



FEIS Preferred Alternative

Planning Commission Recommendation for Additional Analysis

Michael Kattermann
Emil King
Thara Johnson
Janet Shull
Community Development

Carolynn Ferris
Planning Commission

July 17, 2023





Information Only

- July 17 – Review of recommended FEIS Preferred Alternative for Comp Plan Update and Wilburton. No action required.
- July 24 – Continued Council discussion of FEIS Preferred Alternative. Potential Council direction.
- August 7 (as needed) – Continued Council discussion and direction.





Agenda

1. Overview of Schedule
2. EIS Alternatives
 - A. **Citywide** Draft and Preferred Alternatives
 - B. **Wilburton** Draft and Preferred Alternatives
3. Additional Analysis in FEIS
4. Council questions and comments / areas for follow-up

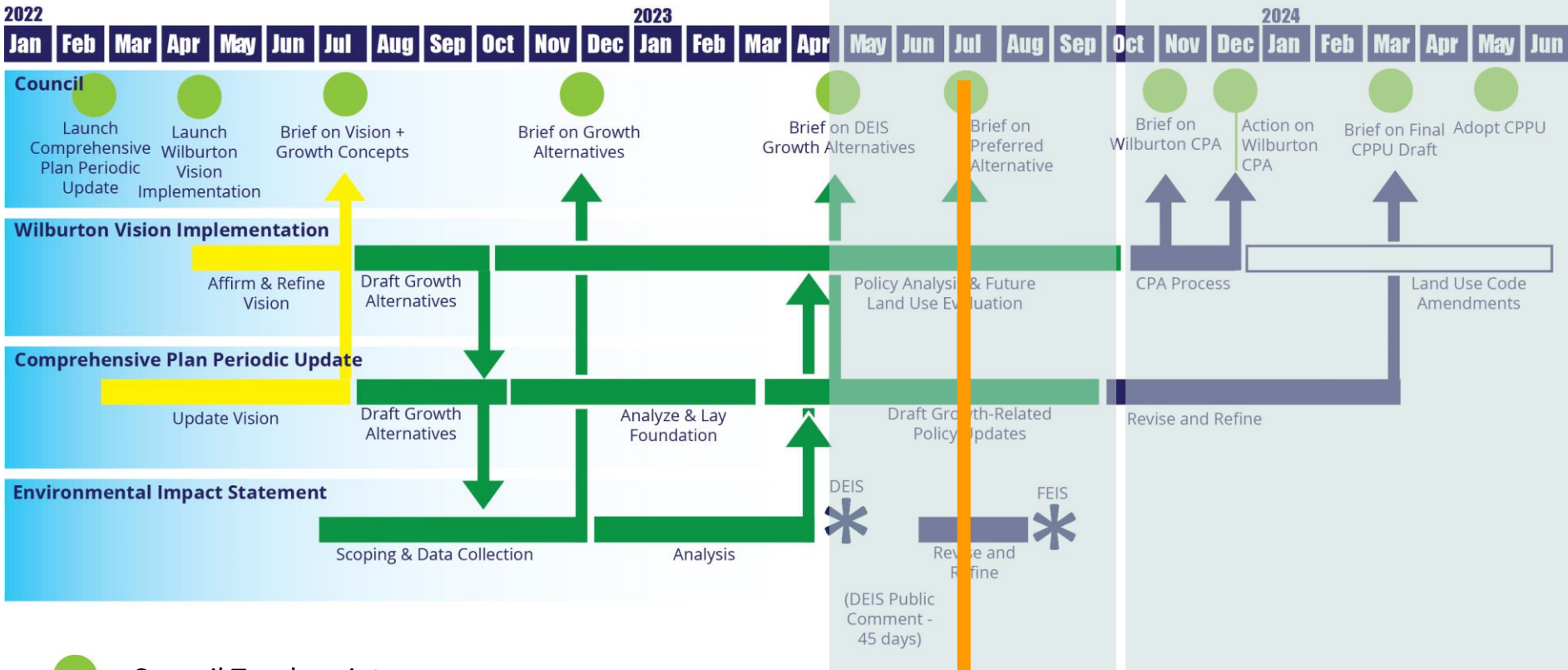




Comprehensive Plan & Wilburton Schedule

Finalize EIS

Update Policies & Adopt



● = Council Touch-points

We are here



VISION 2050

A Plan for the Central Puget Sound Region



Puget Sound Regional Council



Why Update Comp Plan?

