



# Comprehensive Plan Periodic Update

Kate Nesse, PhD, Senior Planner

*Community Development*

May 10, 2023

**BELLEVUE**  
COMPREHENSIVE PLAN  
**2044**

# Information

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Summary of

- 1) State Legislation
- 2) DEIS alternatives
- 3) Key policy issues



# DEIS Comment Period

April 27 – June 12

## Public Meetings

### Virtual Meeting

6 to 8 p.m., May 18

### In-Person Meeting

6 to 8 p.m., May 23

Crossroads

Community Center

### In-Person Meeting

6 to 8 p.m., June 1

Bellevue City Hall

## Online

Submit via online form

<https://bellevuewa.gov/2044-environmental-review>

## By Mail

City of Bellevue

Development Services Department

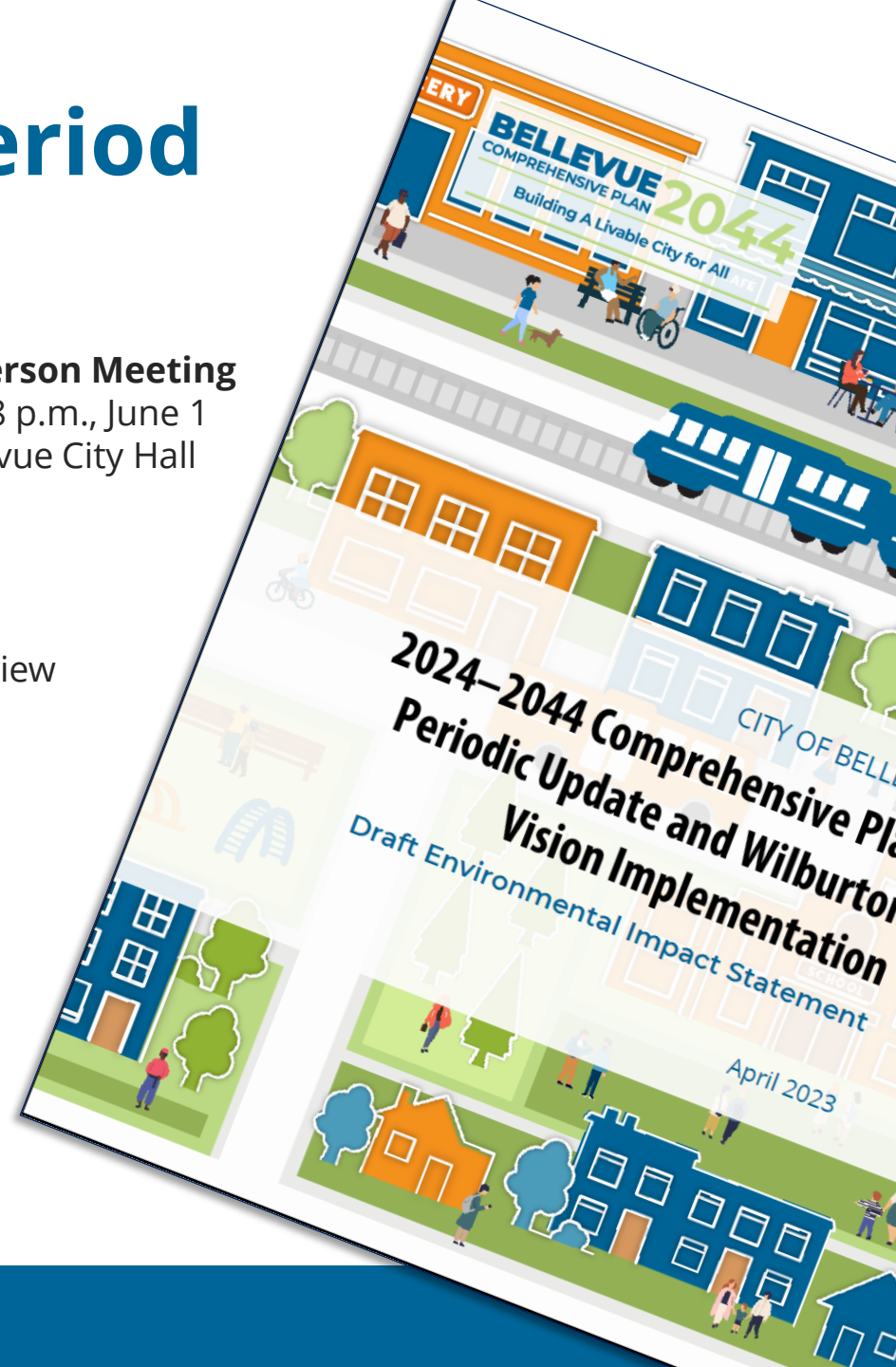
Attn: Reilly Pittman

450 110th Ave NE

Bellevue, WA 98004

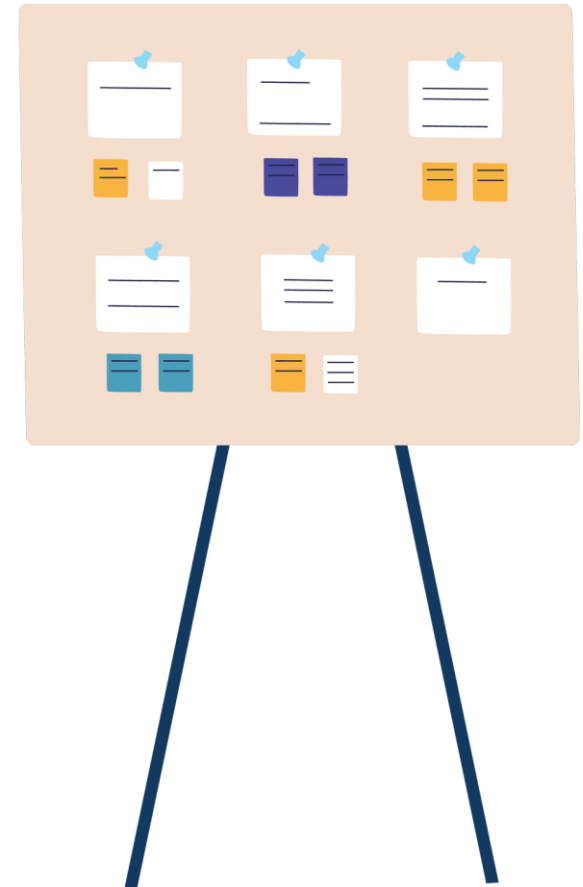
## By Email

[CompPlan2044EIS@bellevuewa.gov](mailto:CompPlan2044EIS@bellevuewa.gov)



# Agenda

1. Summary of State Legislation
2. Overview of DEIS Review Process
3. Summary of Alternatives in DEIS
4. Key Policy Focus Areas



# State Legislation

Implications of key land use bills being explored.

