



Comprehensive Plan Periodic Update

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Community Development

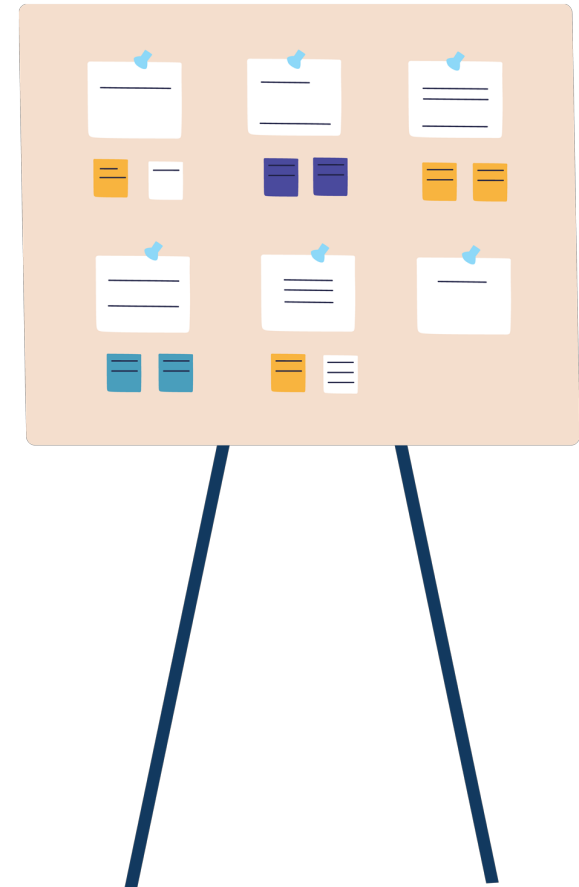
June 14, 2023

BELLEVUE
COMPREHENSIVE PLAN
2044



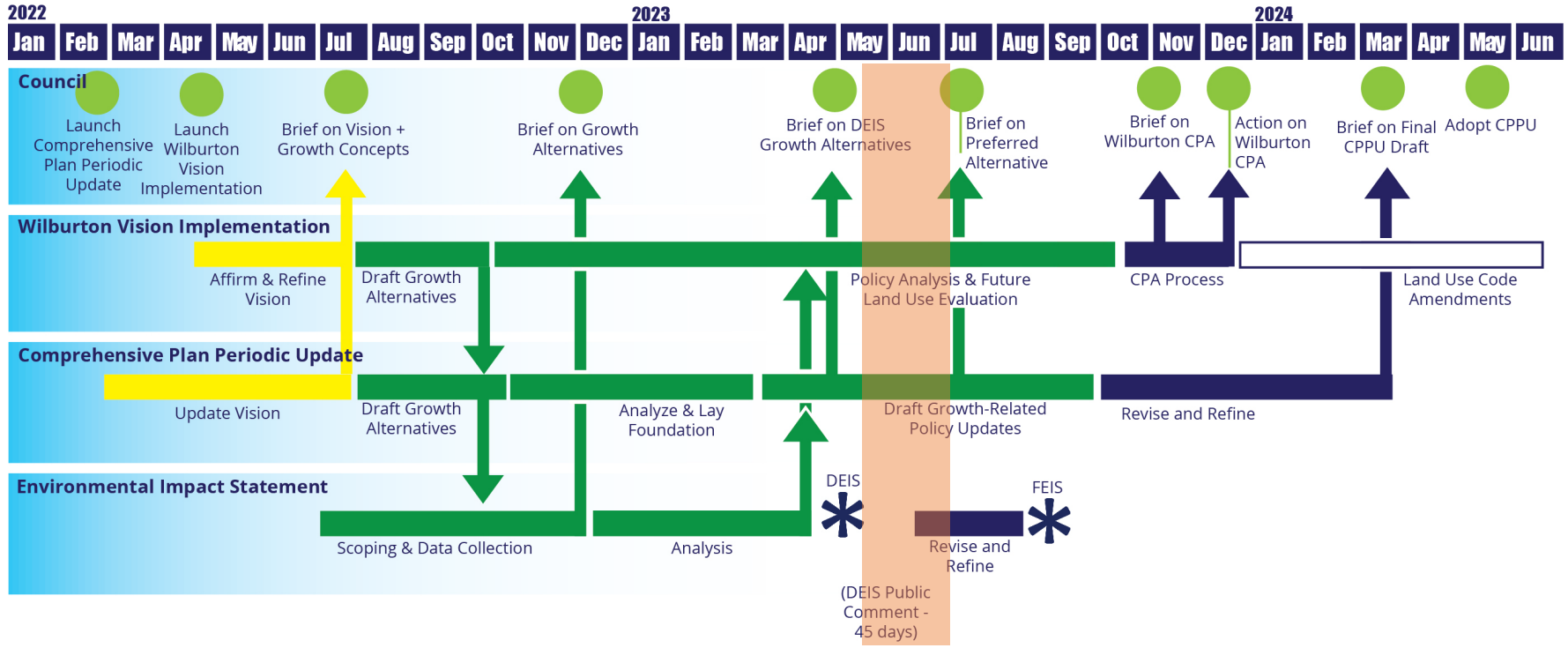
Agenda

1. Project Timeline
2. Background
3. Economic Analysis
 - Clarifying questions
4. Racially Disparate Impact Analysis
 - Clarifying questions
5. Implications of Analyses
 - Commission Discussion





