



Project Updates

Comprehensive Plan Periodic Update & Wilburton Vision Implementation

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Community Development

April 24, 2023

BELLEVUE
COMPREHENSIVE PLAN

2044

Information Only

- Project updates for the Comprehensive Plan Periodic Update and Wilburton Vision Implementation

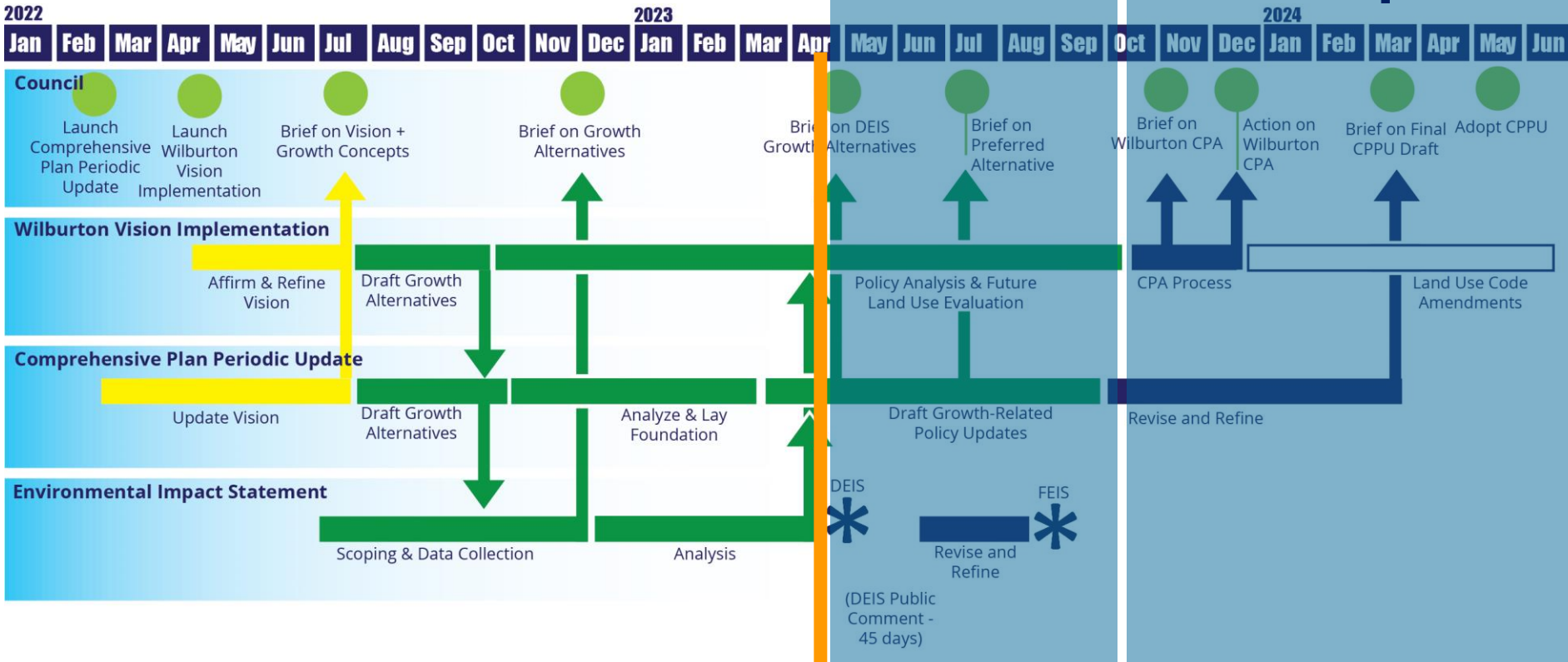


Agenda

- 1) Overall Timeline
- 2) Environmental Impact Statement (EIS): Intent and Process
- 3) Progress Update on Comprehensive Plan and Wilburton Vision Implementation
- 4) Outreach and Community engagement



Timeline



We are here



Environmental Impact Statement: Intent and Process

Timeline of SEPA Process

Scope EIS

- Scoping Period Sept 30 to Oct 31, 2022
- 3 “action” alternatives + “no action” alternative



Issue Draft EIS

- DEIS released April 27
- 45-day comment period to occur in May & June

Select Preferred Alternative

- Preferred Alternative could be DEIS alternative or “hybrid” of alternatives

Issue Final EIS

- Includes Preferred Alternative
- Includes comment response & additional analysis