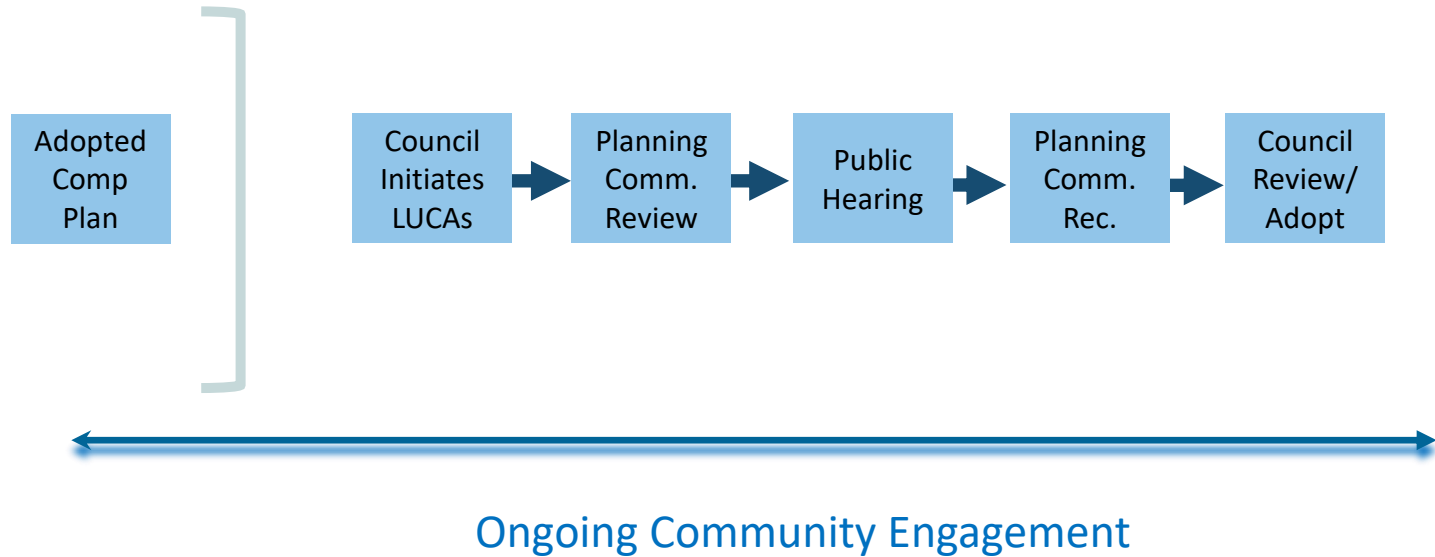
- Remain current and relevant
- Regional requirements
 - GMA requirements – 10 year periodic update (2024)
 - PSRC Vision 2050
 - King County CPPs and growth targets
- Reflect Council's vision
 - Housing options and affordability
 - Maintain economic innovation
 - Protecting the environment