- **HB 1110:** Increasing middle housing in areas traditionally dedicated to single-family detached housing
- **HB 1181:** Improving the state's response to climate change by updating the state's planning framework
- **HB 1337:** Expanding housing options by easing barriers to the construction and use of accessory dwelling units.

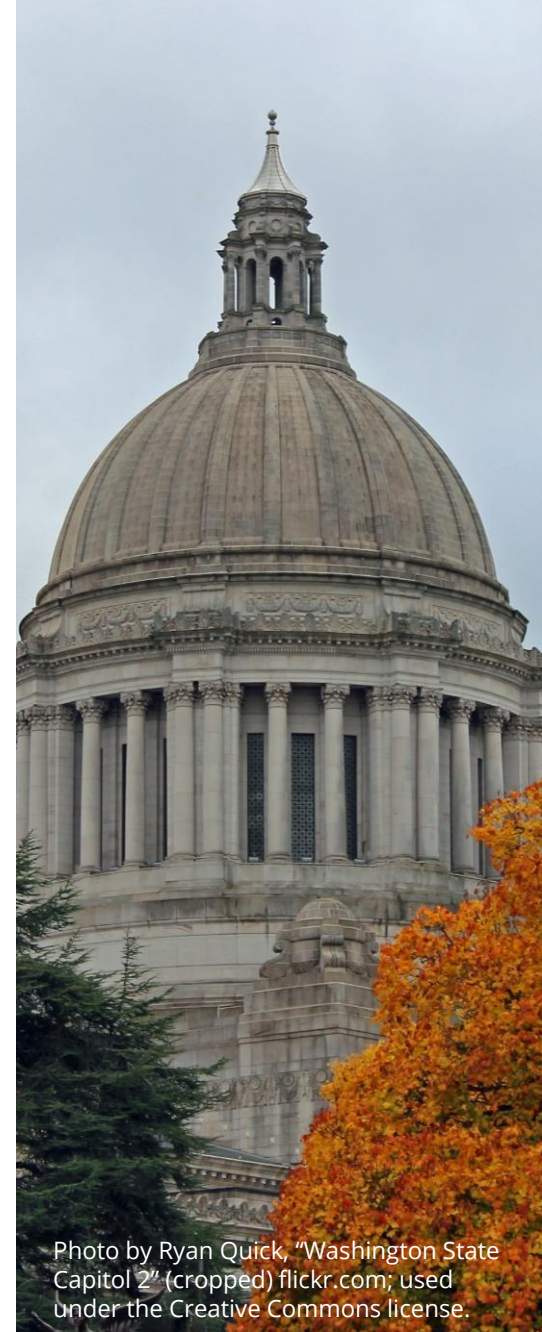


Photo by Ryan Quick, "Washington State Capitol 2" (cropped) flickr.com; used under the Creative Commons license.

# DEIS Review Process: Upcoming Meetings

Commission Meeting	Topics	Direction Needed
May 10	Summary of alternatives studied in the DEIS; summary of state legislation	Information
June 14	Discussion of land use in Mixed Use Centers & Neighborhood Centers; Summary of Racially Disparate Impact Analysis & Economic Analysis; High-level summary of Public Comment	Direction on Mixed Use Centers and Neighborhood Centers
June 21 (tentative)	Discussion of land use in Wilburton study area & BelRed; Discussion of affordable housing approach	Direction on Wilburton study area and BelRed land use; Direction on Affordable Housing approach
June 28	Discussion of Public Comment; Discussion of land use in the Frequent Transit Network & in residential only areas	Recommendation on Preferred Alternative

