



Comprehensive Plan Periodic Update

Emil King, AICP, Planning Director

Janet Shull, AICP, CUD, Strategic Planning Manager

Kate Nesse, PhD, Senior Planner

Community Development

June 28, 2023

BELLEVUE
COMPREHENSIVE PLAN

2044



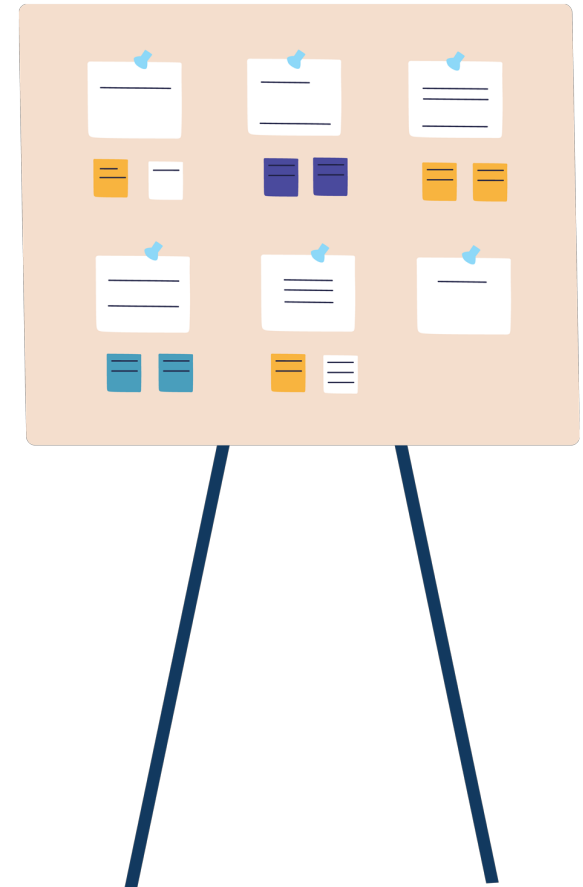
Agenda

1. Preferred Alternative

1. Summary
2. Commission Recommendations & Outstanding Questions

2. Site Specific Requests

3. Outstanding Questions





BACKGROUND

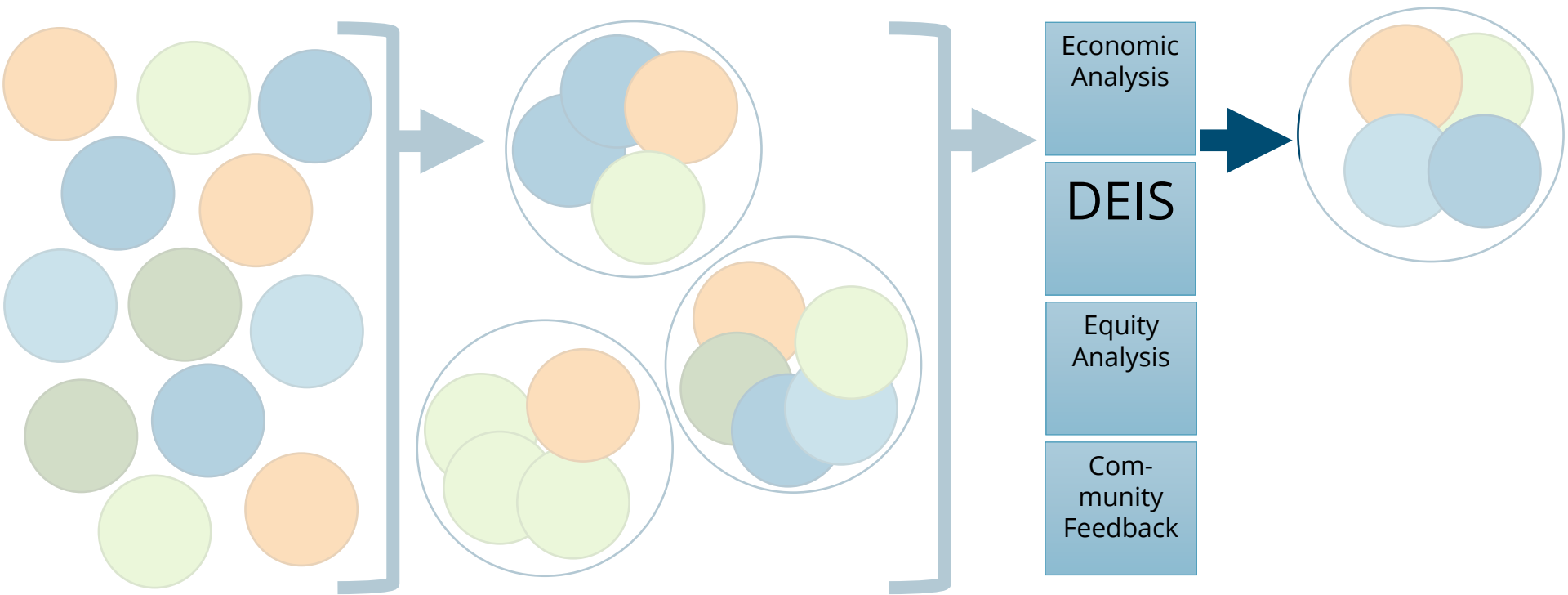
Process Framework, Part 1

Growth Concepts

Growth Alternatives

Evaluation

Preferred Alternative

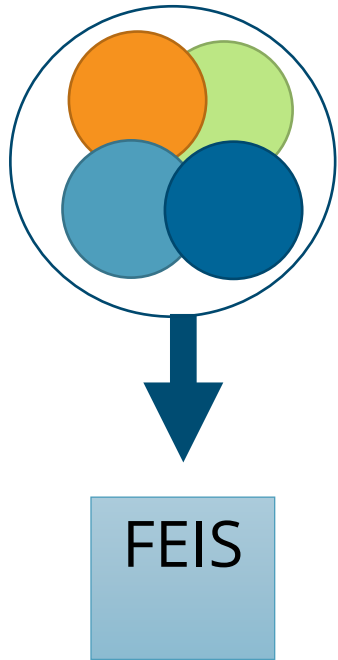




BACKGROUND

Process Framework, Part 2

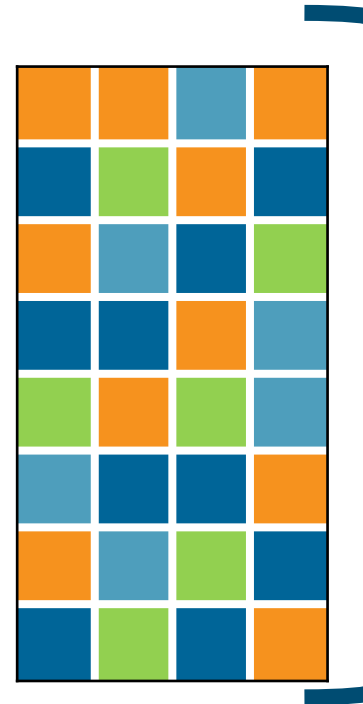
Preferred Alternative



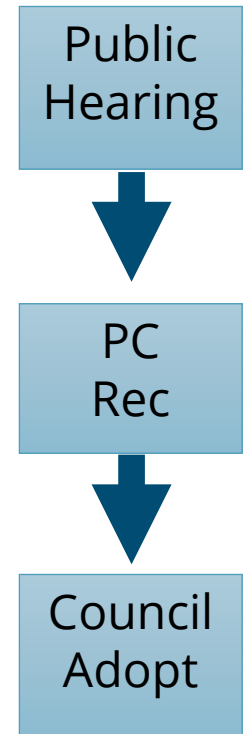
2024 – 2044
Growth Strategy



Comprehensive
Plan Map &
Policy Updates



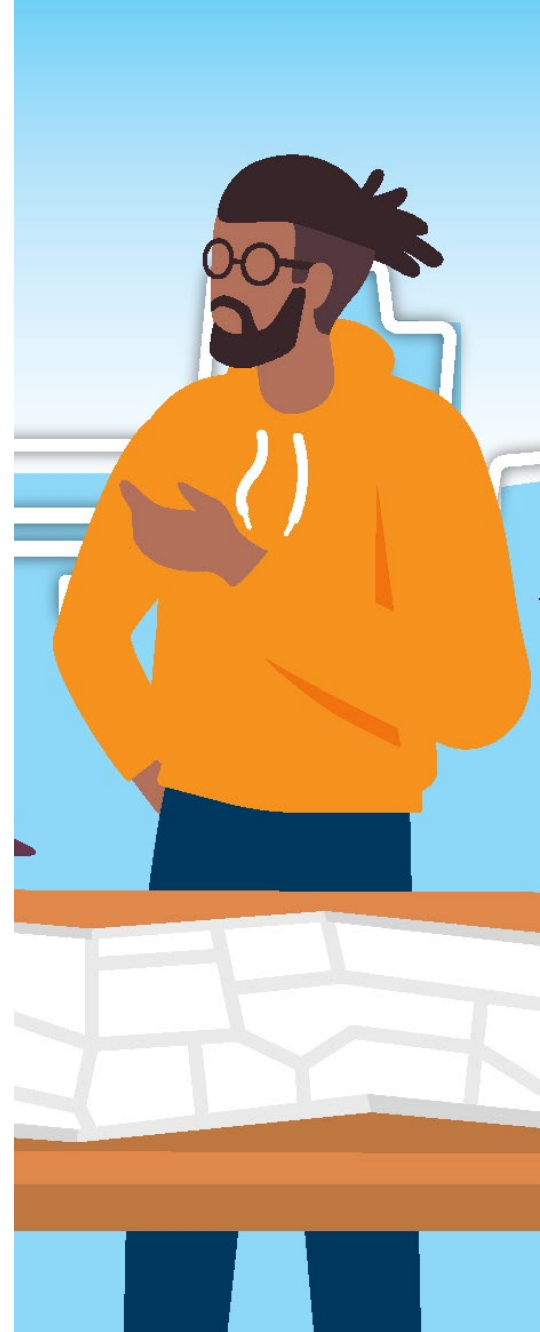
Adoption
Process





Intent of Preferred Alternative

- Identify a refined alternative, including future land use map to be studied in FEIS
- Inform goals, objectives or policies that ultimately comprise the growth strategy





Values to Identify Preferred Alternative

- Equity
 - Bellevue welcomes the world; Diversity is our strength
- Sustainability
 - Bellevue is a city in a park
 - Reduce environmental impacts
- Housing
 - Housing options abound, with many choices in a range of affordability levels.





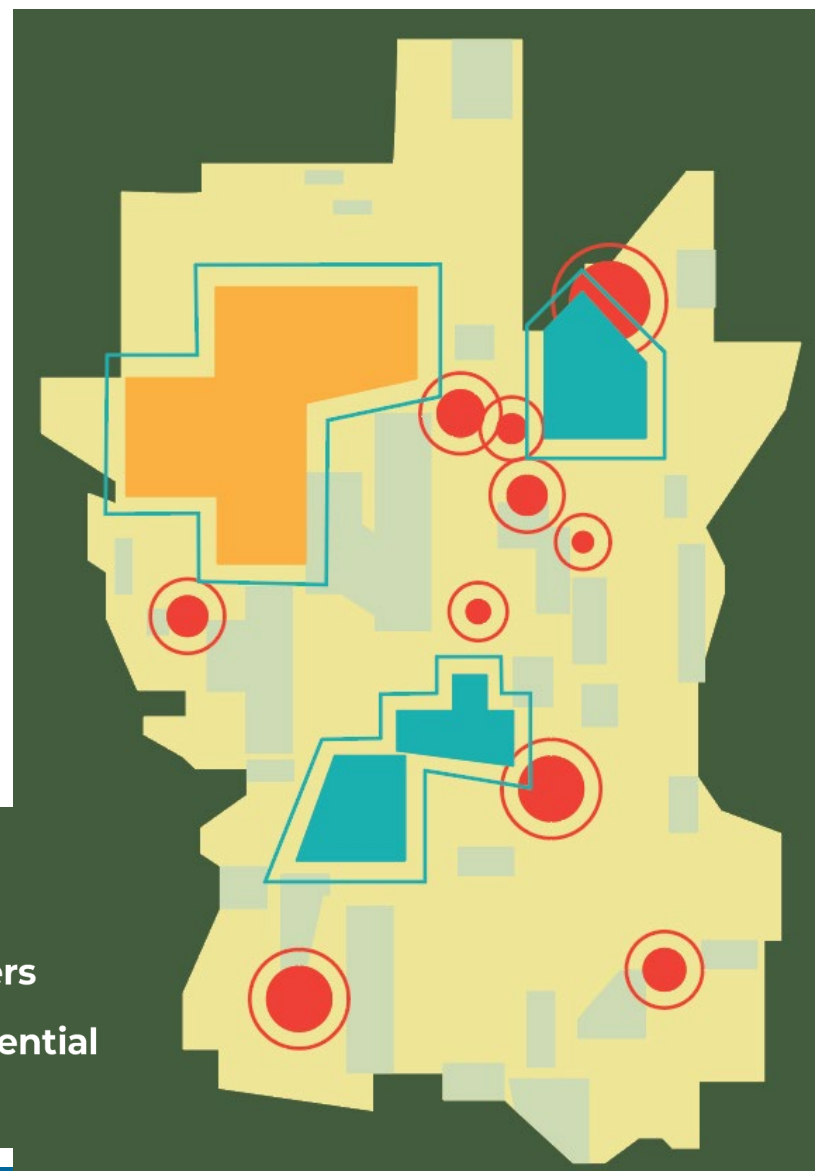
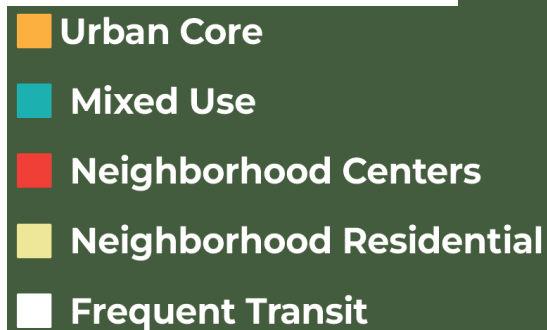
Preferred Alt.

Mixed Use Centers:

- All new commercial capacity
- Most housing growth, especially Downtown, BelRed & Wilburton

Neighborhood Centers:

- Infill middle housing types within
- Middle housing types around



Preferred Alt.

Areas of Opportunity:

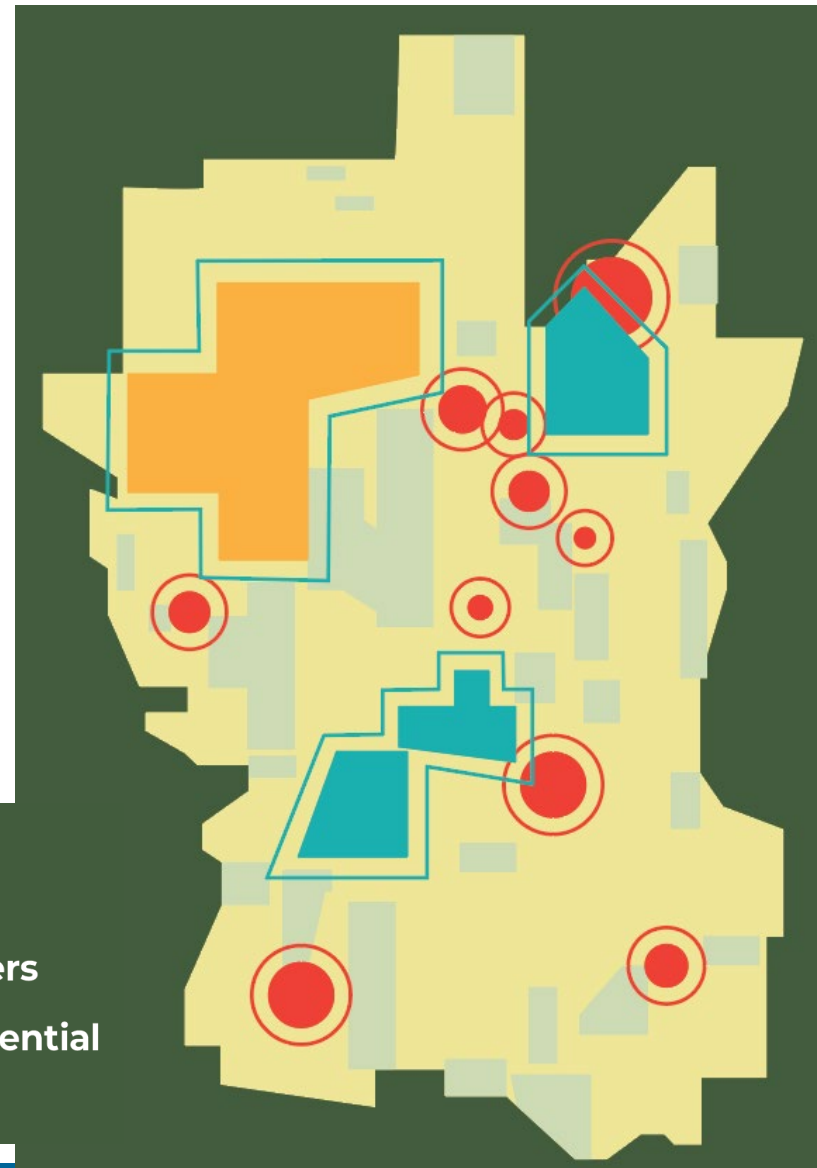
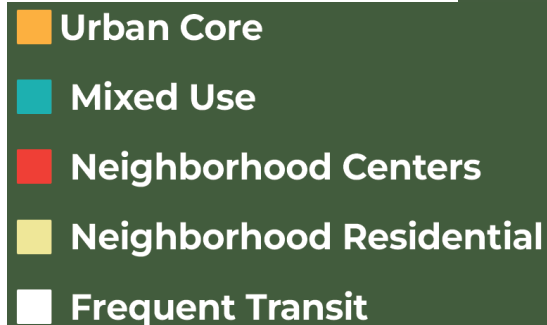
- Around Mixed Use Centers & Neighborhood Centers

