



# Project Updates and Growth Concepts for the **Comprehensive Plan Periodic Update** and **Wilburton Study Area**

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*Community Development*

July 25, 2022

**BELLEVUE**  
COMPREHENSIVE PLAN

**2044**

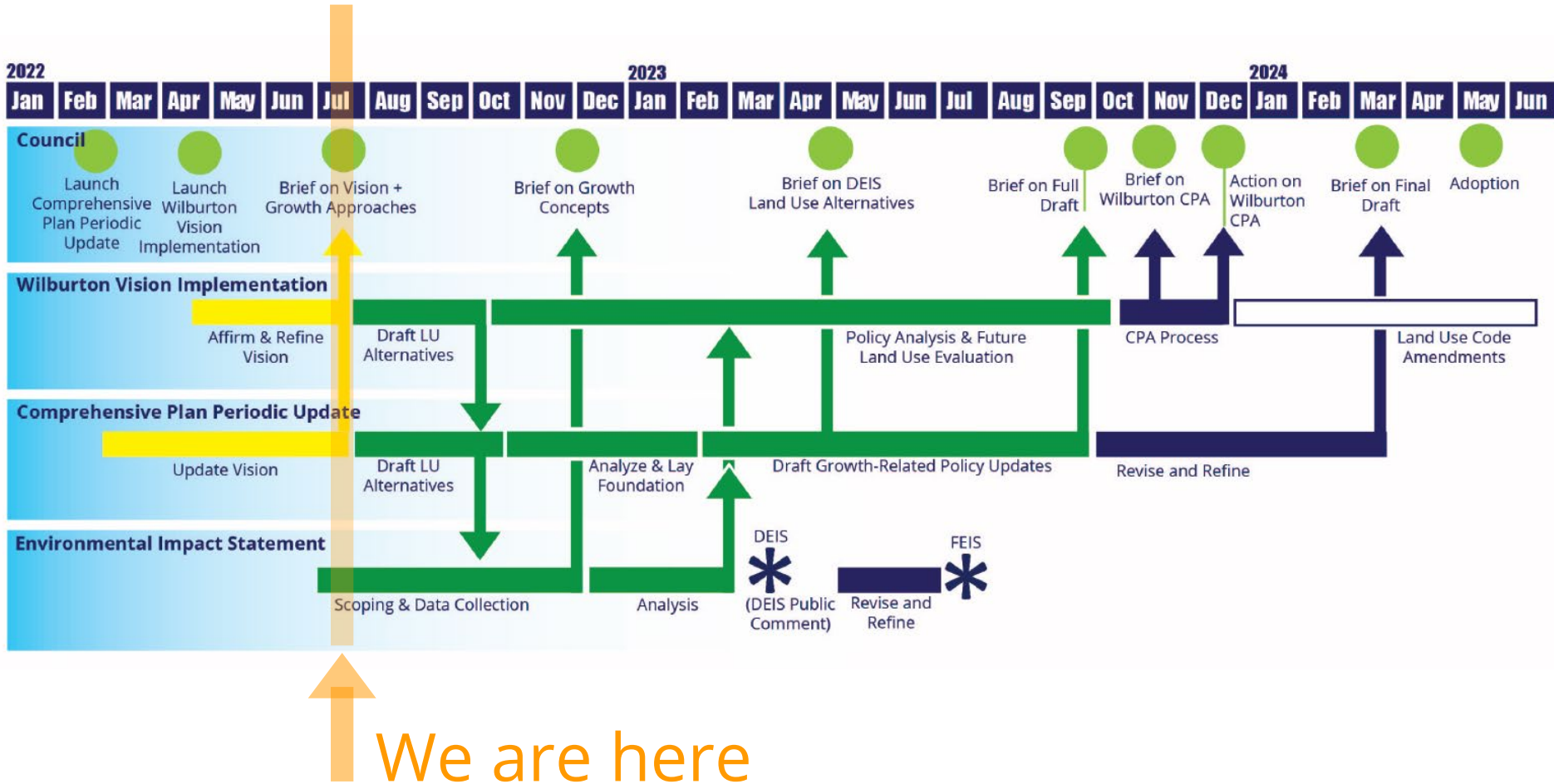
# Information Only

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- Project updates for the Comprehensive Plan Periodic Update and the Wilburton Study Area
- Overview of Commission's recommended range of growth concepts to analyze



