



Alternative 3: Providing Options Throughout the City

- Capacity for an additional 95,000 housing units (54,000 above No Action).
- Capacity for an additional 200,000 jobs (76,000 above No Action).
- Capacity for an additional 67.3 million square feet of commercial development.

Focus of Growth

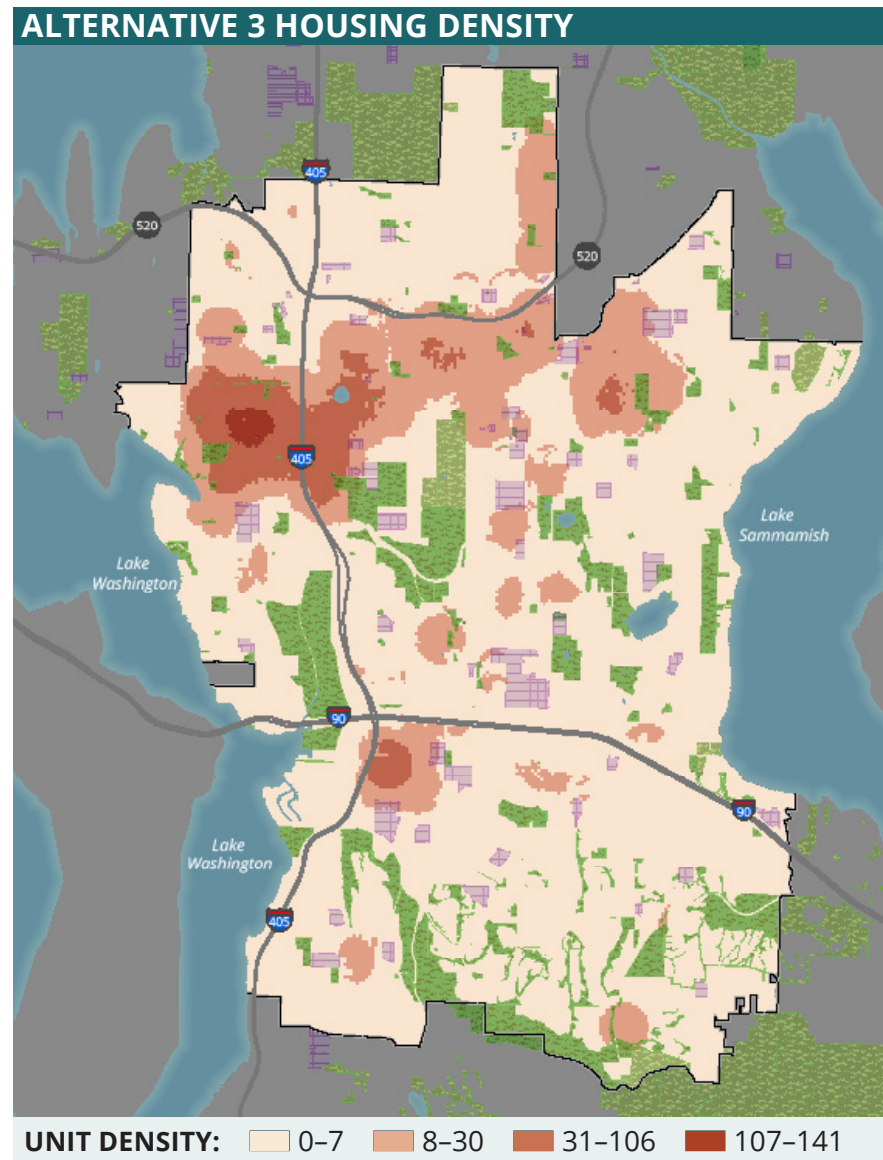
In Mixed Use Centers, Neighborhood Centers, and in areas of high opportunity (good access to transit/jobs or near Neighborhood Centers).

Housing Variety

Alternative 3 provides the most variety of housing types, like townhomes or small apartment buildings in areas with good transit access and around Neighborhood Centers. Duplexes or other low-density typologies would be permitted across the city. Larger apartment buildings with studios and one-bedrooms would be permitted Mixed Use Centers.

Housing Affordability

This alternative provides the greatest mix of subsidized and market rate housing through mandatory inclusionary affordability alongside additional capacity in Mixed Use Centers and increased incentives elsewhere to meet affordability targets. This alternative provides the most flexibility with tools to create subsidized housing.



