



Planning Commission Retreat 2022

November 9, 2022





Agenda

- Introductions/ Welcoming Remarks/ Accomplishments
- Commission Perspectives
- Looking Forward – Strategic Initiatives
- Development Trends and Major Project Updates
- Grand Connection Overview
- Summary & Closing Remarks

***Looking
Forward***
**2023 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
- Countywide Planning Policy Updates
- State Legislative Session

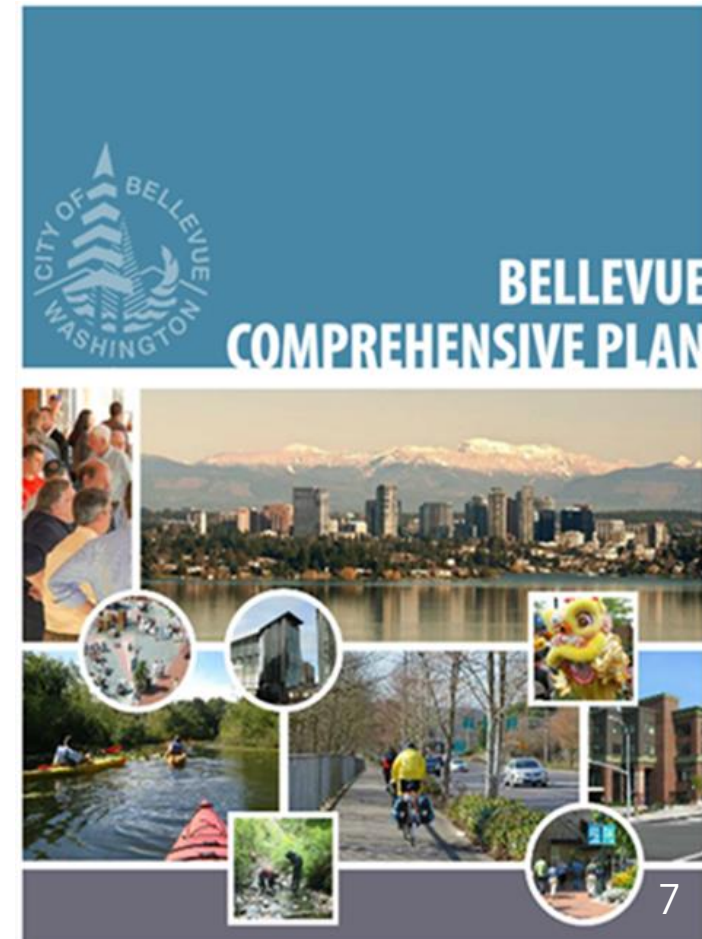
Affordable Housing



- Housing Stability Program funding
- Increased use of MFTE and housing incentives
- Updated local affordable housing needs
- Next Right Work housing actions
- Feasibility analysis of City properties
- 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
- New gathering places at a variety of scales and locations
- Equitable approaches with focus on underserved and underrepresented community members
- Emphasize on environmental sustainability and resilience