# Integrated Timeline



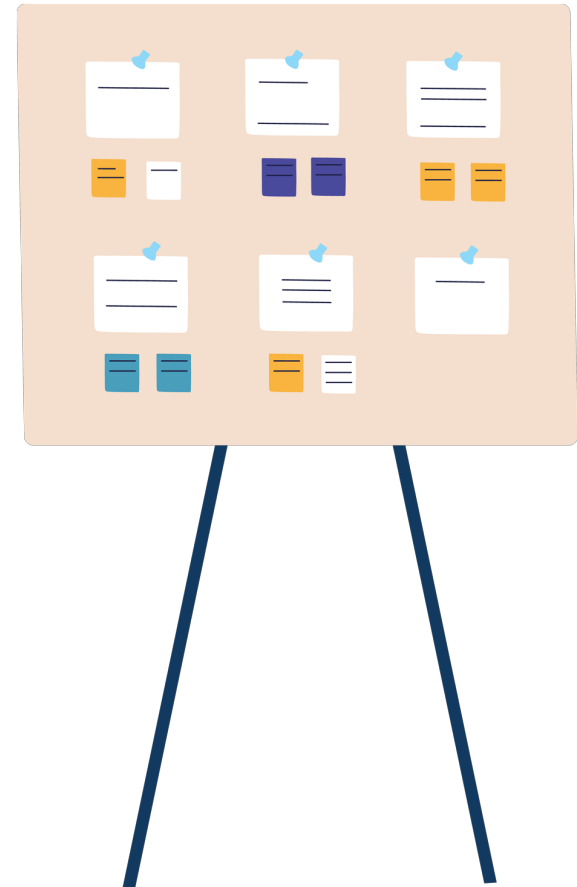
# Agenda

## 1. Background




- Previous direction from Council
- Feedback from Planning Commission

## 2. Framework for Growth

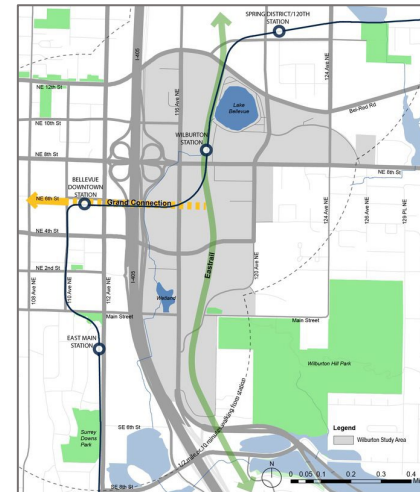
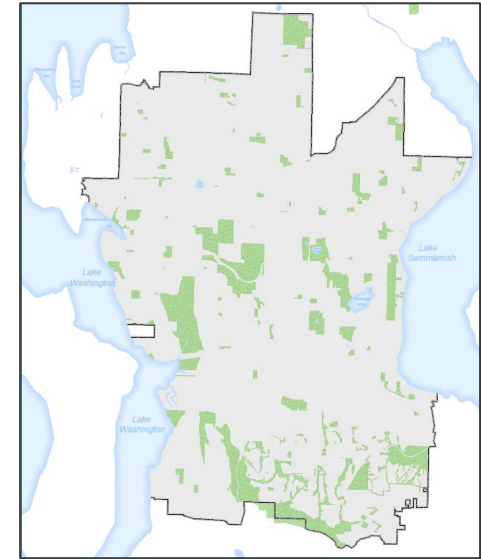
- Citywide
- Wilburton Study Area



# Previous Direction from Council

- Projects initiated in February and April
- Combined environmental analysis
- Growth concepts follow previous Council direction including:
  -  Increased housing focus across all income levels and throughout life
  -  Focus on sustainability and climate resilience
  -  Equitable access, impacts, and outreach
- Wilburton: 2018 CAC preferred alternative as baseline

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



*Wilburton  
Study Area*

# Planning Commission Discussion

- Affirmed the range of growth concepts
- Include the higher range of additional housing capacity to study in the EIS
- Emphasized the need for continued community outreach, especially with under-represented groups