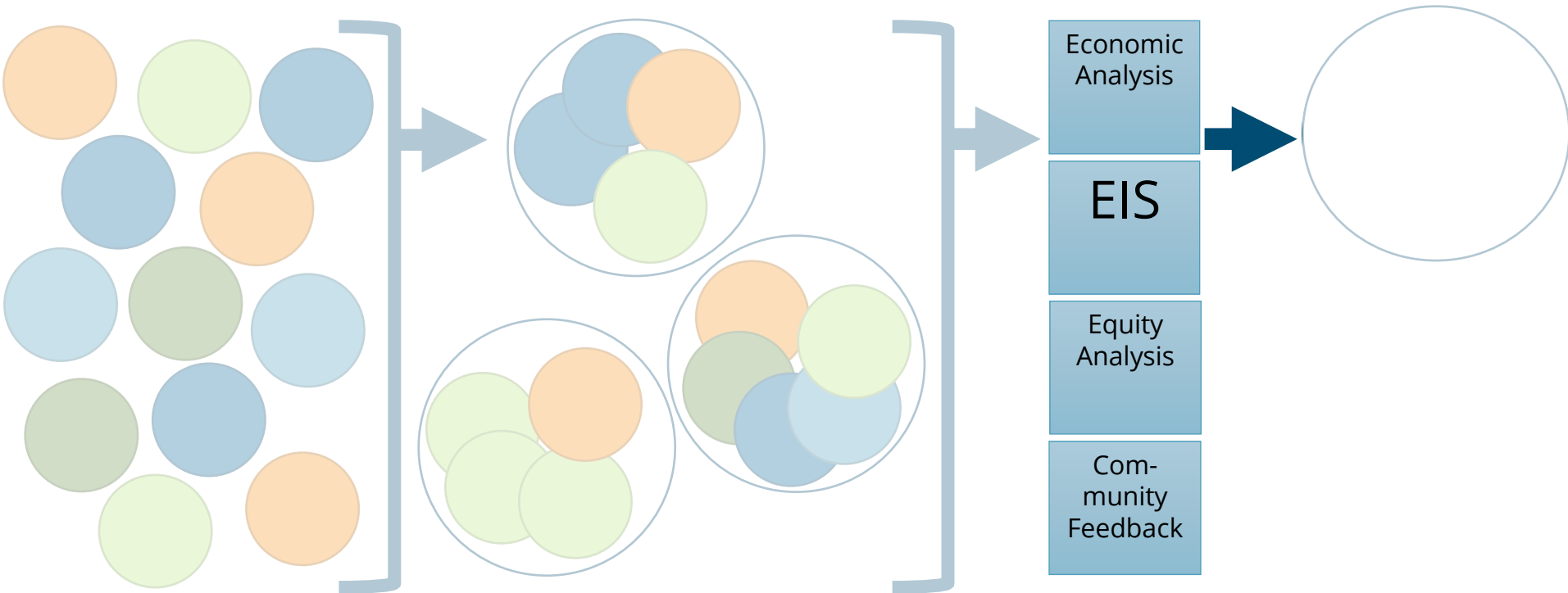
# Process Framework

Growth Concepts

Growth Alternatives

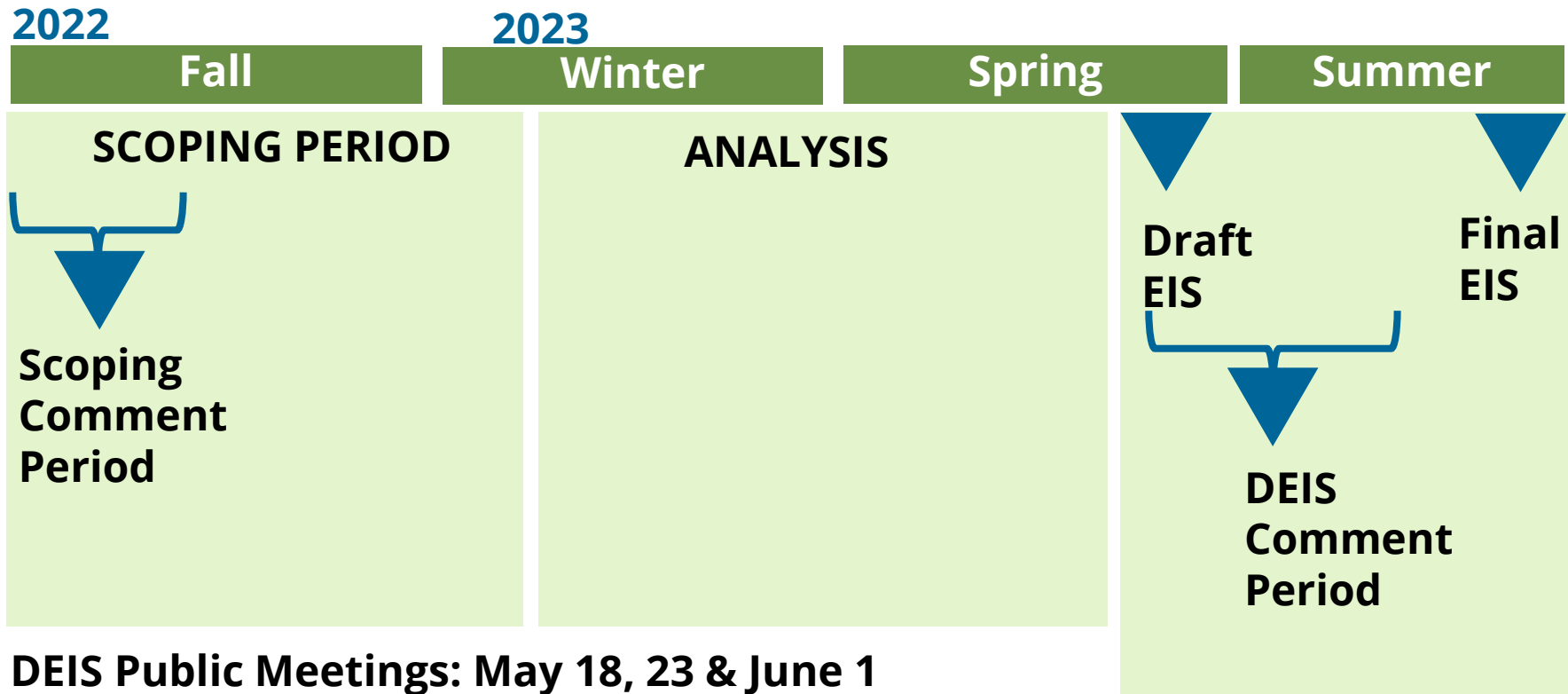
Evaluation

Preferred Alternative



# Role of EIS in Comp Plan Update

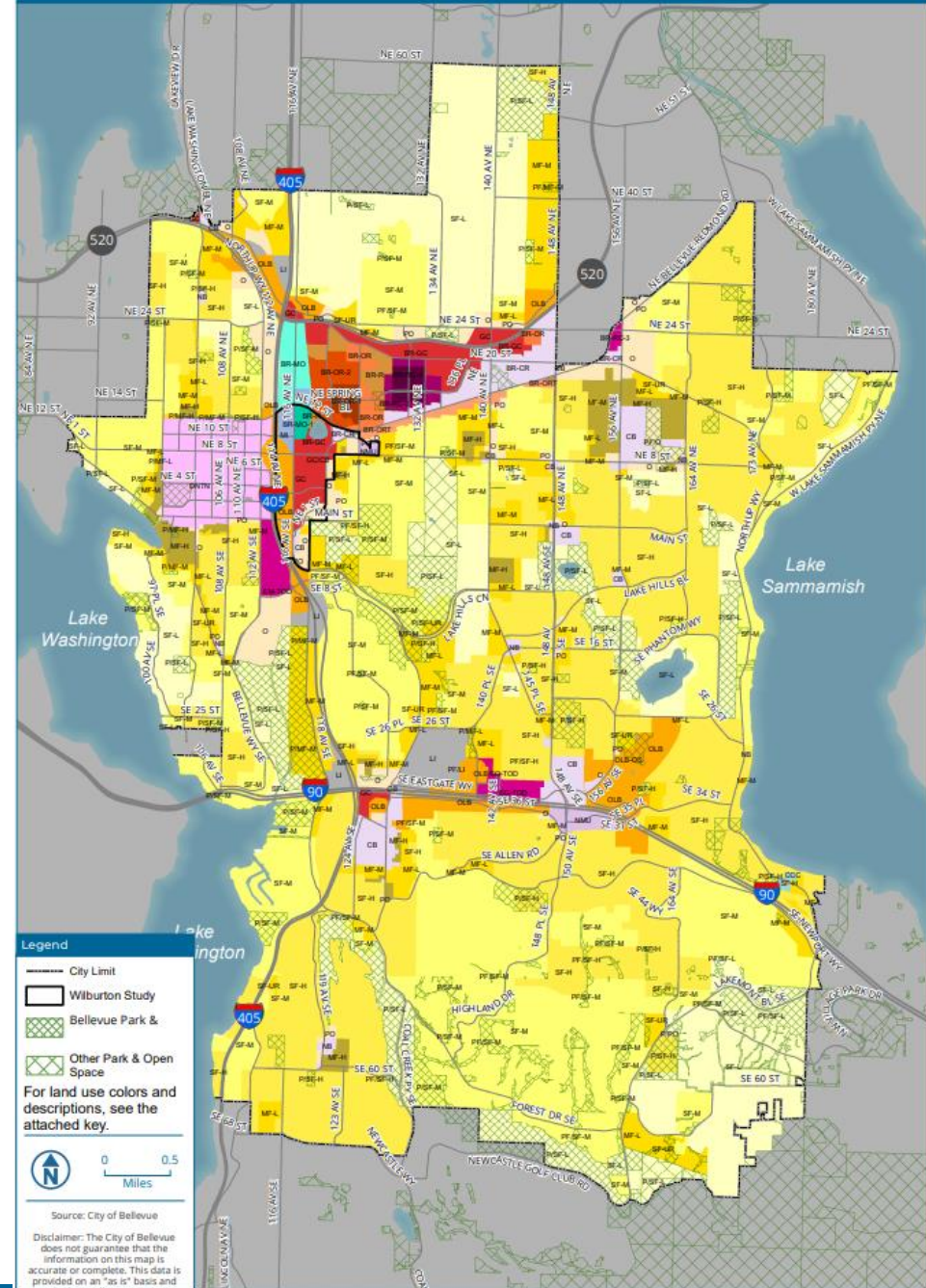
EIS provides information on likely environmental impacts of growth alternatives





