



# Comprehensive Plan Periodic Update

Emil King, AICP, Planning Director

Janet Shull, AICP, CUD, Strategic Planning Manager

Kate Nesse, PhD, Senior Planner

*Community Development*

June 21, 2023

**BELLEVUE**  
COMPREHENSIVE PLAN

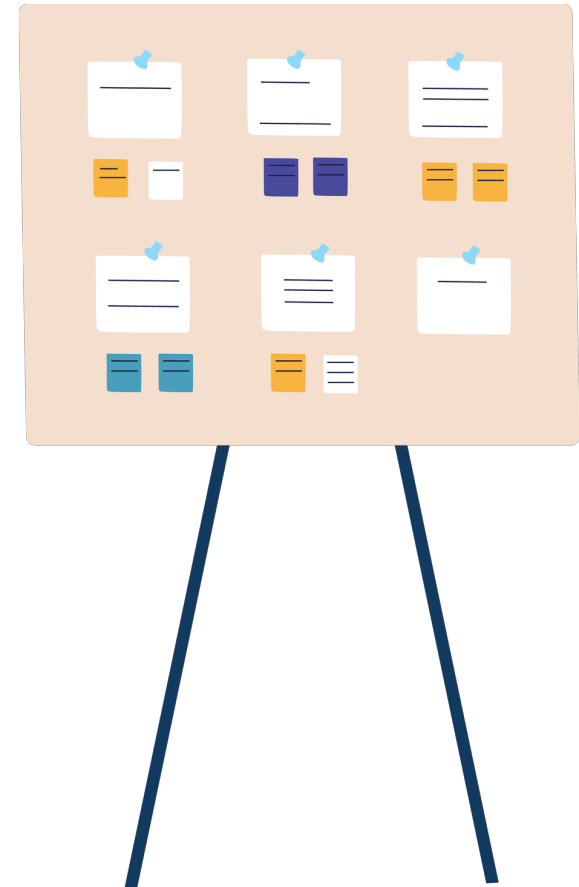
**2044**



# Agenda

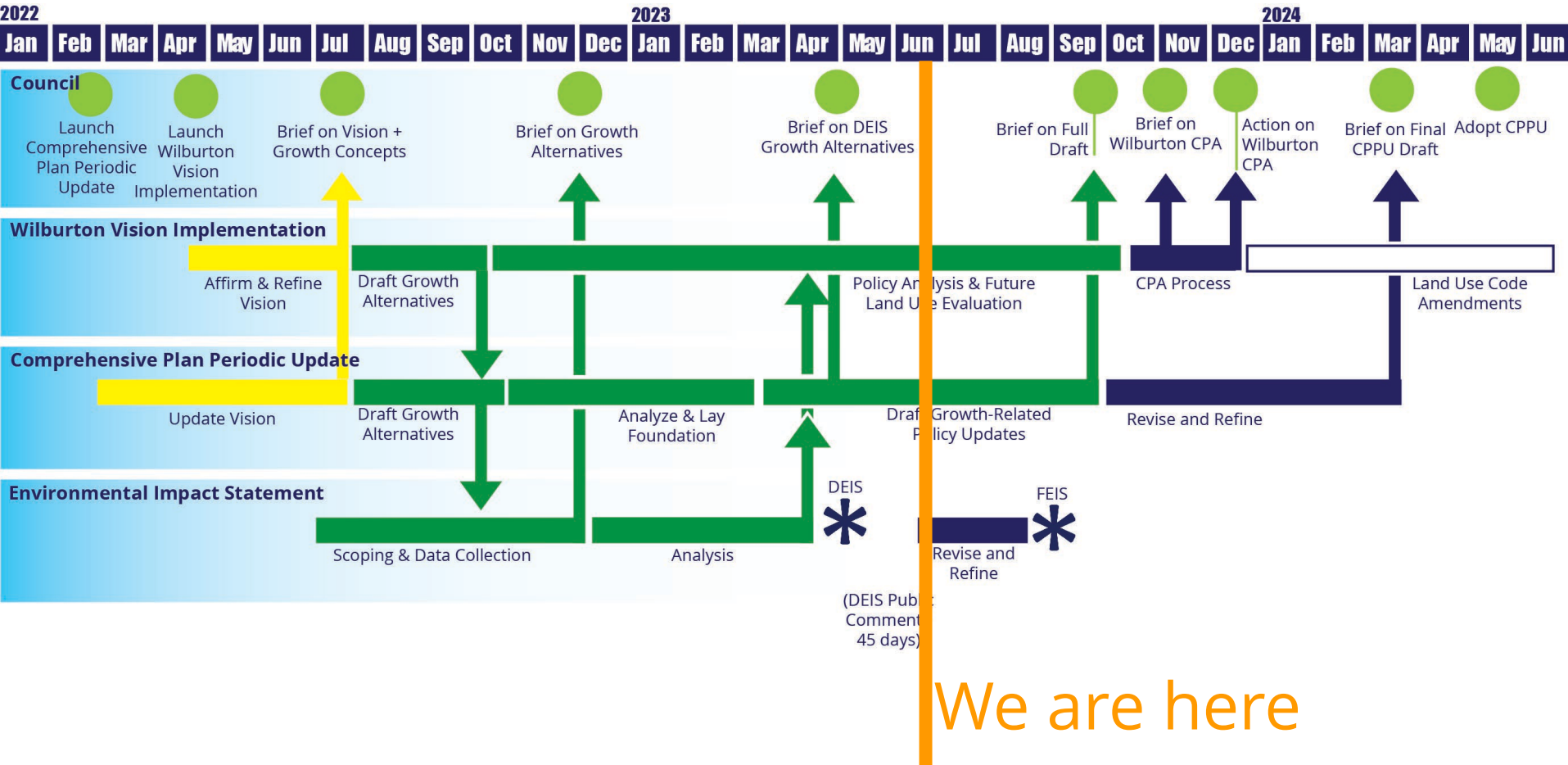
---

1. Background
2. Planning Commission Charge
3. Preferred Alternative:  
Staff Recommendation
  1. Overall Recommendation
  2. Mixed Use Centers
  3. Neighborhood Centers
  4. Areas of Opportunity
  5. Transit Proximate Areas
  6. Low Density Residential Areas





# BACKGROUND Project Timeline



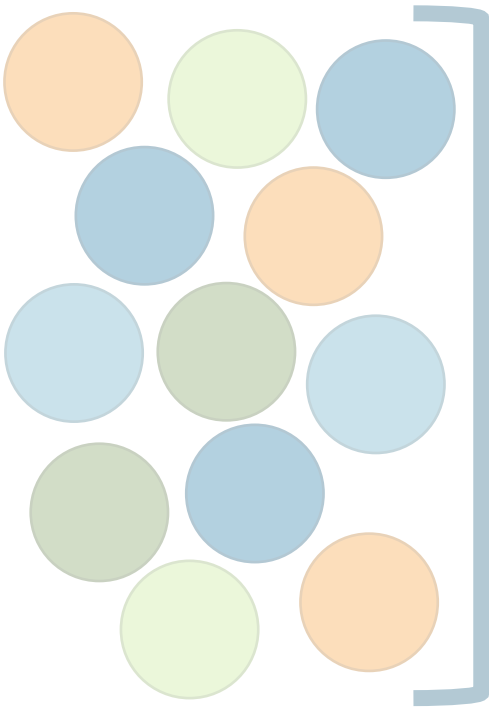
We are here



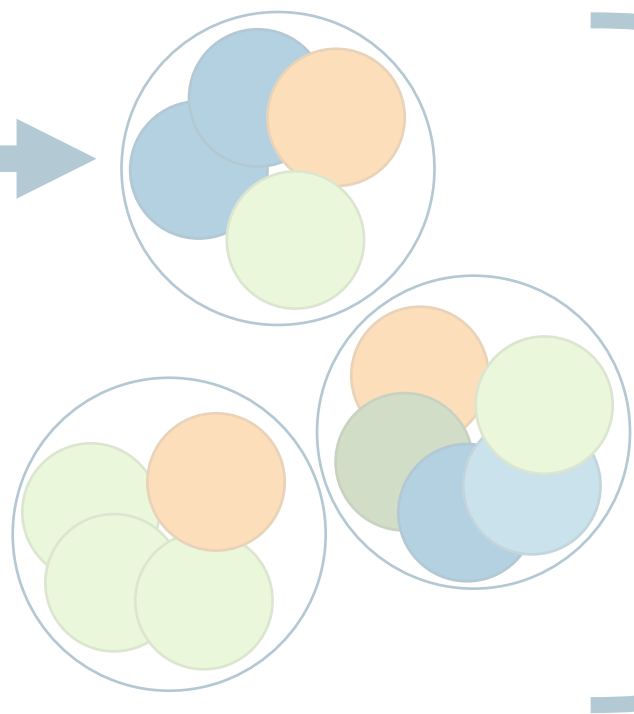
## BACKGROUND

# Process Framework, Part 1

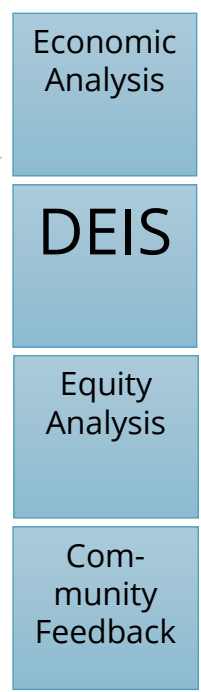
Growth Concepts



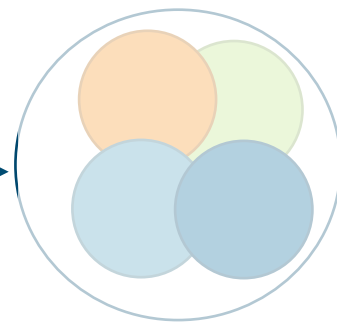
Growth Alternatives



Evaluation



Preferred Alternative





## BACKGROUND

# Process Framework, Part 2

Preferred Alternative



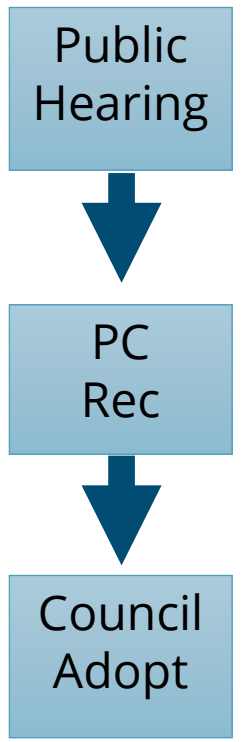
2024 – 2044 Growth Strategy



Comprehensive Plan Map & Policy Updates



Adoption Process





# Intent of Preferred Alternative

- Identify a refined alternative, including a future land use map to be studied in FEIS
- Inform goals, objectives or policies that ultimately comprise the growth strategy





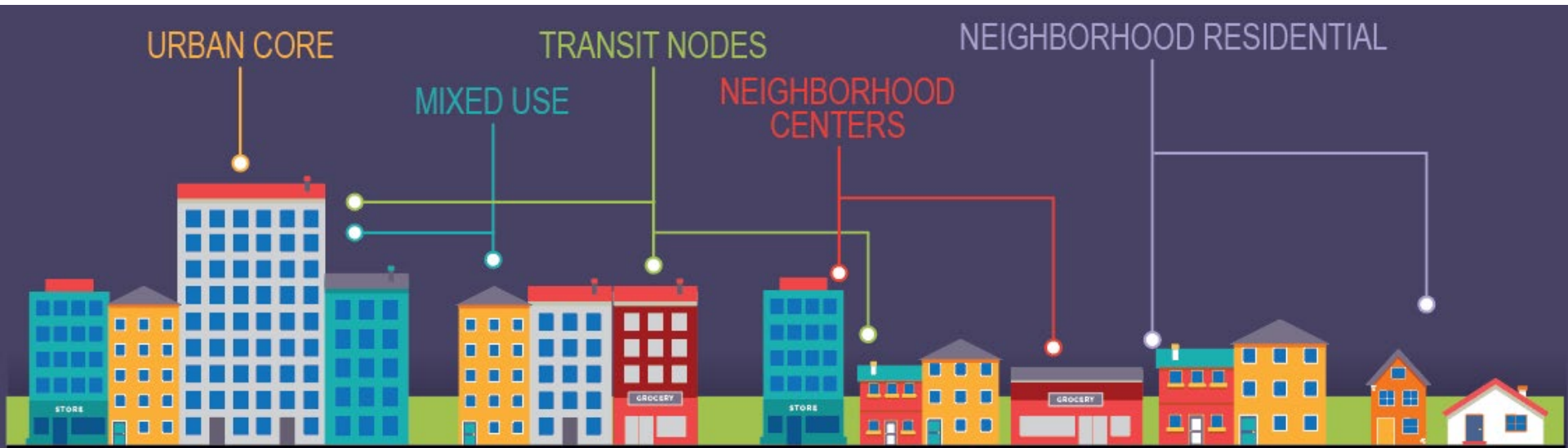
# Values to Identify Preferred Alternative

- Equity
  - Bellevue welcomes the world; Diversity is our strength
- Sustainability
  - Bellevue is a city in a park
  - Reduce environmental impacts
- Housing
  - Housing options abound, with many choices in a range of affordability levels.