Neighborhood Residential:

- Middle housing types + more density everywhere

Affordable Housing:

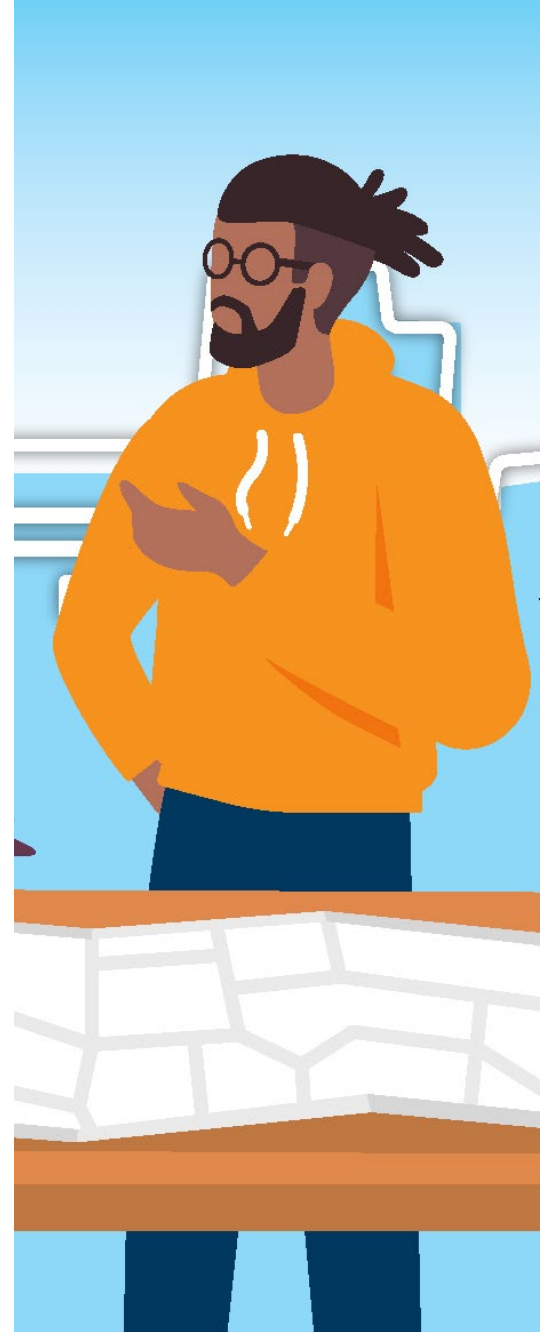
- Mandatory in Mixed Use Centers
- Voluntary in Neighborhood Centers





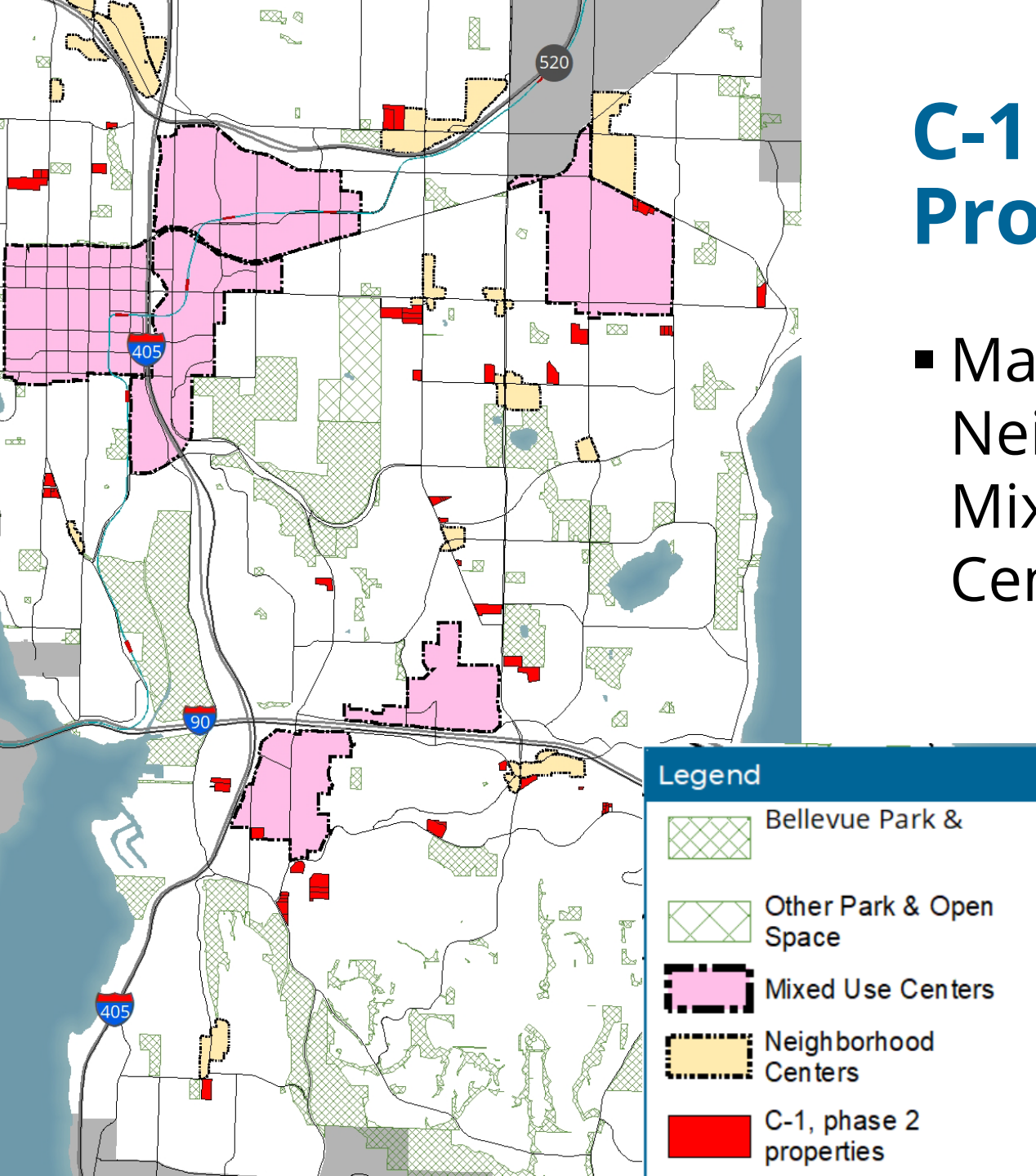
Recommendations

- Mixed Use Center:
 - Downtown
- Neighborhood Centers:
 - Shopping Centers
 - Weigh Stations
- Transit Proximate Areas
- Areas of Opportunity
- Neighborhood Residential



C-1 Eligible Properties

- Many close to Neighborhood & Mixed Use Centers



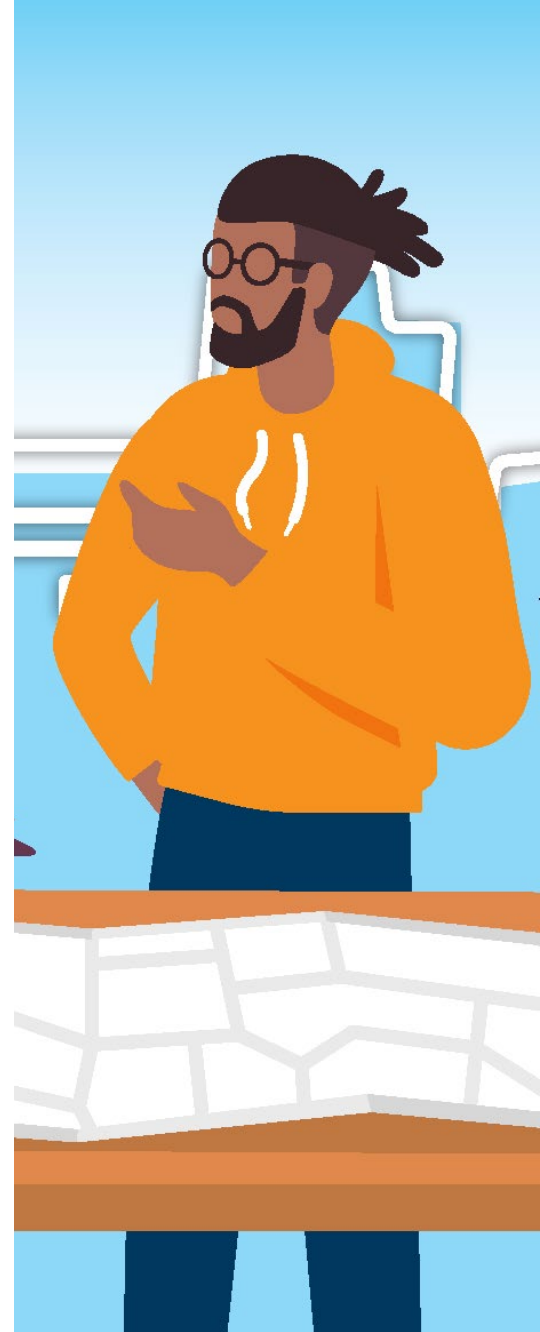
Legend

- Bellevue Park & Other Park & Open Space
- Mixed Use Centers
- Neighborhood Centers
- C-1, phase 2 properties

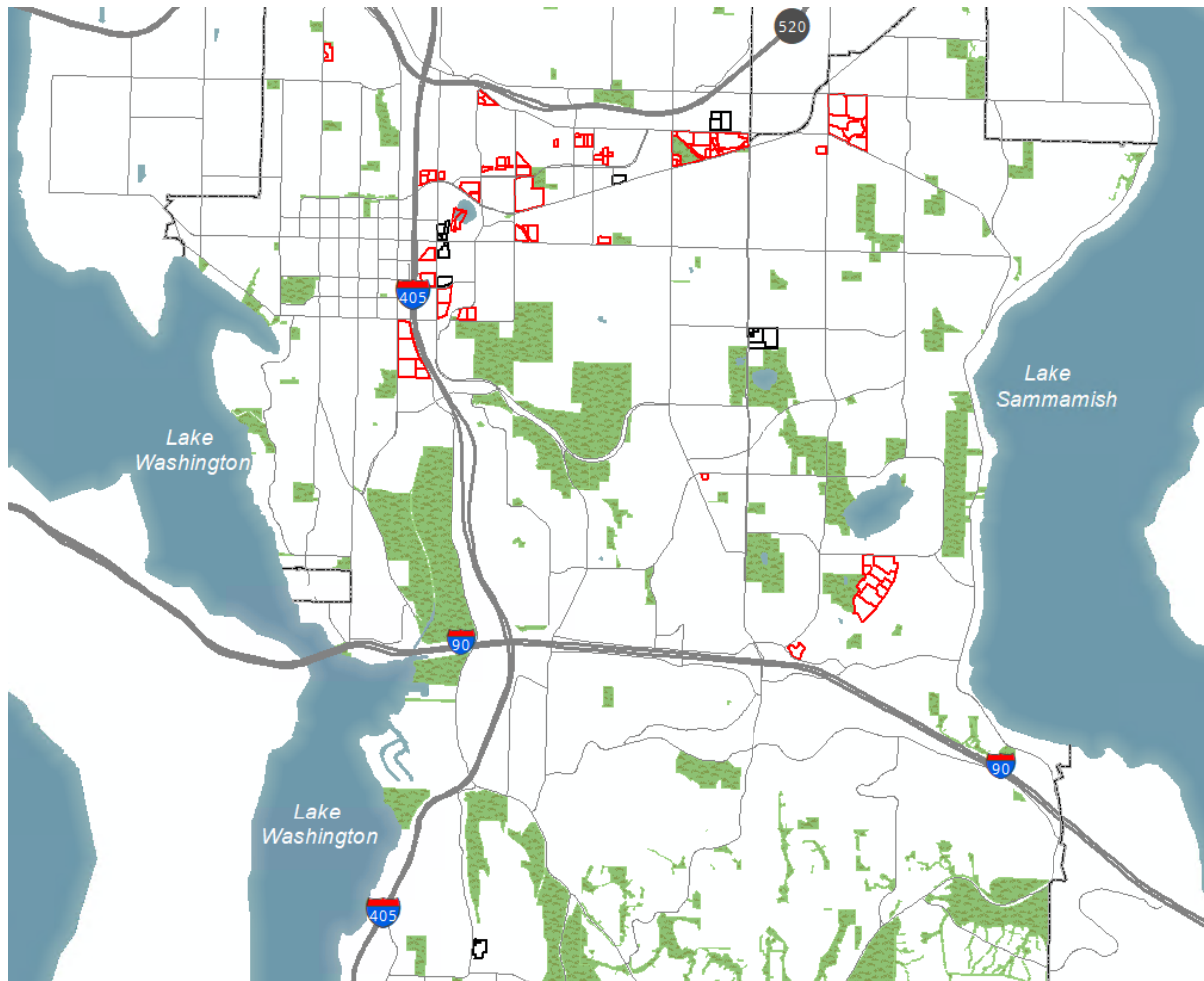


Outstanding Questions

- Affordable Housing
- Mixed Use Centers:
 - Wilburton
 - BelRed
 - Crossroads
 - Factoria
 - Eastgate
- Neighborhood Centers:
 - Office Centers
 - Bellevue Technology Center Area



Site Specific Map Change Requests



Affordable Housing

- Question from June 21
 - Summary of DEIS comments related to mandatory inclusionary versus voluntary incentive programs
 - Information on current programs used in Bellevue and in other local jurisdictions



Summary of DEIS Comments

- Opposed to Mandatory
 - Meeting needs of very low income households is very difficult if only left to developers
 - Additional programs are needed to meet needs
 - housing levy
 - fee-in-lieu program
 - housing vouchers
 - If not calibrated correctly could reduce all housing production



Summary of DEIS Comments

- Support Mandatory
 - Ensure there is a public benefit for increased development capacity
 - Creates mixed-income communities
 - New units dedicated to low income households



Summary of Tools

- Multi-Family Tax Exemption (MFTE)
- Voluntary FAR bonus
- Mandatory set-aside for AH
- Commercial fee-in-lieu