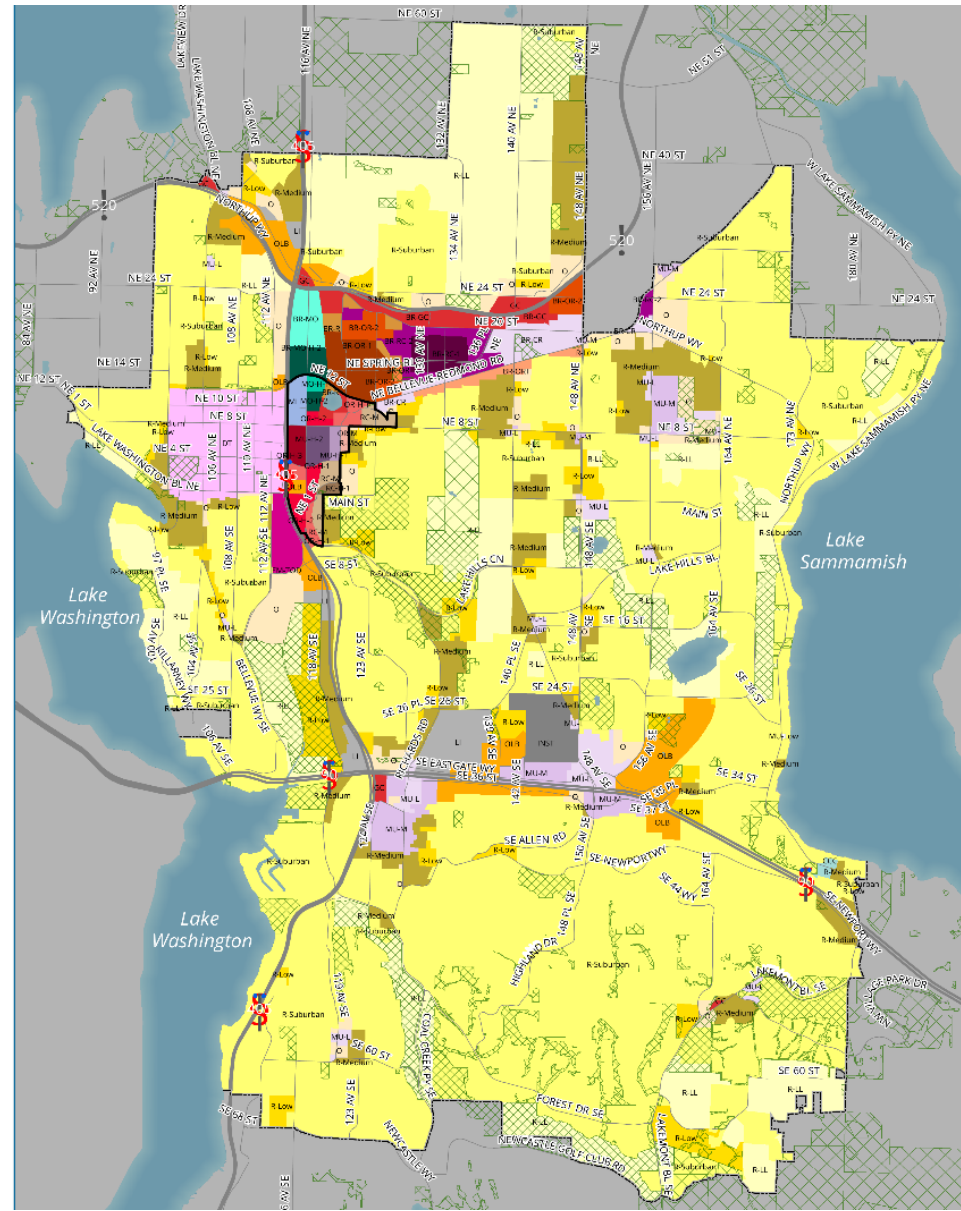
# Alternative 0

- Focus of growth: Downtown, BelRed & East Main
- All policies and land use designations remain the same