# Engagement Activities

**4** public workshops

**16** community/youth presentations

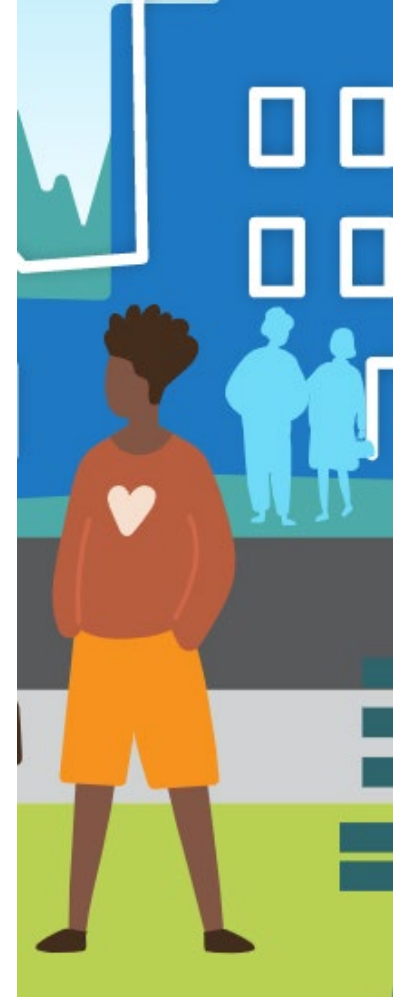
**3,326** questionnaires returned

## Values

- **Parks & green space**
- Safety & cleanliness
- Quality of life
- Community

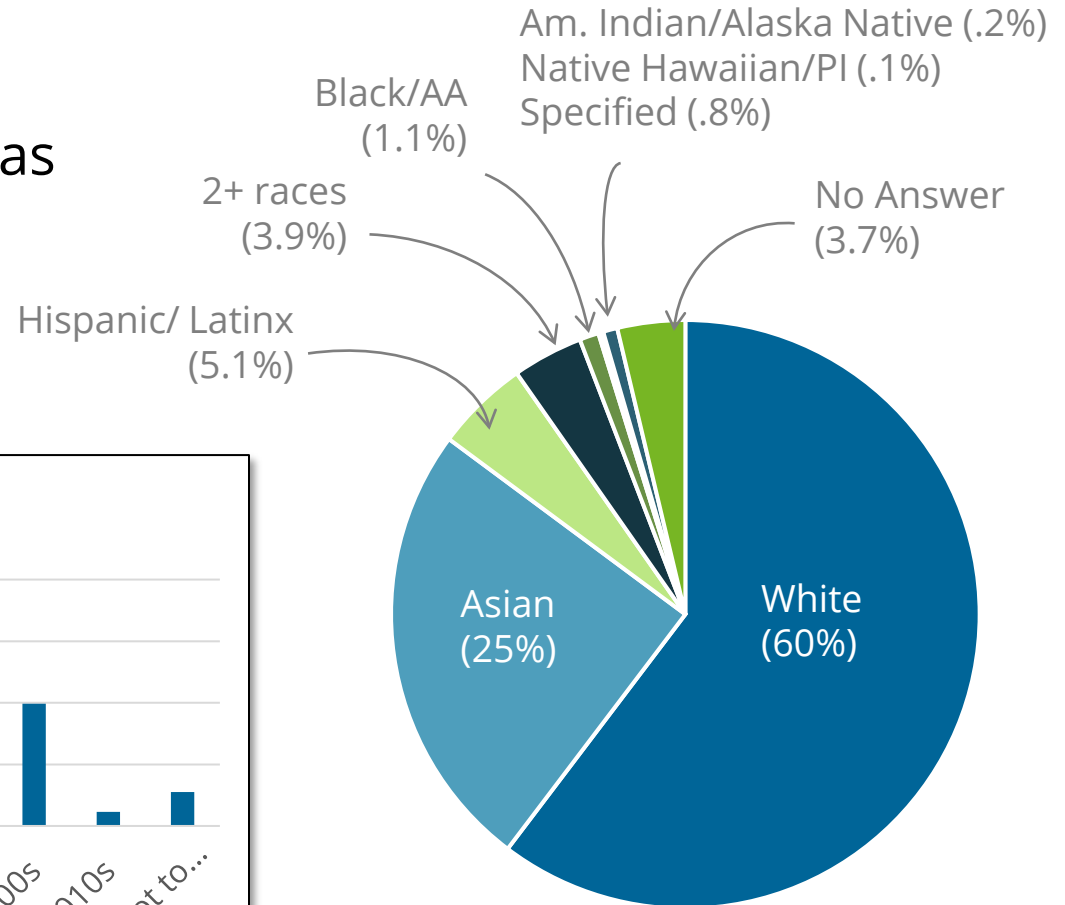
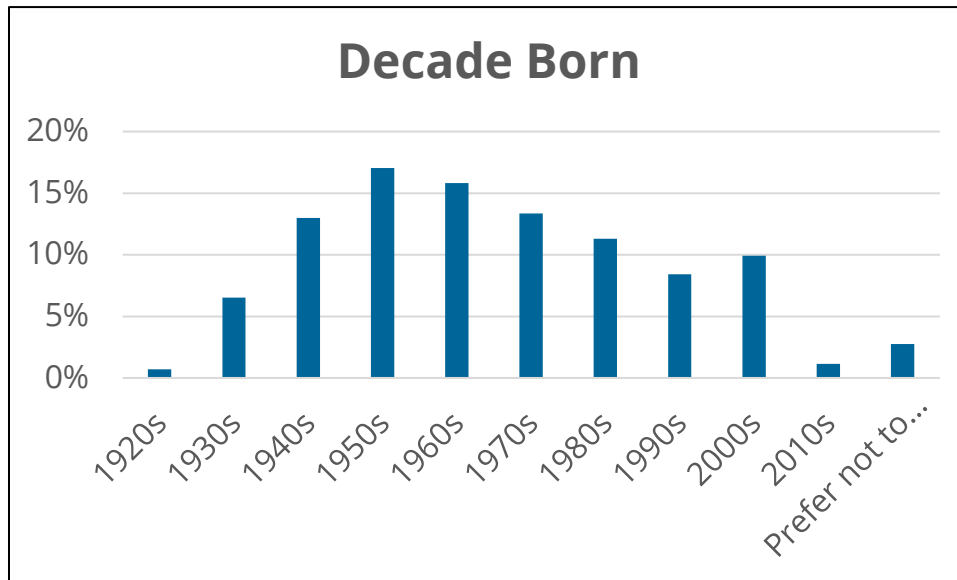
## Concerns

- **Affordable housing**
- Equity
- Homelessness
- Safety
- Traffic



# Questionnaire Demographics

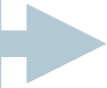
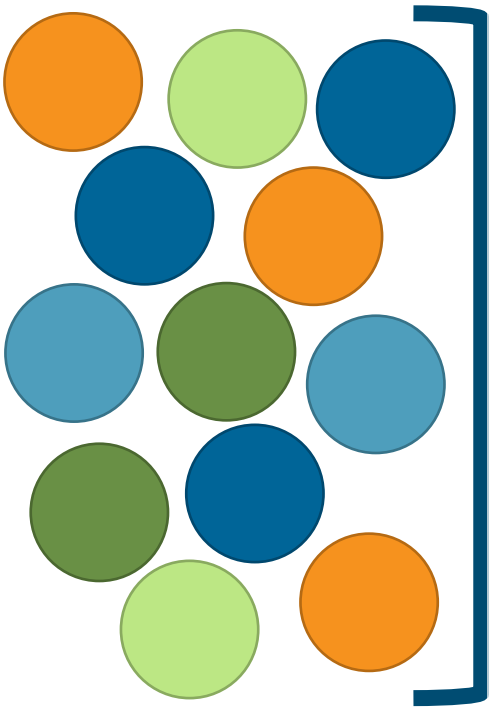
- Home-owners: 73%
- All neighborhood areas represented