Housing Strategy

- Most new housing growth in Downtown, BelRed, Wilburton, and East Main.
- Additional growth in Crossroads, Eastgate, and Factoria.
- Mid-rise and smaller apartment buildings and townhomes near the frequent transit network.
- Residential growth within the neighborhood centers mixed with commercial uses.
- Some townhomes and smaller apartment buildings around Neighborhood Centers.
- New housing in single-family areas would be a mix of single-family, duplexes, townhomes, or cottage homes.
- Residential lots over a quarter acre could be split to accommodate more than one house.

Bellevue is growing. Bellevue’s Comprehensive Plan is intended to provide goals, policies, and strategies to ensure the city is a livable, welcoming, and vibrant place that maintains a high quality of life as the community grows over the next 20 years. The Comprehensive Plan Periodic Update and Wilburton Vision Implementation Environmental Impact Statement (EIS) looks ahead to the challenges Bellevue needs to address and the opportunities to ensure all people can thrive.

City-Wide Action Alternatives for Housing and Employment

Alternatives are different ways of achieving the Comprehensive Plan Update’s purpose and need and serve as the basis for environmental analysis relative to elements of the environment. The alternatives under consideration look at a range of options for where to locate new housing development, the types of housing to allow, and the overall capacity for new housing development citywide and in the Wilburton study area. Each Alternative is briefly described in the table below.

Ways to Comment During DEIS Process

IN-PERSON MEETING #1: May 23, 2023, 6 PM PST
Crossroads Community Center, 16000 NE 10th St, Bellevue, WA 98008

IN-PERSON MEETING #2: June 1, 2023, 6 PM PST
Bellevue City Hall, 450 110th Avenue, Bellevue WA 98004

VIRTUAL MEETING: May 18, 2023, 6 PM PST
Register for all meetings at: bit.ly/bellevuedeismtgs

ONLINE OR EMAIL: Submit by 4:30 PM PDT, June 12, 2023 via [online portal \(bit.ly/deiscomment\)](https://bit.ly/deiscomment) or via [email \(CompPlan2044EIS@bellevuewa.gov\)](mailto:CompPlan2044EIS@bellevuewa.gov).

BY MAIL: Postmarked by June 12, 2023
City of Bellevue Development Services Department
Attn: Elizabeth Stead
450 110th Ave NE, Bellevue WA 98004

Bellevue 2022 Existing Conditions

- About 62,000 Housing Units.
- About 158,000 Jobs.
- Today, half of Bellevue’s housing units are single family, and half are multifamily.

Alternative 0: No Action

Minimum Bellevue 2019–2044 Growth Targets:

+35,000 Housing Units, +70,000 Jobs.

State/County Draft Affordability Targets for Bellevue

Target for <80% AMI as majority of 35,000 Housing Units

City Proposal for Environmental Impact Statement (EIS)

Analyze beyond the 35,000-unit housing target to meet the needs of the growing region and address the housing crisis.

- This alternative is required as a baseline for analyzing the following alternatives.
- About 75% of Bellevue’s land area is zoned for single family uses.
- Although this alternative surpasses established growth targets, it will not meet new planning requirements, including affordable housing across income bands and a range of housing types.

Alternative 1: Providing Options for Families of all Kinds

- Capacity for an additional 59,000 housing units (18,000 above No Action).
- Capacity for an additional 179,000 jobs (55,000 above No Action).
- Capacity for an additional 58.5 million square feet of commercial development.