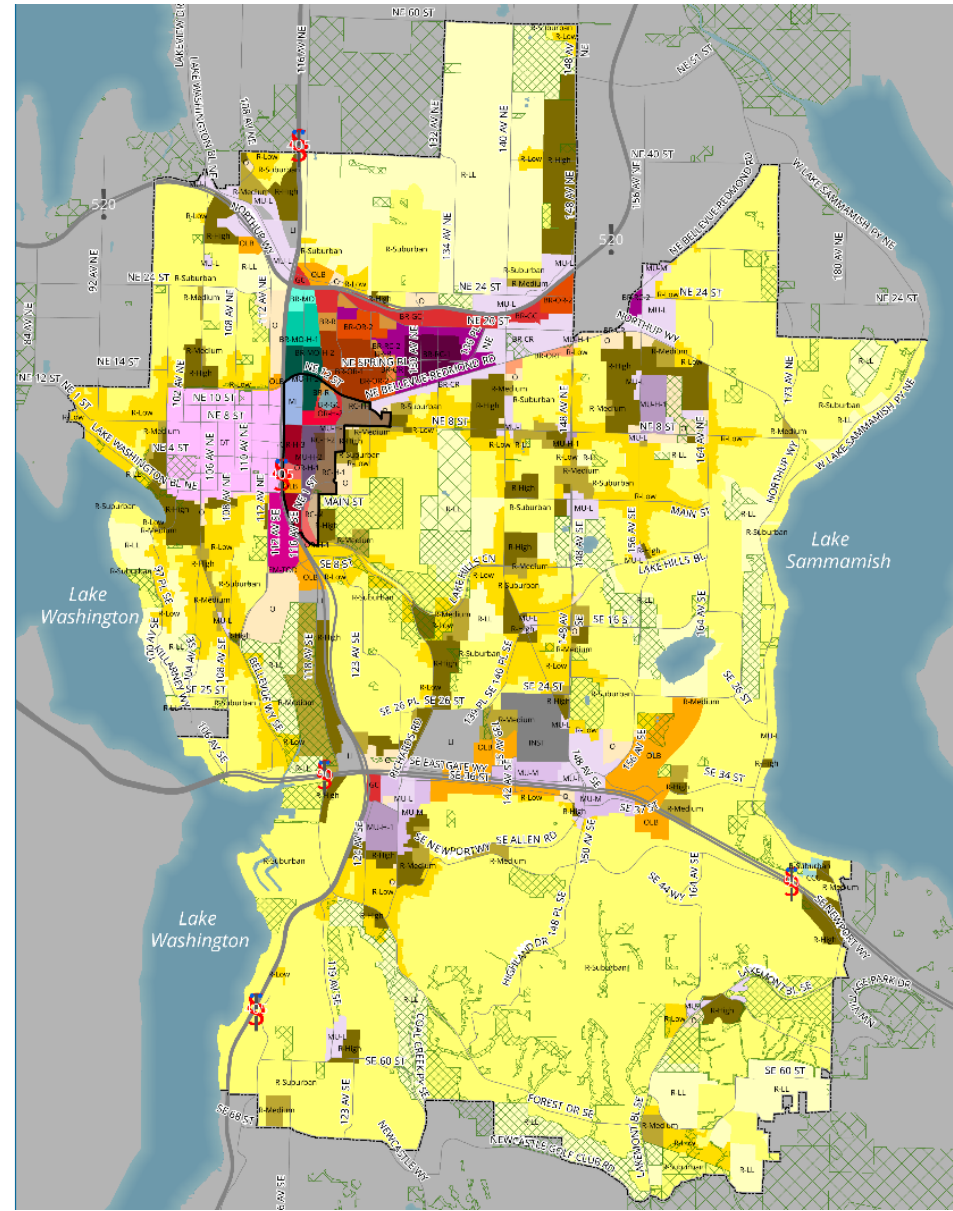
# Alternative 1

- Focus of Growth: Mixed Use Centers
  - Downtown
  - BelRed
  - Wilburton-East Main
  - Crossroads
  - Eastgate
  - Factoria
- Gentle density across the city



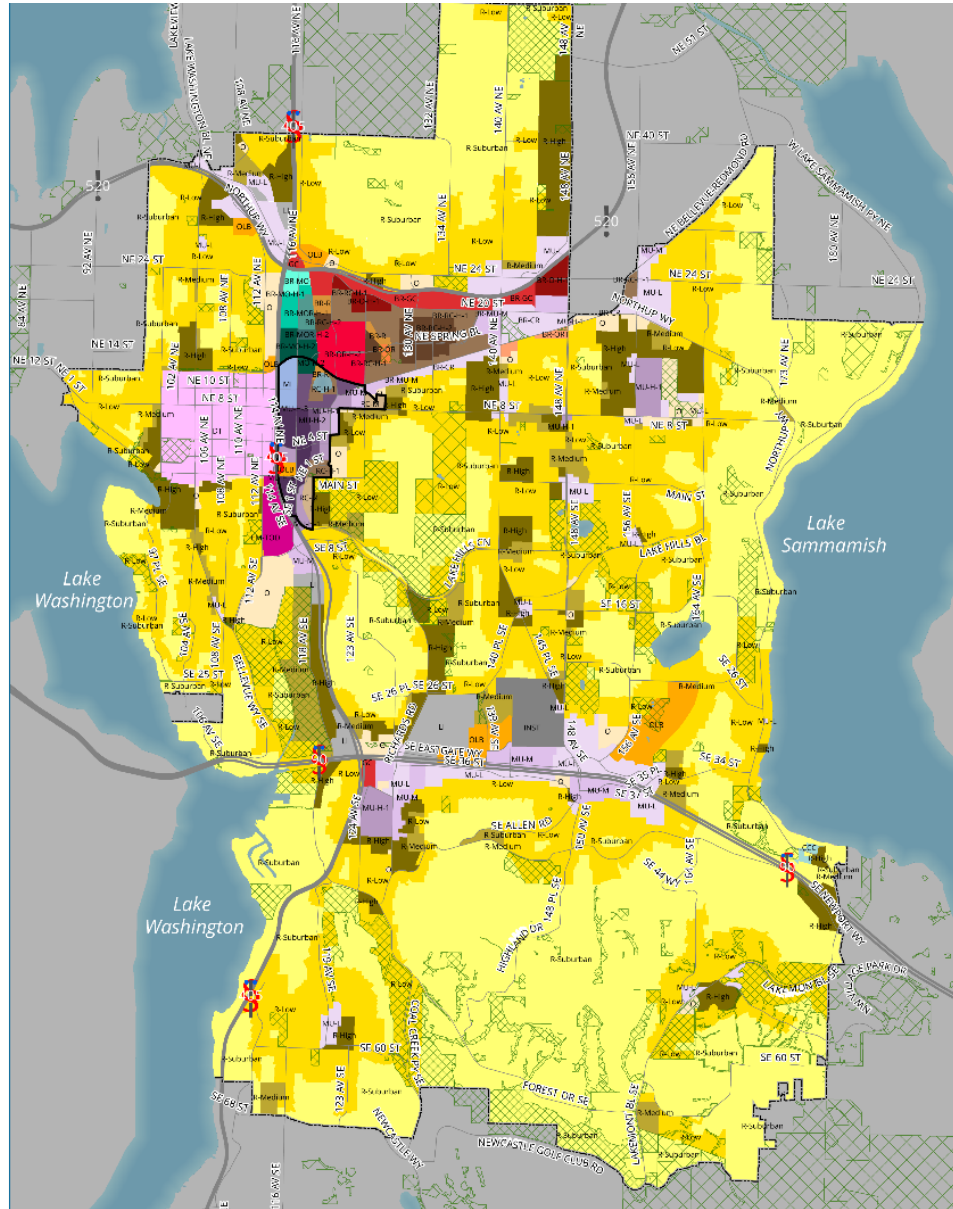
# Alternative 2

- Focus of growth: Mixed Use Centers & Neighborhood Centers
- More housing near frequent transit
- Gentle density across the city