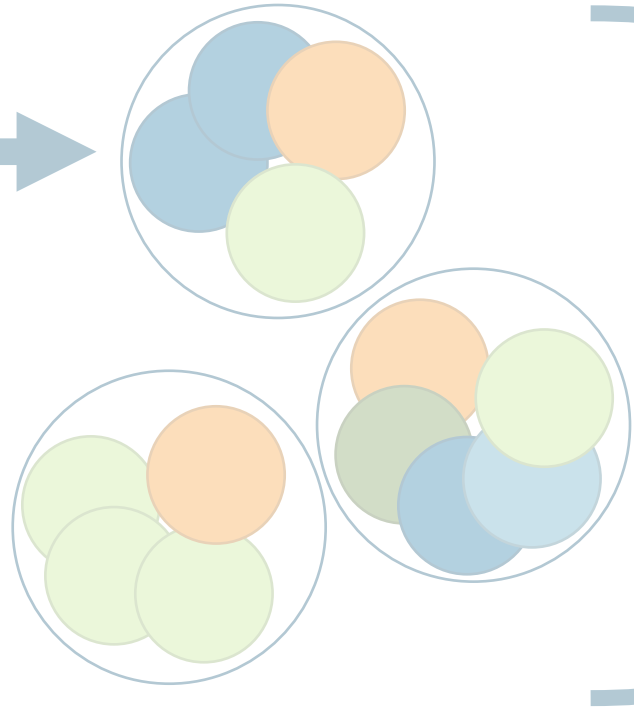


# Growth Framework

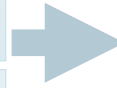
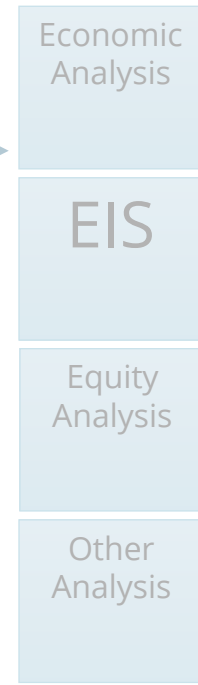
Growth Concepts



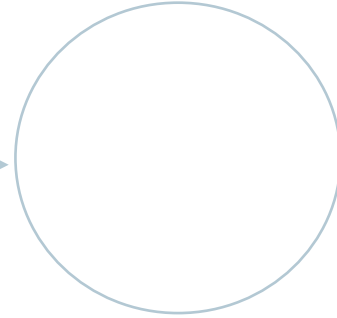
Growth Alternatives



Evaluation



Preferred Alternative

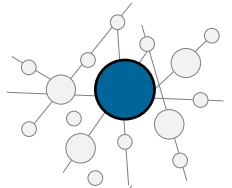


# Growth Framework Concepts

1. Geographic location of growth
2. Amount of growth
3. Placemaking and character
4. Housing typologies
5. Affordable housing

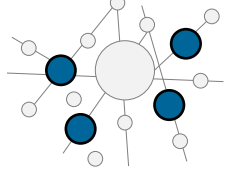


# Geographic Location of Growth



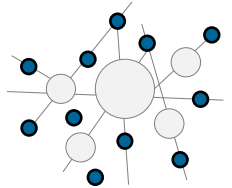
## Growth Corridor

Increased density in Bellevue's growth corridor (Downtown, East Main, Wilburton, and BelRed)



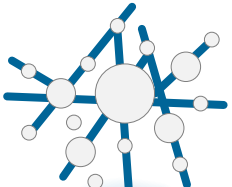
## Countywide Centers

Increased density in Bellevue's Countywide Centers (Wilburton/East Main, BelRed, Crossroads, Factoria and Eastgate)



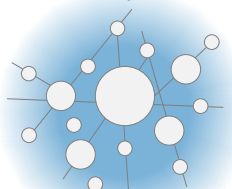
## Neighborhood Centers

Establish network of neighborhood centers with smaller scale growth



## Arterials

Focus density along arterials



## Across City

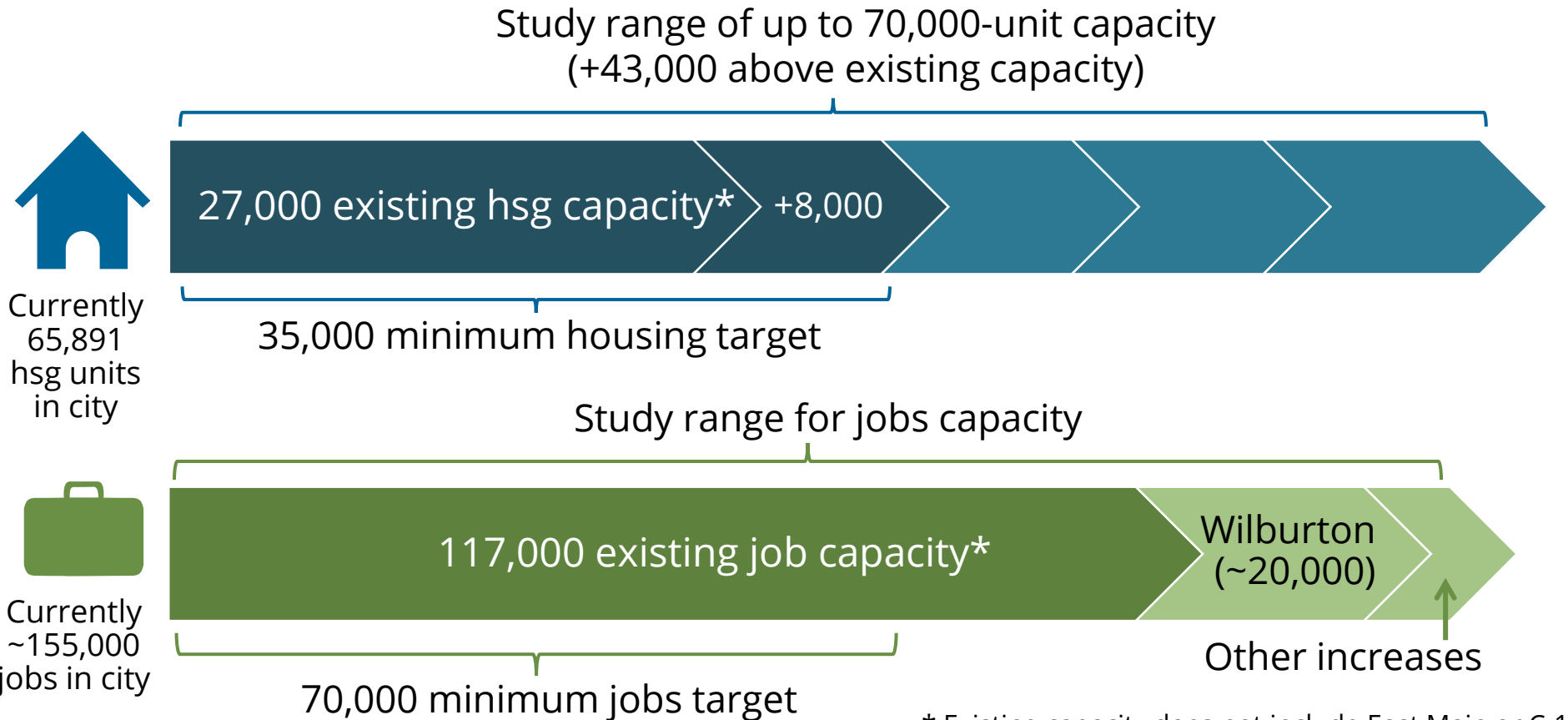
Gently increase density across the city

- EIS growth alternatives to include combination of growth concepts
- Growth concepts can impact one another



