



Comprehensive Plan Periodic Update

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Community Development

July 13, 2022

BELLEVUE
COMPREHENSIVE PLAN
2044

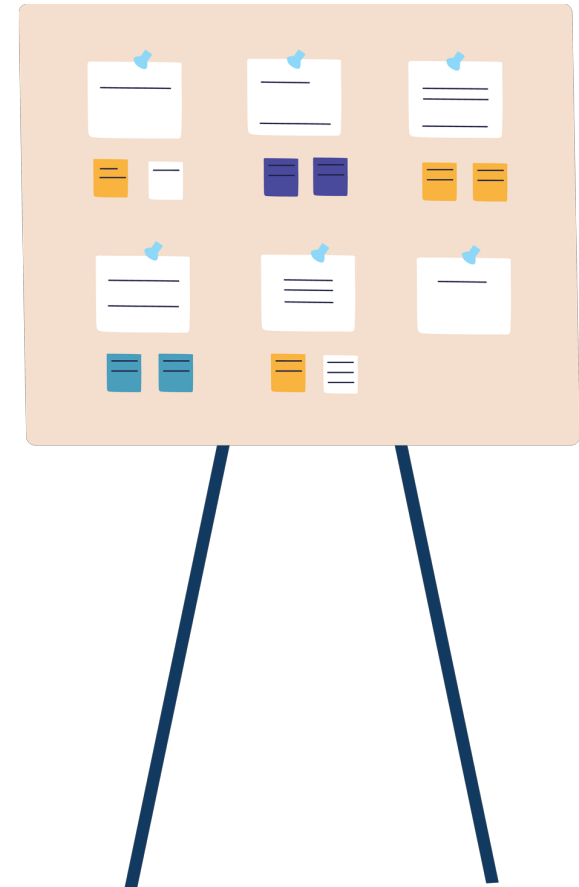
Direction

Confirm the recommended range of growth concepts to analyze for the Comprehensive Plan Periodic Update and Wilburton Vision Implementation.



Agenda

1. Background: Direction from Council
2. Updates to the Vision
3. Framework For Growth
 1. City wide
 2. Wilburton



Direction from Council

Update Vision Presentation on Growth Framework



Update the vision for growth in the City;



Employ consistent, equitable outreach and engagement with diverse communities;



Expand housing capacity to plan for the growth targets identified in the CPPs;



Address the need for affordable housing;



Address the legacy of discrimination;



Manage growth in the City's identified Countywide Centers and Regional Growth Center;



Include policies that address the causes and impacts of climate change;



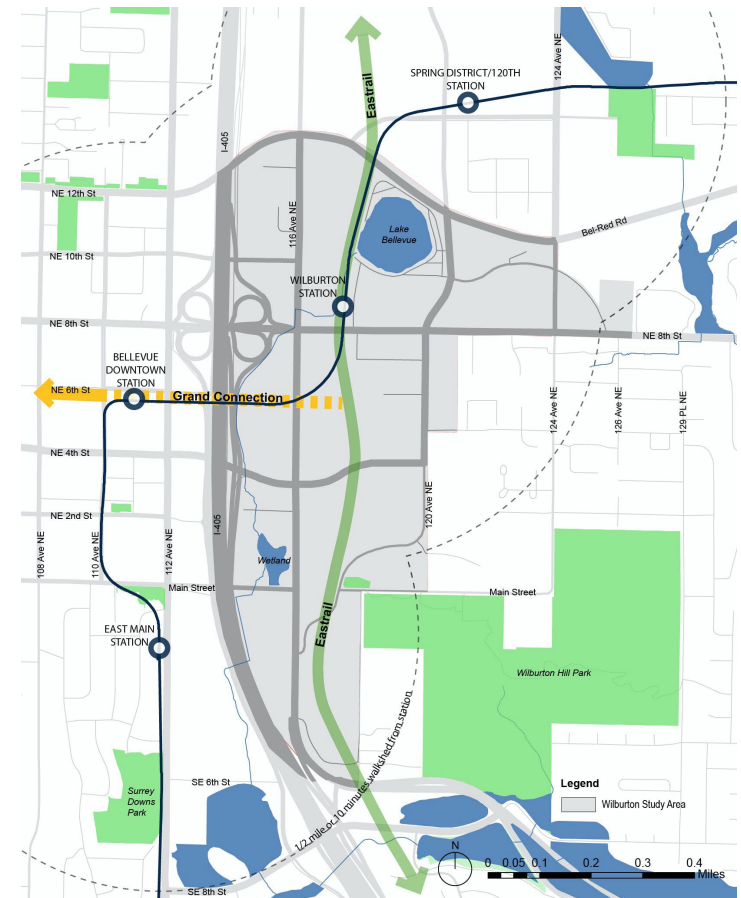
Reflect the City's priorities for the next 20 years in all Elements



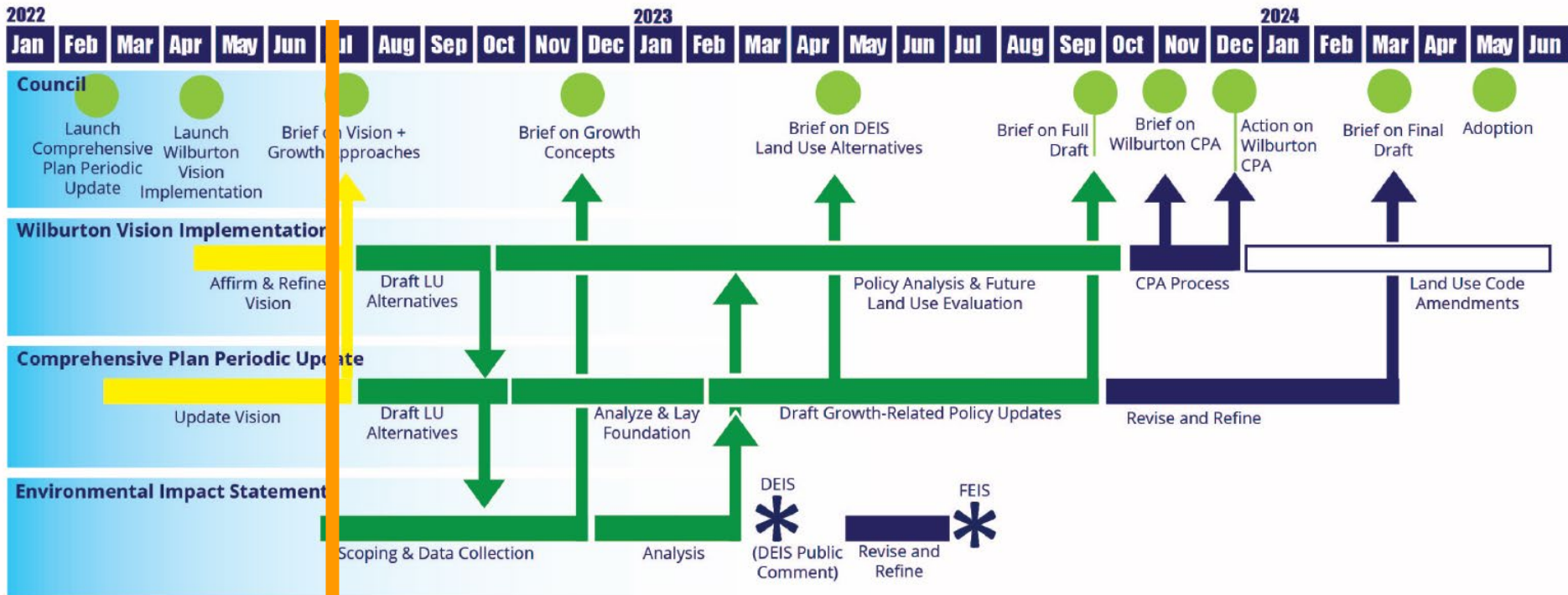
Explore amending the land use categories used in the Comprehensive Plan map to reference zones more broadly.