# Areas of Growth & Investment: A Comparison of Alternatives

---





# Alternative 0

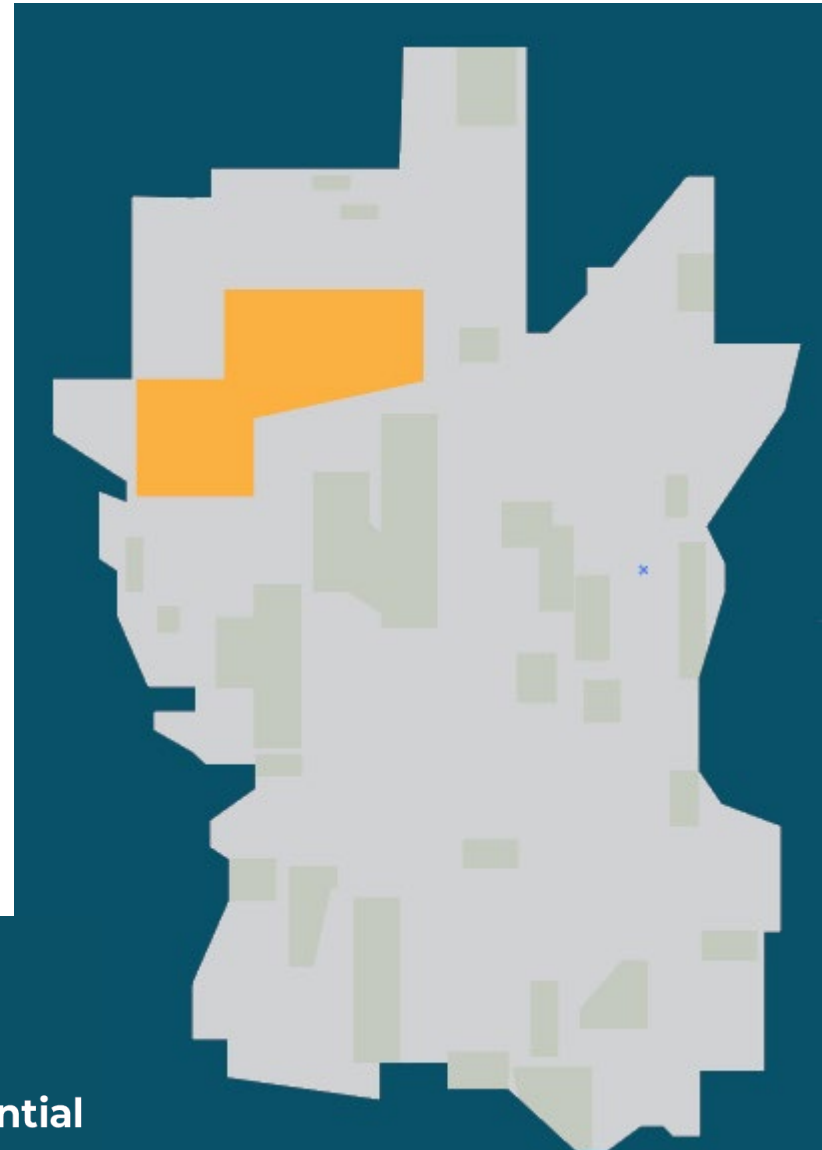
## Mixed Use Centers:

- All commercial growth
- Almost all housing growth in Downtown, BelRed

## Affordable Housing:

- Incentives in Downtown & BelRed

- Urban Core
- Mixed Use
- Neighborhood Residential



# Alternative 0: Impacts

- Does not provide a full range of housing types
- Does not align with GMA, Vision 2050 or Countywide Planning Policies
- Disperses growth in a pattern that could result in more adverse impacts on water and natural resources.



# Alternative 1

## Mixed Use Centers:

- All commercial growth
- Most housing growth, especially Downtown, BelRed & Wilburton

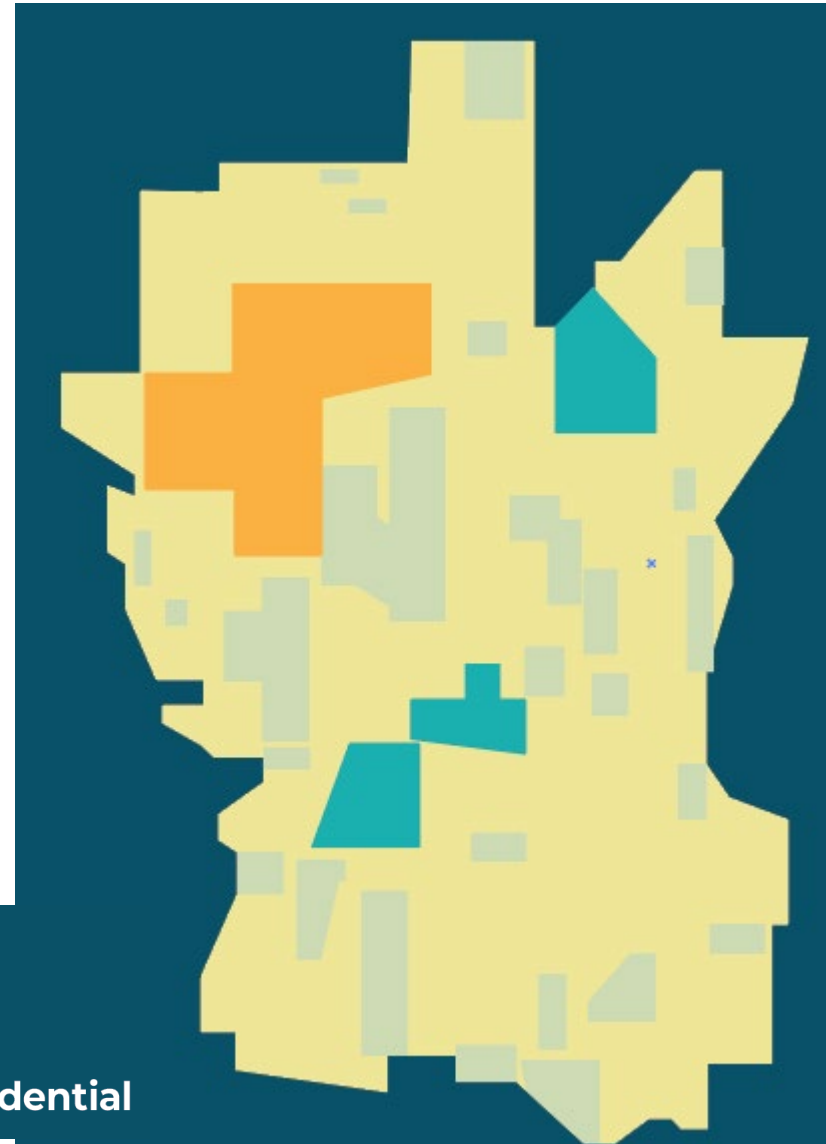
## Neighborhood Residential:

- Middle housing types

## Affordable Housing:

- Mandatory in Mixed Use Centers

- Urban Core
- Mixed Use
- Neighborhood Residential



# Alternative 2

## Mixed Use Centers:

- All commercial growth
- Most housing growth, especially Downtown, BelRed & Wilburton

## Neighborhood Centers:

- Infill middle housing types within

## Frequent Transit Corridor:

- Townhomes & apartments

- Urban Core
- Mixed Use
- Neighborhood Centers
- Neighborhood Residential
- Frequent Transit



# Alternative 2

## Neighborhood Residential:

- Middle housing types

## Affordable Housing:

- Mandatory in Mixed Use Centers
- Voluntary in Neighborhood Centers

- Urban Core
- Mixed Use
- Neighborhood Centers
- Neighborhood Residential
- Frequent Transit



# Alternative 3

## Mixed Use Centers:

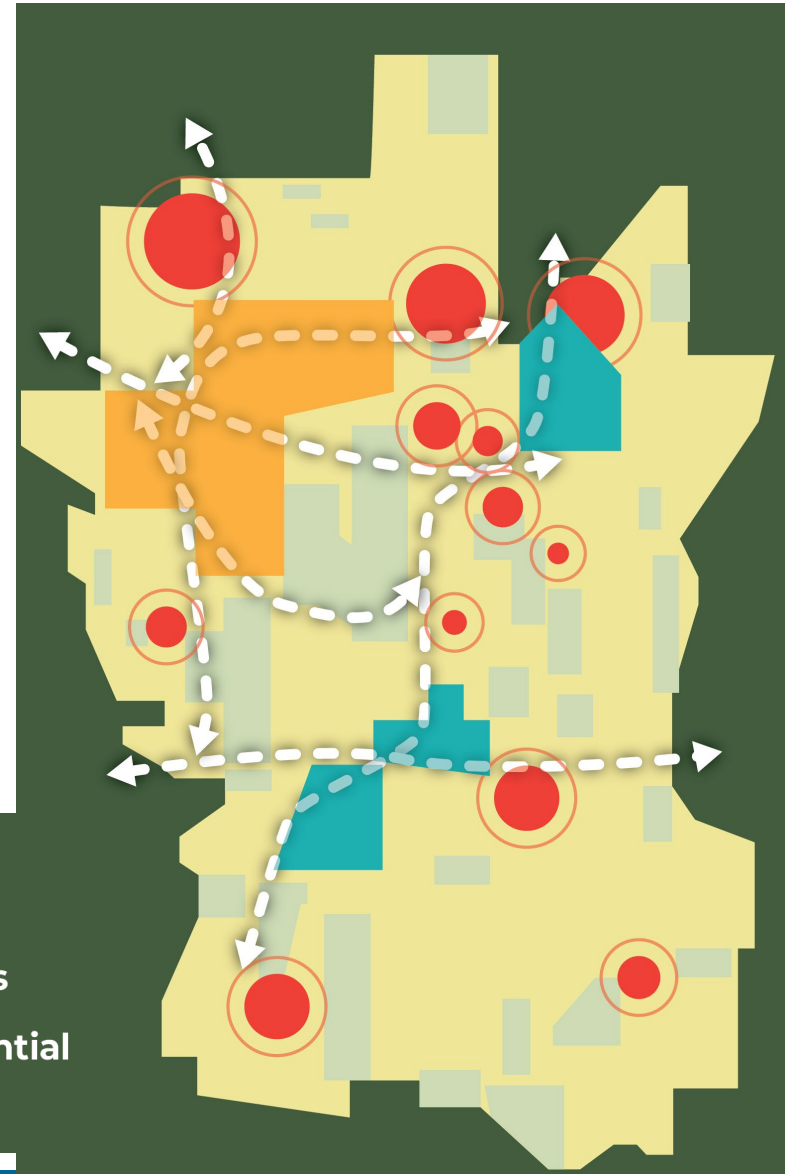
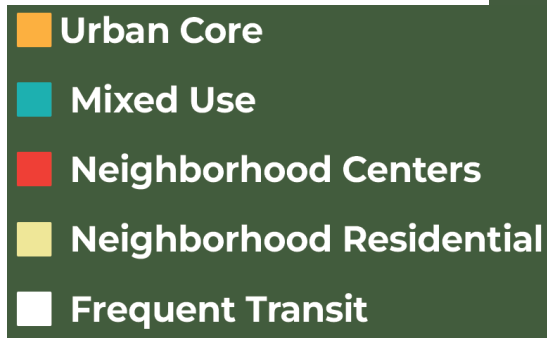
- All commercial growth
- Most housing growth, especially Downtown, BelRed & Wilburton