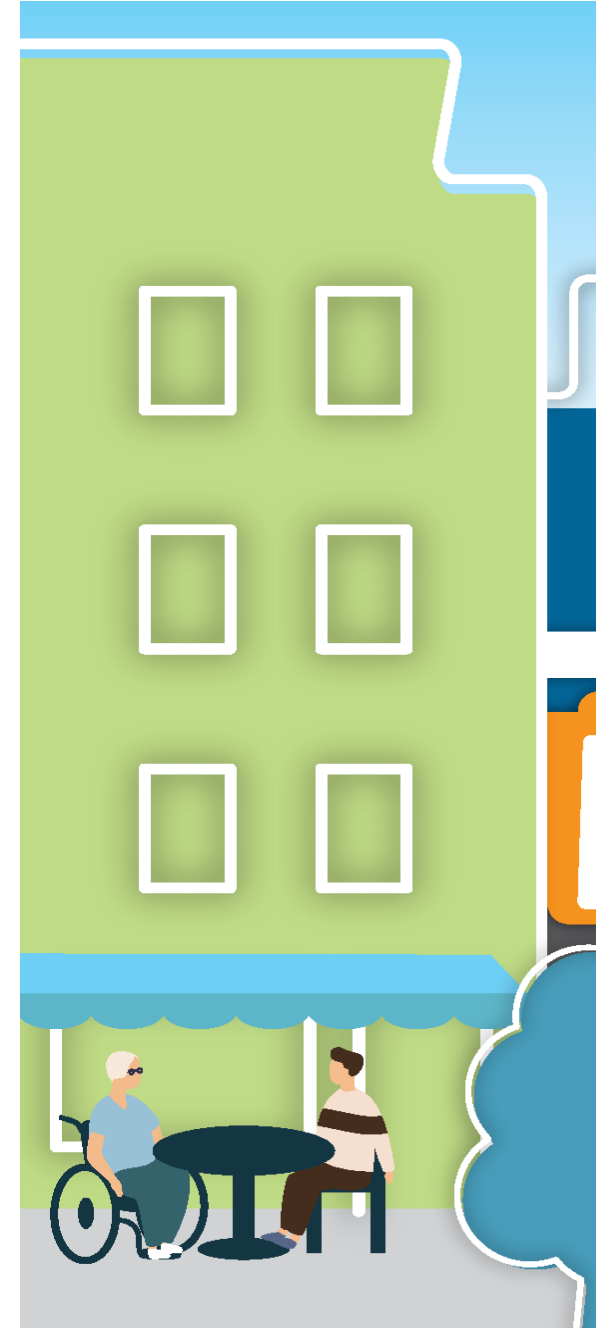
DEIS Analysis Underway

- Studies potential future environmental impacts and compares range of alternatives
- Analysis of “informed build-out”
 - Assumes development happens on redevelopable properties
 - Studies potential impacts of land use changes, even if changes may occur post-2044



Key Issues

- Recurring Concerns
 - Amount & location of growth
 - Need for housing (cost, housing type & location)
 - Trees and “City in a Park”
 - Transportation and traffic issues
- Additional Considerations
 - Air quality & GHG emissions
 - Changing market conditions
 - Equity & inclusion
 - State legislation





Progress Update on Comprehensive Plan and Wilburton Vision Implementation

DEIS Alternatives

And why we're analyzing additional capacity

- Council direction; **future legislative flexibility**
- Approaches for **market flexibility**
- Growth in **Wilburton, BelRed**, etc.
- Complies with Countywide Planning Policies
 - **Different housing types**
 - **Housing affordable to a wide variety of households**

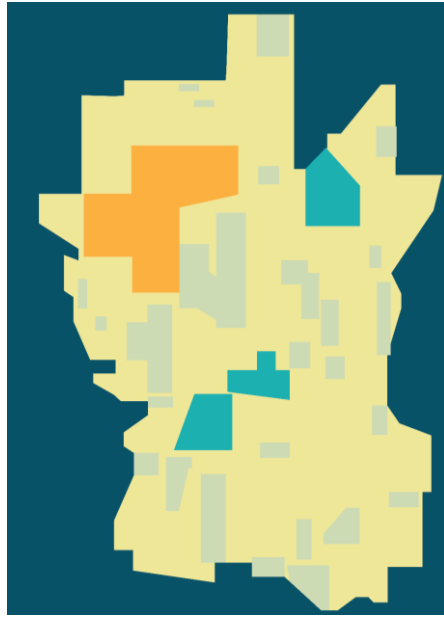
DEIS ALTERNATIVES:

Summary of Location of Capacity

Alternative 0



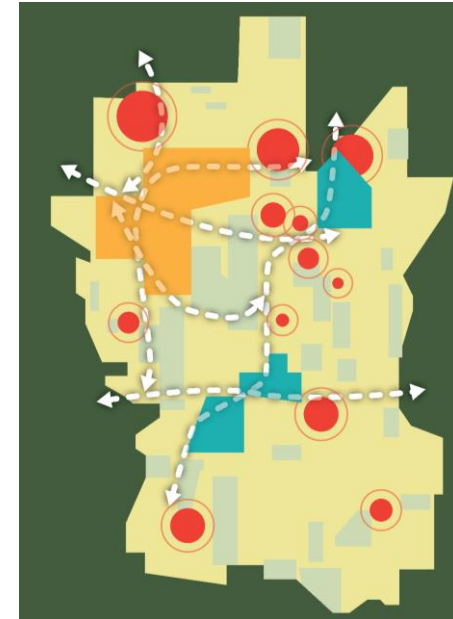
Alternative 1



Alternative 2

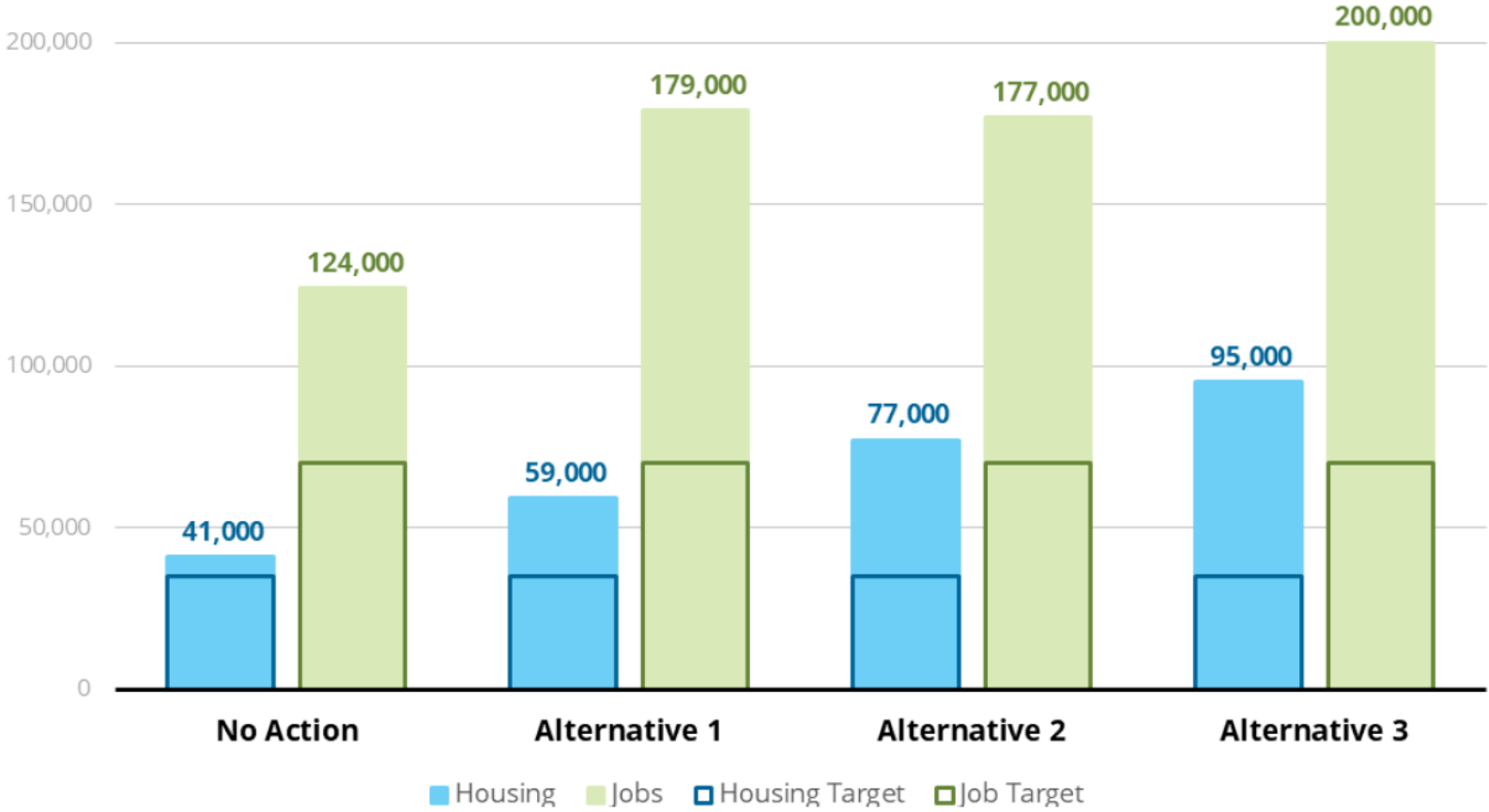


Alternative 3



Summary of DEIS Alternatives

Increased capacity being studied and 2044 targets



SOURCES: City of Bellevue 2023; BERK 2023



Summary of DEIS Alternatives

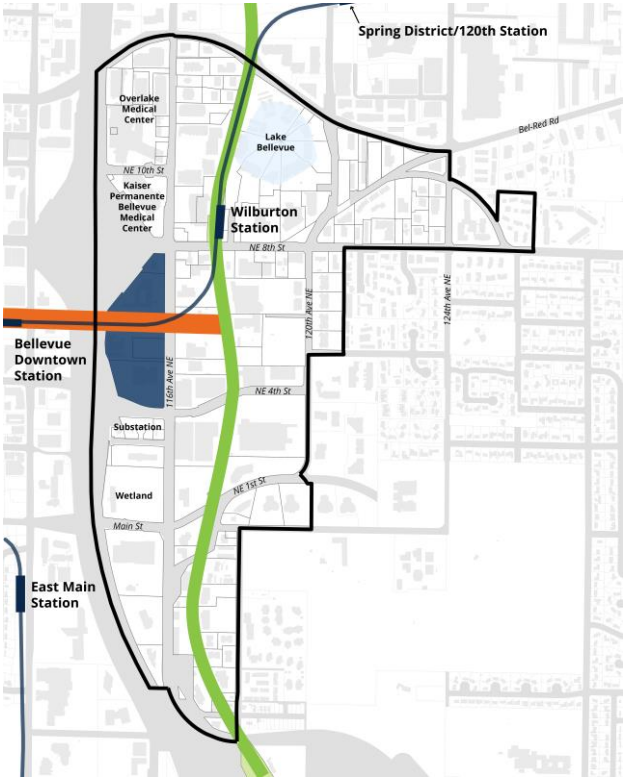
Wilburton Capacity Relative to City Capacity