Direction from Council: Wilburton Study Area

- Proceed using the 2018 Citizen Advisory Committee (CAC) preferred alternative as a baseline for future land use considerations
- Consider updates to vision in areas of:
 - Growth targets;
 - Housing policy;
 - Affordable housing
 - Grand Connection impacts and integration;
 - Sustainability;
 - Equitable access
 - Multimodal transportation (Eastrail, Lake Hills Connector)
 - Universal design

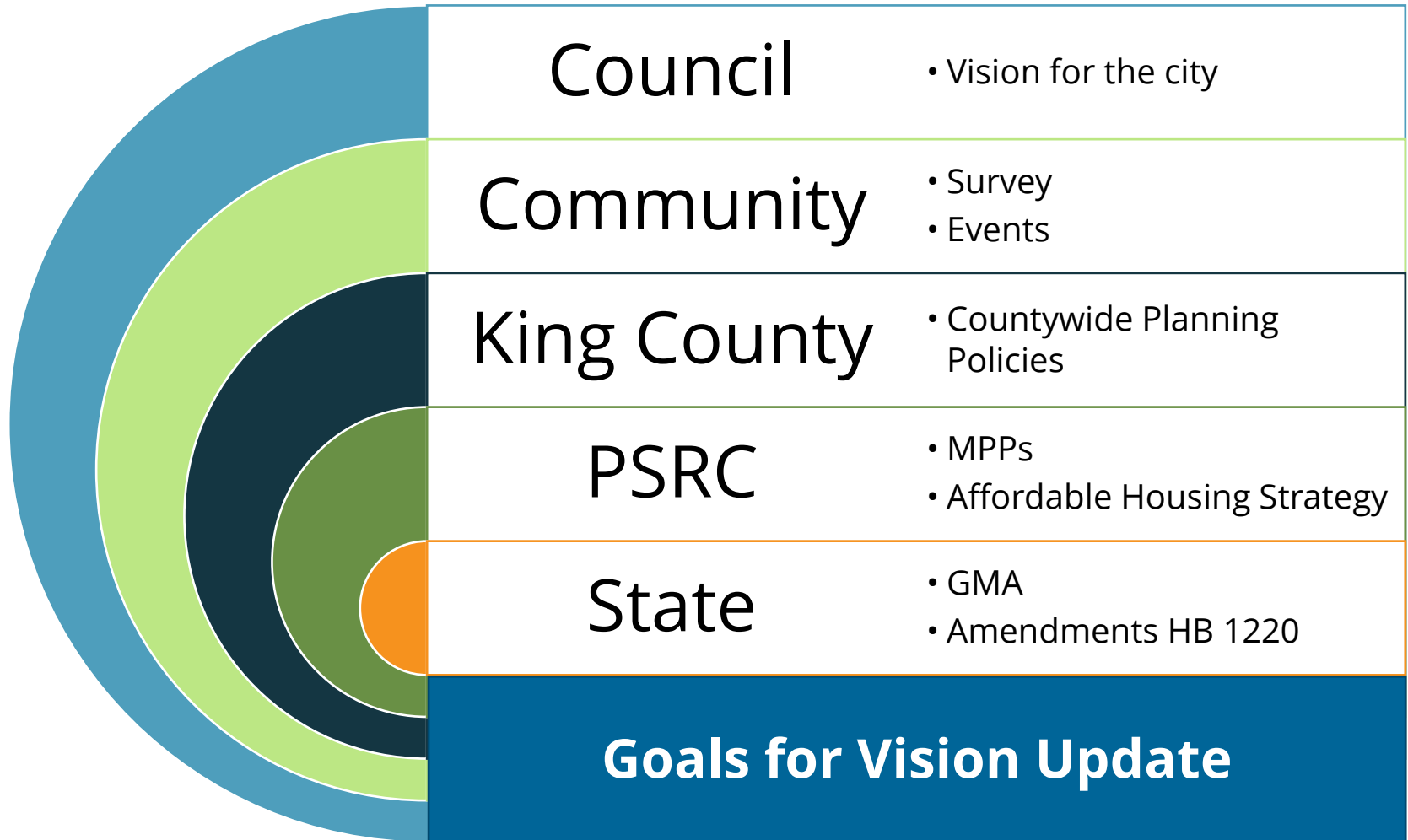


Projects Timeline



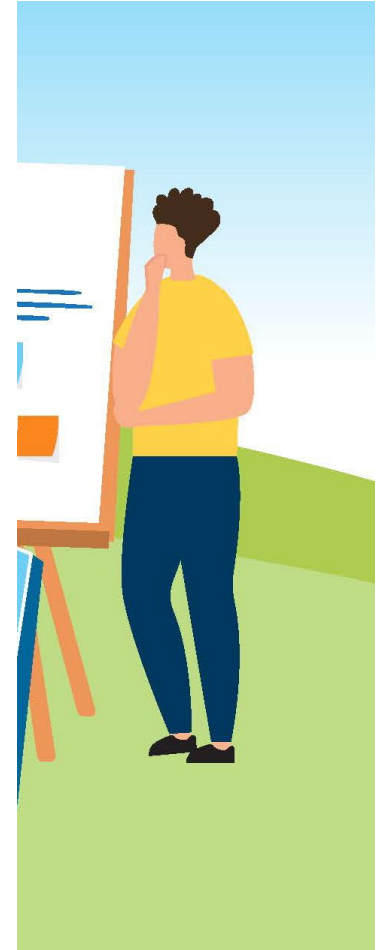
We are here

Update Vision For Growth



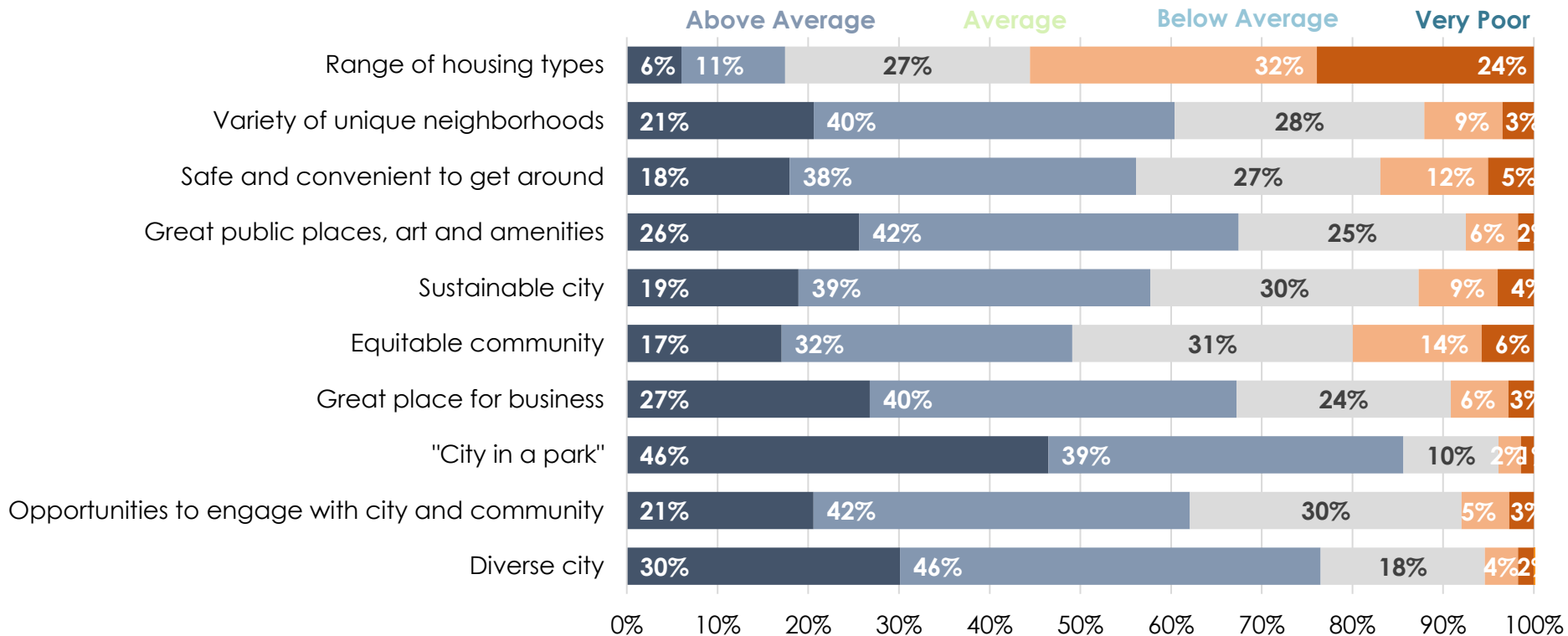
Engagement Activities

- 1 in-person open house
- 1 Spanish language workshop
- 2 virtual workshops
- 6 presentations to community groups
- 10 youth-focused workshops
- 13 tabling events at key community locations and neighborhood gatherings
- 64,241 flyers & questionnaires mailed to all households in Bellevue (3,326 returned)



Engagement Activities