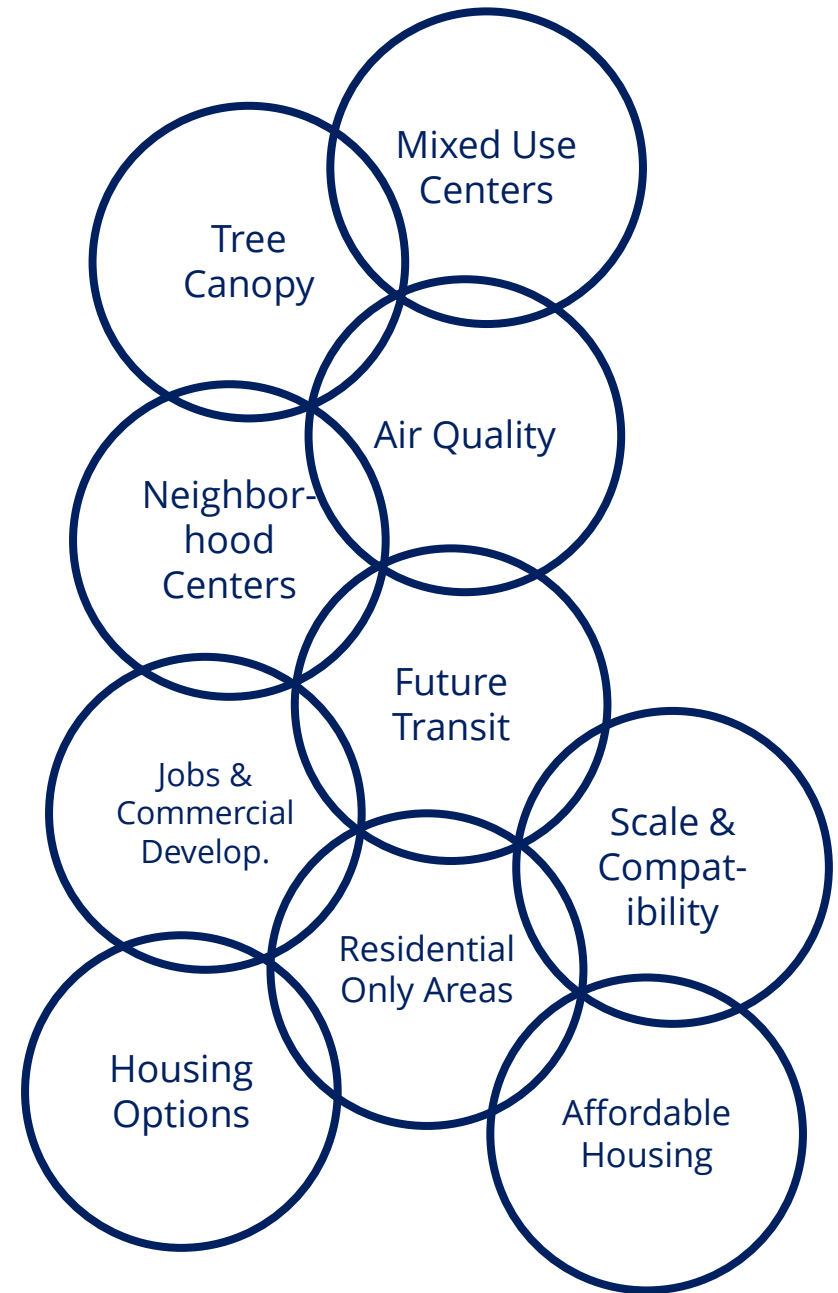
# Alternative 3

- Focus of growth: Mixed Use Centers & Neighborhood Centers
- More housing near Centers & frequent transit
- Higher density housing in all areas of the city



# Key Policy Areas

- 10 policy areas
- First segment of information
- Reflect on direction based on DEIS
- Give direction at June 14 & June 21 meetings



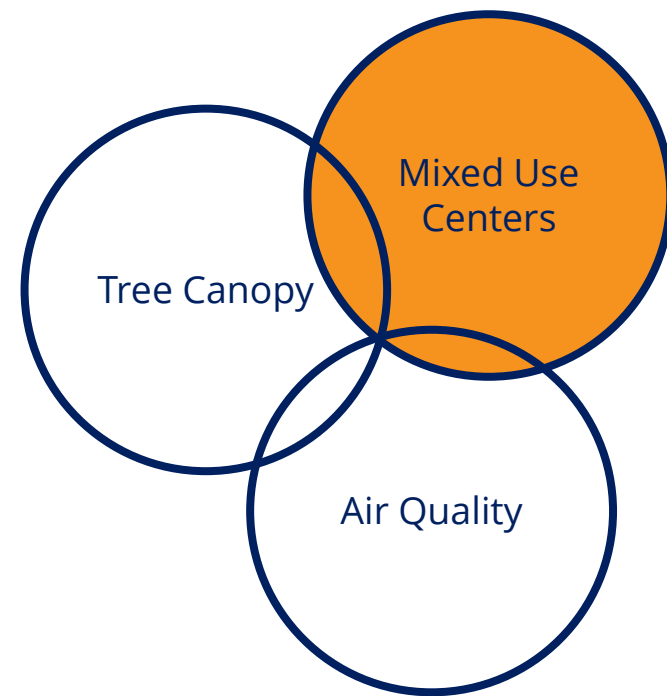
# Key Policy Areas: tradeoffs



## MIXED USE CENTERS

# Key Policy Areas

- How much housing should be in Mixed Use Centers?
- What is the balance between Jobs & housing in each center?



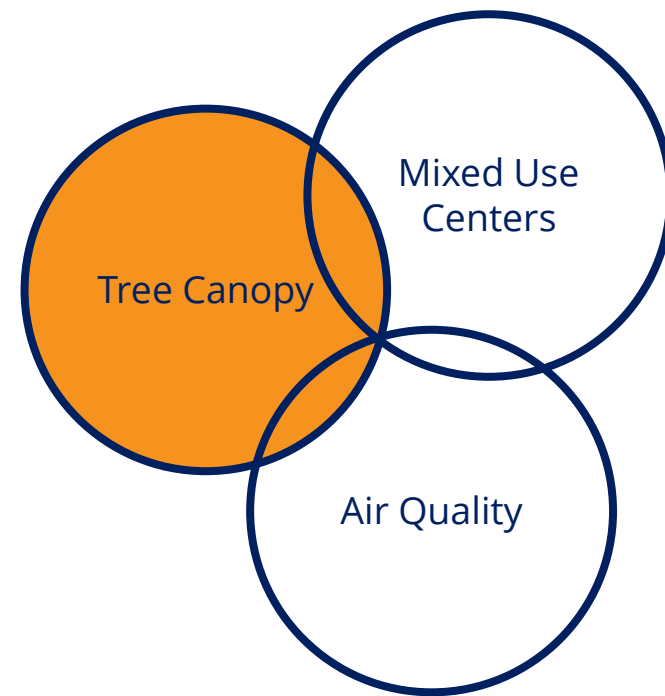
DEIS considerations:

- Heat island
- Risk of flooding
- Impervious surface coverage
- Relationship to highways

## MIXED USE CENTERS

# Key Policy Areas

- How can the city support the goal of increasing the tree canopy as development occurs?



