

2021 NEIGHBORHOOD WALKS



MANAGEMENT BRIEF

September 13, 2021

Mark Heilman

Neighborhood Outreach Manager

Mike McCormick Huentelman

Assistant Director,
Neighborhood Services

SOMERSET July 27



WEST BELLEVUE/ENATAI July 29





LeeAnn | Wilburton Neighborhood



VIRTUAL CITYWIDE August 3



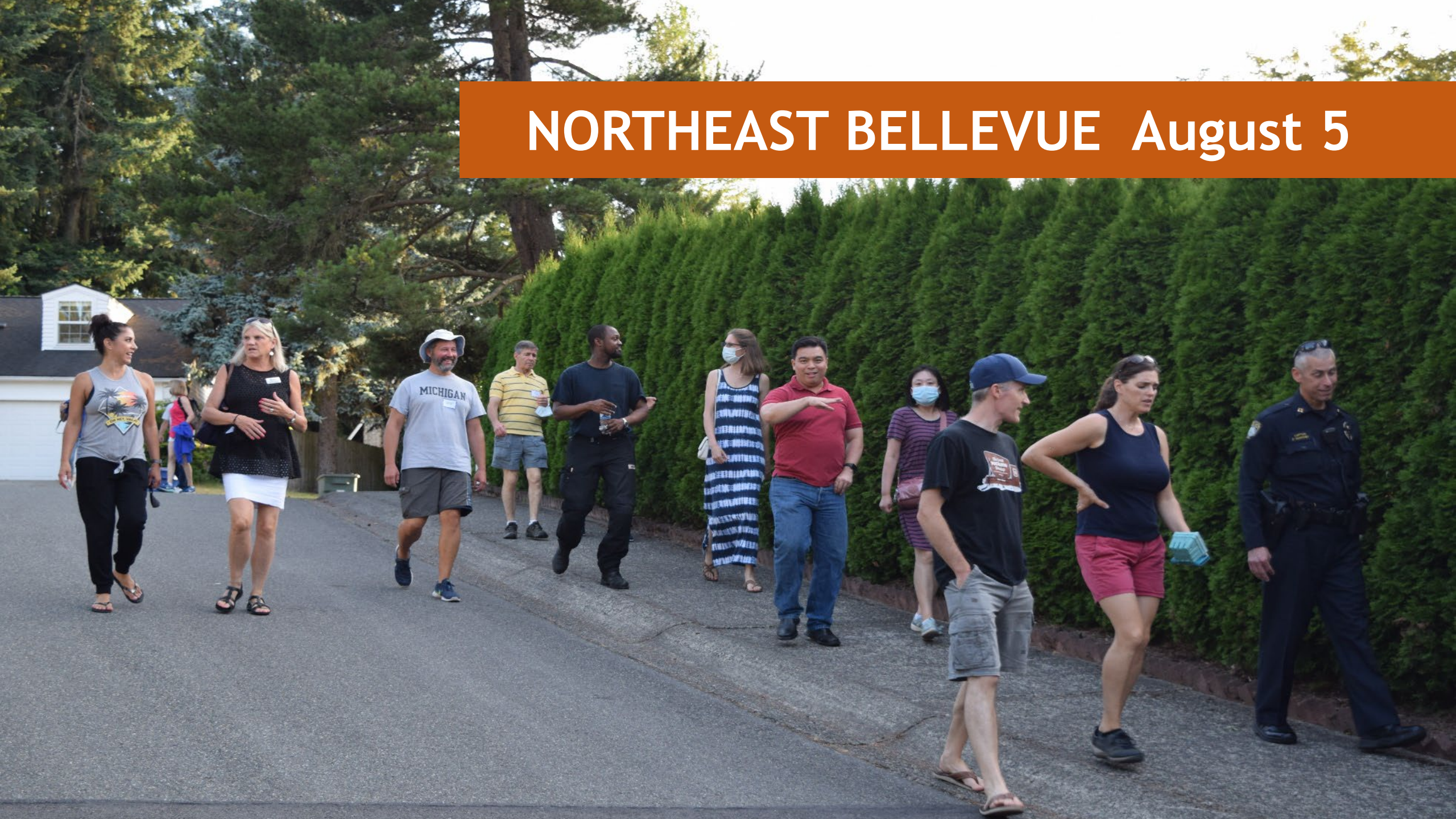
Joane | Spiritridge-West Lake Sammamish



VanRex | Cougar Mountain/Lakemont



NORTHEAST BELLEVUE August 5



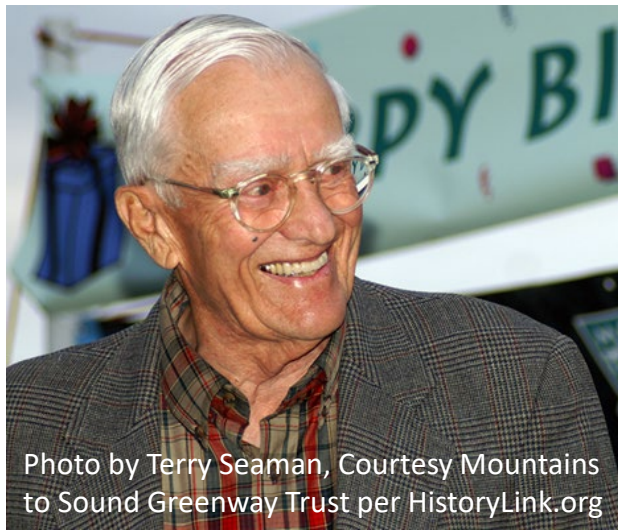


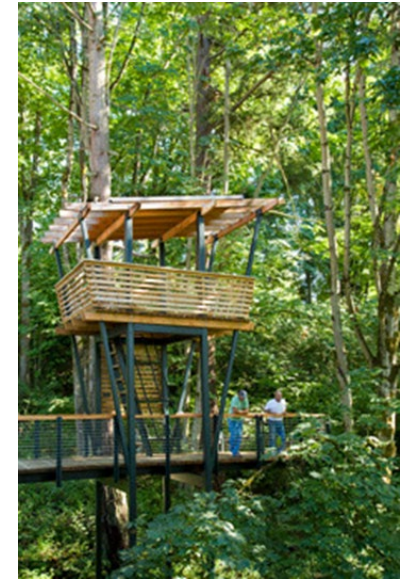
Photo by Terry Seaman, Courtesy Mountains to Sound Greenway Trust per HistoryLink.org

Honoring Jim Ellis

Environmental Education Center

Councilmember Conrad Lee
September 13, 2021





Environmental Education Center

Legacy of Jim Ellis



Supporters

- ✓ Ellis Family
- ✓ Pacific Science Center
- ✓ Puget Sound Energy
- ✓ Master Builders
- ✓ Other individuals

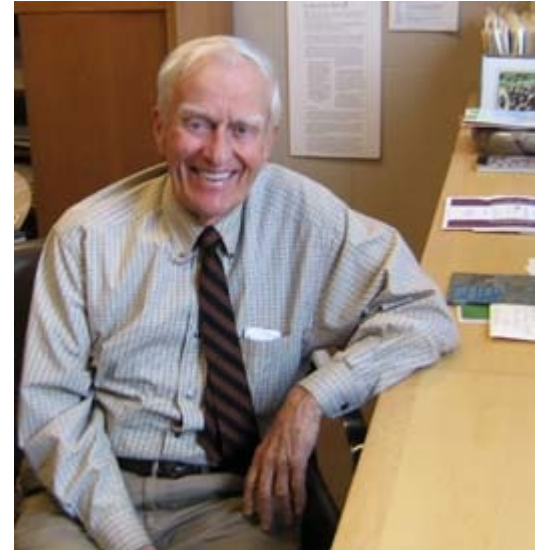




Photo by Terry Seaman, Courtesy Mountains to Sound Greenway Trust per HistoryLink.org

Action Requested

Direct staff to prepare legislation to rename the Mercer Slough Environmental Education Center to become the Jim Ellis Environmental Education Center at Mercer Slough.



