

Downtown Livability 2.0 (DTL 2.0)

Study Session

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May 27, 2026



Agenda



Background and Context



Intent and Scope



Outreach



Schedule





Information Only

Staff will update the Planning Commission on the scope and outreach plans for the DTL 2.0 LUCA



Downtown Livability (2017)

- Policy and LUC changes titled “Downtown Livability”
- Initiative completed in 2017 focusing on:
 - Open Space
 - Amenity Incentive Program
 - Station Area Planning
 - Building Design and Scale

Downtown

GOAL

The great place strategy

To be a great place for people, Downtown Bellevue must be viable, livable, memorable, and accessible. As the heart of the Eastside, Downtown Bellevue has cultural, commercial, entertainment, residential, and regional uses located in distinct, mixed-use neighborhoods connected by a variety of unique public places, great public infrastructure, and accessible mobility options.



Context Since 2017

- Strong growth enabled by 2017 code
 - Height limit increases and zoning changes accelerated high-rise development
 - Downtown solidified as a major regional employment and housing center
- Link Light Rail (2 Line) opened in Downtown
- Grand Connection planning to link to light rail, trails, and downtown destinations
- Increase in quality and amount of public plazas



Downtown by the Numbers

Since 2017:



~3,500 new
residents



~2,200 new
homes



~6 million sq. ft.
of new office



~12.4 million sq. ft.
of new commercial



~6000 new jobs
& ~100 new
businesses



Annually ~50,000
more overnight
visitors (citywide)



Economic Development Context

- 2017 code increased ground floor retail space
 - Many spaces too large for small business
 - Difficulty leasing
- Desirable location for office
- Downtown commands high rents for office and retail
- Trend of small business loss since COVID
- Opportunity to program public plazas



Planning Context

- Continued shift toward a mixed-use, residential downtown by 2044
 - ~14,500 units
 - ~37,600 new jobs
- Persistent gap in vibrancy goals
 - 2017 plan aimed to move beyond a daytime employment center
 - Evening and weekend activity still inconsistent and often event-driven
- Public realm and connectivity still evolving but improving
- Rapid development has challenged historic, small-scale identity in Old Bellevue
 - Adoption of Downtown–Old Bellevue (DT-OB) IOC (Feb 10) to reinforce Main Street character



LUCA Intent

- Reinforces and aligns with existing policy guidance
- Informed by input from through HOMA LUCA
- Continues to prioritize open space and overall neighborhood vitality
- Introduces modest refinements to building form and scale
- Reflects strong coordination with internal stakeholders



Scope

- Enhance evening vitality after 5 p.m.
- Revise code provisions that adversely impact housing
- Preserve historic development patterns on Main Street in Old Bellevue
- Support implementation of the Grand Connection
- Refine building design and active-use requirements
- Limit number of departures
- Streamline use tables
- Strengthen the effectiveness of the Amenity Incentive Program
- Explore incentives for affordable commercial space
- Ensure a welcoming pedestrian environment



Planned Engagement

- In-person and virtual kick-off
- Meetings with community and developer stakeholder groups
- Attending city events
- Tabling throughout Downtown
- Meetings with individuals and groups as requested
- Council and PC process
- Digital outreach

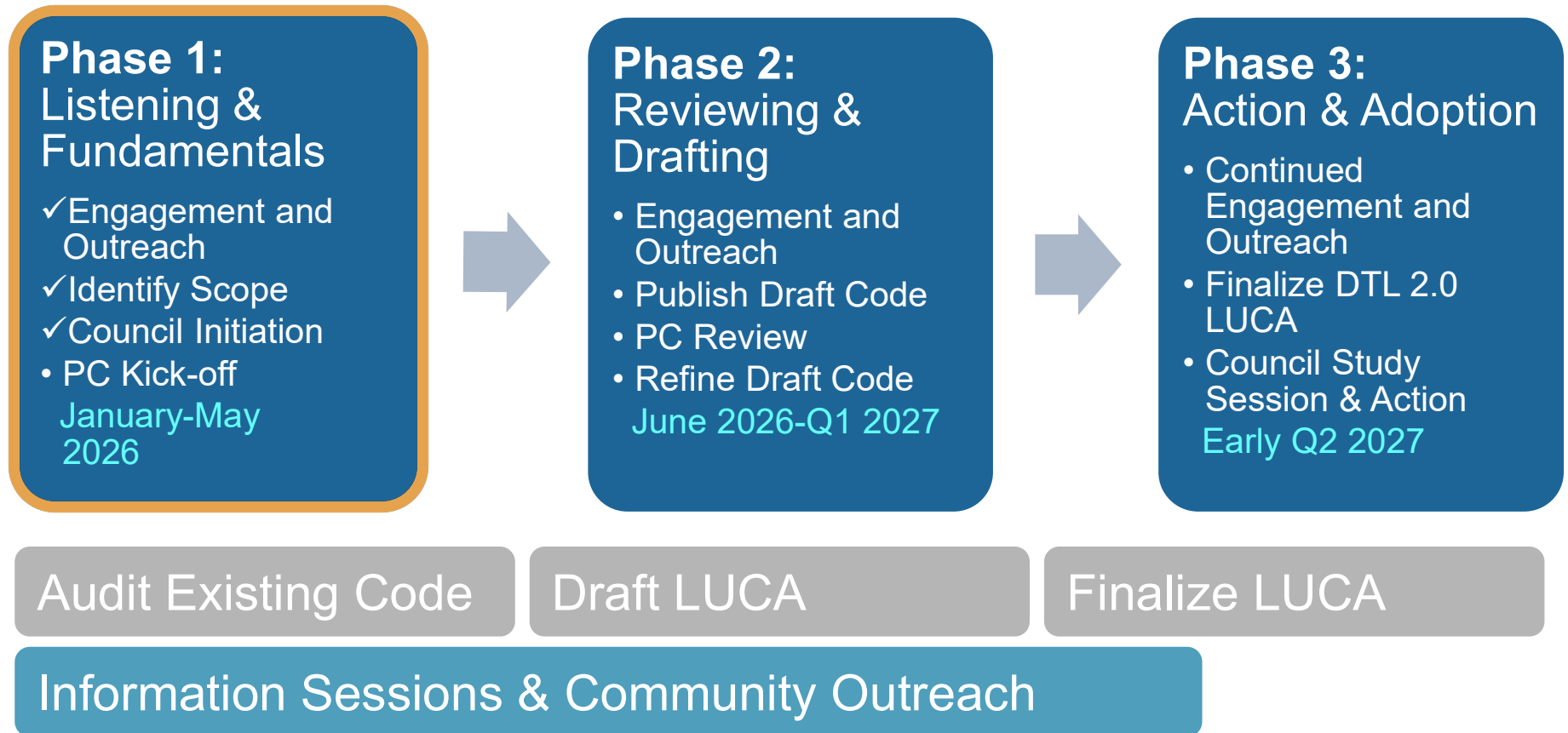


Council Input

- Support for scope
- Importance of small business outreach
- Maintain existing building heights
- Wedding cake remains important to Council and community



Project Schedule





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