## Neighborhood Centers:

- Infill middle housing types within
- Middle housing types around

## Frequent Transit Corridor:

- Townhomes & apartments



# Alternative 3

## Areas of Opportunity:

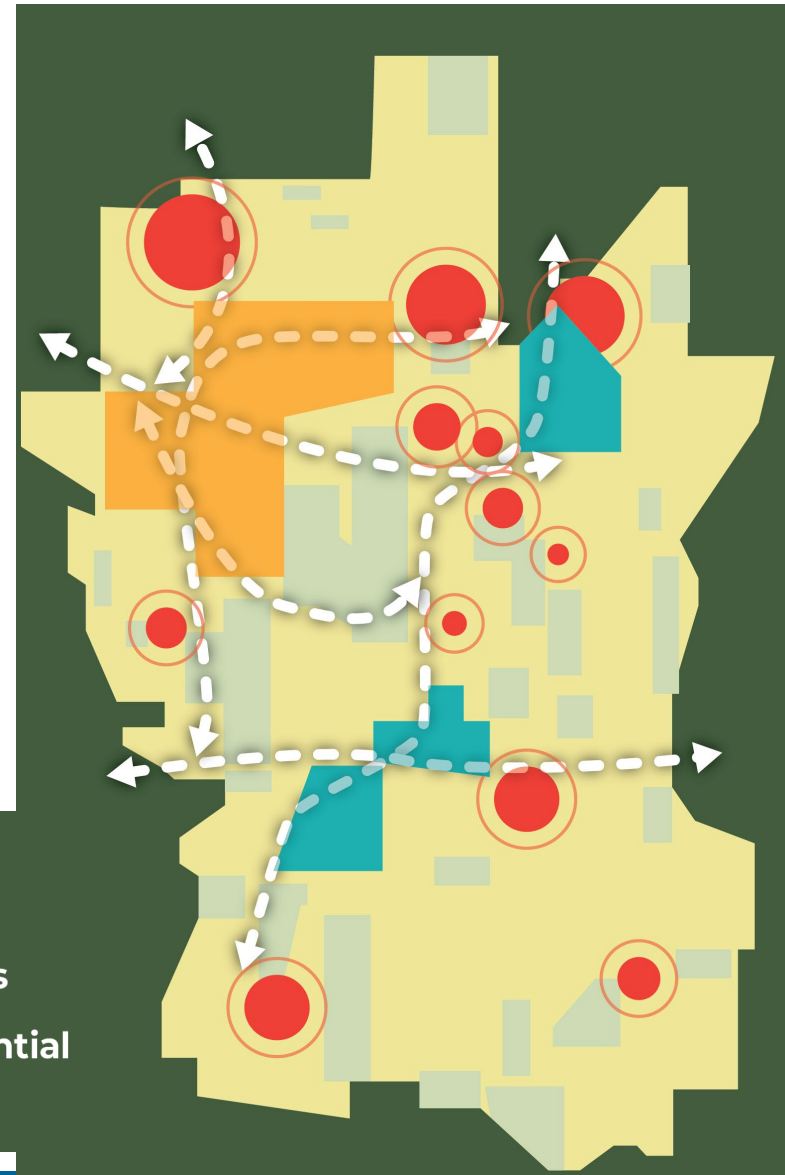
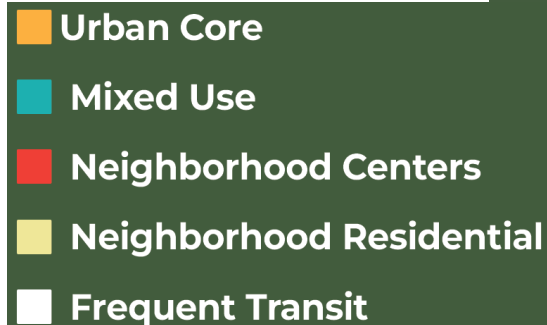
- Around Downtown & Neighborhood Centers

## Neighborhood Residential:

- Middle housing types + more density everywhere

## Affordable Housing:

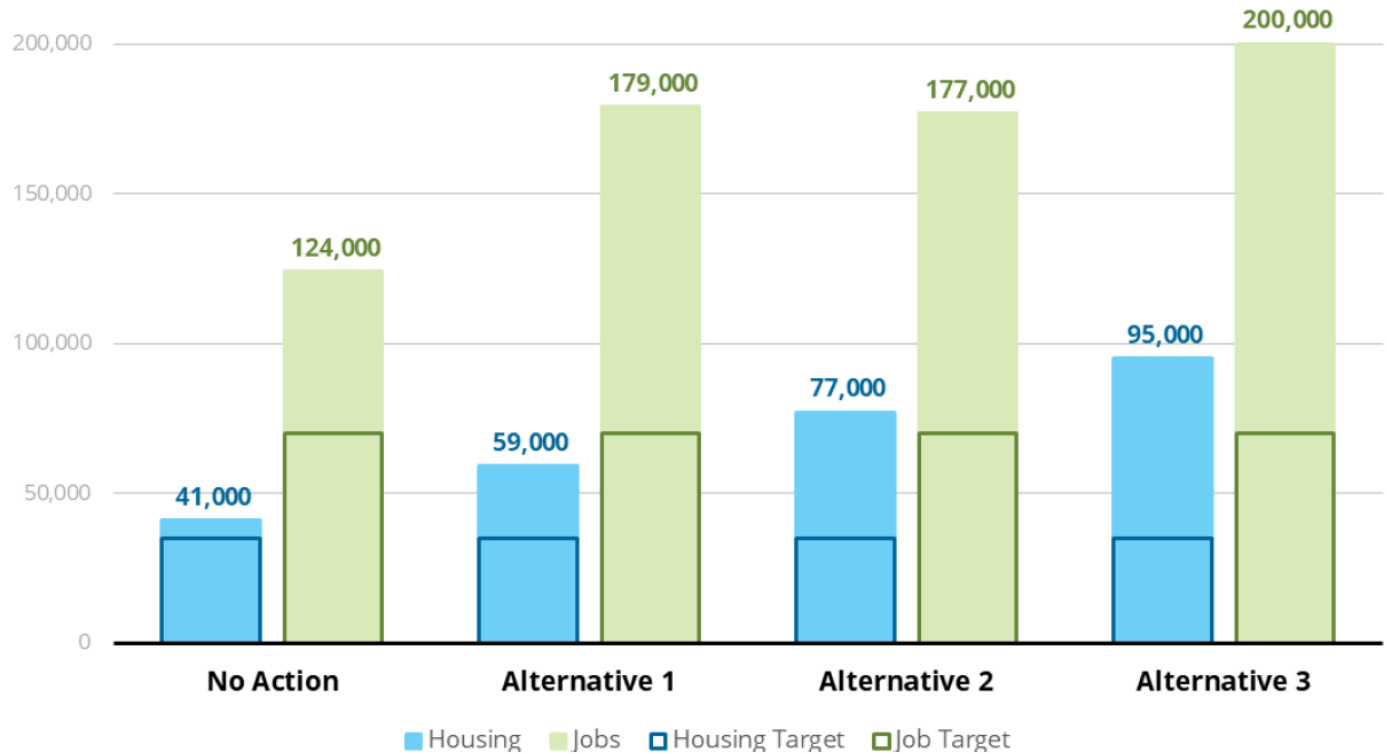
- Mandatory in Mixed Use Centers
- Voluntary in Neighborhood Centers



# Summary of DEIS Alternatives

## *Increased capacity being studied and 2044 targets*

Same 2044 target for all alternatives (+35,000 housing units and +70,000 jobs); capacity varies



SOURCES: City of Bellevue 2023; BERK 2023



# Summary of Impacts

- All alternatives have significant impacts that can be mitigated
  - EIS identify mitigation strategies
  - Mitigation strategies applied in growth strategy, policies, future land use map
- Significant unavoidable impacts
  - Air quality
  - Traffic volume & speeds





# BACKGROUND

## 2023 Meetings

Meeting	Topics	PC Feedback
<b>Feb 22</b>	<ul style="list-style-type: none"><li>• EIS Process</li><li>• Update Progress</li></ul>	<ul style="list-style-type: none"><li>• Important to consider all impacts</li><li>• Focus growth around all city infrastructure, not just transit</li><li>• Structure of housing incentive systems is important</li><li>• More housing in BelRed is desired</li><li>• Support Arts District in BelRed</li></ul>
<b>Apr 26</b>	<ul style="list-style-type: none"><li>• Summary of Community Engagement</li></ul>	<ul style="list-style-type: none"><li>• Appreciation of outreach</li><li>• Balance growth with environmental concerns</li></ul>
<b>May 10</b>	<ul style="list-style-type: none"><li>• DEIS Alternatives</li><li>• Key Policy Focus Areas</li></ul>	<ul style="list-style-type: none"><li>• Match housing to job growth</li><li>• Pay attention to transitions between different land uses</li><li>• Consider ways to retain trees &amp; expand canopy</li></ul>

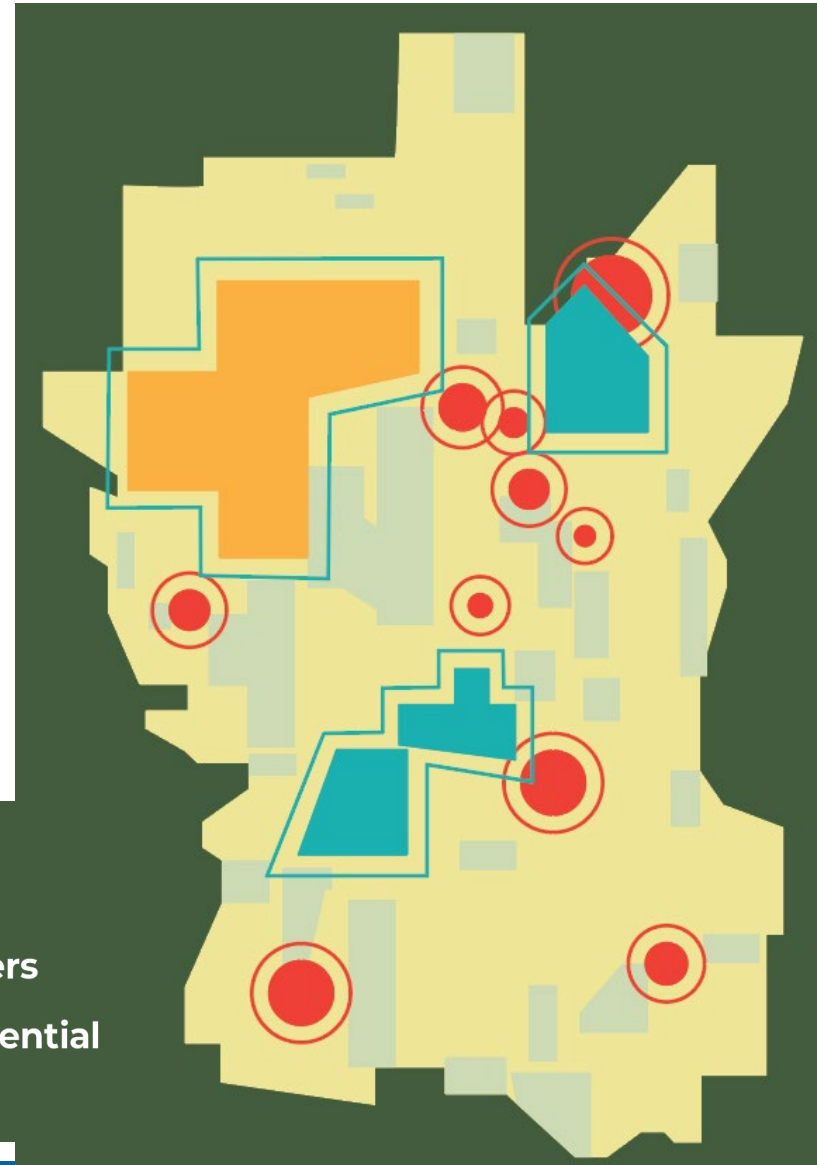
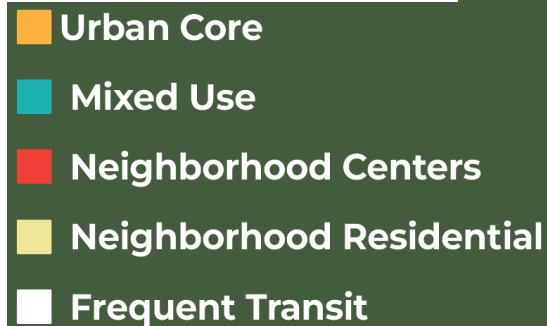
# Preferred Alt.

## Mixed Use Centers:

- All new commercial capacity
- Most housing growth, especially Downtown, BelRed & Wilburton