Comprehensive Plan Process



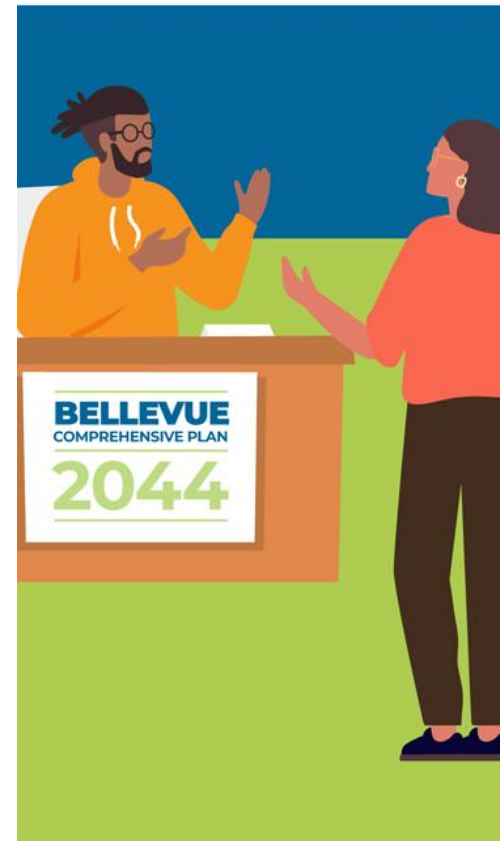
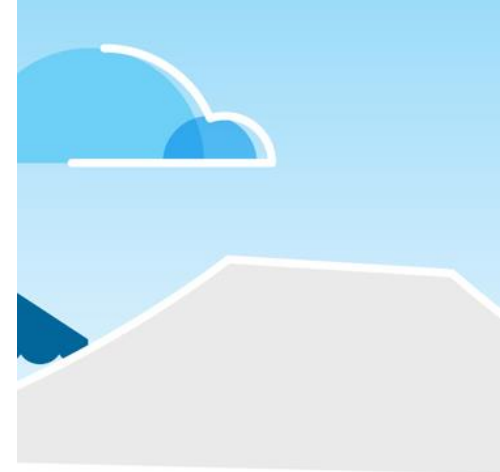


Future Land Use Code Amendment (LUCA) Process Example

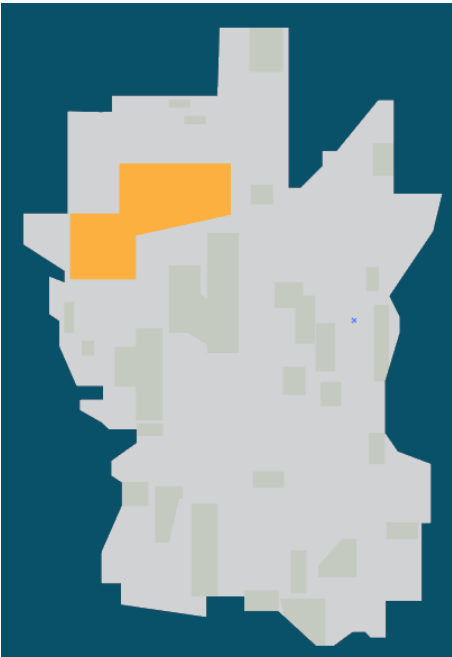
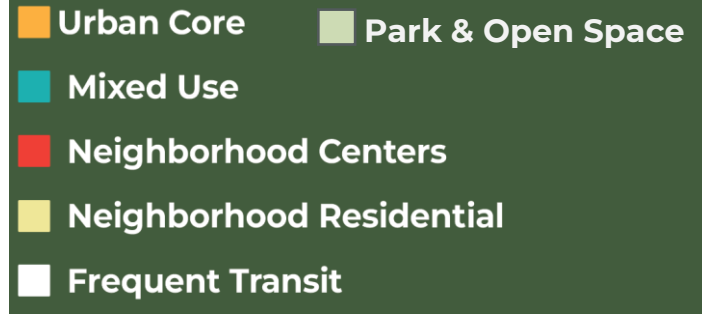


Community Engagement

- Communicated with about 5,000 community members
- Targeted outreach to under-represented groups
- Statistically valid survey of residents
- Strategy Team knowledge and experience
- Taking into account: Existing and future residents & businesses