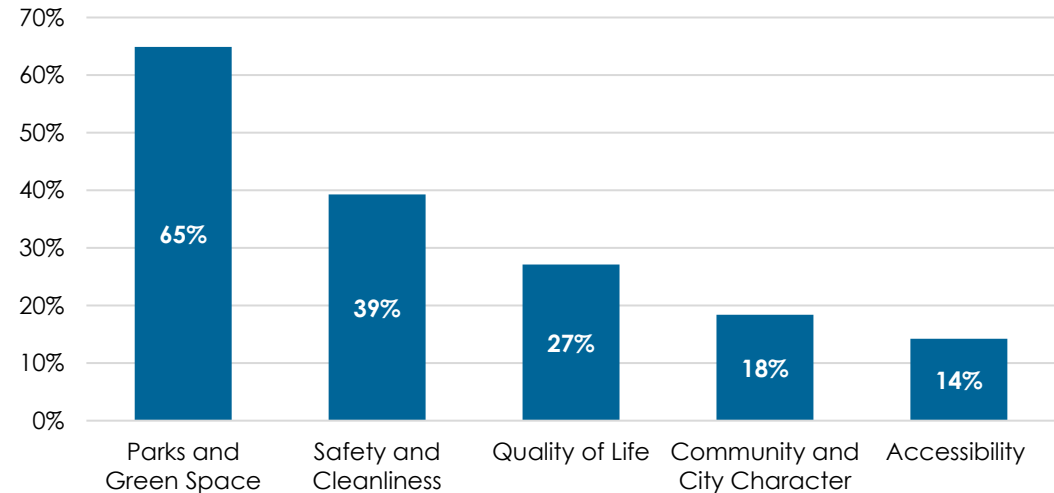
Survey Results: Community Evaluation of Progress Toward City Vision



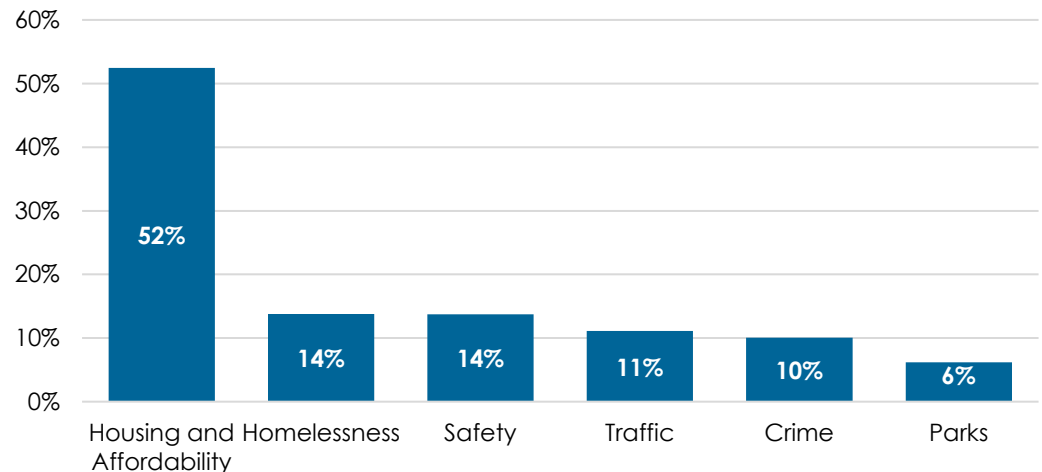
Engagement Activities

What is something you love about Bellevue that you want future generations to enjoy?

Share of Responses



What is the most important challenge Bellevue should address to make sure future generations can thrive?



Boards & Commission Visits

- Ensure comprehensive & equitable outreach
- Looking forward to process updates and policy review



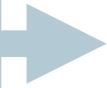
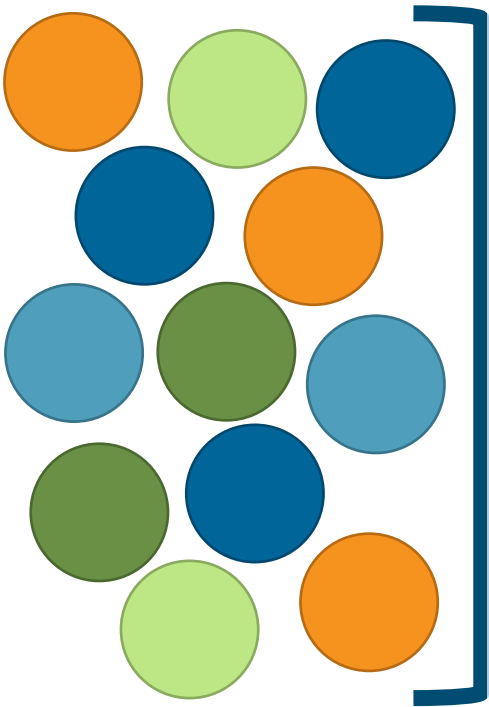
Vision Update Focus

- Focus growth near transit and infrastructure
- Provide a range of housing options
- Support small businesses & local commercial centers
- Preserve and restore natural areas
- Grow sustainably & reduce impact on climate change
- Address equity, displacement and historic systemic racism
- Expand transportation options and high levels of service
- Maintain public safety