East Main LUCA

Study Session No. 4

Mike Brennan, Director
Trisna Tanus, Consulting Attorney
Nick Whipple, Planning Manager
Development Services Department

Mac Cummins, Director
Community Development Department

September 13, 2021



✓ **Direction**

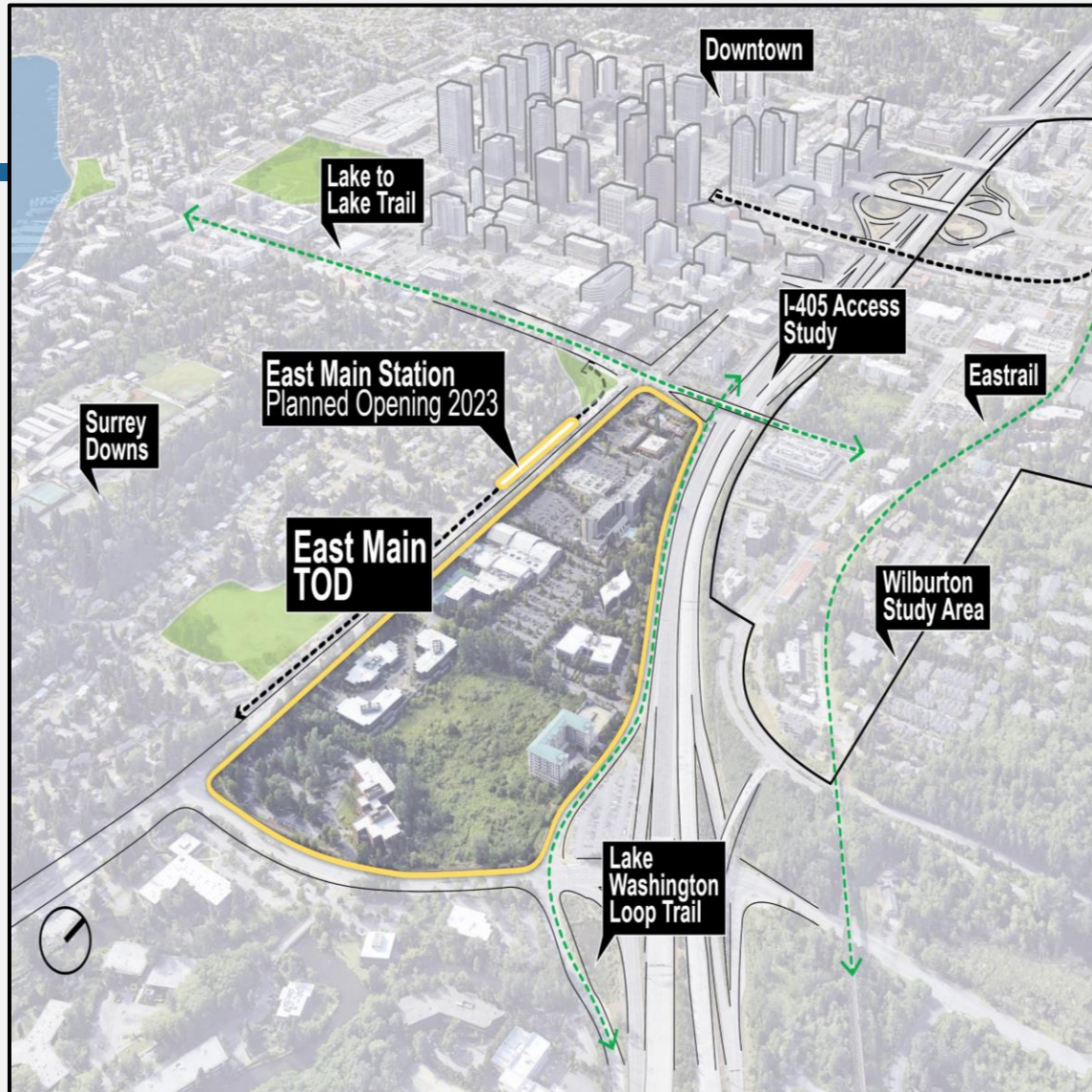
Provide direction on:

- process for Council's review of identified topics
- maximum building height, housing, and affordable housing topics



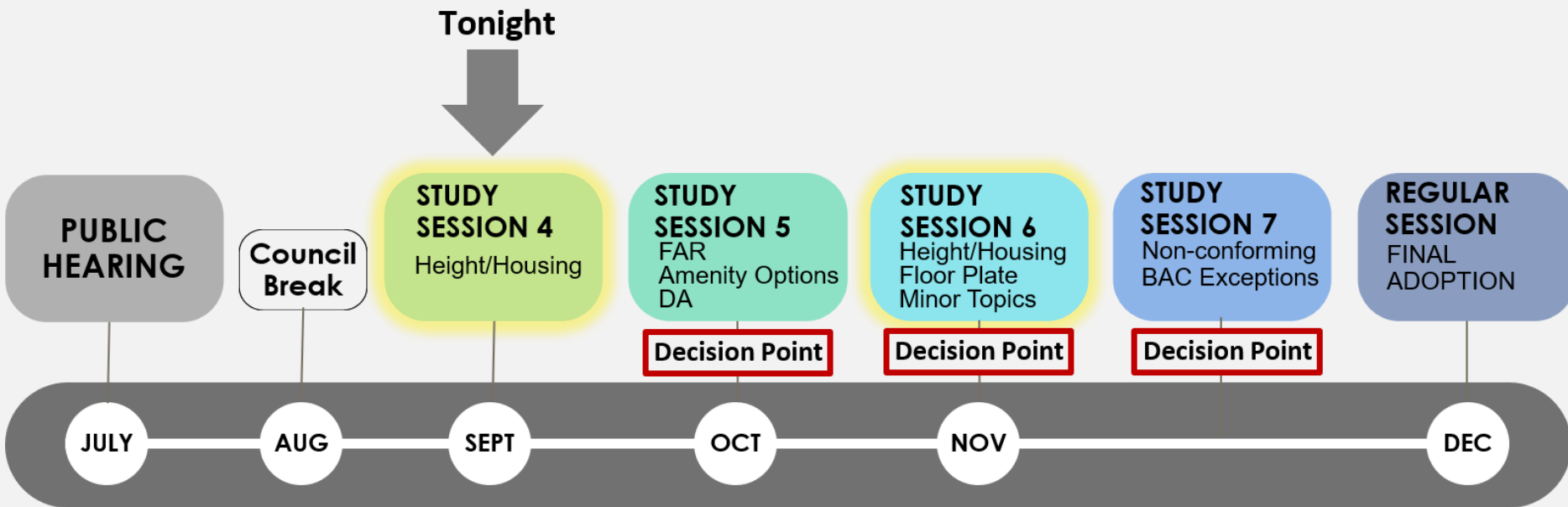
Agenda

1. Process for review of LUCA Topics
2. City Framework and Needs
3. LUCA Timeline
4. LUCA Topics: Height and Housing
 - Housing Framework
 - Urban Form Framework
 - Options



LUCA Timeline

- Final action can occur at any point after the public hearing
- Inclusion of certain options may require additional analysis and process prior to adoption



City Framework

Opportunities with upzone:

- Create a vibrant mixed-use neighborhood that takes advantage of light rail station and connectivity
- Leverage new development to create public amenities and contribute to the City's affordable housing needs



City Needs

Vision: In 2035 East Main is...

- a vibrant, livable, and memorable TOD neighborhood
- anchored by a variety of housing choices, offices, hotel and supporting commercial services
- small walkable blocks and connected pathways...in and around the station area...

City needs:

- Strike a greater balance between job growth and housing growth
- Increase the supply of affordable housing
- Expand access to homes nearest to job centers