## Neighborhood Centers:

- Infill middle housing types within
- Middle housing types around



# Preferred Alt.

## Areas of Opportunity:

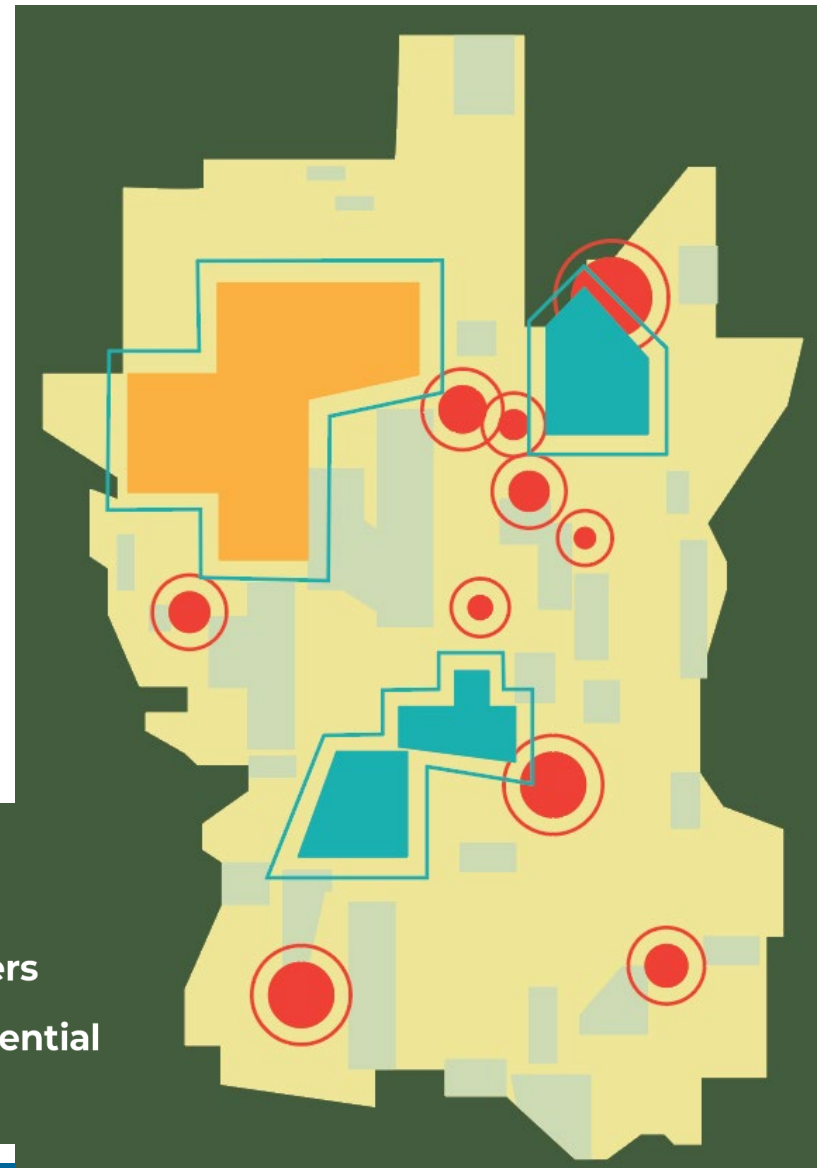
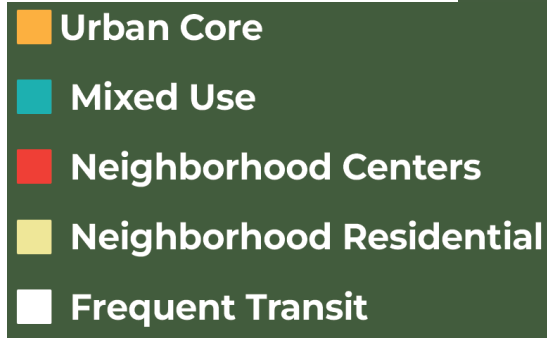
- Around Mixed Use Centers & Neighborhood Centers

## Neighborhood Residential:

- Middle housing types + more density everywhere

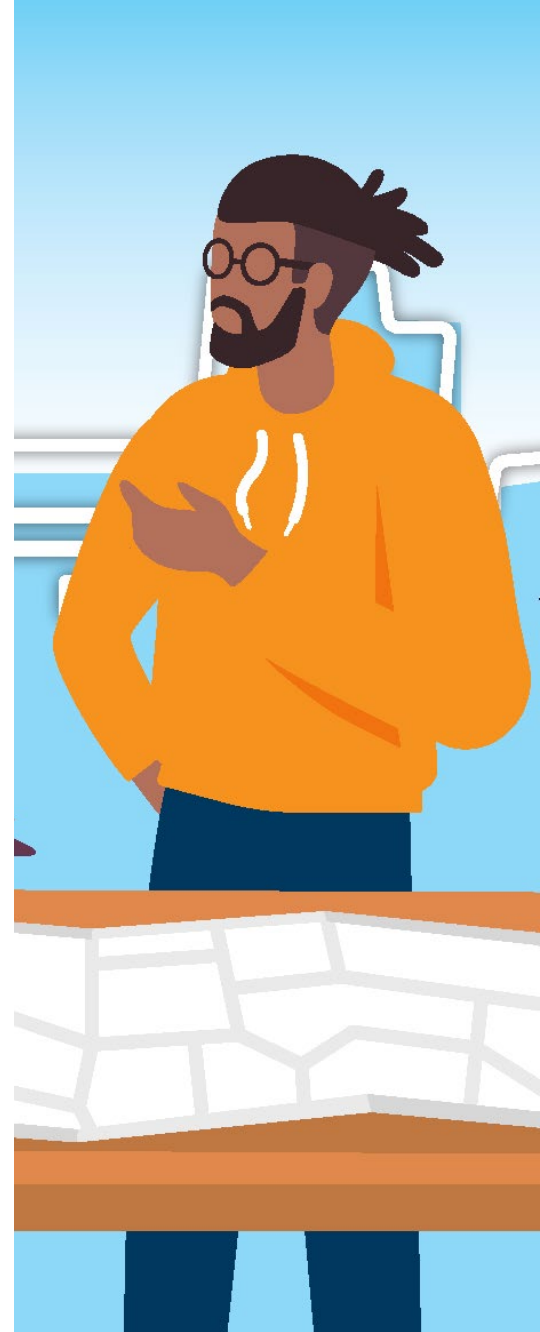
## Affordable Housing:

- Mandatory in Mixed Use Centers
- Voluntary in Neighborhood Centers



# Values to Identify Preferred Alternative

- Equity
  - Invest in places beyond Downtown & BelRed
  - Maximize housing opportunities for middle and low income households
  - Preserve naturally occurring affordable housing and affordable office space where feasible



# Values to Identify Preferred Alternative

- Sustainability
  - Focus development in nodes with
    - Transit service
    - Walkable access to goods and services
  - Aim for a 2:1 jobs to housing capacity ratio



# Values to Identify Preferred Alternative

- Housing
  - Add capacity for a wide variety of housing types
  - Maximize middle housing opportunities
  - Maximize affordable housing opportunities



# Do these changes align with Bellevue's values?

---





# Affordable Housing

- Further Analysis of
  - Mandatory affordable housing in Mixed Use Centers
  - Voluntary incentives in Neighborhood Centers





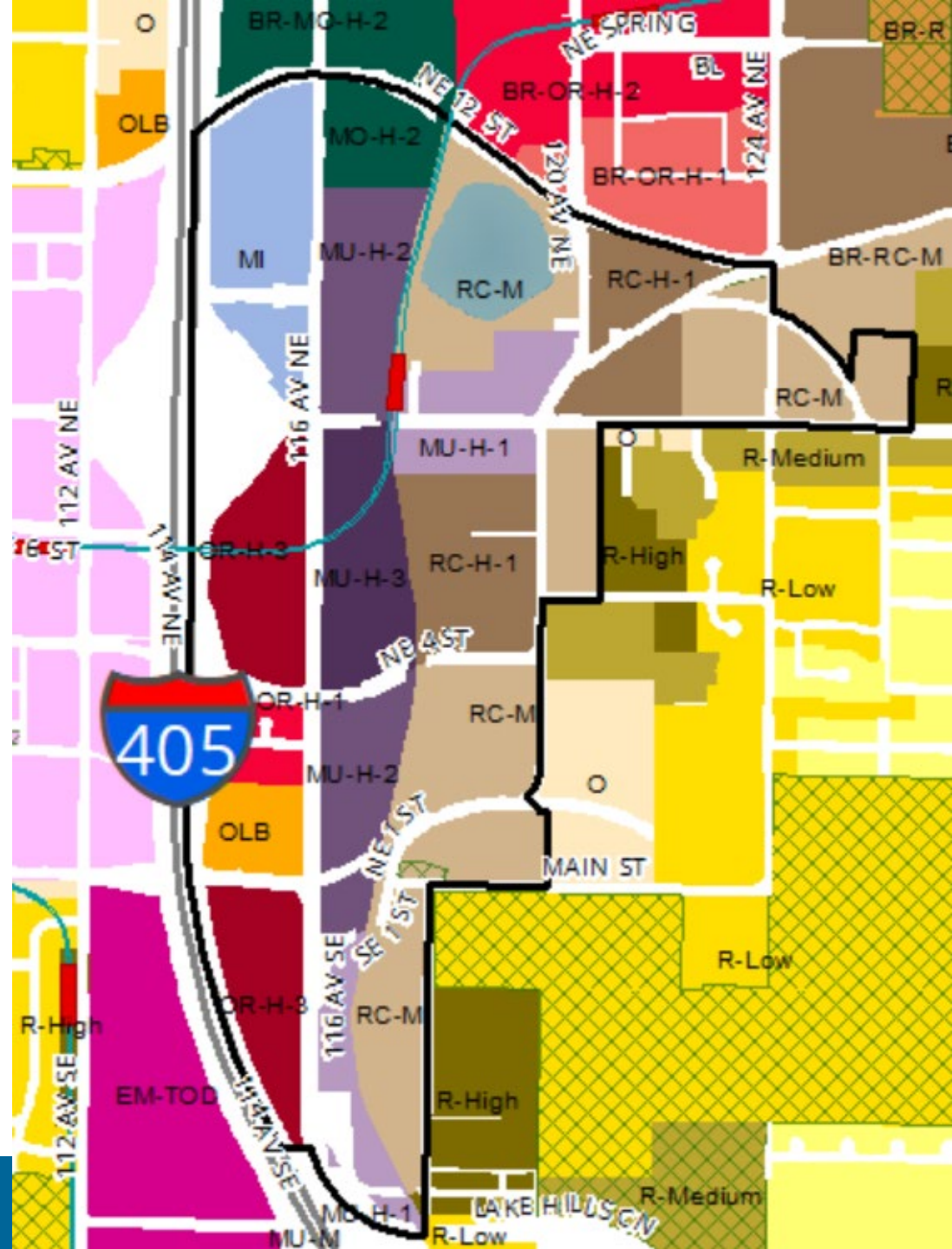
# Mixed Use Centers

- Further analysis of
  - All new job capacity
  - Streamlined land use categories
  - Mixed use land use that favors housing
  - Focuses the highest density around light rail stops & mobility hubs

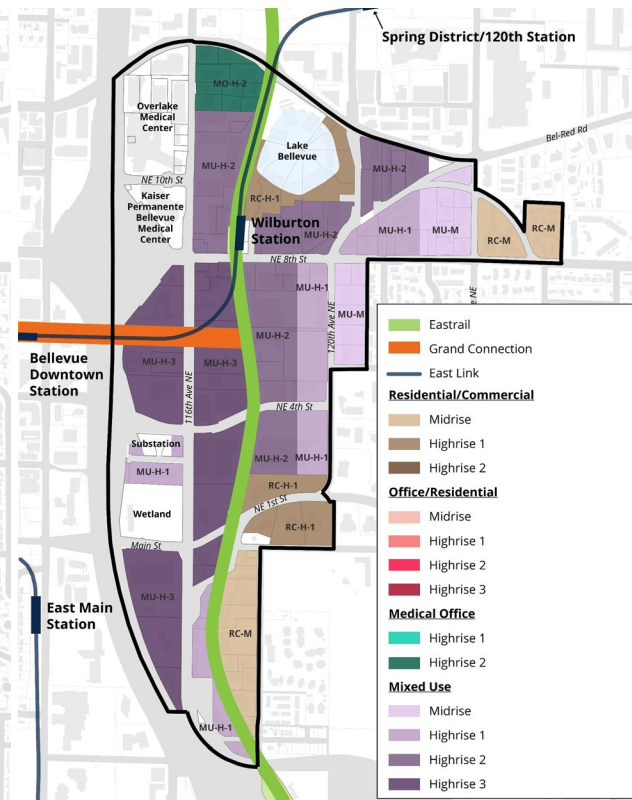
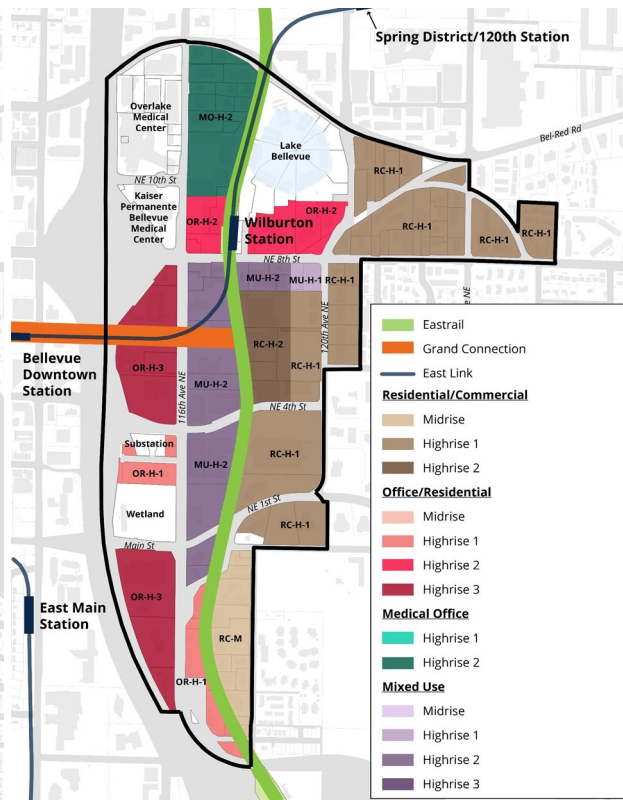
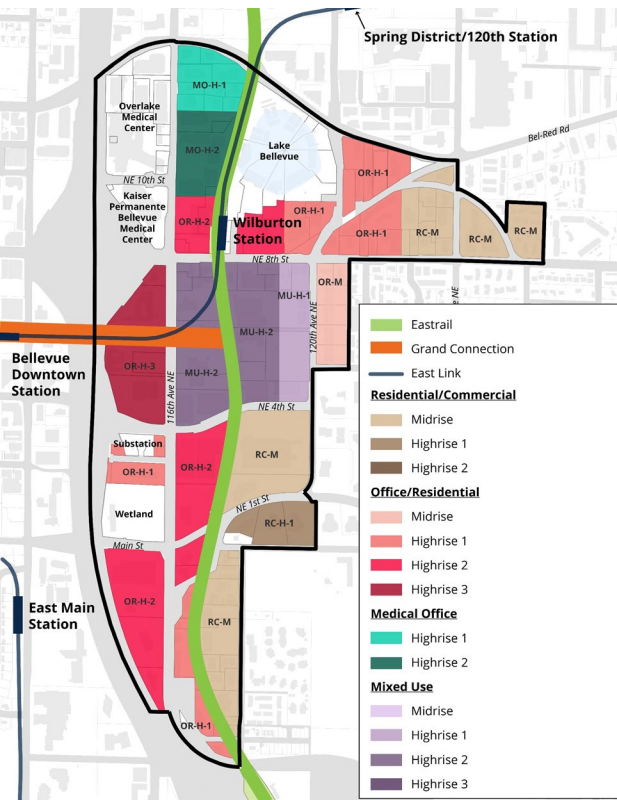