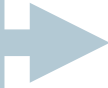
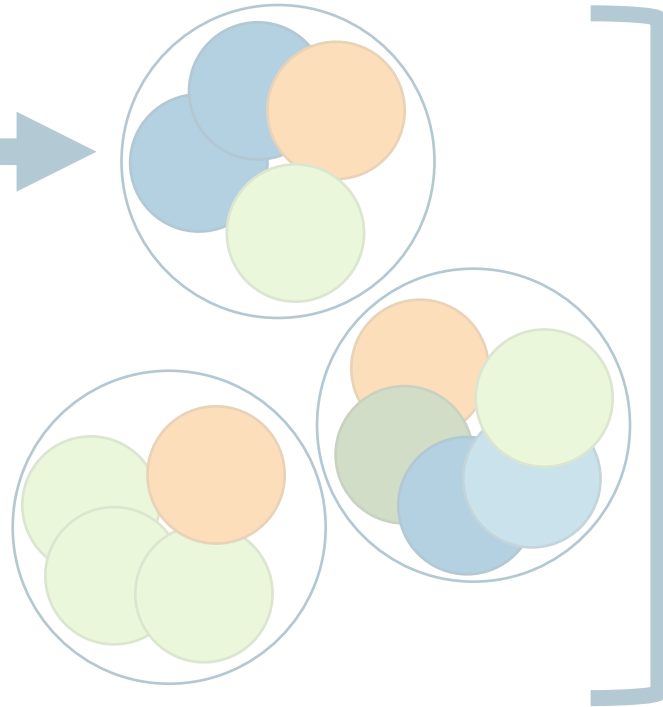


Growth Framework

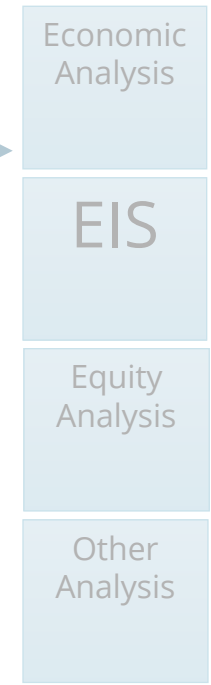
Growth Concepts



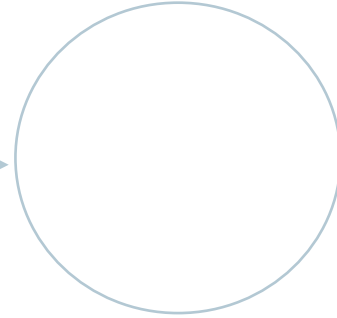
Growth Alternatives



Evaluation



Preferred Alternative



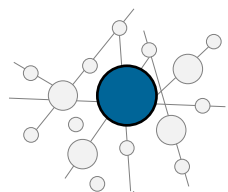
Growth Framework Concepts

- Focus of growth
- Amount of growth
- Placemaking
- Housing typologies
- Affordable housing



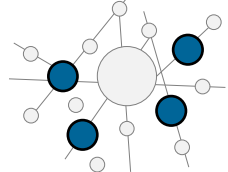
Focus of Growth

Multiple for each alternative



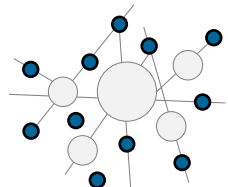
Growth Corridor

- Increased density in Bellevue's growth corridor (Downtown, East Main, Wilburton, and BelRed)



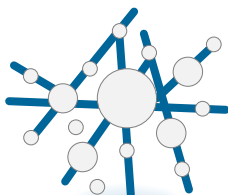
Countywide Centers

- Increased density in Bellevue's Countywide Centers (Wilburton/East Main, BelRed, Crossroads, Factoria and Eastgate)



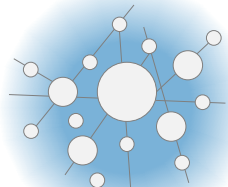
Neighborhood Centers

- Establish network of neighborhood centers with smaller scale growth



Arterials

- Focus density along arterials



Across City

- Gently increase density across the city

- Impacts other concepts like housing typologies
- Impacted by other concepts like amount of growth



Amount of Growth Jobs and housing across the city

- Total capacity must meet or exceed planning minimum targets
- Total capacity* shown here



Other increases

Wilburton (+20,000)

Two green arrows point down to the right side of the green arrow, labeled 'Other increases' and 'Wilburton (+20,000)'.