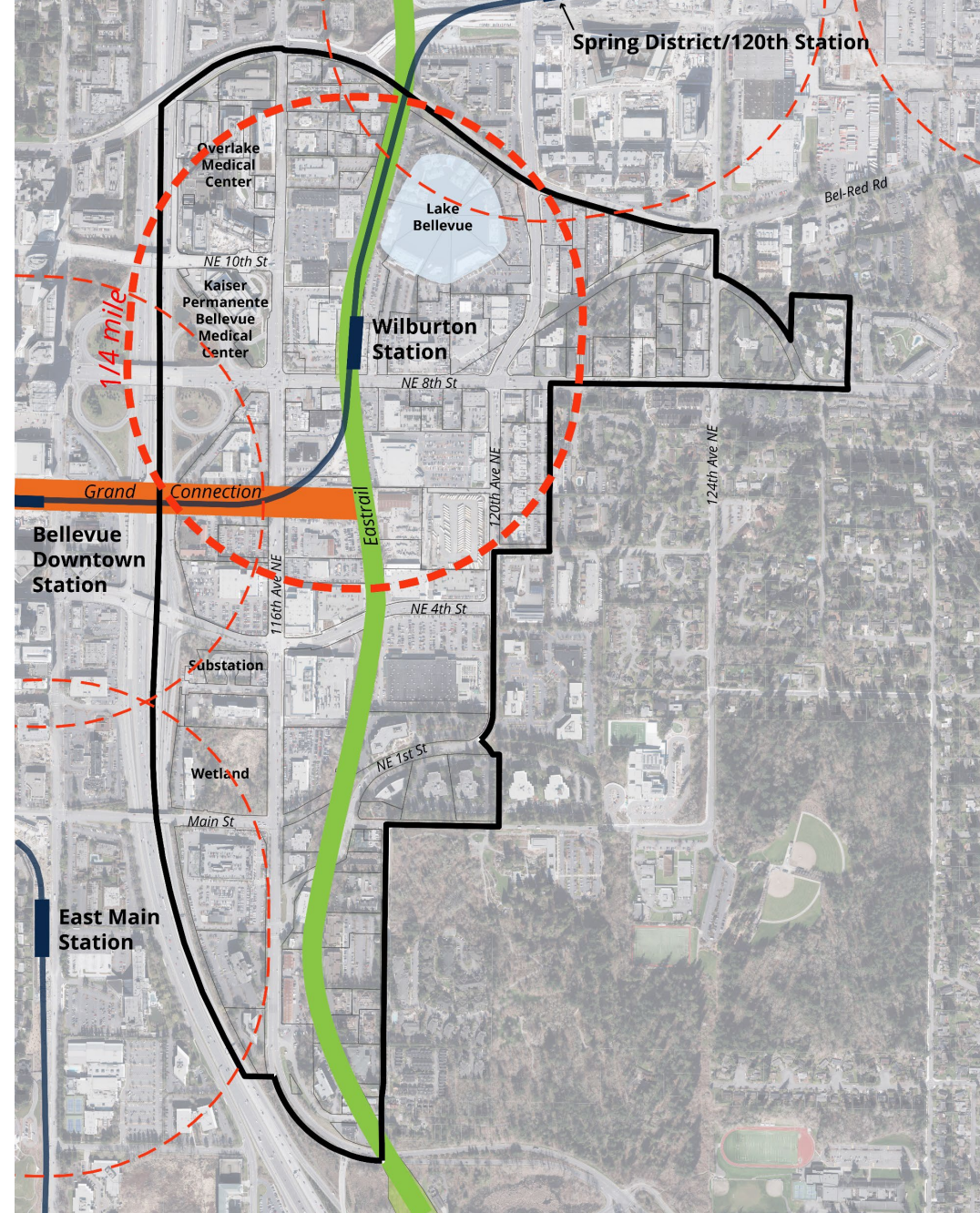
Recommendation Options

1. Analyze mandatory affordable housing in Mixed Use Centers and a voluntary incentive program outside
2. Analyze both mandatory and voluntary affordable housing across the city

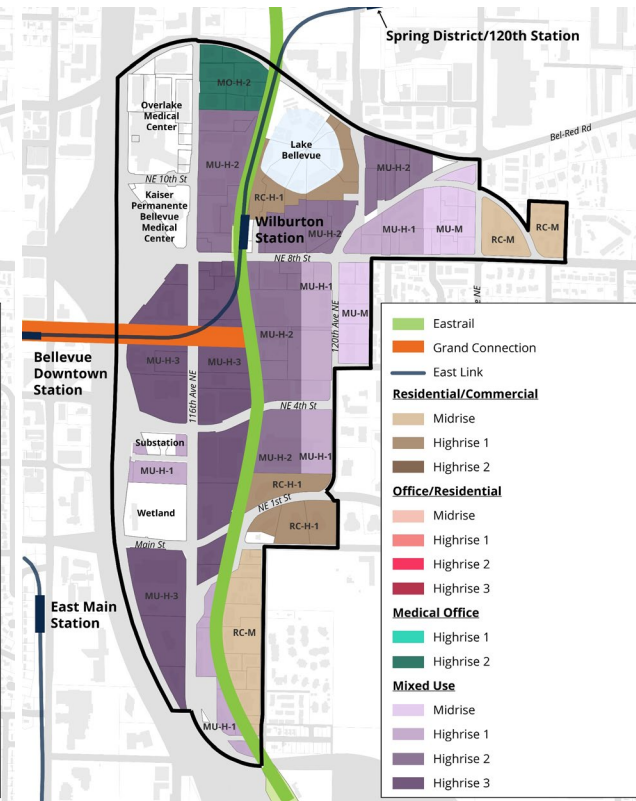
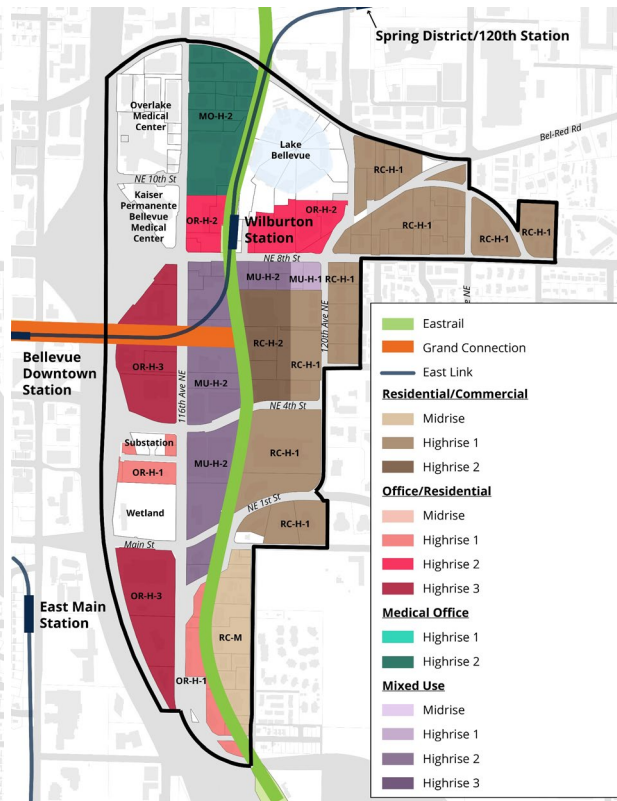
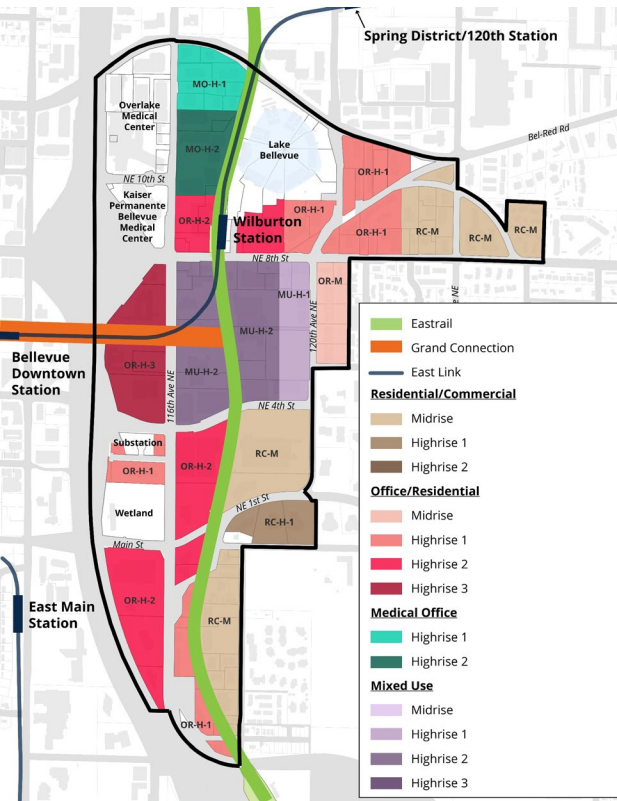


Wilburton

- Question from June 21
 - Information about higher density development in the Lake Bellevue area



Wilburton DEIS Alternatives



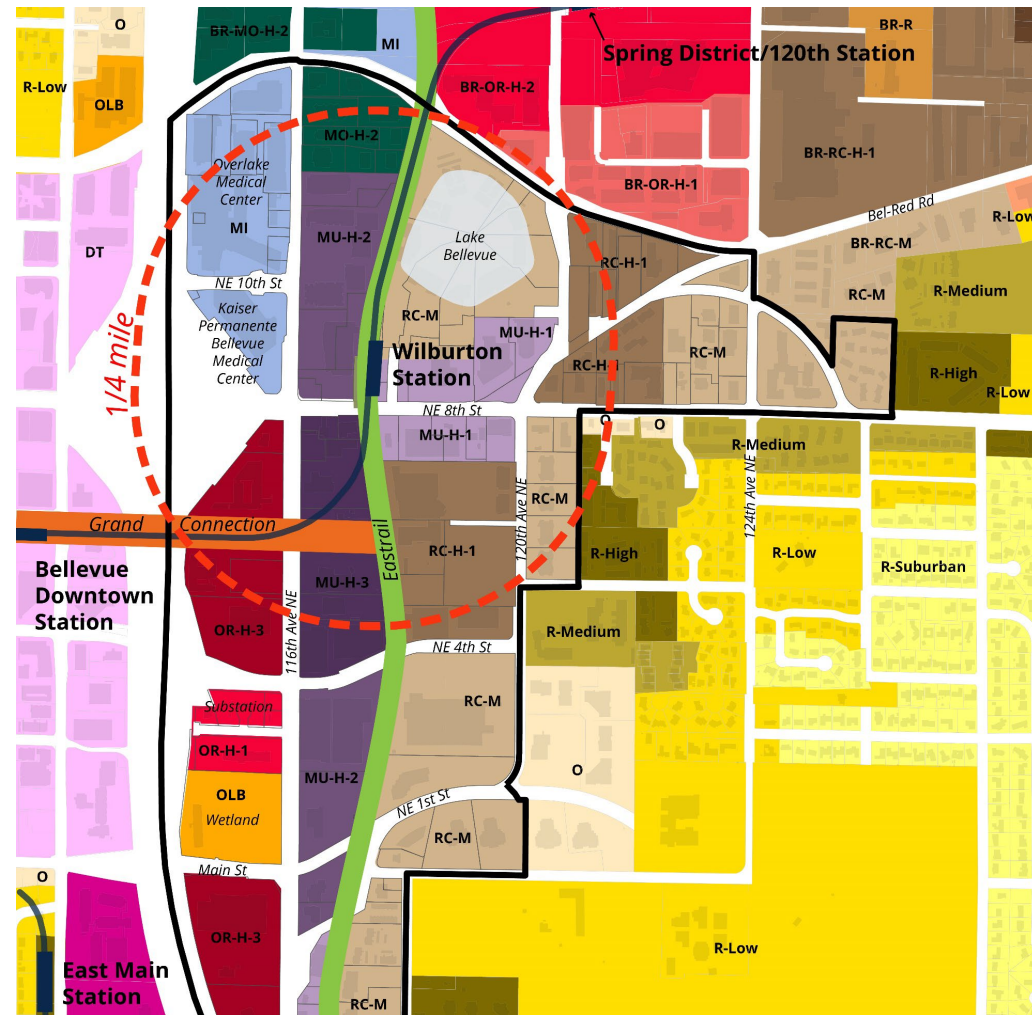
Alternative 1

Alternative 2

Alternative 3

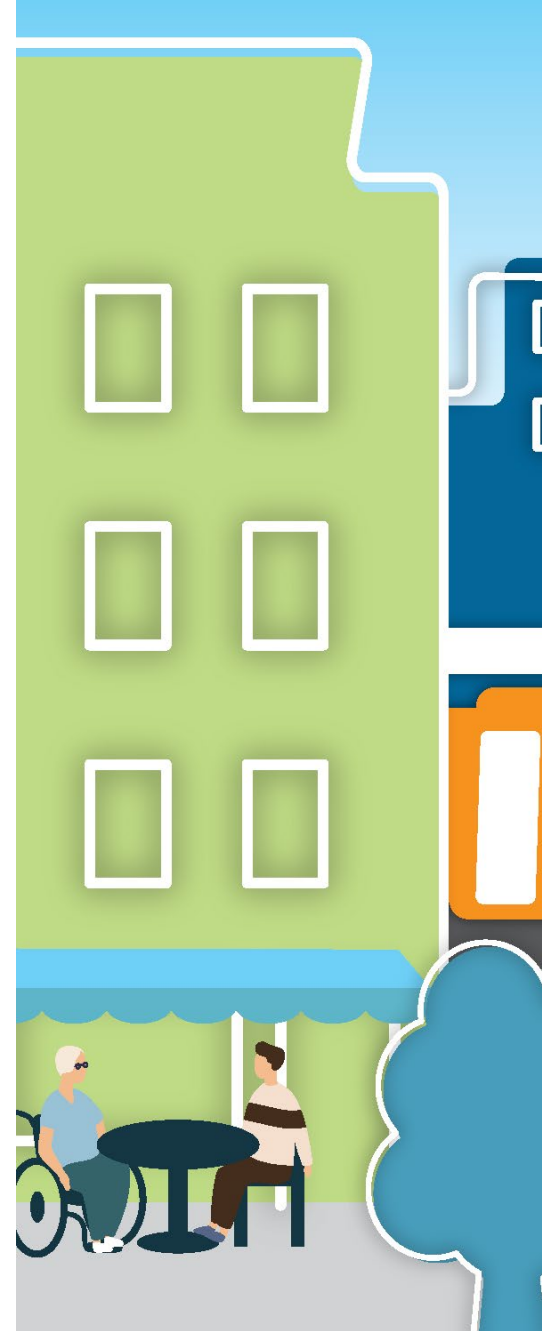
Development Around Light Rail Station

- Environmental and critical area considerations around Lake Bellevue
- Provide for diversity of mid-rise and high-rise development within quarter-mile
- Highest densities closest to I-405, transition in scale to BelRed and adjacent residential



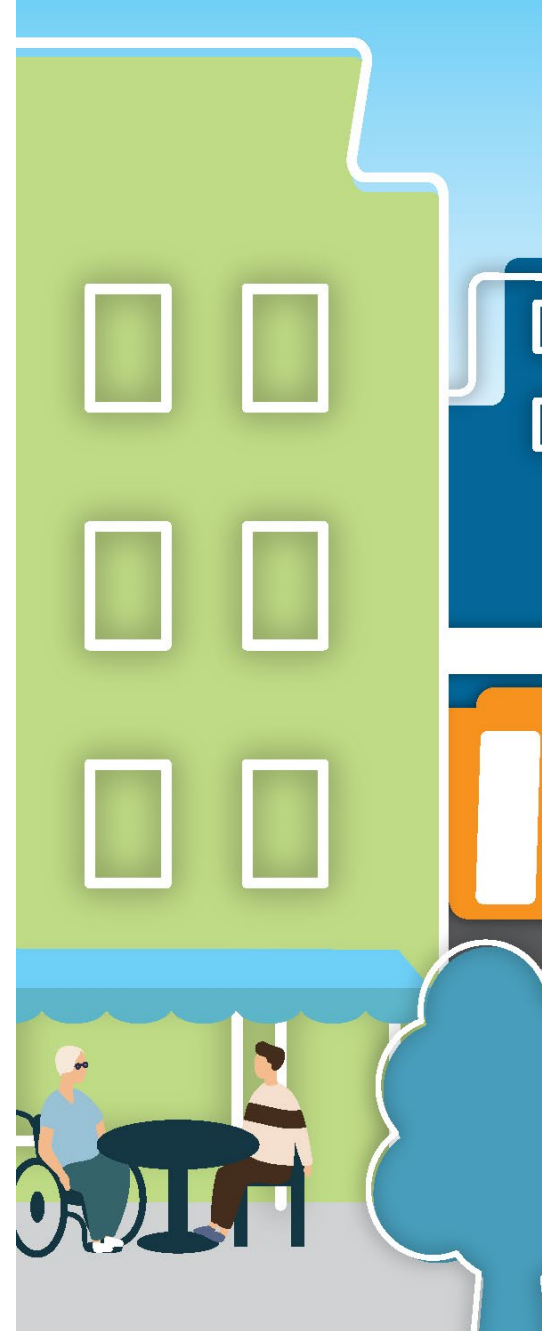
Recommendation Options

1. Residential/Commercial Midrise (RC-M) for parcels around Lake Bellevue.
2. Use DEIS Alternative 3:
 - Residential/Commercial Highrise – 1 (RC-H-1) for parcels around Lake Bellevue

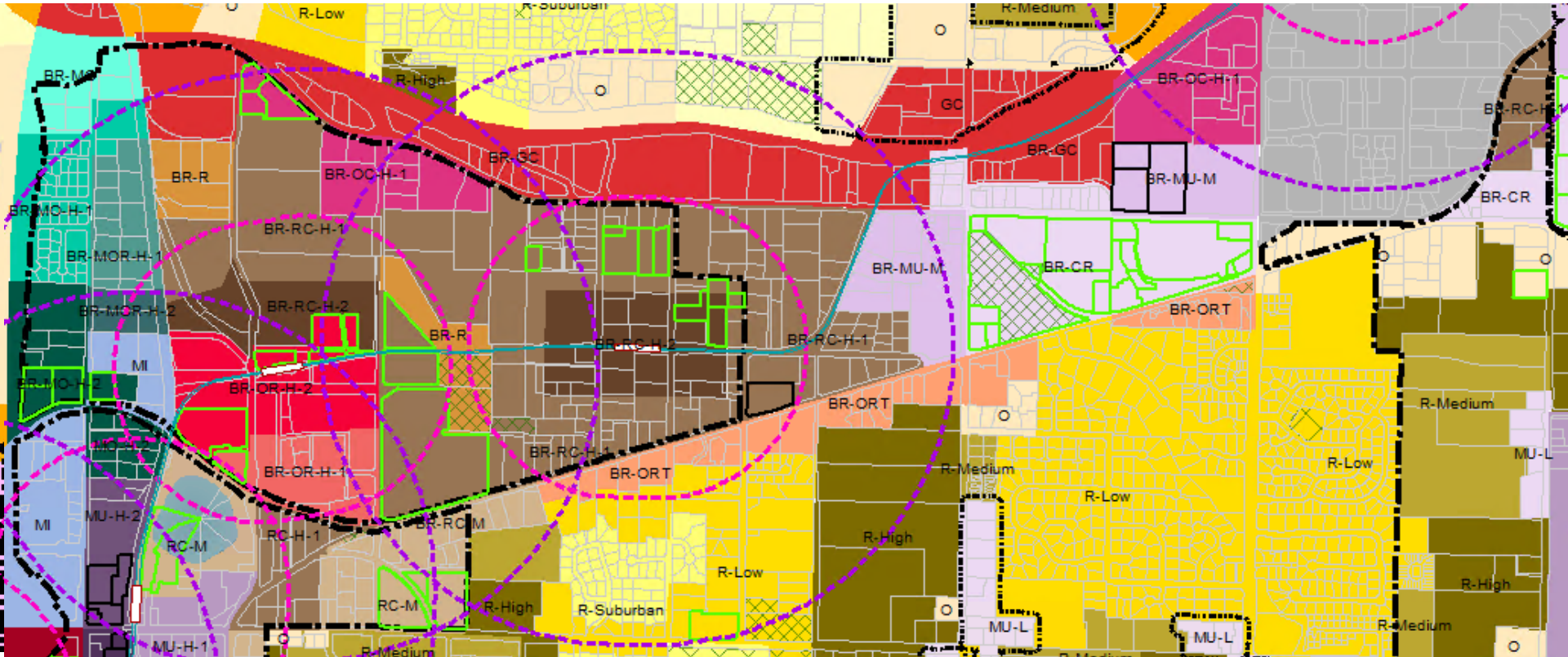






BelRed

- Questions from June 21
 - Consider higher development intensities and greater flexibility of uses on the Swire-Coca-Cola site to achieve more affordable housing.