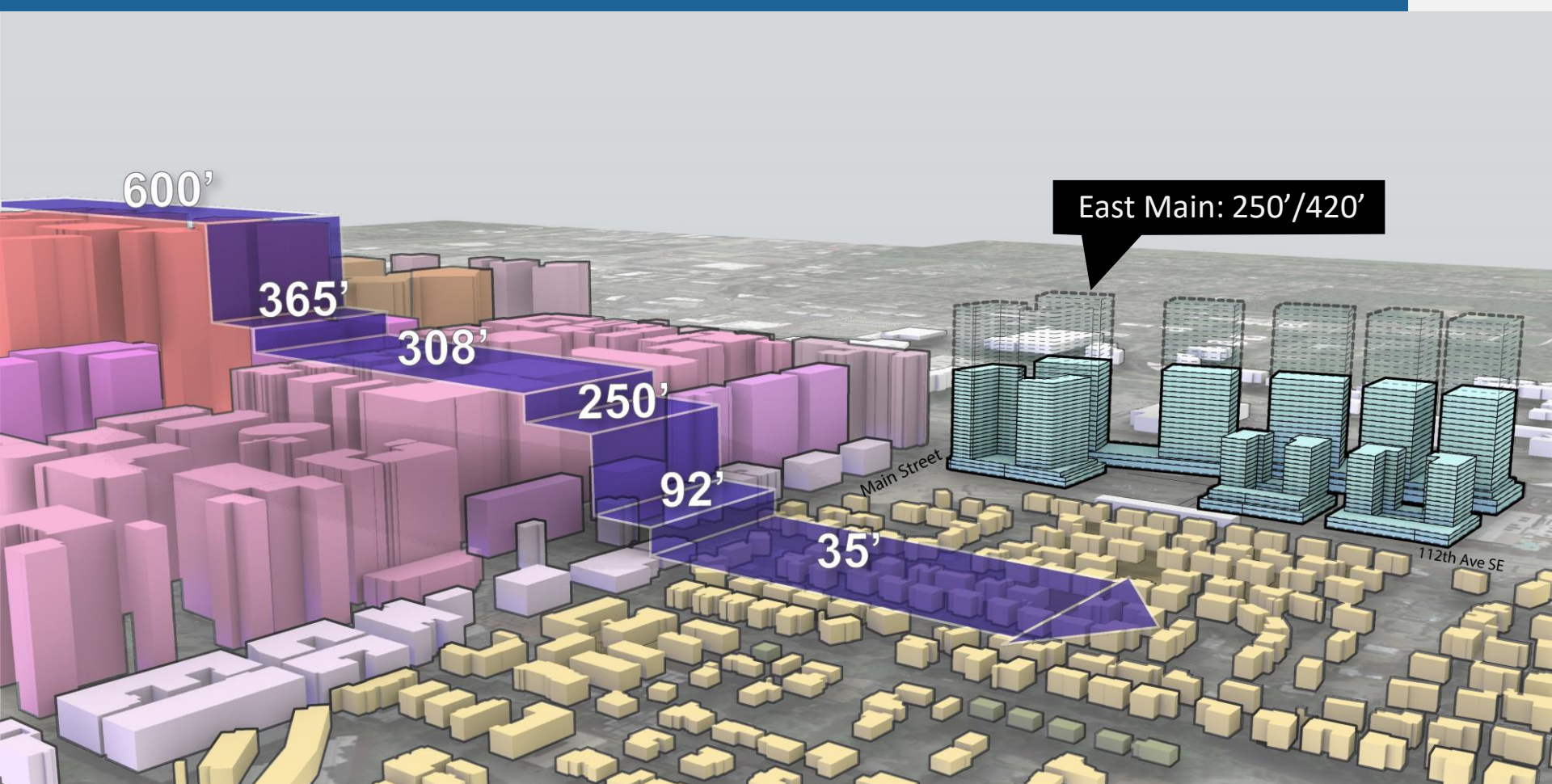
Balance Job Growth and Housing

Growth Targets for 2019-2044 Planning Period:

- Jobs: plan for an additional 70,000 new jobs
- Housing: plan for an additional 35,000 new housing units



Downtown “Wedding Cake”



Sequence of LUCA Topics

Tonight



Study Session 4
September 13

Building Height

Minimum Housing

Affordable Housing

Study Session 5*
October 4

*Floor Area Ratio

*Amenity Incentives

*Dev. Agreements

Study Session 6*
November 1

*Building Height

*Minimum Housing

*Affordable Housing

*Floor Plates/Misc.

Study Session 7*
November 15

*Nonconforming

*BAC Exceptions

Regular Session*
December 6

*Final Adoption

* Decision Points



Building Height and Housing Options

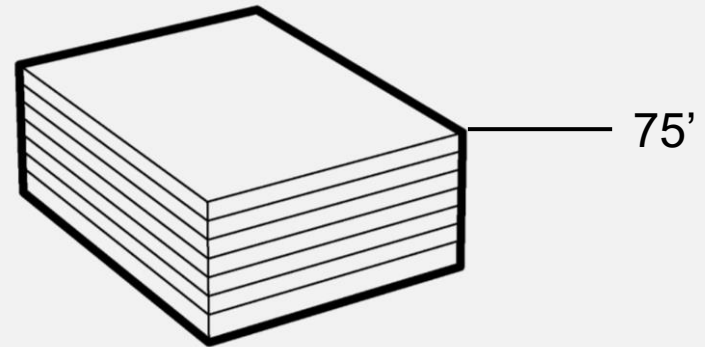
Topics: Building Height and Housing			
Packaged Options	Max. Bldg. Height/ Height w/ Mech.	Min. Housing Requirement	Affordable Housing Incentive
Option A	230'/250'	30% ≈ 1,298 units	75% of public amenity ≈ 70 units
Option B	300'/320'	35% ≈ 1,515 units	80% of public amenity ≈ 87 units
Stakeholder Request	400'/420'	8.8% ≈ 400 units	75% public amenity ≈ 21 units



Existing Zoning

Existing Zoning

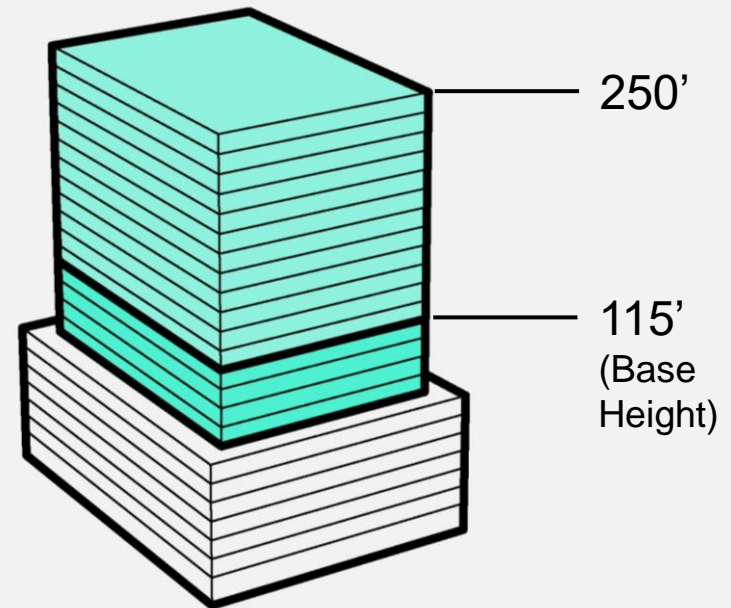
- Maximum building height:
75-feet
- FAR: 0.5 office
1.0 residential/retail
- No housing requirement
- No Affordable Housing
requirement