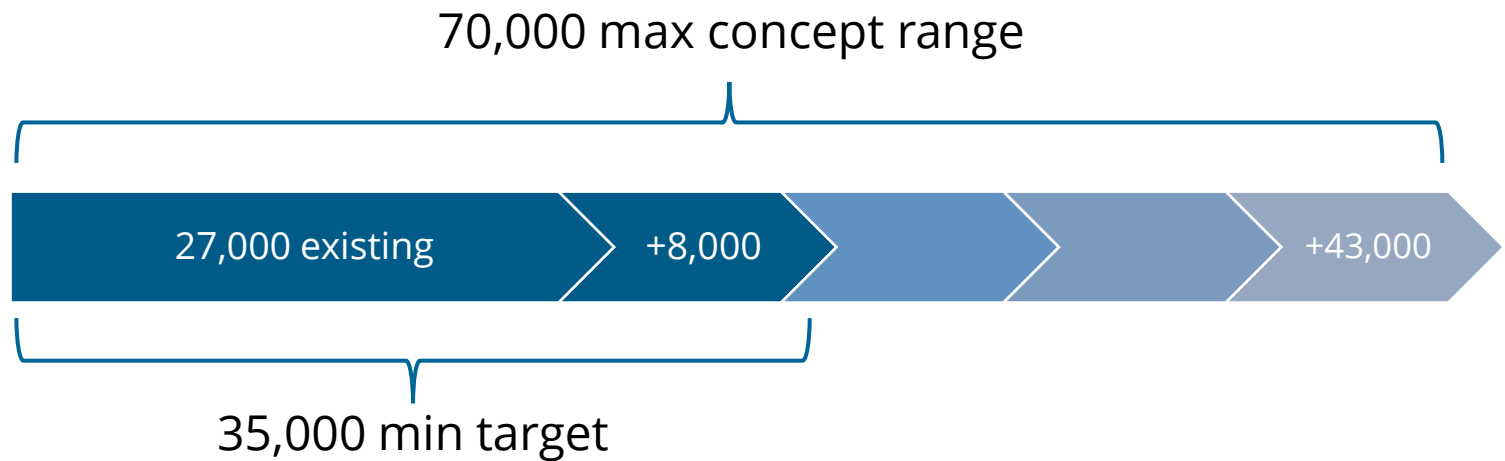
35k:70k = **2:1 planned ratio**



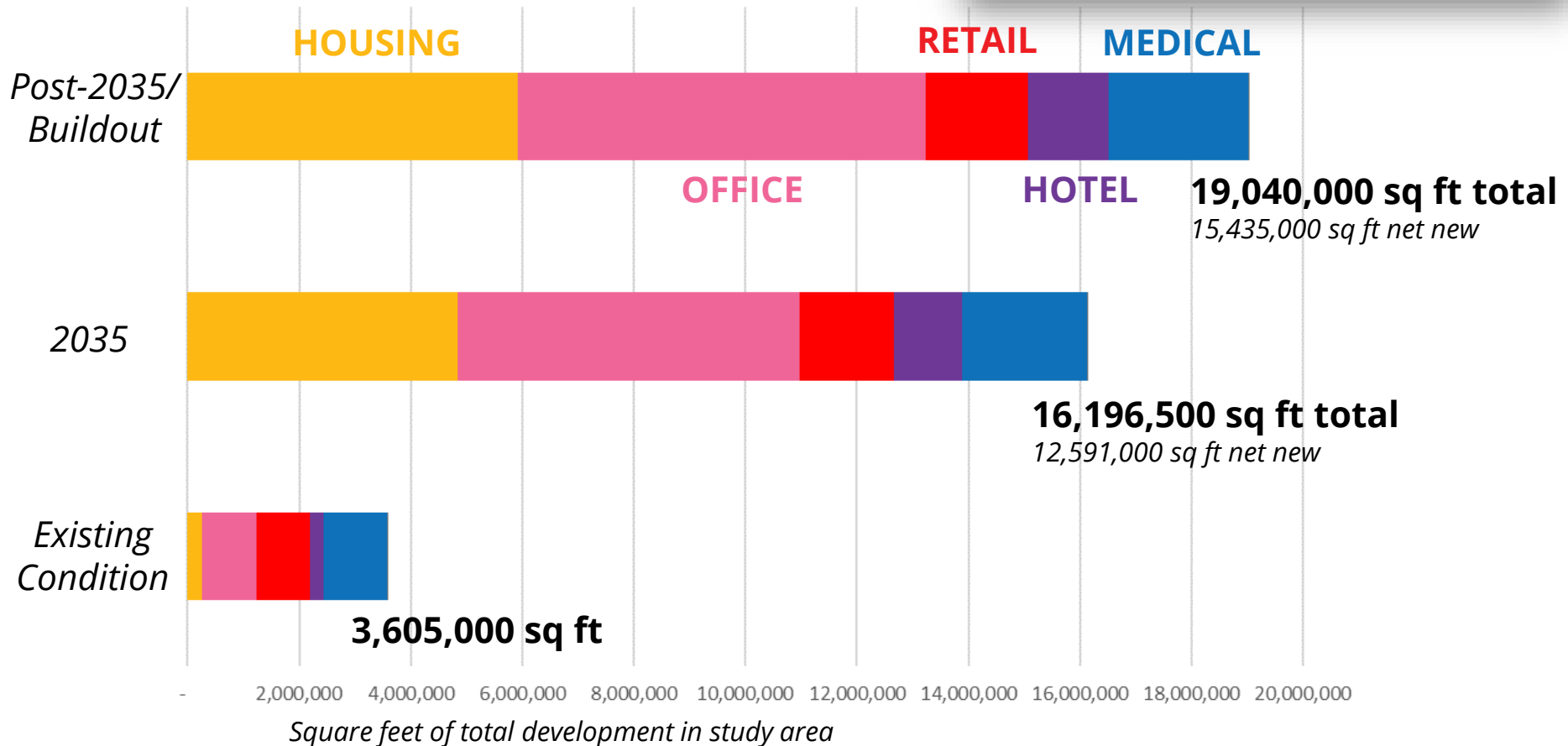
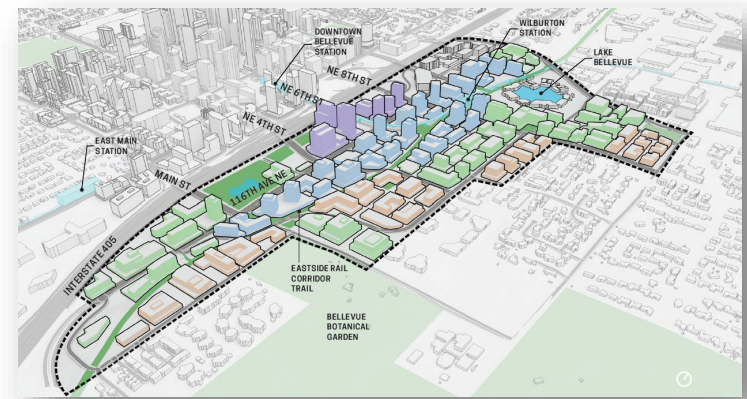
* Capacity does not include East Main

Amount of Growth Housing across the city

- The range in amount of growth will occur in the amount of housing units
- At least 8,000 additional housing unit capacity is required
- The growth alternatives would look at a range from 8,000 to 43,000 additional housing units



Amount of Growth: Wilburton CAC Baseline



Amount of Growth (Wilburton Study Area)

No action

- Grow within the existing capacity

Baseline

- 15.4 million sq ft of new development per 2018 Wilburton CAC Vision and DEIS
- Approx. 4:1 jobs-housing balance

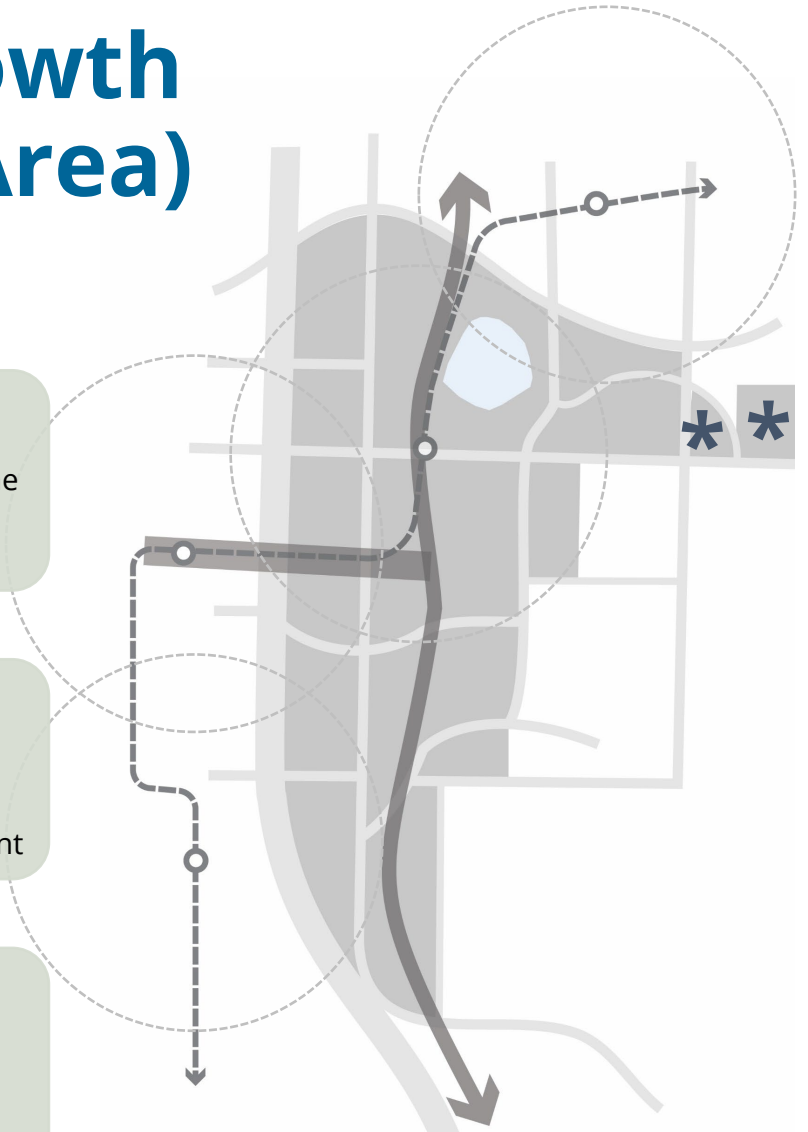
Expanded housing

- Increase housing capacity to achieve closer to a 2:1 jobs-housing balance

- Additional development capacity needed to accommodate increase in housing
- Consider commercial mix that results in successful TOD