		Housing Units	Jobs
0	Citywide	41,000	124,000
	Wilburton	300	3,900
	Percent of City Capacity	1%	3%
1	Citywide	59,000	179,000
	Wilburton	9,200	44,800
	Percent of City Capacity	16%	25%
2	Citywide	77,000	177,000
	Wilburton	14,200	38,100
	Percent of City Capacity	18%	22%
3	Citywide	95,000	200,000
	Wilburton	14,300	44,500
	Percent of City Capacity	15%	22%

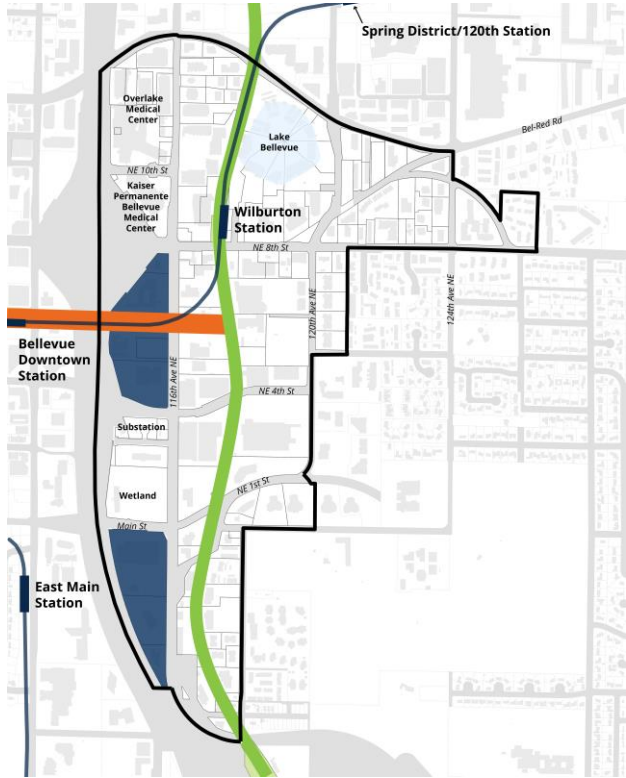
DEIS ALTERNATIVES:

Summary of Wilburton Capacity

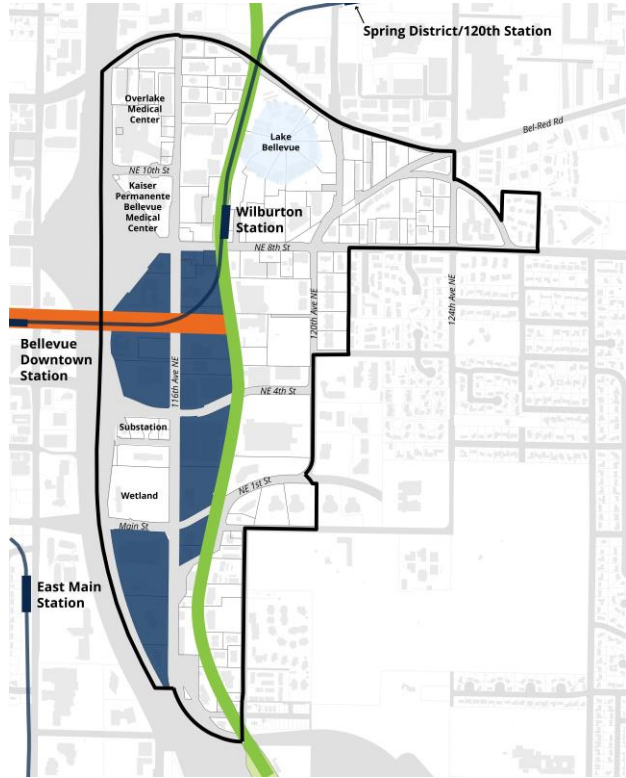
Wilburton Alternative 1
9,200 housing units / **44,800** jobs