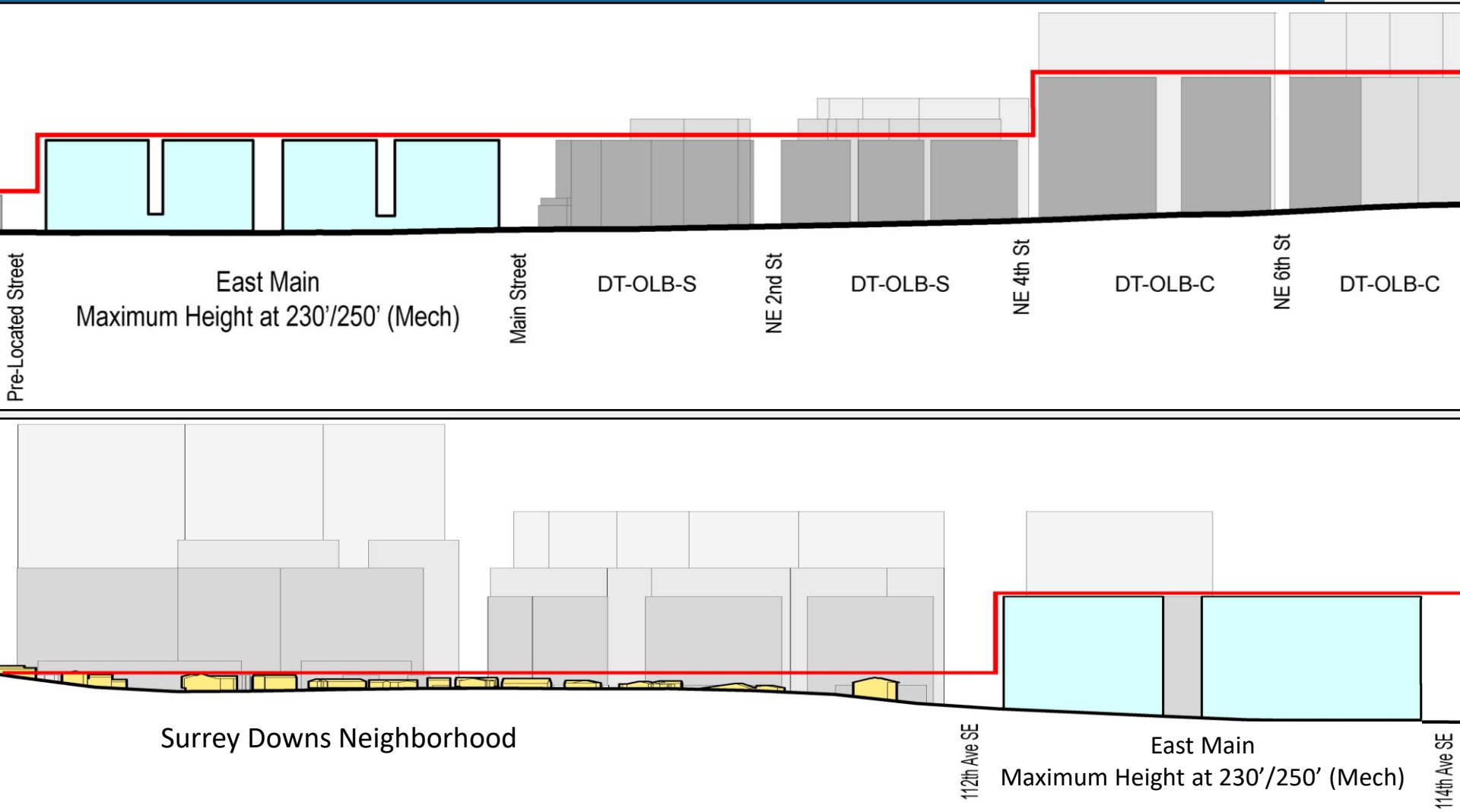
Option A – Current Draft LUCA

Current Draft LUCA

- 230'/250' (same as DT-OLB-S)
- 30% housing
≈1,298 units
- First 75% of project's amenity from Affordable Housing ≈70 units



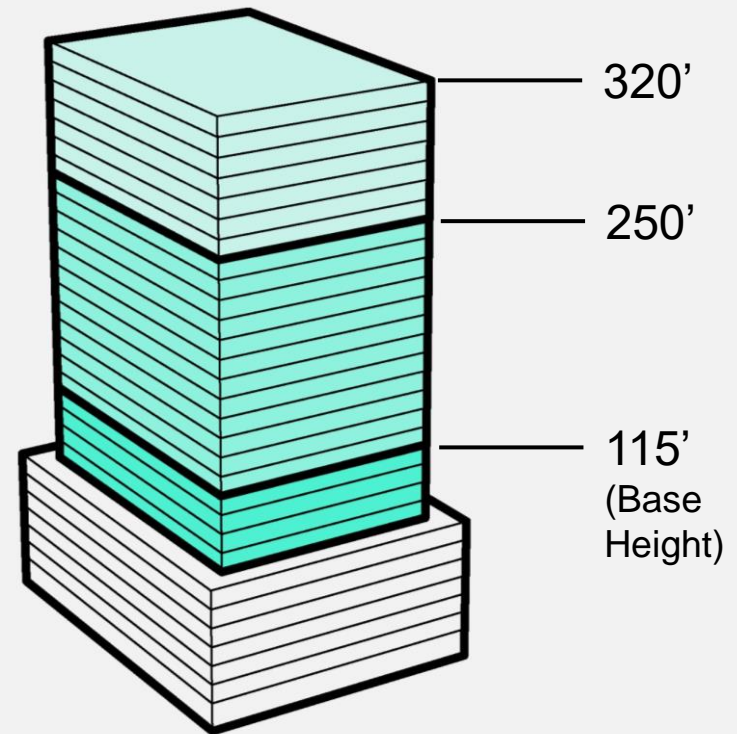
Option A – Current Draft LUCA



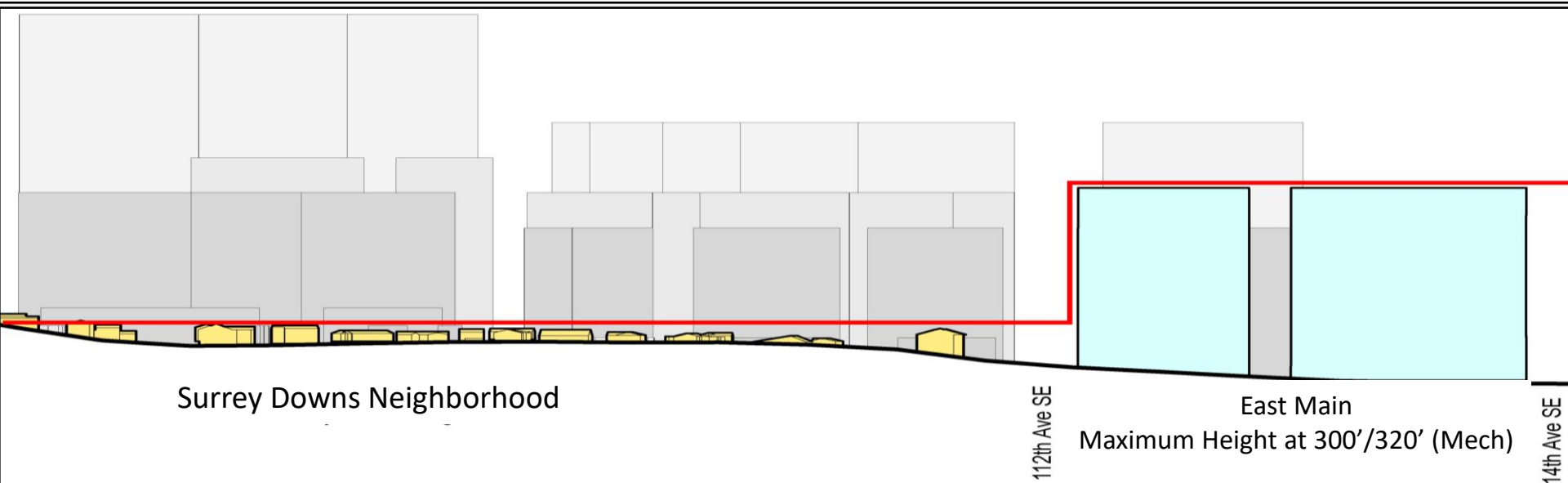
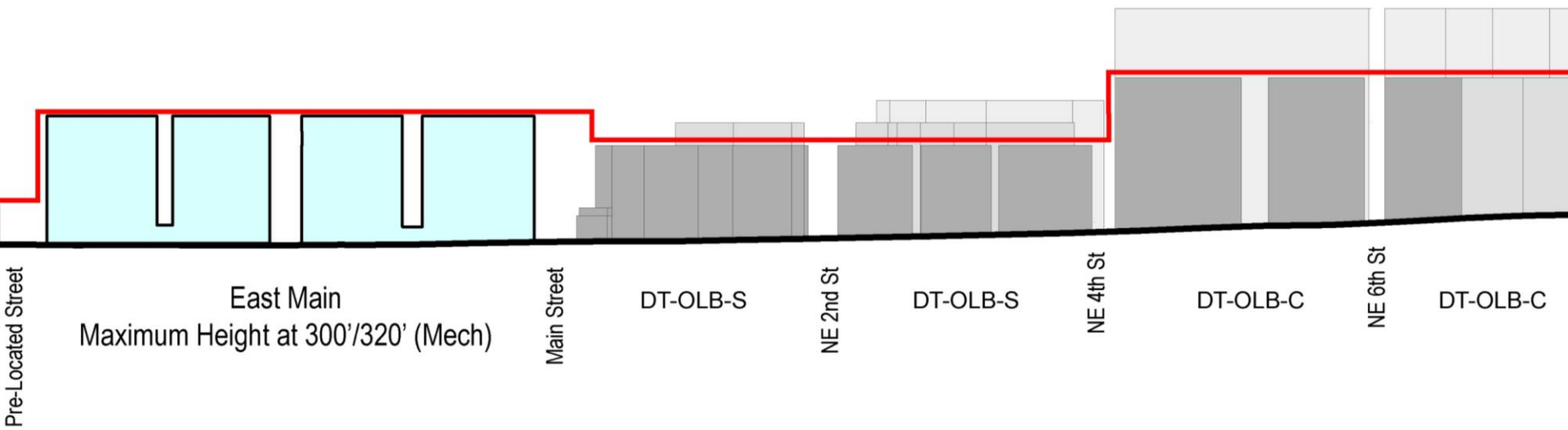
Option B – Recommended Change

Option B

- 300'/320'
- 35% housing
≈1,515 units
- First 80% of project's
amenity from
Affordable Housing
≈87 units total