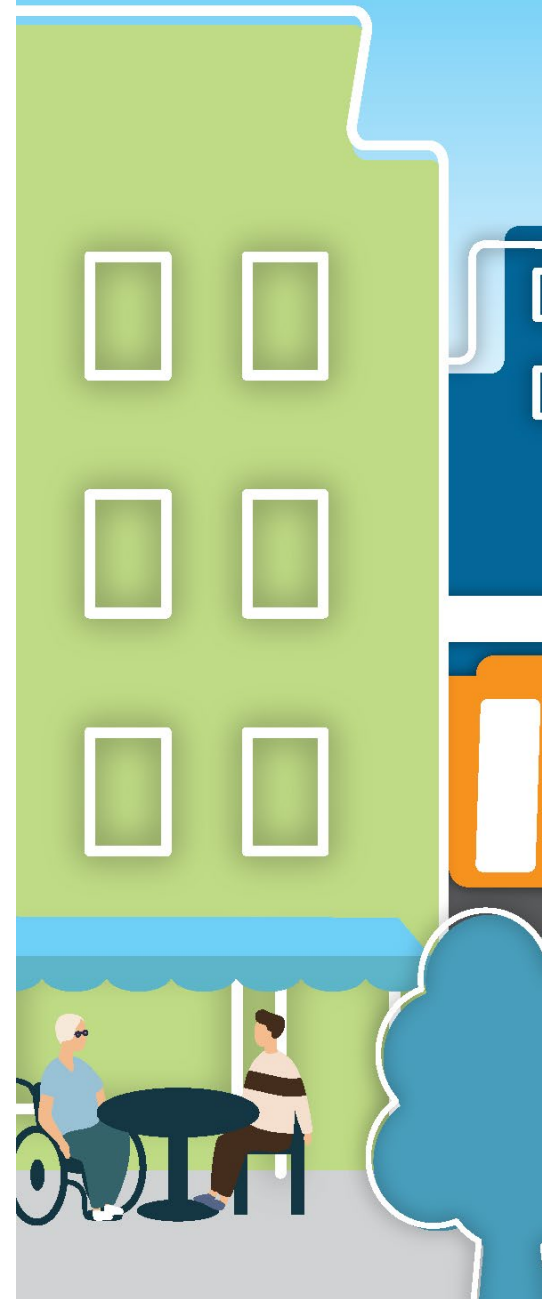
BelRed Station Areas



-  Site specific requests **not** part of the staff recommended preferred alternative.
-  Site specific requests part of the staff recommended preferred alternative.
-  1/4 Mile buffer around light rail stations.
-  1/2 Mile buffer around light rail.

Recommendation Options

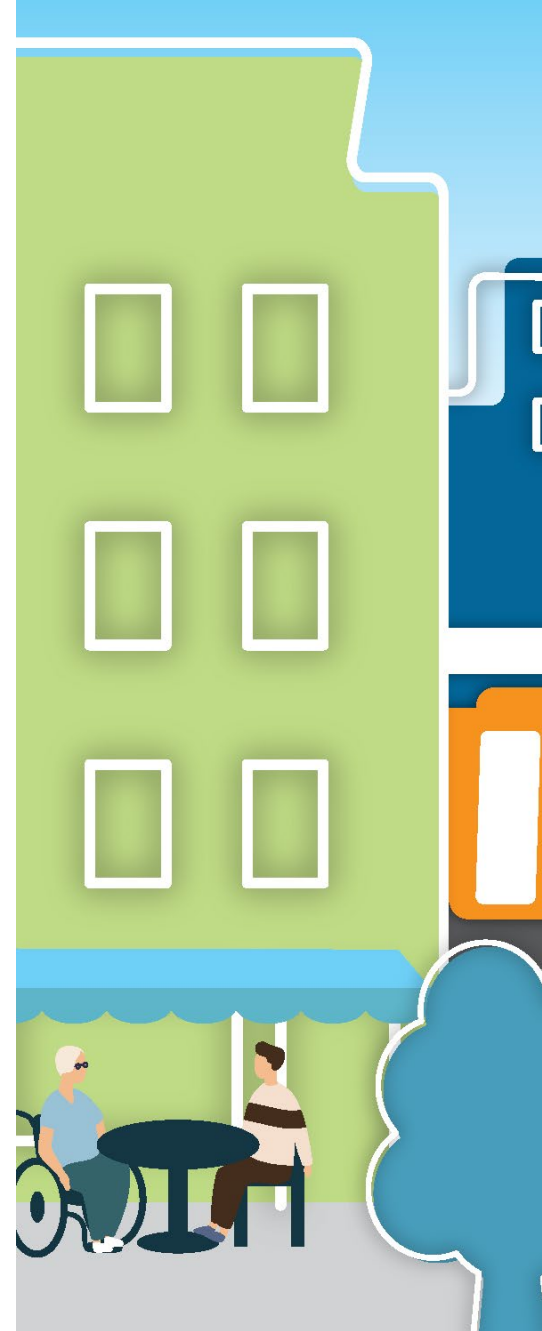
1. DEIS Alternative 3 with heights more focused around light rail stations
2. Alternative 3 with an extension heights south to BelRed Road to encompass the entire Swire-Coca-Cola site
 - BR-RC-H-2
 - BR-OR-H-2





Crossroads

- Questions from June 21
 - Information about the rationale for choosing properties where future land use was not changed



Sites with unchanged land use

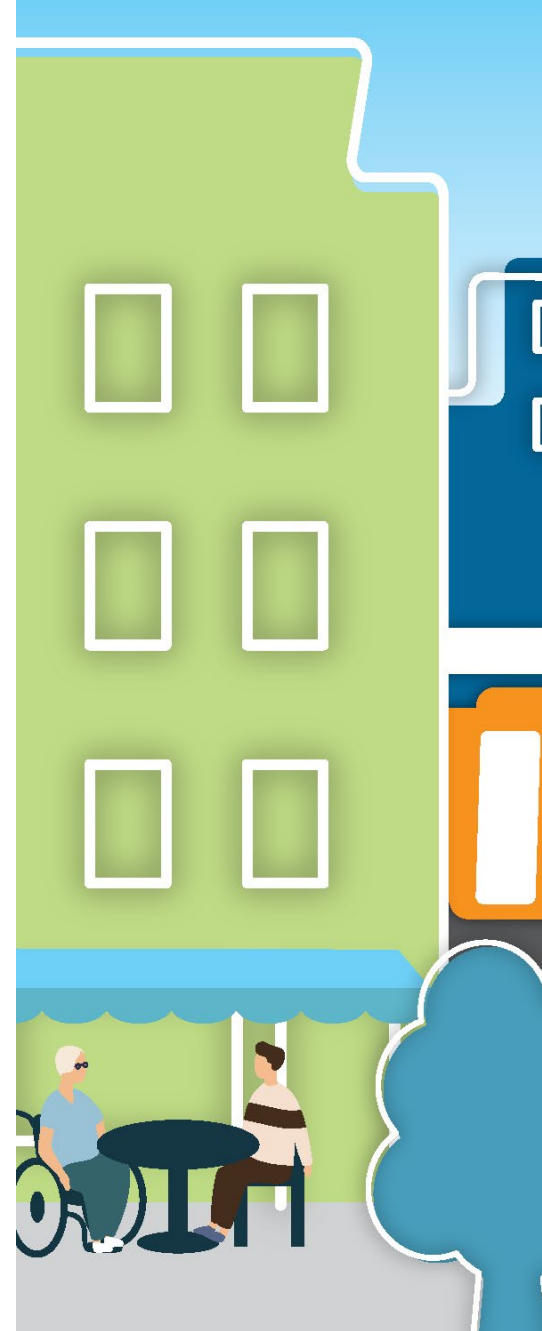
- Not owned by King County Housing Authority or another affordable housing owner
- Currently multi-family
- Touching the edge of the Mixed Use Center boundary
- Two exceptions:
 - a vacant parcel adjacent to office uses with access across BelRed Road to the Overlake light rail station
 - a large parcel across from Crossroads Mall that also touches an edge of the Mixed Use Center





Recommendation Options

1. Alternative 3 but continuing some of the multi-family land uses around the border of the Mixed Use Center into the future.
2. Alternative 3.





Factoria

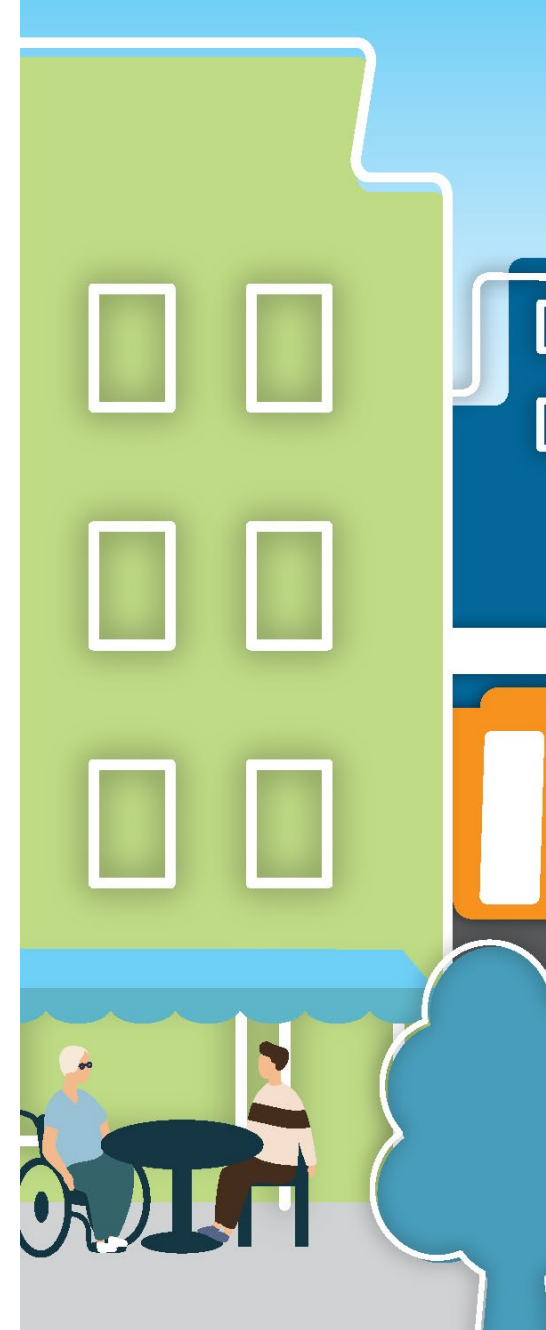
- Questions from June 21
 - Information about allowing more flexibility in use so housing could be included in the office area.



Density in Factoria

- Demand for office space & potential for office growth
- More flexibility in charting the future vision of this area

	Alternative 3	Preferred Alternative
Parcels adjacent to I-90, West of Factoria Blvd.	MU-M & O	OC-H-1
Parcels adjacent to I-90, East of Factoria Blvd	MU-L	MU-M



Recommendation Options

1. Alternative 3 with OC-H-1 on parcels adjacent to I-90, west of Factoria Blvd. and MU-M on parcels next to I-90, east of Factoria Blvd.
2. Alternative 3.



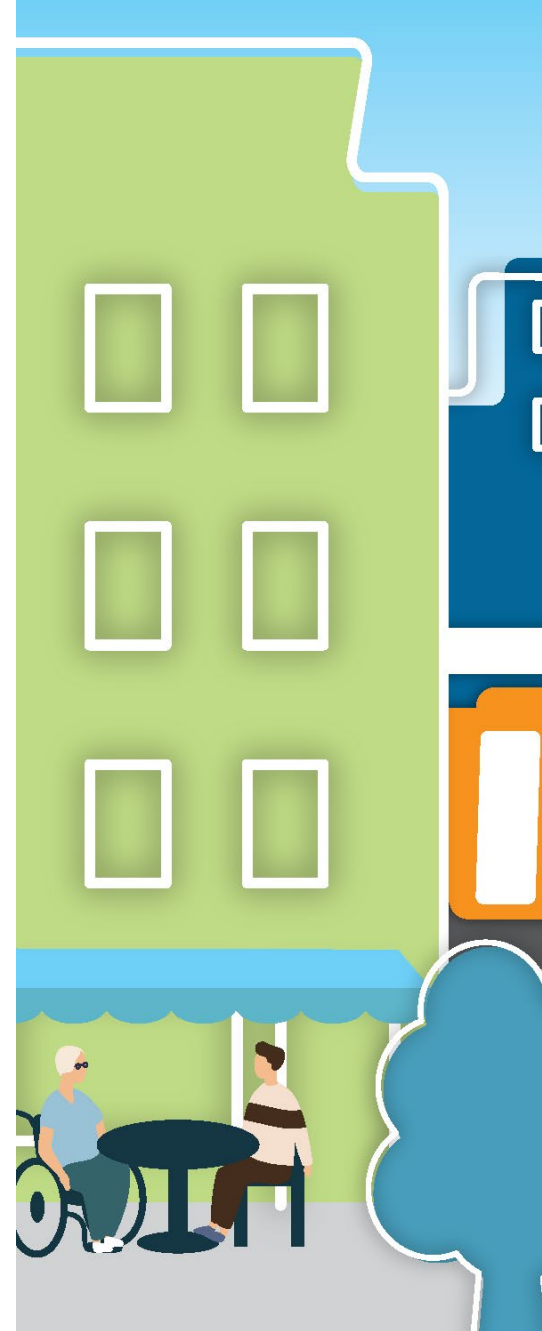
Eastgate

- Questions from June 21
 - Information about the occupancy rate in the office area to the east of the Mixed Use Center.