# Wilburton Study Area

- Further analysis of:
  - Increased job & housing capacity and diversity in high-rise and mid-rise
  - Transition in scale from Downtown and BelRed to residential areas



# Wilburton Study Area



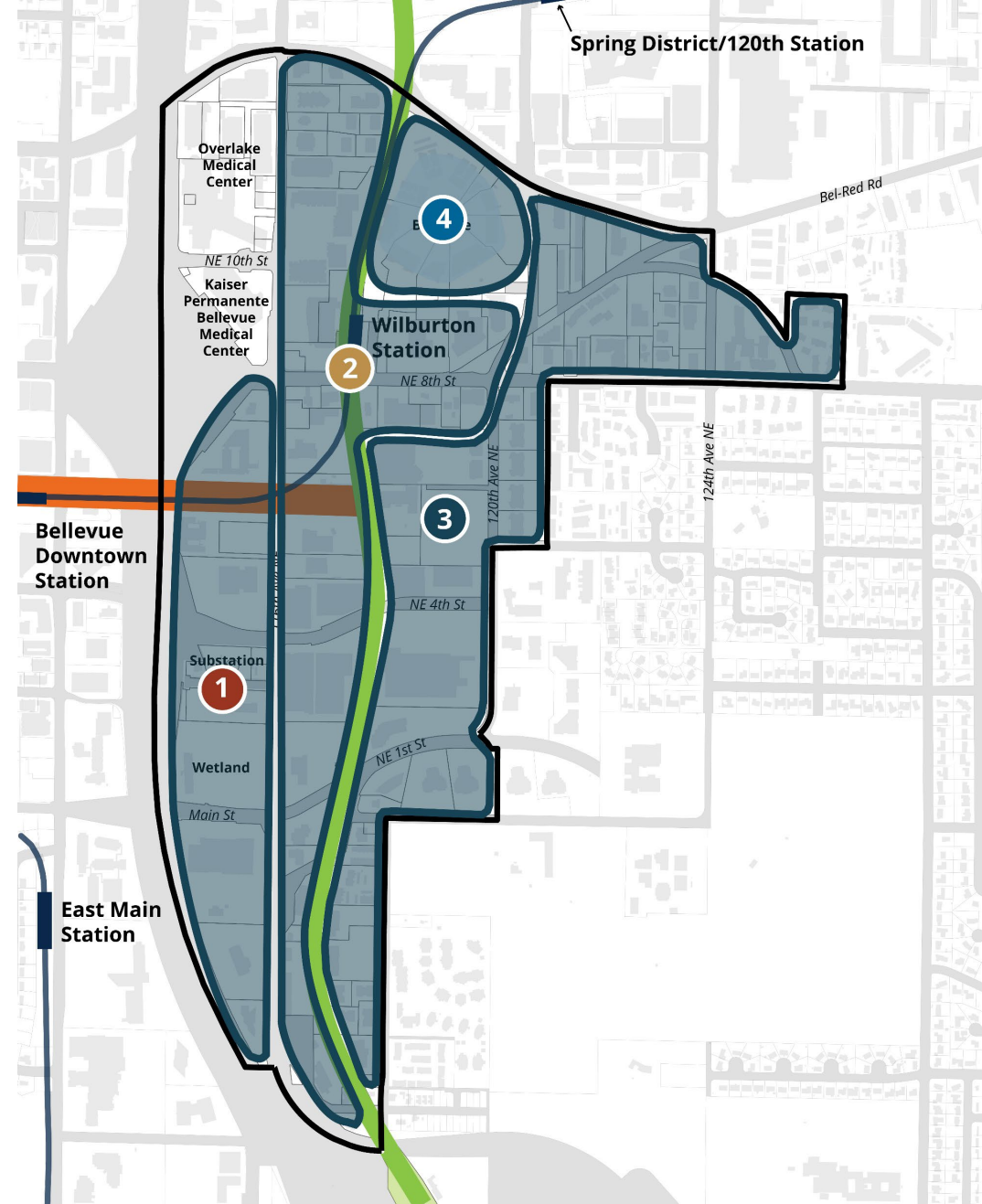
Alternative 1

Alternative 2

Alternative 3

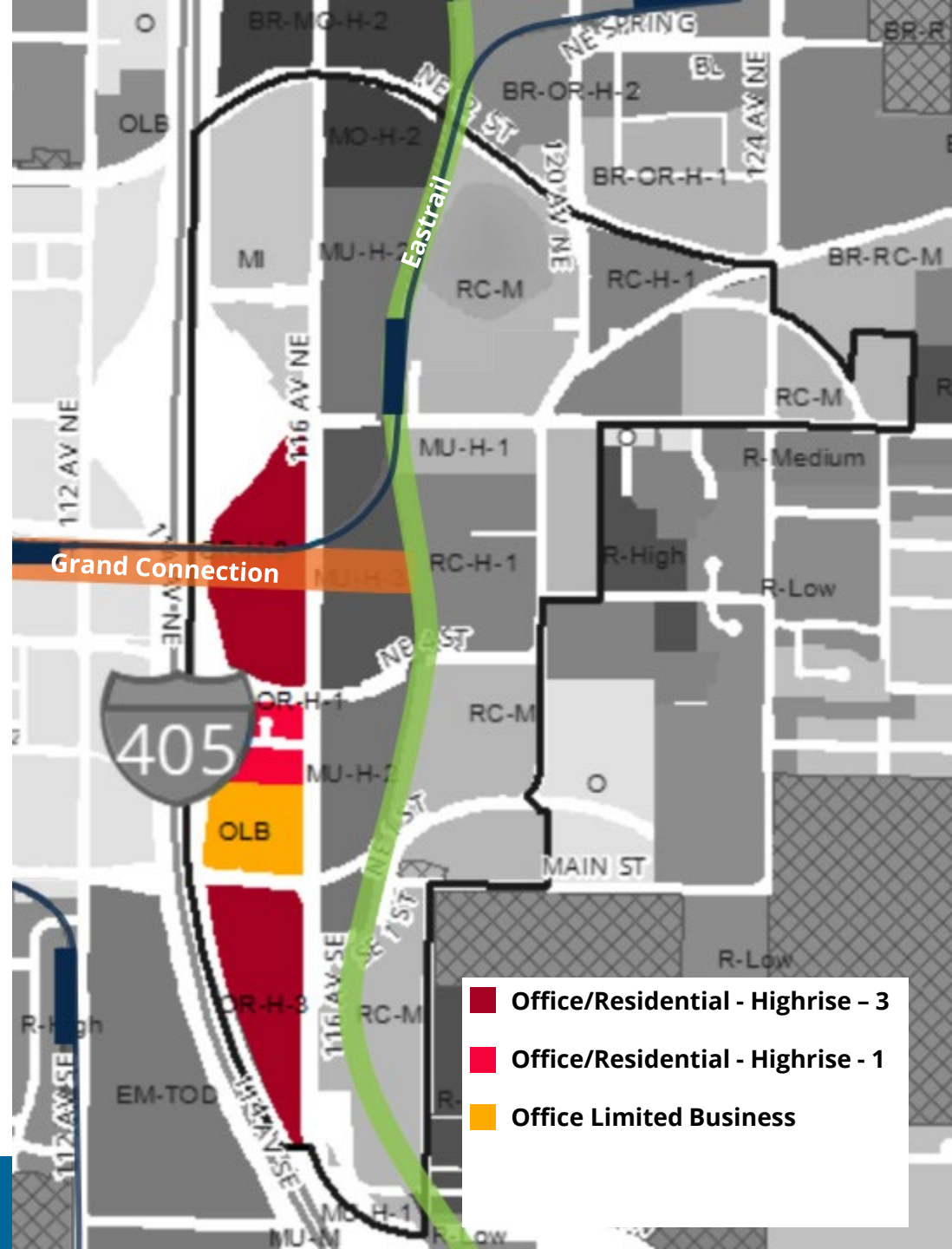
# Wilburton Study Area

- 1) East of I-405
- 2) Between 116<sup>th</sup> Ave NE & Eastrail
- 3) East edge of Study Area
- 4) Around Lake Bellevue



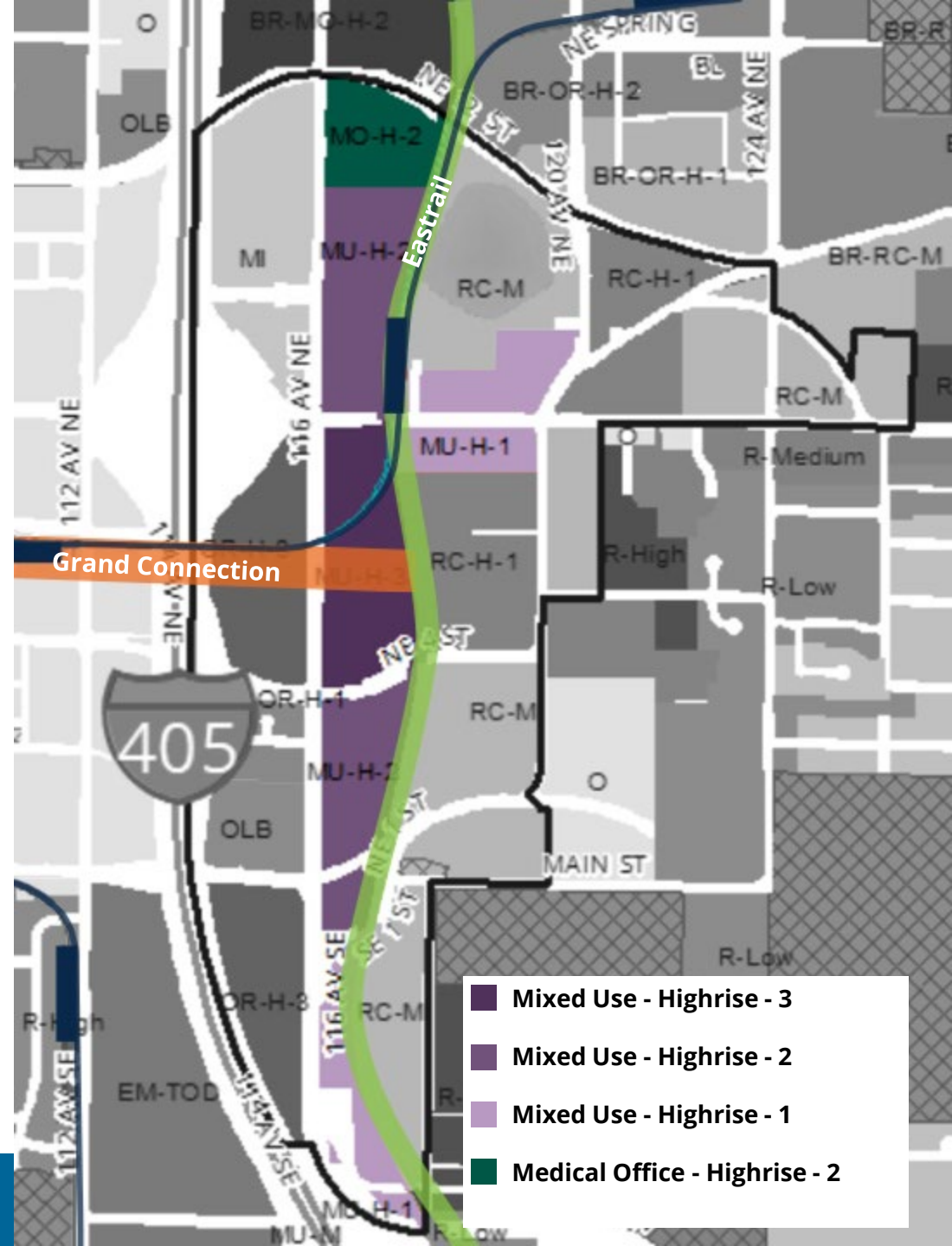
# Wilburton Study Area

- East of I-405
  - Mixed use with office emphasis
  - Tallest high-rises adjacent to I-405, across from Downtown and East Main station areas