Option B – Recommended Change

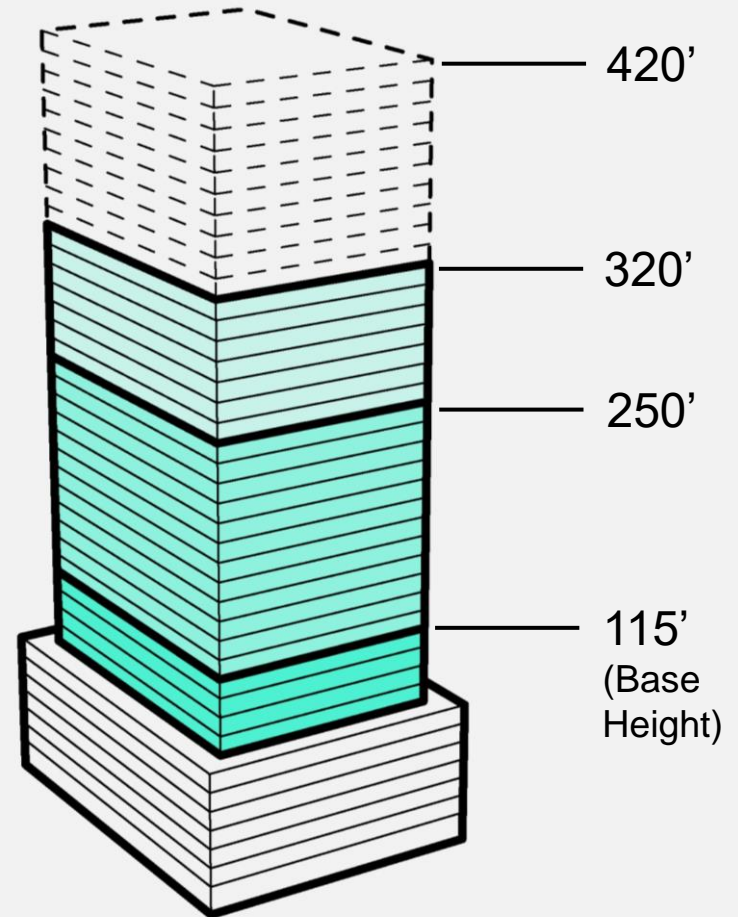


Stakeholder Request

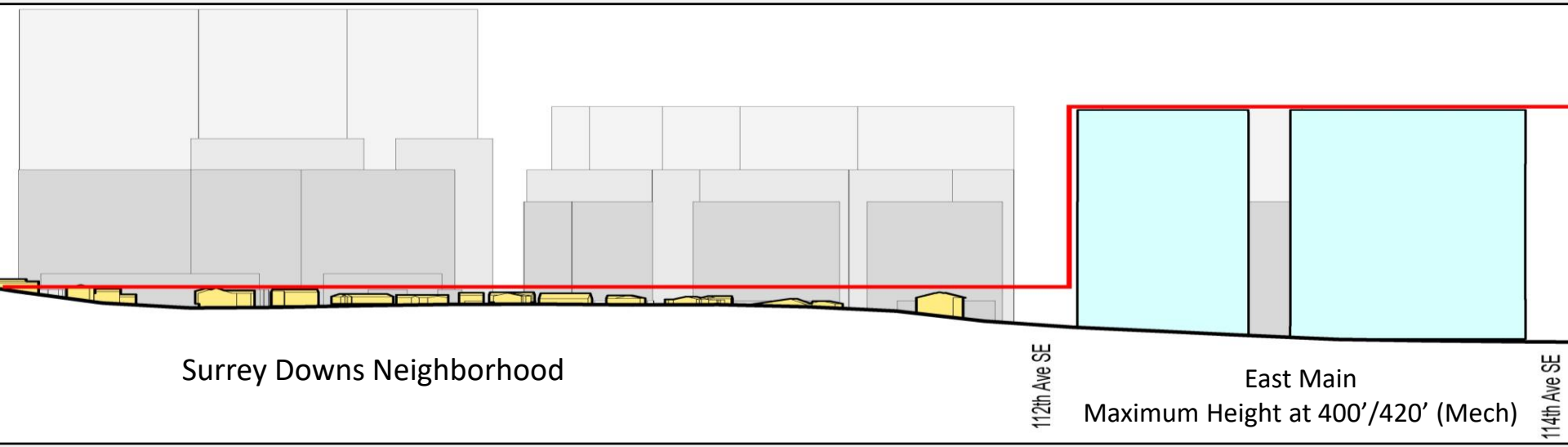
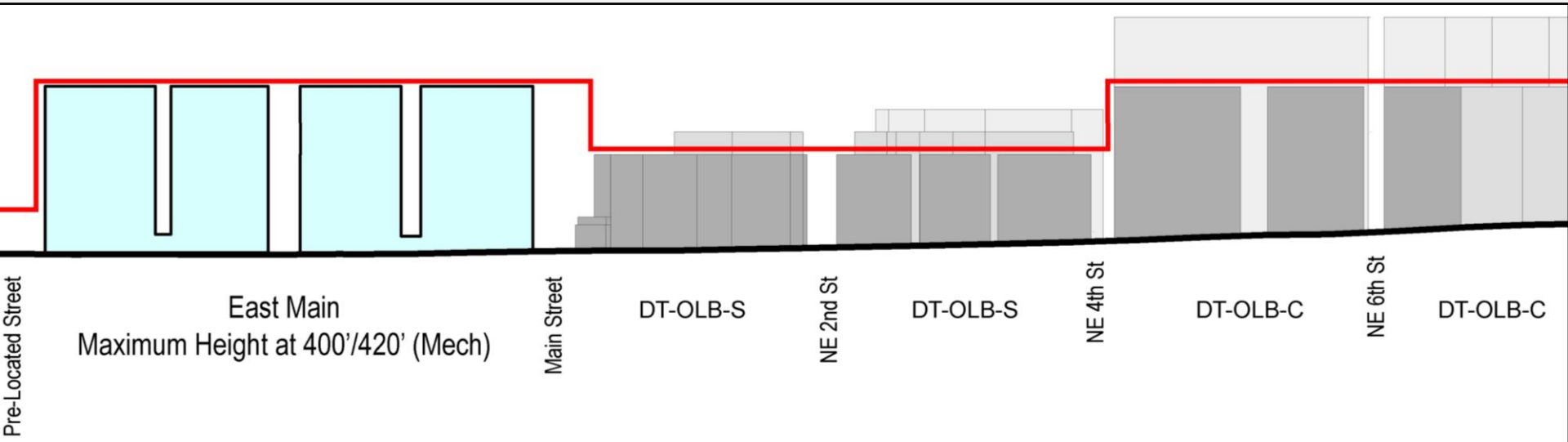
Stakeholder Request*

- 400'/420'
- 8.8% housing
≈400 units
- First 75% of project's
amenity from Affordable
Housing ≈21 units total

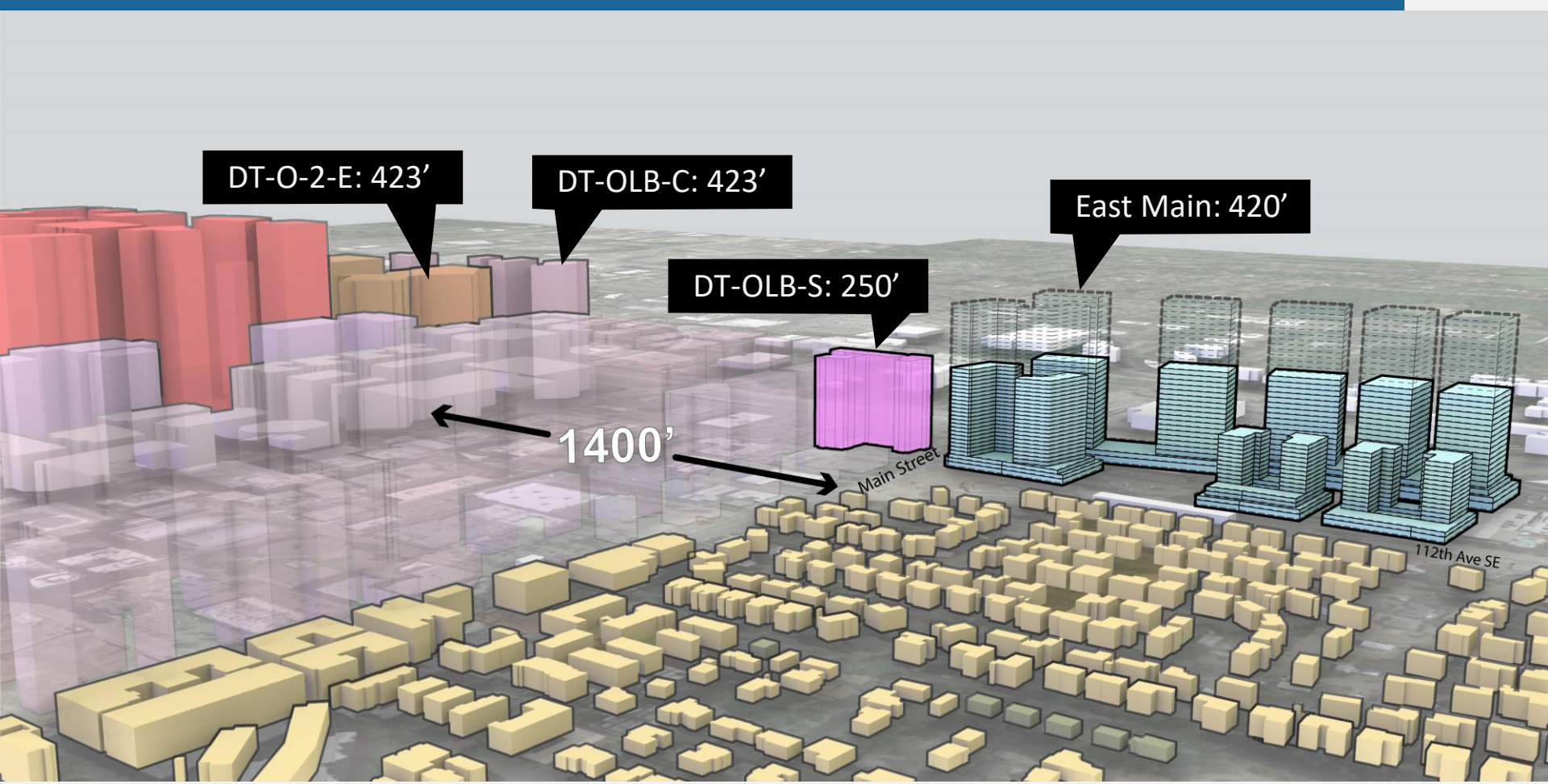
* Additional review and process time
to accommodate request