DEIS considerations:

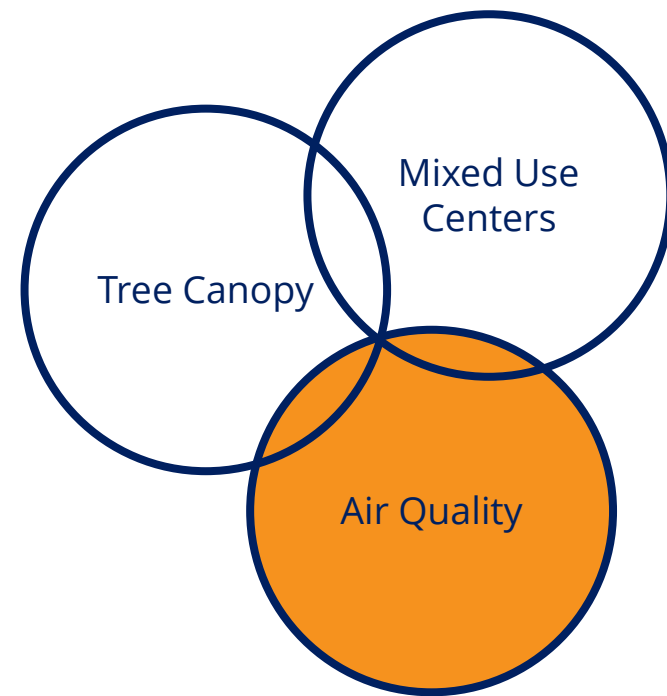
- Mixed Use Centers currently have lower tree canopy relative to the rest of the city



## MIXED USE CENTERS

# Key Policy Areas

- Where should sensitive uses be located relative to highways & other contributors to poor air quality?



DEIS considerations:

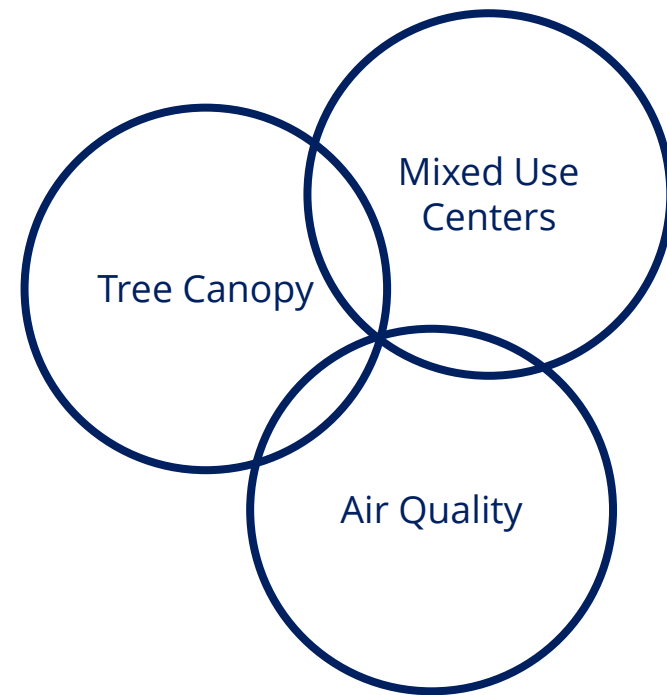
- Residential development near highways exposes those people to poor air quality

## MIXED USE CENTERS

# Key Policy Areas

### REFLECTION

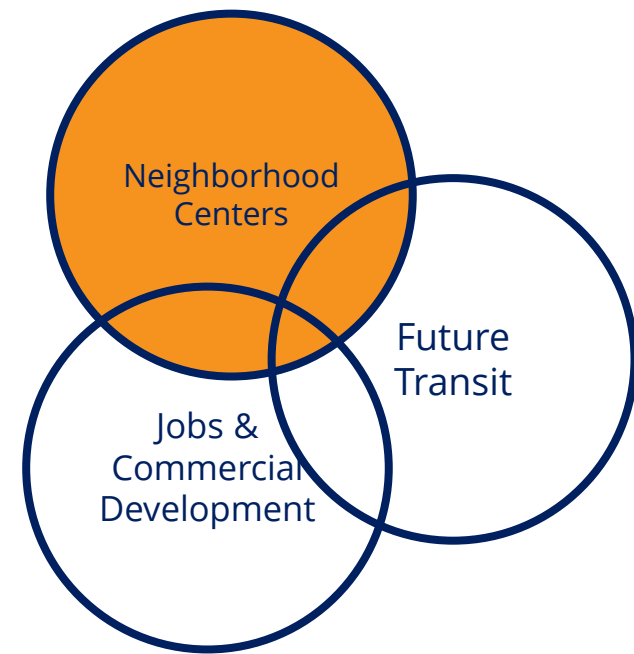
- How should development in Mixed Use Centers respond to environmental hazards?



## NEIGHBORHOOD CENTERS

# Key Policy Areas

- Should Neighborhood Centers have housing within them?
- How much housing should be around the centers?



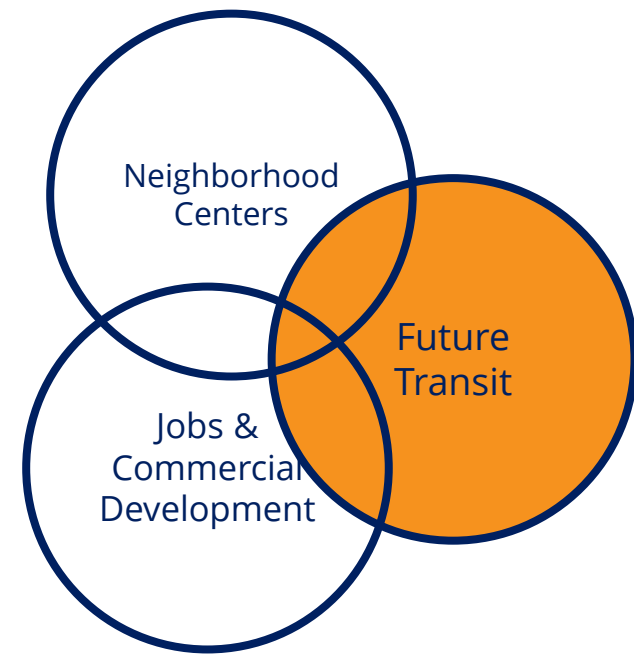
DEIS considerations:

- Potential for commercial displacement within centers
- Potential for residential displacement around centers

## NEIGHBORHOOD CENTERS

# Key Policy Areas

- How to support the expansion of transit to serve more residents & employees?