DEIS Alternatives



Alt 0

Focused growth & investment



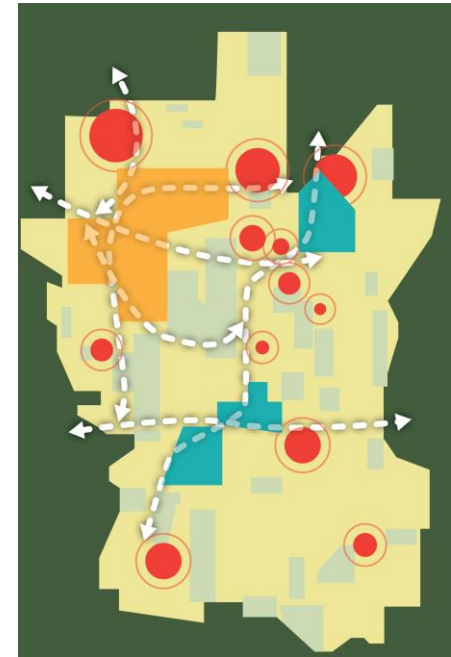
Alt 1

Mixed Use Center hubs



Alt 2

Distributed growth & investment



Alt 3

Balancing jobs & housing

DEIS Comments

- Over **300** individual commenters (1600 comments)
- Affordable housing top concern
- Desire for more compact neighborhoods, alleviate housing costs, support transit investment
- Concern about traffic and environmental impacts, city service impacts
- Property-owner/developer interest in flexibility



Council Direction - Values to Identify Preferred Alternative



- Equity and Diversity
 - Costs and benefits of growth widely distributed



- Environmental Sustainability
 - Focus on infill development
 - Decrease Greenhouse Gas Emissions



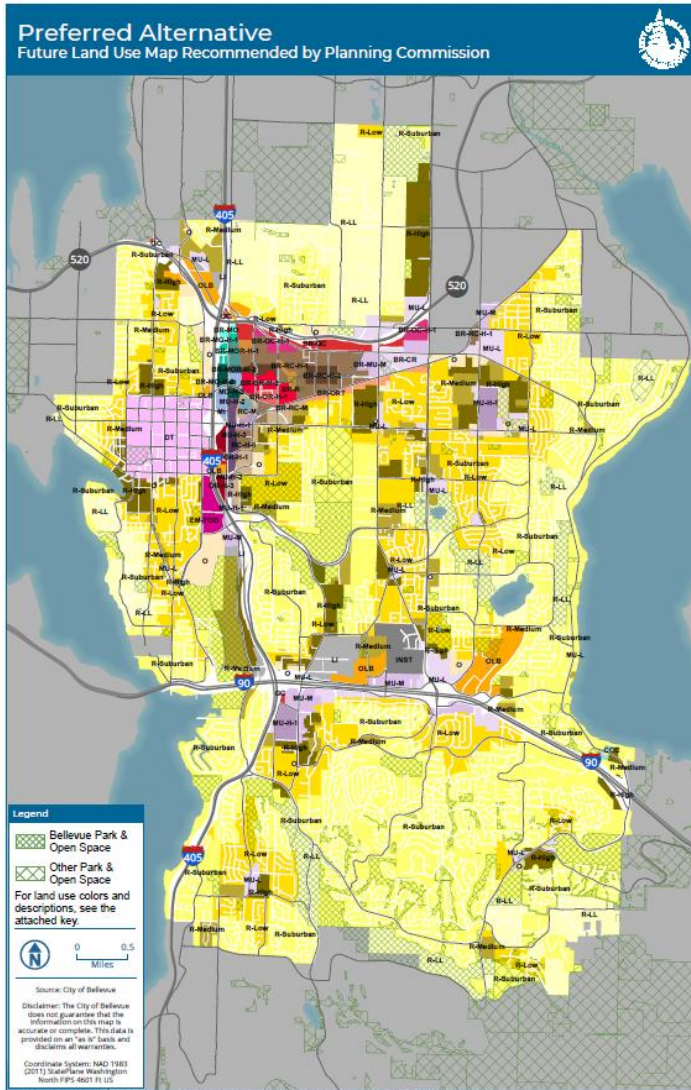
- Housing
 - Most capacity for affordable housing
 - Most capacity for middle housing types

Planning Commission Recommendation

- Citywide
 - Alternative 3 with some modifications
- Wilburton
 - Hybrid of Alternatives 2 & 3
- Strong interest in FEIS analysis and further discussion of growth strategy



Preferred Alternative - Citywide



Major Elements:

Mixed Use Centers:

- All new commercial capacity
- Most housing growth, especially in Urban Core

Neighborhood Centers:

- Infill housing within
- Middle housing types around

Areas of Opportunity:

- Around Mixed Use & N'hood Centers

Neighborhood Residential:

- HB 1110 and 1337 increases



Neighborhood Center Building Types

*representative of typical building scale + height

Spring District Brewpub



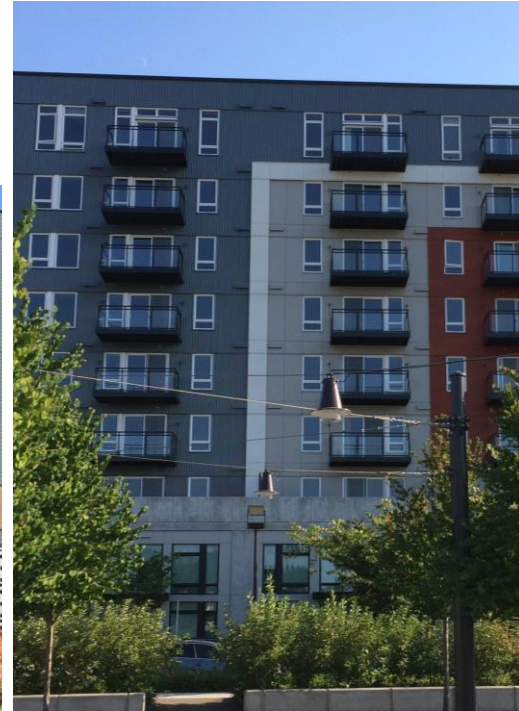
Downtown Lux Apartments



Spring District Amli Apartments



Spring District Arras Apartments



Midrise (5 to 10 stories)

