



# City of Bellevue USA



# Dynamic, changing city

*Bellevue in 1974*



*Bellevue Today*



# Economic Development Vision

## Vision

*Bellevue is a **prosperous** and **vibrant** international city with **innovative** and **entrepreneurial** businesses and a high **quality of life** for residents.*

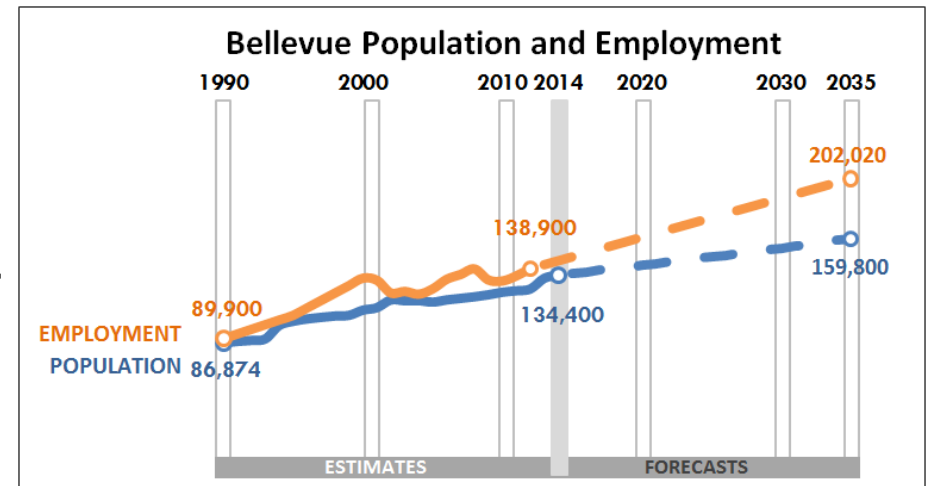
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## Desired Outcomes

- A strengthened and diversified economic base
- A strong regional economy
- Employment opportunities and paths to prosperity for a wide range of residents
- An easy and attractive place to do business
- A sustainable city