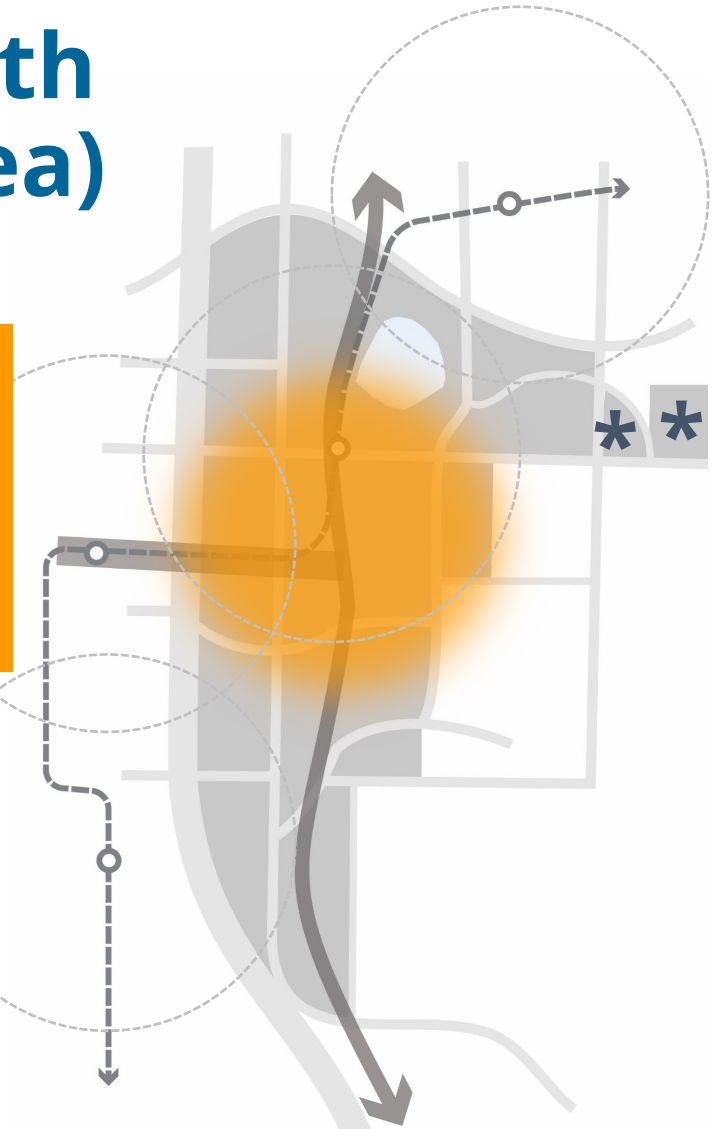
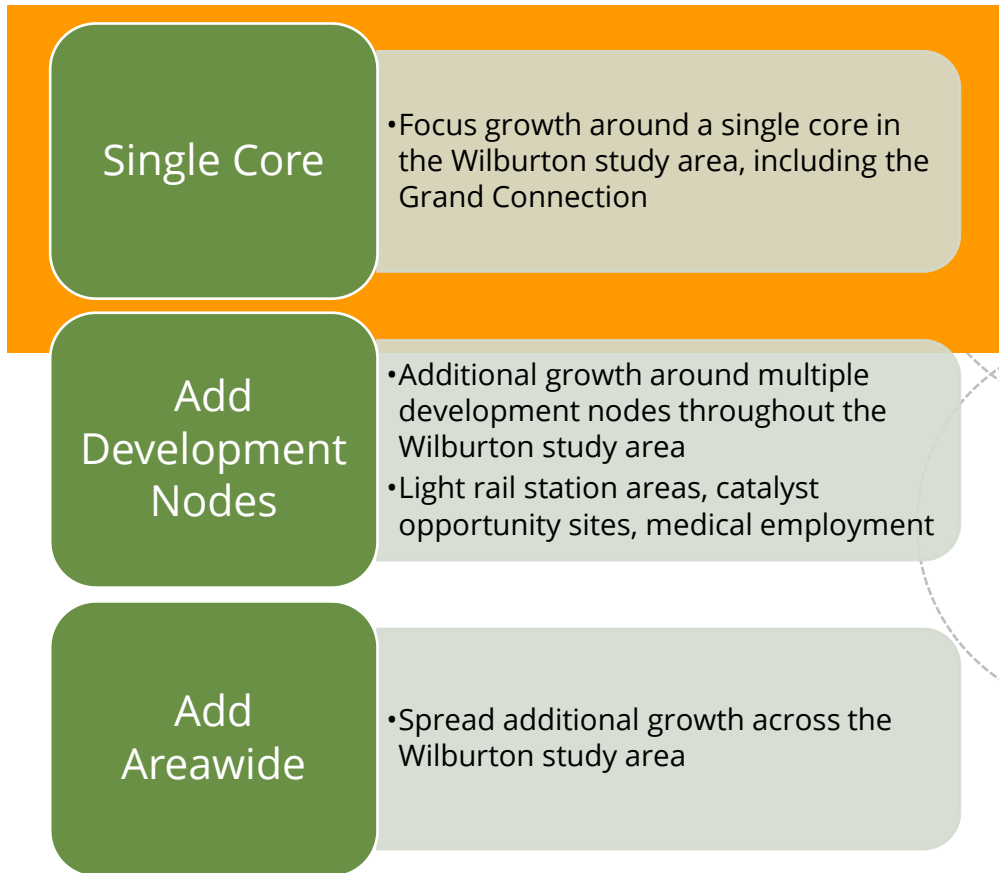
Distribution of Growth (Wilburton Study Area)

- Single Core**
 - Focus growth around a single core in the Wilburton study area, including the Grand Connection
- Add Development Nodes**
 - Additional growth around multiple development nodes throughout the Wilburton study area
 - Light rail station areas, catalyst opportunity sites, medical employment
- Add Areawide**
 - Spread additional growth across the Wilburton study area