Focus of Growth

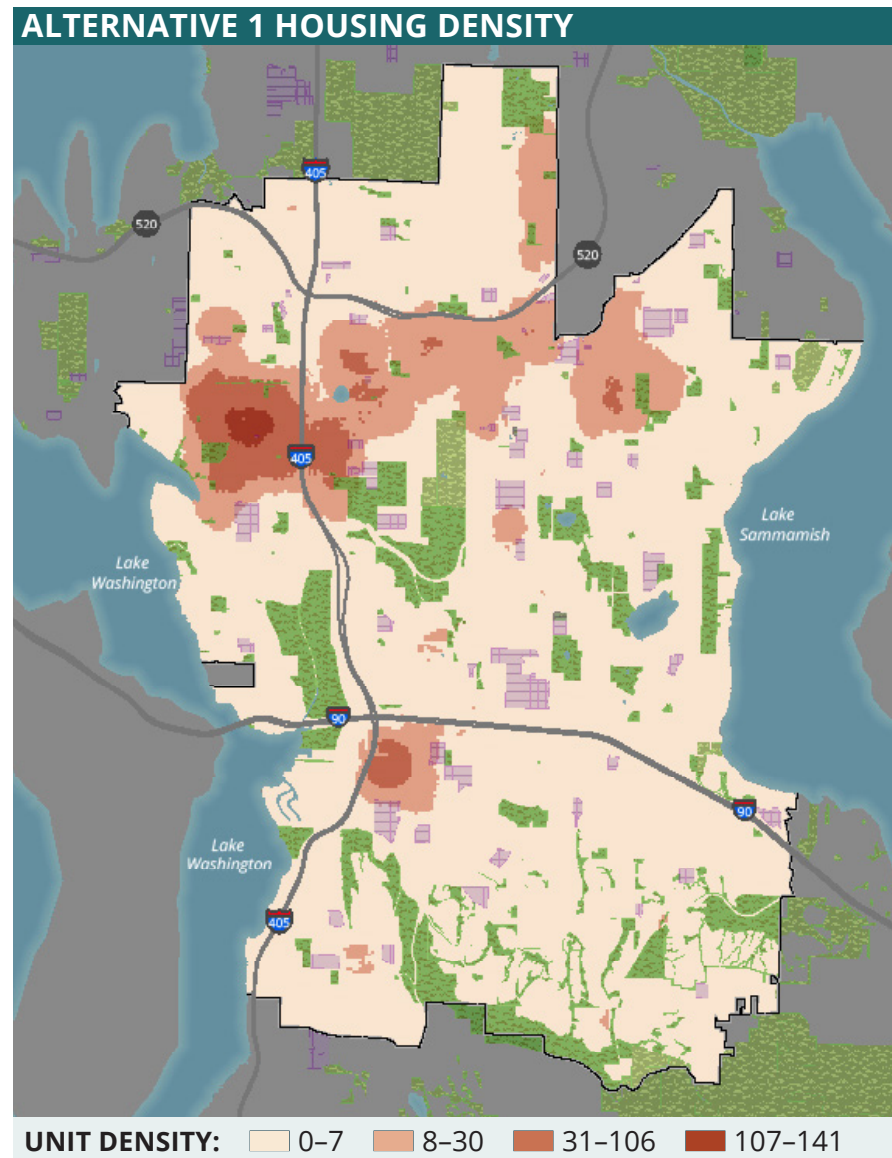
Primarily in Mixed Use Centers (Downtown, East Main, BelRed, Wilburton, Crossroads, Factoria, Eastgate). Gentle density added across the city.

Housing Variety

Alternative 1 provides minimal variety of housing types. Incentives for larger units in mixed use areas provide additional two-bedroom and larger units. Duplexes, cottage housing, and other low-density typologies permitted across the city.

Housing Affordability

This alternative provides some mix of subsidized and market rate housing through mandatory inclusionary affordability alongside additional capacity in growth corridor (Downtown, East Main, Wilburton, and BelRed) and increased incentives elsewhere to meet affordability targets. This alternative provides minimal flexibility with tools to create subsidized housing.



Housing Strategy

- Most new housing growth in Downtown, BelRed, Wilburton, and East Main.
- Additional growth in Crossroads, Eastgate, and Factoria.
- New housing in single family areas would be a mix of single-family, duplexes, townhomes, or cottage homes.

Alternative 2: Unlocking Access for More Residents

- Capacity for an additional 77,000 housing units (36,000 above No Action).
- Capacity for an additional 177,000 jobs (53,000 above No Action).
- Capacity for an additional 58.3 million square feet of commercial development.