# Amount of Growth to Analyze

- **Citywide housing and jobs capacity must meet or exceed minimum targets**



\* Existing capacity does not include East Main or C-1

# Amount of Growth (Wilburton Study Area)

## No action

- Grow within the existing capacity

## Baseline

- 15.4 million sq ft of new development per 2018 Wilburton CAC Vision and DEIS
- Approx. 4:1 jobs-housing balance

## Expanded housing

- Increase housing capacity to achieve closer to a 2:1 jobs-housing balance

- Additional development capacity needed to accommodate increase in housing
- Consider commercial mix that results in successful TOD

# Distribution of Growth (Wilburton Study Area)

## Single Core

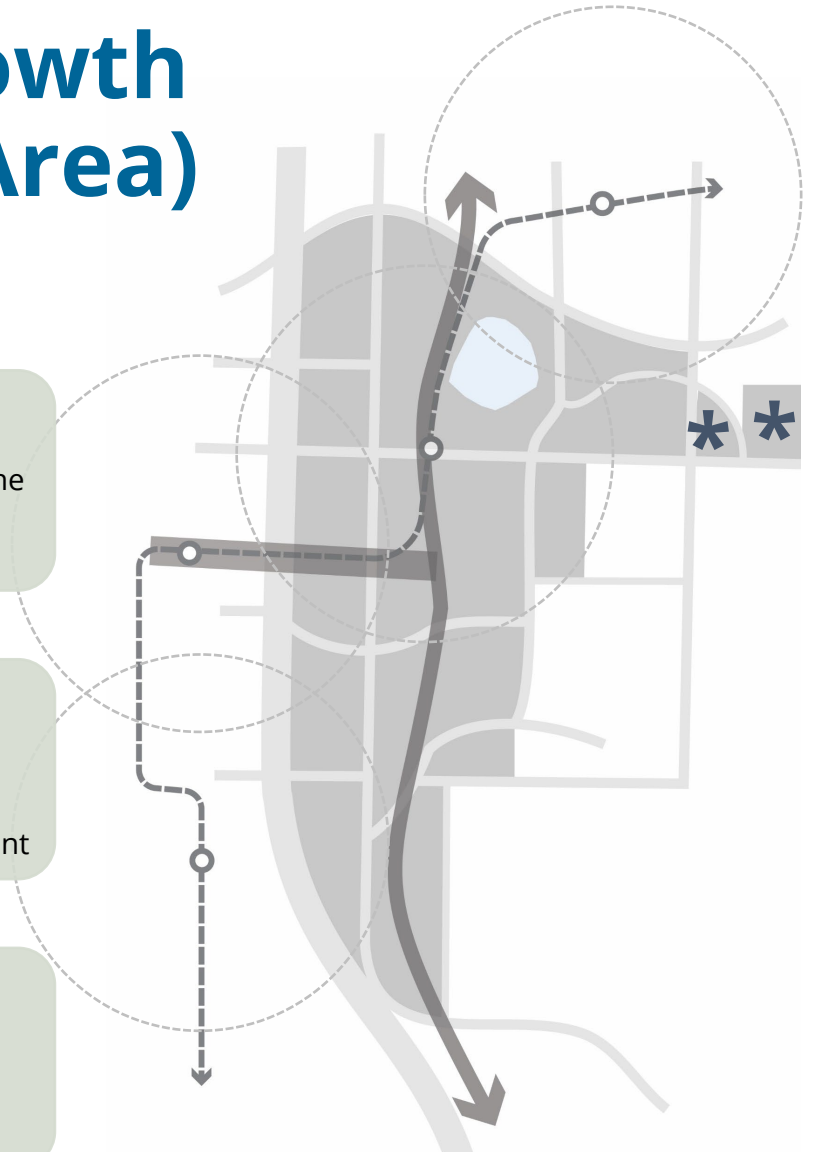
- Focus growth around a single core in the Wilburton study area, including the Grand Connection

## Add Development Nodes

- Additional growth around multiple development nodes throughout the Wilburton study area
- Light rail station areas, catalyst opportunity sites, medical employment

