



Redesignating the Downtown Bellevue Regional Growth Center

Planning Commission Study Session
June 11, 2025



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Direction

- Staff seeks direction to schedule a public hearing on Downtown Sub-area Plan Comprehensive Plan Amendments (CPA)





Overview

- Redesignation of Downtown as a Regional Growth Center
 - Regional Centers are priority areas for federal transportation funding
 - Originally designated Regional Growth Center in 1995
 - Updated in 2020 to meet the new Regional Centers Framework
 - PSRC Monitoring and Redesignation process for existing centers
 - Ensures compliance with PSRC Vision 2050





Timeline

Bellevue Rare
COINS
GOLD • SILVER • JEWELRY

**City Council
Initiation**
January 14, 2025



**Planning Commission
Study Session**
June 11, 2025

**Planning Commission
Introduction**
May 28, 2025

Public Hearing
July 9, 2025
(tentative)

Council Action
Q4 2025

Planning Commission Study Session June 11, 2025





What we heard May 28



Support for maintaining the Regional Growth Center designation



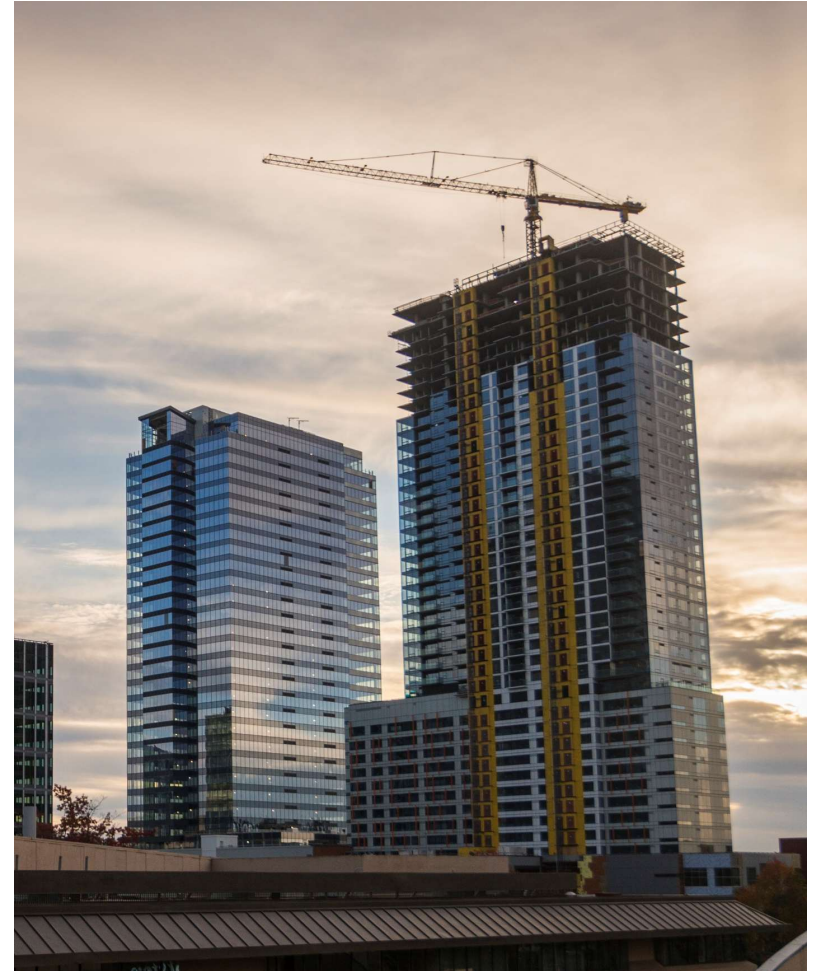
Commission Requests & Questions

- Request for more engagement with the downtown community, particularly renters
- Question about how we track work from home in accounting for jobs and commuting dynamics post-COVID

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Update growth targets to align with targets in the Comprehensive Plan

