

Growth Framework

Comprehensive Plan Periodic Update + Wilburton Visioning

Topical Area	Staff Recommendation: Growth Concepts	Relevant Information
Focus of Growth	Citywide, analyze a combination of the following: <ul style="list-style-type: none"> • Increased density in Bellevue’s growth corridor including Downtown, East Main, Wilburton, and BelRed • Increase density in Bellevue’s Countywide Centers (Downtown, Wilburton/East Main, BelRed, Crossroads, Factoria, and Eastgate) • Establish network of neighborhood centers with smaller scale growth • Focus density along arterials • Gently increase density across the City 	<ul style="list-style-type: none"> • Each growth alternative will likely include more than one of the concepts. • The direction in the 2015 Comprehensive Plan to focus new residential development in the growth corridor has led to a deficit of middle-sized housing (2-3 bedroom) units. • This topical area combines with the placemaking area to define the mix of uses that may be permitted in different areas of the city. These then impact the housing typologies area below.

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<p>Amount of Growth</p>	<ul style="list-style-type: none"> • Analyze options which plan for a range of additional housing capacity between 8,000 and 43,000 housing units above current Citywide capacity • Plan for a jobs capacity increase of at least 20,000 Citywide due to increases in Wilburton (see below for details). 	<ul style="list-style-type: none"> • The City has current capacity for 27,000 new housing units but needs to plan for at least 35,000 housing units by 2044 (requiring additional capacity for at least 8,000 units). • Analyzing options which could result in a range of additional housing capacity between 8,000 and 43,000 housing units which could bring the total Citywide capacity to 70,000 housing units. This range of options for the amount of housing growth would be analyzed in the EIS to assess the relationship between increased housing production and housing options, jobs-housing balance, and affordability across all income brackets as defined by state, regional and county policies This would also allow for more flexibility in meeting required affordable housing targets under development at the regional and local level. • The City needs to plan for at least 70,000 additional jobs by 2044 and has current capacity for 117,000. No additional capacity is therefore required, but additional capacity will be added in Wilburton and potentially other areas of the City.

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<p>Amount of Growth in Wilburton</p>	<p>Wilburton growth should range between:</p> <ul style="list-style-type: none"> • Baseline: estimated employment and housing in the study area per the 2018 CAC vision and Wilburton DEIS, which is approximately a 4:1 jobs to housing ratio • Explore opportunities/strategies to increase housing capacity to achieve closer to a 2:1 jobs to housing ratio aligning with the Citywide growth target 	<ul style="list-style-type: none"> • Council directed staff to use the 2018 Citizen Advisory Committee (CAC) vision as the baseline for considering future land use, which projects 12.6 million sq ft of new development in the study area by 2035, and 15.4 million sq ft of new development at ultimate buildout post-2035. • Approaches to growth for the Wilburton study area will consider how additional housing opportunity can be accommodated to provide for housing closer to employment centers.
<p>Distribution of Growth in Wilburton</p>	<p>For Wilburton, analyze the following:</p> <ul style="list-style-type: none"> • Single Core: concentrate growth where density is envisioned to be highest in the study area • Additional Development Nodes: concentrate growth around multiple mixed use nodes • Areawide: distribute additional growth across the entire study area 	<ul style="list-style-type: none"> • The Wilburton study area core is bounded approximately by the I-405 to the west, NE 8th Street to the north, Eastrail to the east, and NE 4th Street to the south, and includes the Grand Connection. • Mixed use nodes include areas with higher concentration and intensity of mixed use, such as light rail station areas and employment clusters. • Areawide assumes growth distributed across the study area with appropriate levels of density and mixed use based on local context.

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<p>Placemaking</p>	<p>Within each type of density and location across the City, consider the appropriate vision from the following list:</p> <ul style="list-style-type: none"> • All residential: a quieter environment with green spaces to visit. • Residential focus with a few places to gather (such as coffee shops) and fulfill daily needs (like grocery stores) • A central neighborhood node with areas to gather, fulfill daily needs, and enjoy unique restaurants and shops. An emphasis on small, locally owned business. • Cultural hub: A mix of mostly residential and retail uses with a bit of night life. Popular with younger professionals. • Retail Center: A mix of residential, office, and retail uses that caters to a variety of demographics and changes throughout the day. Cultivation of night life. • Office Center: An office focus with day-time restaurant choices and quality transit to more residential areas. Lively on weekdays and quiet in the evening. 	<ul style="list-style-type: none"> • Unique arts and/or cultural overlays could be added to any of the concepts at left to cater to a specific experience. • Each of the concepts on the left may attract a different range of demographic groups, particularly when combined with the housing typology concepts above.

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Wilburton Placemaking and Typologies	<p>In Wilburton, analyze a combination of the following:</p> <ul style="list-style-type: none"> • Residential Focus with access to building and neighborhood amenities • Small Scale Residential Mixed Use • Medium Scale Residential Mixed Use • Residential Tower 	<ul style="list-style-type: none"> • Residential Focus typologies include attached unit types (apartments, townhouses, etc.) appropriate for the transition areas at the edges of the Wilburton study area. • Small Scale Residential Mixed Use typologies include mixed-use buildings appropriate for small-footprint, neighborhood-serving commercial and office at the ground floor. • Medium Scale Residential Mixed Use typologies include mixed-use buildings appropriate for medium-scale commercial and office spaces that require larger footprints to operate. • Residential Tower typologies include both residential towers and residential units integrated into commercial or office tower development closer to Downtown Bellevue
Housing Typologies	<p>Any combination of the following:</p> <ul style="list-style-type: none"> • Expand high-rise studios/one-bedrooms • Expand mid-rise studios/one-bedrooms • Introduce micro-units within transit-rich areas • Emphasize larger units within mid-rise and high-rise construction • Expand existing low-rise typologies such as townhomes • Introduce new low-rise typologies such as small apartment buildings and cottage housing • Introduce lower-scale typologies such as ADUs, DADUs, duplexes, or triplexes 	<ul style="list-style-type: none"> • Currently, the most common new construction typologies are urban studios and one-bedrooms, as well as large single-family houses with four or more bedrooms.

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<p>Affordable Housing</p>	<p>Analyze a full range of land use approaches from the current framework used in Bellevue to requiring a percentage of affordable housing in new development. Concepts within this range could include voluntary incentives similar to incentives that currently exist in Downtown or a tiered incentive approach similar to BelRed.</p> <p>A range of geographic applicability for the above incentives/requirements from only applying to existing additional incentive areas (Downtown, BelRed, East Main, Eastgate) to applying across the City. Concepts within this range could include only applying to major employment centers or any mixed-use area.</p>	<ul style="list-style-type: none"> • State requirements from 2020 HB 1220 require the Comprehensive Plan Periodic Update to provide capacity for enough affordable housing in each range of affordability to meet anticipated need. Regional and local work is underway to determine the needs for Bellevue. This will influence the concepts on the left, since a large percentage of new development will likely need to be affordable based on these requirements. • Many detailed policy questions go hand-in-hand with these concepts, such as whether incentives or mandatory requirements apply only to residential development or to all development.