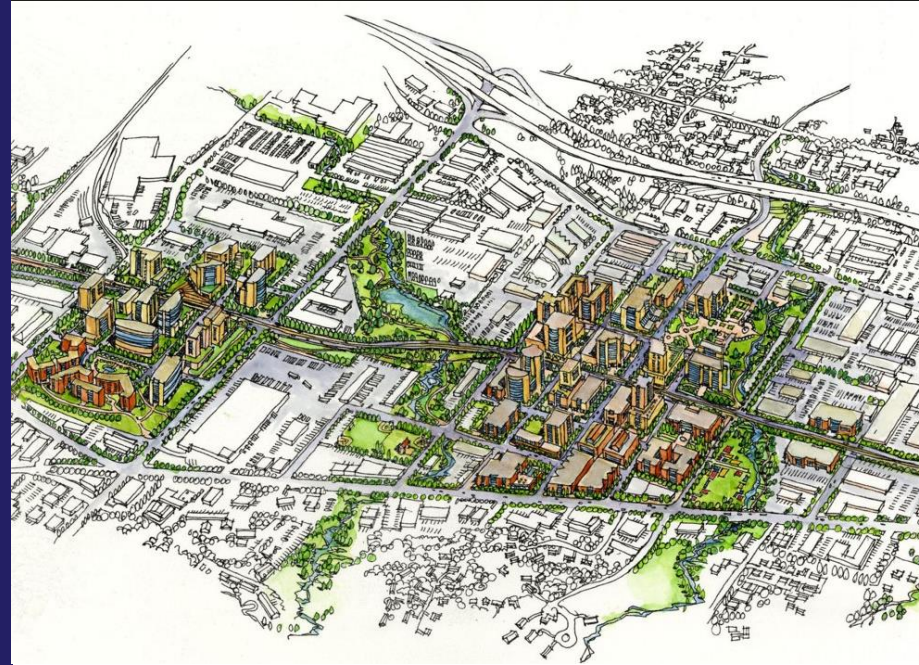


Wilburton Vision Implementation

- Complete Environmental Review w/ CPPU
- Selection of the Preferred Land Use Alternative with significant housing options
- Development and adoption of CPA
- Begin work on Land Use Code



BelRed Look Forward



- Updated Subarea Plan Policies
- Updated Land Use Map as part of CPPU process
- Initiate LUCA to implement updated policies

Environmental Stewardship

- Complete Climate Vulnerability Assessment
- EcoDistrict Opportunity Assessment
- Updated tree regulations
- Strategies to support green affordable housing