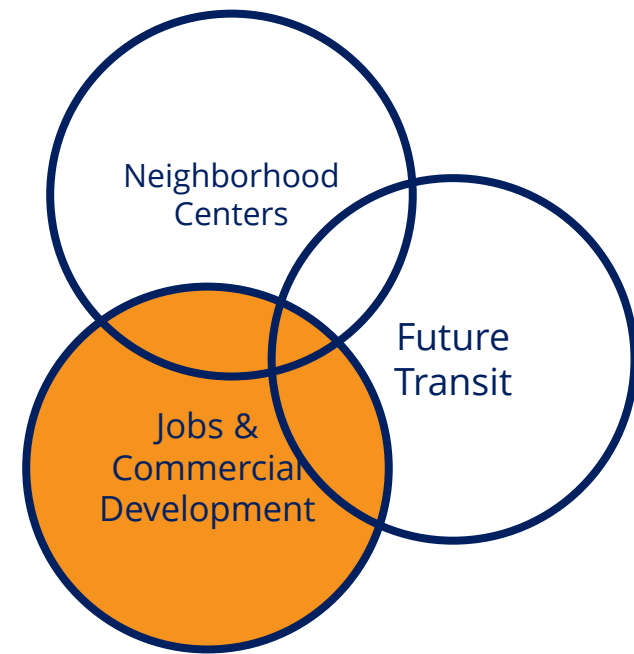
DEIS considerations:

- Impact on amount & speed of traffic
- Support density near transit or support transit near higher density locations

## NEIGHBORHOOD CENTERS

# Key Policy Areas

- How to maintain a range of commercial space options?
- How to support current & future businesses & employees



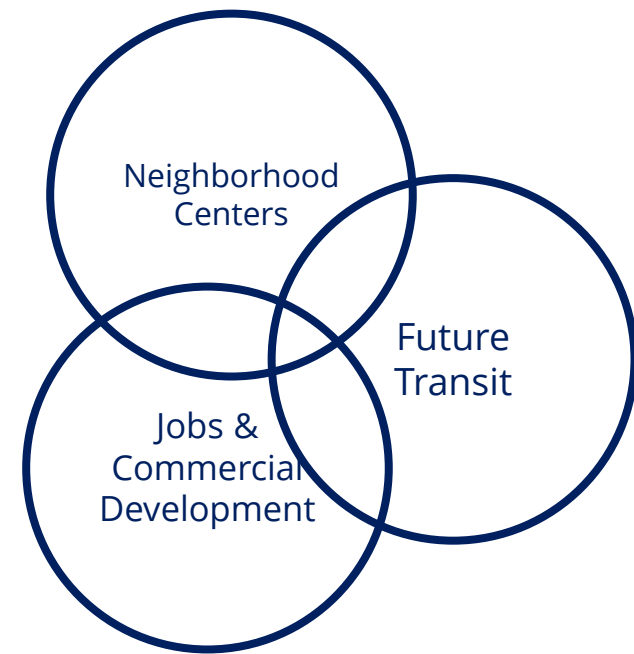
DEIS considerations:

- Involuntary commercial displacement may occur in areas with increased capacity for commercial or mixed use space

# NEIGHBORHOOD CENTERS Key Policy Areas

## REFLECTION

- What land uses will best support small businesses & residents in and around Neighborhood Centers?



## RESIDENTIAL ONLY AREAS

# Key Policy Areas

- What types of housing are appropriate in Residential Only areas?



DEIS considerations:

- Impact on public viewsheds
- Shadows, light & glare in public areas (e.g., streets & sidewalks)
- Potential for residential displacement

## RESIDENTIAL ONLY AREAS

# Key Policy Areas

- What types of housing?
- How many units?
- Where would each type be best suited?



DEIS considerations:

- Capacity impacts housing affordability
- New development regulations may be needed
- Historic and cultural resources



## RESIDENTIAL ONLY AREAS

# Key Policy Areas

- How should new uses and scales be integrated with existing buildings?



DEIS considerations:

- Transitions between uses and scales over time
- Transitions between residential only areas adjacent to Mixed Use Centers and Neighborhood Centers

## RESIDENTIAL ONLY AREAS

# Key Policy Areas

- Should affordable housing be required?
- Should voluntary incentives be used?
- Where should these programs be applied?



DEIS considerations:

- Planning requirements for affordable housing

## RESIDENTIAL ONLY AREAS

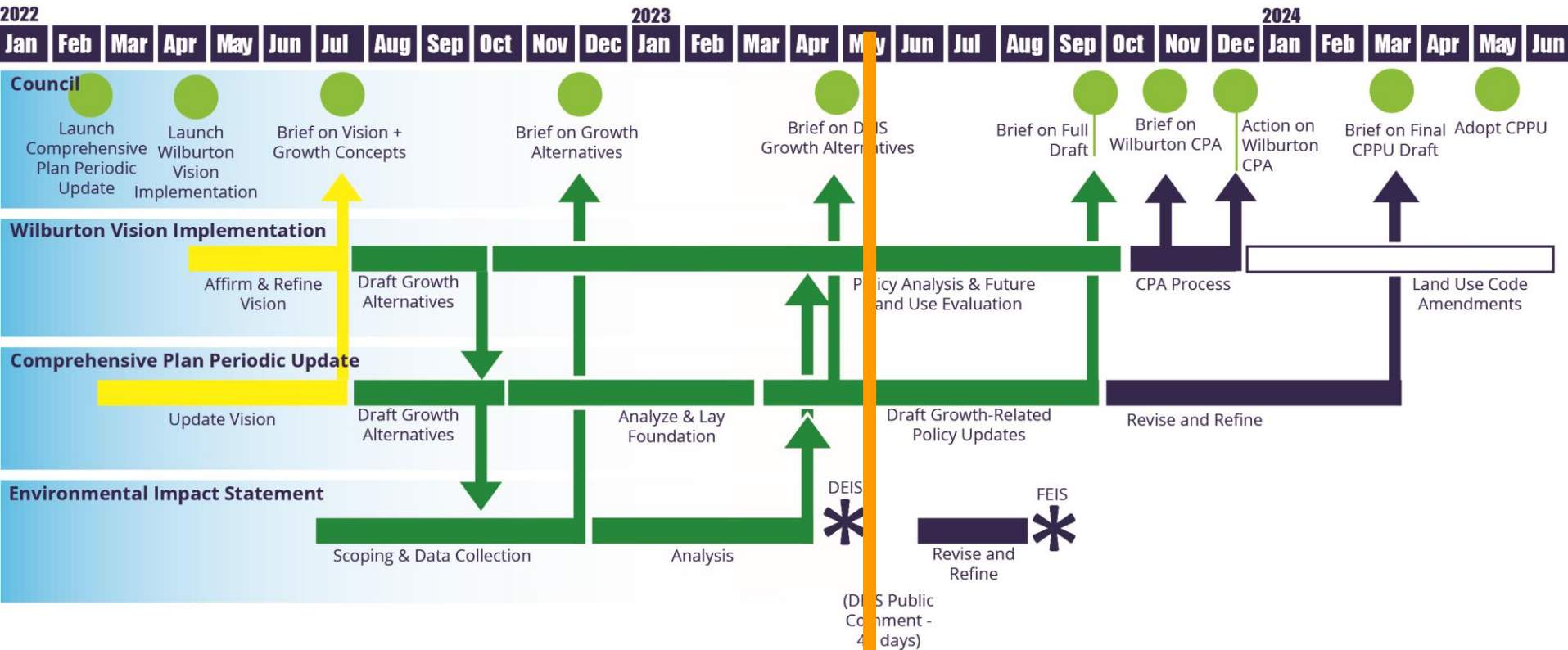
# Key Policy Areas

### REFLECTION

- How should middle housing and other housing types be integrated into residential only areas?



# Project Timeline



We are here

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