



Planning Commission Retreat 2023

November 8, 2023

The background of the slide is a photograph of a city street. In the foreground, there are trees with yellow and orange autumn leaves. The sun is shining brightly from the left, creating a lens flare effect. In the background, there are several modern skyscrapers with glass facades. The overall scene is bright and clear.

Agenda

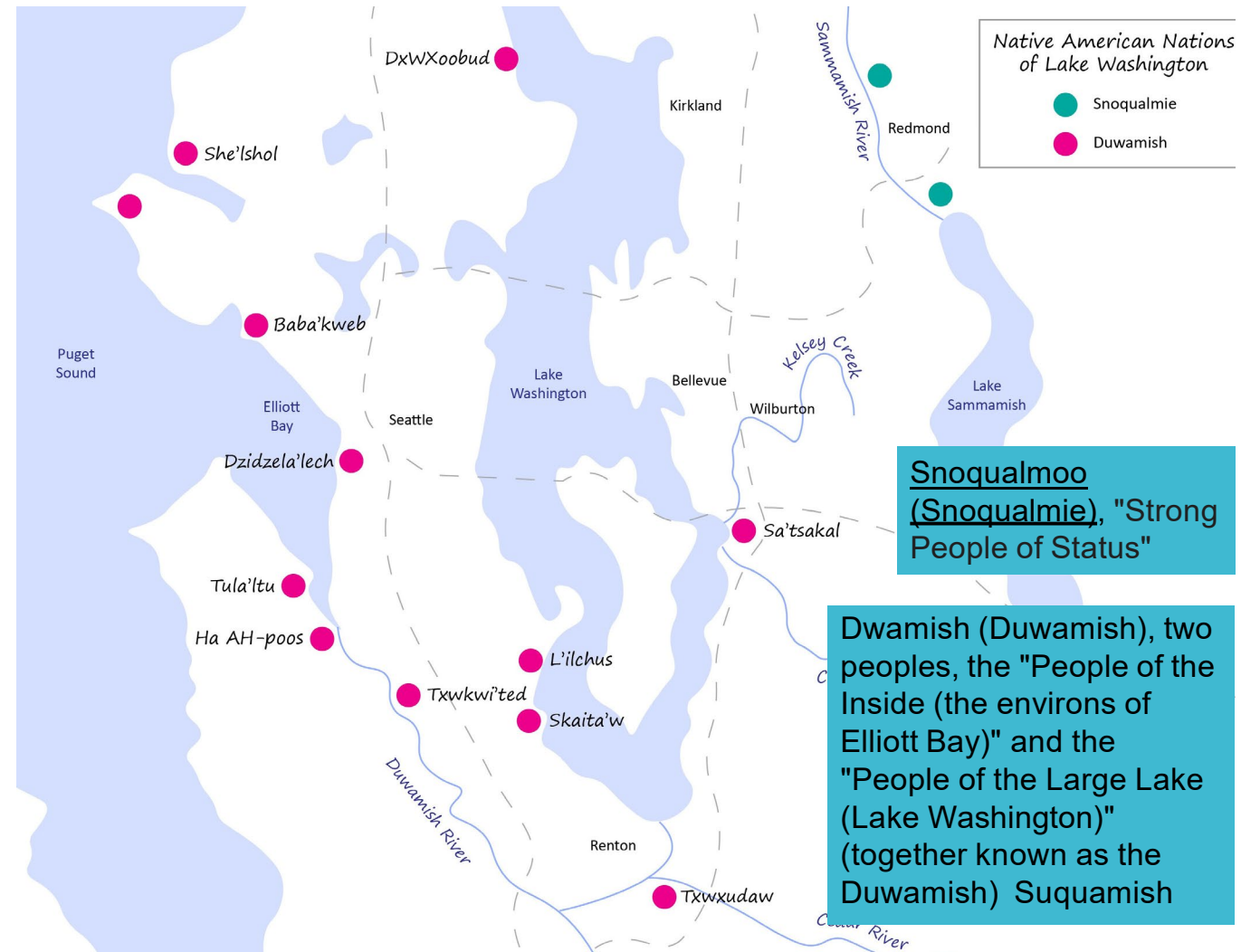
- Introductions/ Welcoming Remarks/ Accomplishments
- Commission Recognition
- Icebreaker
- Commission Perspectives
- Bellevue's History and Key Planning Milestones
- Looking Forward - Strategic Initiatives & Development Trends and Major Project Updates
- Summary & Closing Remarks

Bellevue's Planning History



First Peoples

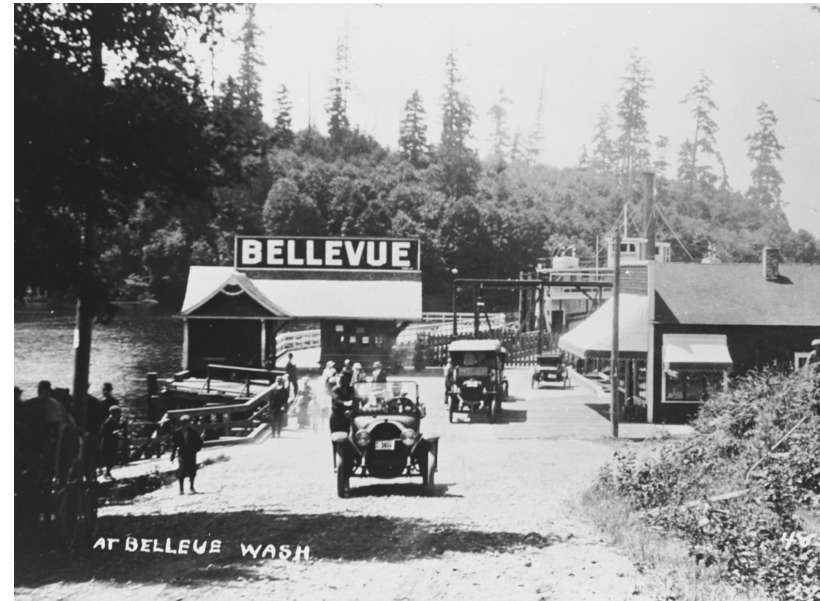
The Duwamish maintain multiple outposts and villages in the area that would become Bellevue



Mining and Homesteading



Main Street School and Dock

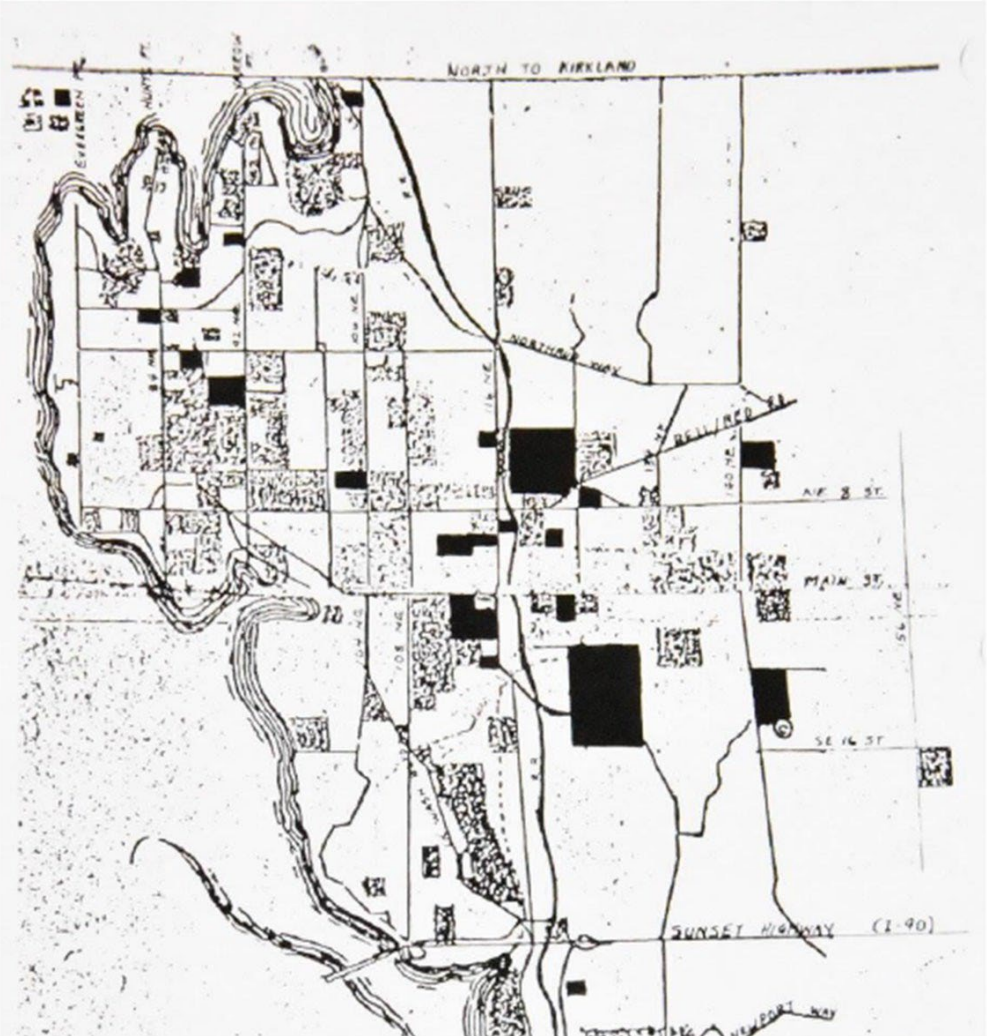


Lowering Lake Washington



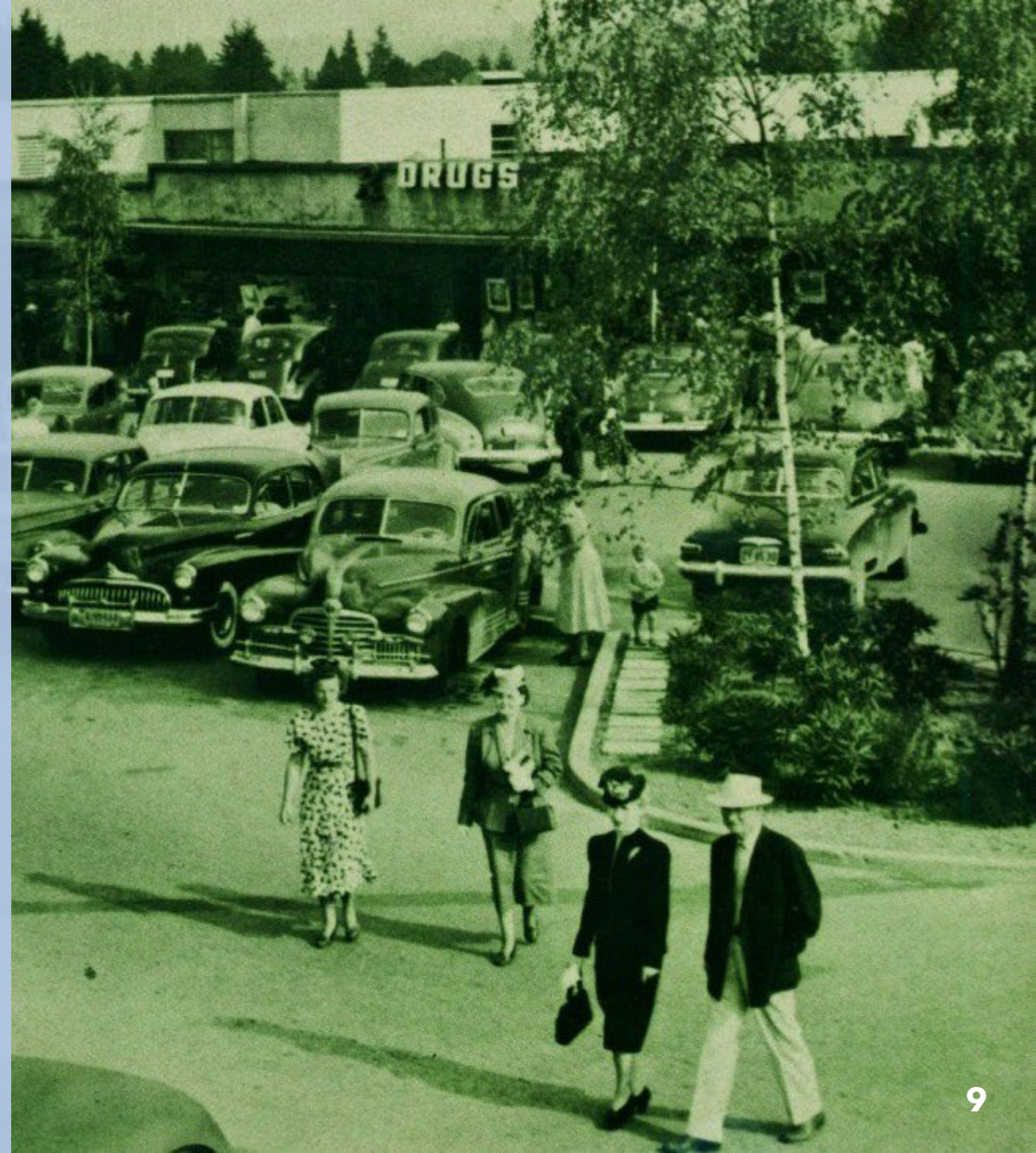
Japanese American Families

PRE-WWII JAPANESE OPERATED FARMS



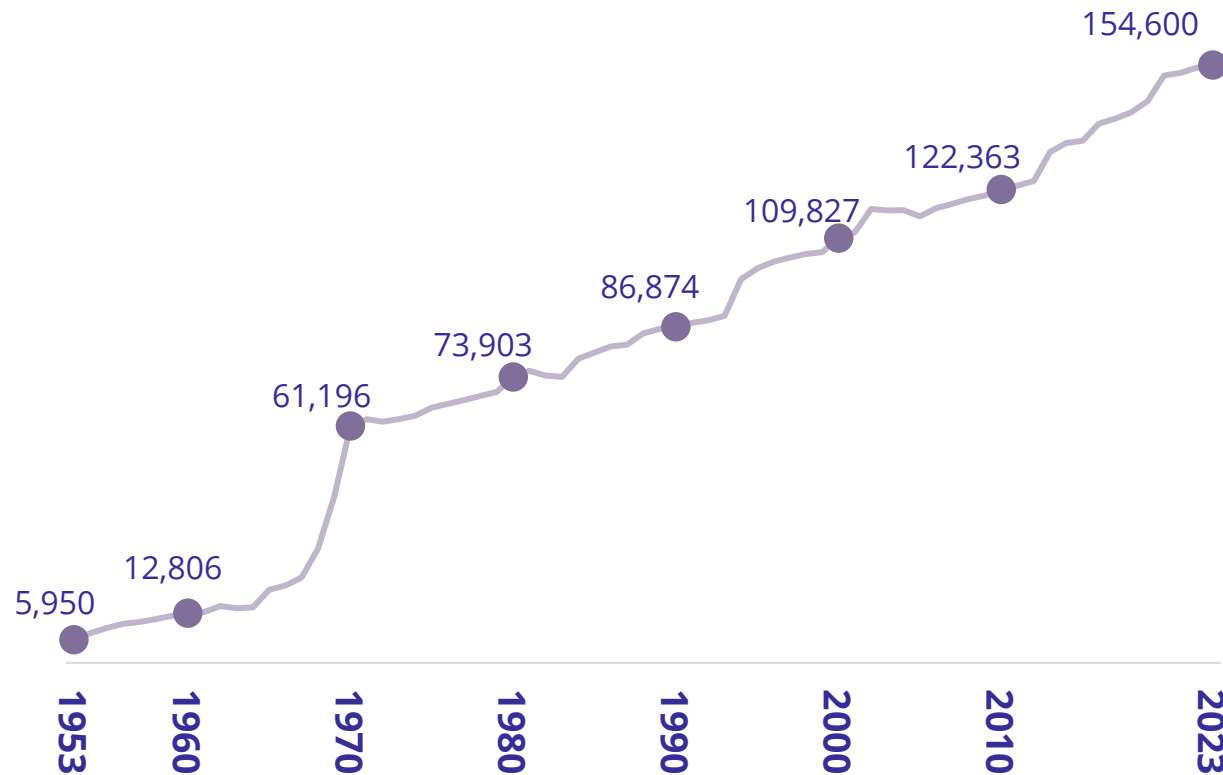
1940s

- **Lacey V. Murrow/I-90 Floating Bridge opens in 1940**
- **Pearl Harbor bombed; United States enters the war and over 300 local Japanese Americans sent to internment camps**
- **Bellevue Square opens in 1946**
- **Bellevue Chamber of Commerce forms**
- **First Arts and Crafts fair in 1947**

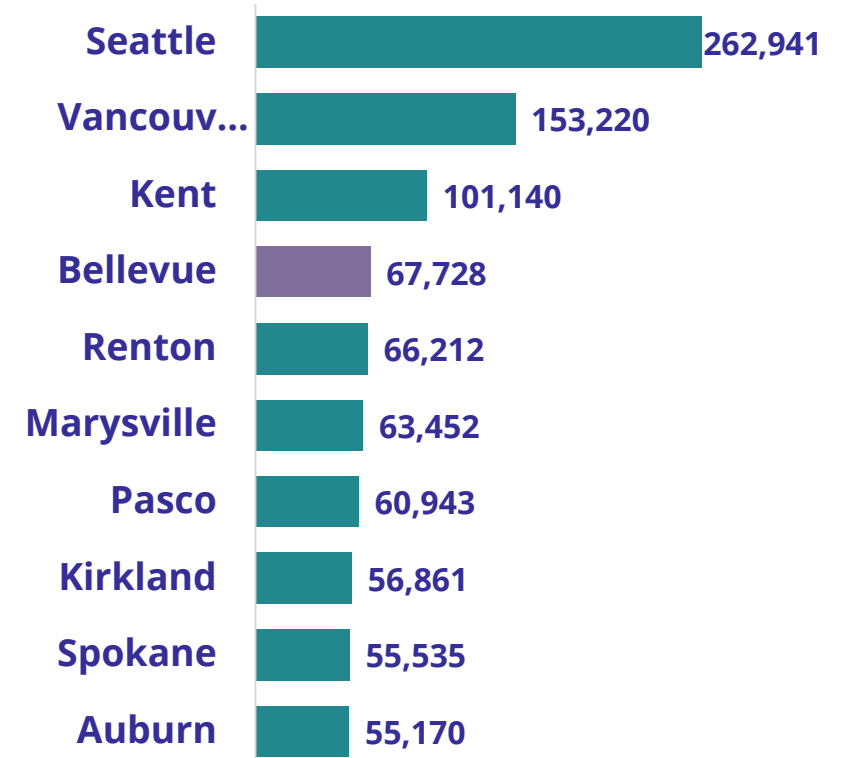


Suburb to a Major Metropolitan Area

Citywide Population



10 Fastest Growing WA Cities 1990-2023



Bellevue's Growth Through Annexations

1953

Date of Incorporation



City Size: 4.5 Sq. Miles

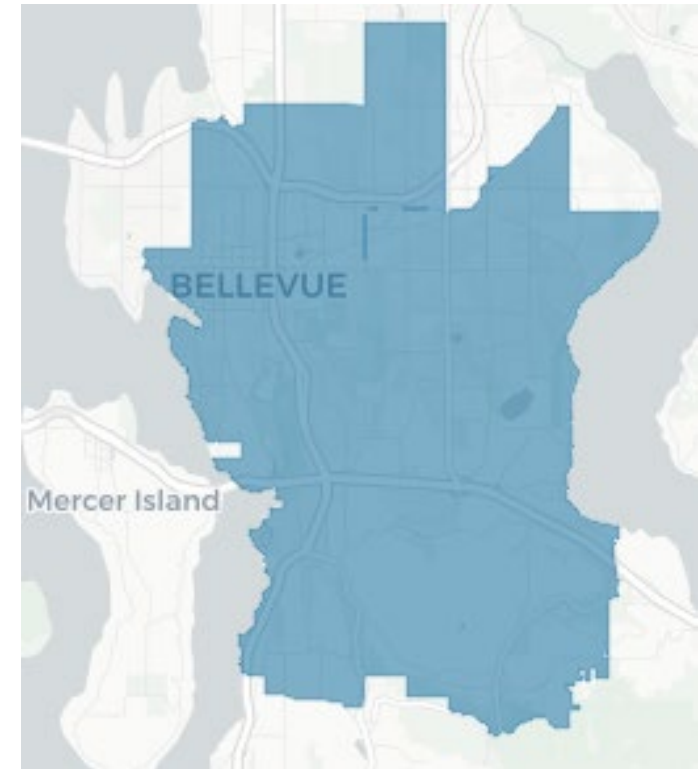
1990



City Size: 26.8 Sq. Miles
Total Annexations: 91

2012

Date of Last Annexation



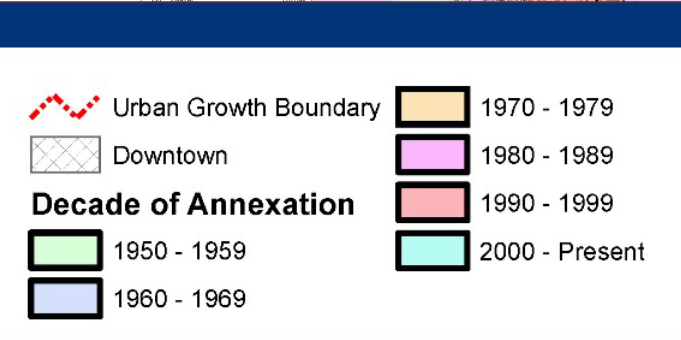
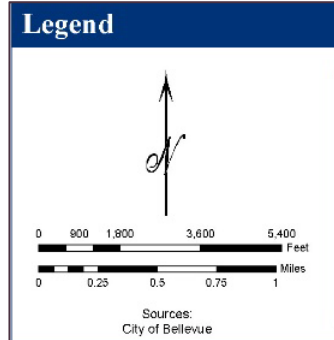
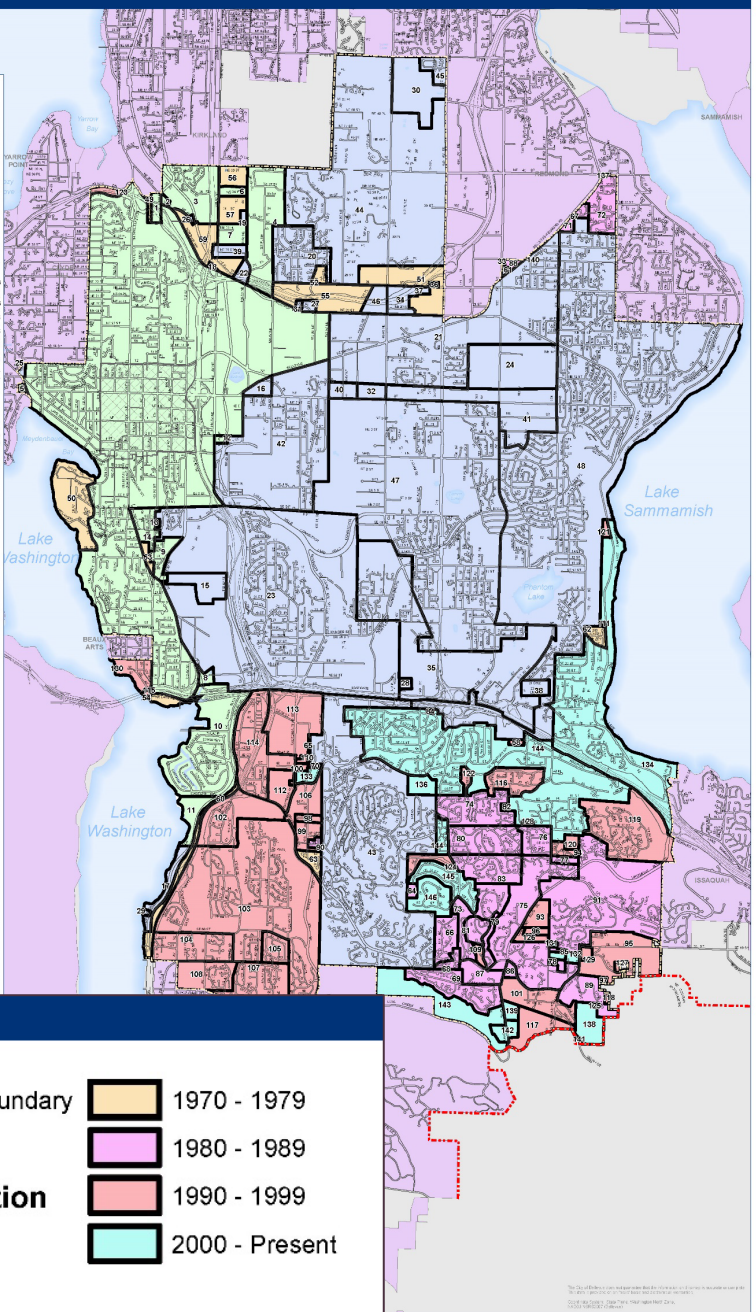
City Size: 33.4 Sq. Miles
Total Annexations: 147

Annexation History

- Most expansion in 1950s and 1960s; followed by 1980s, 1990s, and since 2000
- Transition from King County to Bellevue governance

Annexation History

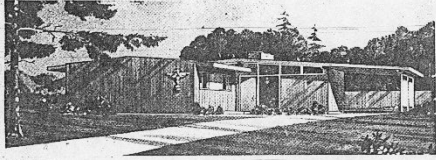
ANNEX#	NAME OF ANNEXATION	DATE
0	ORIGINAL BELLEVUE	1963
1	GROCCO	12/1/54
2	WATKINS & NELSON	12/28/54
3	BUCKLE	1/1/55
4	PIEDS FEAK	1/1/55
5	FIRST CHURCH OF CHRIST SCIENTISTS	1/1/55
6	JONSON	1/1/56
7	SUNSHINE & HOLLAND	1/1/56
8	SWAYLOCKEN	1/1/56
9	WINDSOR HILLAGE	1/1/56
10	WINDSOR INC	1/1/56
11	LAKE LAKE	1/1/56
12	HOLLAND	1/1/56
13	WHITMAN	1/1/56
14	KILPATRICK	1/1/56
15	LOW	1/1/56
16	WAGNER	1/1/56
17	MCDONALD	1/1/56
18	WINDY HILLS	1/1/56
19	CHERRY CREST	1/1/56
20	WINDY HILLS	1/1/56
21	WINDY HILLS	1/1/56
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129	WINDY HILLS	1/1/56
130	WINDY HILLS	1/1/56



1950s

- **City of Bellevue incorporates in 1953**
- **Ordinance No. 1 establishes the Planning Commission**
- **Highway 2A the two-lane precursor to I-405 opens in 1956**
- **First Comprehensive Plan adopted**
- **Landscaping requirement in commercial districts lays foundation for City's park-like setting**
- **Safeway builds distribution center in Midlakes**
- **Lake Hills brings opportunity for homeownership to thousands of families**

LEADING THE PARADE AT 



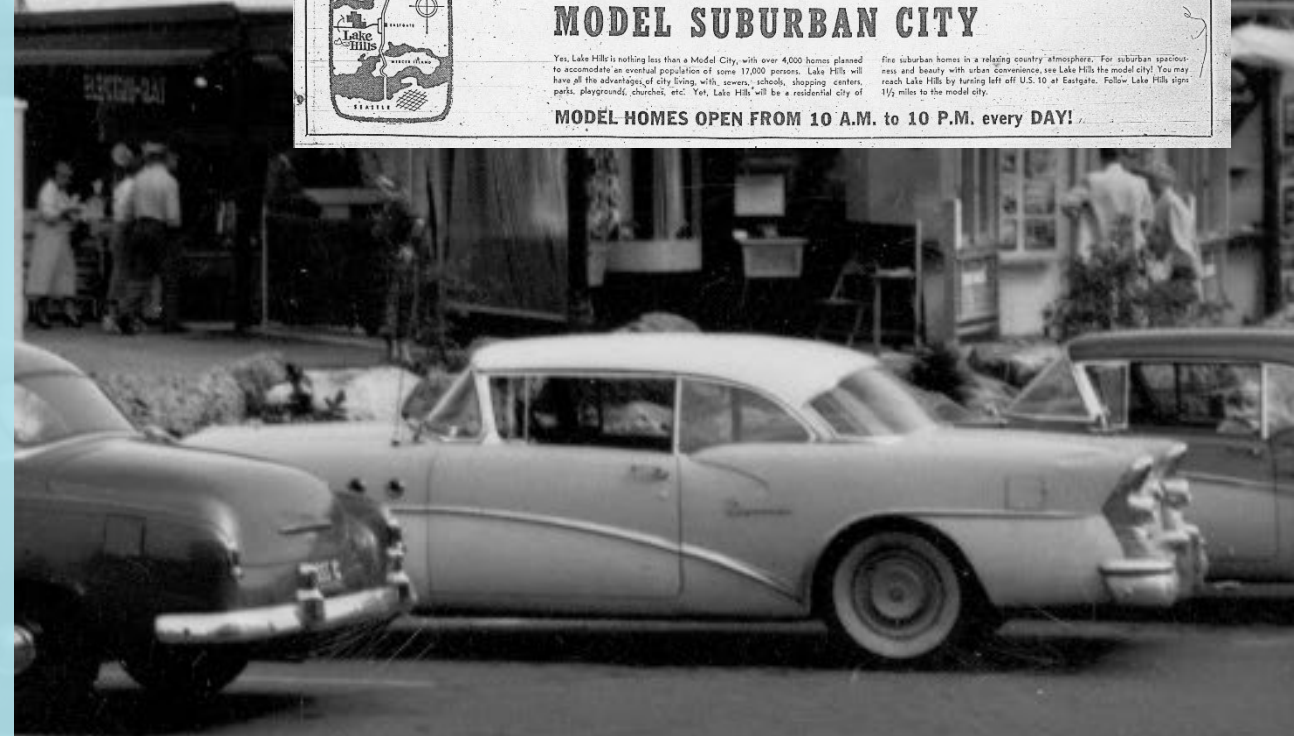

"QUALITY HOMES" by LEONARD
Illustrated above is the contemporary 3-bedroom Westwood, another "Quality Home" by Leonard in Lake Hills. Visit the completely furnished Model Homes now open daily from 10 a.m. to 10 p.m. Leonard Homes are priced to meet your budget . . . \$10,850 to \$13,800. Nothing down to G.I. Lowest F.I.A. terms for all others.

BELL & VALDEZ
Pictured above is the exciting 4-bedroom suburban, one of the many new Bell & Valdez homes now being constructed in Lake Hills. See this fine contemporary home and its companion homes during the "Parade". Bell & Valdez homes are priced from \$11,750 to \$15,700. Nothing down to G.I.s.

See the Pacific Northwest's First
MODEL SUBURBAN CITY

Yes, Lake Hills is nothing less than a Model City, with over 4,000 homes planned to accommodate an eventual population of some 17,000 persons. Lake Hills will have all the advantages of city living, with sewers, schools, shopping centers, parks, playgrounds, churches, etc. Yet, Lake Hills will be a residential city of fine suburban homes in a relaxing country atmosphere. For suburban spaciousness and beauty with urban convenience, see Lake Hills the model city! You may reach Lake Hills by turning left off U.S. 10 at Eastgate. Follow Lake Hills signs 1 1/2 miles to the model city.

MODEL HOMES OPEN FROM 10 A.M. to 10 P.M. every DAY!



1960s

- **Overlake Memorial Hospital opens**
- **Crossroads Shopping Center opens**
- **Evergreen Point Floating Bridge opens**
- **Bellevue Community College**
- **Coca Cola Bottling Company builds plant in Midlakes**
- **13-story Business Center Building (now PACCAR) opens**
- **Countywide Forward Thrust and local bond funds set stage for “City in a Park”**



1970s

- Major revisions to Comprehensive Plan
- Focus growth in commercial and multifamily areas
- Bellevue Art Museum opens
- Central Business District Subarea Plan adopted in 1979
- Factoria Mall opens



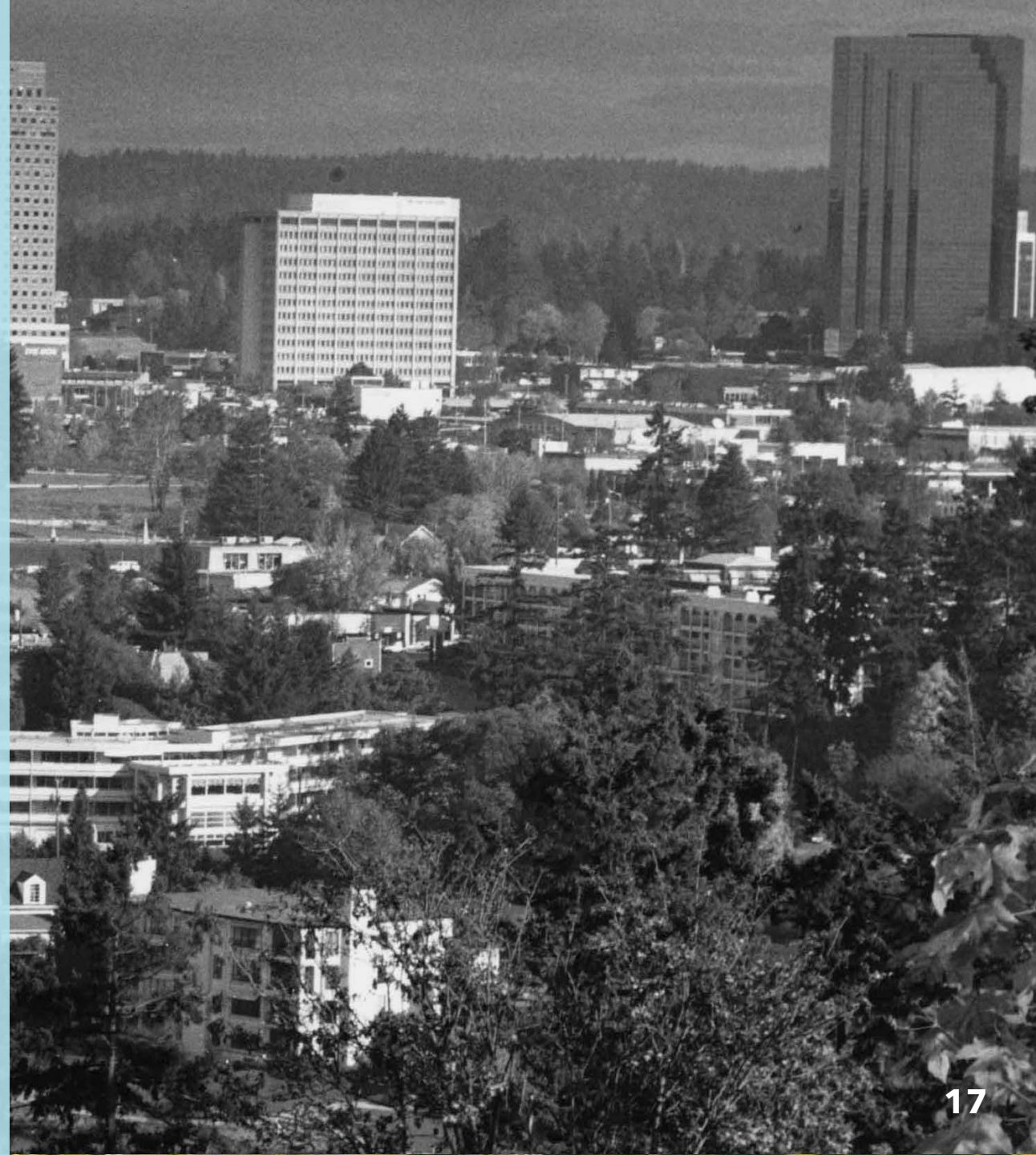
1980s

- **Land donated for Bellevue Botanical Garden**
- **Downtown zoning established for mix of uses, urban neighborhood**
- **Bellevue School District sells Downtown Park site to City**
- **Lake-to-Lake trail system established**
- **New programs: Transportation Demand Management, Neighborhood Enhancement Program, Neighborhood Traffic Control Program**
- **City's role in human services expands**



1990s

- **Countywide Planning Policies concentrate growth in Urban Centers**
- **Downtown height cap raised to 450 feet**
- **New Bellevue Regional Library opens in Downtown**
- **City's first Diversity Action Plan is adopted**
- **A Regional Coalition for Housing (ARCH) founded in 1993**
- **Mini-City Hall opens at Crossroads**



2000s

- **Critical Areas regulations to ensure “best available science” standard**
- **Downtown Implementation Plan**
- **2004 Comprehensive Plan Update**
- **City launches Environmental Stewardship Initiative**
- **BelRed Subarea Plan adopted**
- **Planning for East Link Light Rail**



2010s

- **Meydenbauer Park Plan adopted**
- **Lake Hills Library opens at redeveloped shopping center**
- **East Link Light rail funding & collaborative design agreement signed**
- **Original Spring District Master Plan in 2012**
- **Comprehensive Plan Updated in 2015**
- **Affordable Housing Strategy in 2017**
- **Downtown Livability code adopted in 2017**
- **Downtown Park & Inspiration Playground completed in 2018**



2020s

- **Grand Connection Code Adopted**
- **Eastrail moves forward with implementation**
- **Adoption of Affordable Housing Strategy**
- **Adoption of Economic Development Plan**
- **Environmental Stewardship Plan**
- **Bellevue's population and employment level each surpass 150,000 people in 2023**
- **Permanent Men's Shelter Opens**
- **Opening of East Link light rail service**
- **2024 Comprehensive Plan Update**



1990



Bellevue Way at NE 8th. Photo from the collection of the Eastside Heritage Center. Used by permission

2022



2044



Forward
**2024 Strategic
Initiatives**

Community Engagement



- Consistent, equitable outreach and engagement with diverse communities
- Leverage Cultural Outreach Assistants to support more initiatives
- Continued use of metrics and focus on outcomes in engagement plans

Regional Planning



- Implementation of Vision 2050
- Coordinated effort to address affordable housing need
- Missing middle grant
- State Legislative Session
 - Emphasis on housing and homelessness

Housing



- Land Use code changes to implement new legislation:
 - Accessory Dwelling unit regulations: allowing detached and attached ADU's
 - Middle Housing: Allowing up to 6 units on single-family lots
 - Floor Area Ratio (FAR) Increase: FAR increases in mixed use areas

Affordable Housing



- Housing Stability Program funding
- Increased use of MFTE and housing incentives
- Updated local affordable housing needs and target setting
- Next Right Work housing actions
- Continued partnering and relationship-building with others

Comprehensive Plan Periodic Update



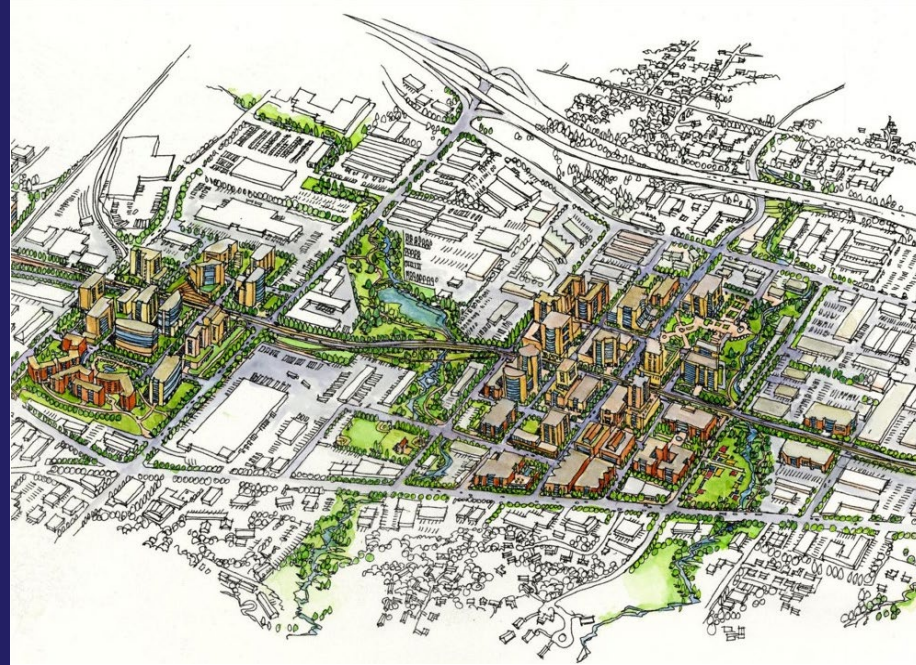
- 2044 Growth Plan
 - Map amendments w/ broader categories
- Expanded housing options and access to affordable housing and housing at all income levels
- New gathering places at a variety of scales and locations
- Equitable approaches with focus on underserved and underrepresented community members
- Emphasis on environmental sustainability and resilience

Wilburton Vision Implementation



- Complete Environmental Review w/ CPPU
- Development and adoption of CPA and Land Use Code
- Sustainability/Eco District
- Economic and Urban Design analysis

BelRed Look Forward



- Update Subarea Plan Policies & Land Use Map as part of CPPU process
- Initiate LUCA to implement updated policies and address barriers

Environmental Stewardship



- Wilburton Sustainable District Opportunity Assessment and Planning
- Electric vehicle roadmap and infrastructure
- Climate resilience implementation
- Energy Smart eastside program implementation and expansion
- Federal and state climate grants

Eastrail Framework Plan

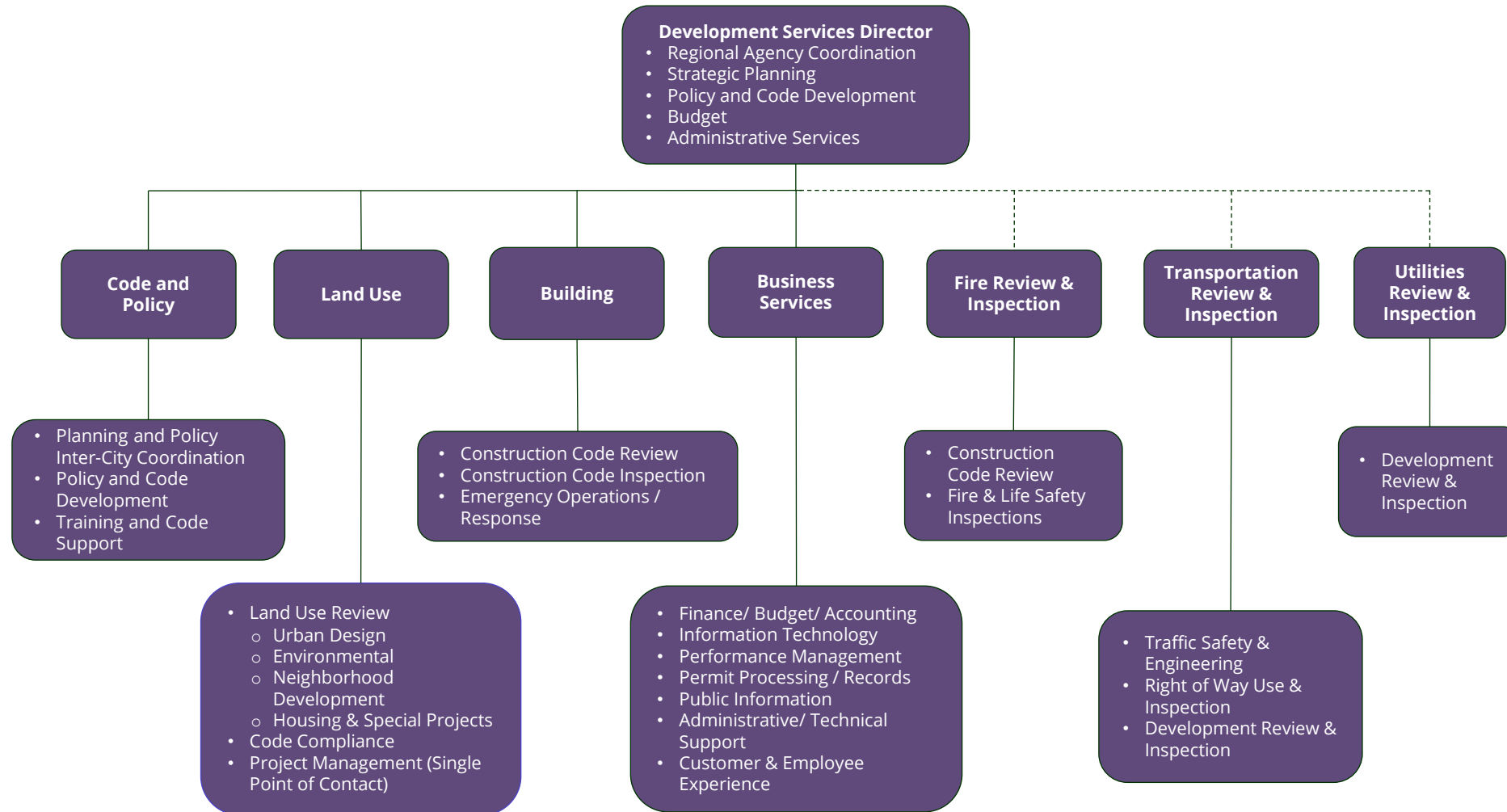


- Completion of Eastrail Framework Plan w/ King County, ST & other partners
- Framework Plan goals and strategies inform Wilburton CPAs and LUCA

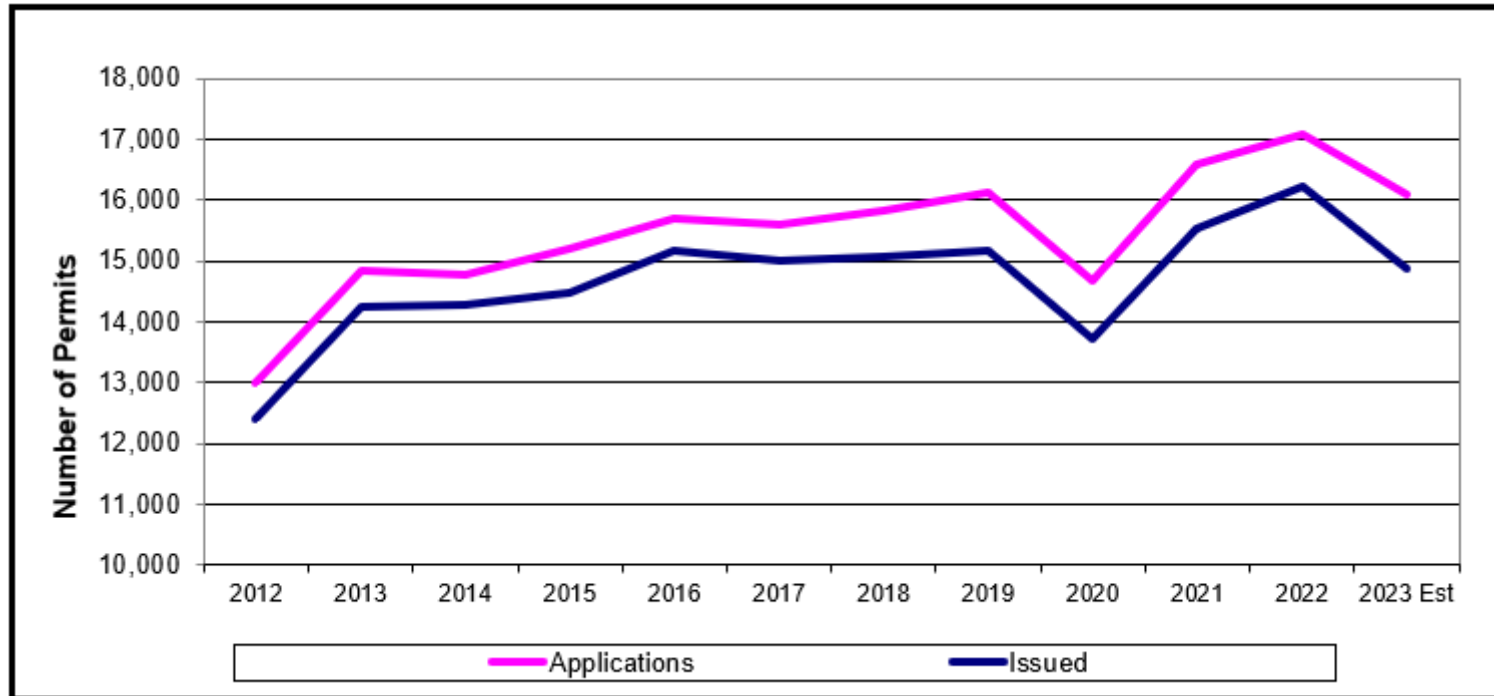
Development Services Department



Development Services Department

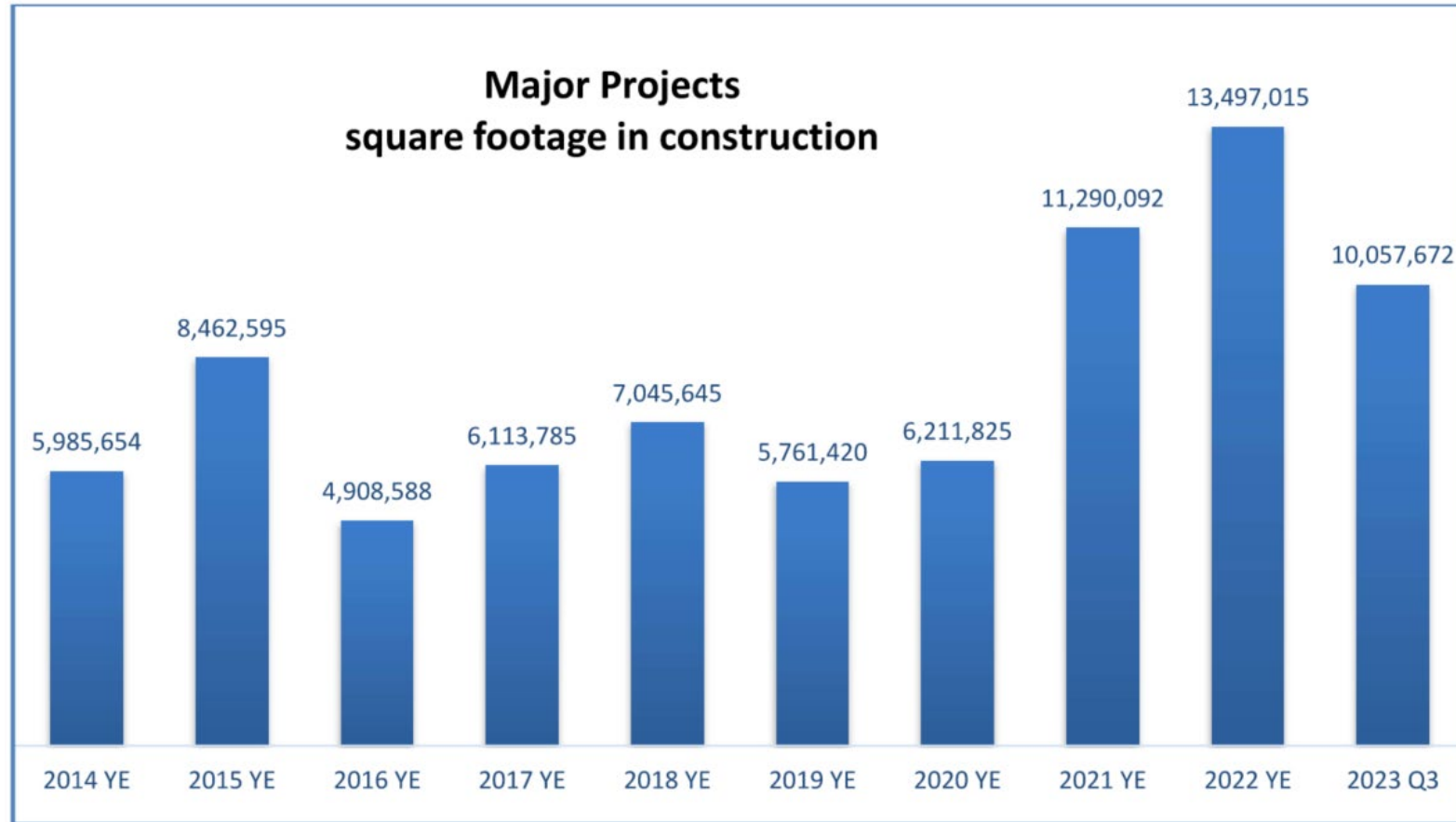


Development Activity Update



- Economic headwinds
- Continued interest in Bellevue
- Development pipeline slowing
- Inspection demand remains high

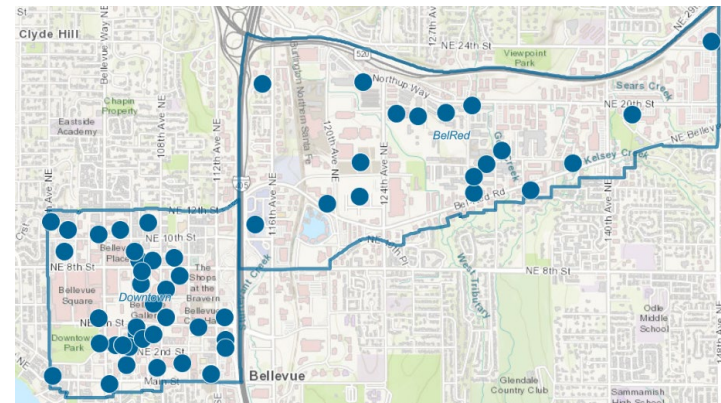
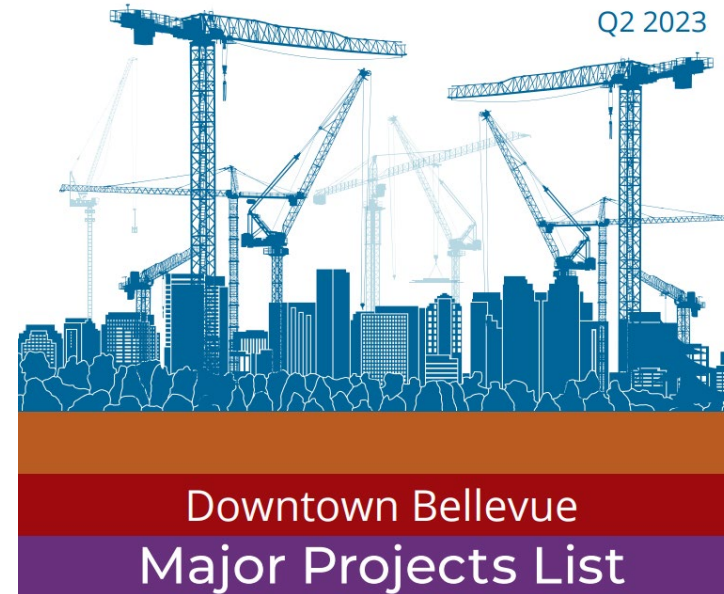
Development Activity Update



Development Activity Webpage

1. Bellevue Map Viewer
2. Building Bellevue Map
3. Major Projects List
4. Permit Timelines
5. Open Data Portal
6. Weekly Permit Bulletin
7. Performance Reports
8. Bellevue Development Committee

<https://development.bellevuewa.gov/development-activity>



Major Projects

Downtown Major Projects

23 In Review - Land Use and Building

12 Under Construction

5 In the Pipeline - Preapplication stage



Bel Red Major Projects

11 In Review - Land Use and Building

10 Under Construction

3 In the Pipeline - Preapplication stage

Downtown Major Projects



Pinnacle Bellevue North



Pinnacle Bellevue South



Bosa Park Row



100 & Main Residential



Avenue Bellevue

Downtown Major Projects



555 108th Ave NE



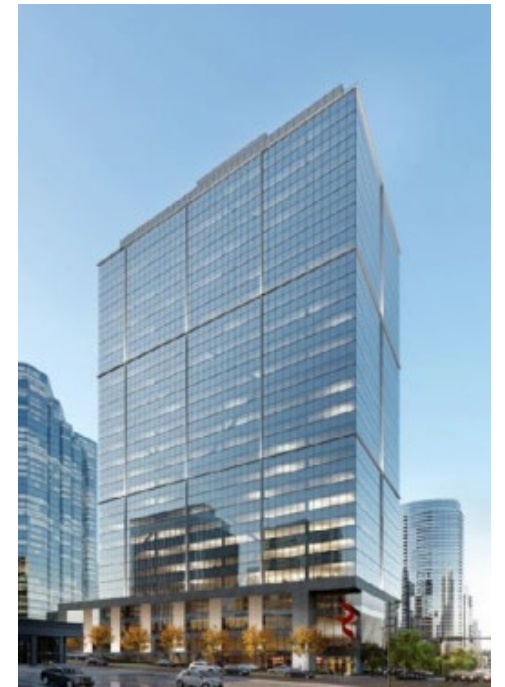
**West Main
(aka Bellevue Plaza)
3 Towers**



NE 8th



600 Bellevue - Phase 1



The Artise

BelRed Major Projects



Northup Mixed Use



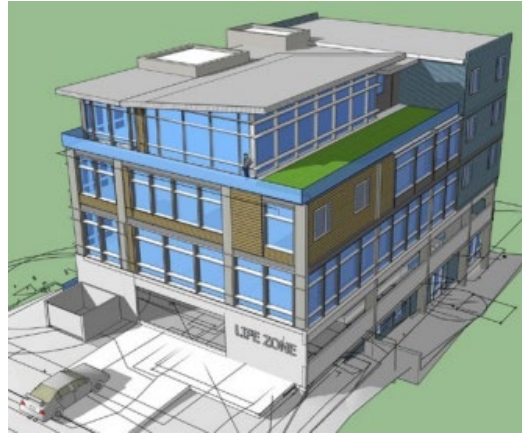
Big 1



Block 6 (Spring District)



BelRed Major Projects



Life Zone Senior Medical



Ondina (formally Summerhill)



Block 13



Bellevue Station



Questions?



Closing Remarks

November 8, 2023