Vacancy Rate

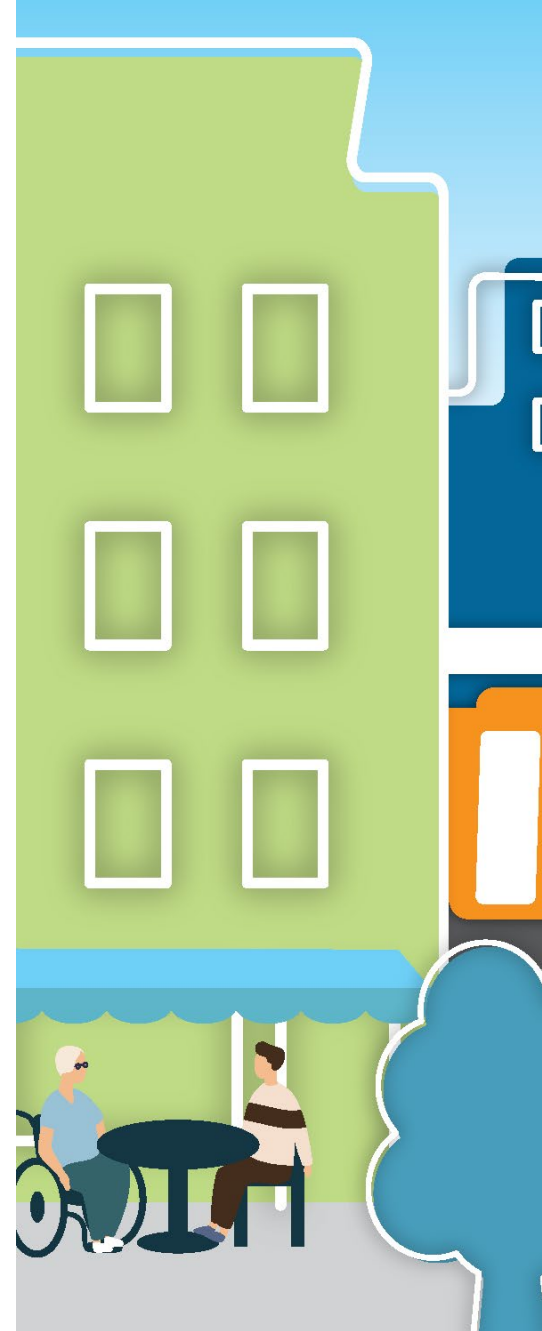
- Office vacancy: about 15 percent
 - (12 percent city-wide)
- OLB allows for housing as well as office
- Policies in the Comprehensive Plan could create structure for charting a future for this area





Recommendation Options

1. Alternative 3 within the Mixed Use Area. Staff recommend not changing the future land use designations to the east, across 148th Avenue.
2. Alternative 3.



Neighborhood Center: Office Centers

- Questions from June 21
 - Information about the occupancy of office space in these areas.



Vacancy Rate

- Office vacancy: about 16 percent
 - (12 percent city-wide)
- Location of small businesses



Recommendation Options

1. Alternative 1.
2. Alternative 2/3 – allow for a greater mix of uses, including housing.



Neighborhood Centers: Undefined Center

- Questions from June 21
 - Information about changing the Northern most portion of the neighborhood center to a higher density use.



Higher density mixed use

- Recent adjacent development in Redmond is mid-rise
- Redmond is planning for growth in commercial and mixed use buildings
- Studying higher density mixed use gives more future flexibility



Recommendation Options

- Alternative 3 with increased density (MU-M) to the north of the Bellevue Technology Center.
- Alternative 3 with MU-M on parcels between the Bellevue Technology Center and BelRed Road and MU-H-1 on parcels north of BelRed Road.



Preferred Alternative Recommendation

- Recommendation based on the staff recommendation with modifications directed by the commission.