Stakeholder Request



Stakeholder Request



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✓ Direction

Provide direction on:

- process for Council's review of identified topics
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Development Update

Current & Future Activity

Mike Brennan

Liz Stead

Jake Hesselgesser

Development Services Department

September 13, 2021



Information only



Agenda

1. Development Activity
2. Challenges
3. Volumes & Forecast
4. Customer Feedback & Continuous Improvement





Development Activity



Bel-Red Construction Completed



Facebook (formerly REI)
400,000 SF Office/Marketplace



Block 16 - Facebook
330,000 SF Office



Aegis at Overlake
118 Units Assisted Living



Block 24 - Facebook
166,614 SF Office



Bel-Red Under Construction



Northup Mixed Use
12863 Northup Way
402 Residential Units

DOL Townhomes
13133 NE Bel Red Road
31 Townhomes



Major Projects In Review Bel Red



Bellevue Station – 1525 132nd Ave NE
Mixed Use Residential 298 Units



**88 Degrees Townhomes –
1733 127th Ave NE –**
16 Buildings - 80 Townhomes

Summerhill Highland Park
14125 NE 20th Street
Multi-Family Residential
397 Units 7 Stories



Downtown Construction Completed



888 Bellevue Tower
160 Residential Units



Brio Apartments
258 Residential Units



ONE 88 Bellevue
140 Residential Units



Downtown Under Construction



Main Street Apartments
125 Units 6 Stories



Holden – Assisted Living
121 112th Ave NE
136 Units 7 Stories



Downtown Under Construction



1001 Office Towers
647,000 SF Office
15 Stories



600 Bellevue – Phase 1
600' Office Tower
839,500 SF



Downtown Under Construction



555 108th Ave NE
600' Office Tower
1,000,000 SF Office



West Main (Bellevue Plaza)
3 Office Towers
1,050,000 SF



Major Projects In Review Downtown



The Artise – NE 8th Street
1 Office Tower – 25 Stories



200 112th Avenue NE –
1 Office Tower – 16 stories



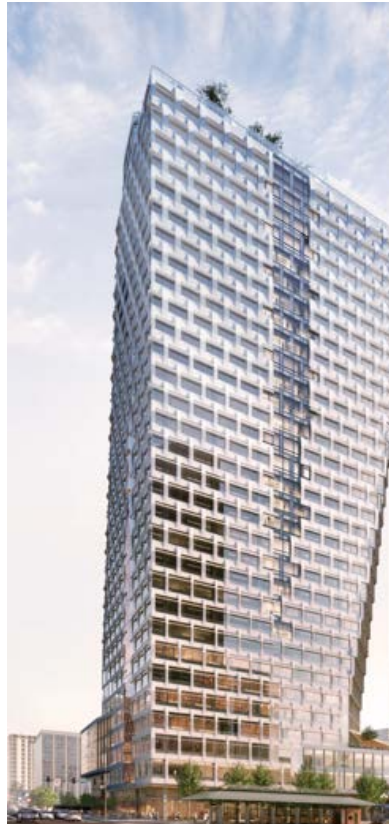
400 108th Avenue NE –
1 Office Tower – 18 Stories



Major Projects In Review Downtown



BOSA Park Row –Bellevue Way
Residential Tower – 21 stories



600 Bellevue – Phase 2
446' Office Tower



BelleVista Place – 112th Ave NE
3 Office Towers, 1 Residential



Major Projects In Review Downtown



Pinnacle Bellevue North – MDP/LD
7 Mixed Use Residential Buildings
1154 units



Pinnacle Bellevue South - MDP
8 Mixed Use Residential Buildings
1518 units



Cloudvue – 3 – 600' Towers
2 Office, 1 Residential/Hotel





2021 Challenges



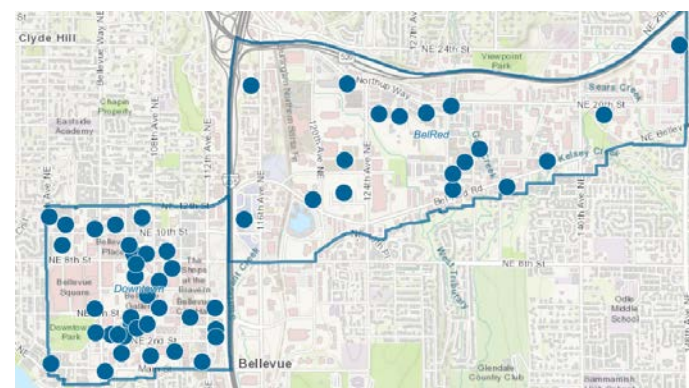
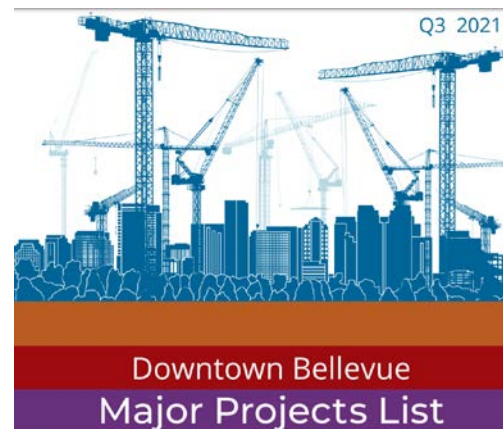
2021 Challenges

1. Inconvenience of Construction
2. Pace of Development Applications
3. Staffing Turnover
4. Pandemic & Changes in Service Delivery