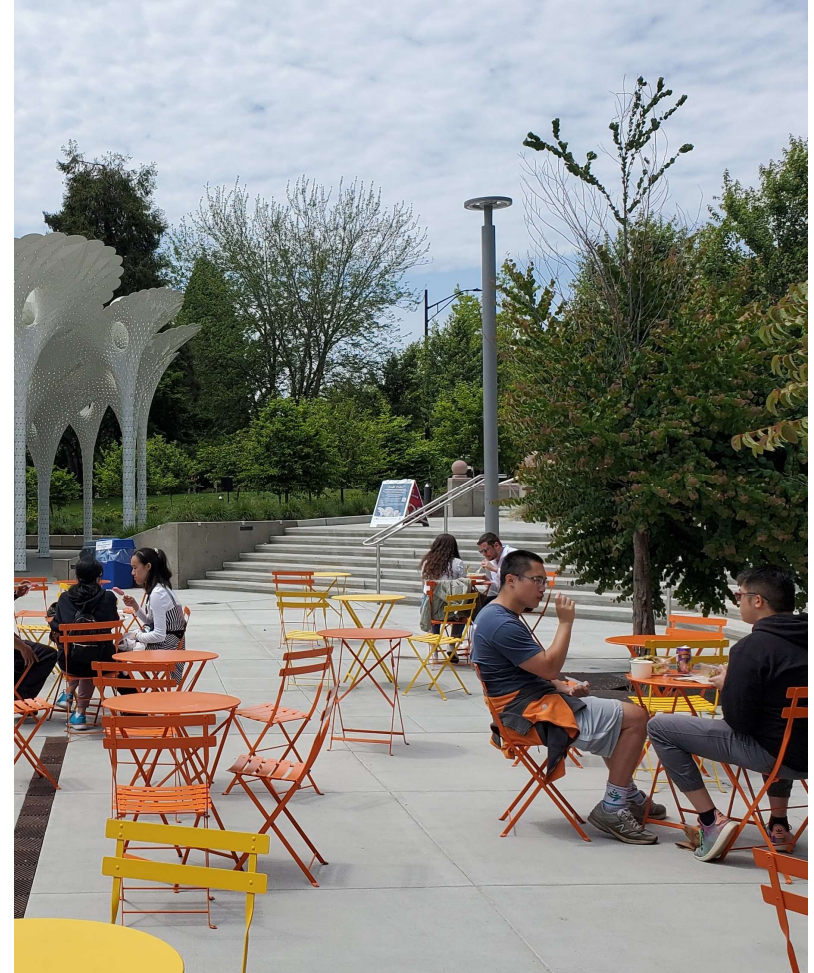
- All references to growth targets updated to 2044 growth targets
- Targets for Downtown that are listed in Comp Plan (Volume 1)



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Update description for potential for growth & planning for growth in Downtown Bellevue

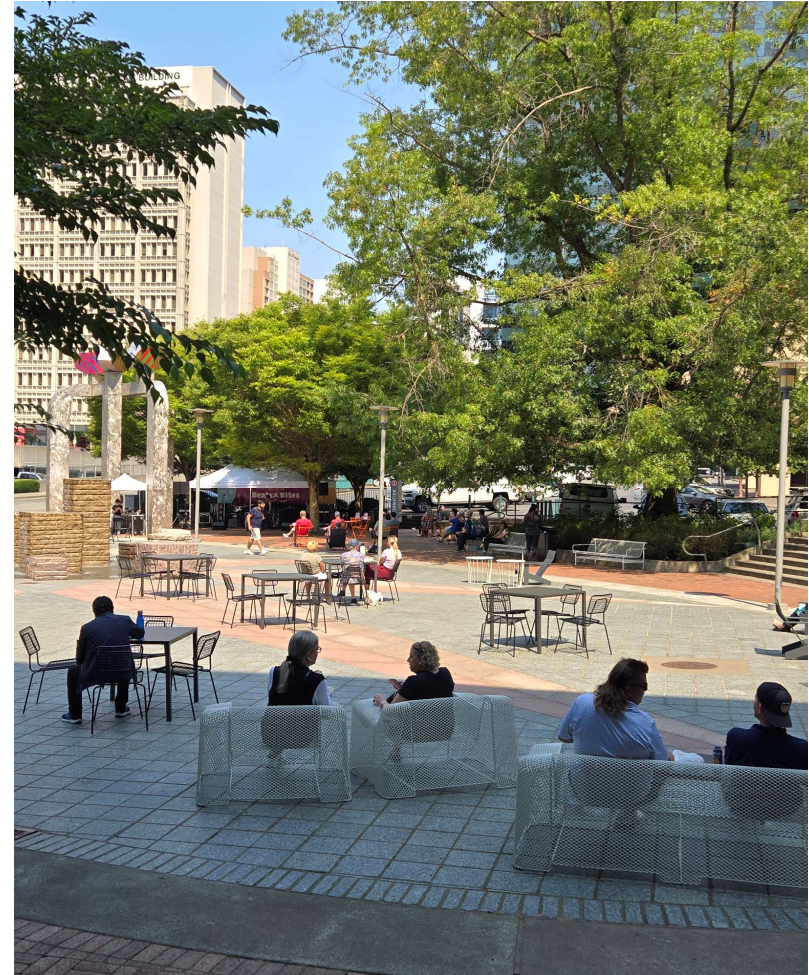
- Updated completed & upcoming projects
- Updated downtown history
- Updated project names
- Current transportation planning methods