Eastrail Framework Plan

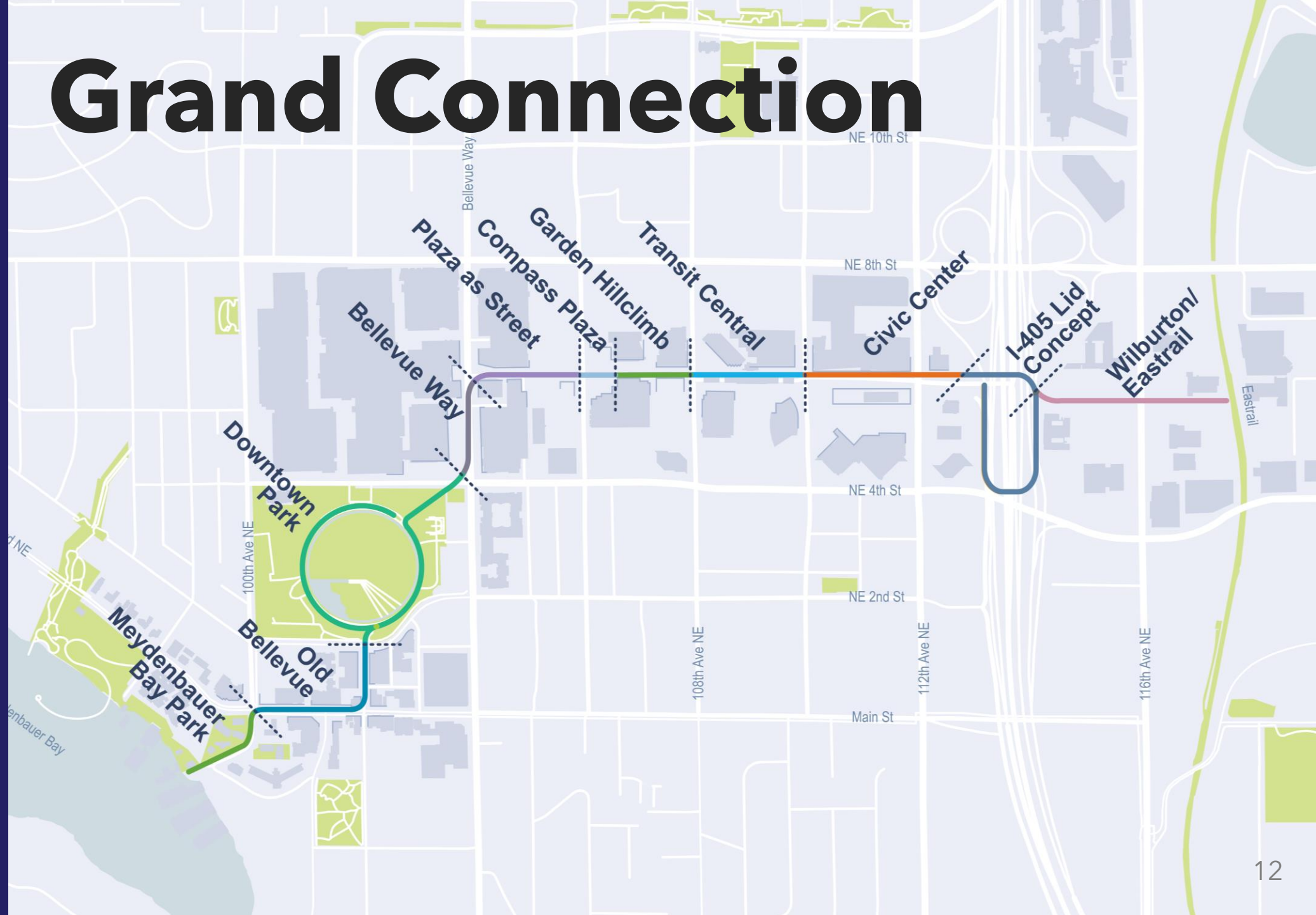


- Completion of Eastrail Framework Plan w/ King County, ST & other partners
- Framework Plan goals and strategies inform Wilburton CPAs and LUCA