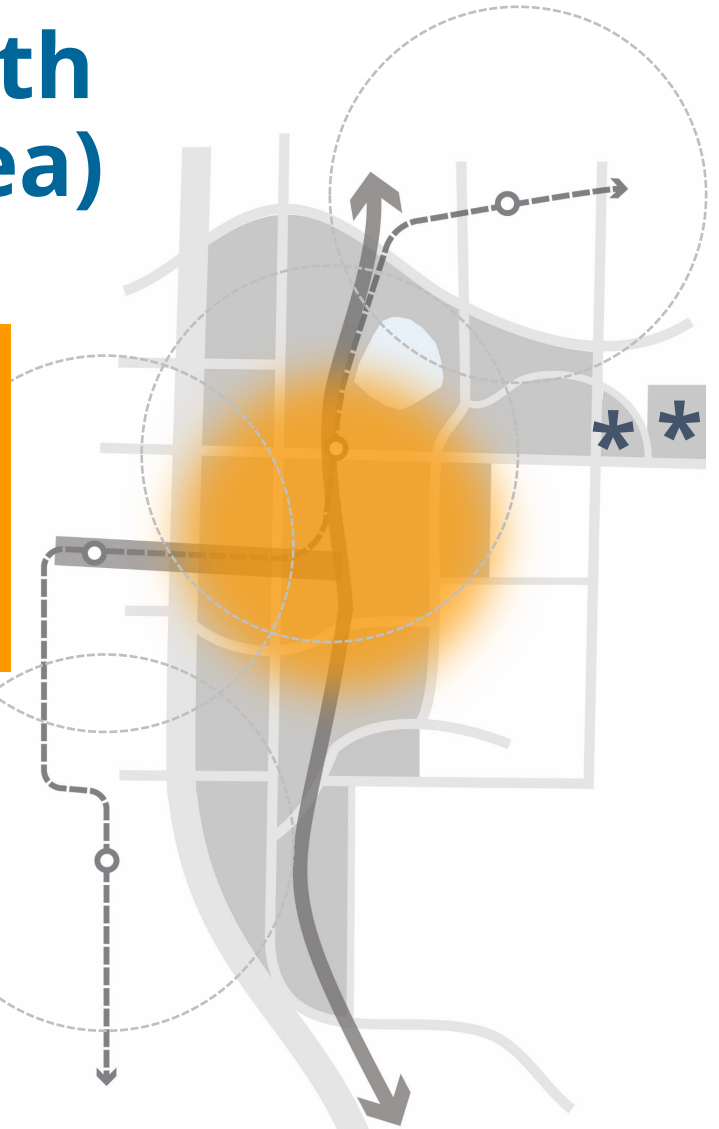
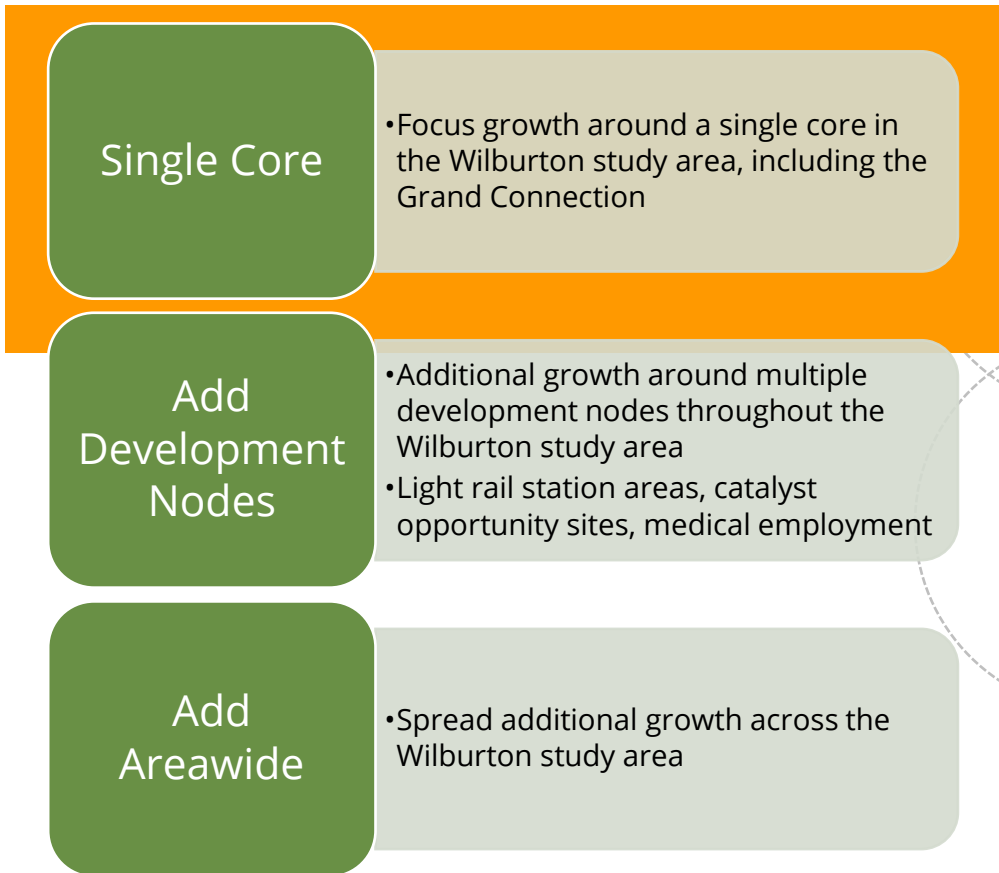
## Add Areawide