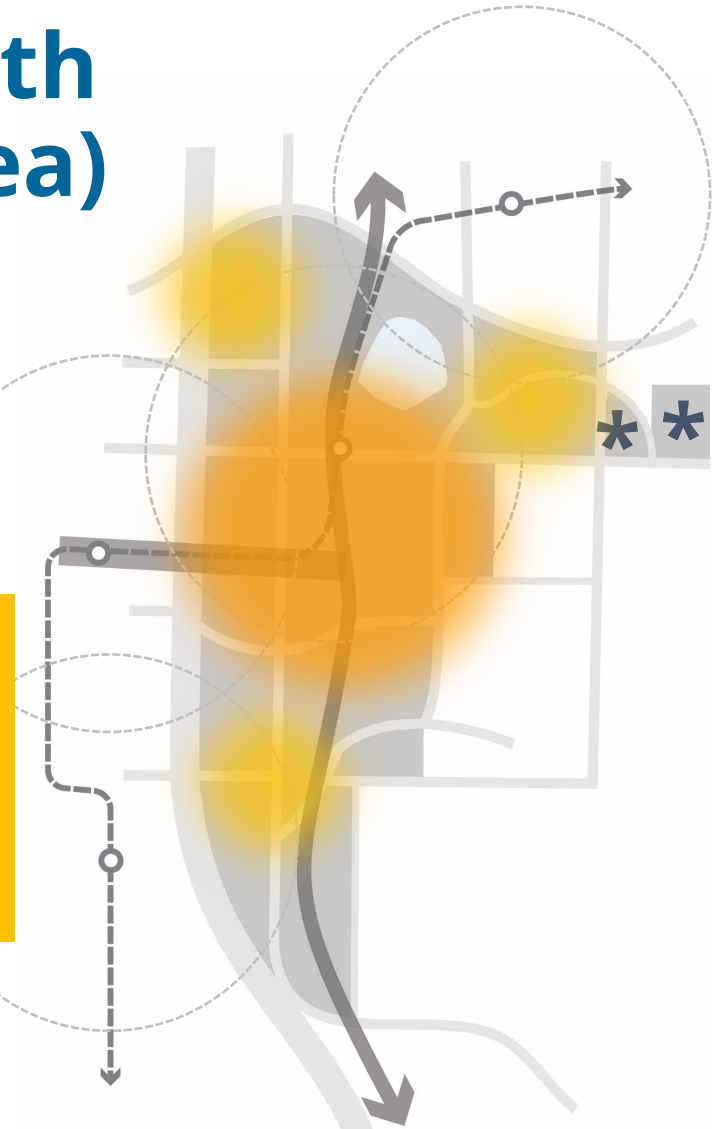
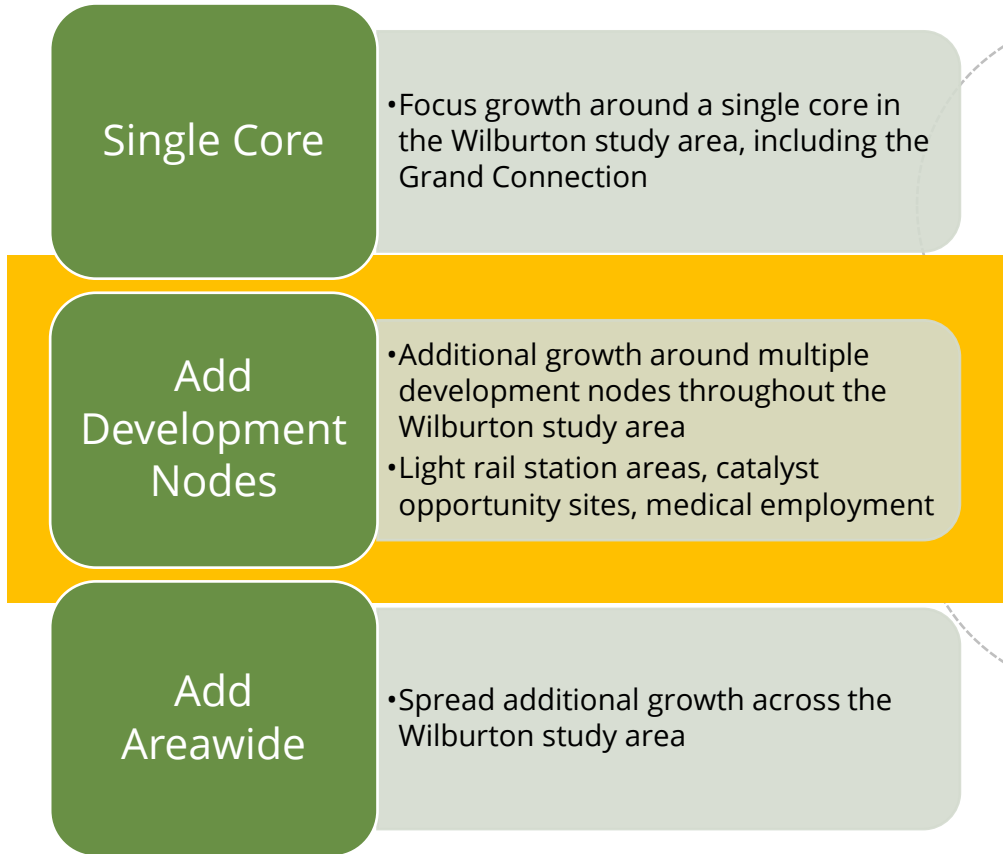
* These parcels were not included in the 2018 study area, but will be considered for future land use considerations and changes as part of this process.

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Distribution of Growth (Wilburton Study Area)

Single Core

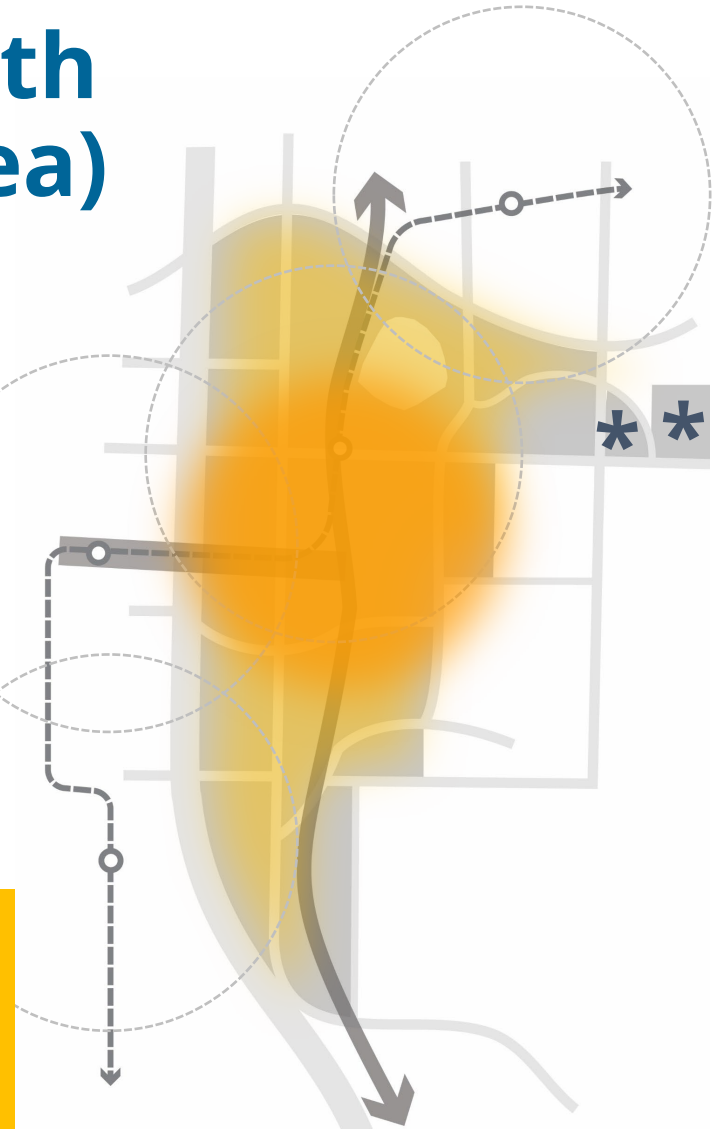
- Focus growth around a single core in the Wilburton study area, including the Grand Connection

Add Development Nodes

- Additional growth around multiple development nodes throughout the Wilburton study area
- Light rail station areas, catalyst opportunity sites, medical employment

Add Areawide

- Spread additional growth across the Wilburton study area



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Placemaking / Character

Across different areas of the city

All Residential

- **Quieter environment** with green spaces to visit

Residential Focus

- Residential with a few **places to gather** (like coffee shops)
- Fulfills daily needs by providing **essential services** (like grocery stores)

Central Neighborhood Node

- Surrounded by residential uses
- **Local focus** – provides places to gather, fulfills daily needs, and includes unique restaurants and shops

Cultural Hub

- Mix of **residential and retail**
- Popular with young professionals and seniors
- Cultivation of **night life**