Grand Connection

**Continued
planning,
activation &
investment**

***Hear more
later tonight***



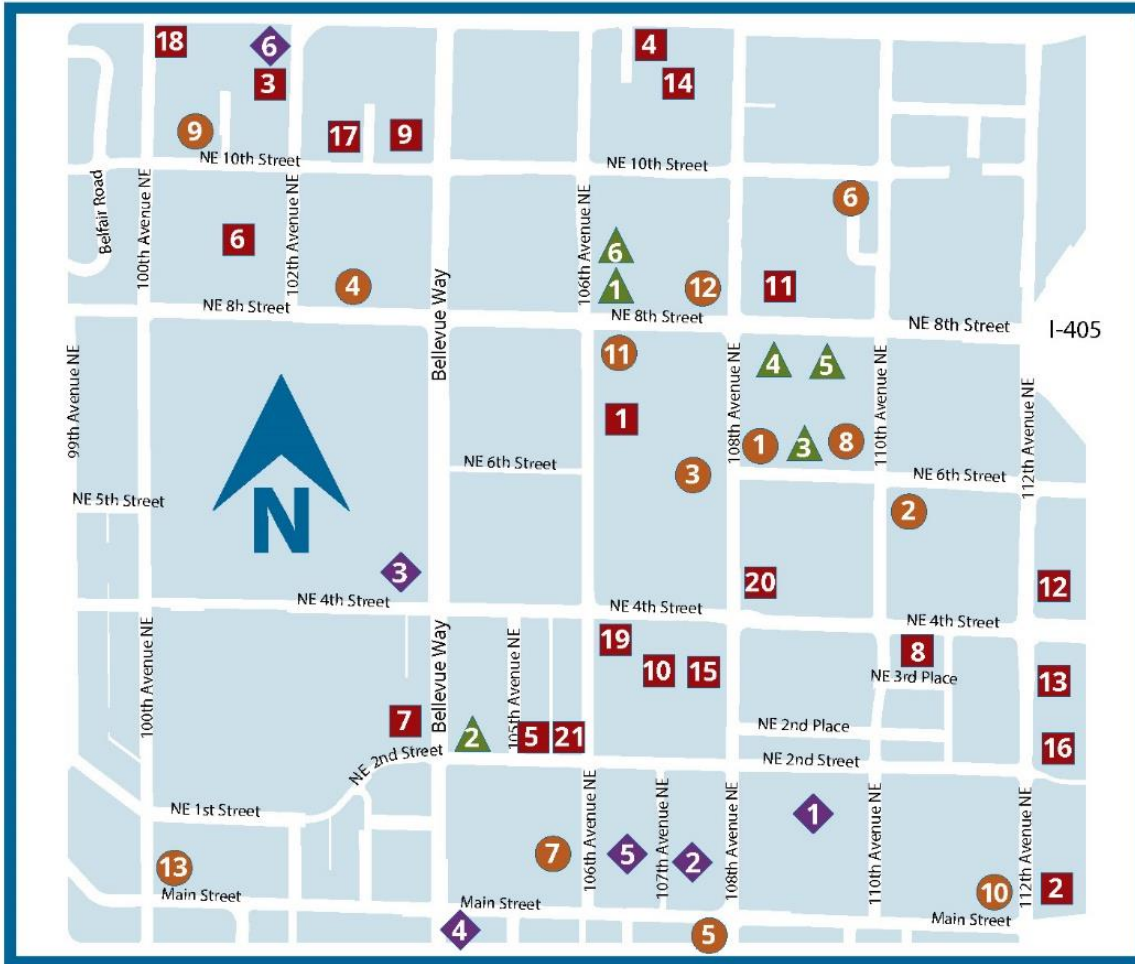


Looking Forward
to a Great 2023

Development Update



Downtown Major Projects



Downtown Major Projects:

15 Under Design Review/MDP

6 Under Building Permit Review

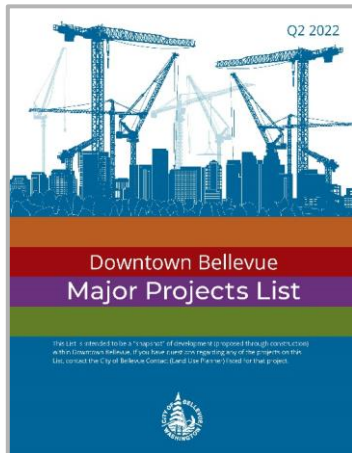
13 Under Construction

More “In the Pipeline”

Downtown Major Projects



**Holden – Assisted Living
& Broadstone Gateway**



111th Ave NE Apartments



Bosa Park Row



Main Street Apartments



Avenue Bellevue

Downtown Major Projects



555 108th Ave NE

West Main (aka Bellevue Plaza) – 3 Towers



600 Bellevue – Phase 1

200 112th

BelRed Major Projects



Bel Red Major Projects:

8 Under Design Review

3 Under Building Permit Review

7 Under Construction

More "In the Pipeline"

BelRed Major Projects



Northup Mixed Use



Big 1



Block 6 (Spring District)

BelRed Major Projects



Block 13



Summerhill

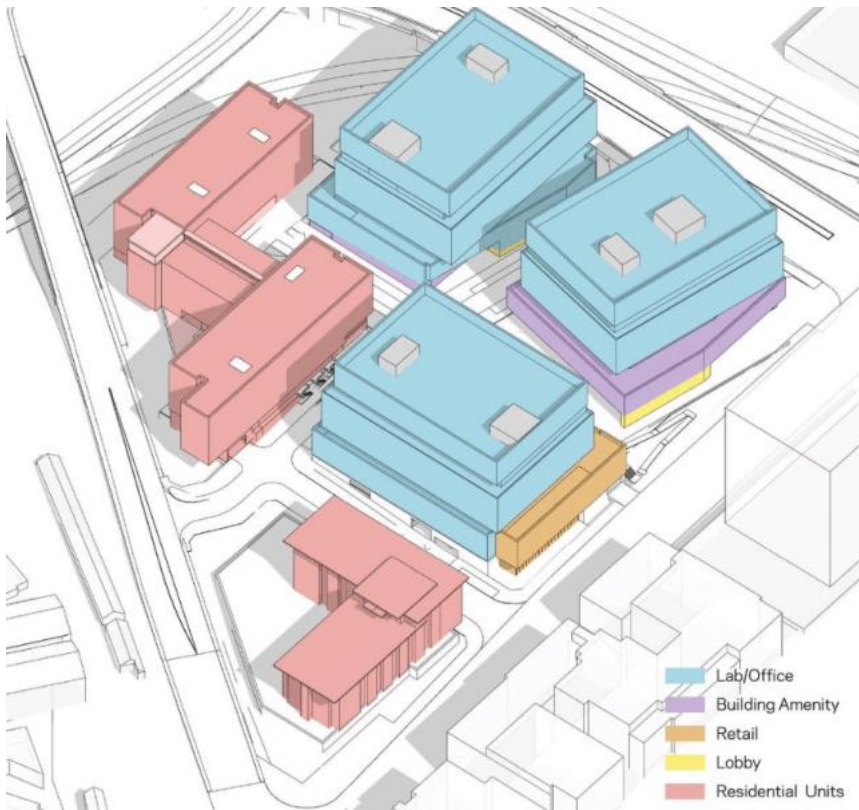


Block 15



Bellevue Station

Office Market Dynamics



District	Downtown	BelRe	Total
Under Construction	5 M SF	270k SF	5.3M SF
Under Review	4.8 M SF	927k SF	5.7 M SF
Pre-Application	1.8 M SF	-	1.8 M SF
Total	11.6 M SF	1.1 M SF	12.8 M SF