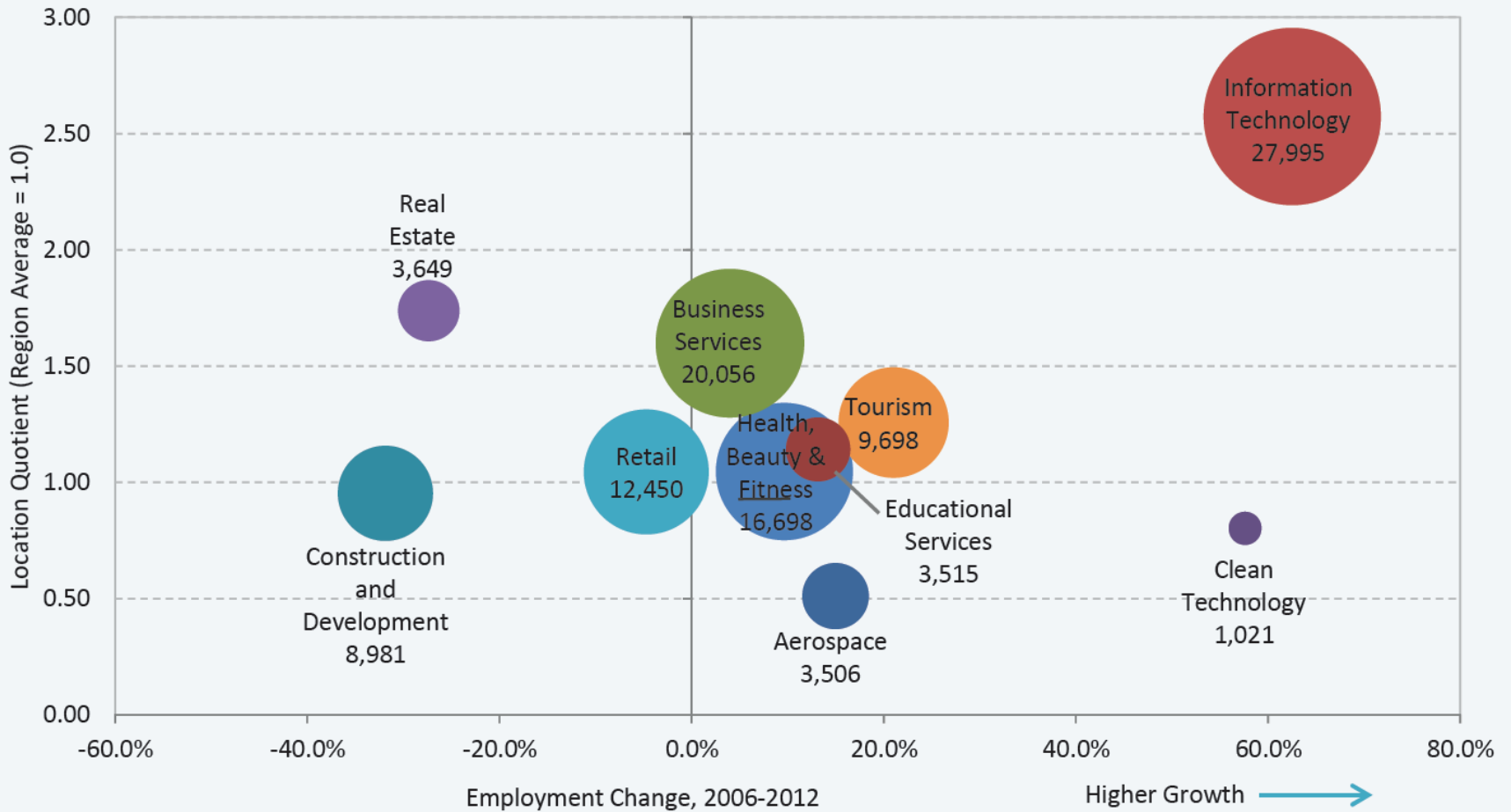
# Strong, Vibrant Economy

- ❖ 45 corporate headquarters
- ❖ Highly educated workforce
- ❖ High income population
- ❖ International business center
- ❖ Strong technology sector
- ❖ Safe community
- ❖ Outstanding schools
- ❖ Beautiful natural environment



# Bellevue Industries 2014

## BELLEVUE MAJOR INDUSTRY CLUSTERS BY SIZE, EMPLOYMENT CHANGE, AND CONCENTRATION



# Site Selection: Amenities

- Firms want to keep employees happy
- Labor and transportation are most important criteria; above land cost and utility costs.
- Entrepreneurs and technologists appreciate cycling and walking infrastructure



# Visitors as economic generators

- 1.5 million visitors in 2014
- \$736 million in direct spending
- \$7.1 million in taxes and 10k jobs
- Visitors experience a location differently
- GIX to bring more international visitors



How do you get from Spring District to Tateuchi Center?

# Demand Management

- Bellevue companies encourage commute diversity
- City Hall leads by example
- Arriving companies looking for non-motorized infrastructure





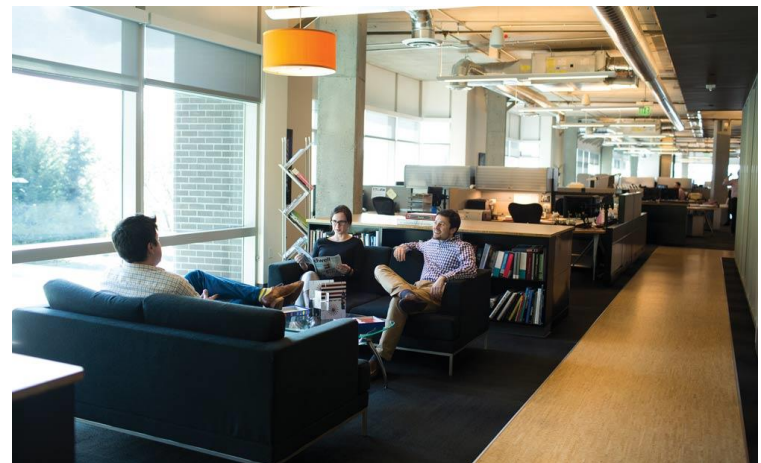
# Case study - Googleplex

- 10% of Google employees cycle to work
- Office plan included county-wide bike options
- Keeping employees mobile keeps Bellevue competitive



# Shrinking employee space

- ❑ 1980's firms designed for over 225 sf per employee
- ❑ In 2015 Bellevue companies aim for 125 sf per employee
- ❑ More employees downtown but no new parking spaces or road lanes
- ❑ Commute troubles can affect company satisfaction



# Case Study: City Center Bellevue

- Built 1987
- 360,000 sf of rentable area
- 1 parking space per 500 sf
- 720 total spaces
  
- Office Trend in 2015
- 1 employee per 125 sf
- 2,880 total employees



How will the other 2,160 employees move around?

# Design for future workers

- Nearly 1.9 million sf of new office space
- Potential for 13,000 new office employees
- Eastlink, Spring District, GIX, and downtown connectivity



How might 8,000 weekday workers get around?

# Thank You

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