Lowrise

2 to 4 stories

Midrise

5 stories

Midrise

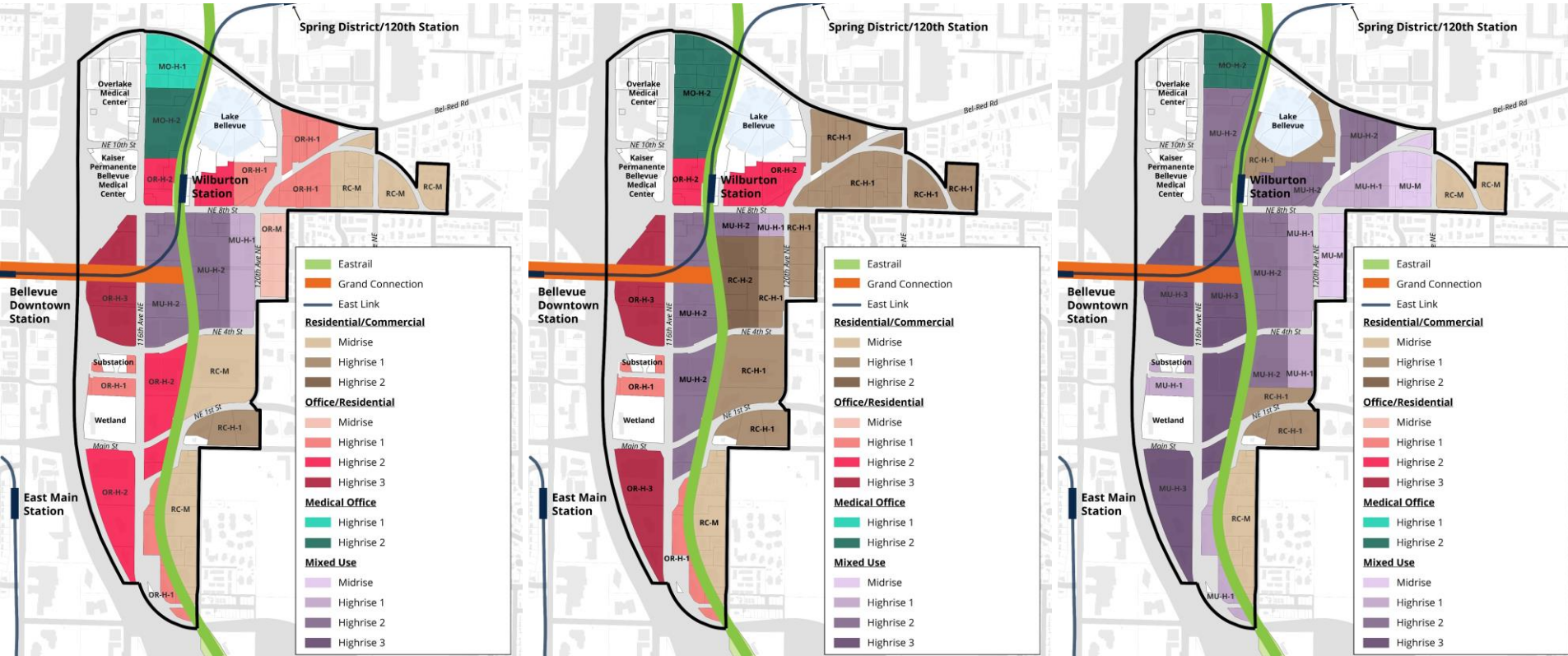
7 stories

Midrise

10 stories

Wilburton DEIS Alternatives

Alt 0 Retain current policies and code

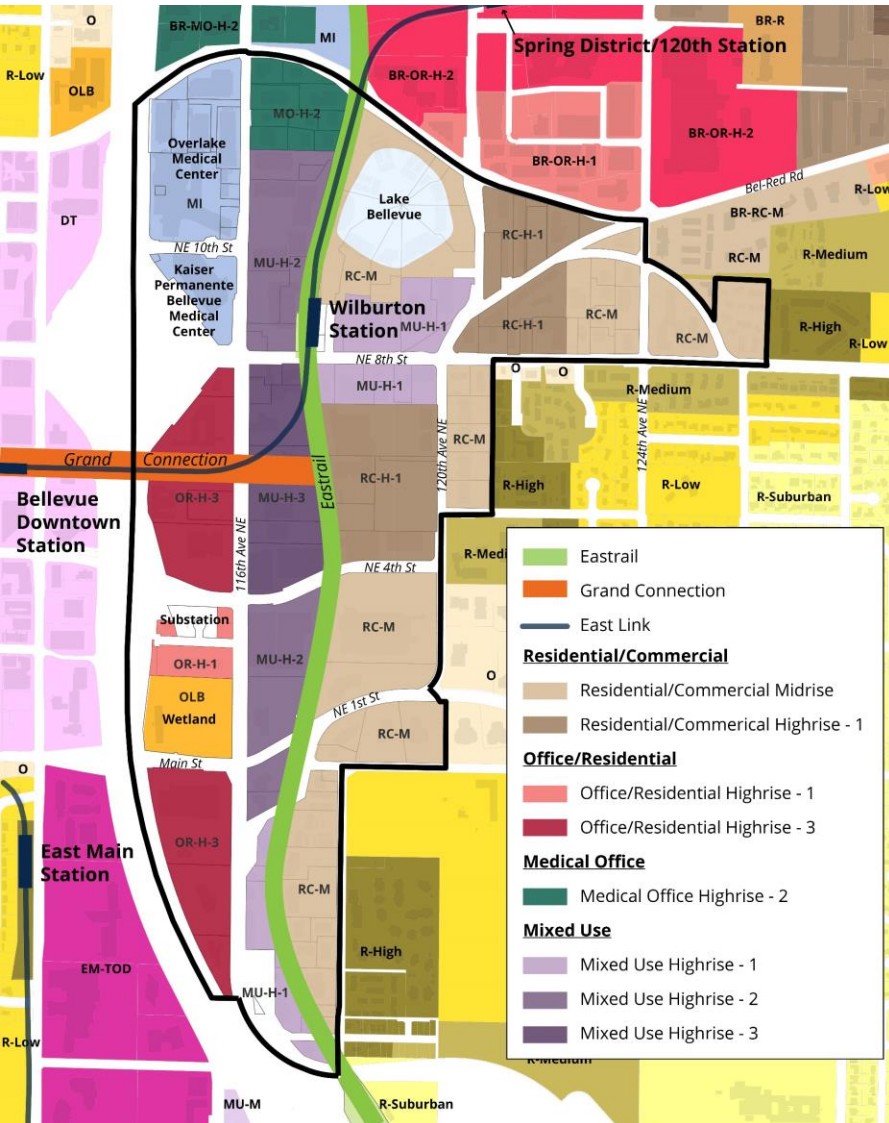


Alt 1
Growth focused in core of study area

Alt 2
Growth spread across the study area

Alt 3
Growth focused in core + mixed use nodes

Wilburton Preferred Alternative



East of I-405:

■ Mixed use with office emphasis

- H-3 (up to 45 stories) next to I-405

116th to Eastrail:

■ Mixed use

- H-3 (up to 45 stories) around Grand Connection, stepping down to H-2 (up to 25 stories)

■ Medical office along NE 12th St

East Edge:

■ Mixed use with residential emphasis

- H-1 (up to 16 stories) transitioning to midrise (up to 10 stories)

Lake Bellevue:

■ Mixed use with residential emphasis

- Midrise scale (up to 10 stories)

Wilburton Building Types

*representative of typical building scale + height

Bellevue Towers



Pinnacle North



112th & Main



Bellevue Station



Larger high-rise, towers (10+ stories)

Midrise buildings
Up to 7-10 stories

Highrise 1
Up to 16 stories

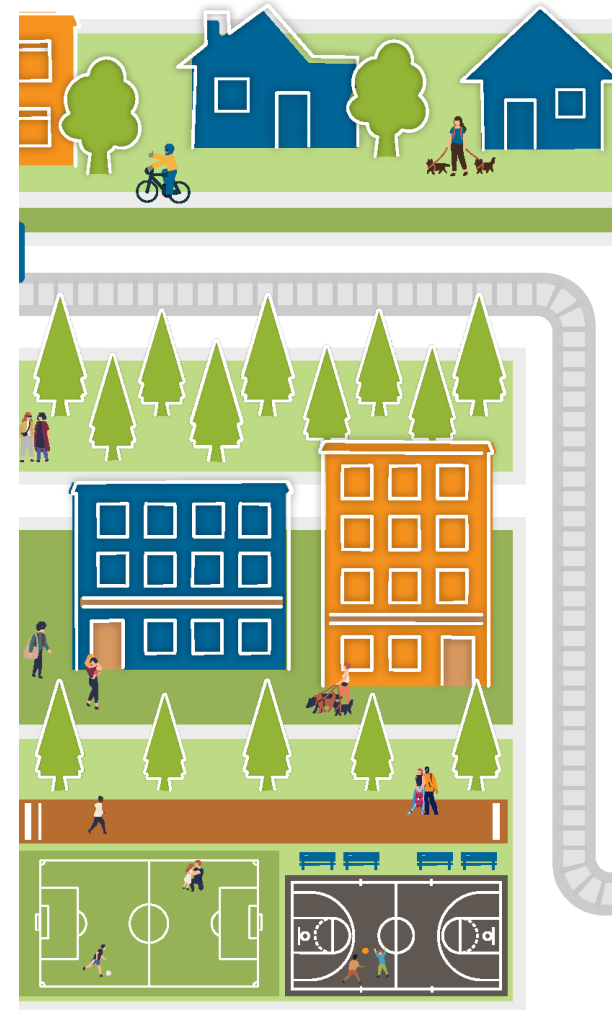
Highrise 2
Up to 25 stories

Highrise 3
Up to 45 stories

Preferred Alternative

Additional Analysis:

- Study mandatory affordable housing citywide AND voluntary affordable housing citywide
- Impact of House Bills (HB)
 - HB 1110
 - HB 1337
- Residential FAR/density increase in mixed use centers
- Tree canopy analysis
- Transportation analysis to support Preferred Alternative and new legislation





Information Only

- July 17 – intro to recommended FEIS Preferred Alternative for Comp Plan Update and Wilburton. No action required.
- July 24 – continued Council discussion of FEIS Preferred Alternative. Potential Council direction.
- August 7 (as needed) – continued Council discussion and direction.