Alexandria Real Estate – Life Sciences in Bel Red

Discussion: Employment Trends/ COVID Impacts

- Thoughts on longer-term implications of COVID (amount and type of growth, transit use and other modes)
- Support for residents, businesses, non-profits
- Considerations for Commission/ Staff work moving forward
- Other?



Grand Connection Program

November 9, 2022

Level-set: multi-decade work

Phase 1 – Downtown

- Code adopted
- Public and private projects:
 - Parks + Transp. Dept.
 - 555 Tower, B600
 - BDA activation pilot

Phase 2 – Wilburton

- Code work integrated into Comp Plan
- Funding from multiple sources will be required
- Private redevelopments deliver key segments



Case Study: 555 Tower

- Downtown Livability and Grand Connection vision are **coming to fruition**.
 - 555 Tower & Bellevue 600
- Consider built environment **and...**



Programming

- Activation and placemaking partnership with the BDA
 - Tables, chairs, lanterns
 - Live at Lunch, mini-market
 - Outdoor dining on Main Street
- Future work:
 - Wayfinding, parking communication
 - “Responsibility mapping” along the entire corridor



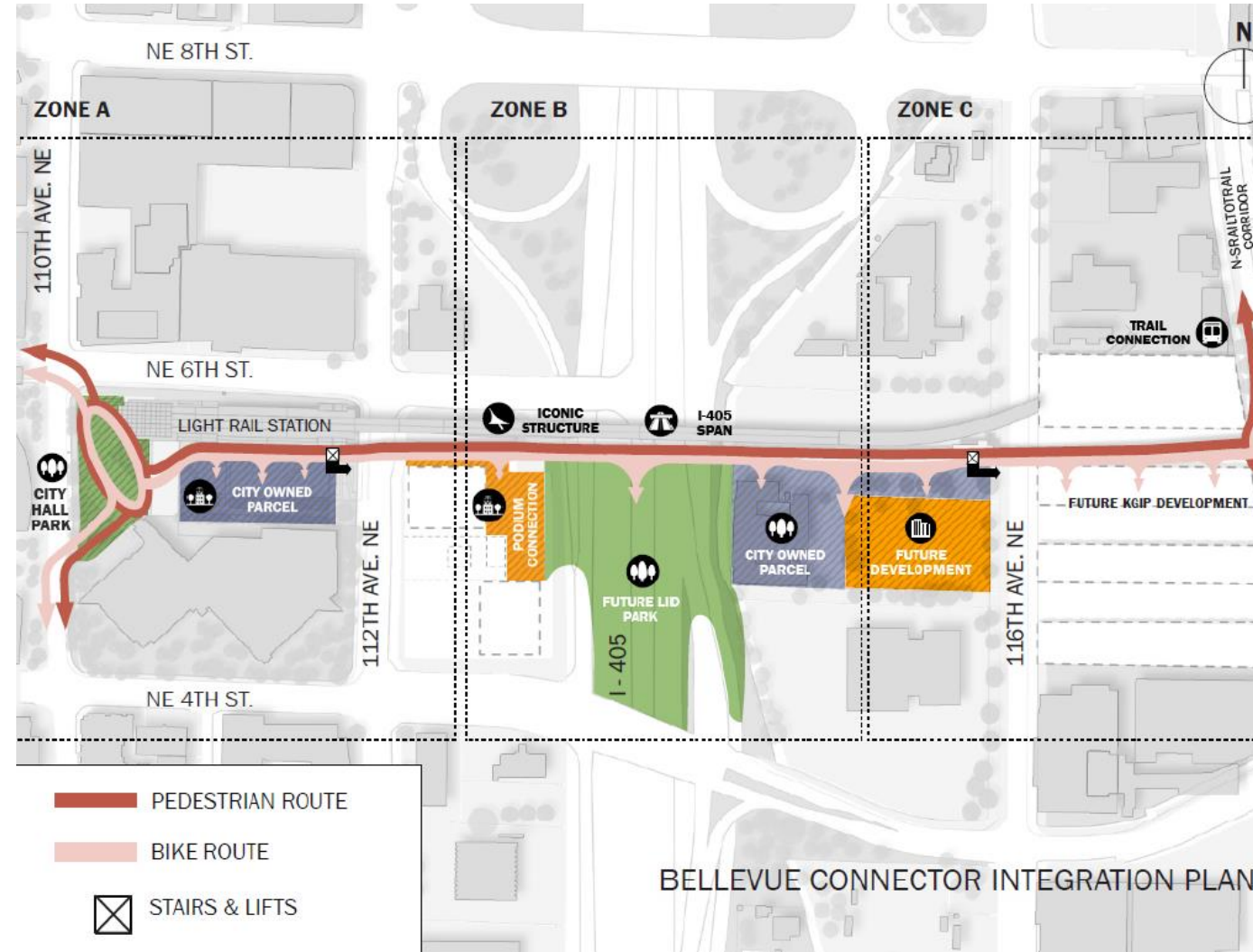
Looking Forward



1. Manage the route **holistically**.
2. Increase use and **management of existing spaces**. Develop an operations framework.
3. Quickly advance work on the **highway crossing**.

Partnership to cross I-405

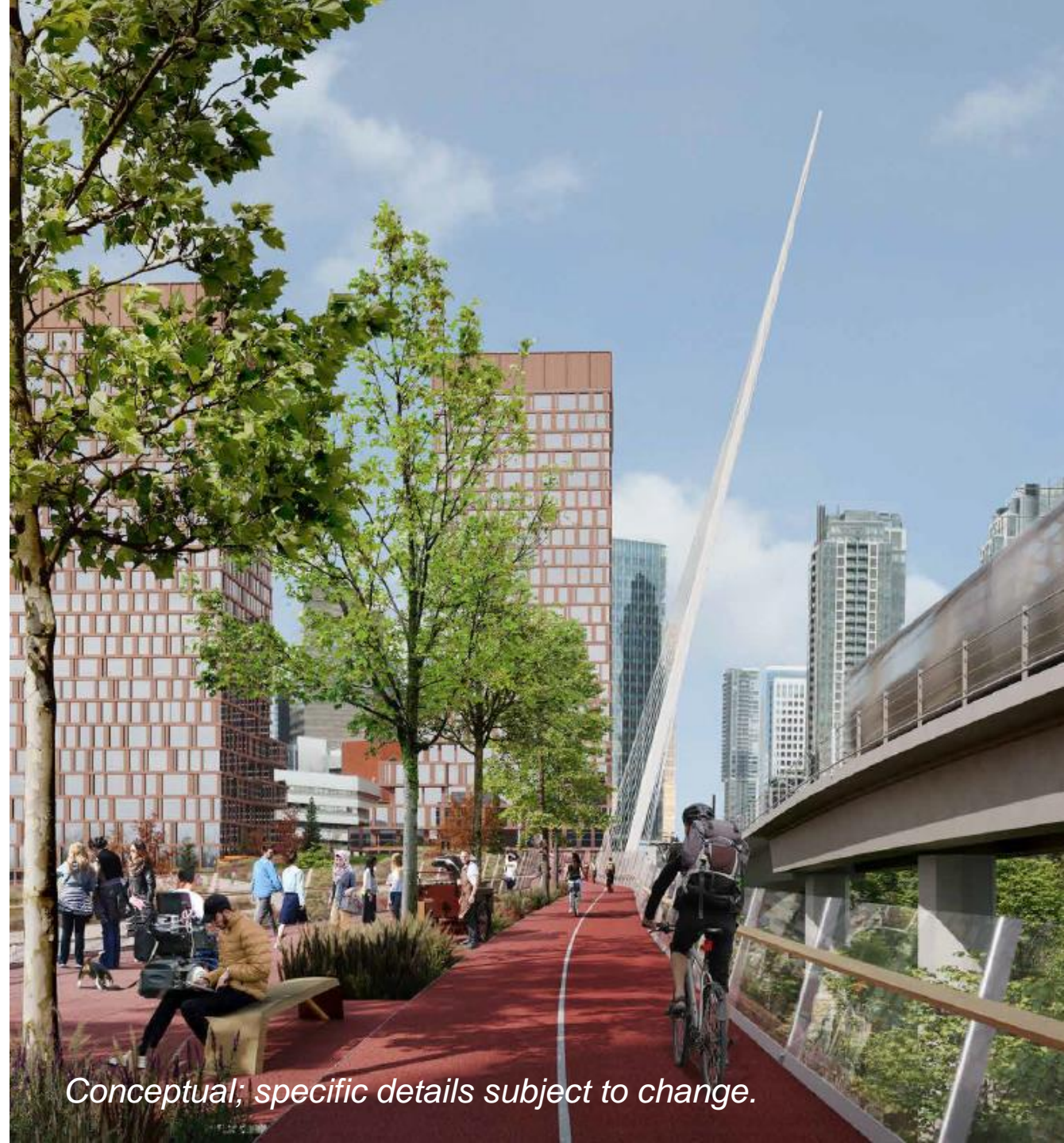
- Amazon donated \$2.5m to help reach 30% design
- Initial bridge that is forward-compatible with the full lid
- OneCity effort to ensure work aligns with future projects