Wilburton Alternative 2
14,200 housing units / **38,100** jobs



Wilburton Alternative 3
14,300 housing units / **44,500** jobs



Highrise 3
 Up to 45 stories

Highrise 2
 Up to 25 stories

Highrise 1
 Up to 16 stories

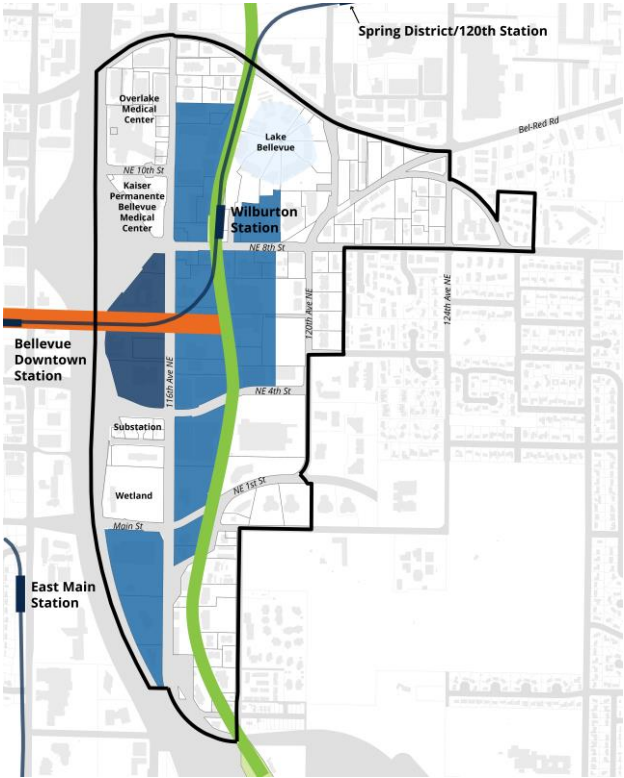
Midrise
 Up to 7-10 stories

Wilburton Alternative 0
300 housing units / **3,900** jobs

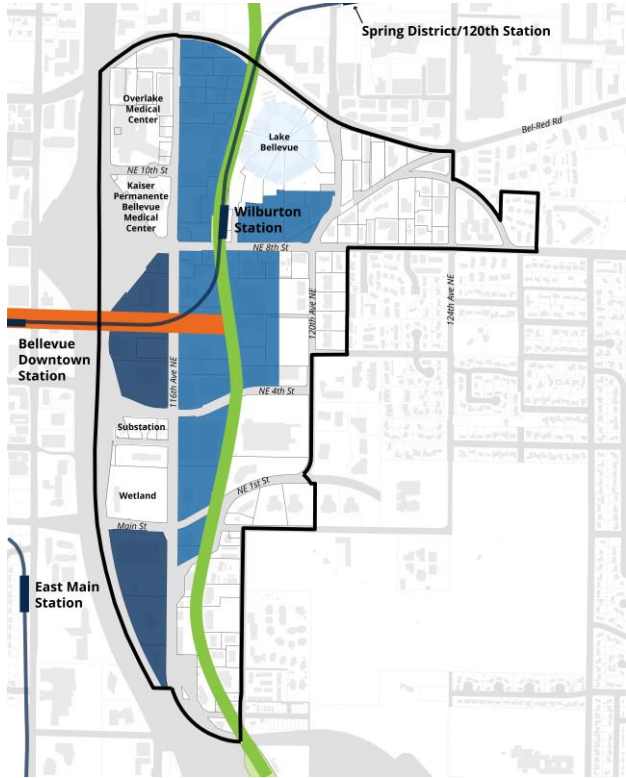