Retail Center

- Mix of **residential, office, and retail** uses
- Caters to a variety of demographics
- **Changes throughout the day** – cultivates night life

Office Center

- **Office focus** with day-time restaurant choices
- **Quality transit access** to more residential areas
- Lively on weekdays and quiet in evening



Placemaking in Wilburton Study Area

Residential Focus

- Predominantly residential attached units, walkable to amenities and open spaces

Small Scale Residential Mixed Use

- Smaller scale residential with small footprint ground floor commercial and office space

Medium Scale Residential Mixed Use

- Residential integrated into medium-scale commercial and office development

Residential Towers

- Residential integrated or interspersed with commercial and office tower development



700 North Church, Charlotte, NC

200 North Church (Charlotte, NC)

Image Source: Wilburton Commercial Area Study



Park Central Townhomes (Bellevue)

Image Source: Google Maps

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*Downtown Woodstock (Woodstock, GA)
Image Source: Wilburton Commercial Area Study*



*Blu Bellevue Apartments (Bellevue)
Image Source: Google Maps*

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Pearl District Properties (Portland)
Source: *Wilburton Commercial Area Study*



Edge (Atlanta Beltline)
Image Source: *North American Properties*

Placemaking in Wilburton Study Area

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Hamilton Residence (Hamilton, ON)
Source: Wilburton Commercial Area Study



Pinnacle South (Bellevue)
Source: JOYM

Housing Typologies

Multiple for each alternative

Expand high-rise

- Often studio and 1-bedroom stacked units with shared amenities

Expand mid-rise

- Often studio and 1-bedroom stacked units with shared amenities

Introduce micro-units

- Focus on transit-rich areas

Emphasize mid-size units

- Mostly within mid-rise and high-rise construction
- Eg 2+ bedroom minimums

Expand low-rise

- Expand existing typologies like townhomes
- Generally private amenities

Introduce low-rise

- Introduce new typologies like small apartment buildings or cottage housing
- Private or shared amenities

Introduce lower-scale

- Introduce or expand typologies like ADUs, DADUs, duplexes, or triplexes

- The most common new construction units are:
 - Urban studios/1BRs
 - or
 - Large single-family houses with 4+BRs



Housing Typologies

Expand high-rise

- Generally studio and 1-bedroom stacked units
- Shared amenities

Expand mid-rise

- Generally studio and 1-bedroom stacked units
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Introduce micro-units

- Small stacked units focused in transit-rich areas
- Shared amenities

Emphasize mid-size units

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Expand low-rise

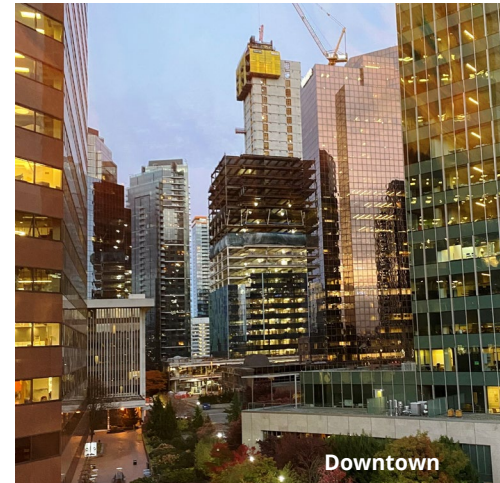
- Expand existing typologies like townhomes
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Introduce low-rise

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BelRed (Google Streetview)



- Generally studios and 1-bedrooms are financially viable

Housing Typologies

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- Small stacked units focused in transit-rich areas
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Emphasize mid-size units

- Mostly within mid-rise and high-rise construction
- Eg 2+ bedroom minimums, ideal for families

Expand low-rise

- Expand existing typologies like townhomes
- Private or shared amenities

Introduce low-rise

- Reintroduce typologies like small apartment buildings or cottage housing
- Shared amenities

Introduce lower-scale

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Small

& Large



- Very small and very large multifamily units are difficult to make pencil today

Housing Typologies

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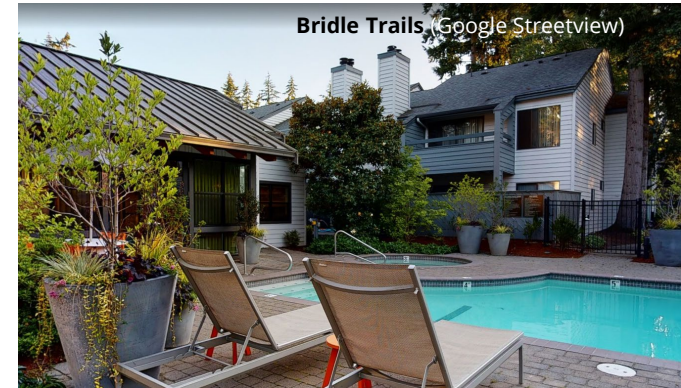
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Introduce low-rise

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- Shared amenities

Introduce lower-scale

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- Few areas of the city encourage these typologies today

Housing Typologies

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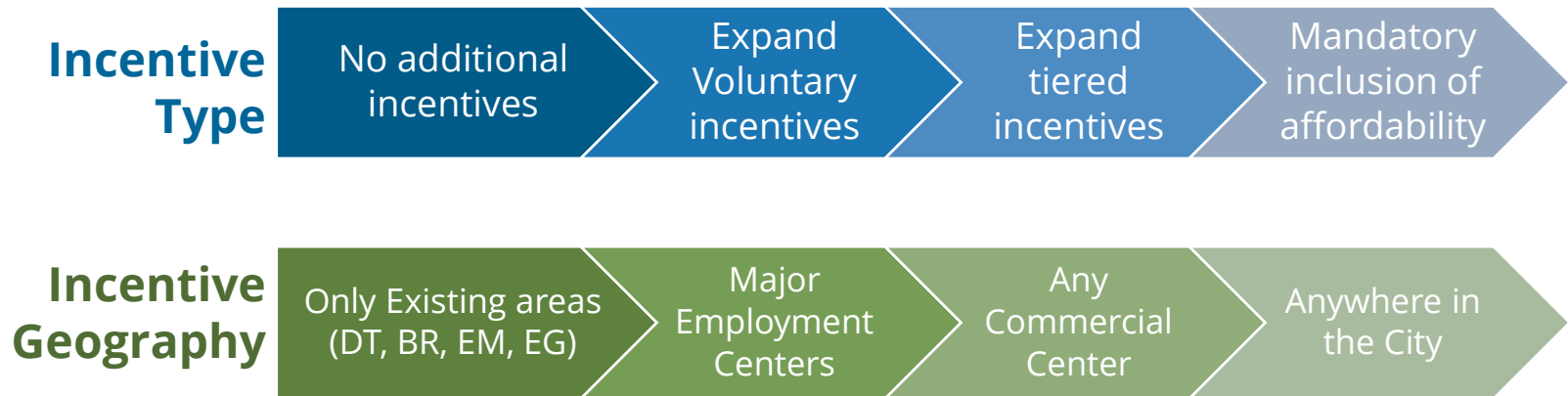
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Affordable Incentives

State/regional
affordability requirements
under development



- A 15% bonus already exists across the city, but more substantial incentives are possible
- Other programs such as MFTE, C-1, HB 1590 are used in tandem with inclusionary programs to tackle citywide need
- Ongoing Next Right Work is also evaluating more specific housing policies over next 12-18 months

Direction

Confirm the recommended range of growth concepts to analyze for the Comprehensive Plan Periodic Update and Wilburton Vision Implementation.