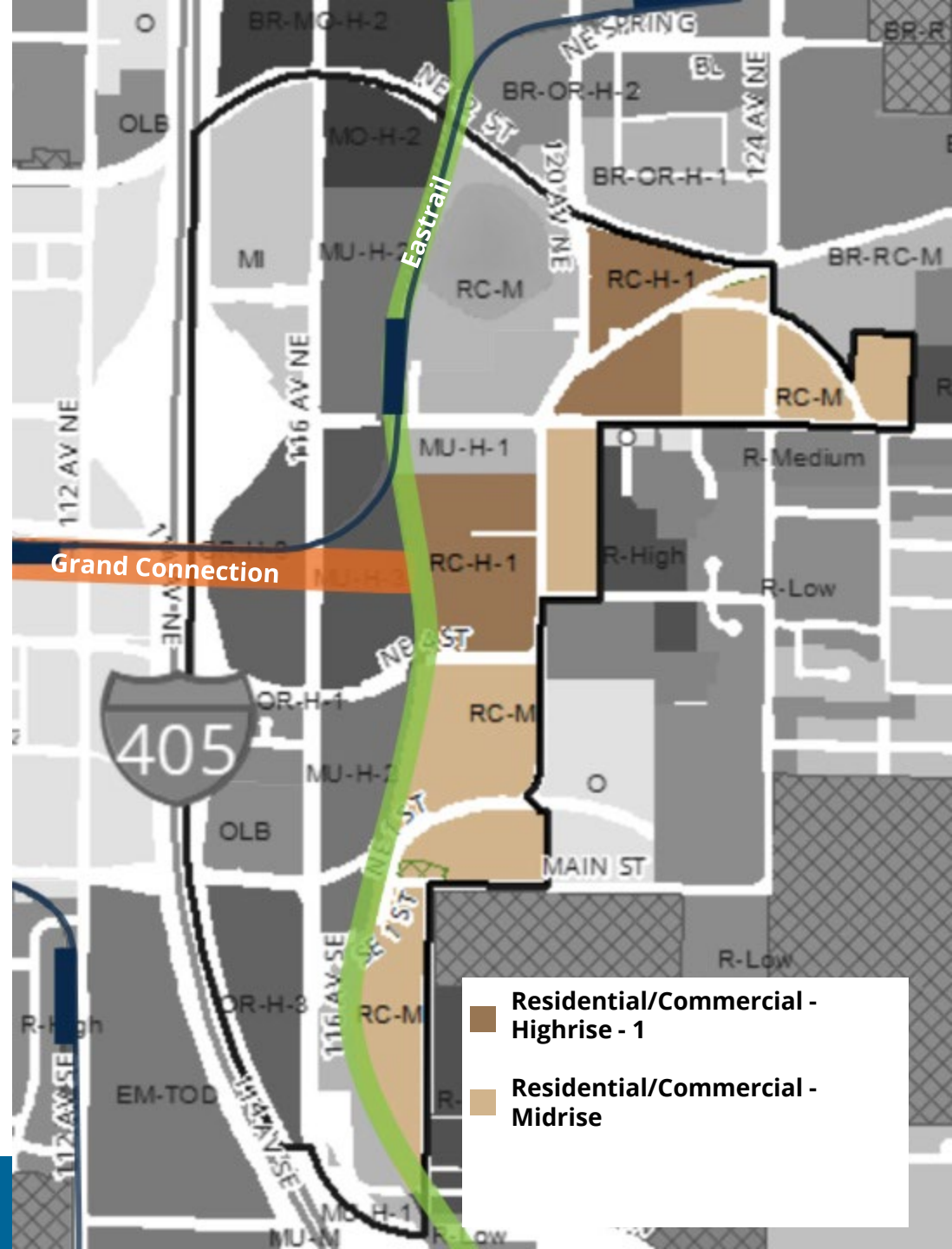
# Wilburton Study Area

- Between 116<sup>th</sup> Ave NE & Eastrail
  - Mixed use
  - Tallest high-rises around GC, stepping down to north, south, and east
  - Medical office along NE 12<sup>th</sup> St



# Wilburton Study Area

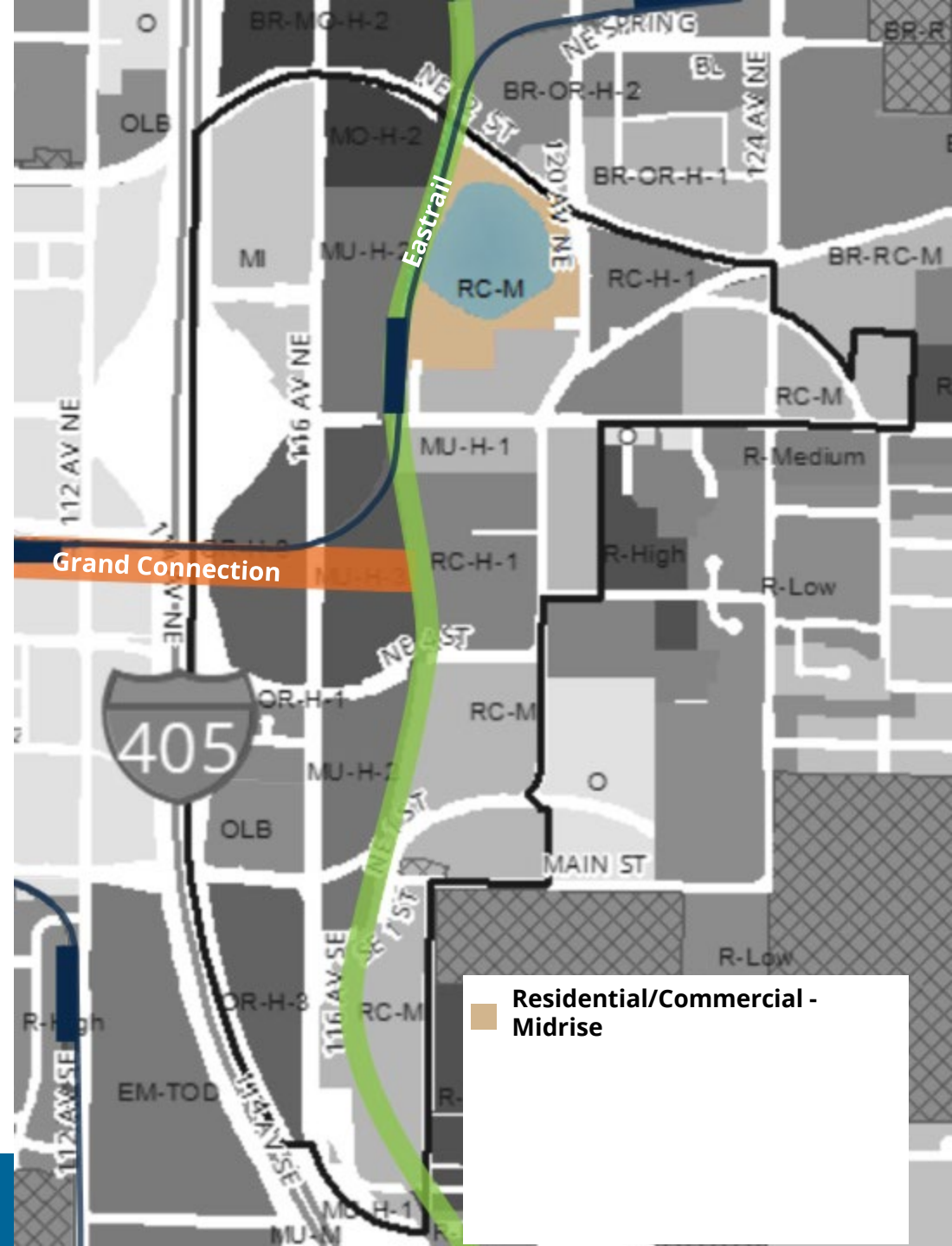
- East and Southeast Edge of Study Area
  - Mixed use with residential emphasis
  - High-rise next to GC and Spring District, transitioning to mid-rise





# Wilburton Study Area

- Around Lake Bellevue
  - Mixed use with residential emphasis
  - Mid-rise scale