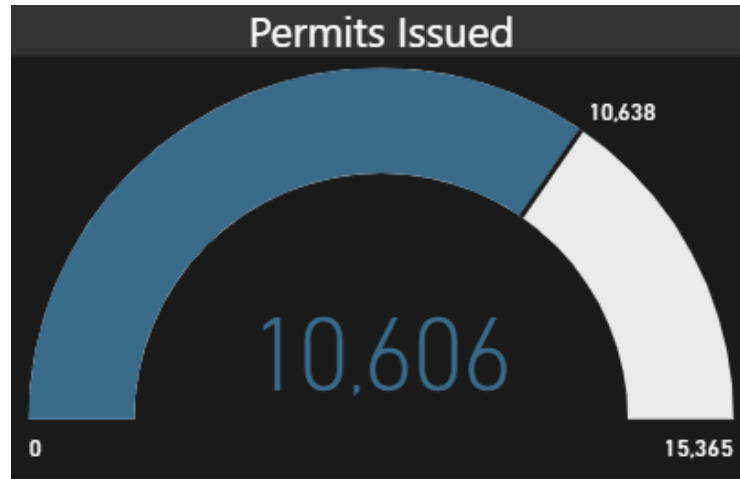
Development Activity Webpage

1. Building Bellevue Map
2. Major Projects List
3. Permit Timelines
4. Open Data Portal
5. Weekly Permit Bulletin



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

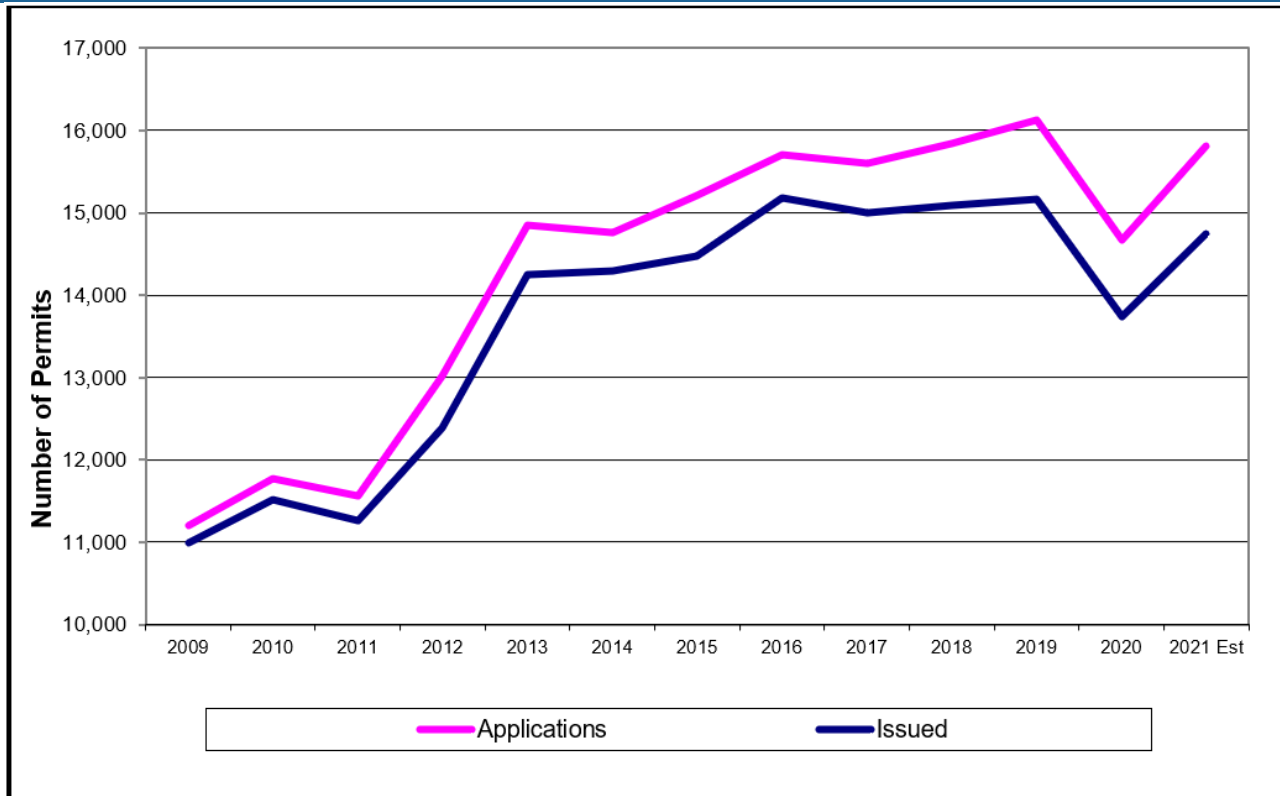




Volumes & Forecast



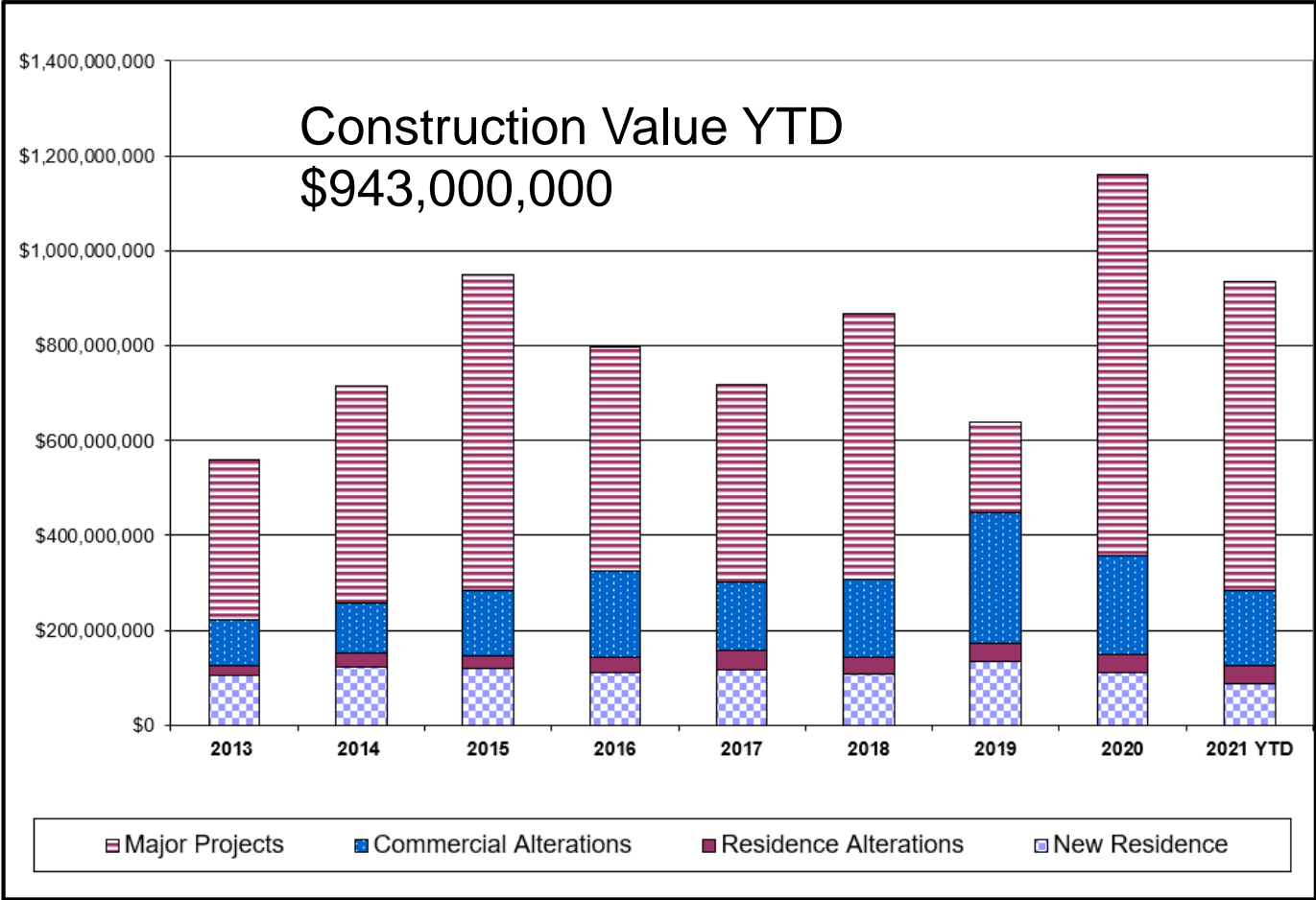
Permit Volumes



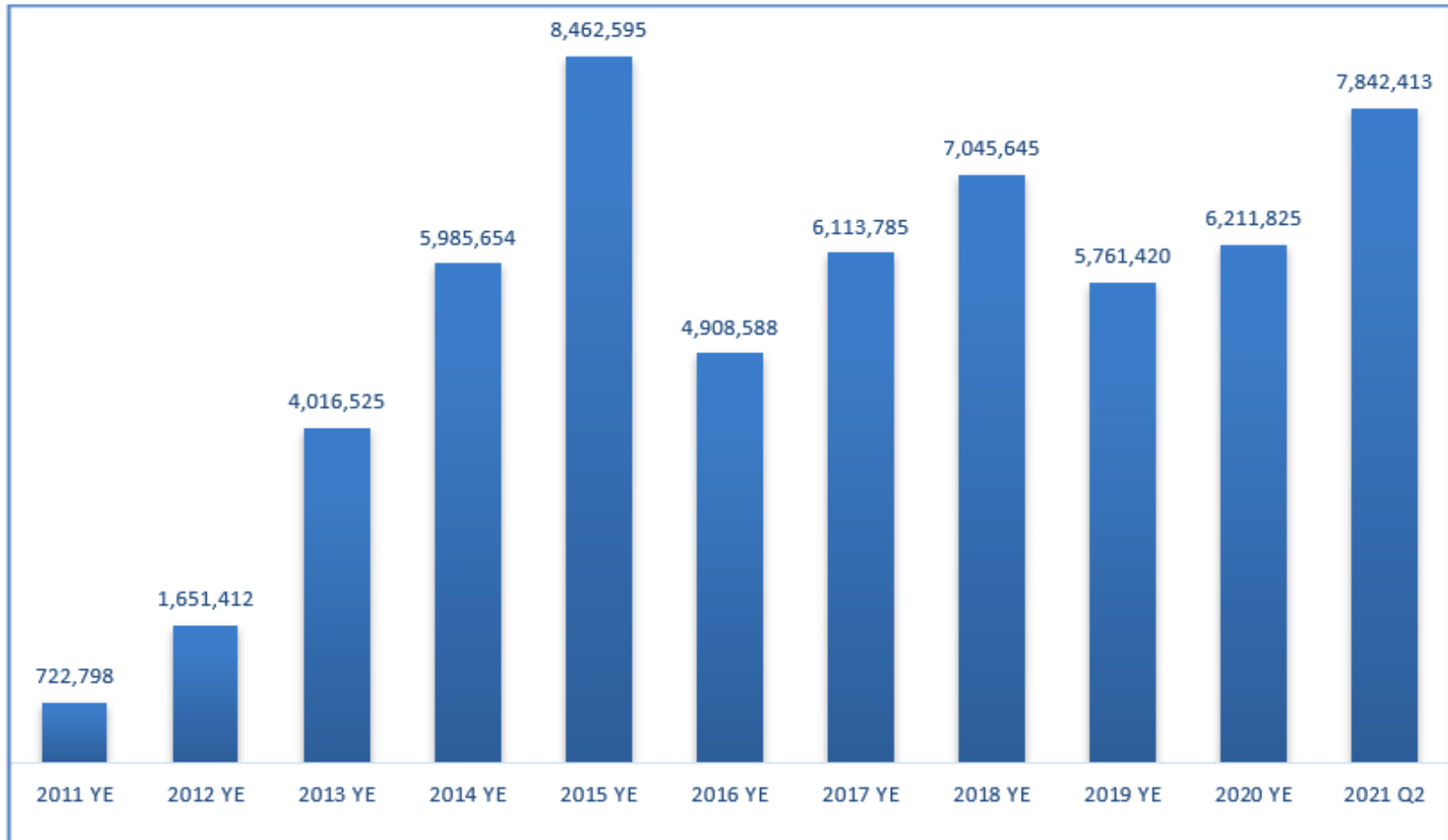
- Multi-Family Units issued - 540
- Single Family Units issued - 123
- Office square footage issued – 994,936



Construction Value



Major Projects In Construction



Customer Survey