- Spread additional growth across the Wilburton study area



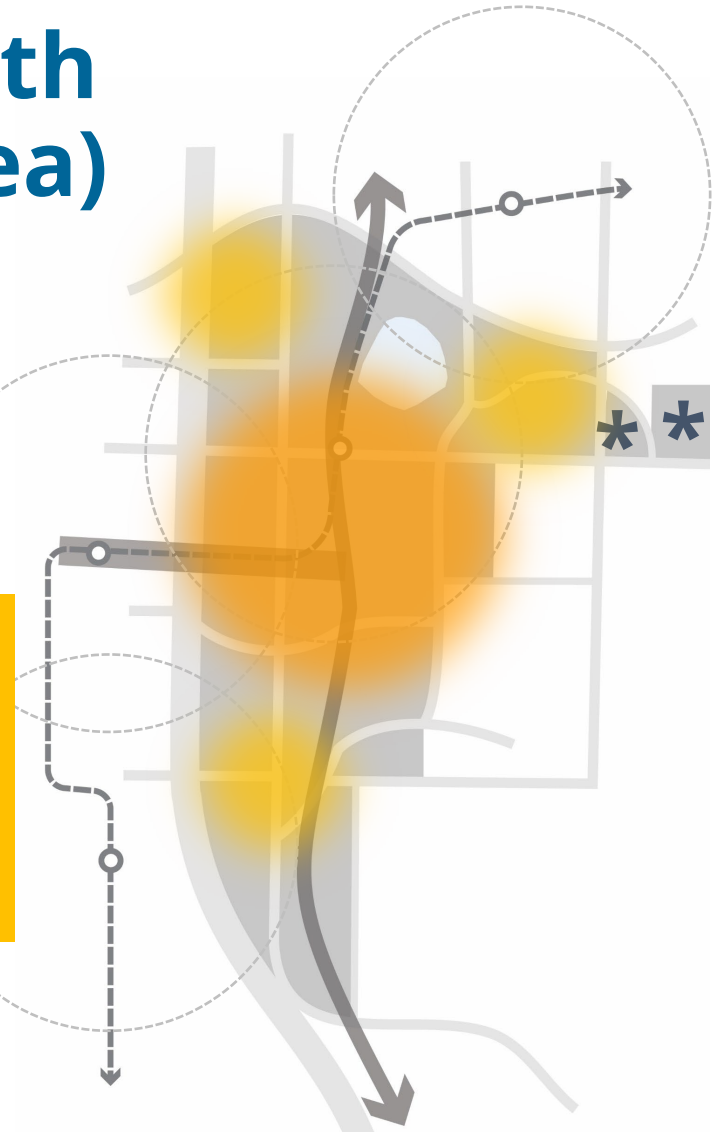
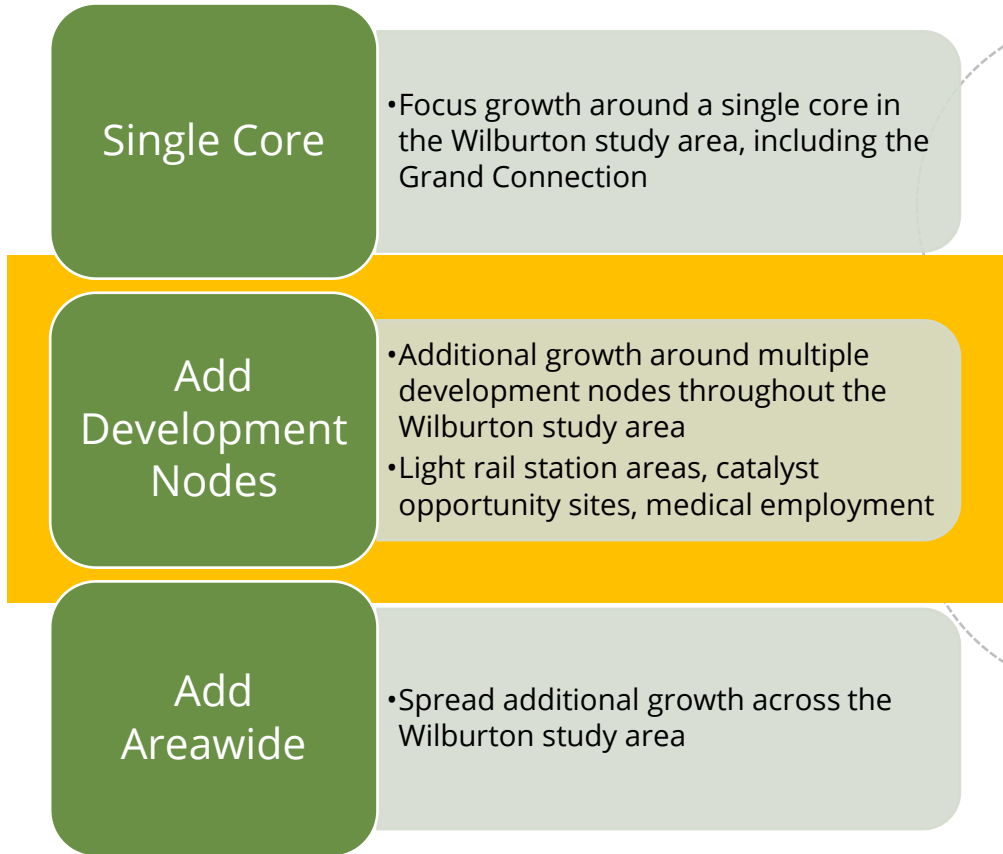
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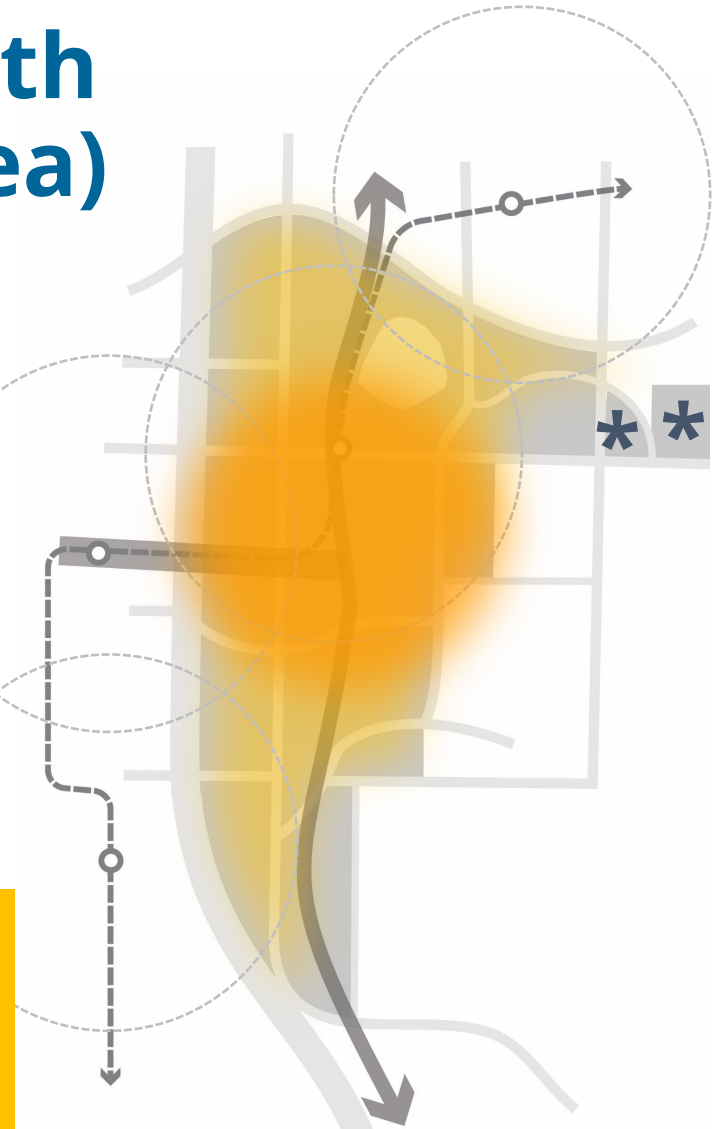
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# Placemaking and Character

