Tracy Edgers, *Key Bank*; Kemper Freeman Jr., *Kemper Development*; Alan Fulp, *Charter Bank*; Gerry Gerron, *Mulvanny/G2 Architecture*; Stephen Gilbert, *Pacific Real Estate Partners*; Ken Graham, *Overlake Hospital Medical Center*; Stacy Graven, *Meydenbauer Center*; Charles Hafenbrack, *GLY Construction*; Ralph Iboshi, *KPFF Consulting Engineers*; Ross Jacobson, *Williams Kastner & Gibbs*; Warren Koons, *David Wright Tremaine LLP*; Bill LaPatra, *Mithun*; Jim Long, *Equity Office*; Bob MacMillan, *MacMillan Associates Consulting*; Marc Neumann, *Kaylen Investment Company*; David Schooler, *Sterling Realty Organization*; John Su, *Su Development*; John Valaas, *First Mutual Bank*; Stu Vander Hoek, *Vander Hoek Corporation*; Kevin Wallace, *Wallace Properties Inc.*; Tom Woodworth, *Schnitzer Northwest*; EX-OFFICIO Betty Nokes, *Bellevue Chamber*; Steve Sarkozy, *City of Bellevue*

## DOWNTOWN BELLEVUE'S

summer concert series

2005



BELLEVUE DOWNTOWN ASSOCIATION presents:

### Every Tuesday & Thursday, Noon to 1:30pm July 12 – September 15

Date	Band	Venue
July 12	Bakra Bata, Steel Drums	Skyline Tower
July 14	The Retros, 80's New Wave	Bellevue Galleria
July 19	Afinque, Hot Latin Salsa	One Twelfth at Twelfth
July 21	The Vicci Martinez Band, NW's Hottest Rockstar	Bellevue Galleria
July 26	MJ Bishop, Original Folk Americana	Civica Office Commons
July 28	Latigo Lace, Top 40 Country	Bellevue Galleria
Aug. 2	Jovino Santos Neto, Brazilian Jazz	Symetra Financial Center
Aug. 4	The Laura Love Duo, Astonishing Folk Funk	Bellevue Galleria
Aug. 9	Deems Tsutakawa, Contemporary Soul Jazz	Skyline Tower
Aug. 11	Dudley Manlove, Lounge Music	Bellevue Galleria
Aug. 16	Last Drop, Original Neo-Soul	The Summit
Aug. 18	Michael Powers Group, Jazz and Blues	Bellevue Galleria
Aug. 23	Ian Dobson's Caribbean Jazz, Tropical Tunes	One Twelfth at Twelfth
Aug. 25	Rockaraoke, 5th Annual Competition!	Bellevue Galleria
Aug. 30	Darren Motamedy, Smooth Jazz Saxophonist	Newport Tower
Sept. 1	Nowhere Men, The Best of the Beatles	Bellevue Galleria
Sept. 6	HB Radke, Sassy Supersonic Swing	Symetra Financial Center
Sept. 8	Kennedy Brothers, Classic Folk Rock	Bellevue Galleria
Sept. 13	Kellee Bradley, Award-Winning Songwriter	Skyline Tower
Sept. 15	Dance Factory, High Energy Disco	Bellevue Galleria

2005 Live at Lunch Sponsors:


















Call 425-453-1223 or visit [bellevuedowntown.com](http://bellevuedowntown.com) for complete concert information.

### Bellevue Downtown Magazine

Pick up the Downtown Restaurant Guide Issue!

The 3<sup>rd</sup> annual *Bellevue Downtown Magazine* Restaurant Guide is out – plan ahead to appear in the upcoming Downtown Services Guide issue and reserve your ad by Oct. 18th. Contact Leslie Ota at [leslie@bellevuedowntown.org](mailto:leslie@bellevuedowntown.org) or 425.990.3095.

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### Bellevue Downtown Association Mission:

To lead the continuing evolution of Downtown Bellevue as the economic and cultural heart of the Eastside.

## Don't Forget! Visit the 6th Street Fair & Taste of Bellevue

Enjoy over 130 artists, a variety of great food from local vendors and music throughout the three-day 6<sup>th</sup> Street Arts & Craft Fair and the Taste of Bellevue. A variety of jazz, rock, blues and folk music will be performed on the Sprint PCS stage at the Bellevue Galleria. The annual event sponsored by the Bellevue Downtown Association, is part of Bellevue's Signature Arts Festival weekend and produced in conjunction with the Bellevue Arts & Crafts Fair and Bellevue's Festival of the Arts.

For additional information visit [bellevuedowntown.com](http://bellevuedowntown.com) or call 425-453-1223.

#### WHEN:

Friday, Saturday and Sunday  
July 29 - July 31, 2005  
Open daily at 10:00 am

#### WHERE:

106th Avenue NE and NE 6th Street  
Taste of Bellevue is in the Scan Design parking lot  
near NE 6th & Bellevue Way



### 2005 Sponsors:

