

# PLANNING COMMISSION RETREAT 2025

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November 5, 2025







# AGENDA

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- Welcoming Remarks
- Commissioner Ferris Appreciation
- Game Highlighting Accomplishments
- Commission Perspectives
- Looking Forward - Development Trends & Strategic Initiatives
- Bellevue by the Numbers
- Closing Remarks





# COMMISSIONER FERRIS APPRECIATION





# INSIDE PC: THE PODCAST

A Minute to Minute  
Review of the Minutes



# COMMISSION PERSPECTIVES





## 3 AREAS WHERE THE COMMISSION FUNCTIONS WELL

- Respectful and Collaborative Relationships
- Effective Preparation
- Constructive Outcomes



# AREAS WHERE THE COMMISSION COULD FUNCTION BETTER

- Meeting Structure & Efficiency
- Staff Memos & Presentations
- Clear Public Engagement Process
- Mentorship, Training & Collegiality





# AGENDA MEMOS, PRESENTATIONS & BRIEFINGS

- Clarity, Context & Reasoning
- Use Summaries, Tables & Maps
- Support for *More* Briefings





# STAFF SUPPORT

- Focus on Commission's Role and Council's Scope for the Project
- Reasoning for Staff Recommendations



# COMMUNITY INTERACTIONS

- Track Community Input on Controversial Topics
- Encourage Commissioners to Attend More Community Events
- Consider Spacing of Projects to Reduce Community Confusion
- Find Ways to Share Events More Widely & In More Languages





# FUTURE TOPICS

- Implications of State Legislative Changes on the Planning Commission
- Background and Expertise of Staff
- Community Engagement Process
- Training on Procedural Topics



# Development Services Department

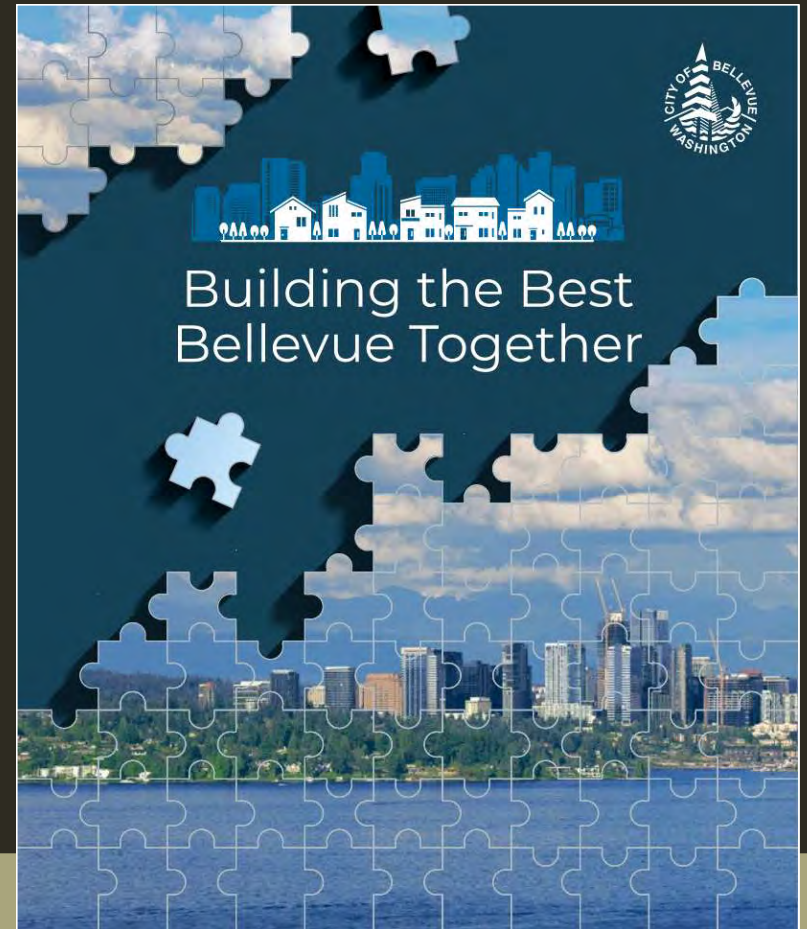




# DEVELOPMENT SERVICES OVERVIEW

## **Building The Best Bellevue Together**

Development Services protects the quality, safety and integrity of the built and natural environment. We partner to enhance an equitable, inclusive and livable city for everyone



# DEVELOPMENT SERVICES OVERVIEW

## What We Do:

Provide one-stop access to general information, permits, and resources for development projects in Bellevue

## Who We Are:

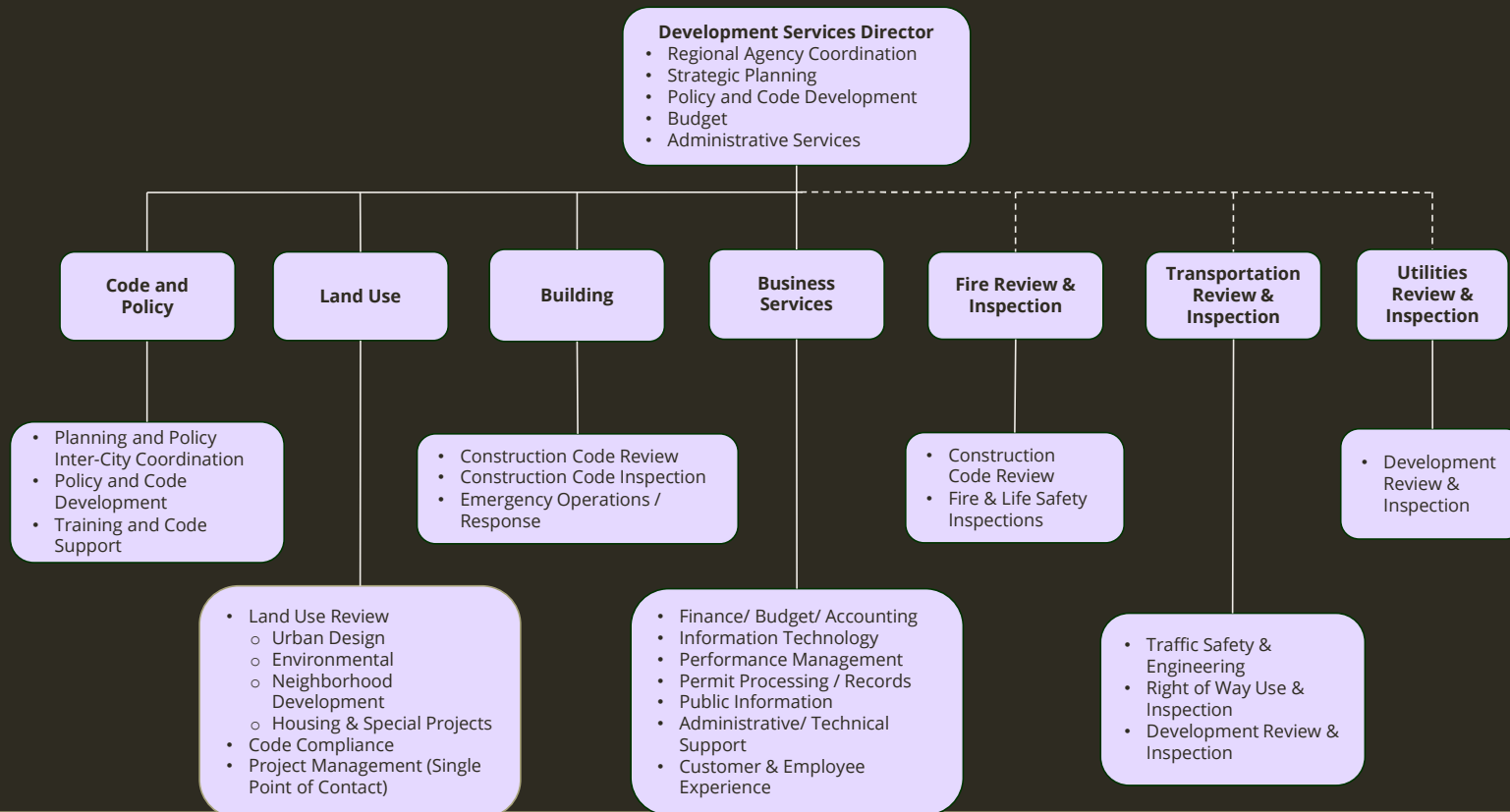
A multi-department team including:

- Code Compliance Officers
- Inspectors
- Permit Technicians
- Engineers
- Planners
- Support Staff
- Financial Analysts
- Plans Examiners

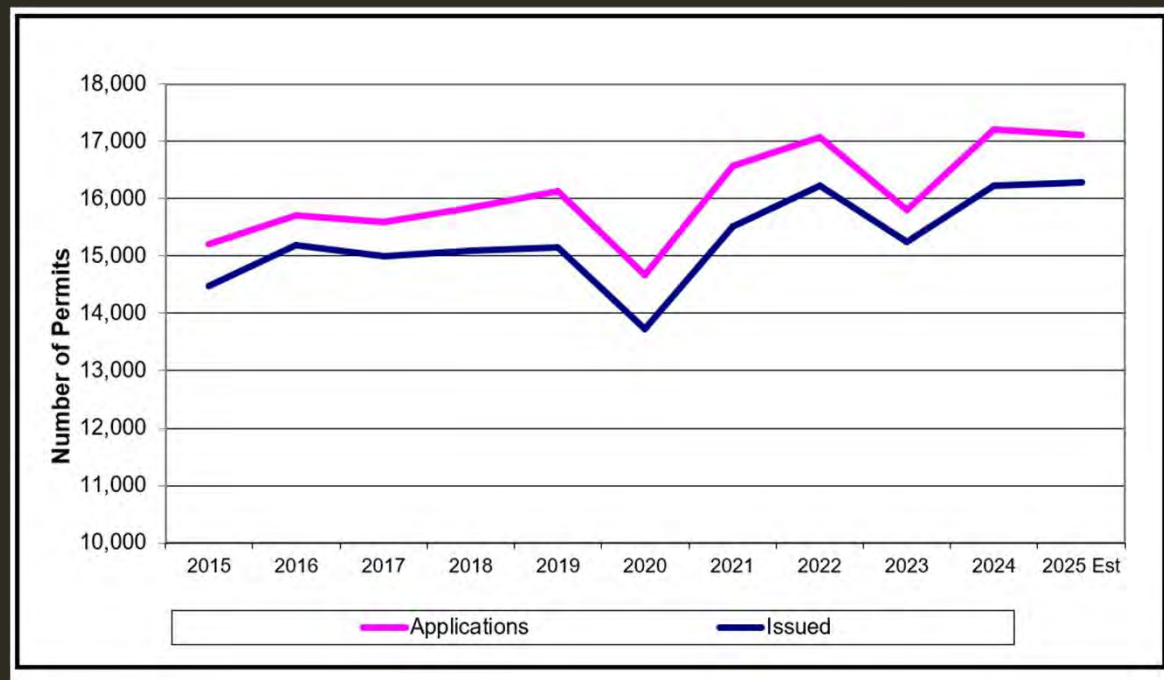




# Development Services Department



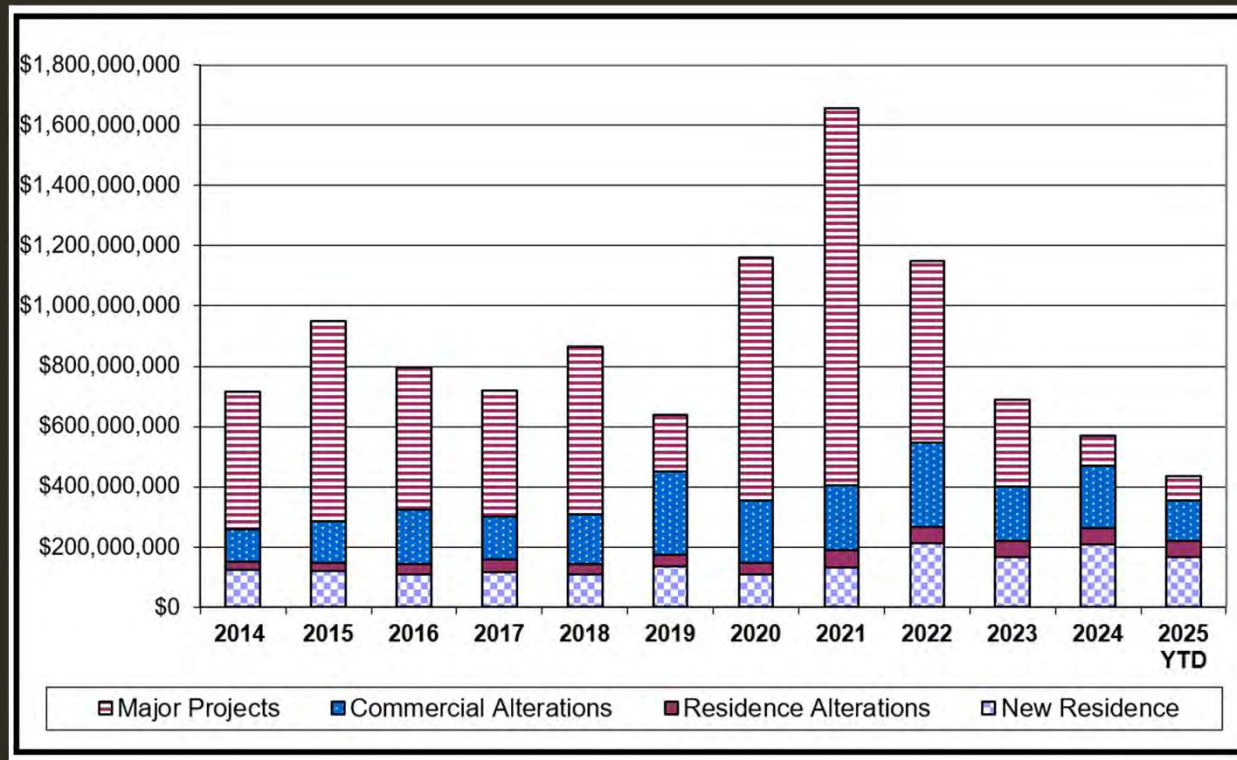
# Development Activity Update



- Economic challenges
- Steady application volumes
- Major project slow down
- Continued interest in Bellevue



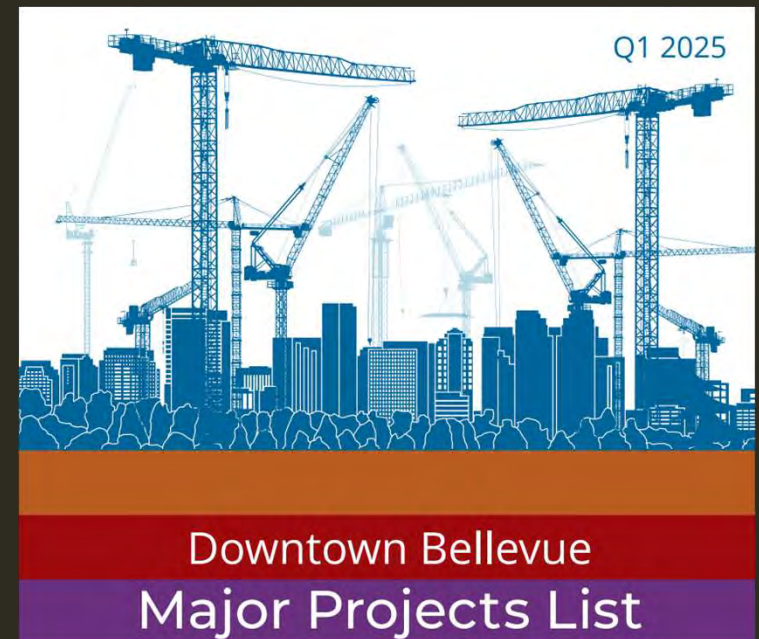
# Development Activity Building Valuation



# Development Activity

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>





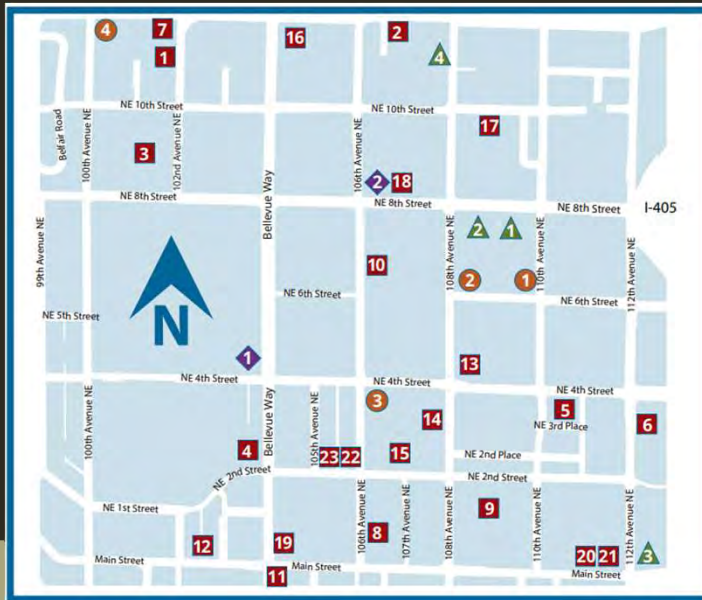
# Major Projects

## Downtown Major Projects

23 In Review – Land Use and Building

4 Under Construction

2 In the Pipeline – Preapplication stage



## Bel Red Major Projects

12 In Review – Land Use and Building

3 Under Construction

1 In the Pipeline – Preapplication stage

# Downtown Major Projects

**Pinnacle Bellevue North**



**Pinnacle Bellevue South**



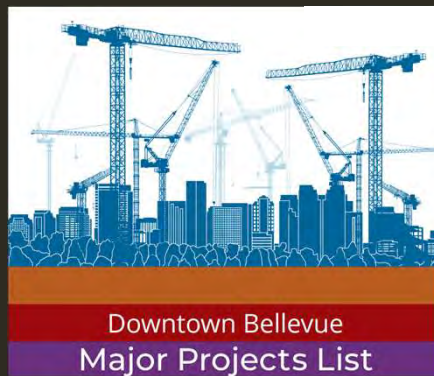
**Bosa Park Row**



**Kanon Office Towers**



**Main Street Place**



Downtown Bellevue  
Major Projects List



# BelRed Major Projects

KOZ Micro-Apartments



91 Degrees Townhomes



Bridge OMFE Affordable Housing



BelRed District  
Major Projects List





*LOOKING FORWARD*  
2026 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

- Looking forward to the 2026 Legislative Session
- Climate Commitment Act ongoing
- Countywide Centers & Metropolitan Regional Growth Center
- Housing Monitoring







# UPCOMING PLANNING INITIATIVES

- Neighborhood Area Planning:
  - Eastgate and Factoria (2025 – 2026)
  - Lake Hills & W Lake Samm (2026-2027)
- Annual Comprehensive Plan amendments
  - 1 privately-initiated CPA
  - Several city-initiated CPAs
- BelRed Regional Growth Center scoping
- Electric Grid Capacity Study

# AFFORDABLE HOUSING



- Office of Housing
- Implementing Affordable Housing Strategy Actions
- Housing Stability Program funding
- MFTE Code update - Increased use of MFTE/housing incentives
- Monitoring progress on regional affordable housing goals
- Partnering and relationship-building



# STRATEGIC PLANNING

- Urban Boulevards
- Grand Connection and City sites visioning
- Eastrail Framework Plan Implementation
- Supporting Parks Master Planning – Airfield Park, BelRed Park, Ashwood Park, Meydenbauer Park Phase II
- Vision Zero and Mobility Implementation Plan Updates



JP2

JP1

## Slide 27

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**JP1** Note Governors Smart Award recipient  
Panganiban, Justin, 2024-09-03T15:30:26.922

**JP2** Updated slide to include images from Framework Plan  
Panganiban, Justin, 2024-09-03T15:30:36.863



- Sustainable Bellevue Plan Update
- Wilburton Sustainable District Implementation
- Electric vehicle roadmap implementation
- Climate resilience implementation
- Energy Smart eastside program implementation
- Federal and state climate grants



## ENVIRONMENTAL STEWARDSHIP



## UPCOMING PLANNING INITIATIVES

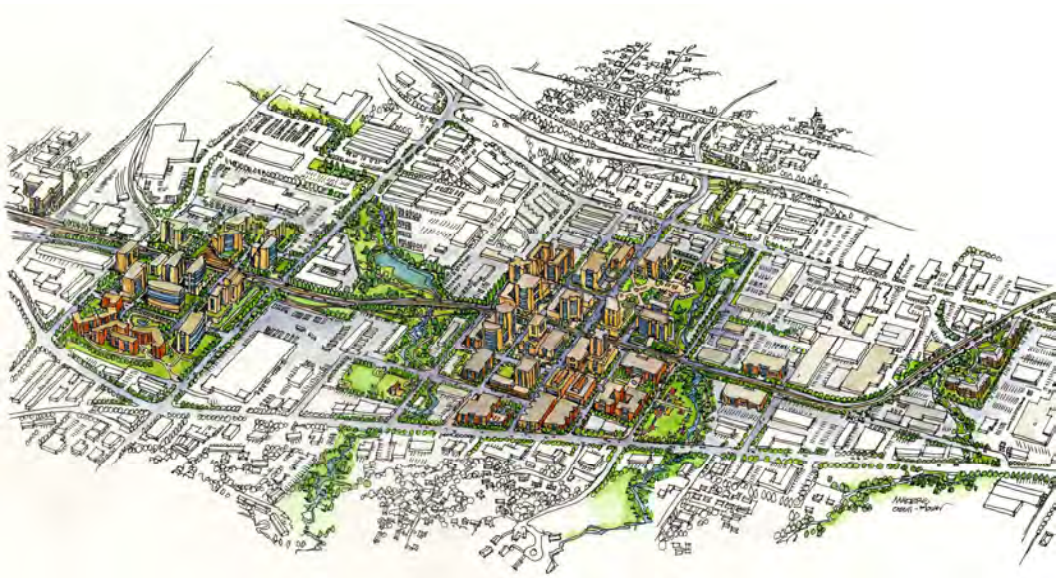
- Implementation of the Periodic update
  - Institutional zone LUCA
  - Safe Parking LUCA
  - BelRed LUCA
  - Downtown Livability 2.0 LUCA
  - Housing Opportunities in Mixed Use Areas (HOMA)
- State-required updates
  - Parking Reform LUCA



# 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
  - Pre-approved DADU and Cottage Housing Program



# BELRED LOOK FORWARD LUCA

- Updated vision and policies from the 2009 plan
- Land Use Code Amendment (LUCA)
  - A broad range of housing
  - A vibrant economy
  - A distinctive and sustainable urban form and design including a sense of place with a unique cultural environment,
  - A comprehensive, connected parks and open space system,
  - Environmental enhancements, and
  - Multi-modal transportation system





Questions?

# DEMOGRAPHICS PRESENTATION: BELLEVUE BY THE NUMBERS

Bryce Williams-Tuggle, Ph.D. • Chief Demographer

[bwilliams@bellevuewa.gov](mailto:bwilliams@bellevuewa.gov)





# Bellevue Has Grown in Both Population & Diversity

- Total Population
- Percent BIPOC

86,872

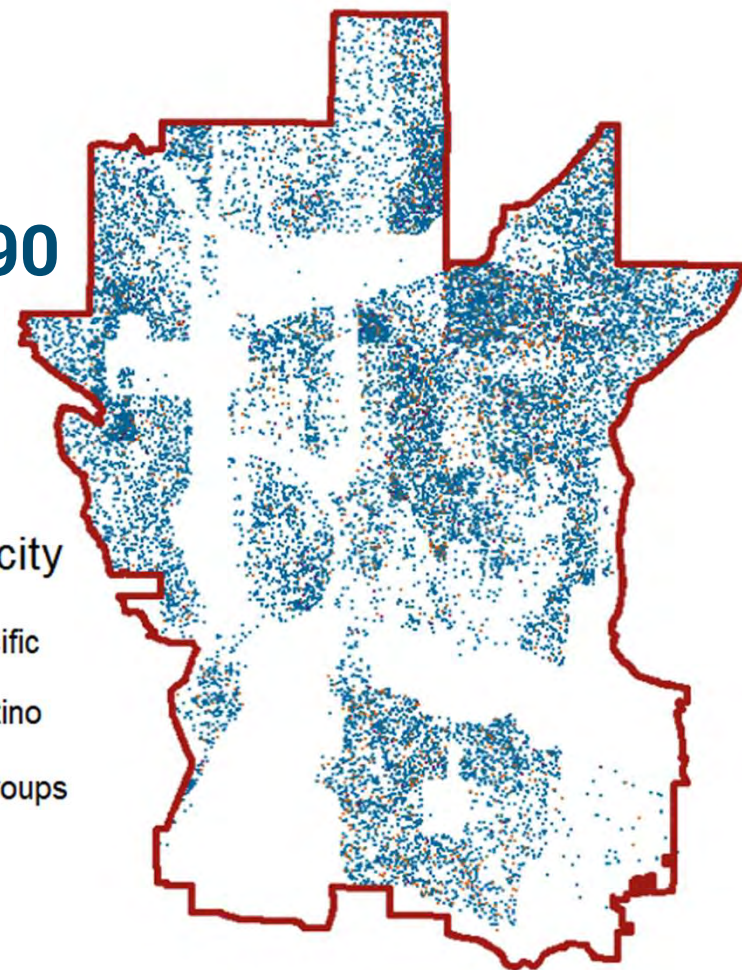
16%

1990

1990

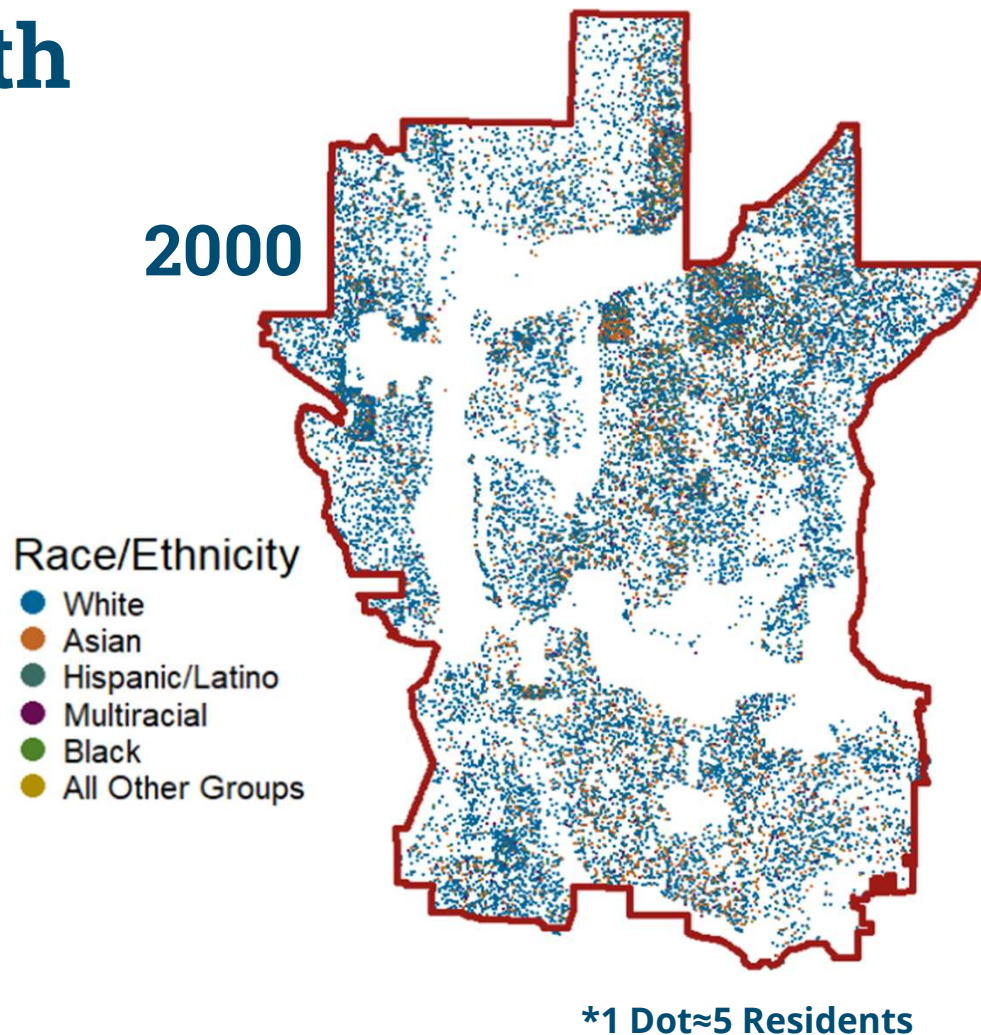
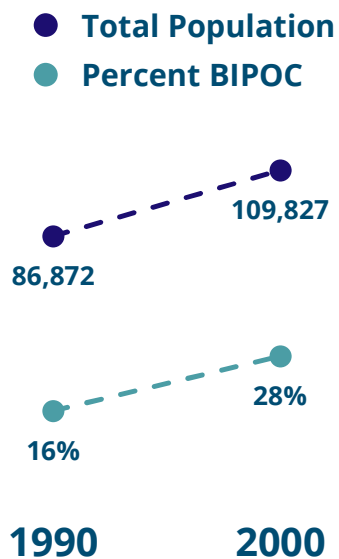
## Race/Ethnicity

- White
- Asian & Pacific Islander
- Hispanic/Latino
- Black
- All Other Groups



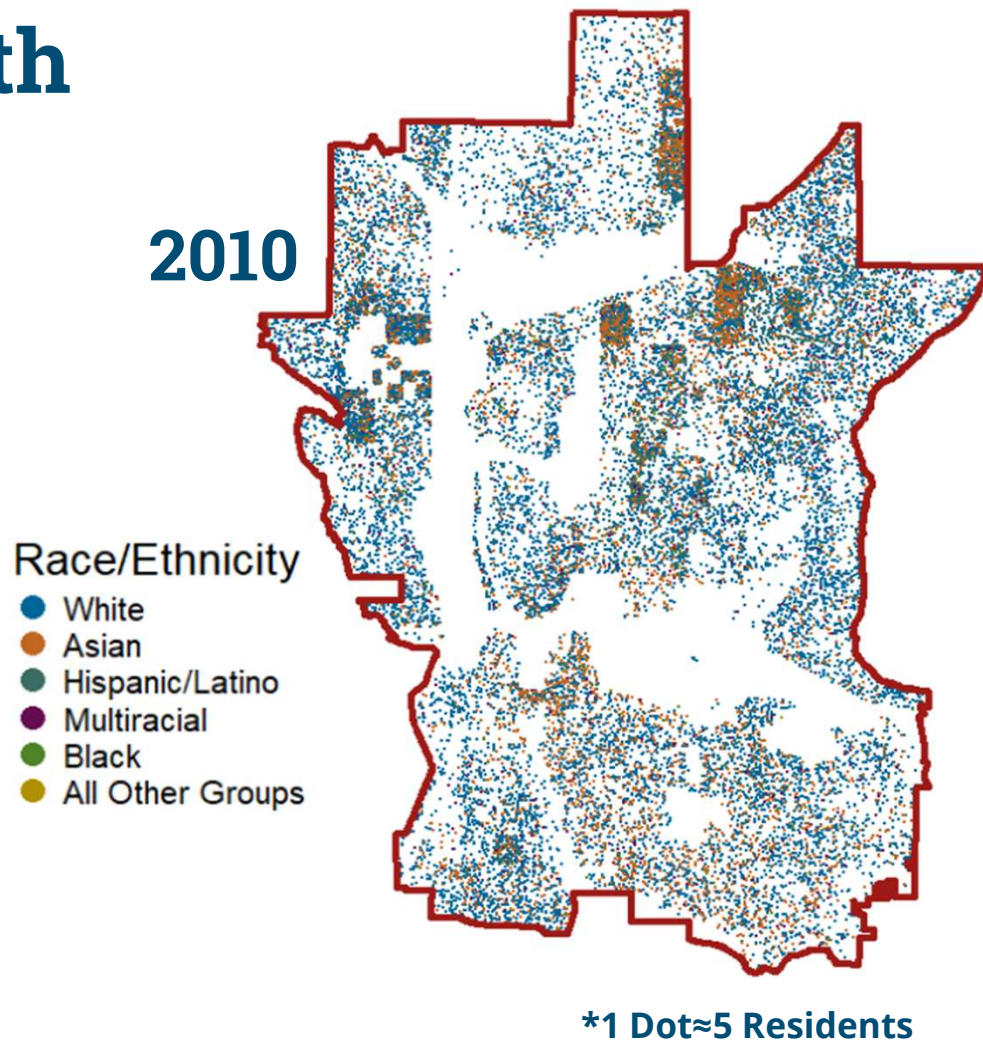
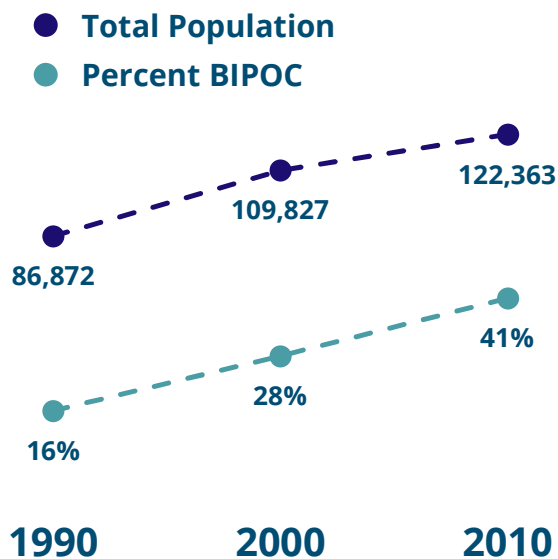
\*1 Dot≈5 Residents

# Bellevue Has Grown in Both Population & Diversity

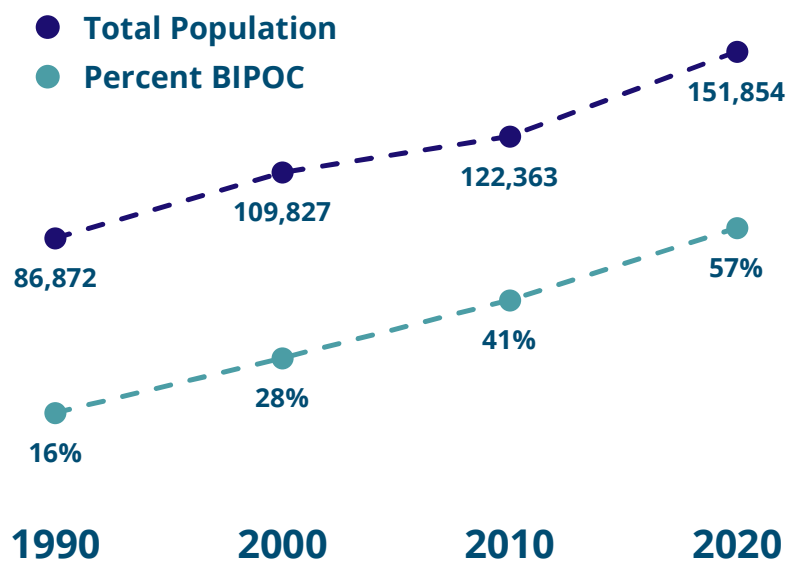




# Bellevue Has Grown in Both Population & Diversity



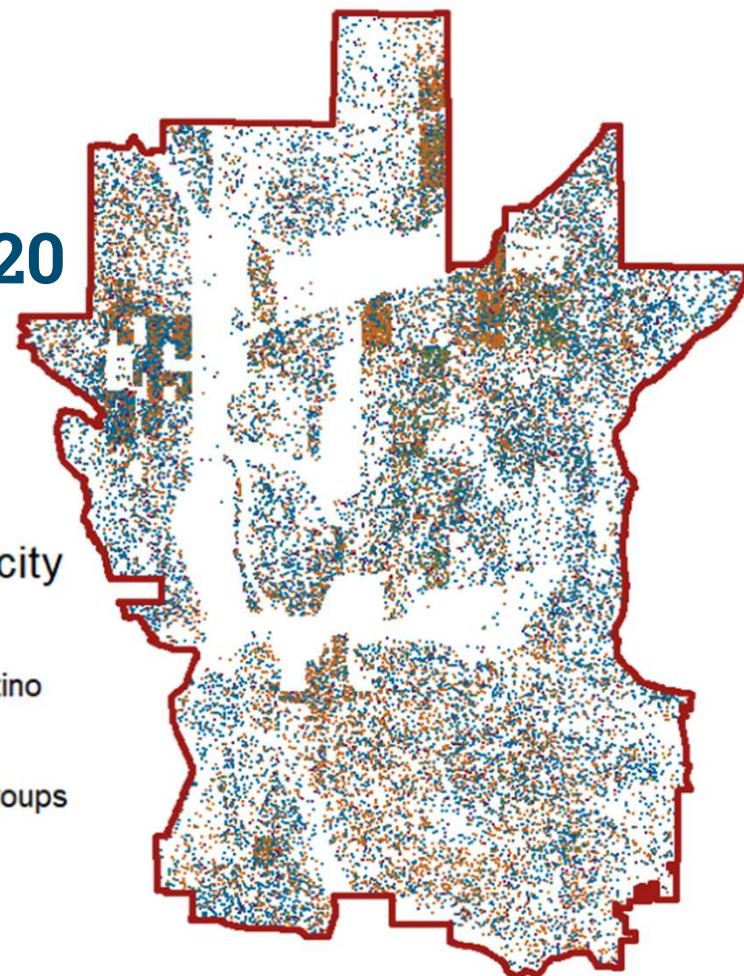
# Bellevue Has Grown in Both Population & Diversity



## Race/Ethnicity

- White
- Asian
- Hispanic/Latino
- Multiracial
- Black
- All Other Groups

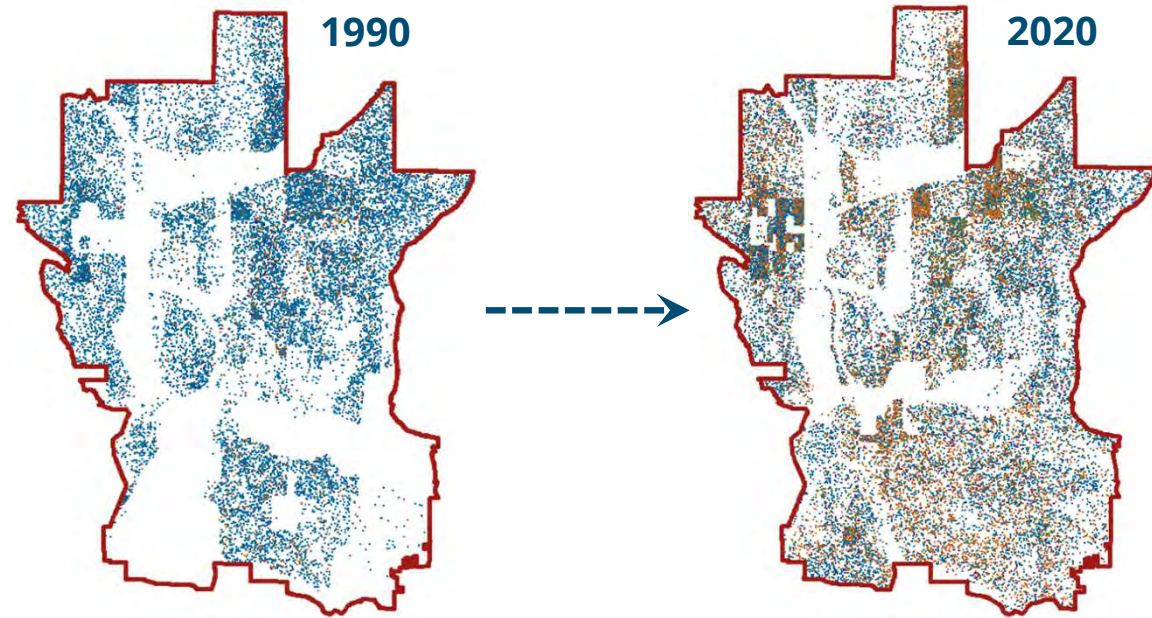
2020



\*1 Dot≈5 Residents

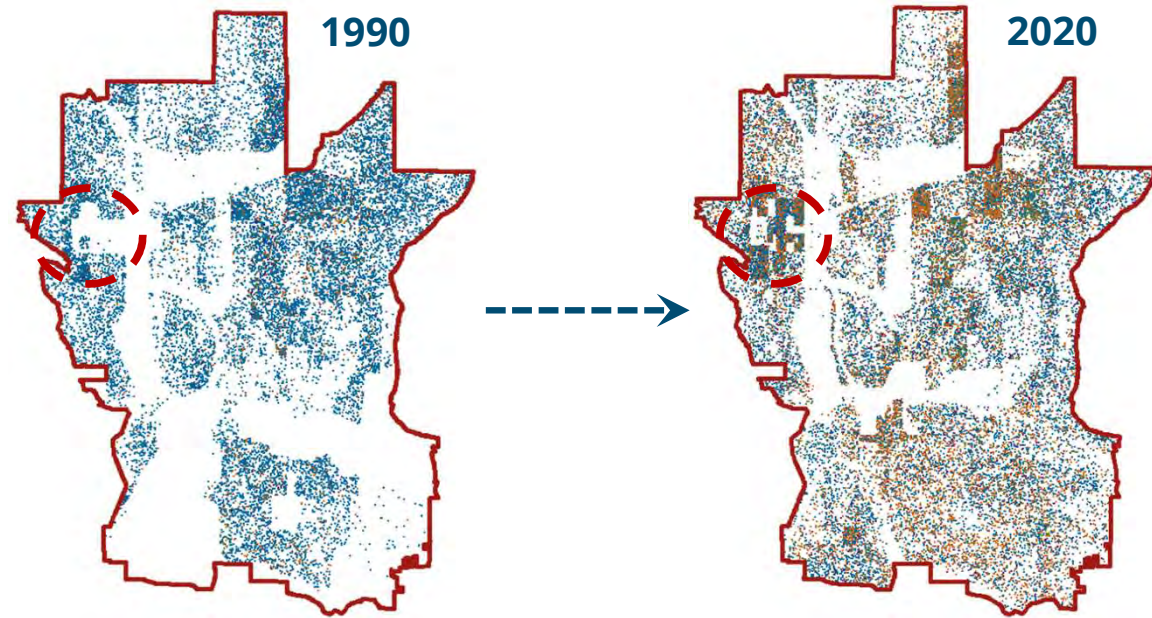


# Changes Over Time



# Changes Over Time

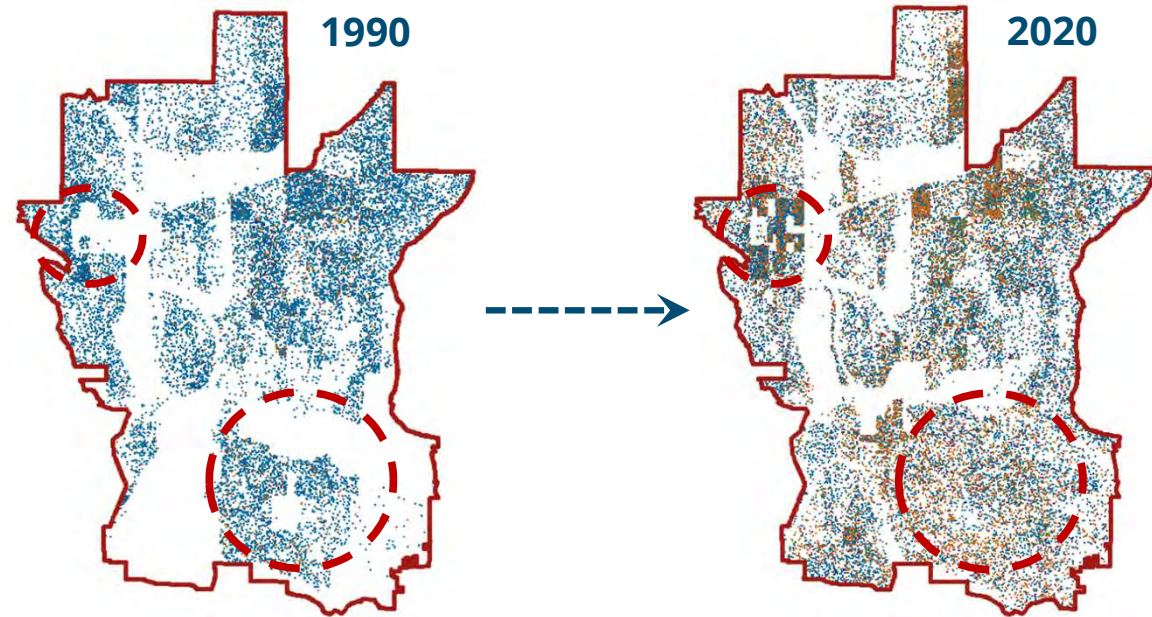
- Some neighborhoods, like Downtown, have gotten much denser





# Changes Over Time

- Some neighborhoods, like Downtown, have gotten much denser
- The city as a whole has gotten much more diverse in terms of race/ethnicity



# Bellevue's Cultural Diversity Also Deepened

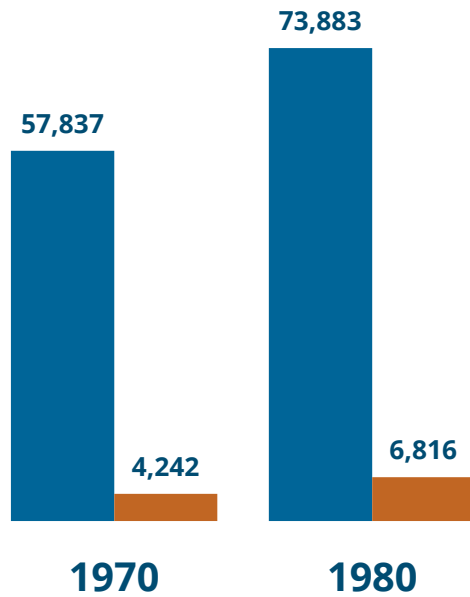
● Native Born ● Foreign Born



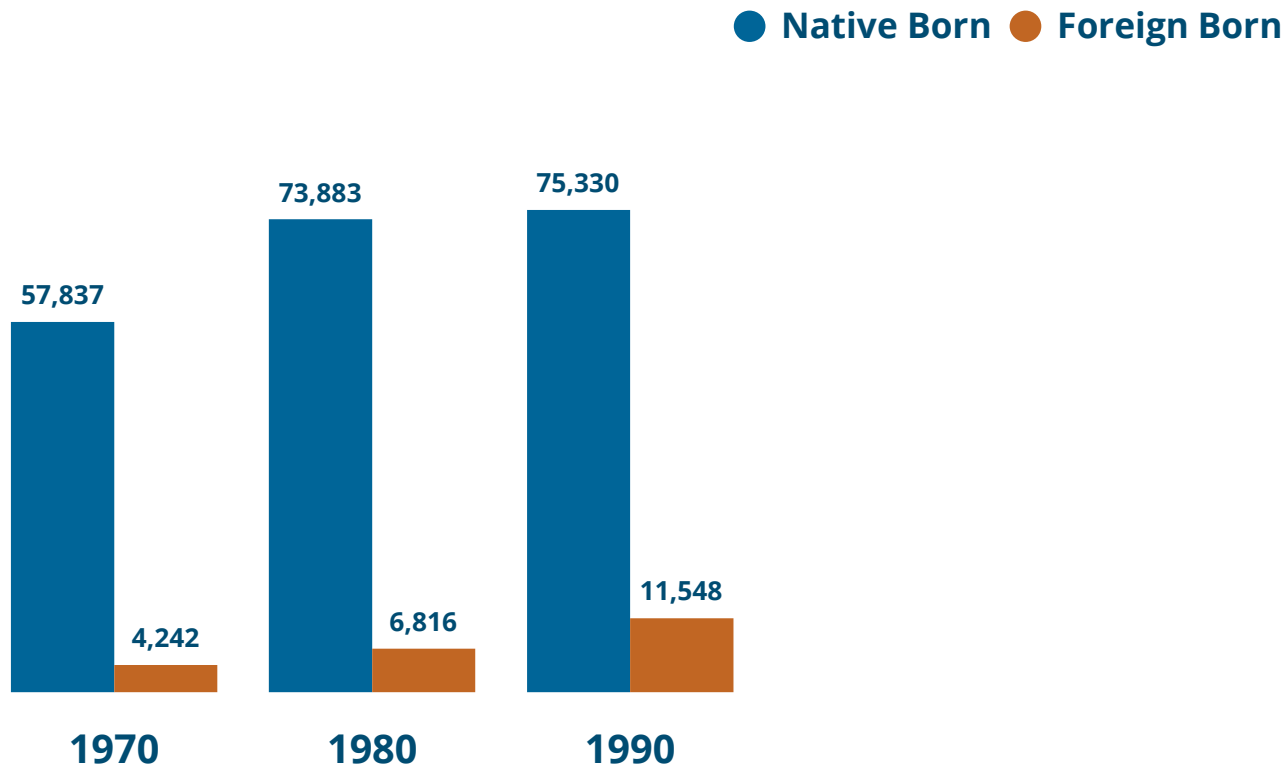


# Bellevue's Cultural Diversity Also Deepened

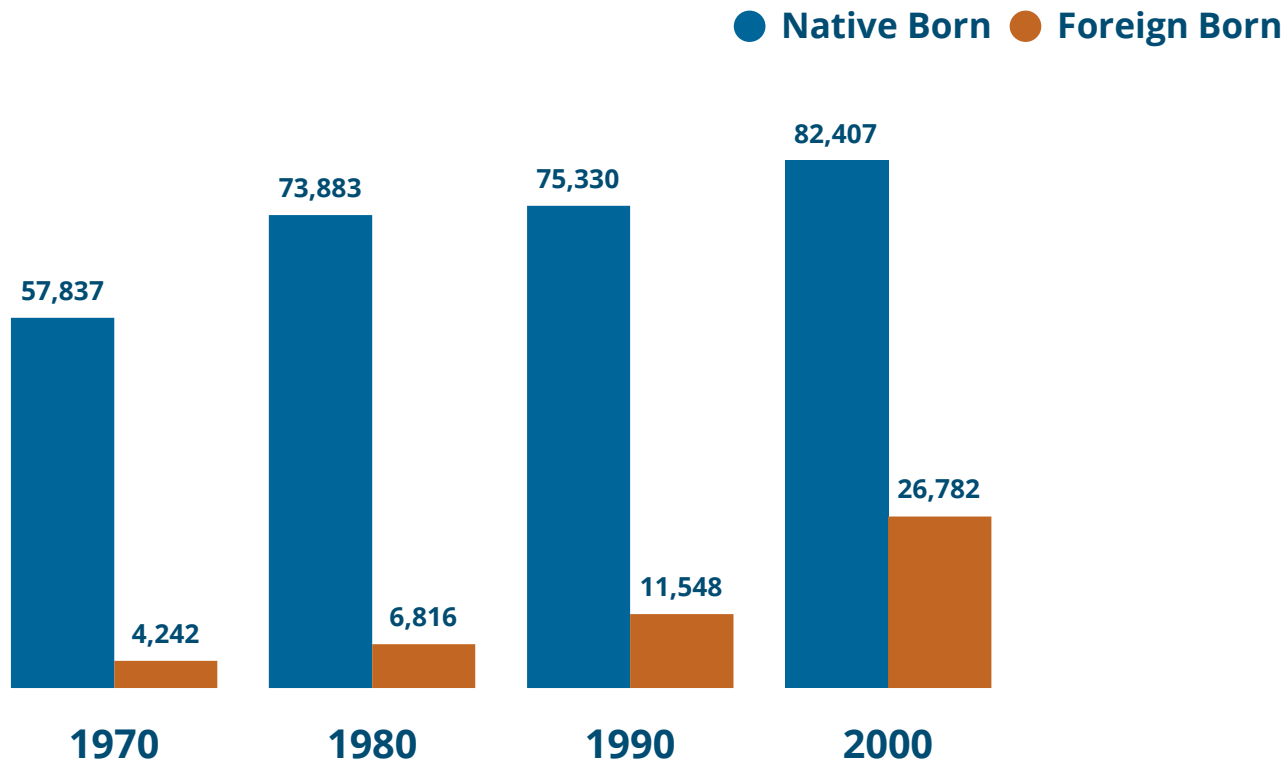
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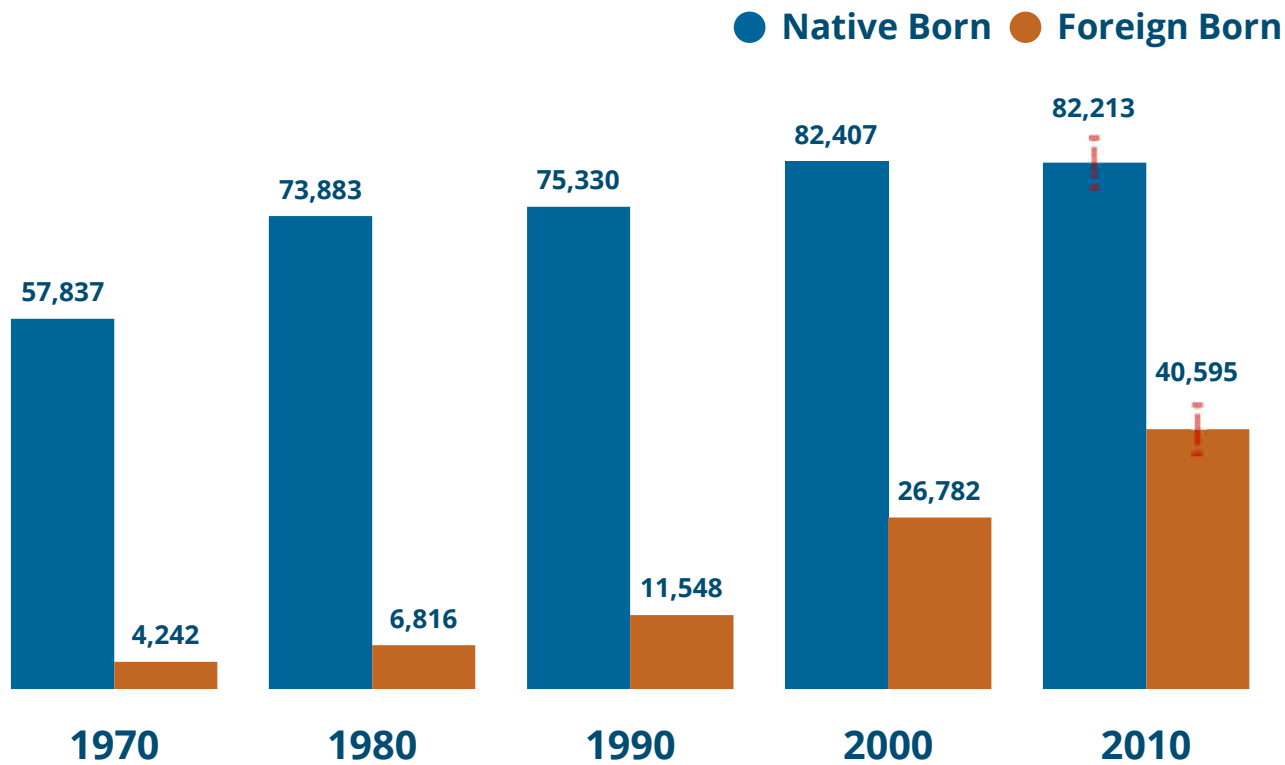


# Bellevue's Cultural Diversity Also Deepened

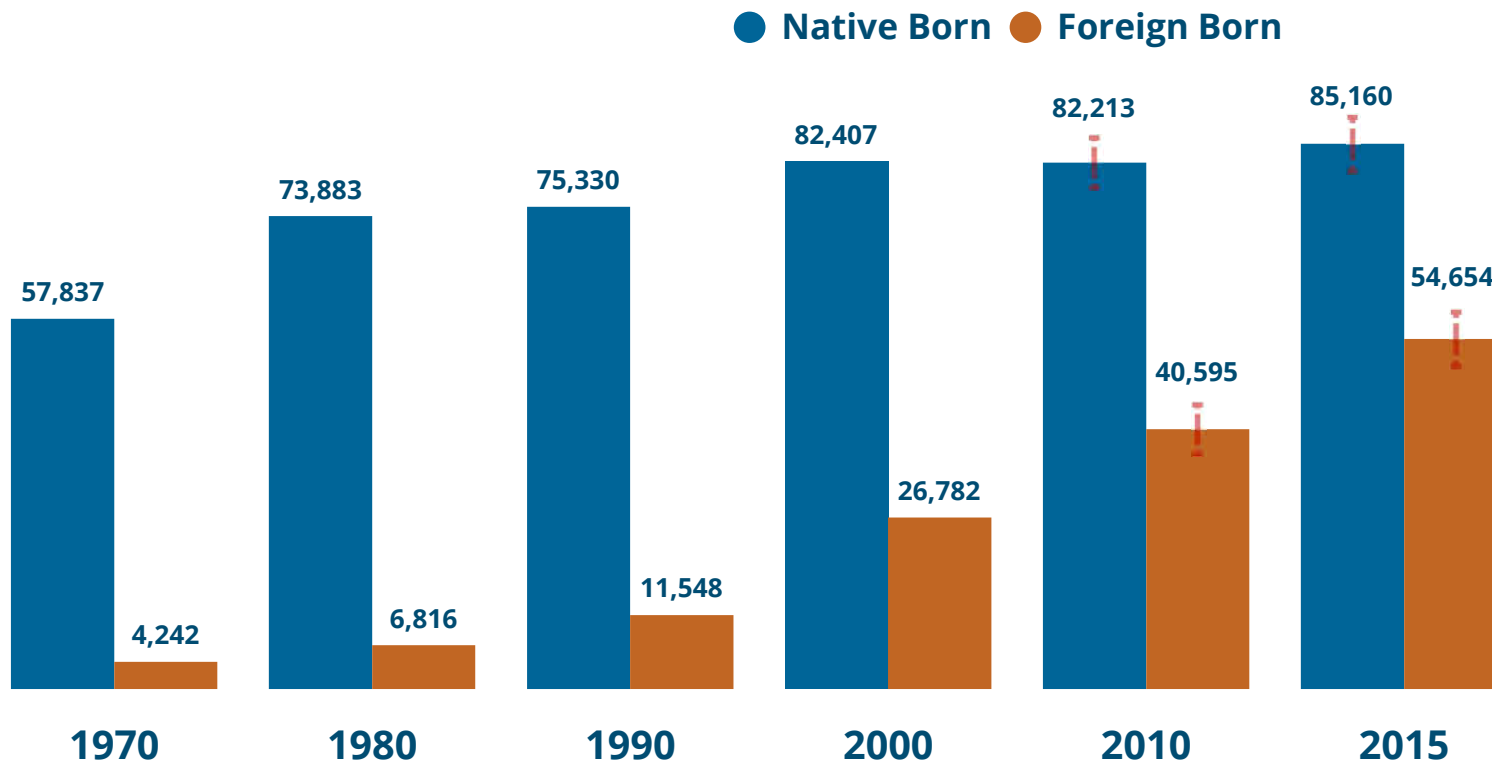




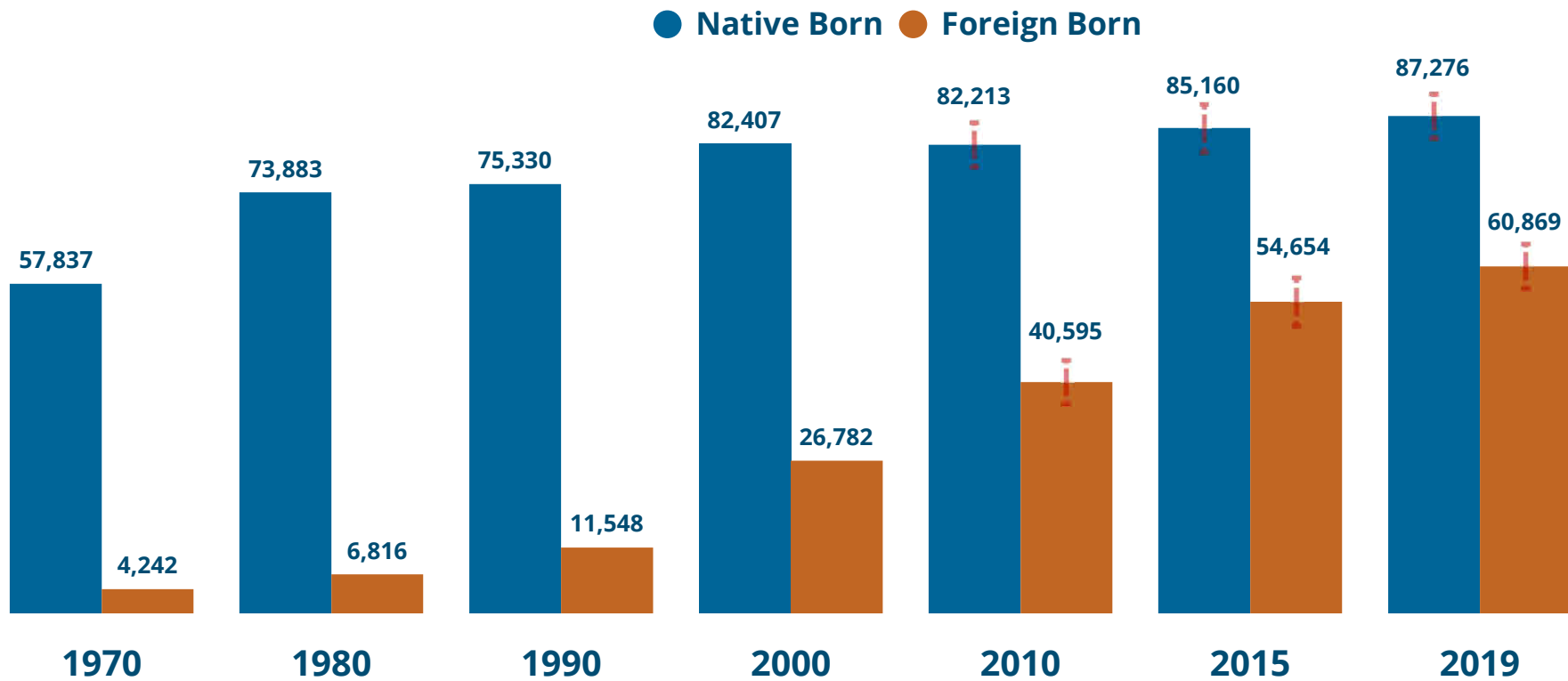
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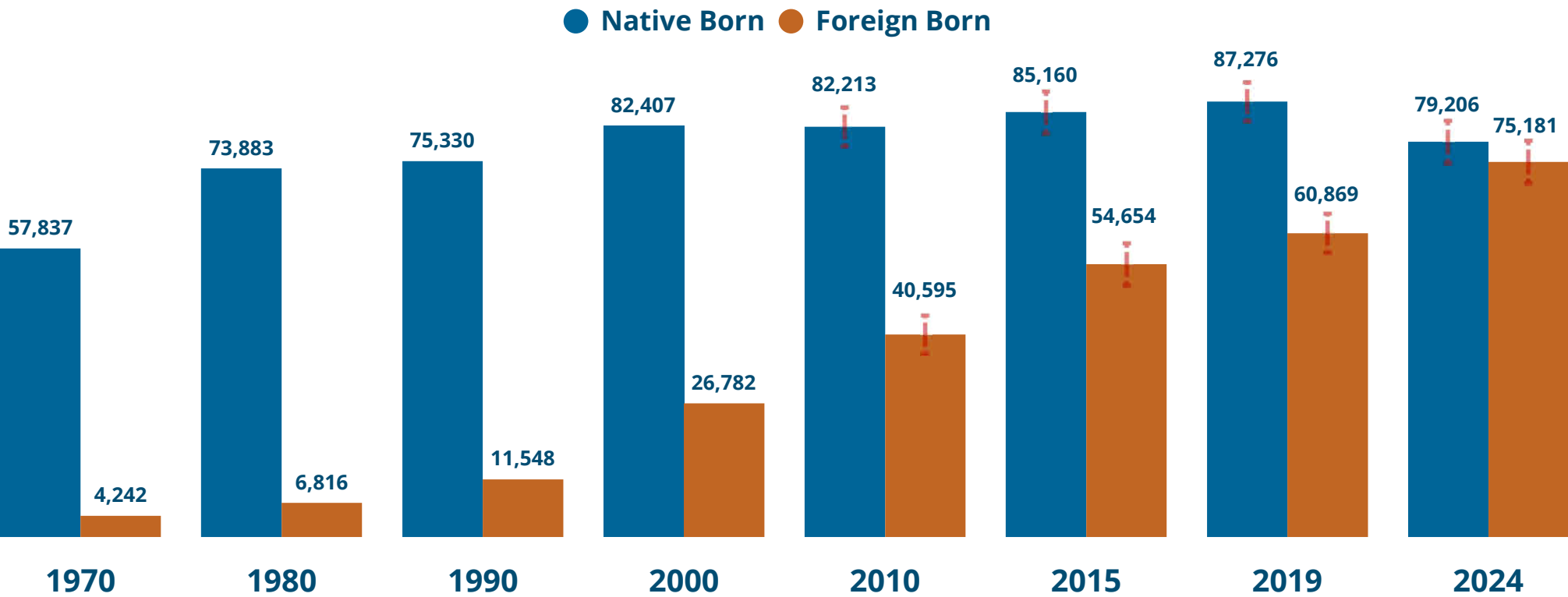


# Bellevue's Cultural Diversity Also Deepened





# Bellevue's Cultural Diversity Also Deepened



# **Top 10 Places Bellevue Residents Were Born**

# Top 10 Places Bellevue Residents Were Born

Washington State  44,100

A horizontal bar chart with a single blue bar representing the number of Bellevue residents born in Washington State. The bar is labeled with the text 'Washington State' on the left and '44,100' on the right, with a small red double-headed arrow icon between them.

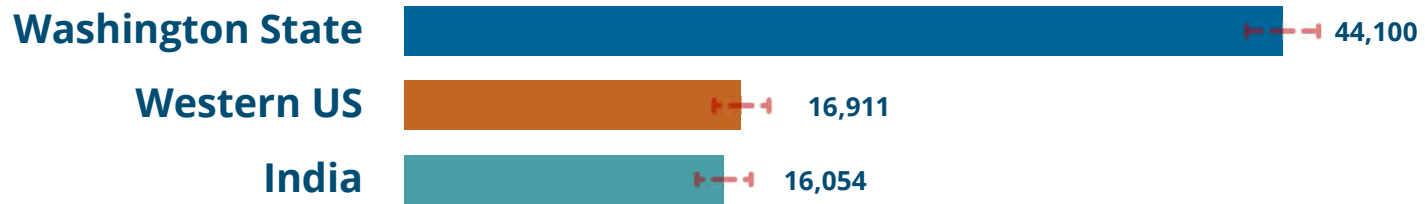
Place of Birth	Count
Washington State	44,100



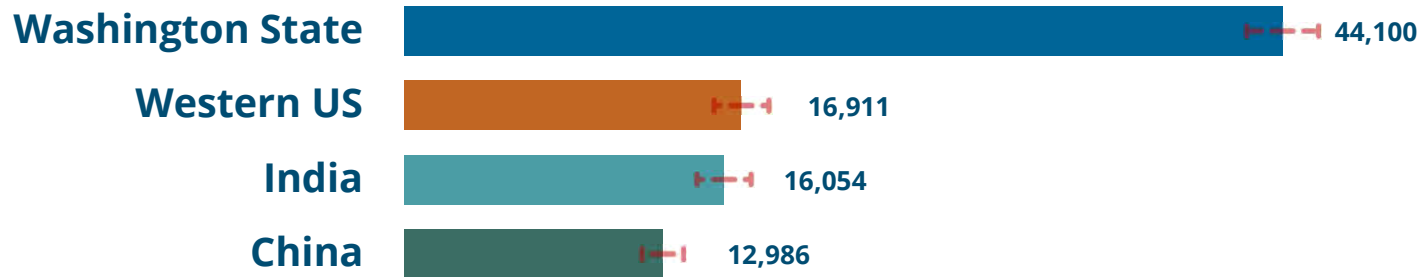
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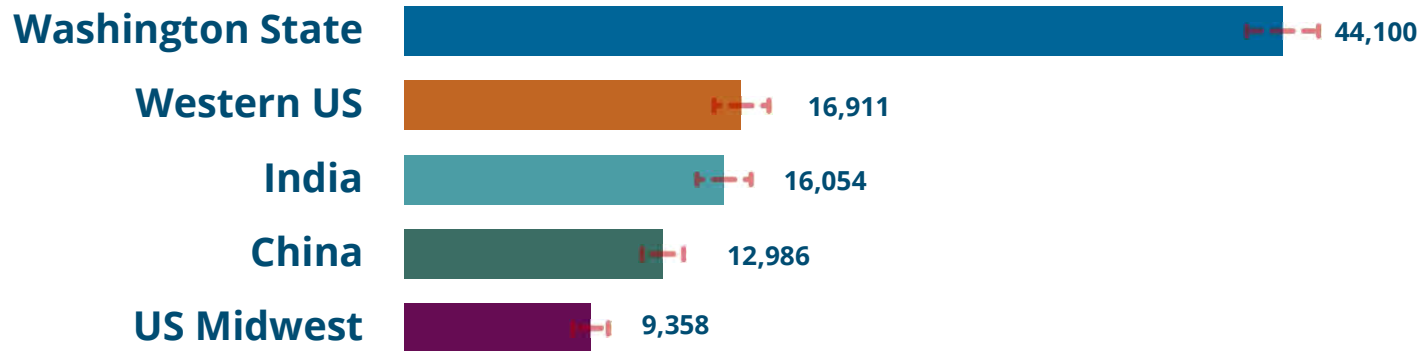


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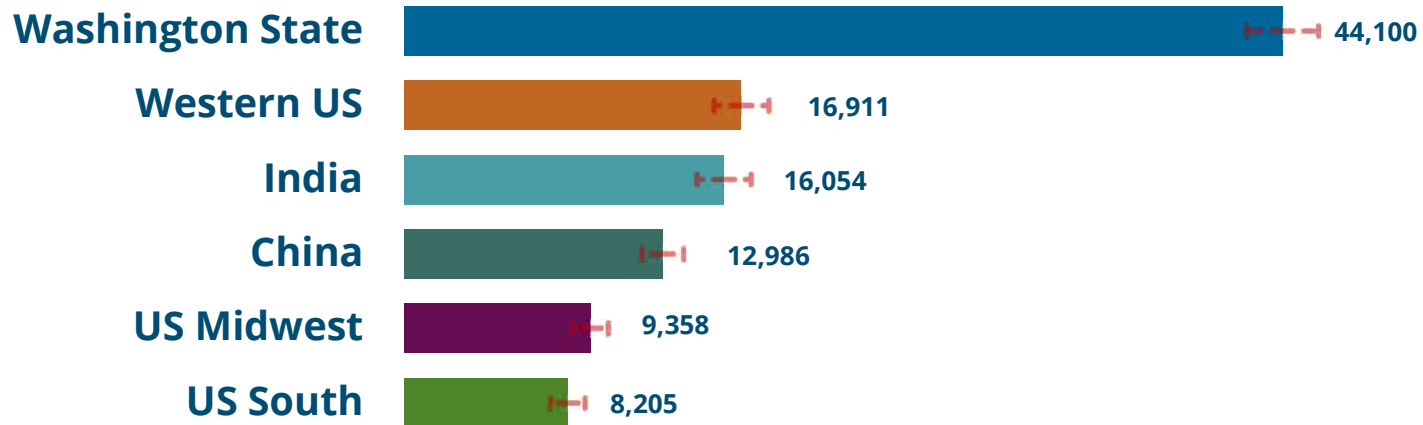




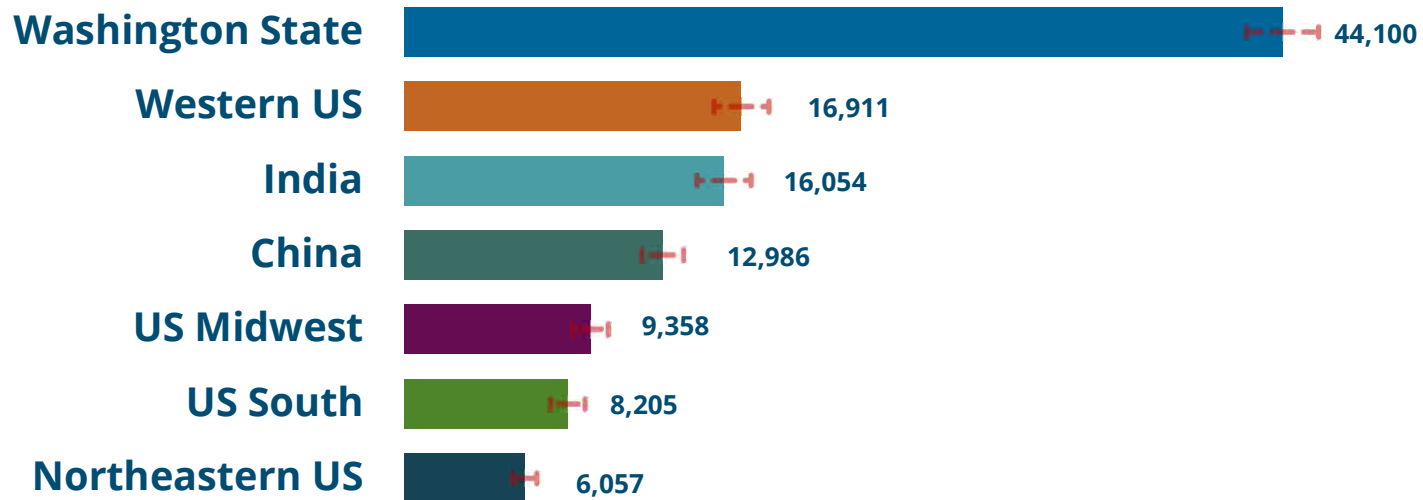
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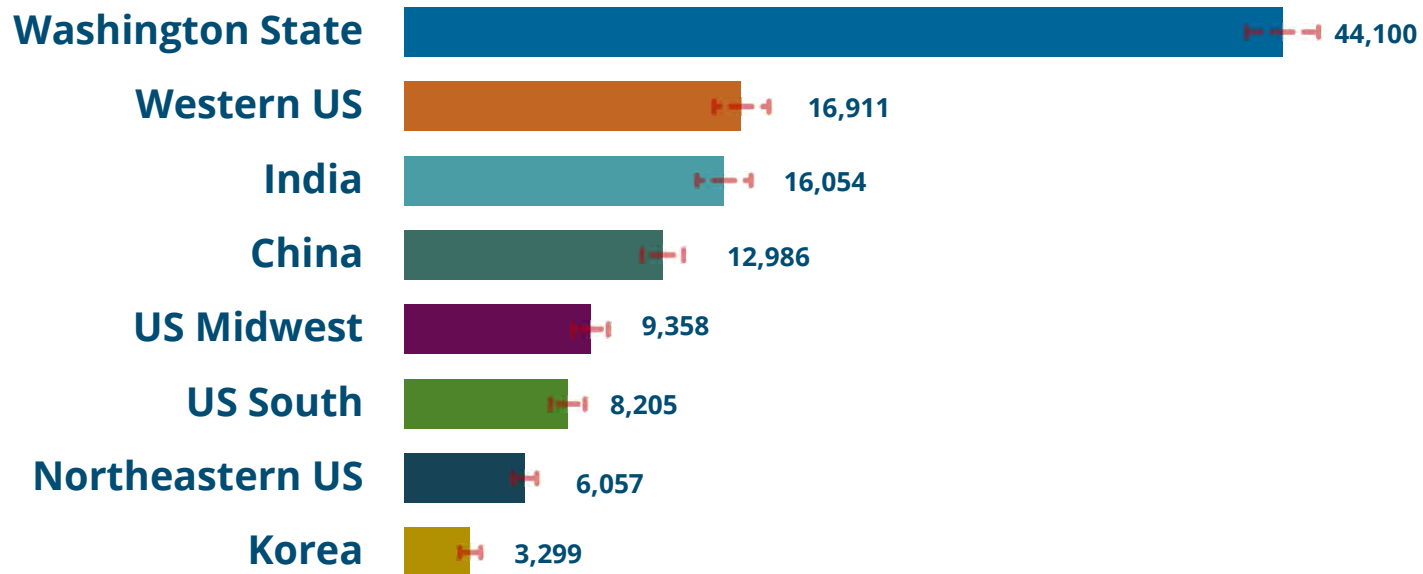


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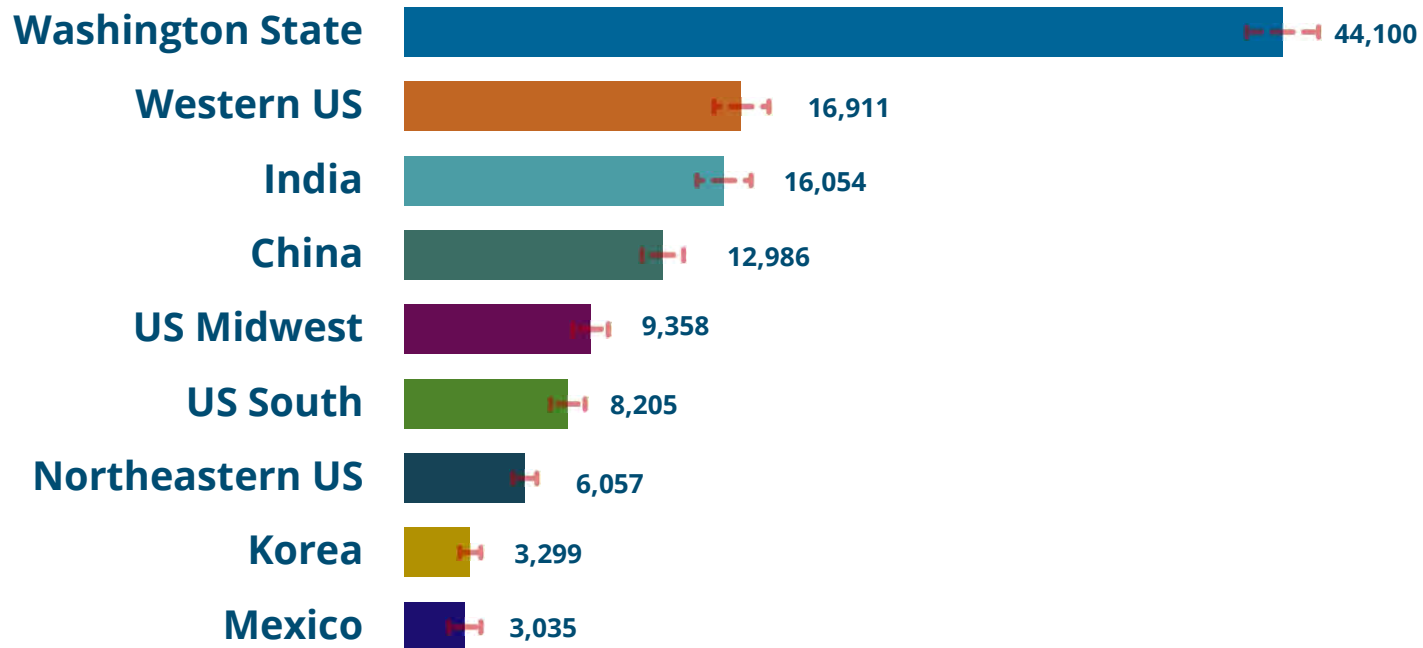




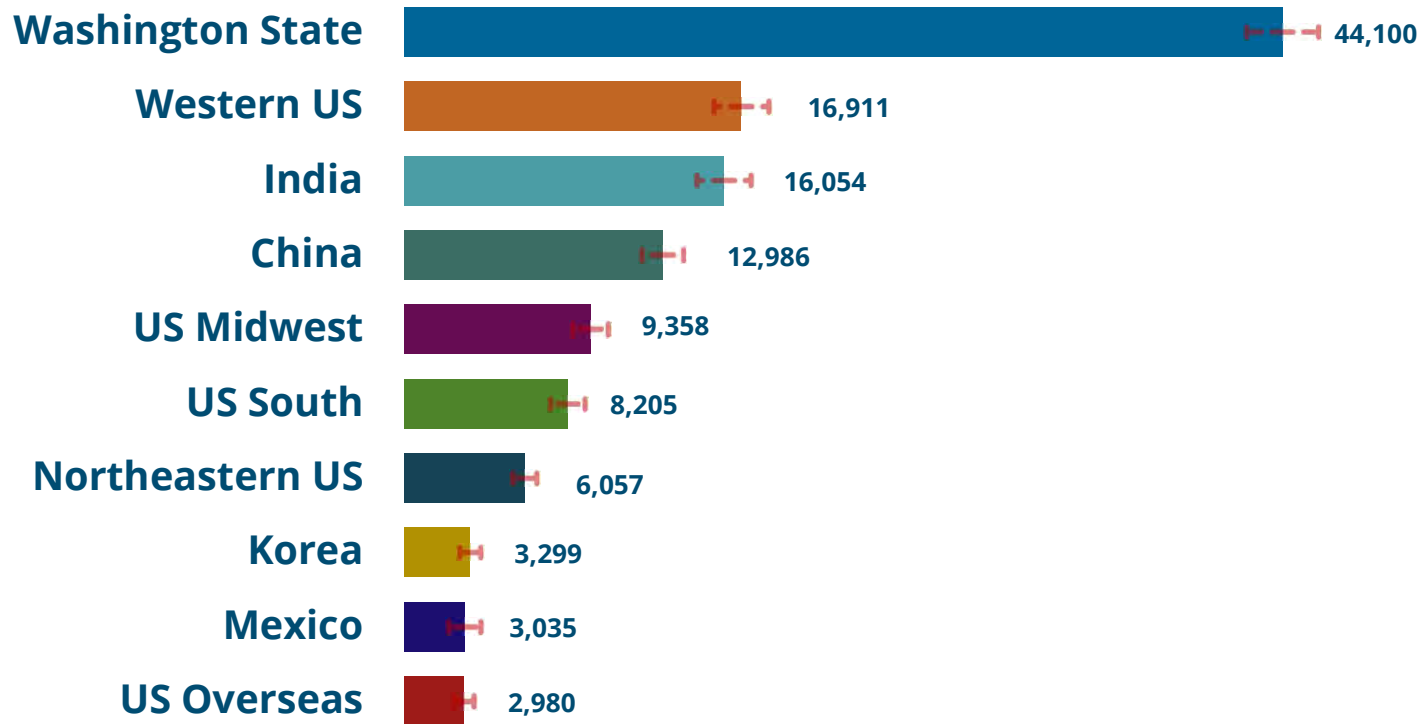
# Top 10 Places Bellevue Residents Were Born



# Top 10 Places Bellevue Residents Were Born



# Top 10 Places Bellevue Residents Were Born



# Current Snapshot of Bellevue's Diversity

**68% - Some race/ethnicity other than Non-Hispanic White**

**49% - Born outside of the United States to non-US parents**

**53% - Speak a language other than English at home**

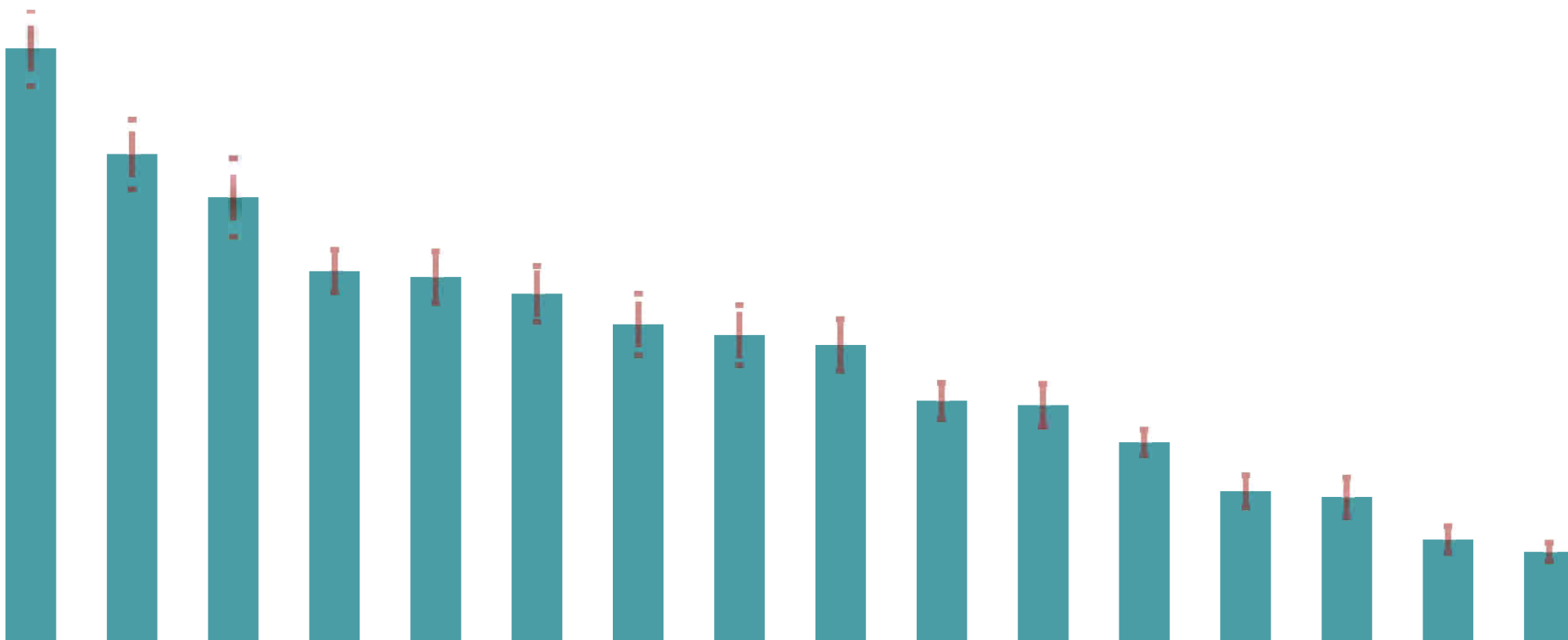


**Find out more:**

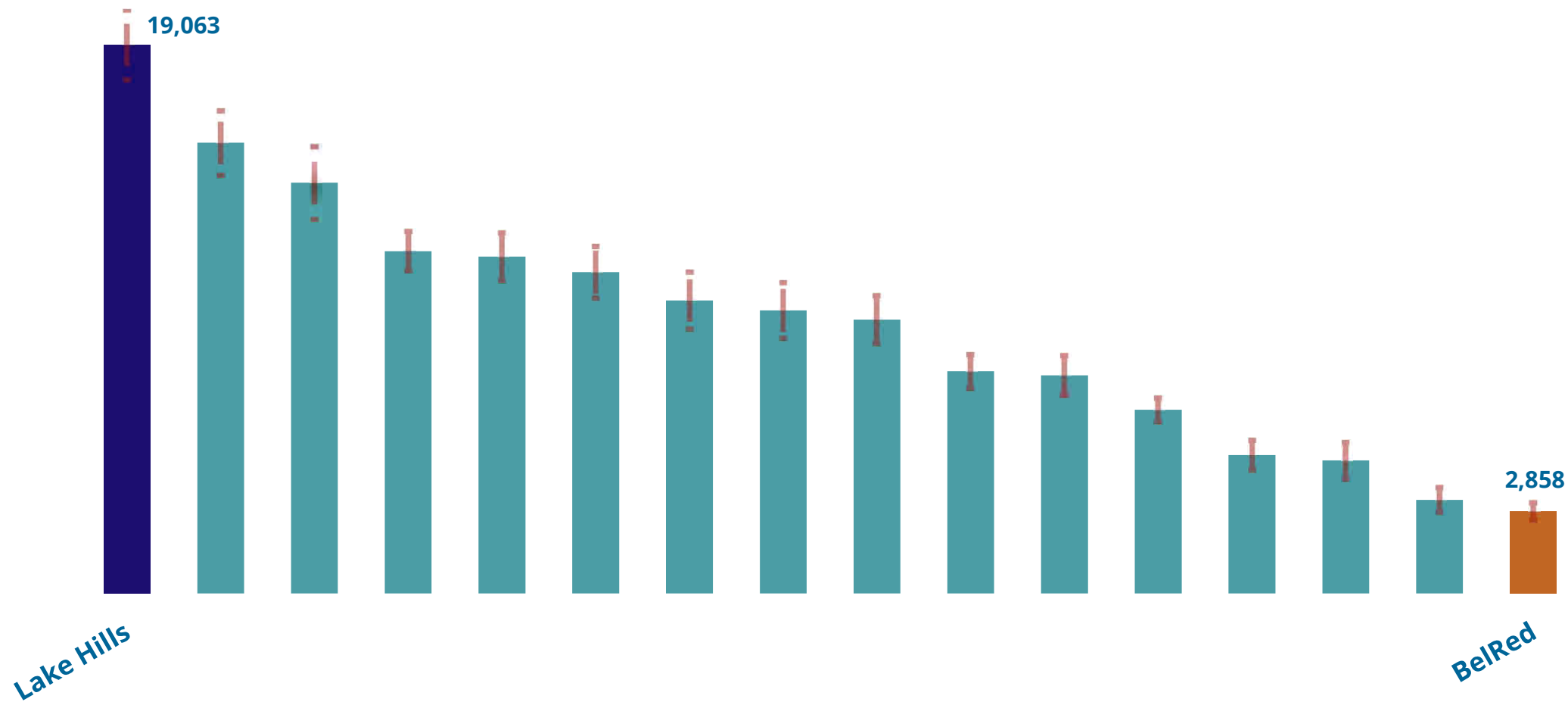
**<https://bellevuewa.gov/city-government/city-council/council-vision>**



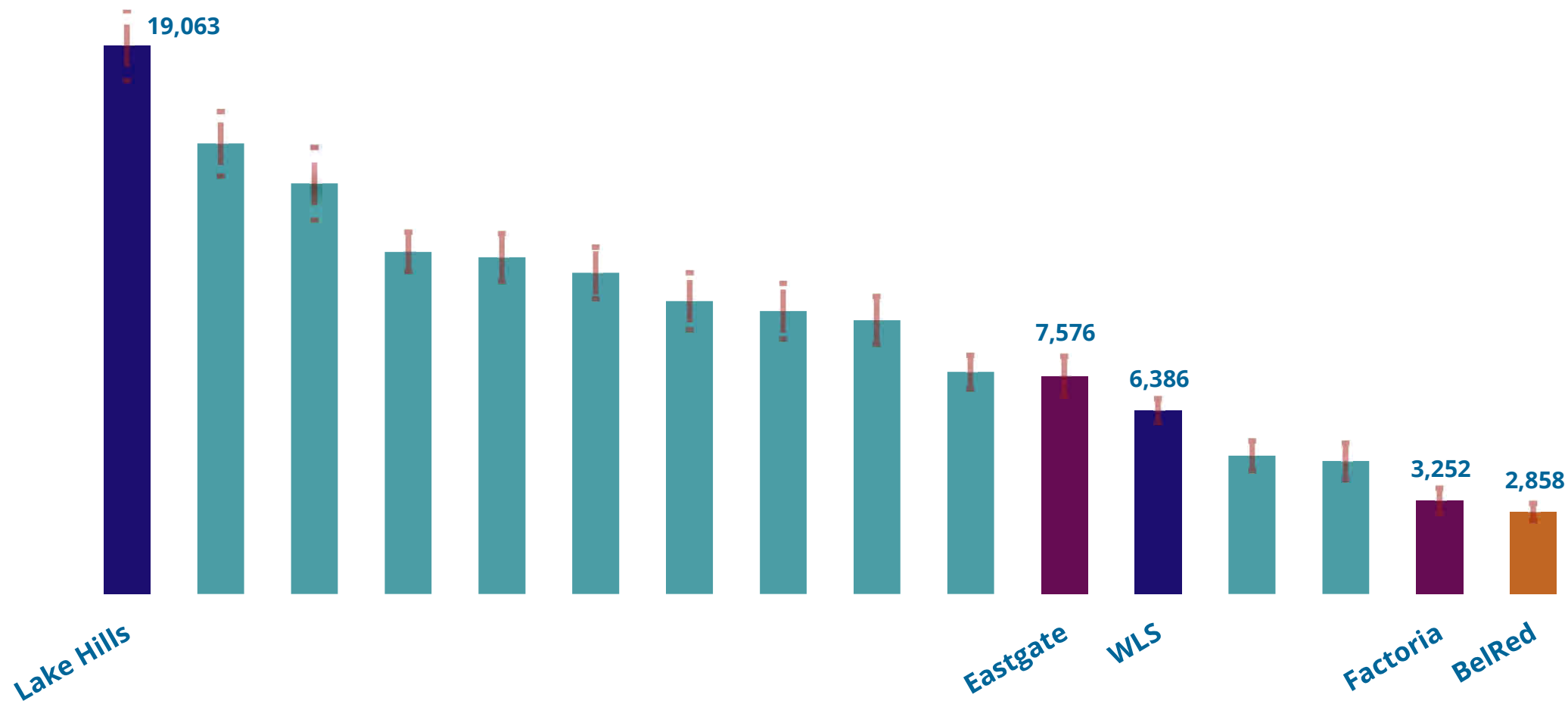
# Total Residents by Neighborhood



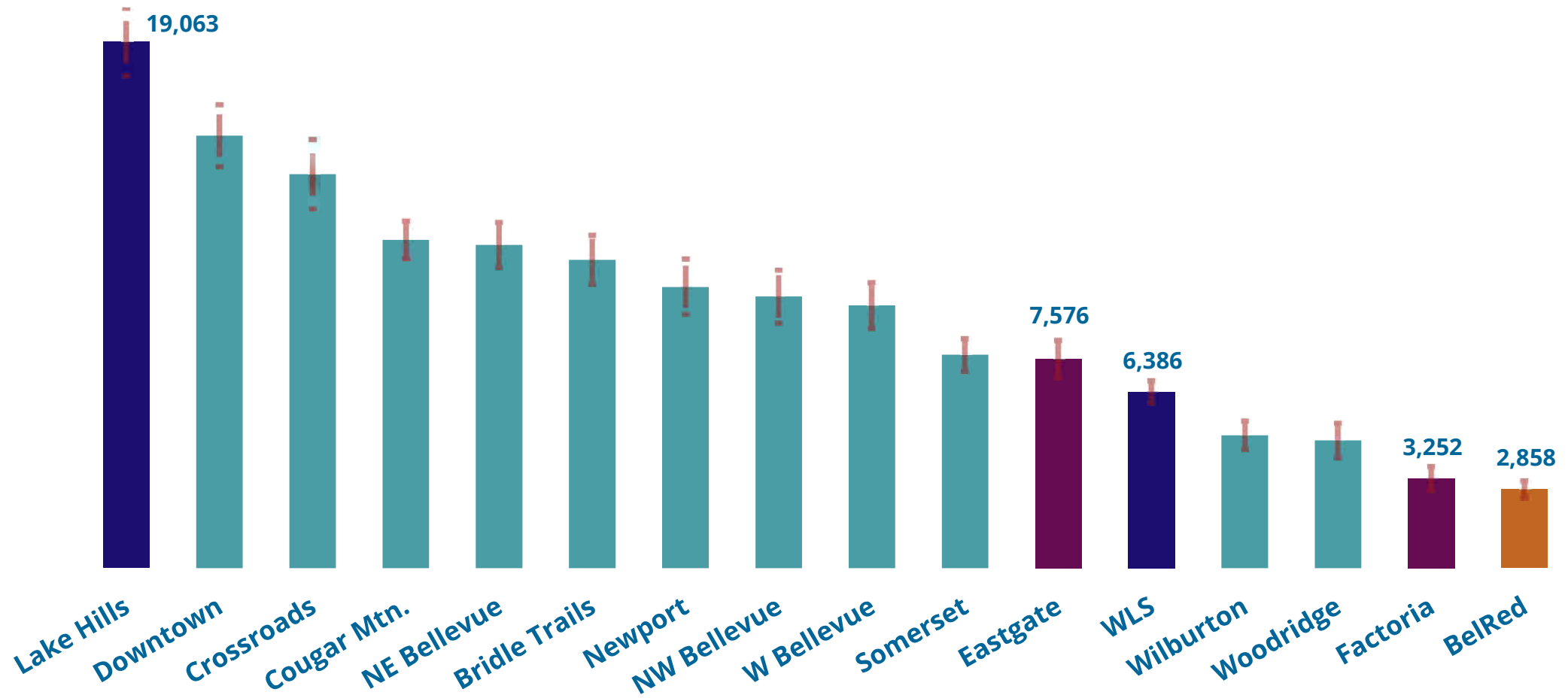
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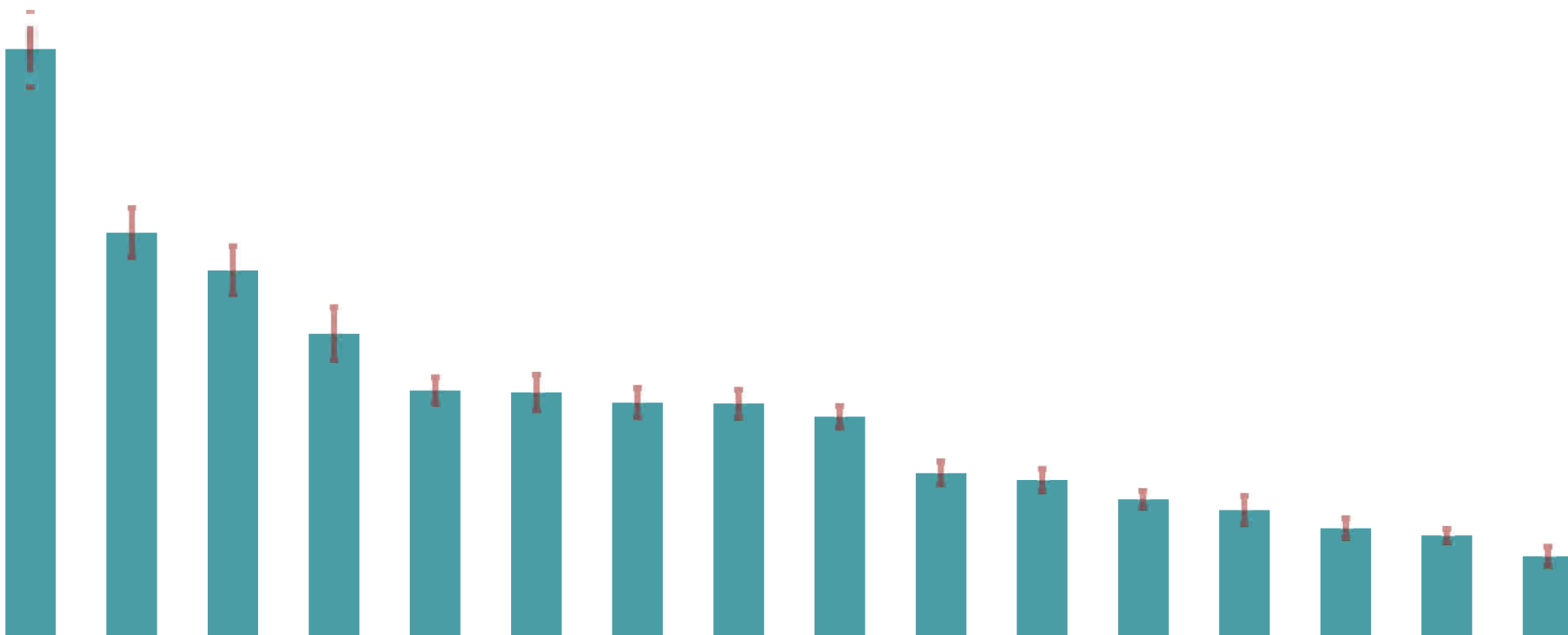


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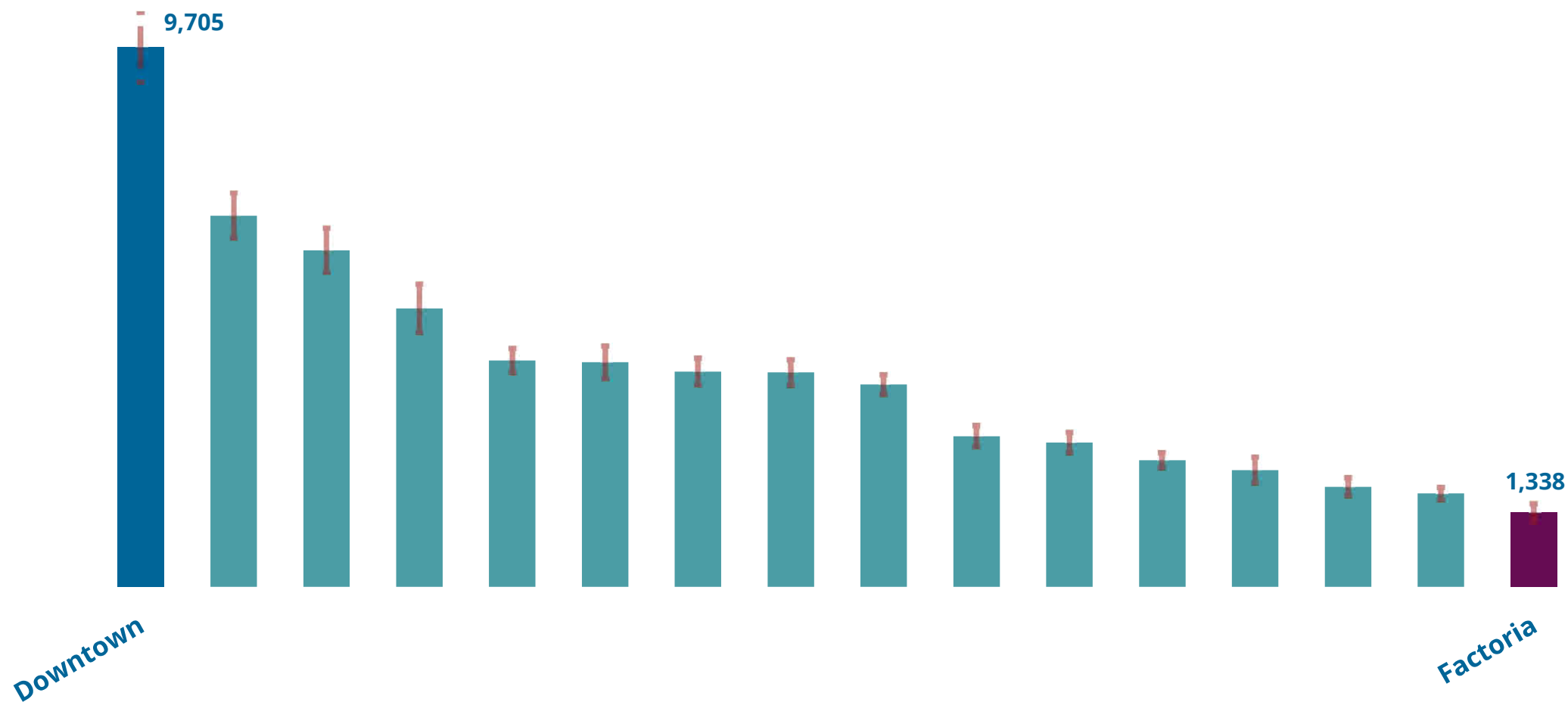




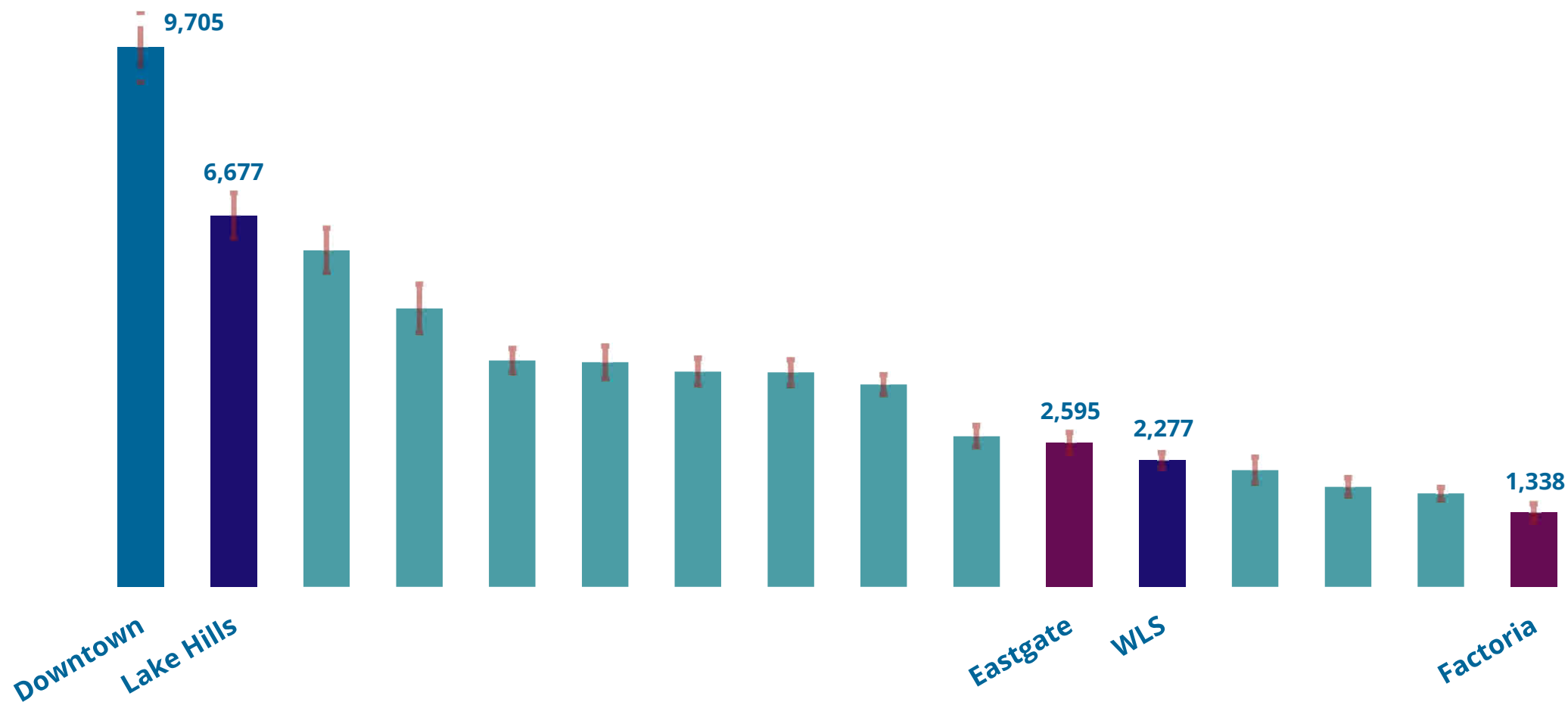
# Total Households by Neighborhood



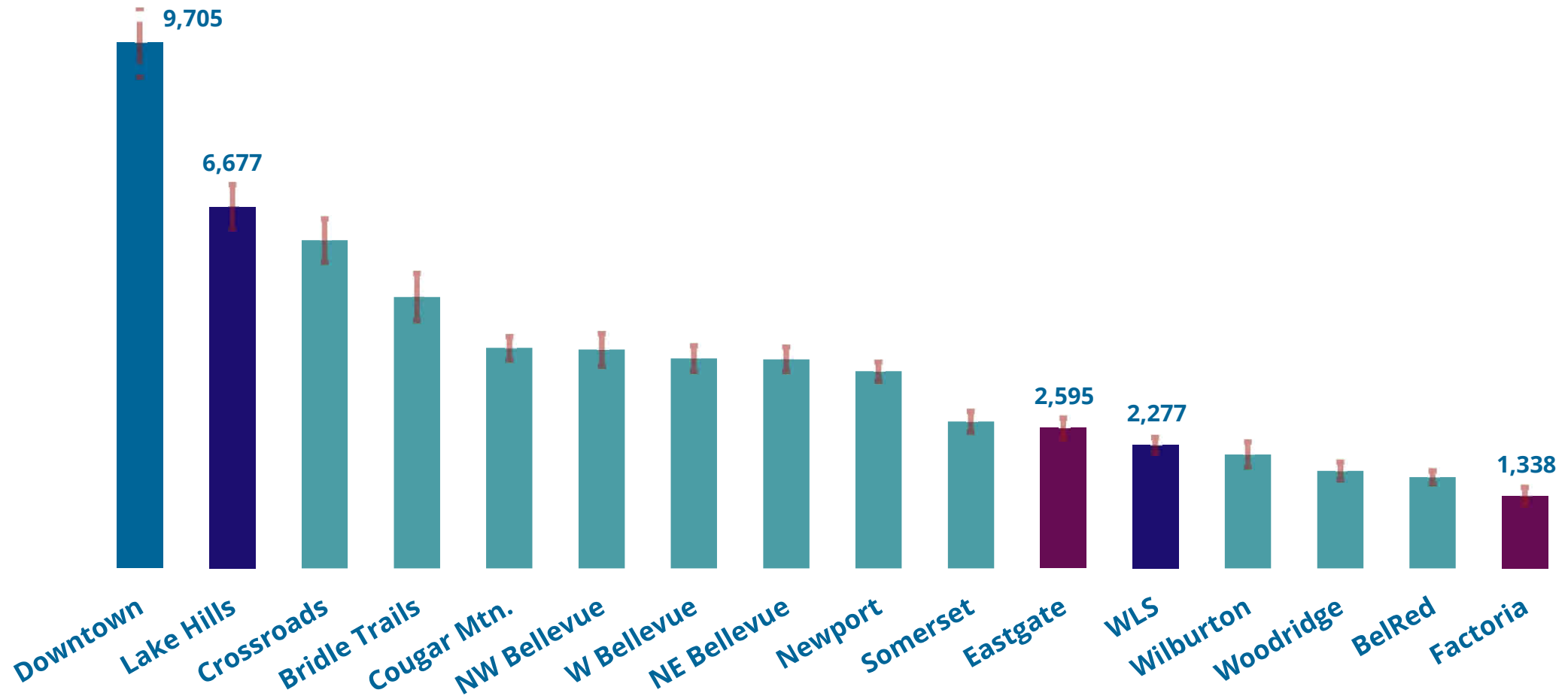
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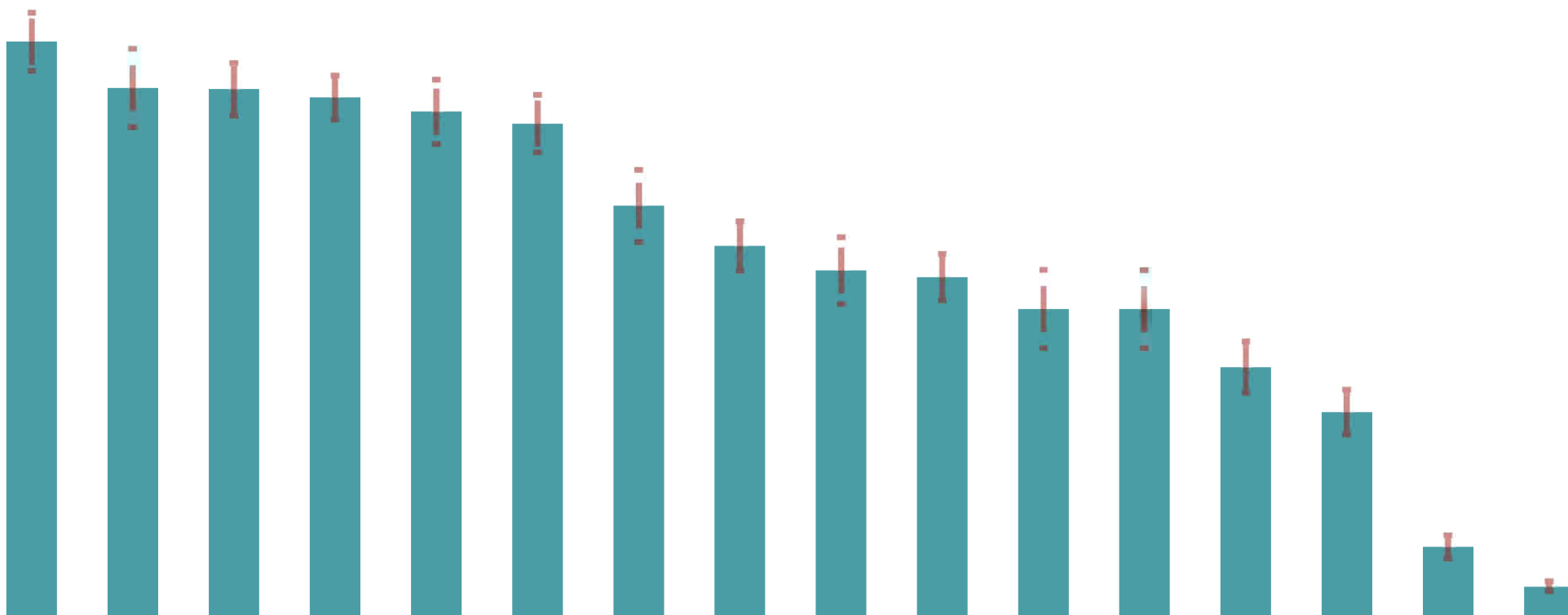


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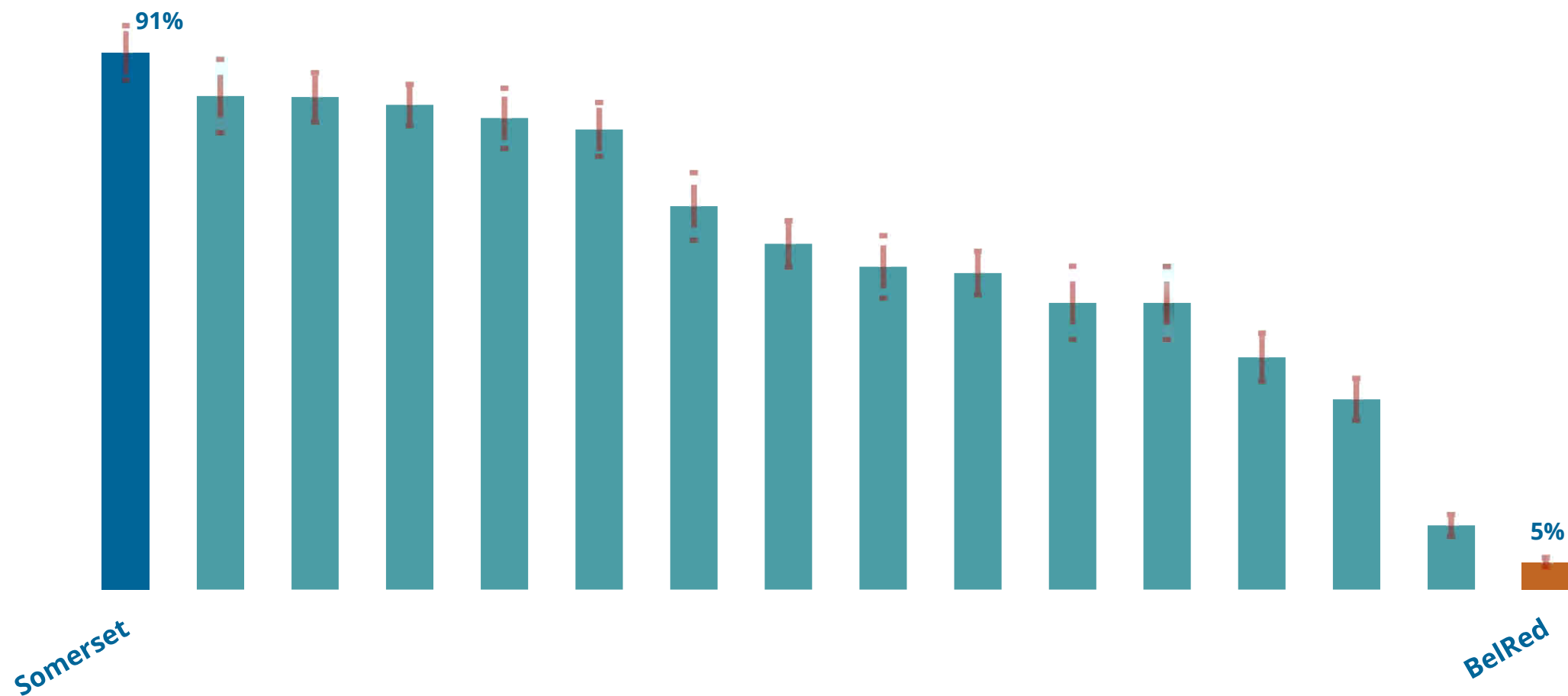




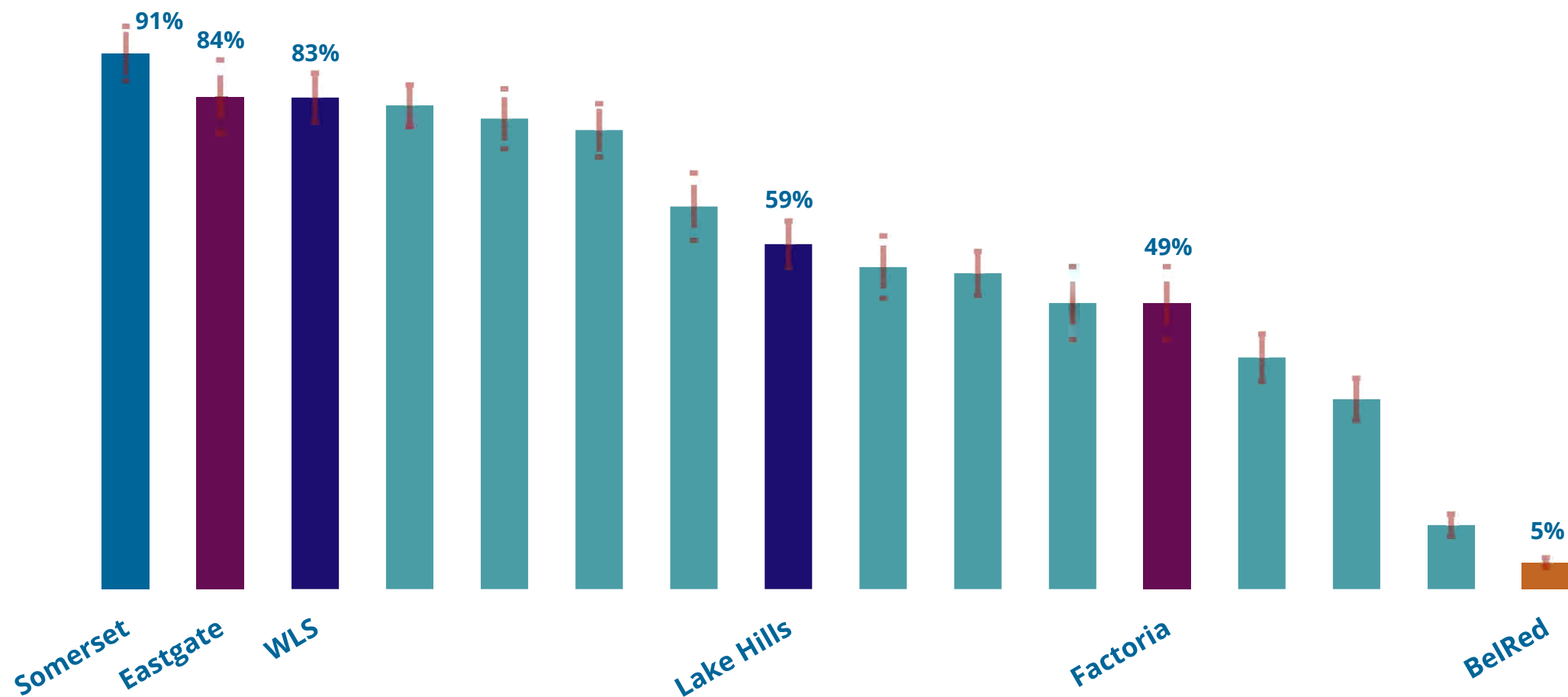
# Homeownership by Neighborhood



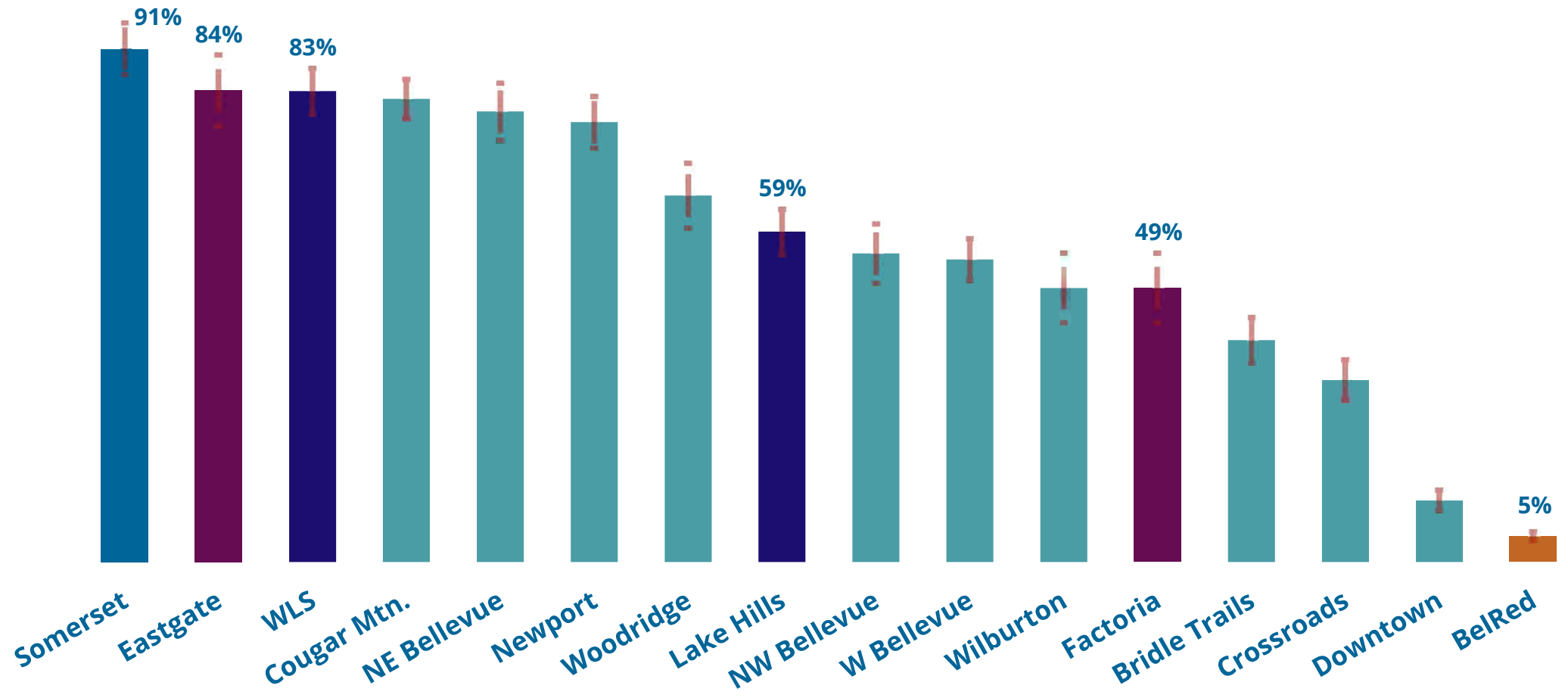
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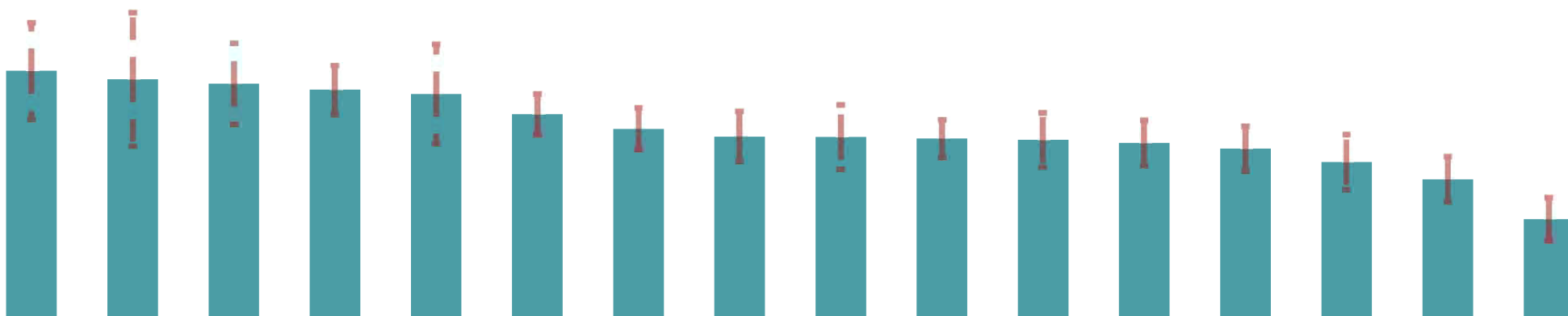


# Homeownership by Neighborhood

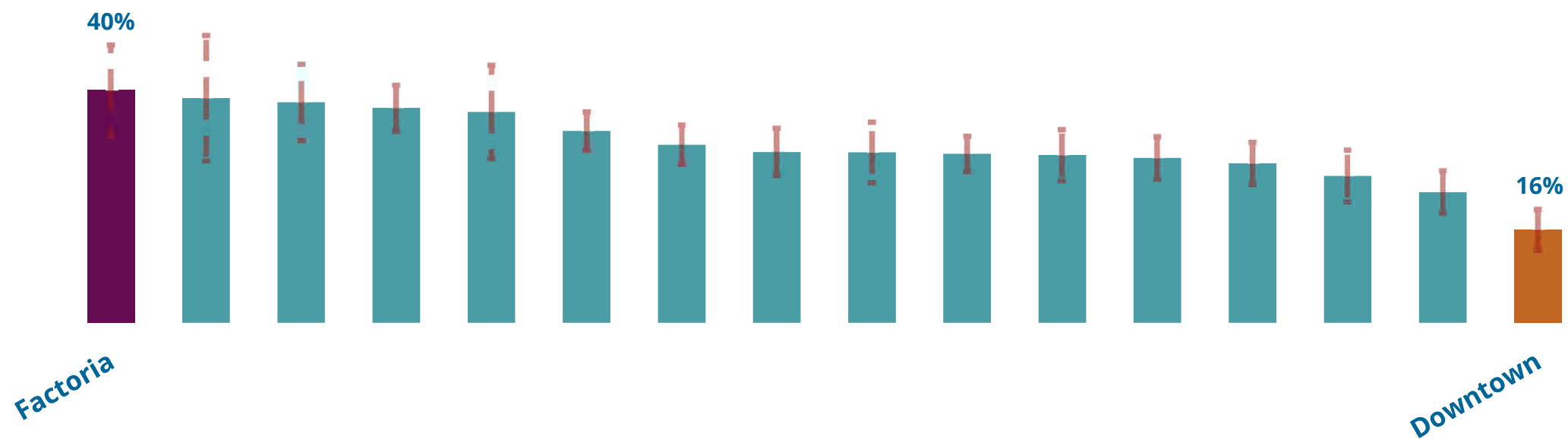




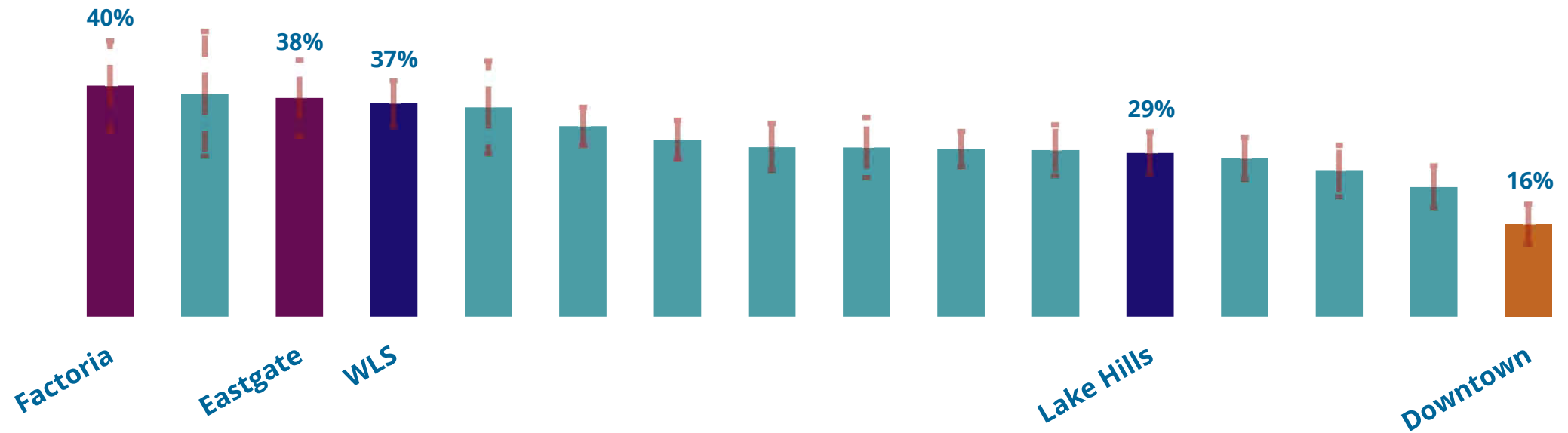
# Born in Washington by Neighborhood



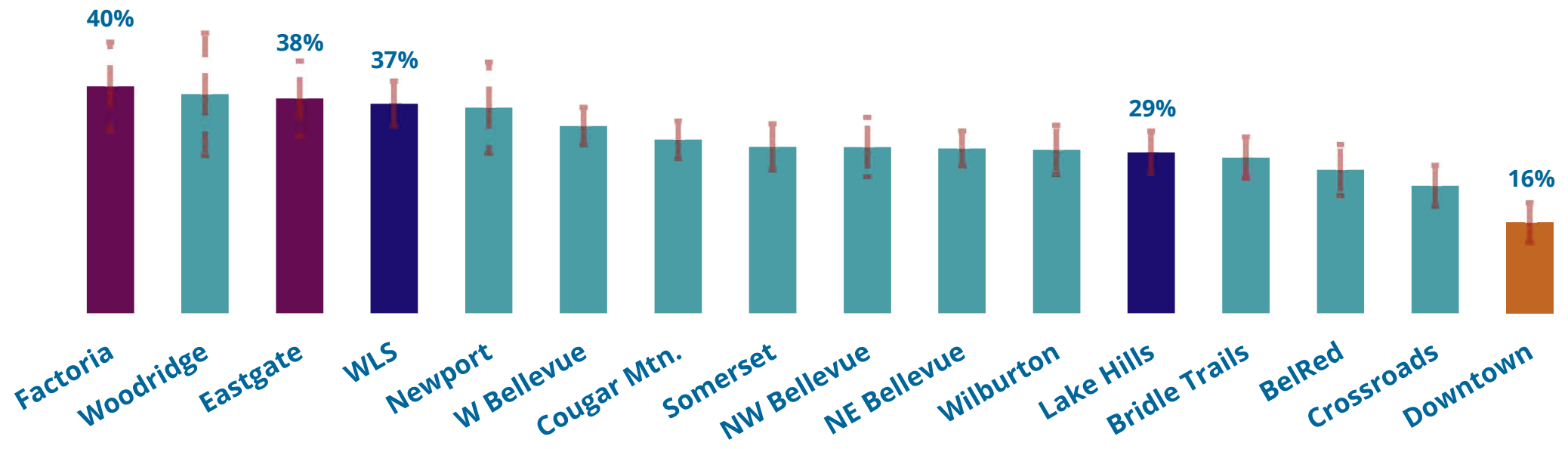
# Born in Washington by Neighborhood



# Born in Washington by Neighborhood



# Born in Washington by Neighborhood





# Some of Bellevue's Growth has Been Driven by Literal Growth

**1953**

**Date of Incorporation**



**Total Annexations: 0**  
**City Size: 4.5 Sq. Miles**

# Some of Bellevue's Growth has Been Driven by Literal Growth

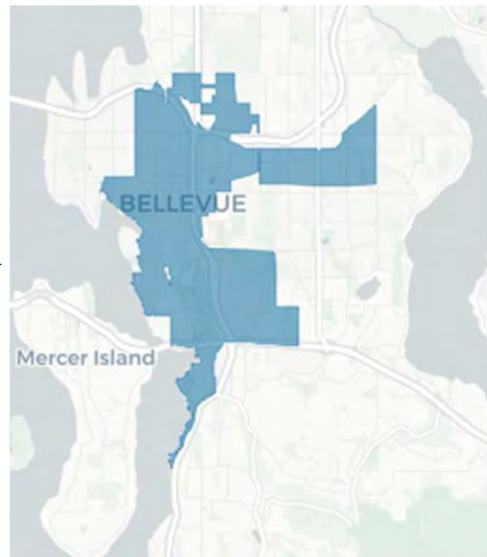
**1953**

**Date of Incorporation**



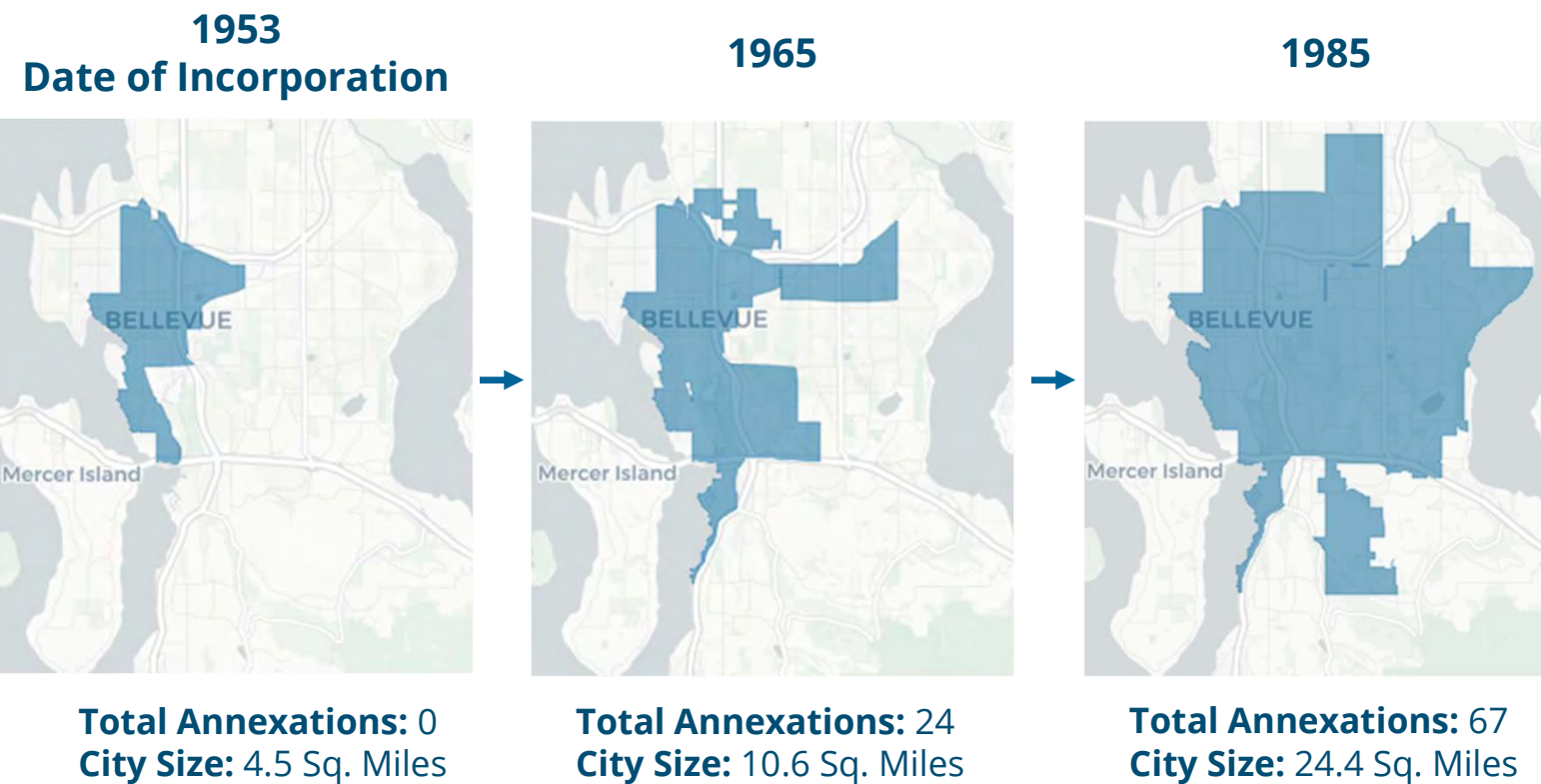
**Total Annexations: 0**  
**City Size: 4.5 Sq. Miles**

**1965**

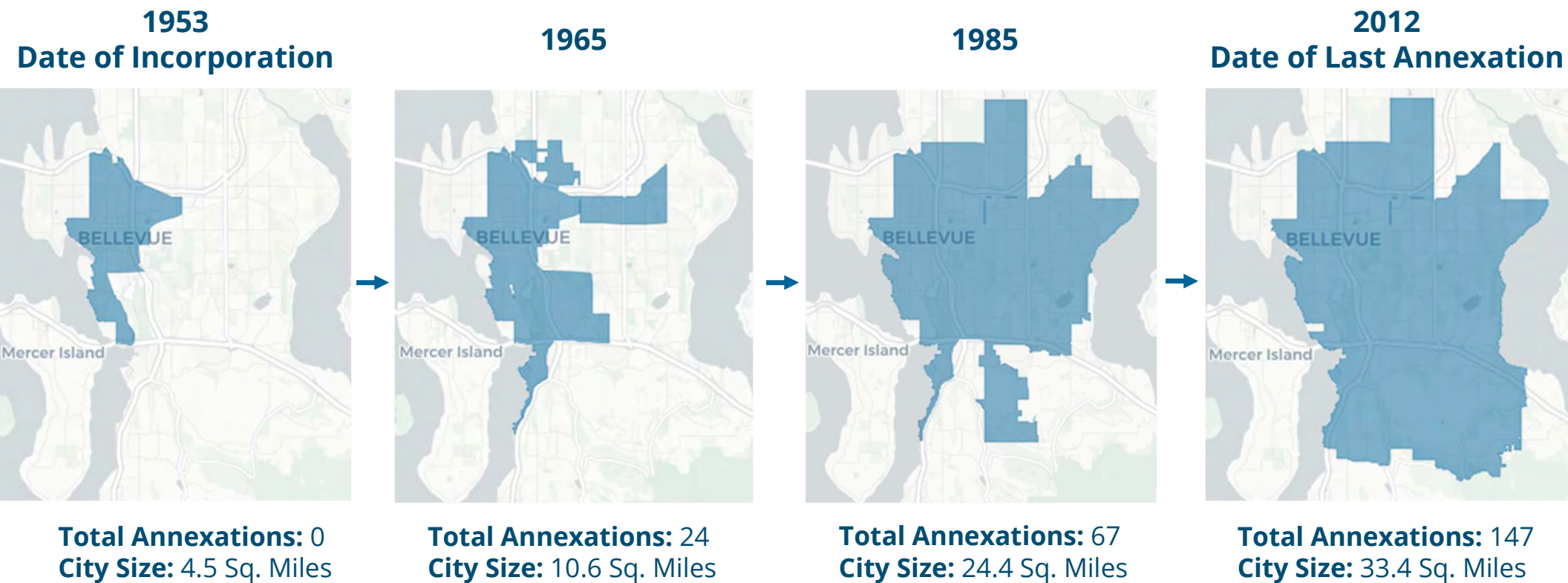


**Total Annexations: 24**  
**City Size: 10.6 Sq. Miles**

# Some of Bellevue's Growth has Been Driven by Literal Growth

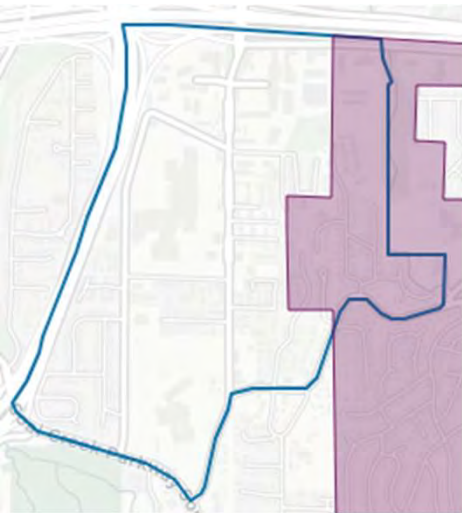


# Some of Bellevue's Growth has Been Driven by Literal Growth



# Factoria as a Part of Bellevue Over Time

**Year: 1967**

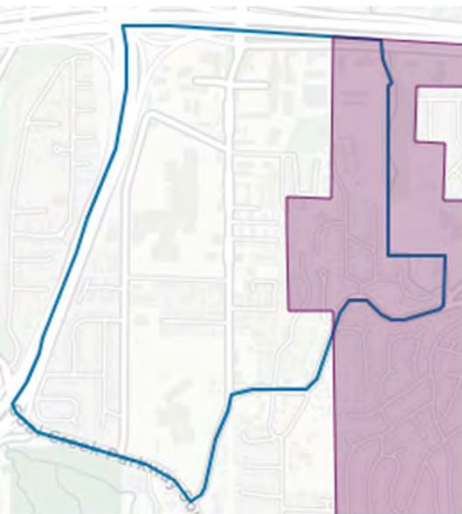


**Annexations: 1**



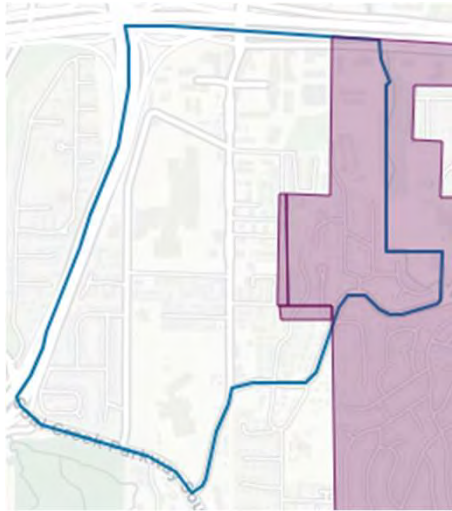
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**Year: 1967**



**Annexations: 1**

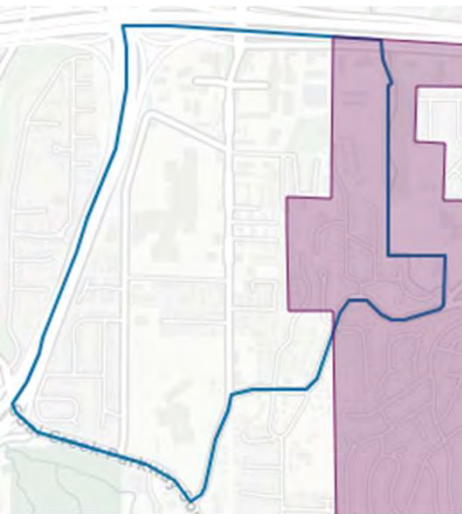
**Year: 1986**



**Annexations: 3**

# Factoria as a Part of Bellevue Over Time

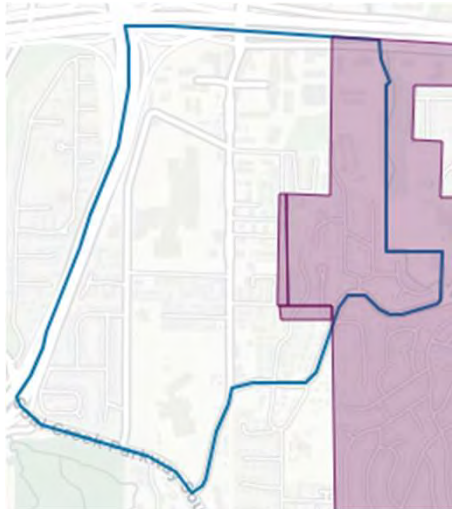
**Year: 1967**



**Annexations: 1**



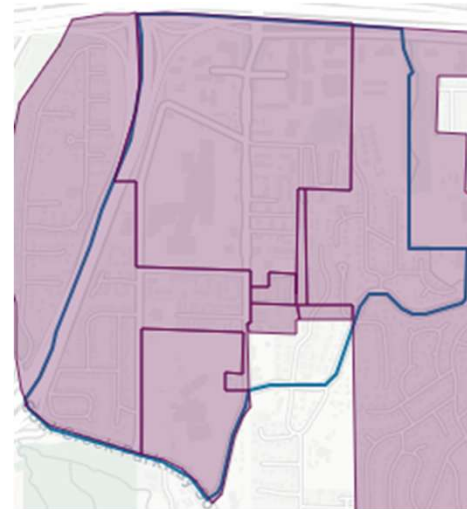
**Year: 1986**



**Annexations: 3**



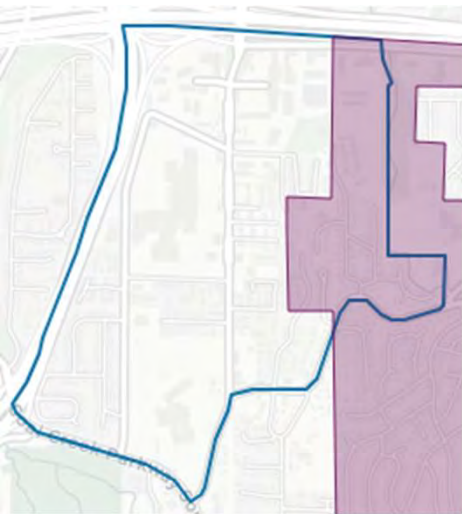
**Year: 1995**



**Annexations: 8**

# Factoria as a Part of Bellevue Over Time

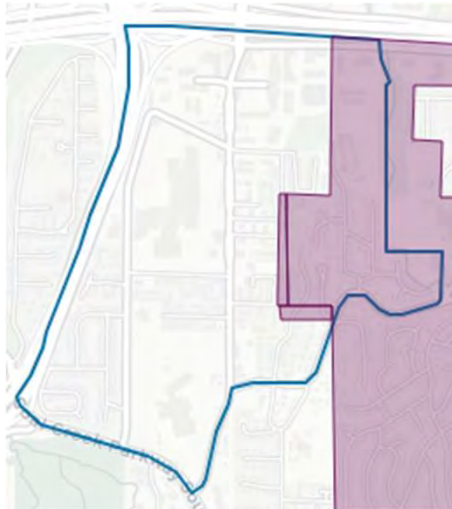
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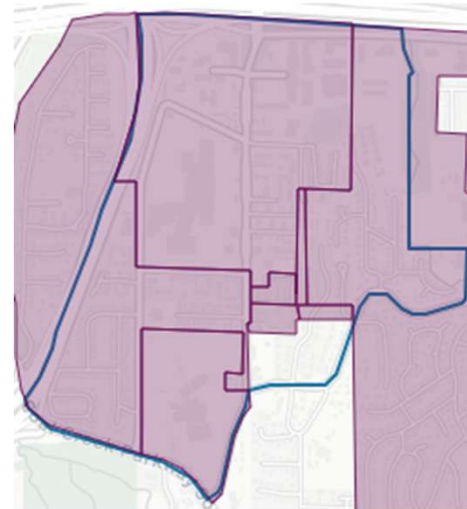
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**Annexations: 3**



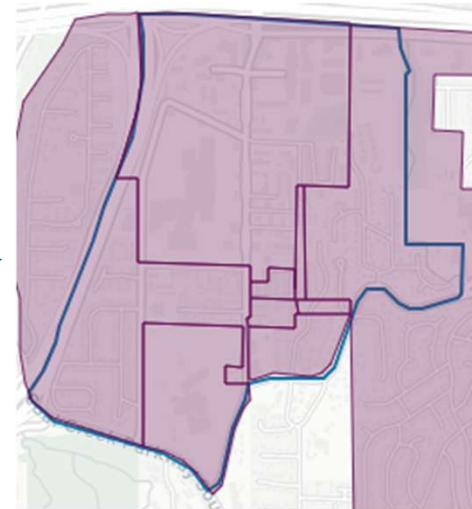
**Year: 1995**



**Annexations: 8**



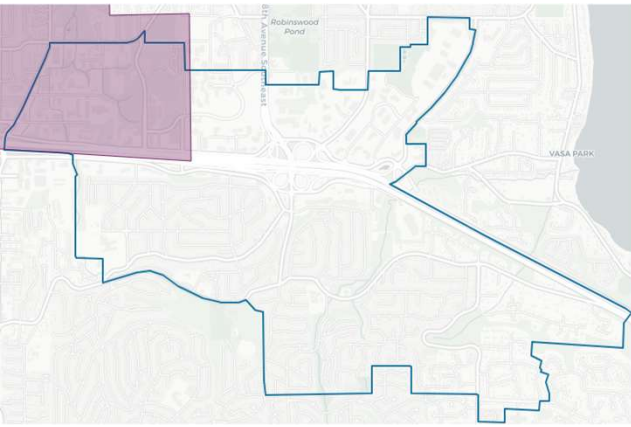
**Year: 2002**



**Annexations: 9**

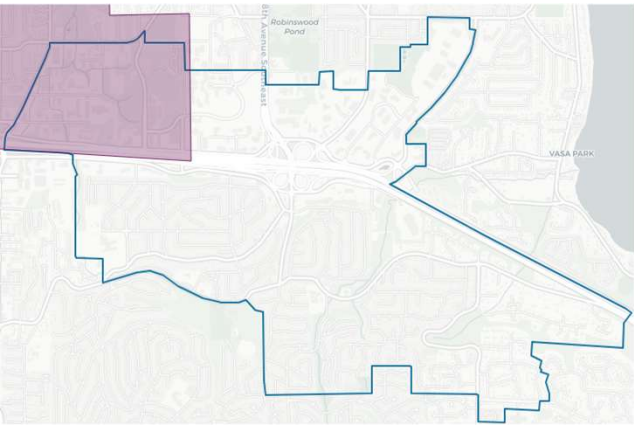
# Eastgate as a Part of Bellevue Over Time

Year: 1964 Annexations: 1

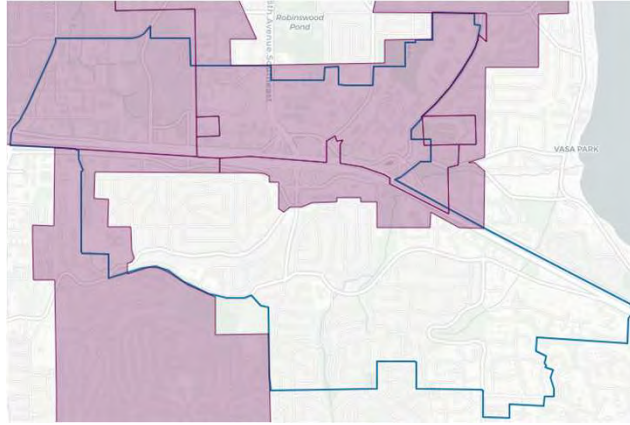


# Eastgate as a Part of Bellevue Over Time

**Year: 1964 Annexations: 1**



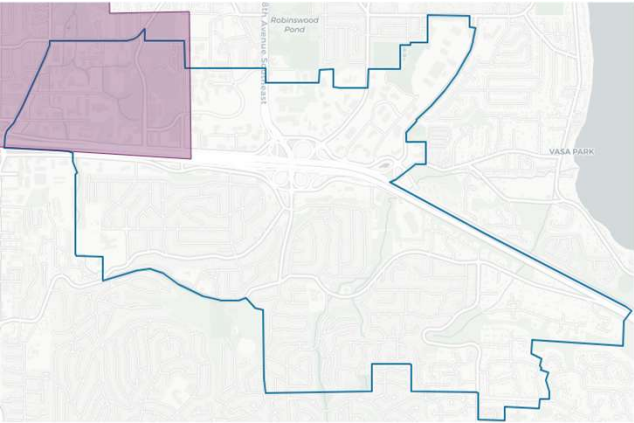
**Year: 1970 Annexations: 6**



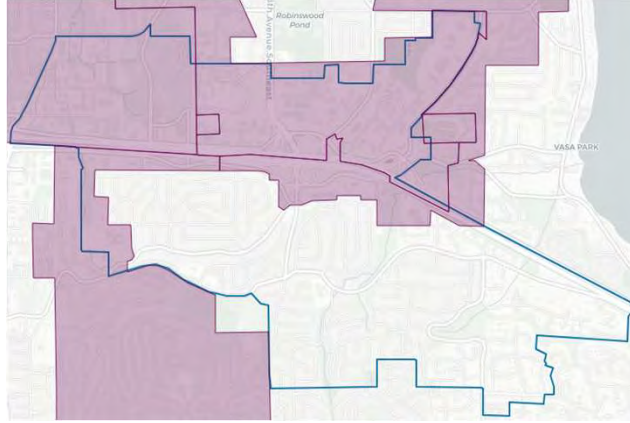


# Eastgate as a Part of Bellevue Over Time

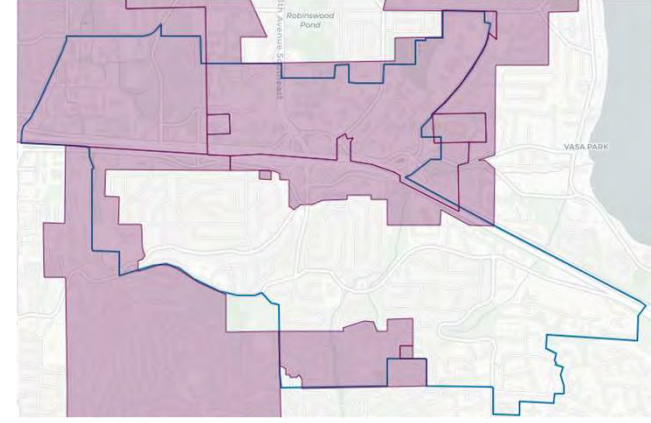
**Year: 1964 Annexations: 1**



**Year: 1970 Annexations: 6**

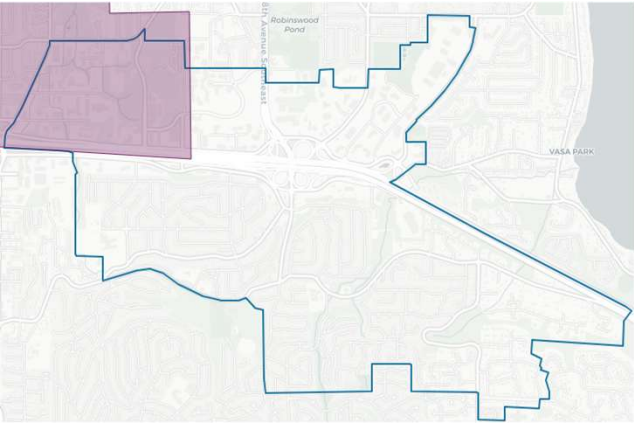


**Year: 1989 Annexations: 9**

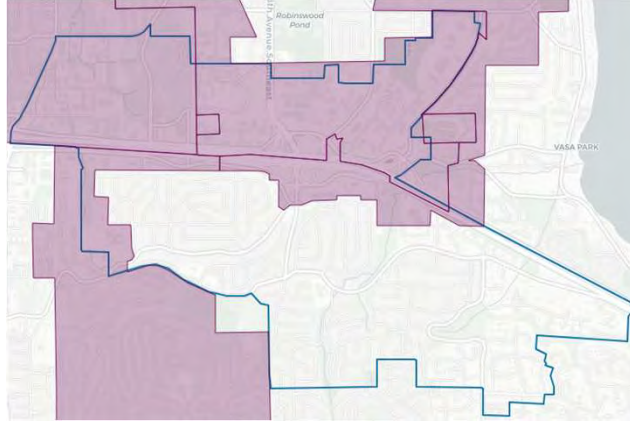


# Eastgate as a Part of Bellevue Over Time

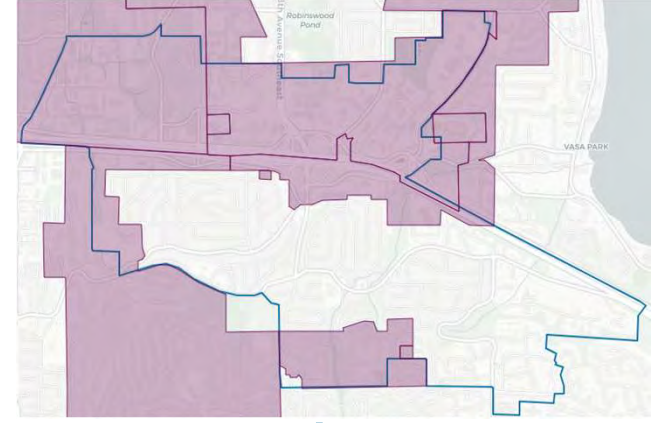
**Year: 1964 Annexations: 1**



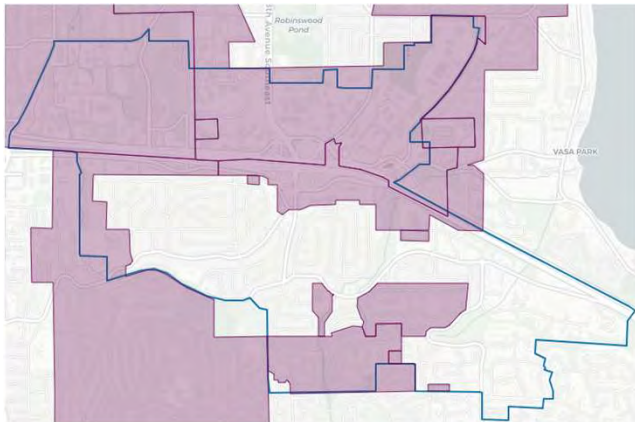
**Year: 1970 Annexations: 6**



**Year: 1989 Annexations: 9**

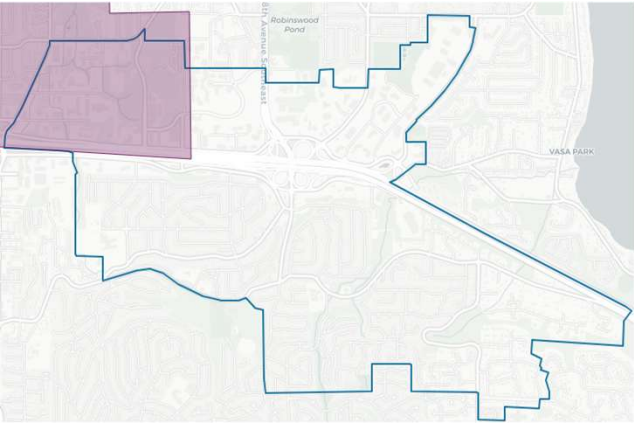


**Year: 2000  
Annexations: 13**

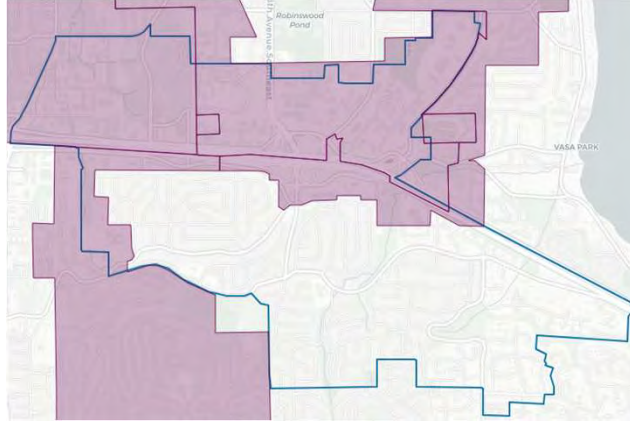


# Eastgate as a Part of Bellevue Over Time

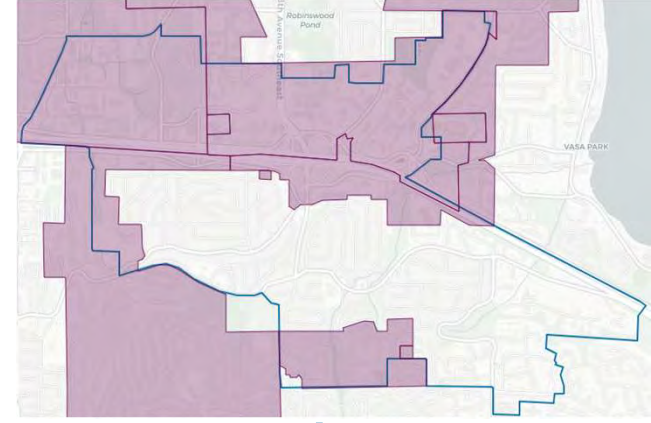
**Year: 1964 Annexations: 1**



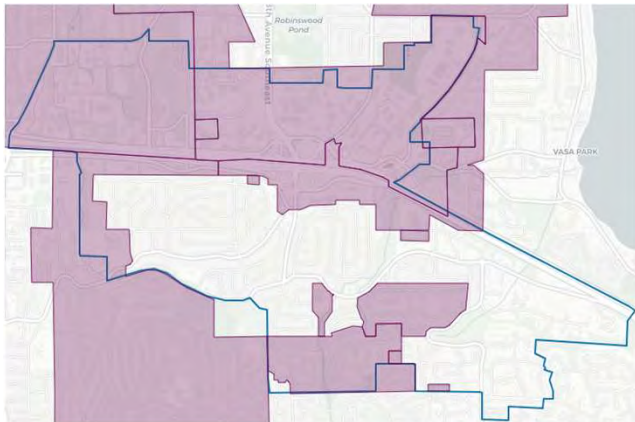
**Year: 1970 Annexations: 6**



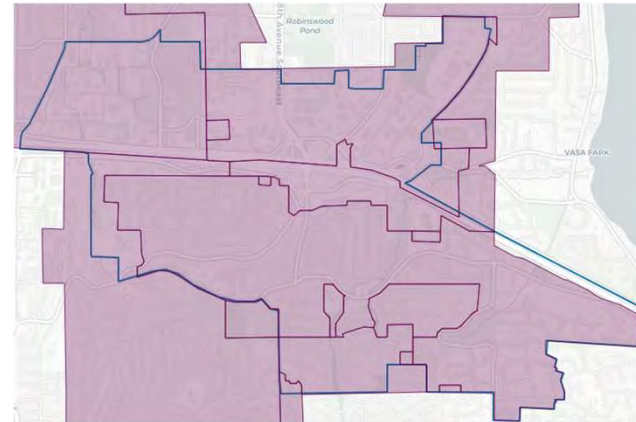
**Year: 1989 Annexations: 9**



**Year: 2000  
Annexations: 13**

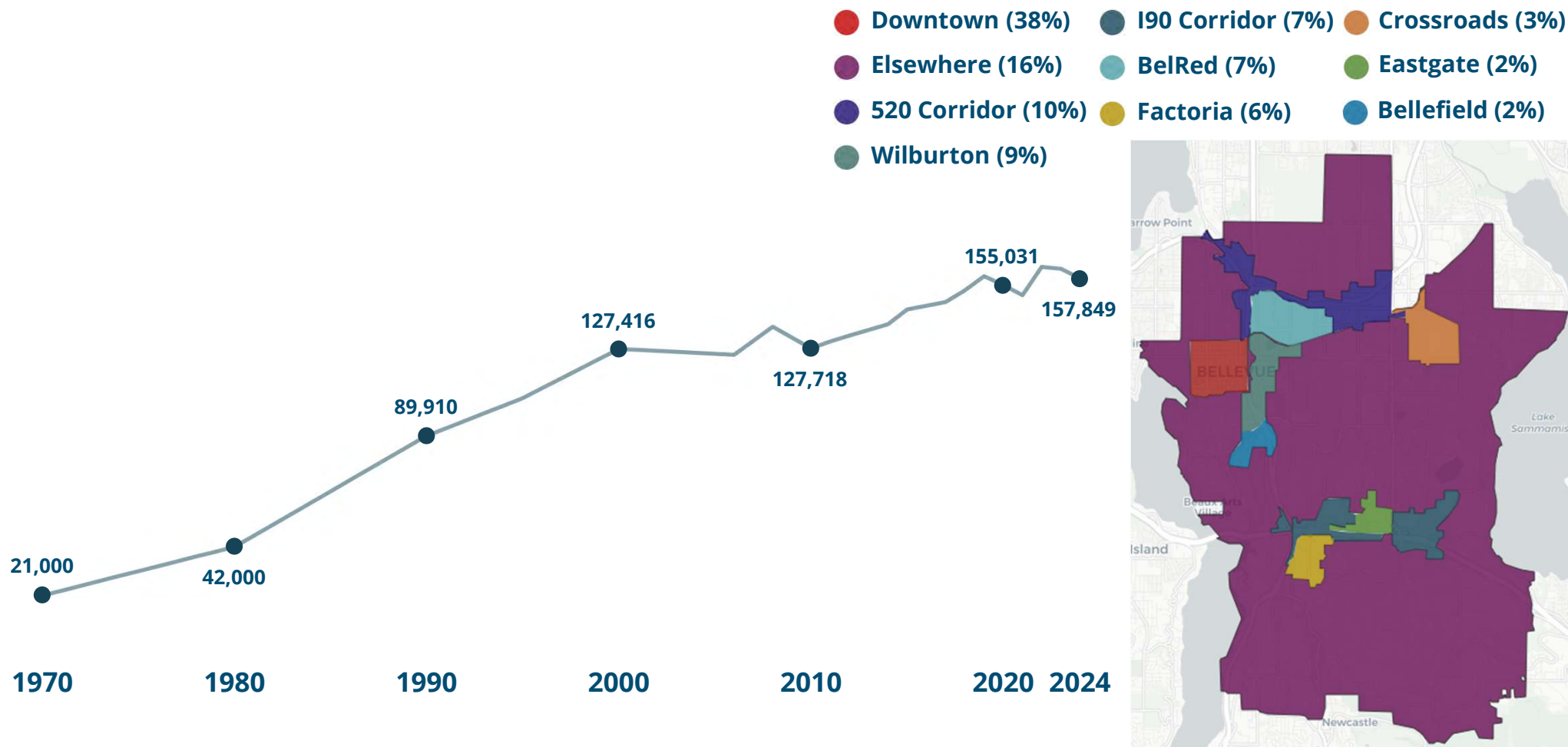


**Year: 2013  
Annexations: 16**



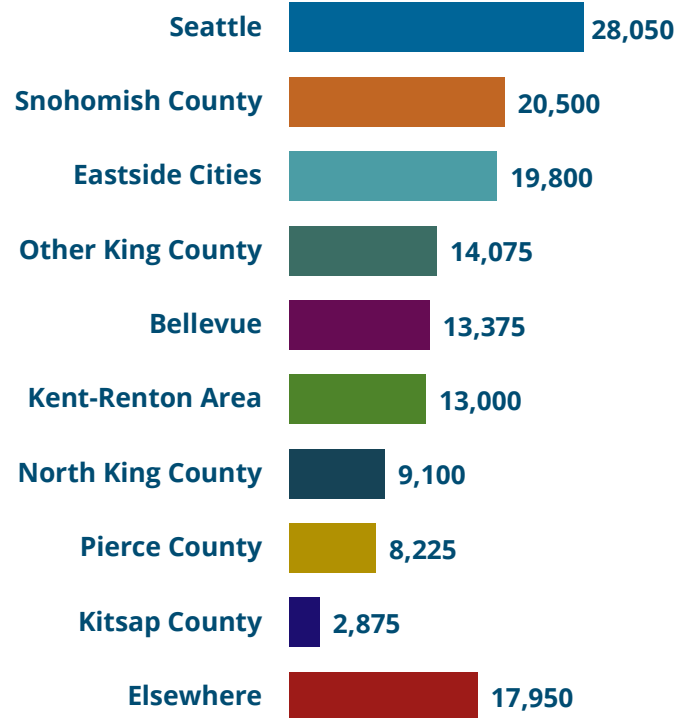


# Jobs Have Grown Steadily Over Time

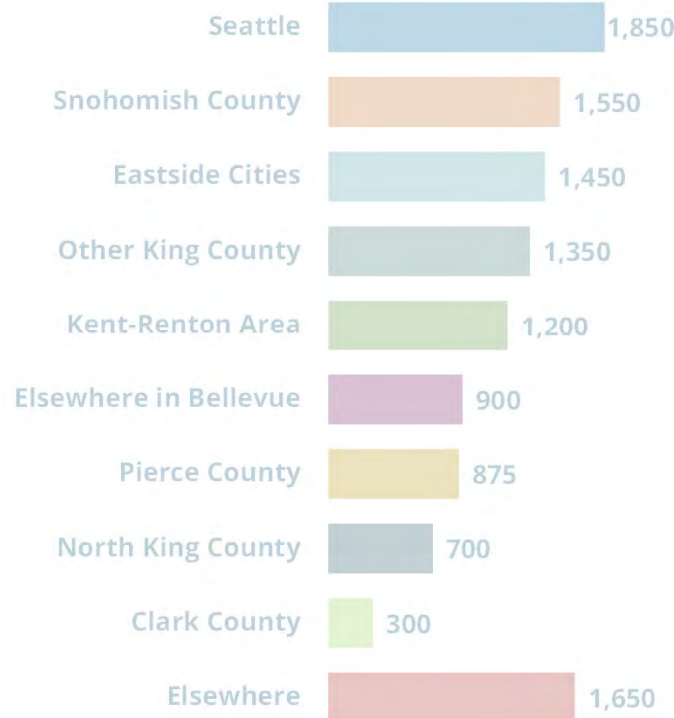


# Top 10 Places Bellevue Workers Live

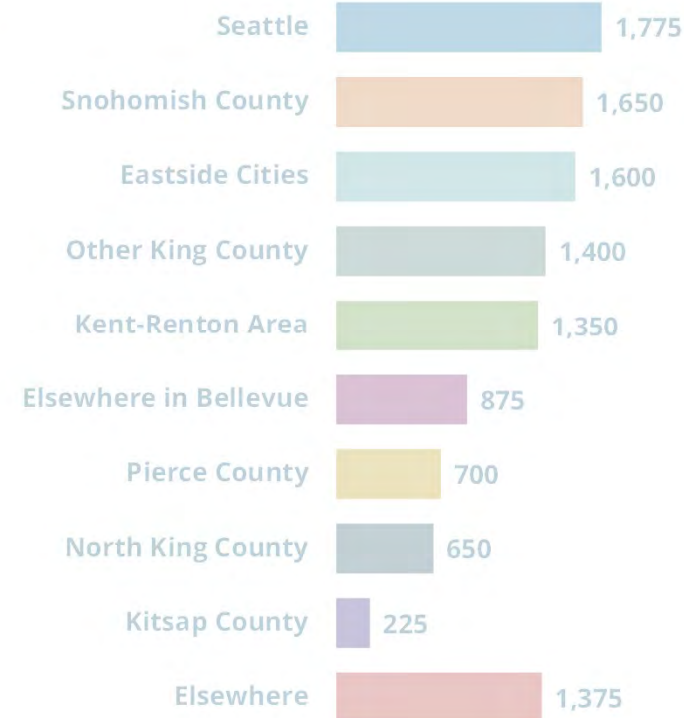
## Citywide



## Eastgate



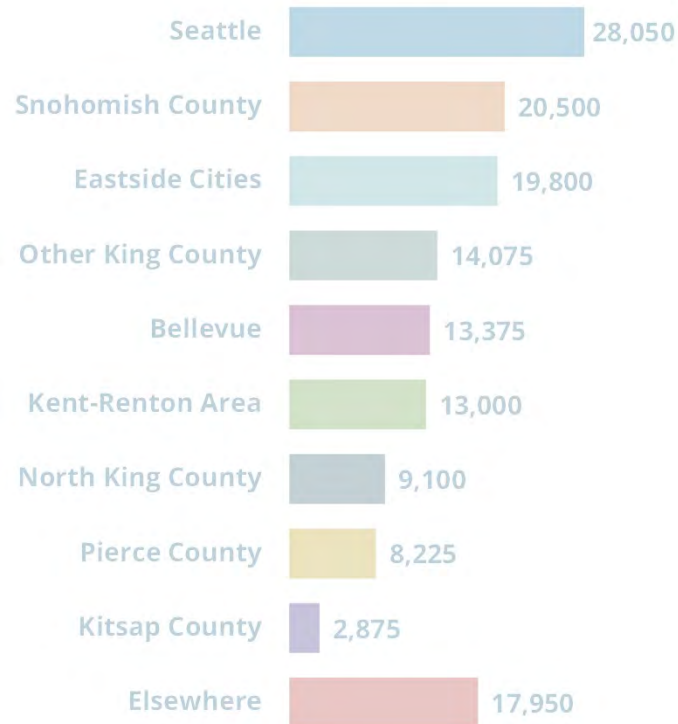
## Factoria



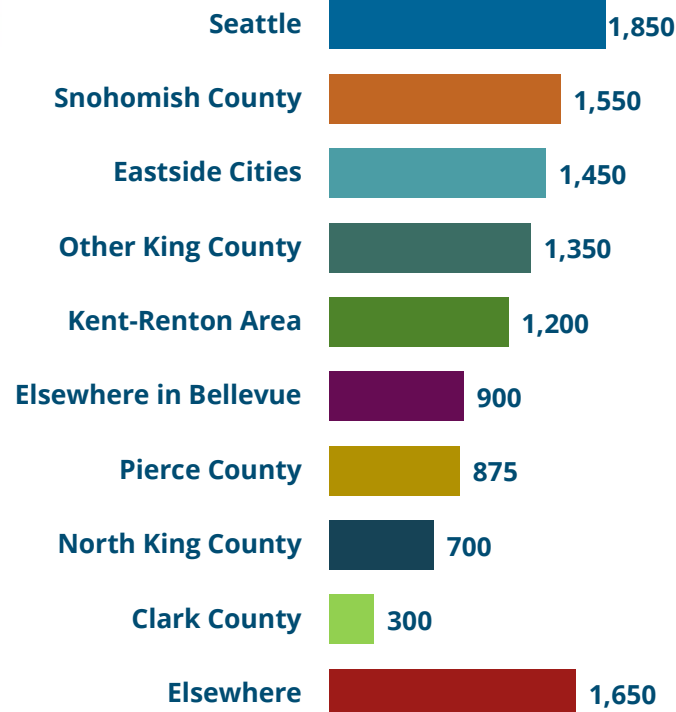


# Top 10 Places Bellevue Workers Live

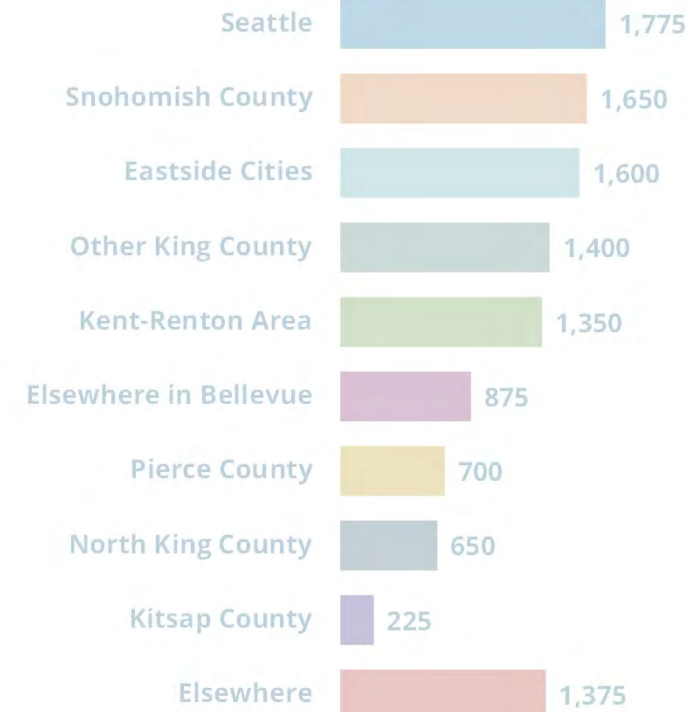
## Citywide



## Eastgate

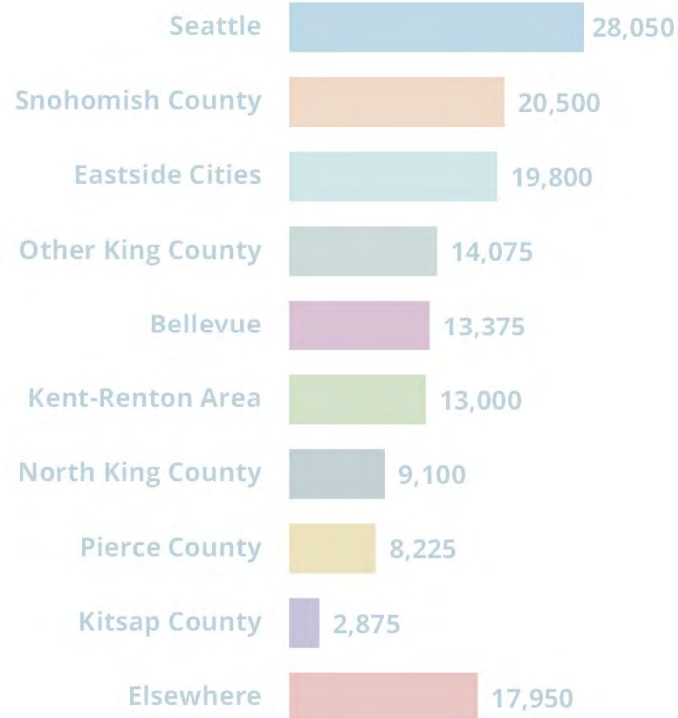


## Factoria

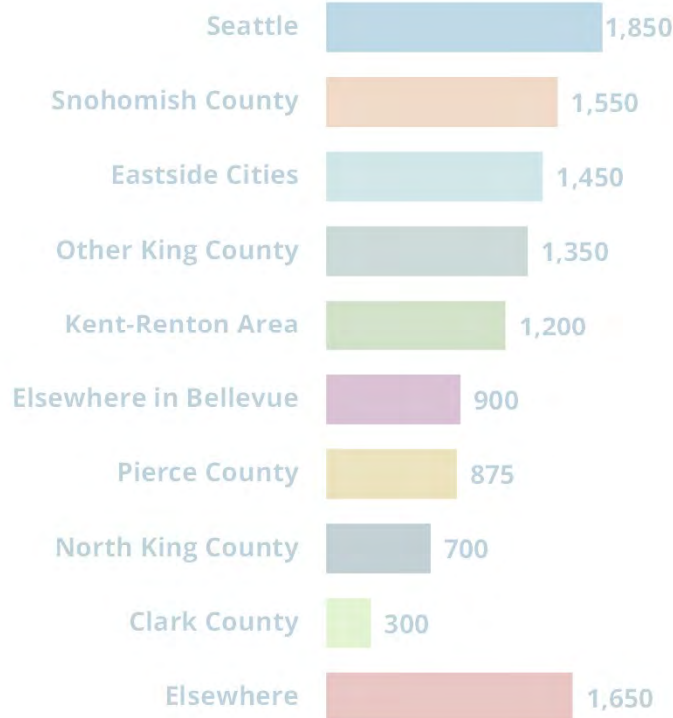


# Top 10 Places Bellevue Workers Live

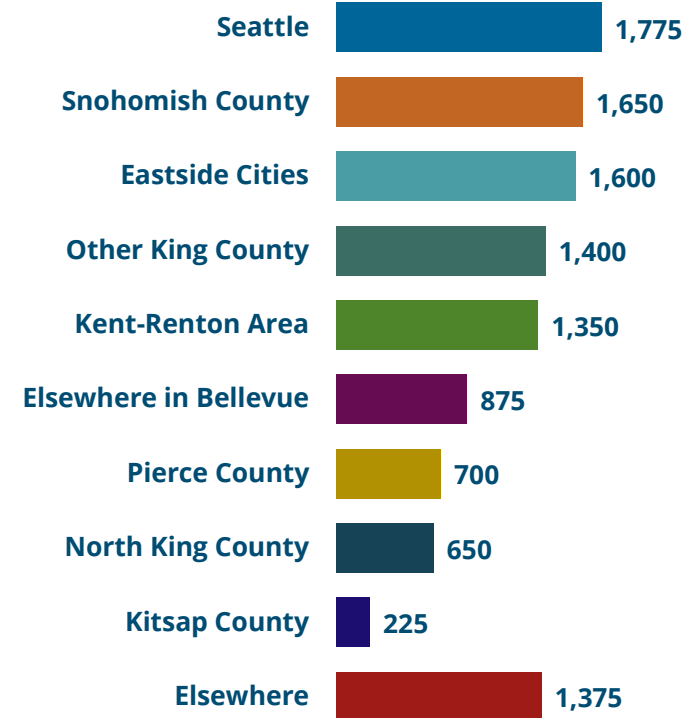
## Citywide



## Eastgate

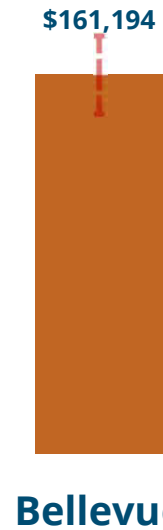


## Factoria



# Bellevue Tends to be More Accessible to the Region's High-Income Households

Median Household Income



# Bellevue Tends to be More Accessible to the Region's High-Income Households

Median Household Income

\$161,194



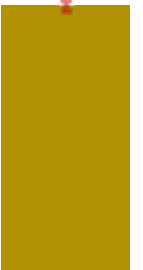
Bellevue

\$122,080



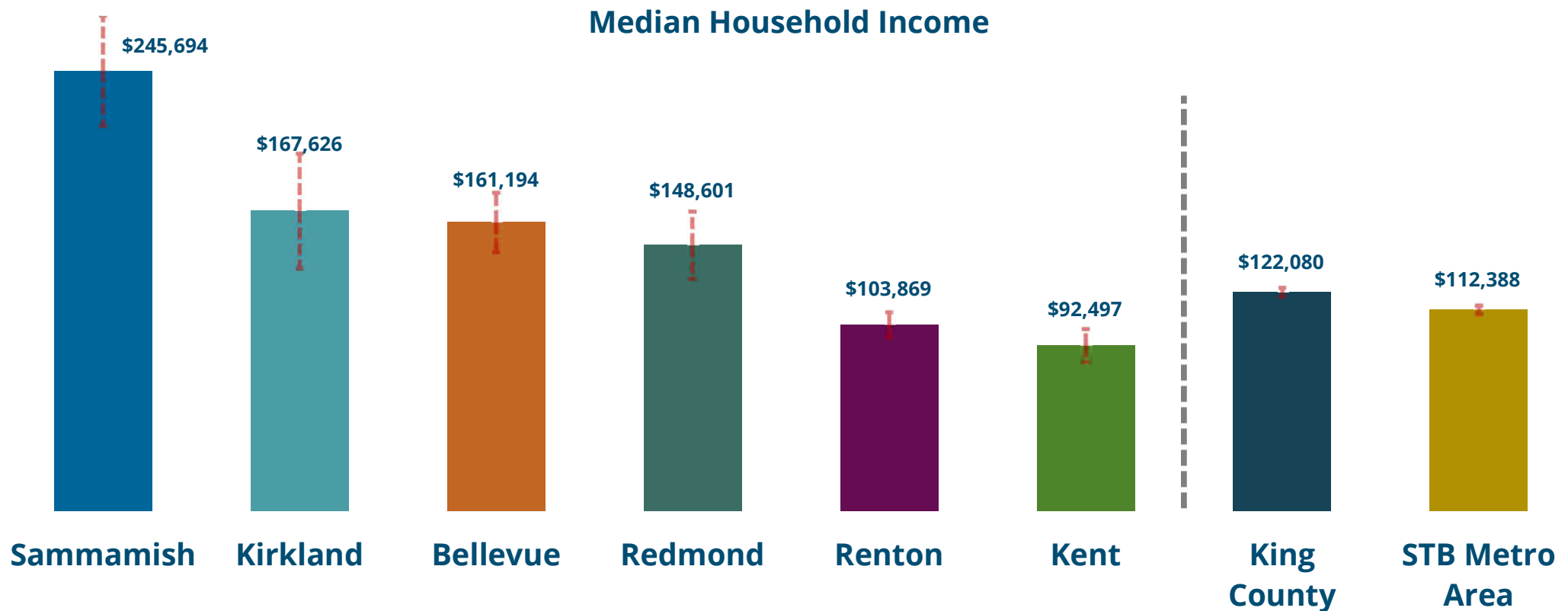
King  
County

\$112,388



STB Metro  
Area

# Bellevue Tends to be More Accessible to the Region's High-Income Households





# Bellevue's Downtown Has Changed Rapidly in its 70 Year History



1950s

# Bellevue's Downtown Has Changed Rapidly in its 70 Year History



1950s

1960s



# Bellevue's Downtown Has Changed Rapidly in its 70 Year History



1950s

1960s



1980s



# Bellevue's Downtown Has Changed Rapidly in its 70 Year History



1950s

1960s



1980s



Late  
2000s





# Bellevue's Downtown Has Changed Rapidly in its 70 Year History



1950s

1960s



1980s



Late  
2010s



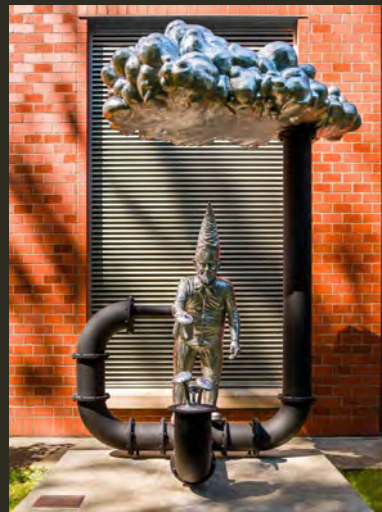
Late  
2000s







**Thank you!!!**  
**Questions?**  
[bwilliams@bellevuewa.gov](mailto:bwilliams@bellevuewa.gov)







# CLOSING REMARKS

November 13, 2024