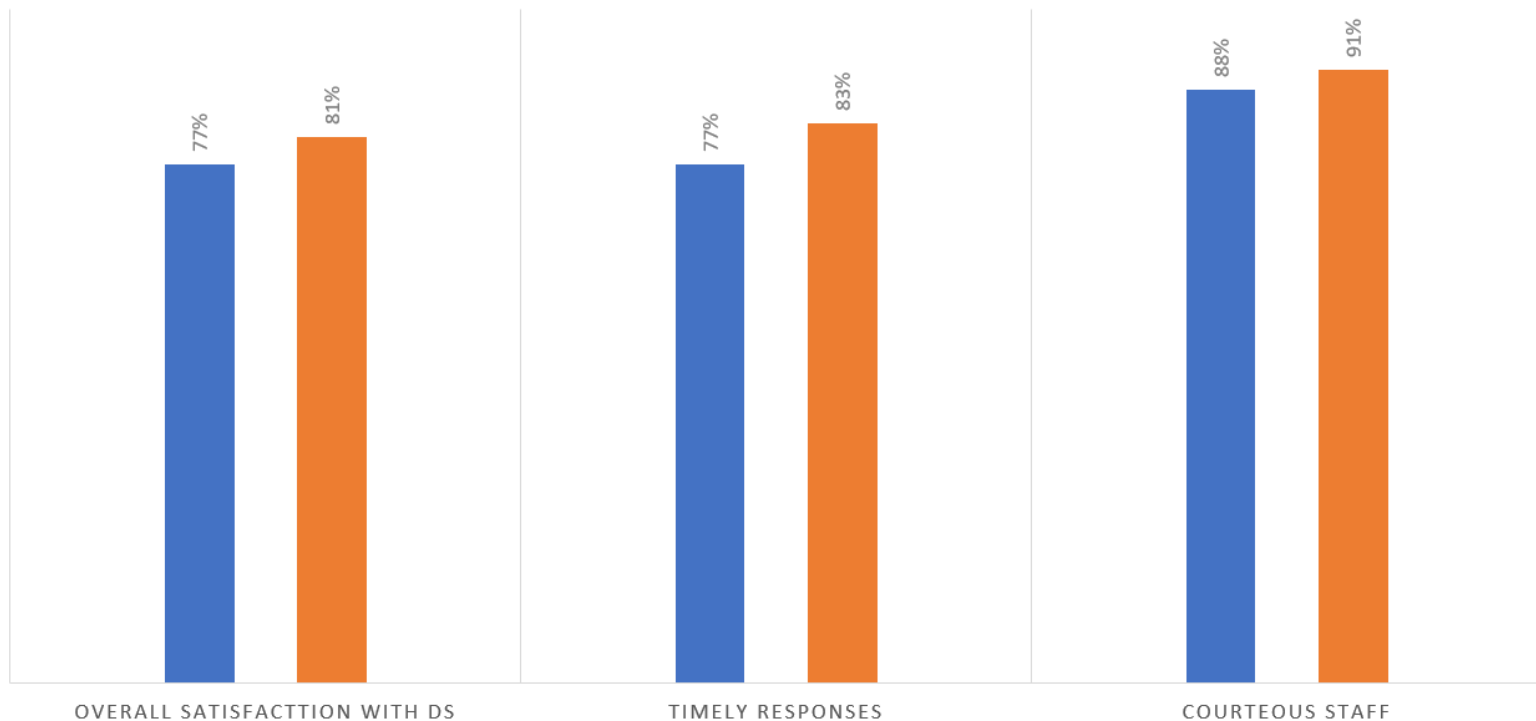
Tell us about your experience

How was your visit to the Development Services website today?

Take Survey

OVERALL CUSTOMER SATISFACTION CUSTOMERS WHO REPORTED “EXTREMELY” OR “VERY” SATISFIED

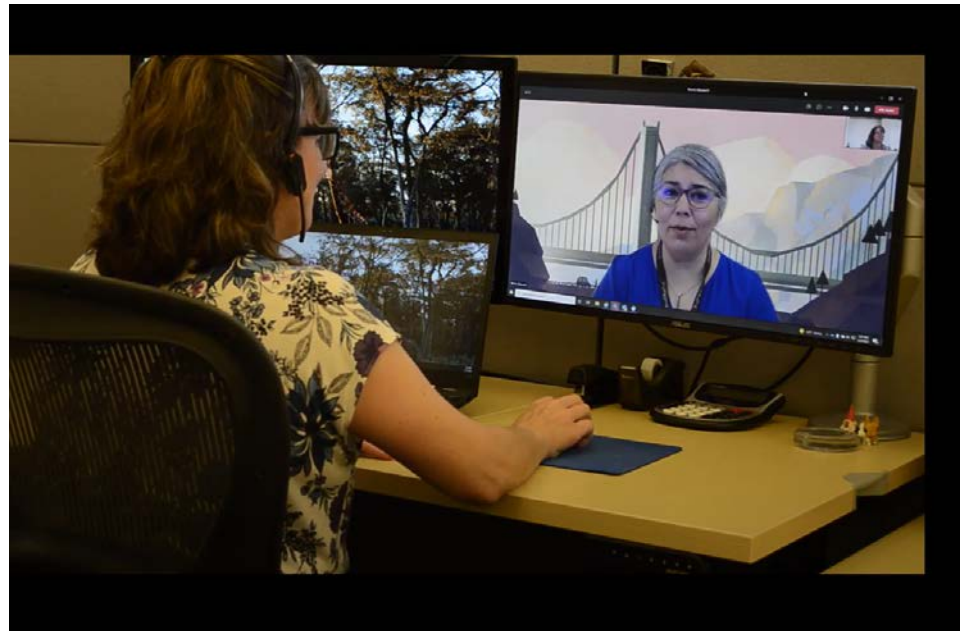
■ Pre Covid ■ March 2020 - Present



Virtual Permit Center

Virtual Permit Center

[Book an Appointment](#)



Continuous Improvement

1. Construction Code Adoption 2021
2. System Upgrades & Enhancements
3. Weekly Permit Bulletin Postcards
4. Open Data Portal



2018 Bellevue Building Code



Information Only