Focus of Growth

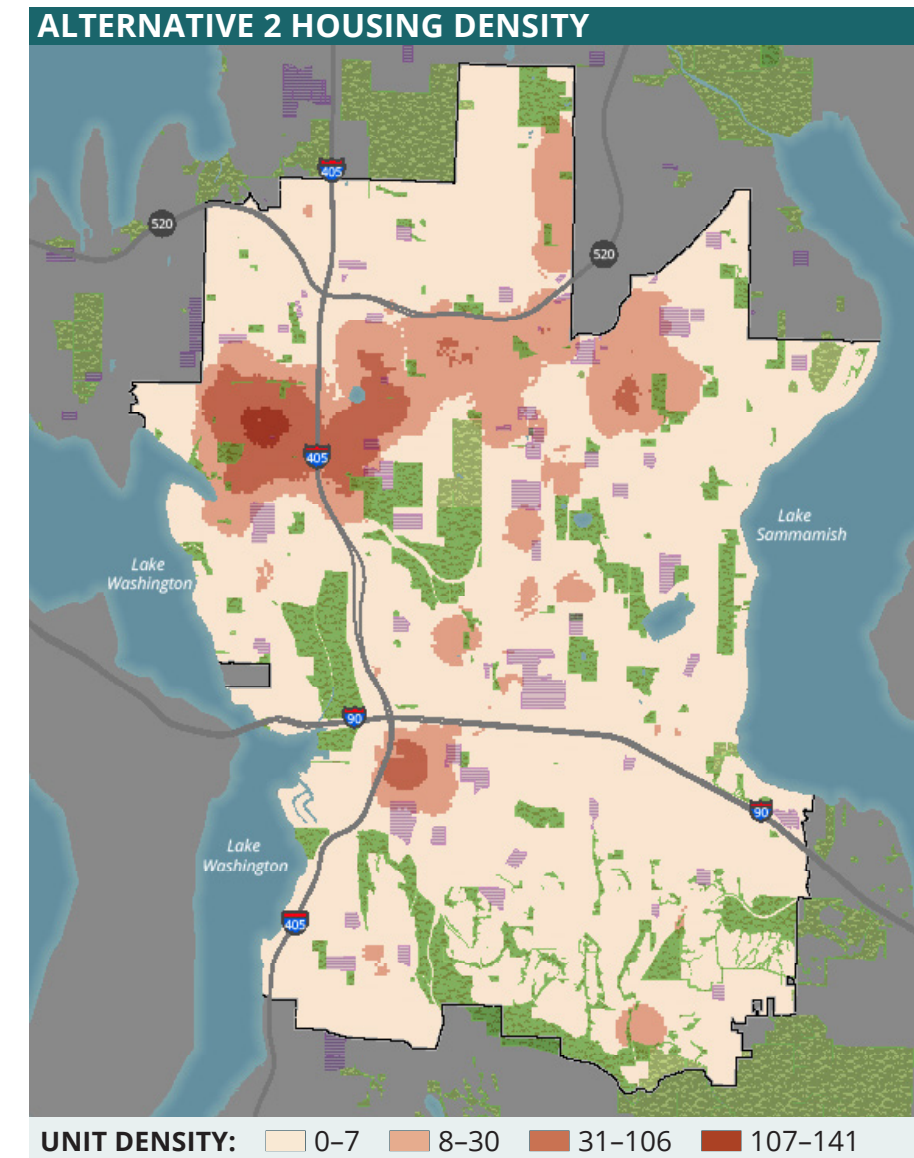
Both in Mixed Use Centers, Neighborhood Centers, and in areas with good access to transit/jobs.

Housing Variety

Alternative 2 provides some variety in housing types like townhomes or small apartment buildings in areas with good transit access. Duplexes, or other low-density housing types would be permitted across the city. Apartment buildings with studios and one-bedrooms would be permitted in Mixed Use and Neighborhood Centers.

Housing Affordability

This alternative provides a good mix of subsidized and market rate housing through tiered voluntary inclusionary affordability alongside additional capacity in Mixed Use and Neighborhood Centers and increased incentives elsewhere to meet affordability targets. This alternative provides some flexibility with tools to create subsidized housing.



Housing Strategy

- Most new housing growth in Downtown, BelRed, Wilburton, and East Main.
- Additional growth in Crossroads, Eastgate, and Factoria.
- Mid-rise and smaller apartment buildings and townhomes near the frequent transit network.
- Residential growth within the Neighborhood Centers mixed with commercial uses.
- New housing in single-family areas would be a mix of single-family, duplexes, townhomes, or cottage homes.

For alternate formats, interpreters, or reasonable accommodations, please phone at least 48 hours in advance 425-452-6930 (voice) or email bbrod@bellevuewa.gov.

For complaints regarding accommodations, contact the city ADA/Title VI administrator at 425-452-6168 (voice). If you are deaf or hard of hearing, dial 711. All meetings are wheelchair accessible.