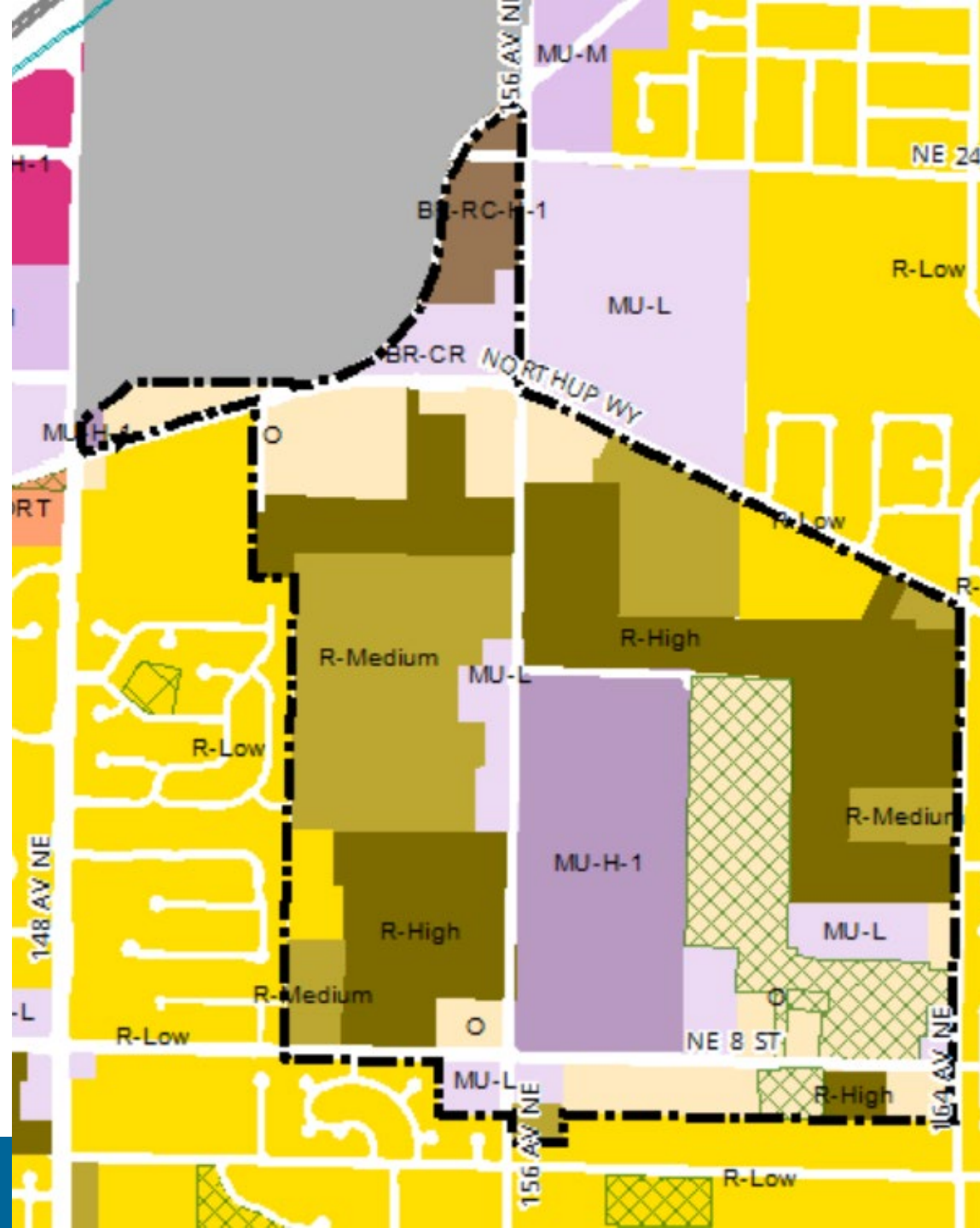


**Residential/Commercial - Midrise**



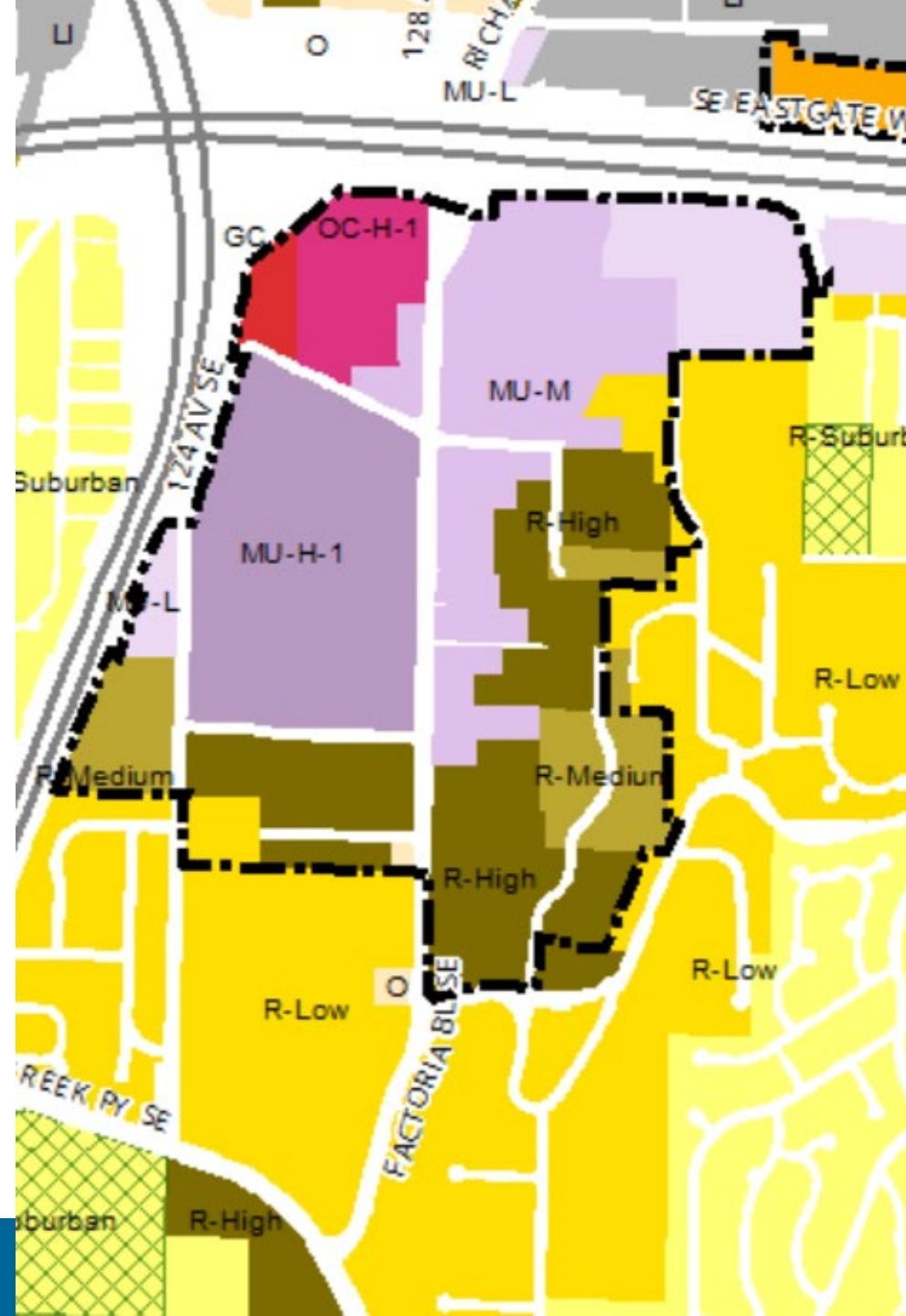
# Crossroads

- Tallest mixed use buildings in center
- Higher density housing around center
- Retain middle density housing around edges



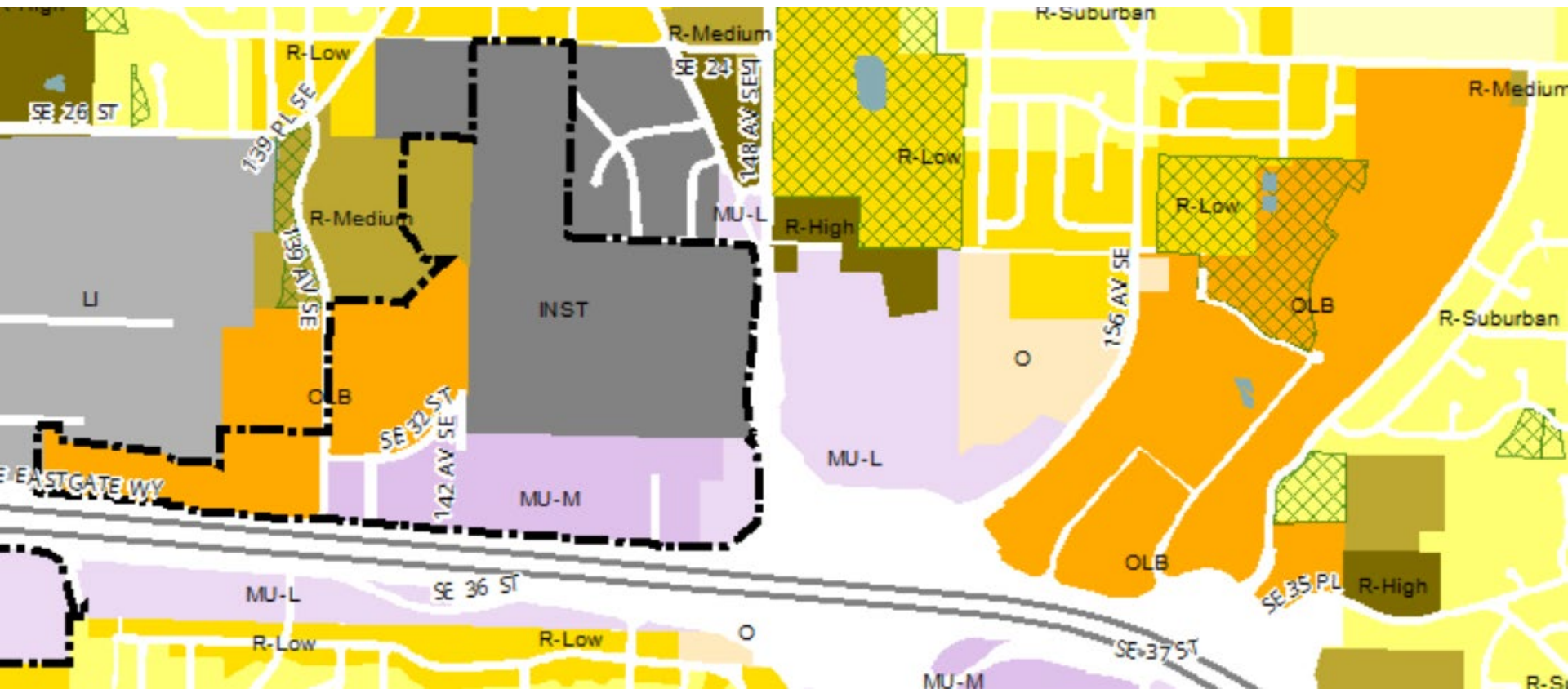
# Factoria

- Tallest buildings along freeways
- More housing capacity to the east and South



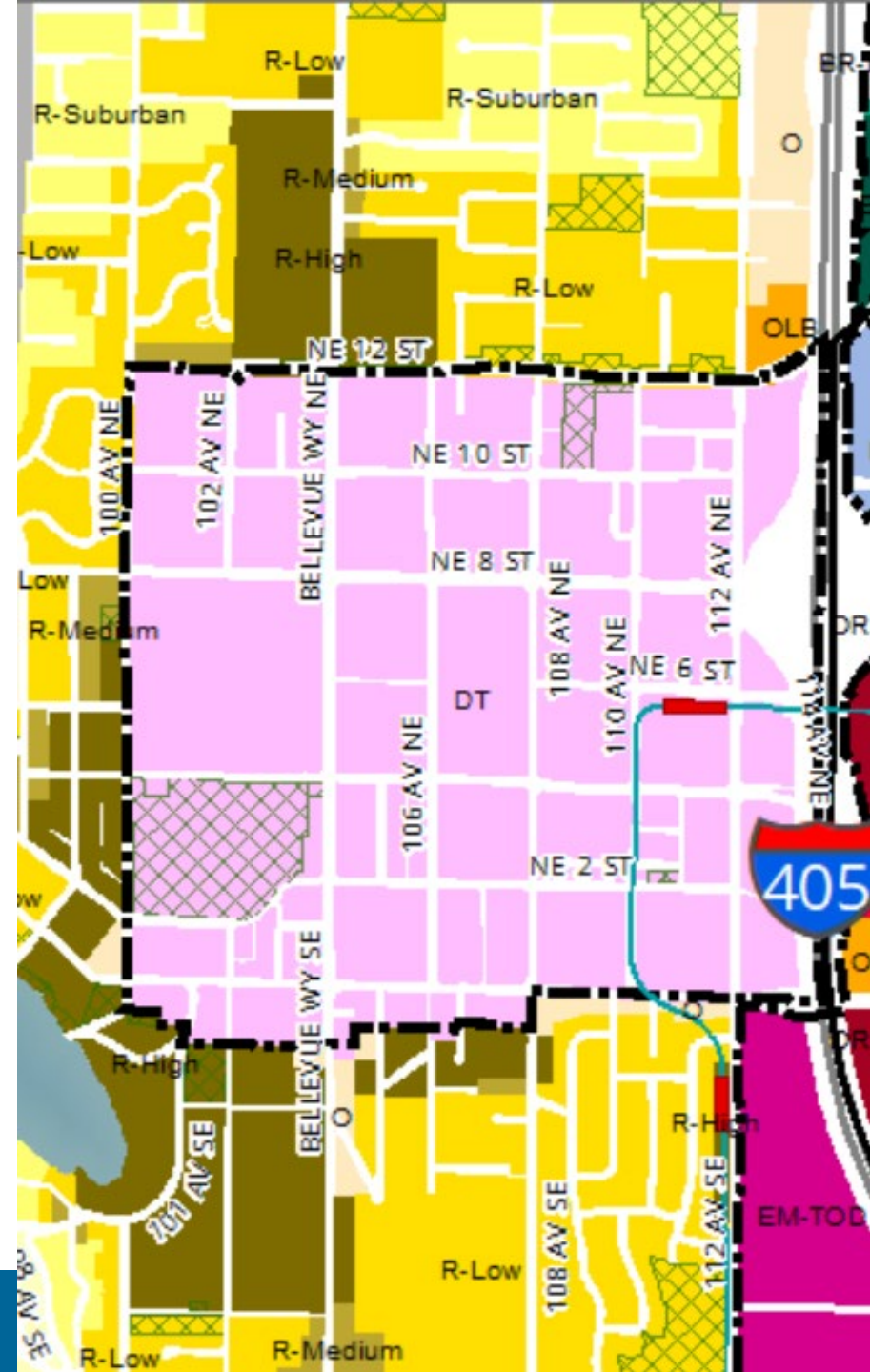
# Eastgate

- Institutional on and around Bellevue College
- More housing adjacent to college



# Downtown

- Policies to encourage more residential



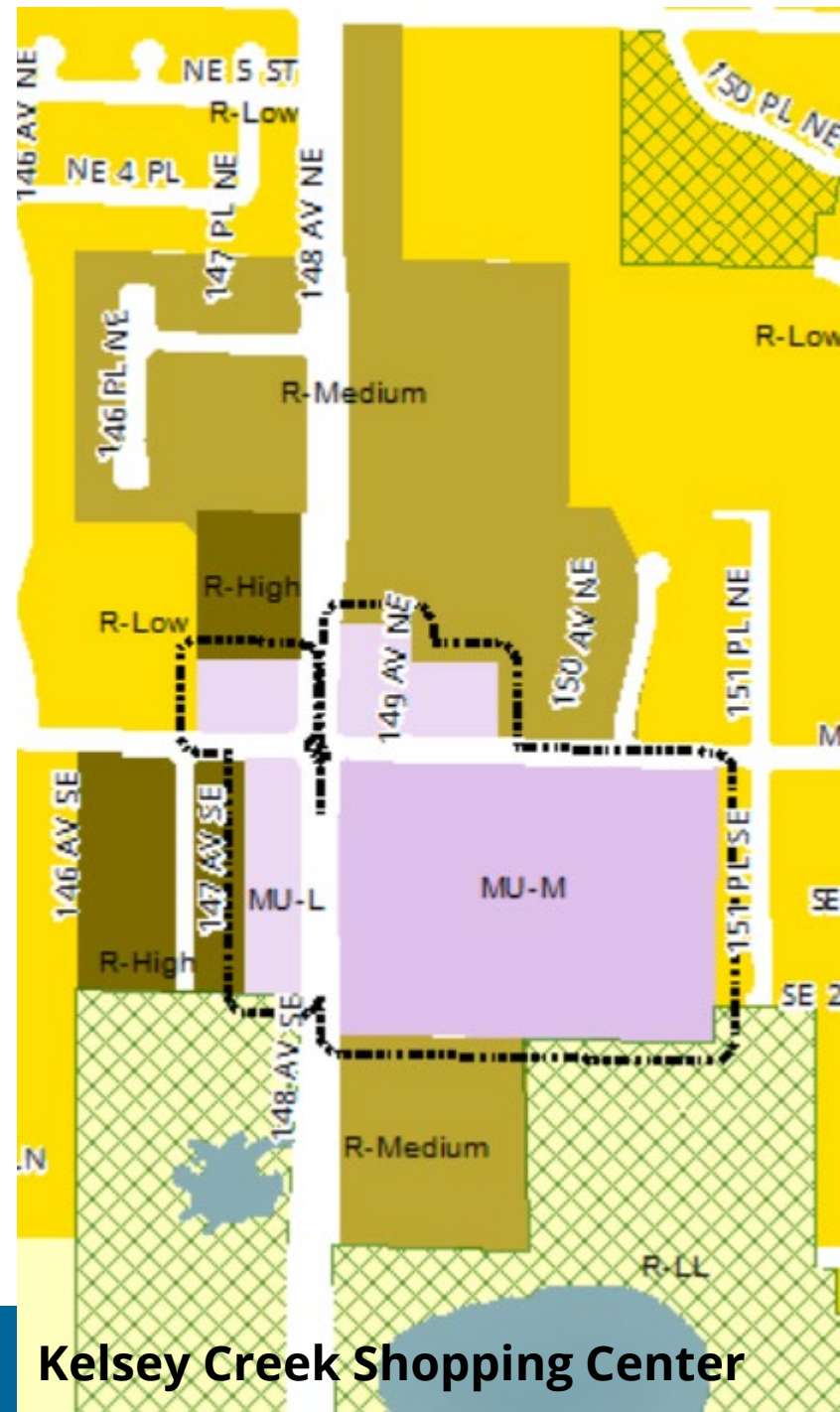
# Neighborhood Centers

- Amend N'hood Centers based on type
  - **Shopping Centers:** Increase density in the center
  - **Weigh Stations:** Low density mixed use
  - **Office Centers:** No change
  - **Undefined:** Increase density in areas North of BTC