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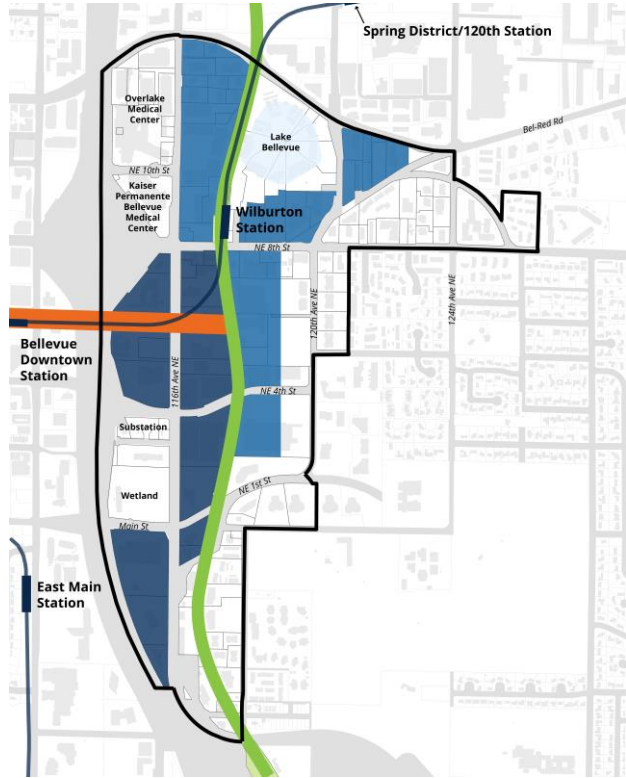
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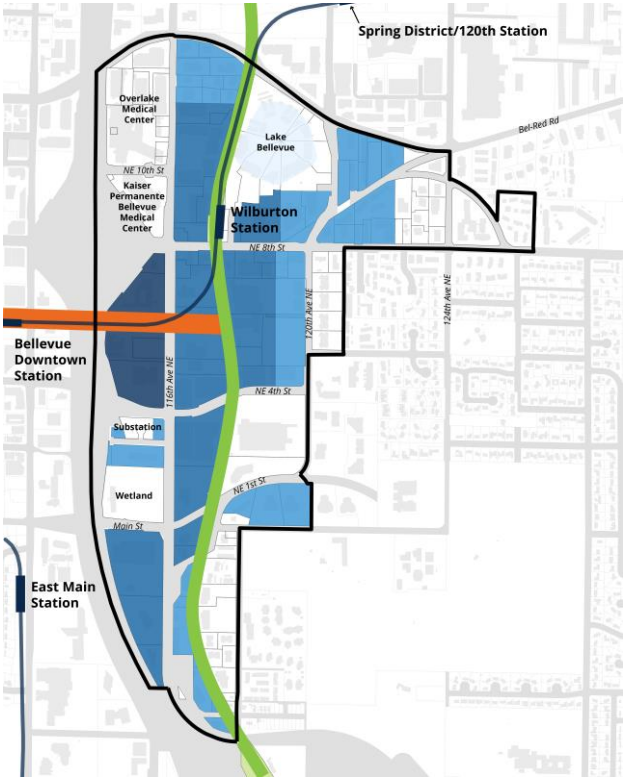
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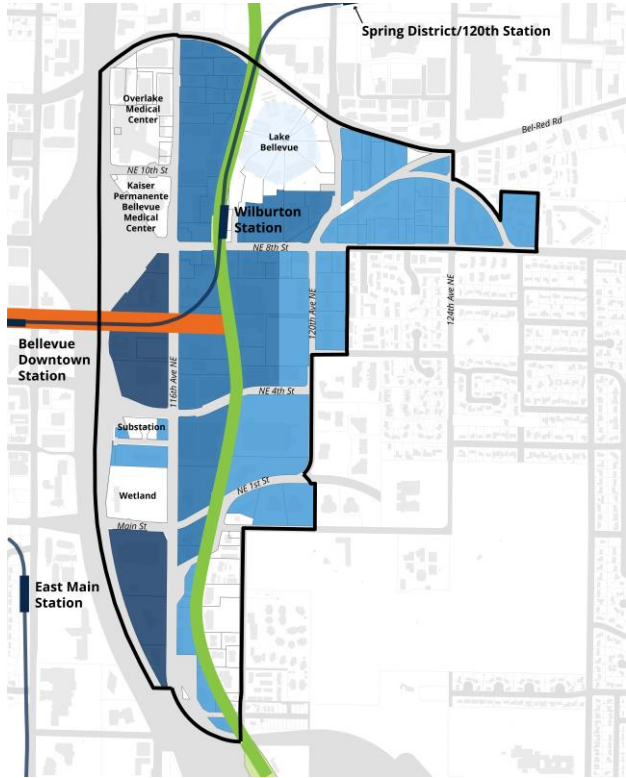
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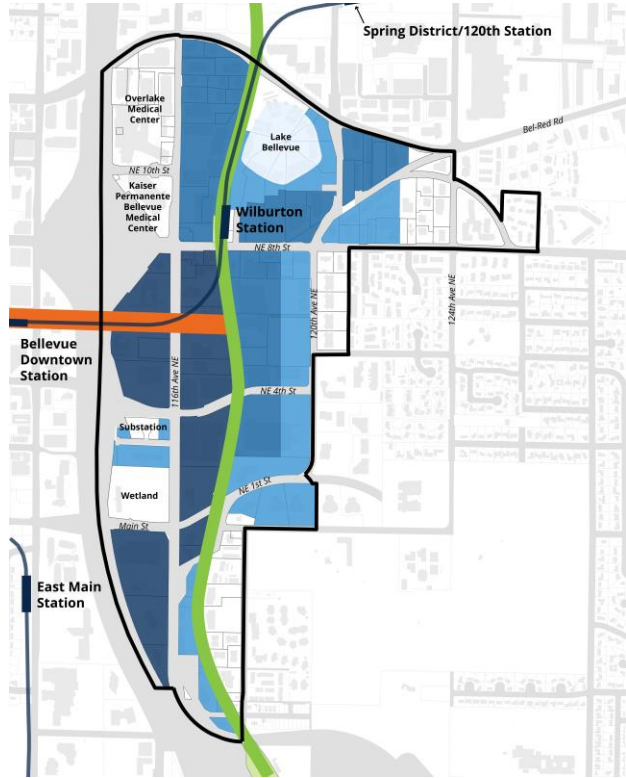