BACKGROUND Process Framework

Preferred Alternative



FEIS

2024 – 2044
Growth Strategy



Comprehensive
Plan Map &
Policy Updates



Adoption
Process

Public Hearing



PC
Rec

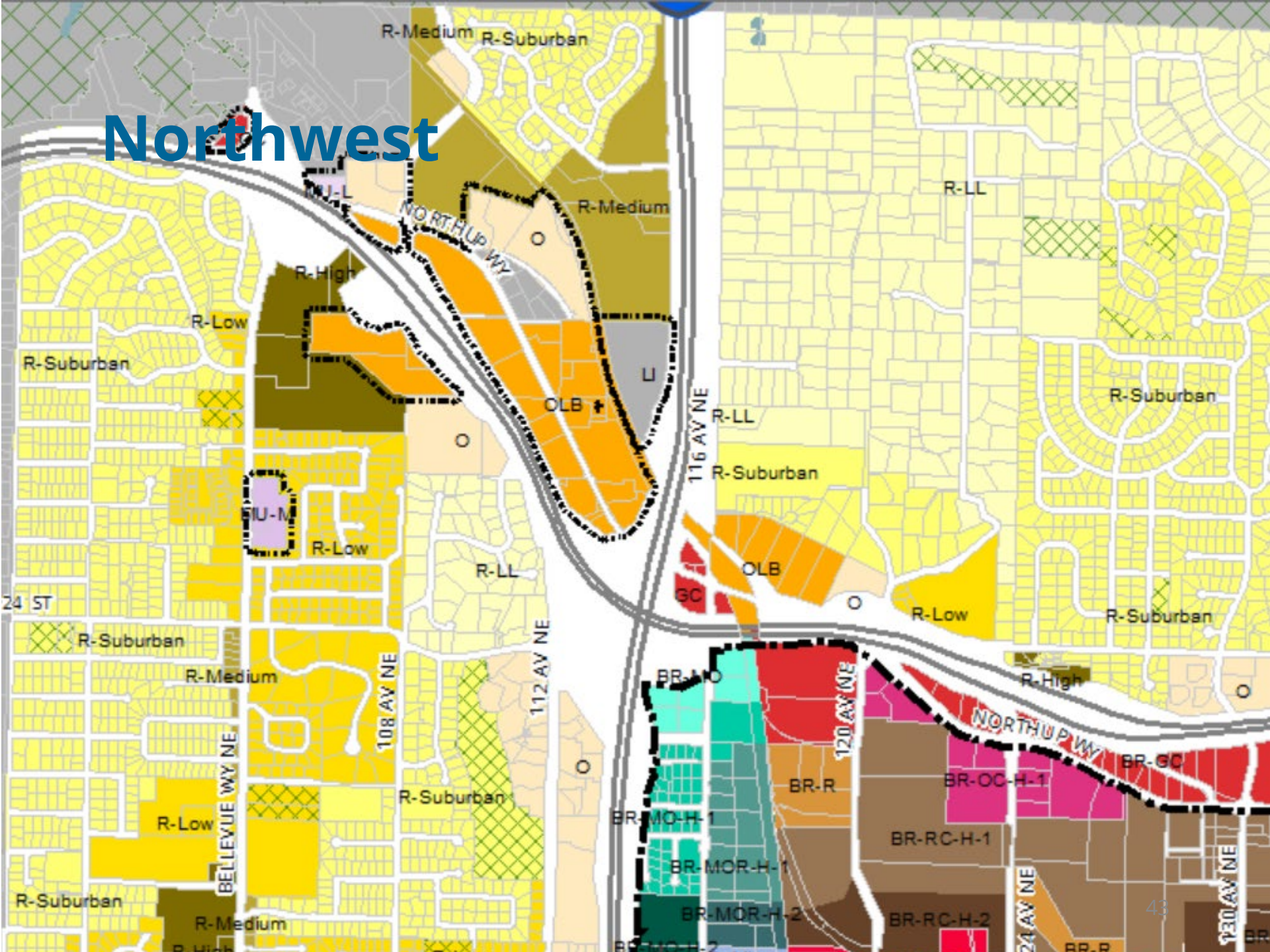


Council
Adopt

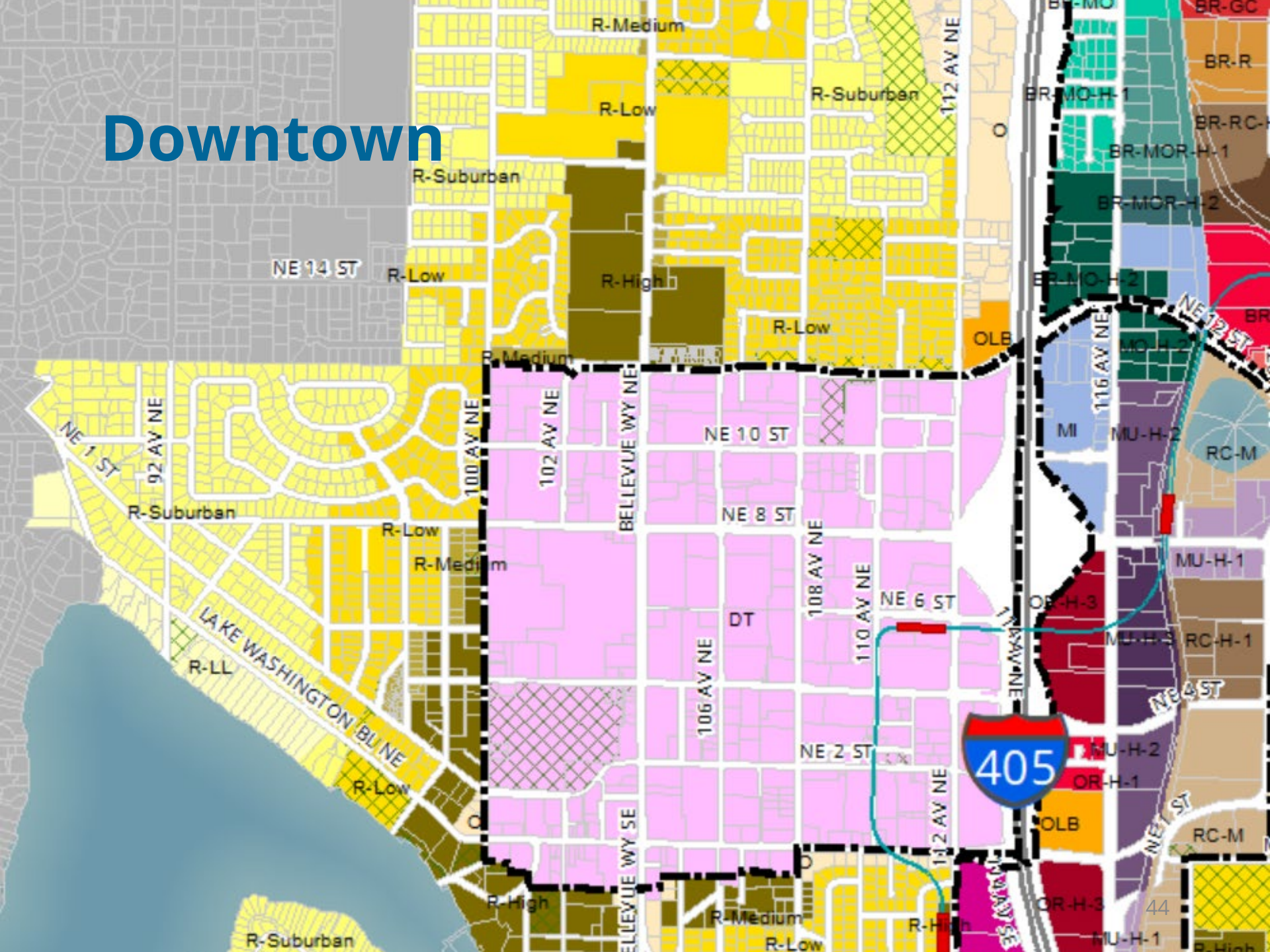
City Map Slides



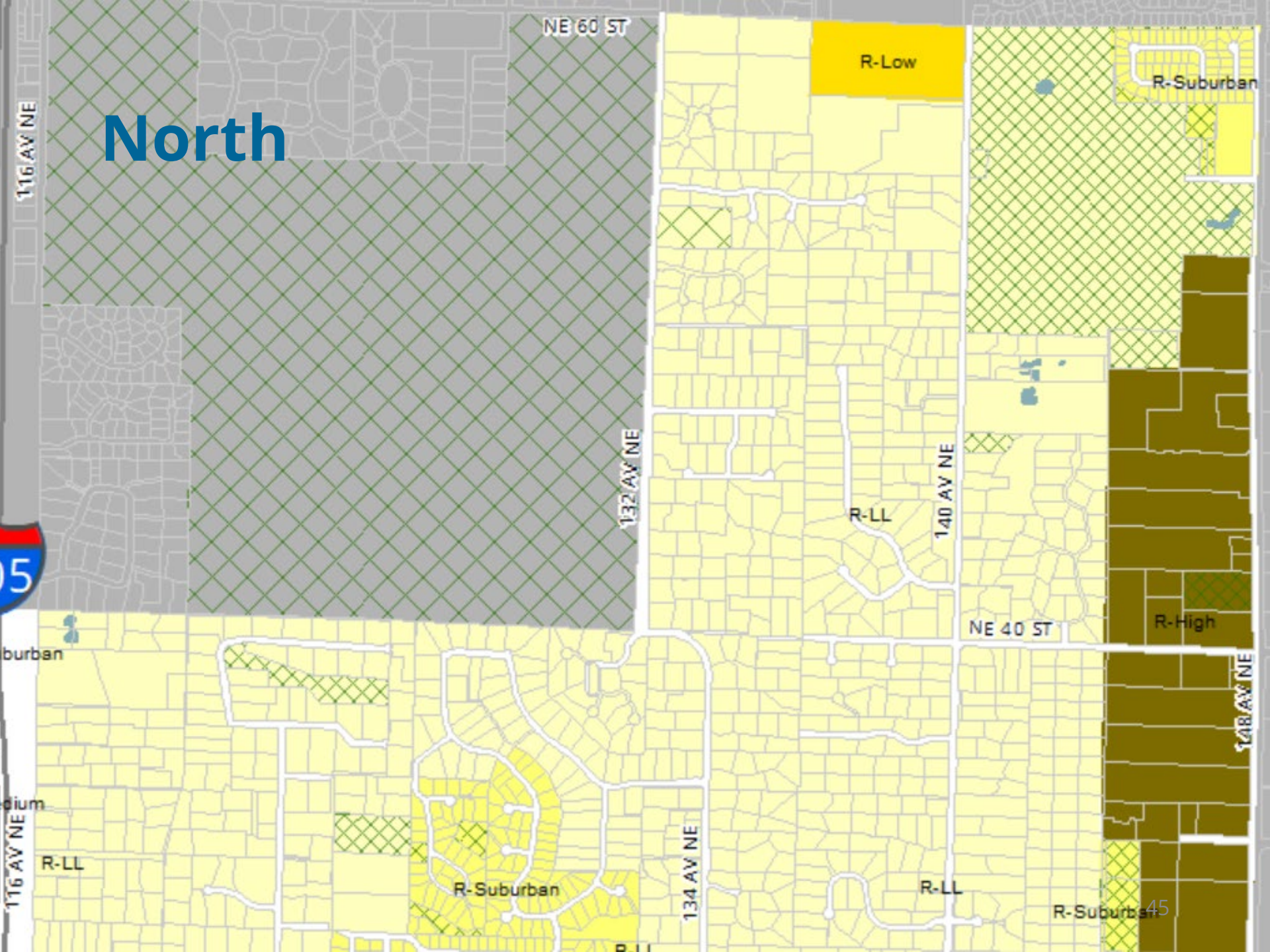
Northwest



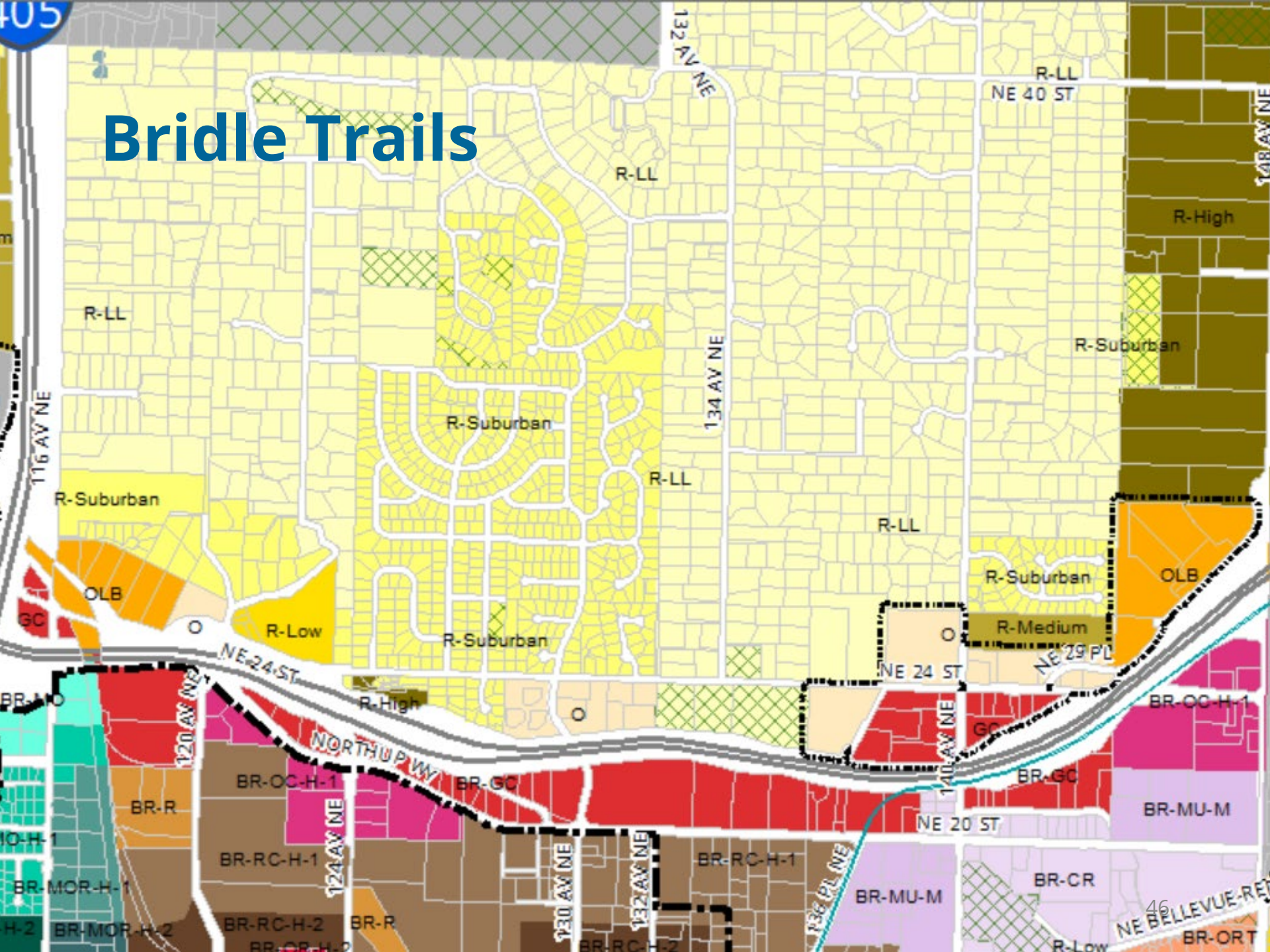