# Local and Regional Shopping Centers

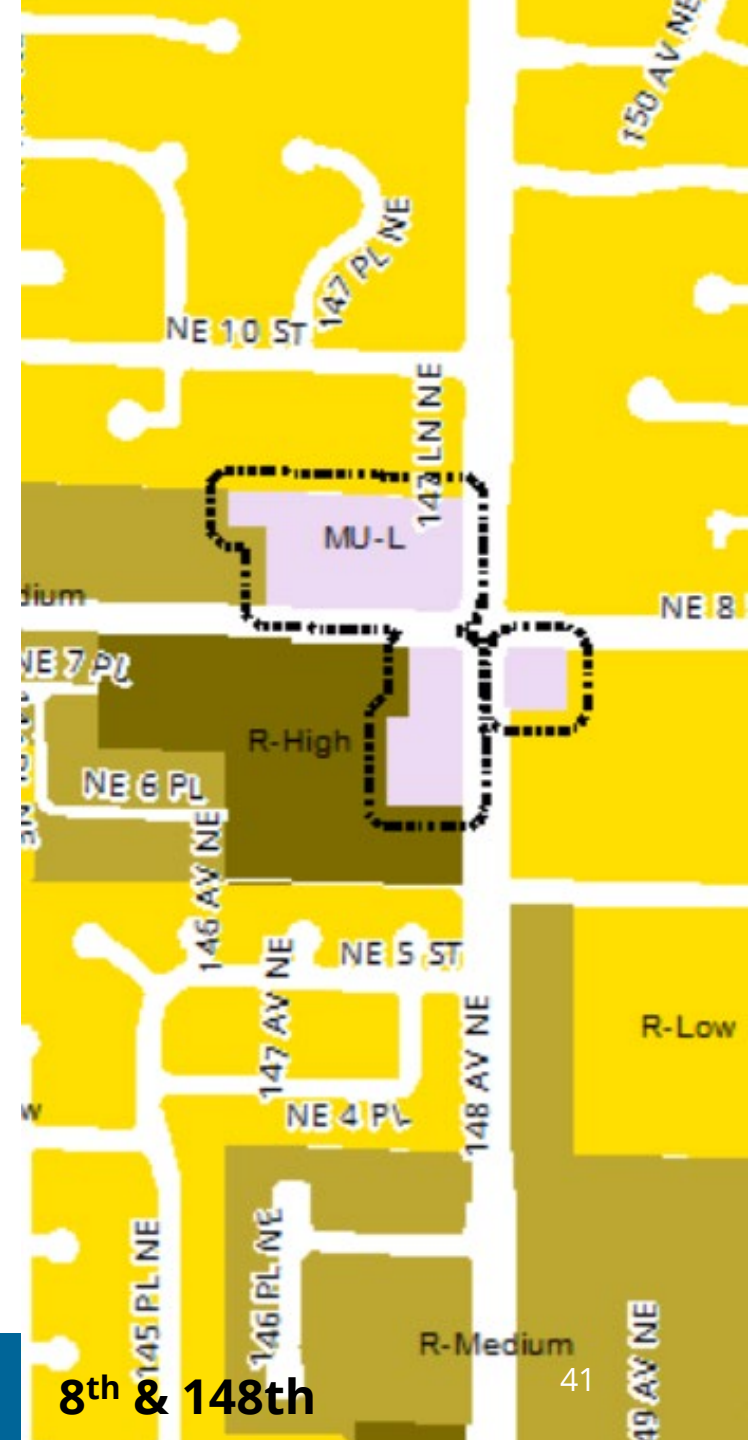
- Change to mixed use
- Increase density in center
- Allow higher density housing around





# Weigh Stations

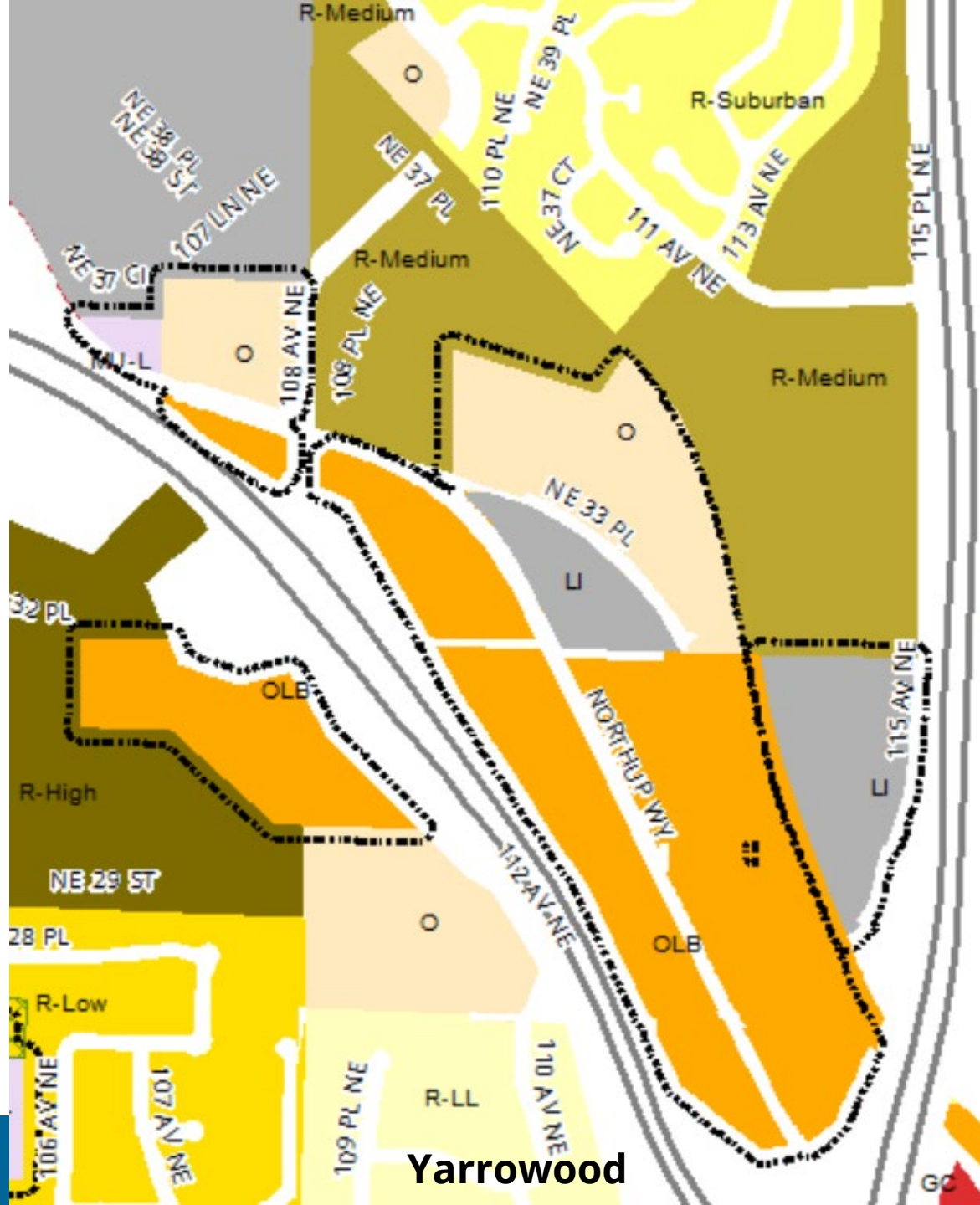
- Change to mixed use
- Allow higher density housing around



8th & 148th

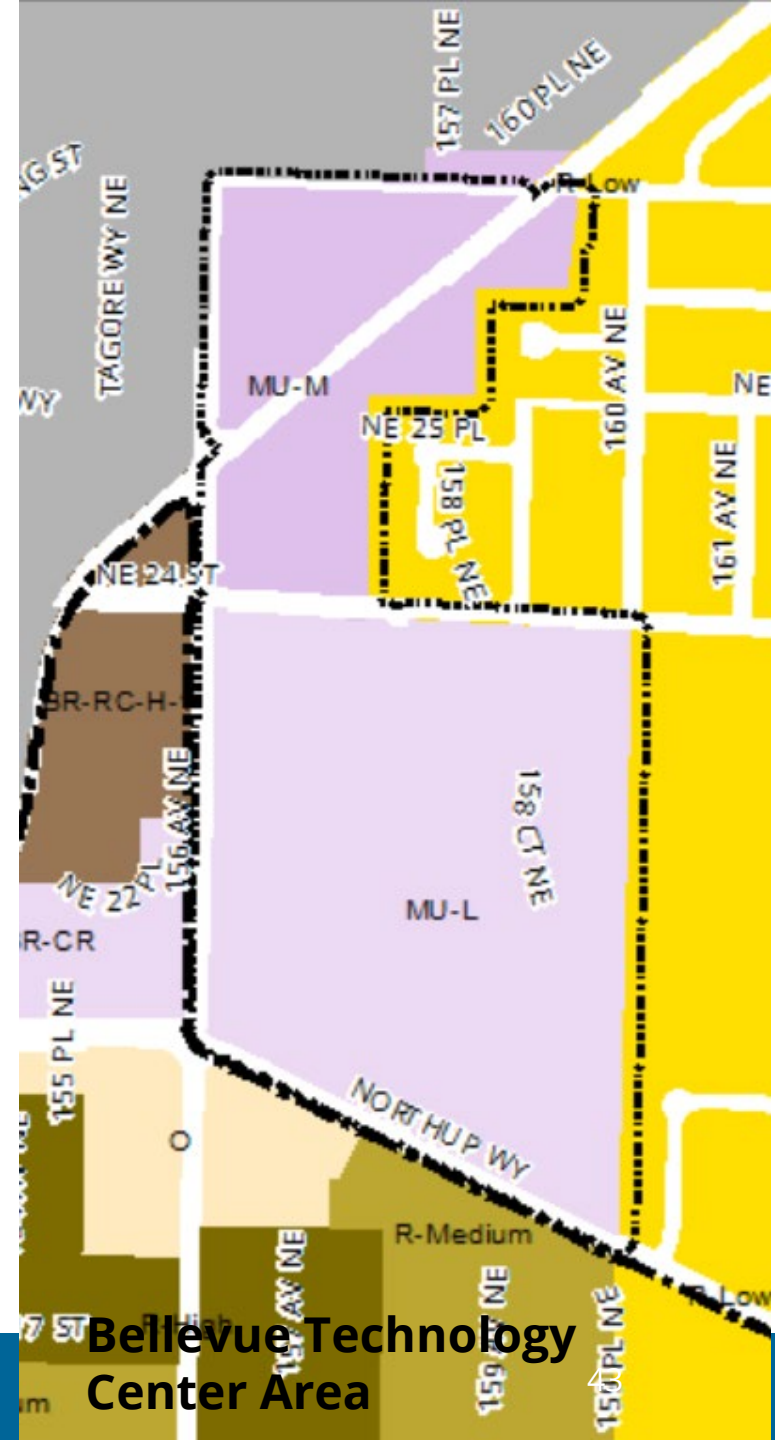
# Office Centers

- Leave land use unchanged
- Do not change nearby housing based on proximity to the center



# Undefined Center

- Change to mixed use
- Increase density on parcels close to Overlake Station



Bellevue Technology  
Center Area

# Transit Proximate Areas

- Use transit oriented development land use types near light rail and BRT
- Do not increase density based solely on proximity to frequent bus stops



# High Opportunity Areas

- Allow higher density housing close to Mixed Use and Neighborhood Centers



# Low Density Residential

- Change land use designations consistent with HB 1110



## BACKGROUND

# Future DEIS Review Meetings

Meeting	Topics	Direction Needed
June 21	<ul style="list-style-type: none"><li>• Summary of Public Comment</li><li>• Discussion of Preferred Alternative</li></ul>	Direction on Preferred Alternative
June 28	<ul style="list-style-type: none"><li>• Continued Discussion of Preferred Alternative</li></ul>	Recommendation on Preferred Alternative