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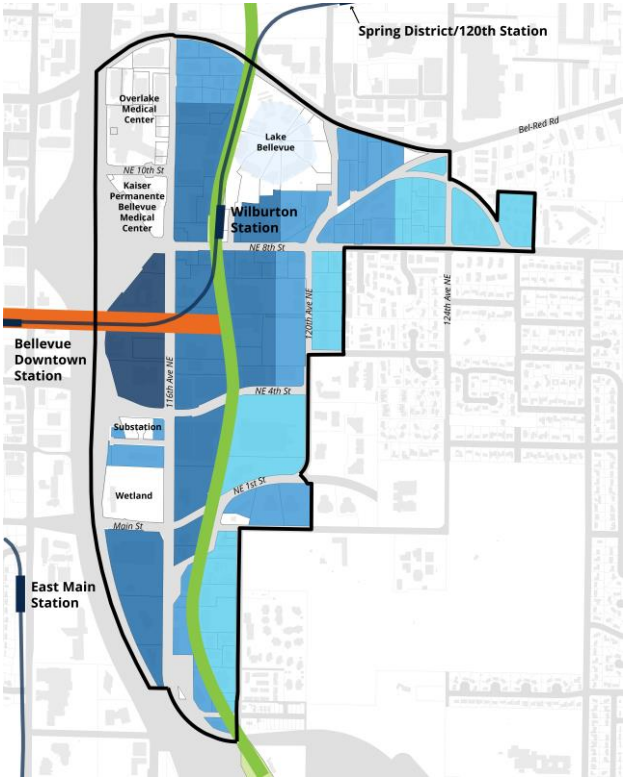
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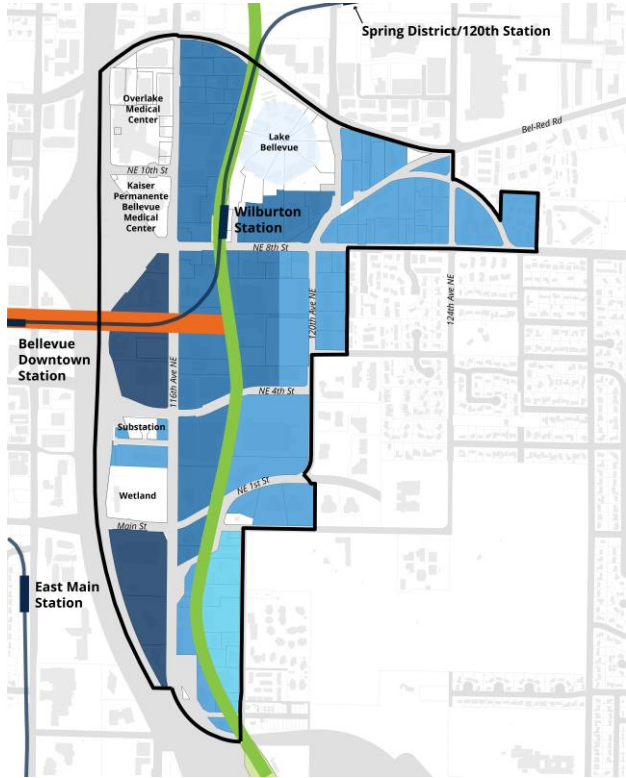
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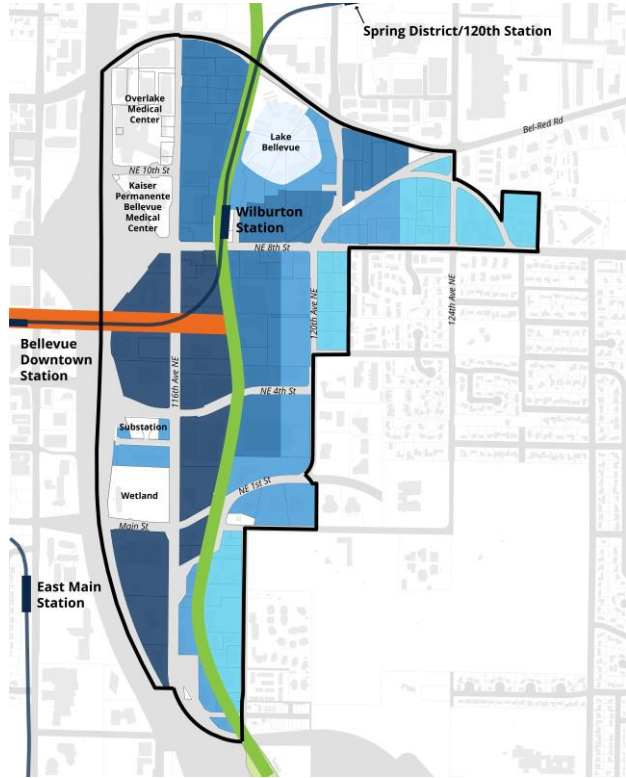
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Wilburton – Policy Topics