Downtown



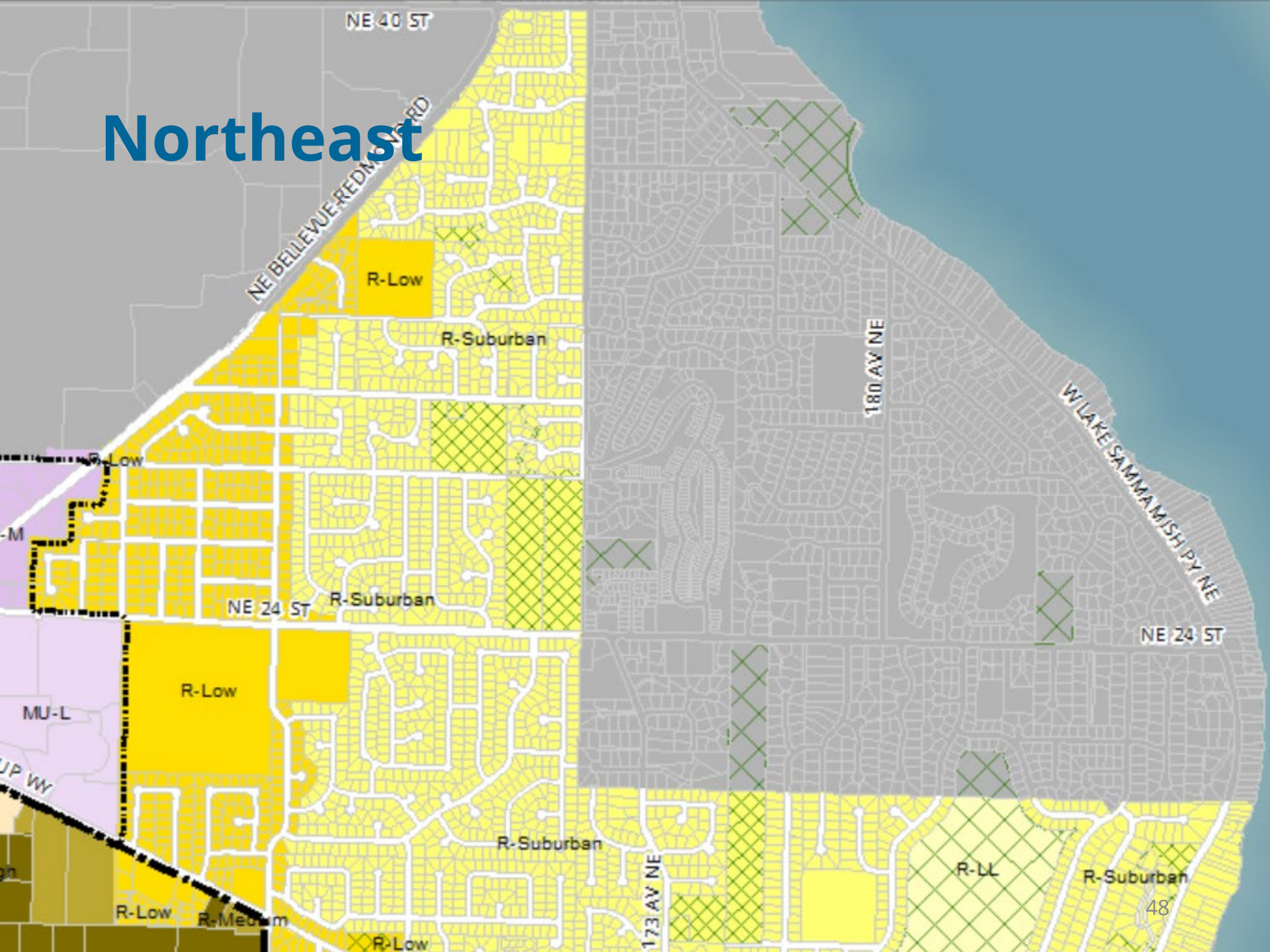
North



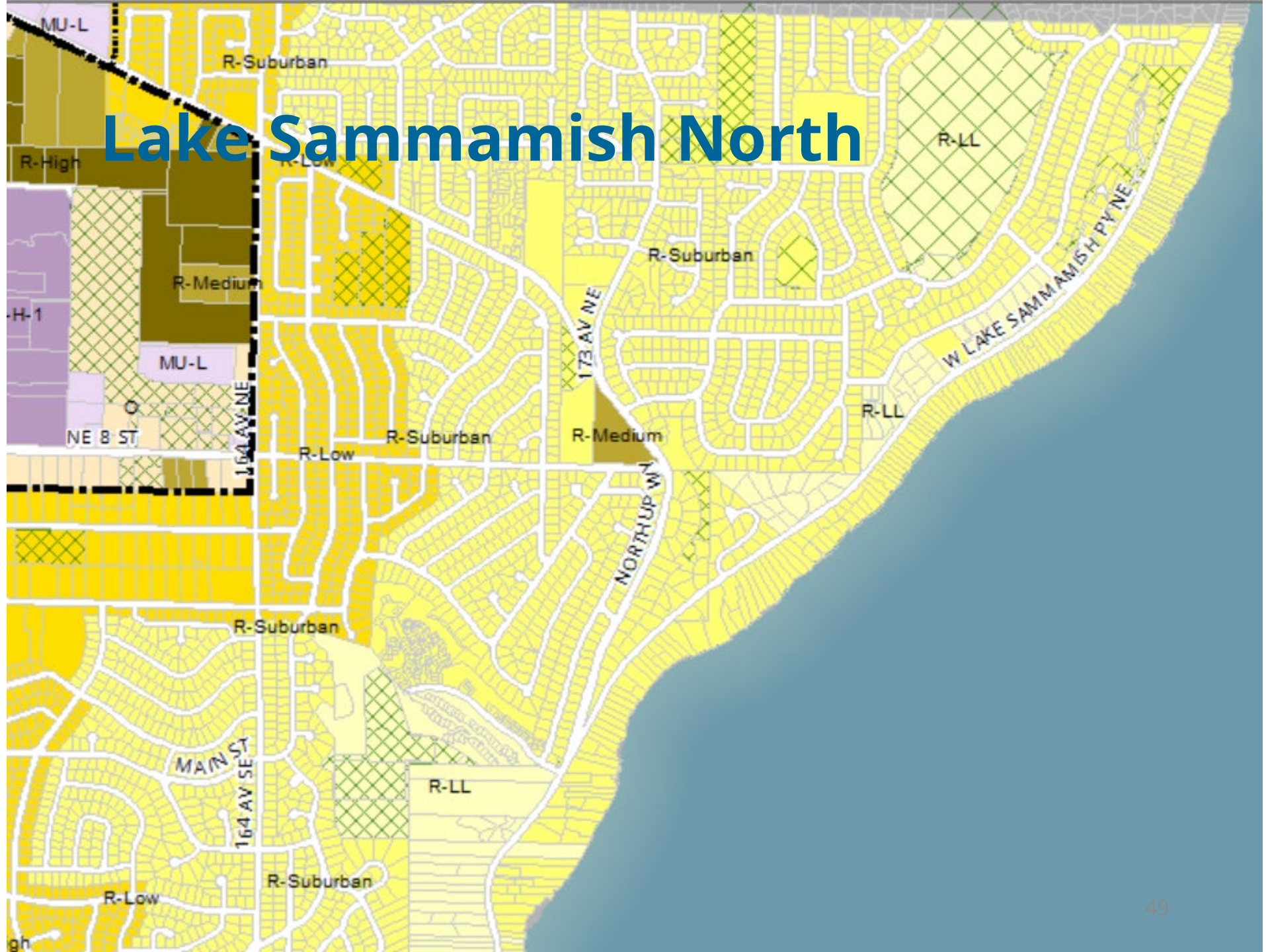
Bridle Trails



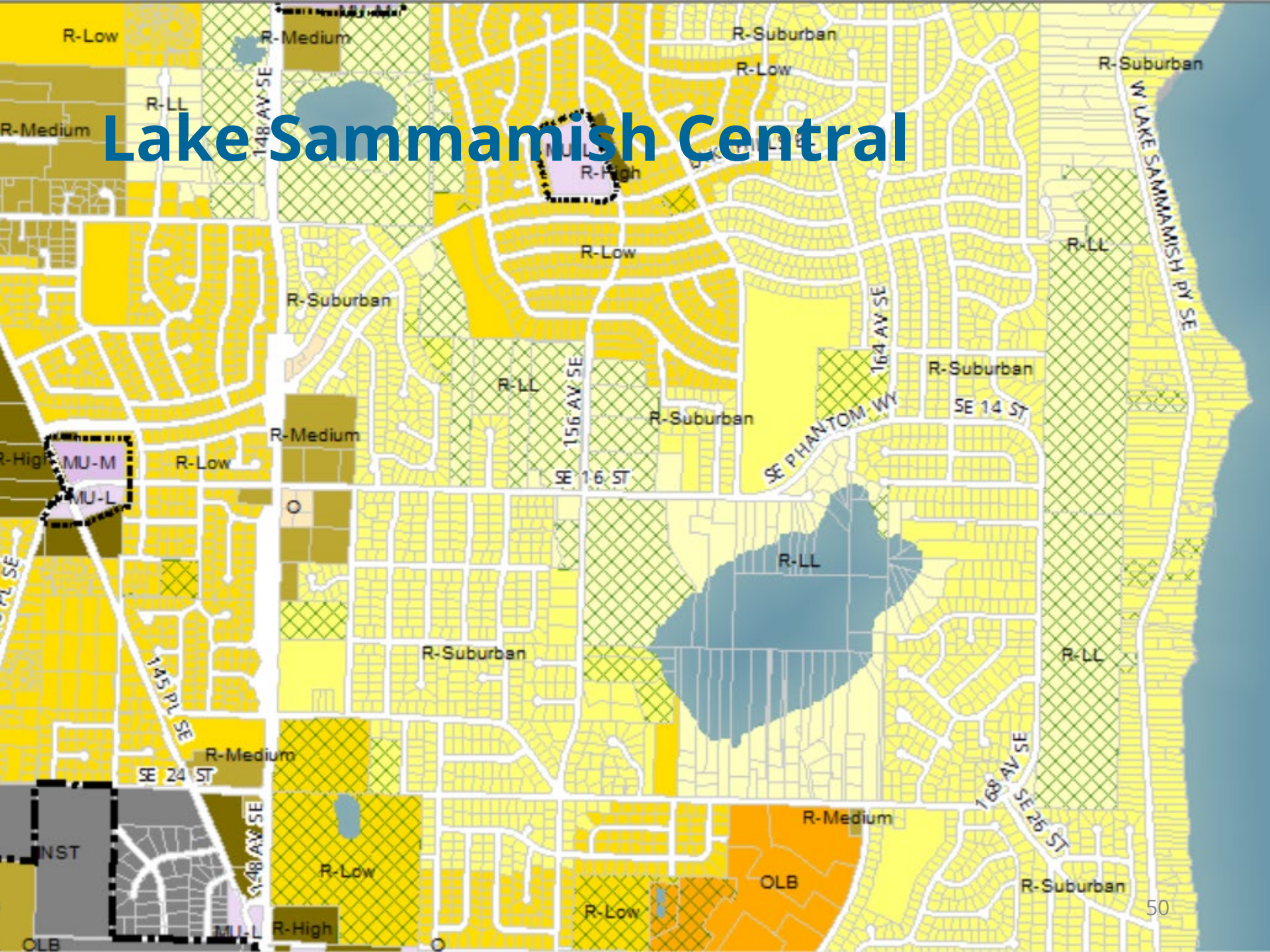
Northeast



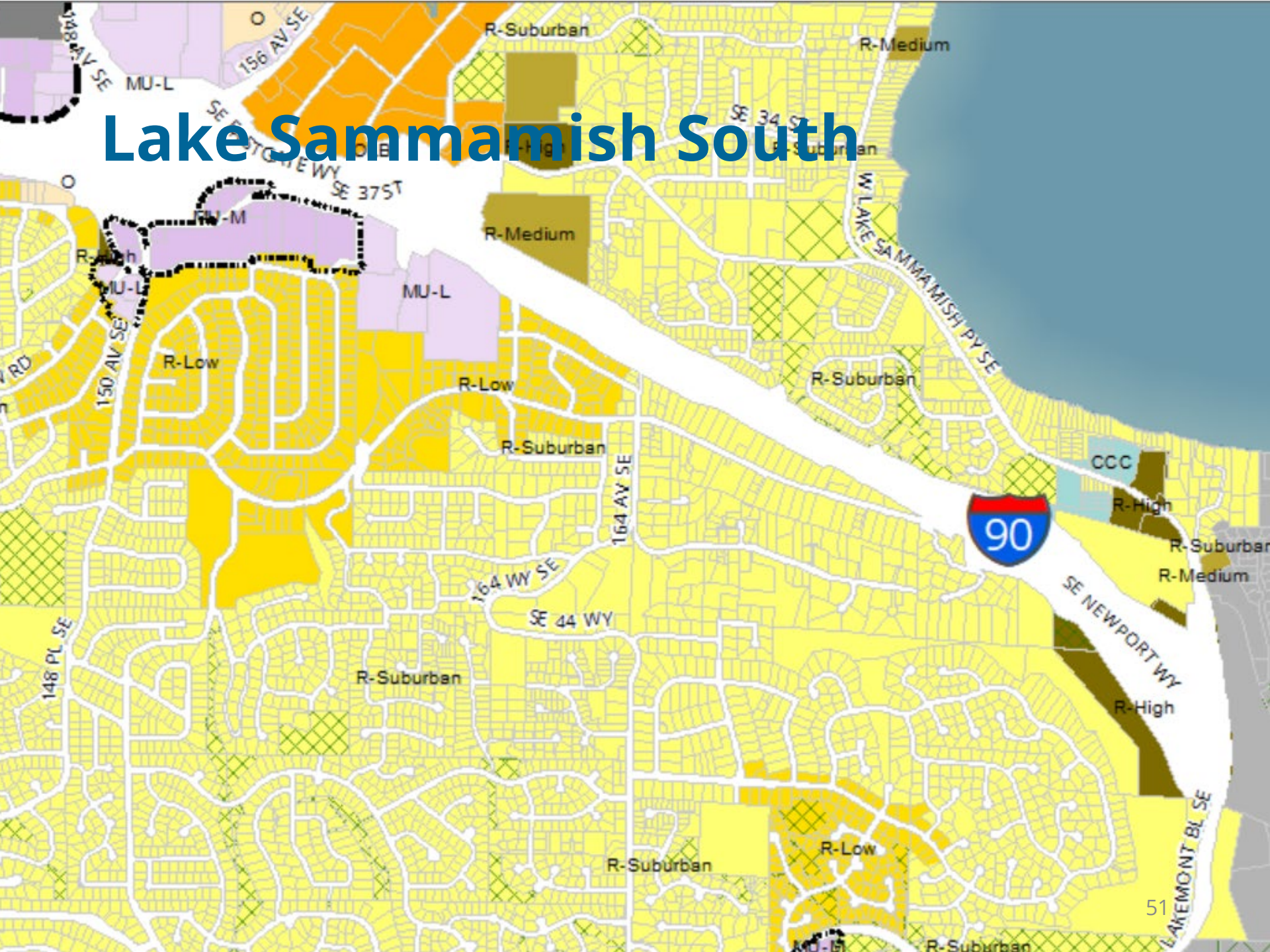
Lake Sammamish North



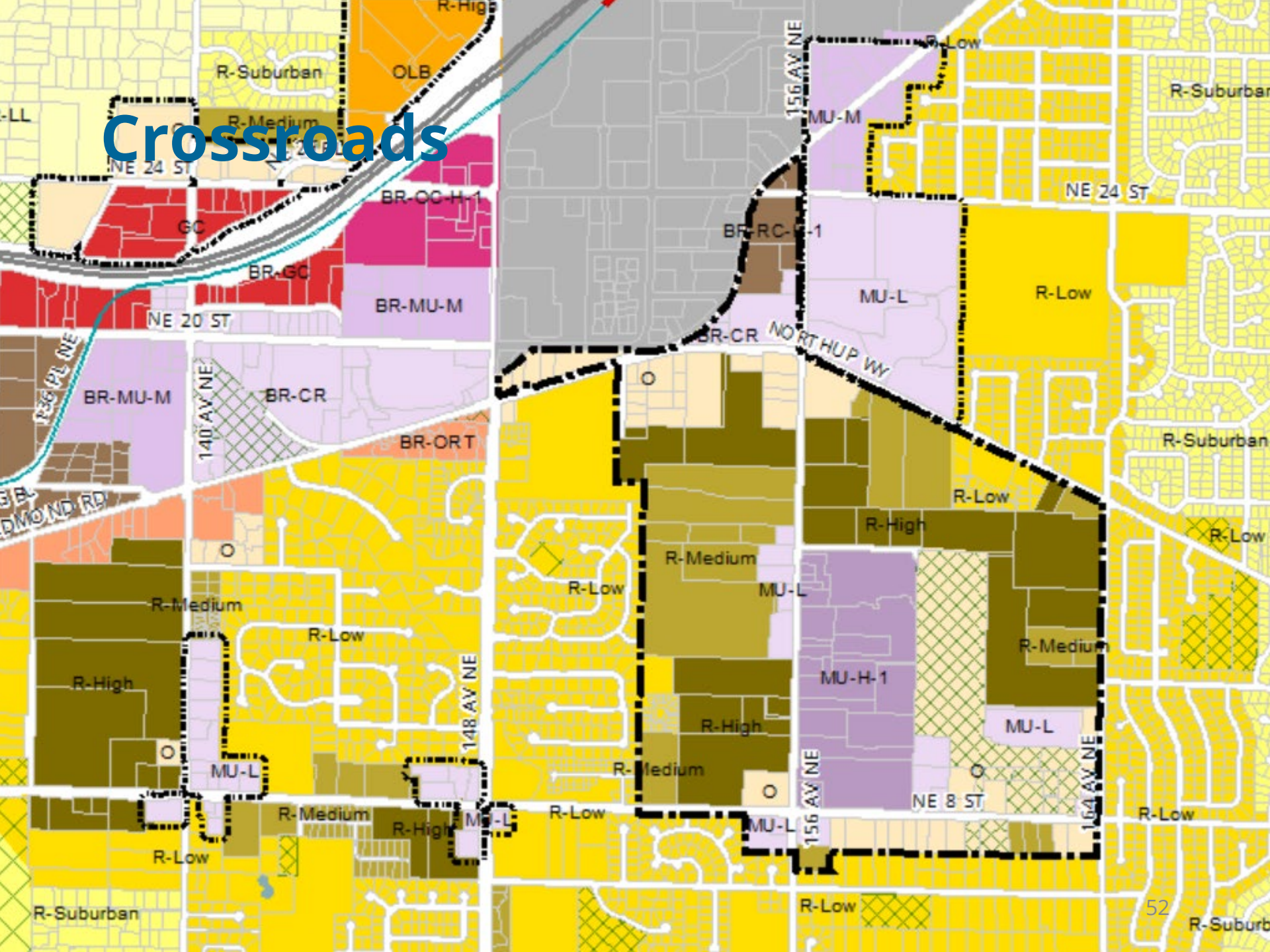
Lake Sammamish Central



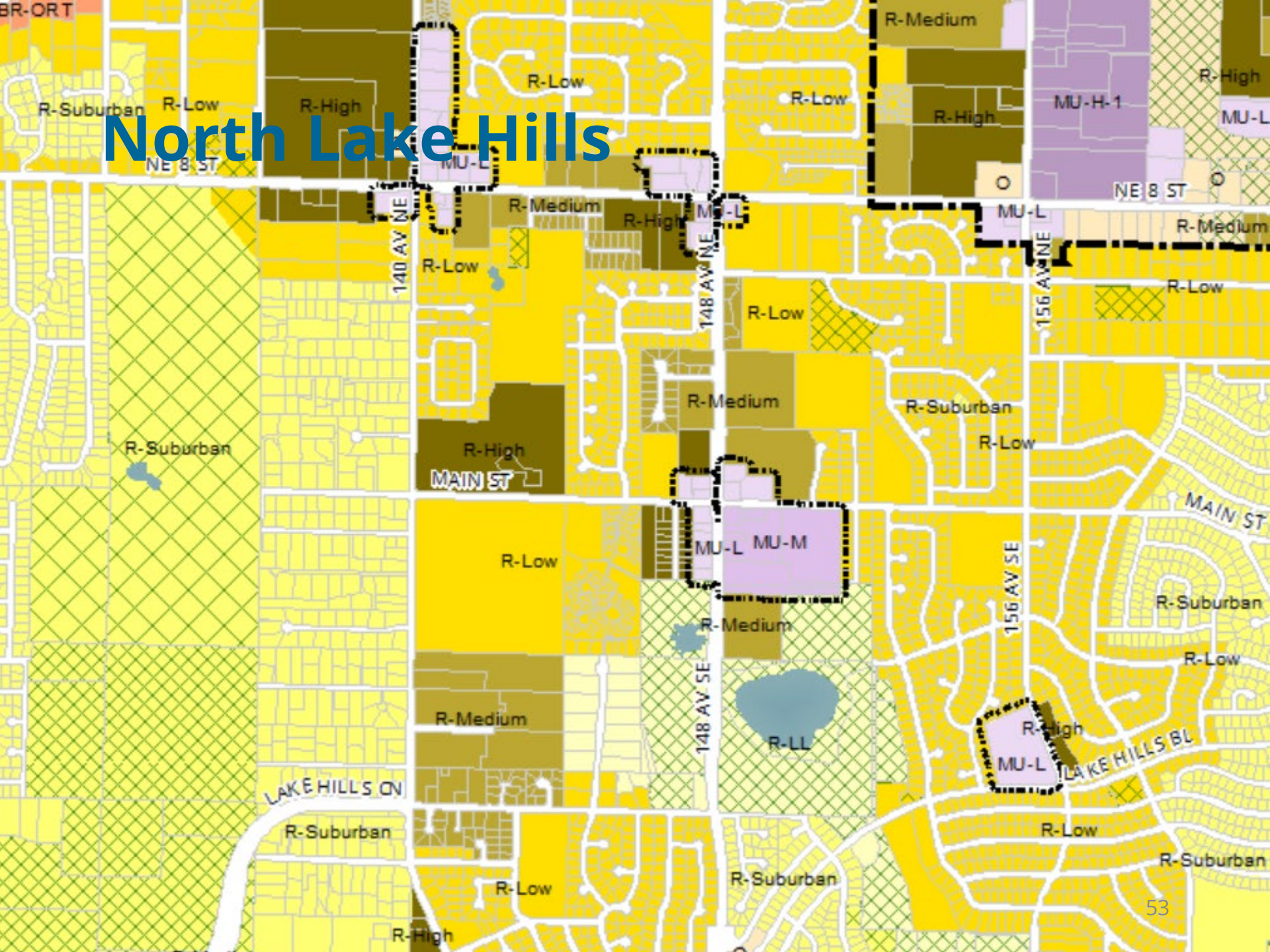
Lake Sammamish South



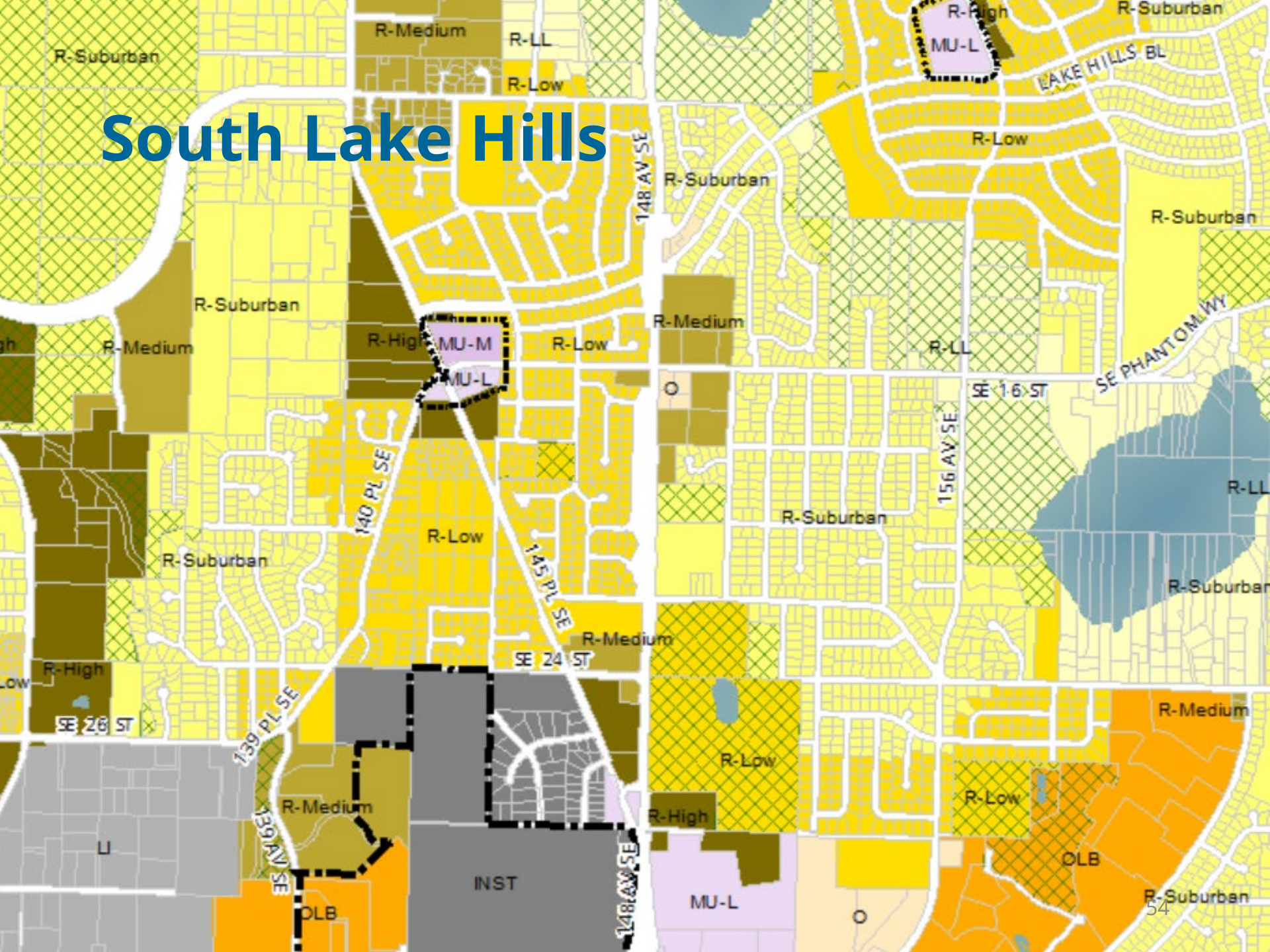