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Update current measures of housing, population, and jobs in the plan specific to Downtown

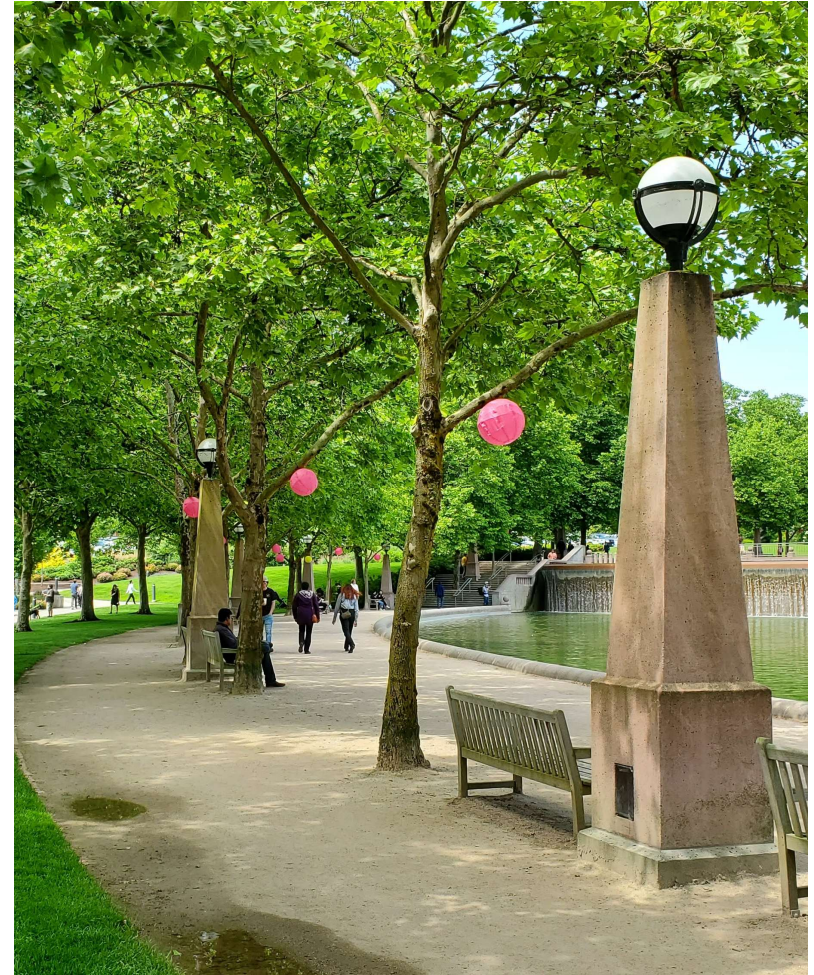
- The measures updated to the most recent data available
- Growth target numbers updated to reflect new horizon year - 2044



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Equitable Engagement process in update

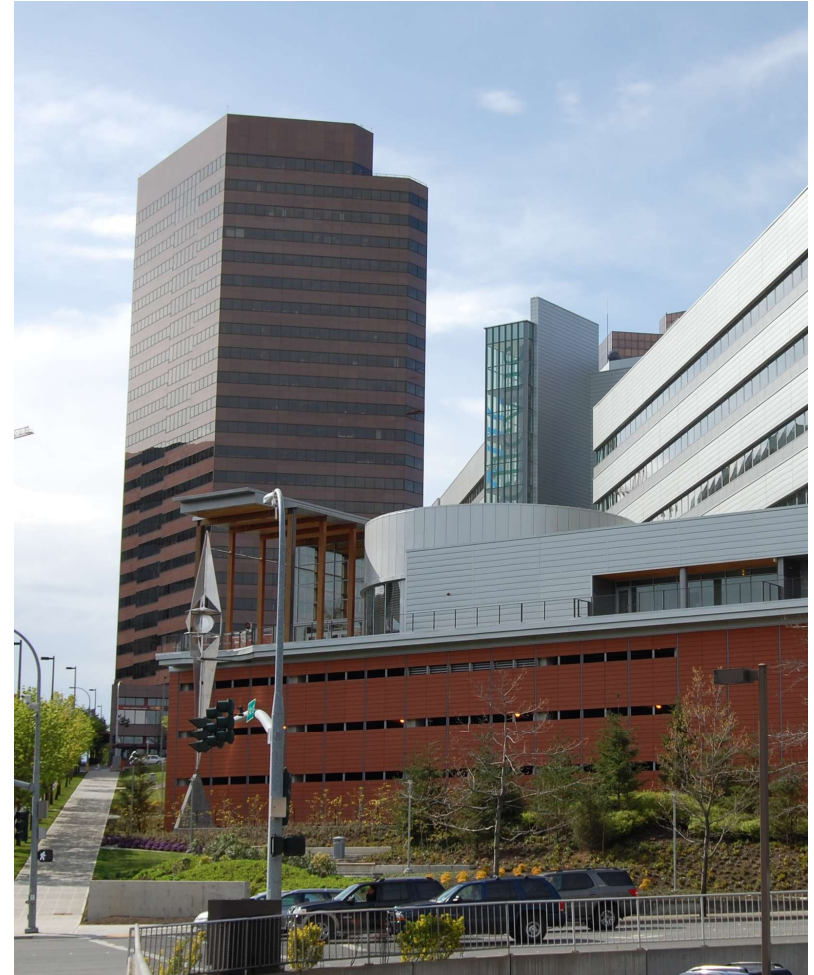
- Added 'A Community's Vision' section – engagement process in Subarea Plan



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Map update

- All maps updated to include:
 - New transportation infrastructure
 - Current ADA graphic standards
- The maps will be included with Public Hearing draft of plan



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Add policies to mitigate residential and commercial displacement

New No.	Old No.	Proposed modification
S-DT-23		<u>Increase access to affordable commercial space for small-scale retailers to grow and retain small businesses in Downtown.</u>
S-DT-29	S-DT-25	<u>Meet the needs of a variety of household sizes in diverse economic circumstances with</u> Provide for <u>a range of Downtown urban residential types and densities, including affordable housing.</u>

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Add policies related to historically underserved communities

New No.	Old No.	Proposed modification
S-DT-24	S-DT-21	<p>Work with local heritage groups to:</p> <ul style="list-style-type: none"> • Collect, preserve, interpret, and exhibit items that document the history of Downtown Bellevue; • Use plaques and interpretive markers to identify existing and past sites of historic and cultural importance; • Develop a contingency plan and prioritization for Downtown’s historic resources, which may include voluntary relocation of significant historic structures to Bellevue parks property. • <u>Recognize the contributions of historically marginalized communities to Bellevue.</u>
S-DT-119	S-DT-116	<p>Provide an equitable distribution of neighborhood-serving parks and open spaces throughout Downtown. These amenities should include a mix of passive, green open space along with more formalized hardscape areas <u>address the needs of a wide variety of park users.</u></p>

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Add policies to reduce the impact on the environment

New No.	Old No.	Proposed modification
S-DT-17		<u>Support strategies for net-zero and net-positive development and create opportunities to pilot low-carbon building design principles.</u>
S-DT-39		<u>Look for opportunities to expand sustainable stormwater infrastructure, tree canopy, and landscaping that enhances ecological functions and urban wildlife habitat connectivity.</u>
S-DT-108	S-DT-104	Require developer contributions for a coordinated system of major and minor public open spaces along the pedestrian corridor and at designated intersections. These could include areas for seating, fountains, courtyards, gardens, places to eat, and public art, <u>and green space.</u>



Latest comments received



Comments

- Received two comments to not add S-DT-23 “Increase access to affordable commercial space for small-scale retailers to grow and retain small businesses in Downtown”
- Received comment regarding description of Bellevue Square
- Received suggested changes to transportation narrative description of how we plan for transportation
- Received Suggested changes to transportation-related policies
 - Out of scope of this update



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