Across different areas of the city

## All Residential

- **Quieter environment** with green spaces to visit

## Residential Focus

- Residential with a few **places to gather** (like coffee shops)
- Fulfills daily needs by providing **essential services** (like grocery stores)

## Central Neighborhood Node

- Surrounded by residential uses
- **Local focus** – provides places to gather, fulfills daily needs, and includes unique restaurants and shops

## Cultural Hub

- Mix of **residential and retail**
- Popular with young professionals and seniors
- Cultivation of **night life**

## Retail Center

- Mix of **residential, office, and retail** uses
- Caters to a variety of demographics
- **Changes throughout the day** – cultivates night life

## Office Center

- **Office focus** with day-time restaurant choices
- **Quality transit access** to more residential areas
- Lively on weekdays and quiet in evening



# Housing Typologies

## Expand high-rise

- Often studio and 1-bedroom stacked units with shared amenities

## Expand mid-rise

- Often studio and 1-bedroom stacked units with shared amenities

## Introduce micro-units

- Focus on transit-rich areas

## Emphasize mid-size units

- Mostly within mid-rise and high-rise construction
- Eg 2+ bedroom minimums

## Expand low-rise

- Expand existing typologies like townhomes
- Generally private amenities

## Introduce low-rise

- Introduce new typologies like small apartment buildings or cottage housing
- Private or shared amenities

## Introduce lower-scale

- Introduce or expand typologies like ADUs, DADUs, duplexes, or triplexes

- Reaffirms direction from Council on Next Right Work typologies
- EIS growth alternatives to include combinations of growth concepts
- Currently, most new units are: Urban studios/1BRs OR Large single-family houses - 4+BRs



# Housing Typologies

Expand high-rise

- Studio and 1-bedroom stacked units
- Shared amenities

Expand mid-rise

- Studio and 1-bedroom stacked units
- Shared amenities

Introduce micro-units

- Small stacked units focused in transit-rich areas
- Shared amenities

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Expand low-rise

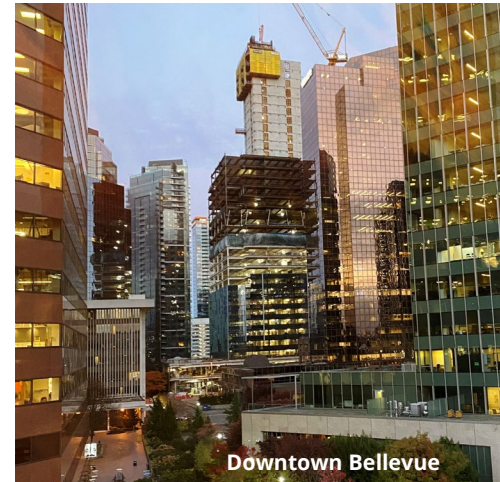
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Introduce low-rise

- Introduce new typologies like small apartment buildings or cottage housing
- Shared amenities

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BelRed (Google Streetview)



Generally studios and 1BRs are financially viable

# Housing Typologies

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Emphasize mid-size units

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- Eg 2+ bedroom minimums, ideal for families

Expand low-rise

- Expand existing typologies like townhomes
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Introduce low-rise

- Reintroduce typologies like small apartment buildings or cottage housing
- Shared amenities

Introduce lower-scale

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(MRSC)

## Small & Large



Very small and very large multifamily units are difficult to make pencil today



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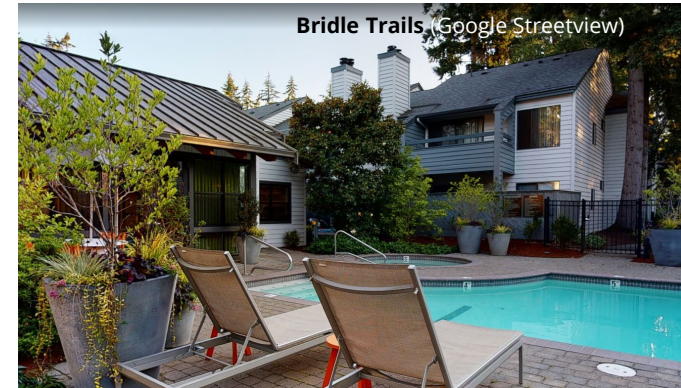
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Few areas of the city encourage these typologies today

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# Affordable Housing

State/regional  
affordability targets  
currently under development

- Concepts build upon existing incentives, MFTE, Housing Stability Program, etc.
- Ongoing Next Right Work also evaluating specific actions to occur over next 12-18 months

## Concepts to Study

### Inclusionary Affordability

No additional  
incentives

Expand  
Voluntary  
incentives

Expand  
tiered  
incentives

Mandatory  
units and/or  
fees

### Geographic applicability

Only Existing areas  
(DT, BR, EM, EG)

Major  
Employment  
Centers

Any  
Commercial  
Center

Anywhere in  
the City



# Information Only

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- Overview of Commission's recommended range of growth concepts to analyze