- Reviewed by Planning Commission, March 22



WILBURTON: Key Policy Moves



Integrating Grand Connection, Eastrail, and open spaces with future development



Innovations in environmental sustainability



Expanding housing diversity and affordability



Walkable, bikeable, and transit-rich environment



Supporting unique economic opportunities

ENGAGEMENT:

Wilburton Vision Implementation

- **100** responses to Engaging Bellevue questionnaire
- **Walking tours and tabling events**
- **Small business canvassing**
- **Presentations to community groups and organizations**
- **Met monthly with property owners**



Community Input

3 Housing Forums to listen and discuss community housing needs. **Over 150 attendees.**

11 Presentations and focus groups.

- Emphasis on typically underrepresented groups.

















1 statistically valid survey of residents' attitudes towards growth & housing priorities.

Input will inform the choice of a preferred alternative & growth strategy



Summary of Survey Results

Bellevue needs a variety of neighborhoods to meet the needs of people. [Survey result dashboard](#)

Single-Family Residential  One house per lot	Low Scale Residential  Mix of one house per lot, duplexes, and townhomes	Mixed Use  A mix of small condos and apartment buildings, townhomes, single-family homes, and duplexes	Urban Core  Mostly apartment and condo buildings, 5-stories or taller
 Only residential zoning, must drive to all businesses	 Some small businesses within walking distance	 Some small businesses within walking distance	 Denser development with small and large businesses within walking distance
 Medium sized parks 15-20 minute walk away with some parking and amenities	 Medium sized parks 15-20 minute walk away with some parking and amenities	 Medium sized parks 15-20 minute walk away with some parking and amenities	 Medium sized parks 15-20 minute walk away with some parking and amenities
 Pedestrian and bike oriented street design that prioritizes safety and slower speeds	 Pedestrian and bike oriented street design that prioritizes safety and slower speeds	 Pedestrian and bike oriented street design that prioritizes safety and slower speeds	 Pedestrian and bike oriented street design that prioritizes safety and slower speeds
Some options for affordable housing	Some options for affordable housing	Some options for affordable housing	Some options for affordable housing
26% prefer this neighborhood	38% prefer this neighborhood	29% prefer this neighborhood 7% prefer this neighborhood	

Summary of Survey Results

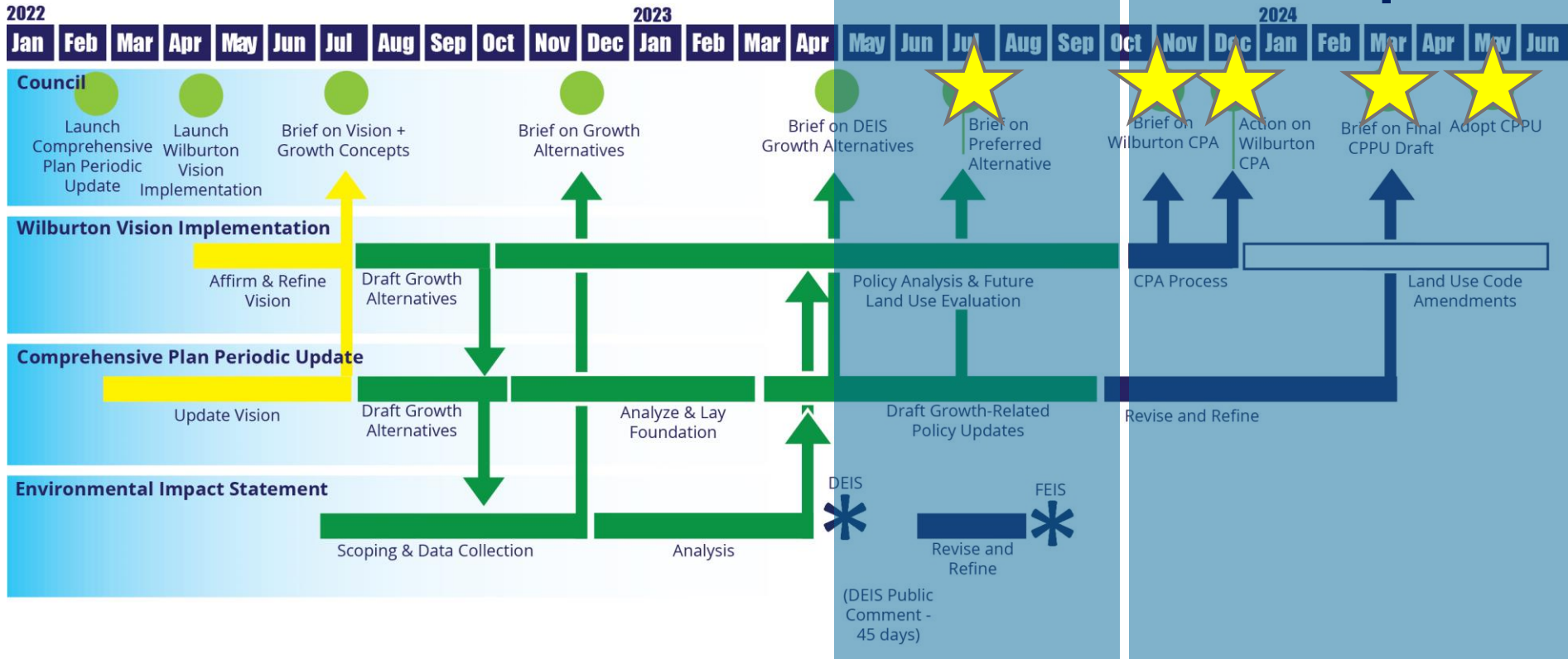
- Top development priorities:
 1. Home ownership opportunities for different incomes
 2. Preserving and enhancing the tree canopy
 3. Ability to walk to a meeting place like a coffee shop or library.
- **67%** of Bellevue residents support new housing development throughout the city.
- **54%** of Bellevue residents support new housing development in their neighborhood.

Significant differences by age, homeowner status, and neighborhood type.

Next steps

Finalize EIS

Update Policies & Adopt



Information Only

- Project updates for the Comprehensive Plan Periodic Update and Wilburton Vision Implementation