Conceptual; specific details subject to change.

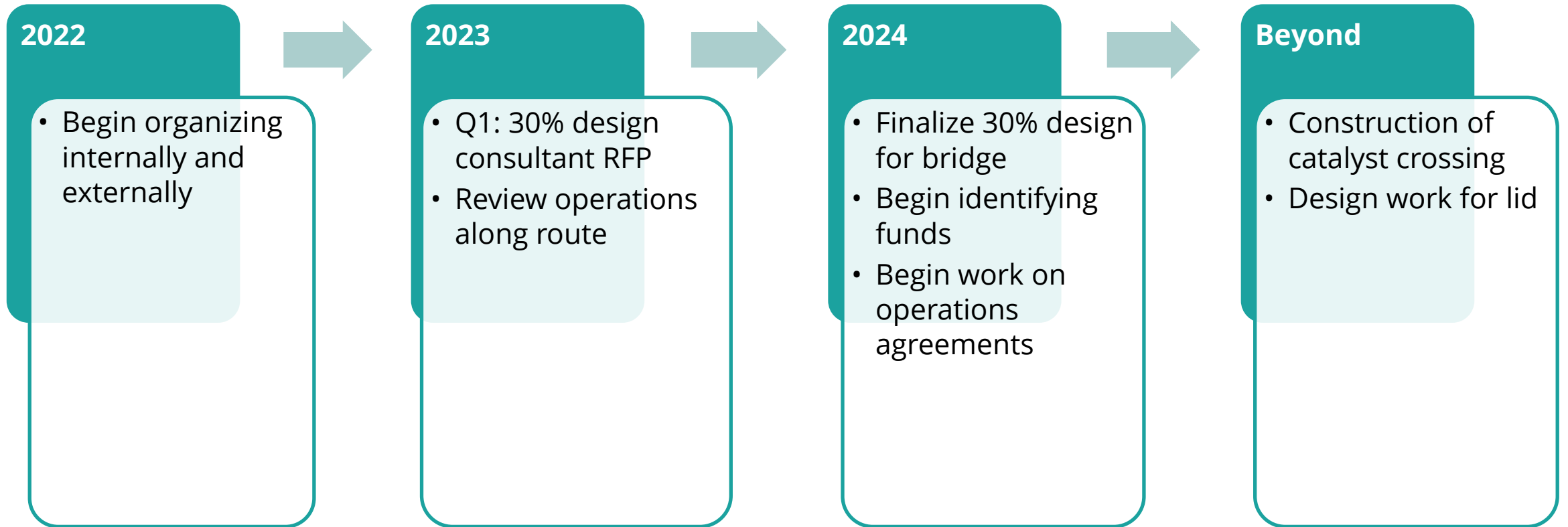
To be successful...

1. **Private-sector** and developer participation
 - Catalyst Bridge and Lid
 - Wilburton
 - “Friends of”
2. **Program** public spaces along the route
3. **More residents** to live in the space



Conceptual; specific details subject to change.

What's next?





Questions?



Closing Remarks

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