Crossroads



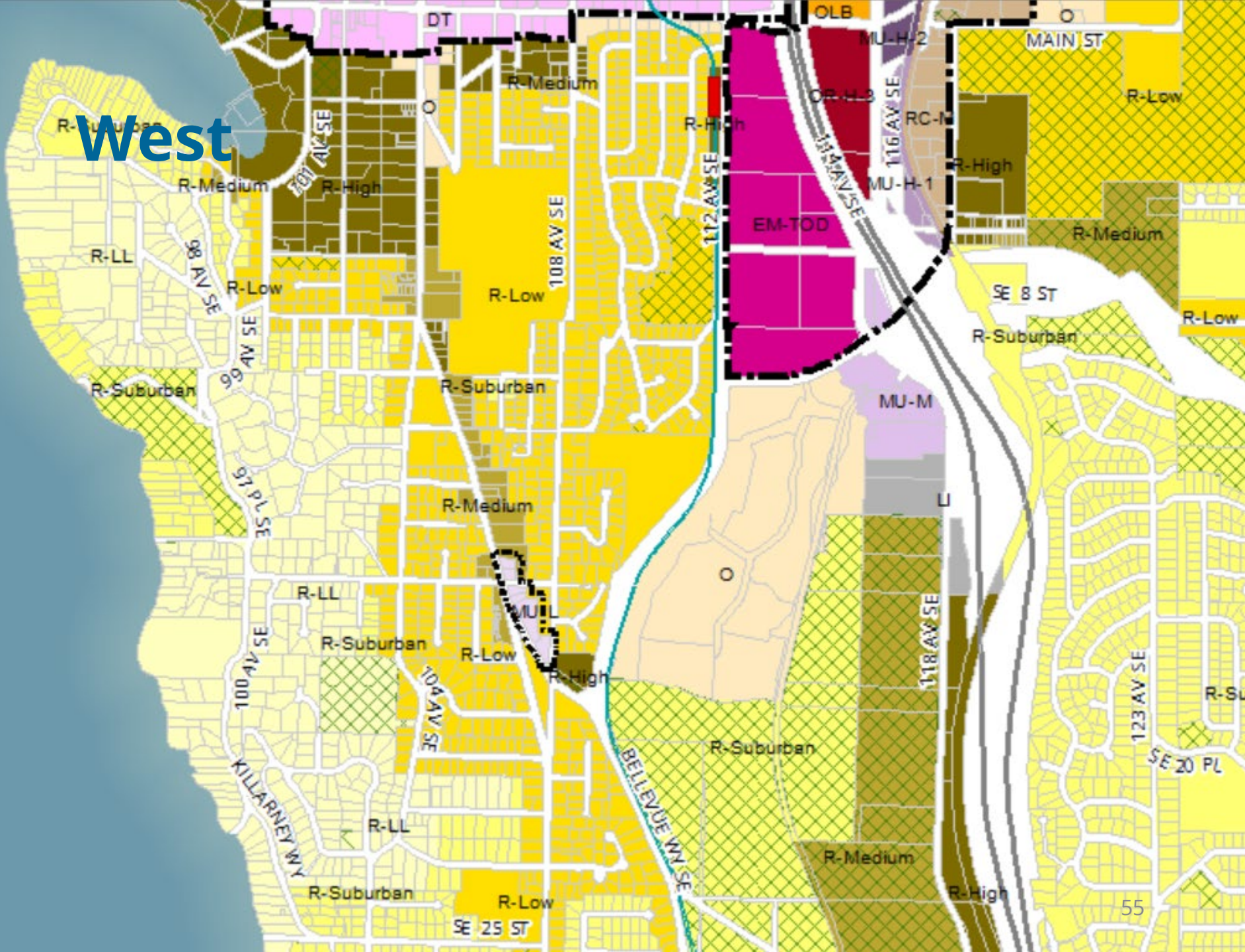
North Lake Hills



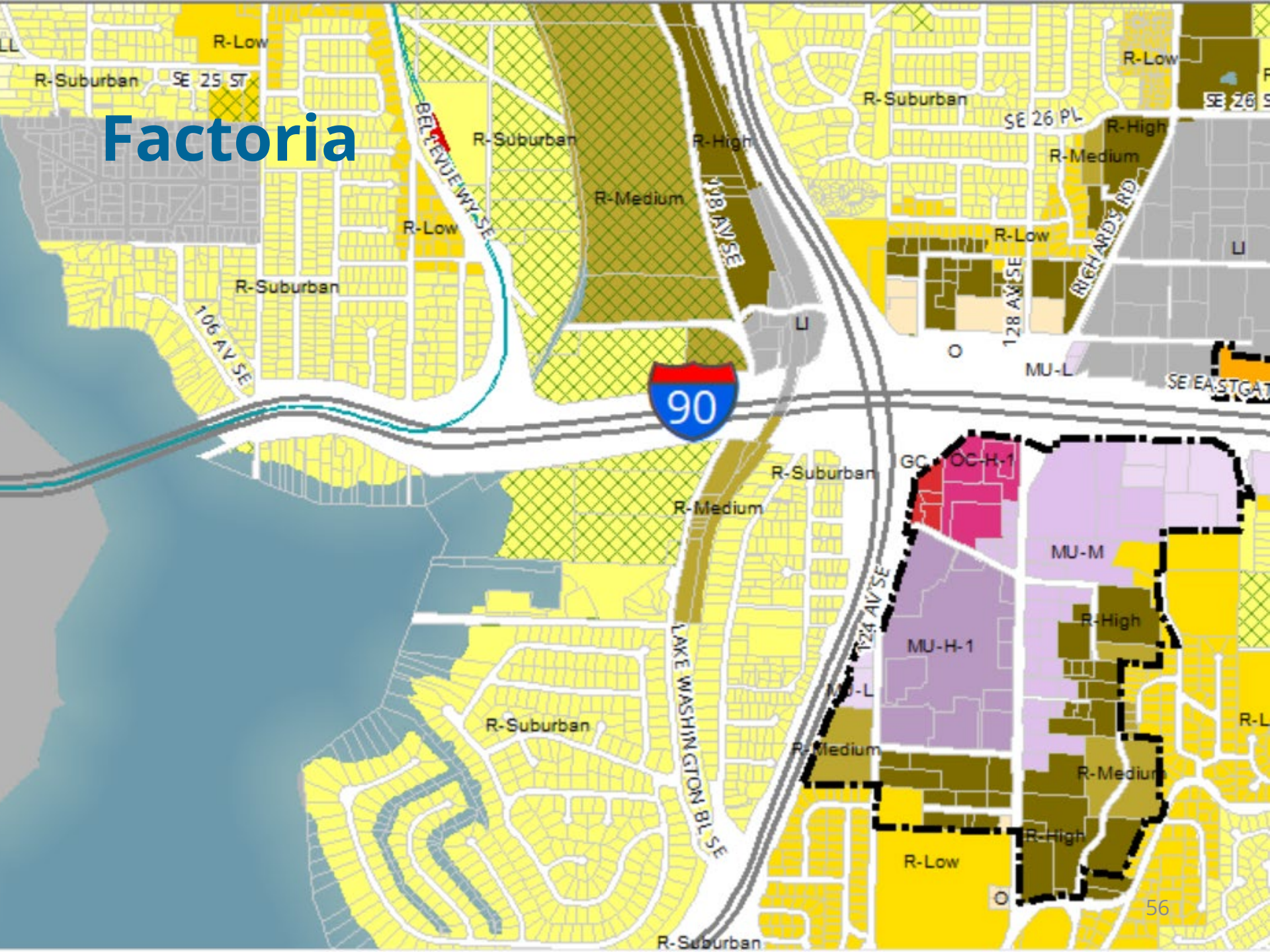
South Lake Hills



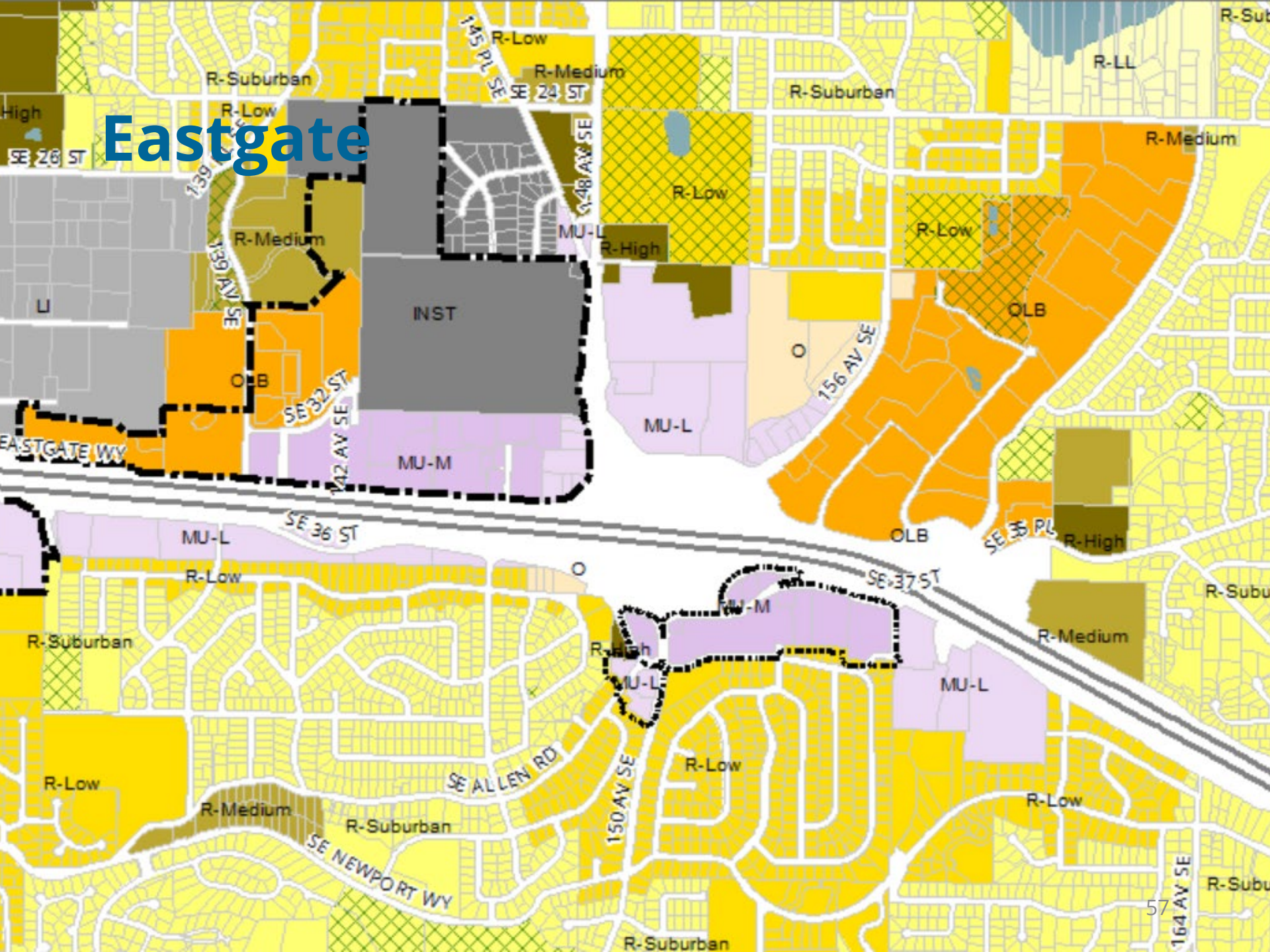
West



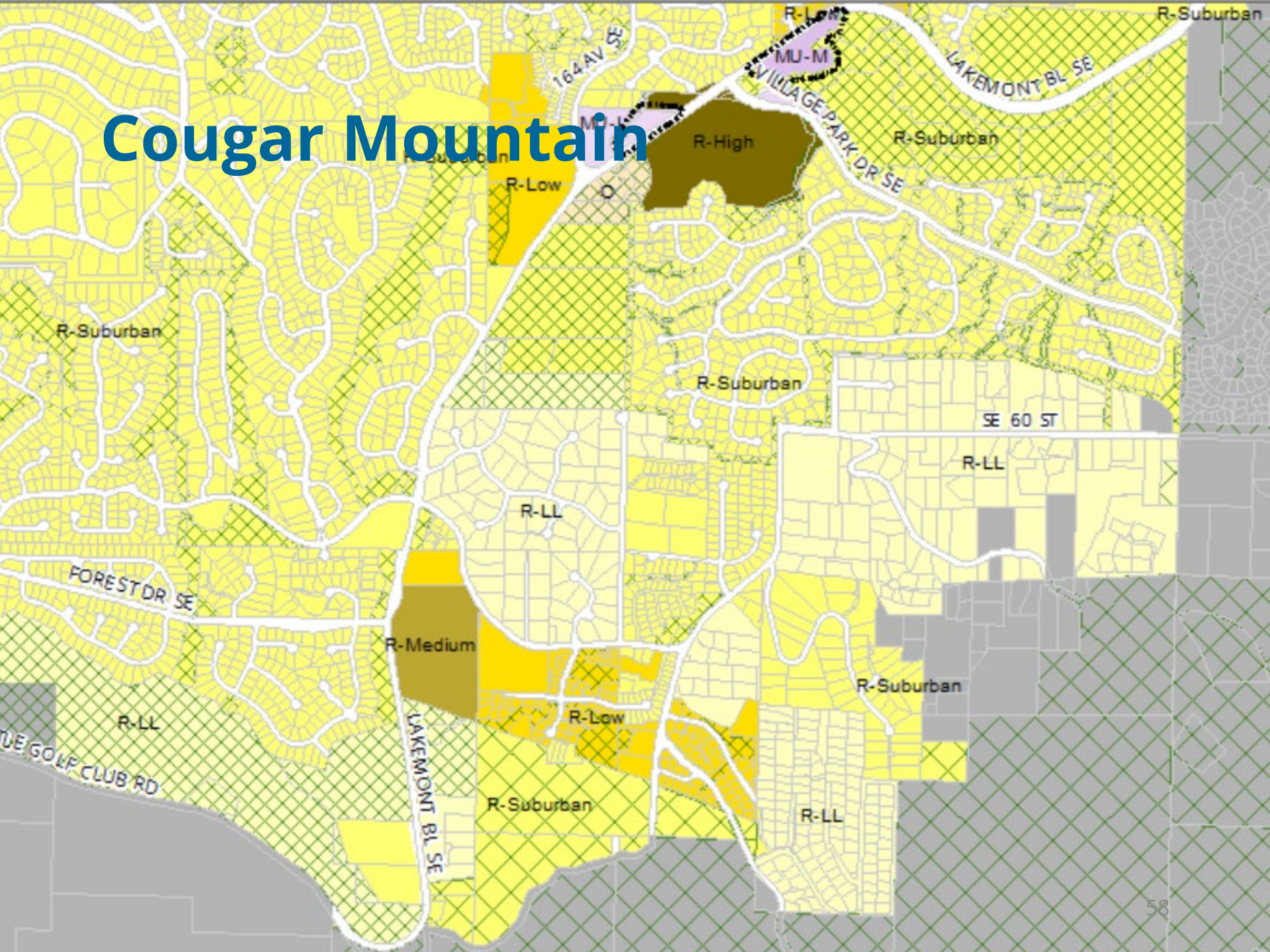
Factoria



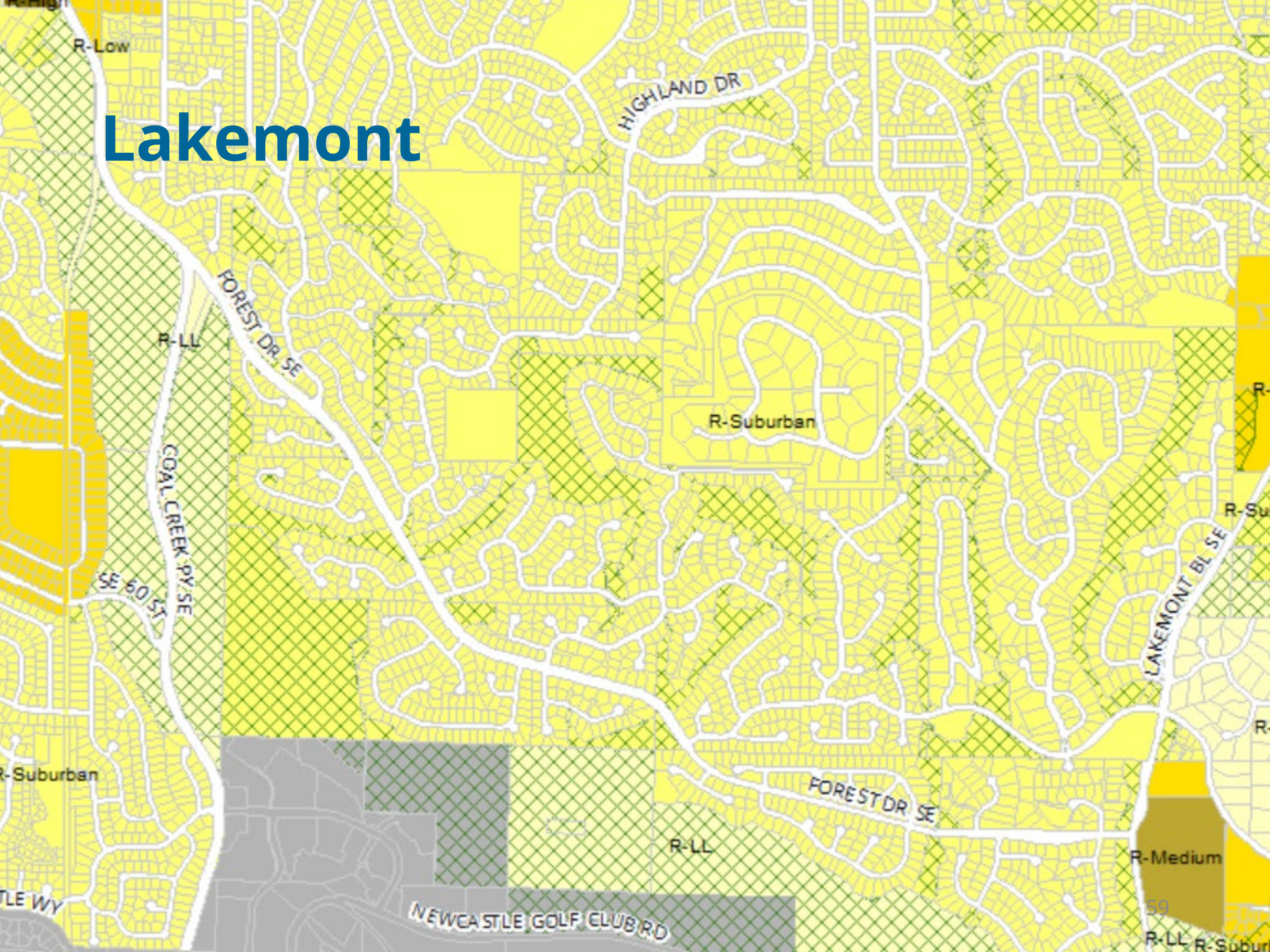
Eastgate



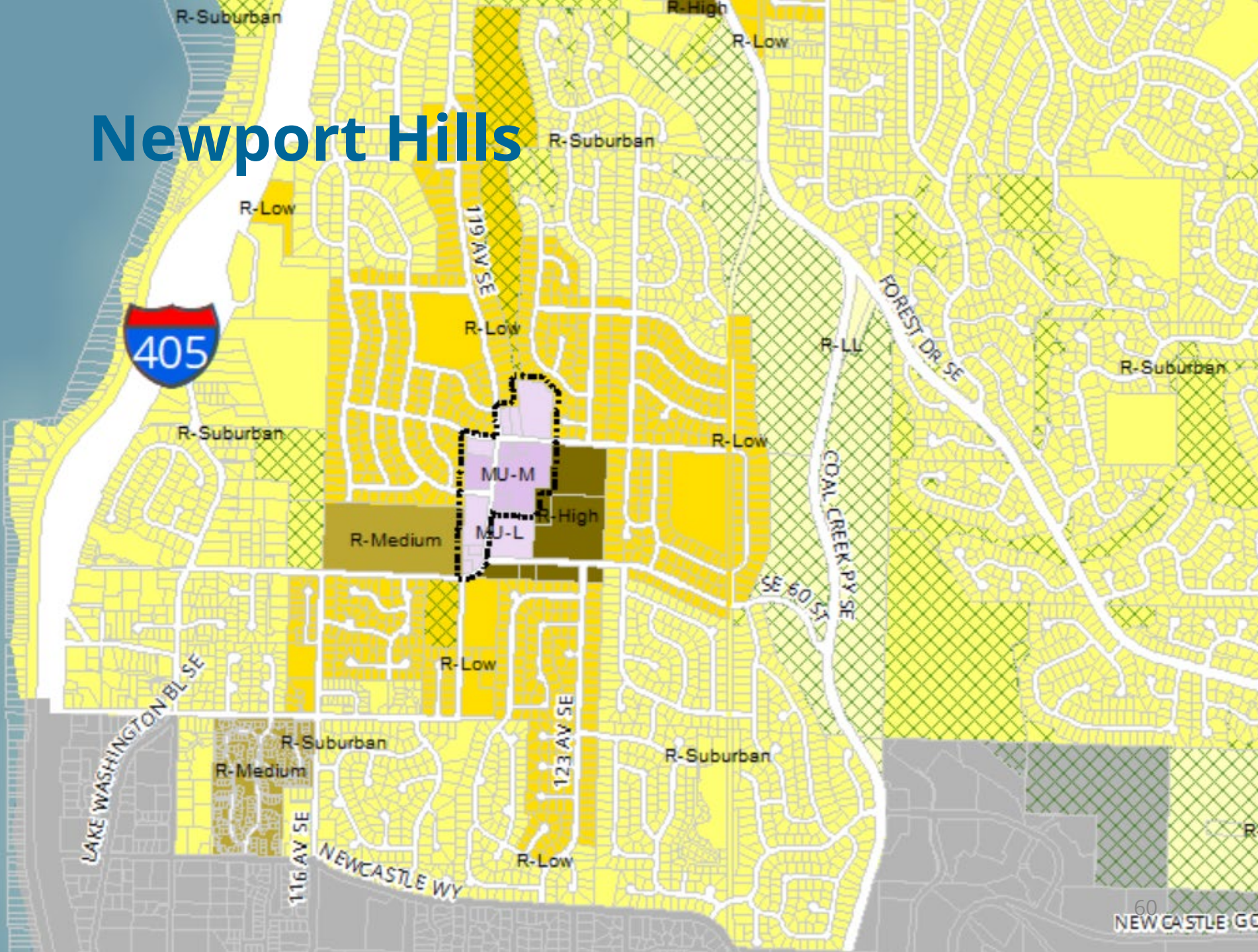
Cougar Mountain



Lakemont



Newport Hills



Somerset