Comp Plan & Wilburton Timeline



We are here



BACKGROUND

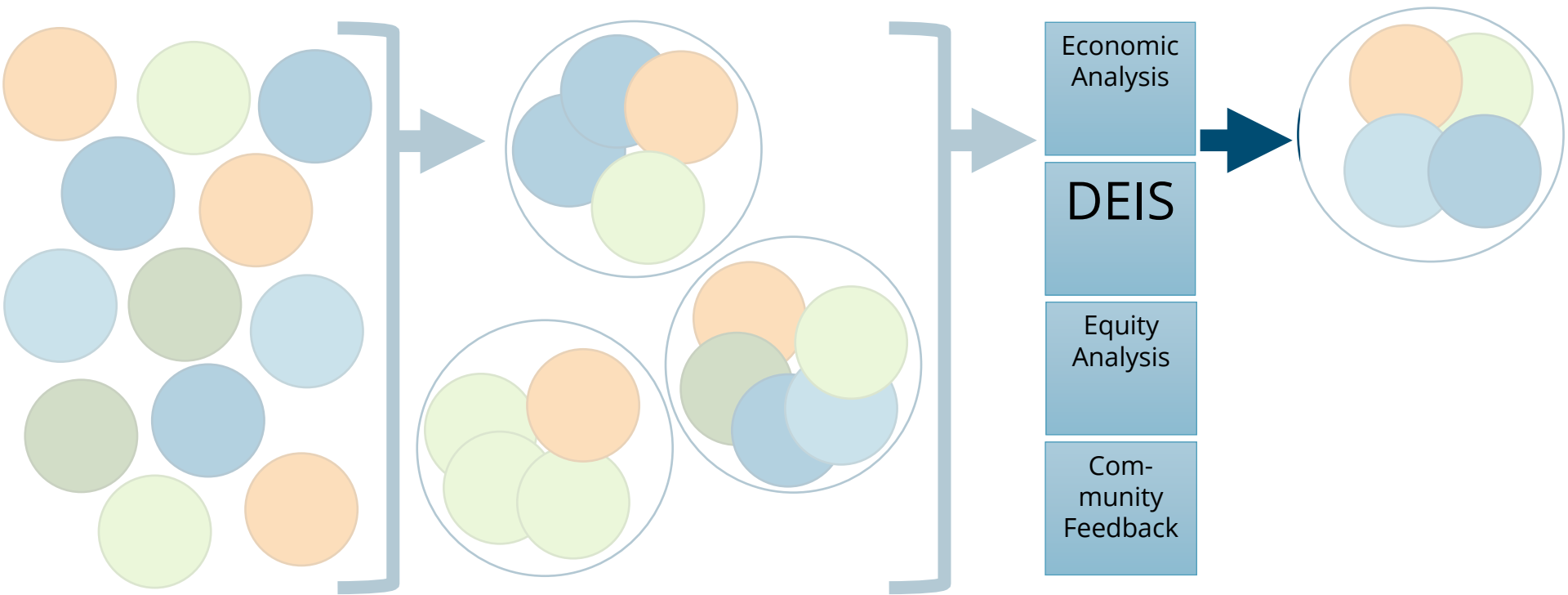
Process Framework, Part 1

Growth Concepts

Growth Alternatives

Evaluation

Preferred Alternative





BACKGROUND

Process Framework, Part 2

Preferred Alternative



FEIS

2024 – 2044 Growth Strategy



Comprehensive Plan Map & Policy Updates



Adoption Process

PC Public Hearing

PC Rec

Council Adopt



BACKGROUND

2023 Meetings

Meeting	Topics	Planning Commission Feedback
Feb 22	<ul style="list-style-type: none">• EIS Process• Update Progress	<ul style="list-style-type: none">• Important to consider all impacts• Focus growth around all city infrastructure, not just transit• Structure of housing incentive systems is important• More housing in BelRed is desired• Support Arts District in BelRed
Apr 26	<ul style="list-style-type: none">• Summary of Community Engagement	<ul style="list-style-type: none">• Appreciation of outreach to date• Balance growth with environmental concerns
May 10	<ul style="list-style-type: none">• DEIS Alternatives• Key Policy Focus Areas	<ul style="list-style-type: none">• Match housing to job growth• Pay attention to transitions between different land uses• Consider ways to retain trees & expand canopy



BACKGROUND

Future DEIS Review Meetings

Meeting	Topics	Direction Needed
June 14	<ul style="list-style-type: none">• Economic Analysis• Racially Disparate Impact Analysis• Implications of the analyses	Information
June 21	<ul style="list-style-type: none">• Summary of Public Comment• Discussion of Preferred Alternative	Direction on Preferred Alternative
June 28	<ul style="list-style-type: none">• Continued Discussion of Preferred Alternative	Recommendation to Council on Preferred Alternative



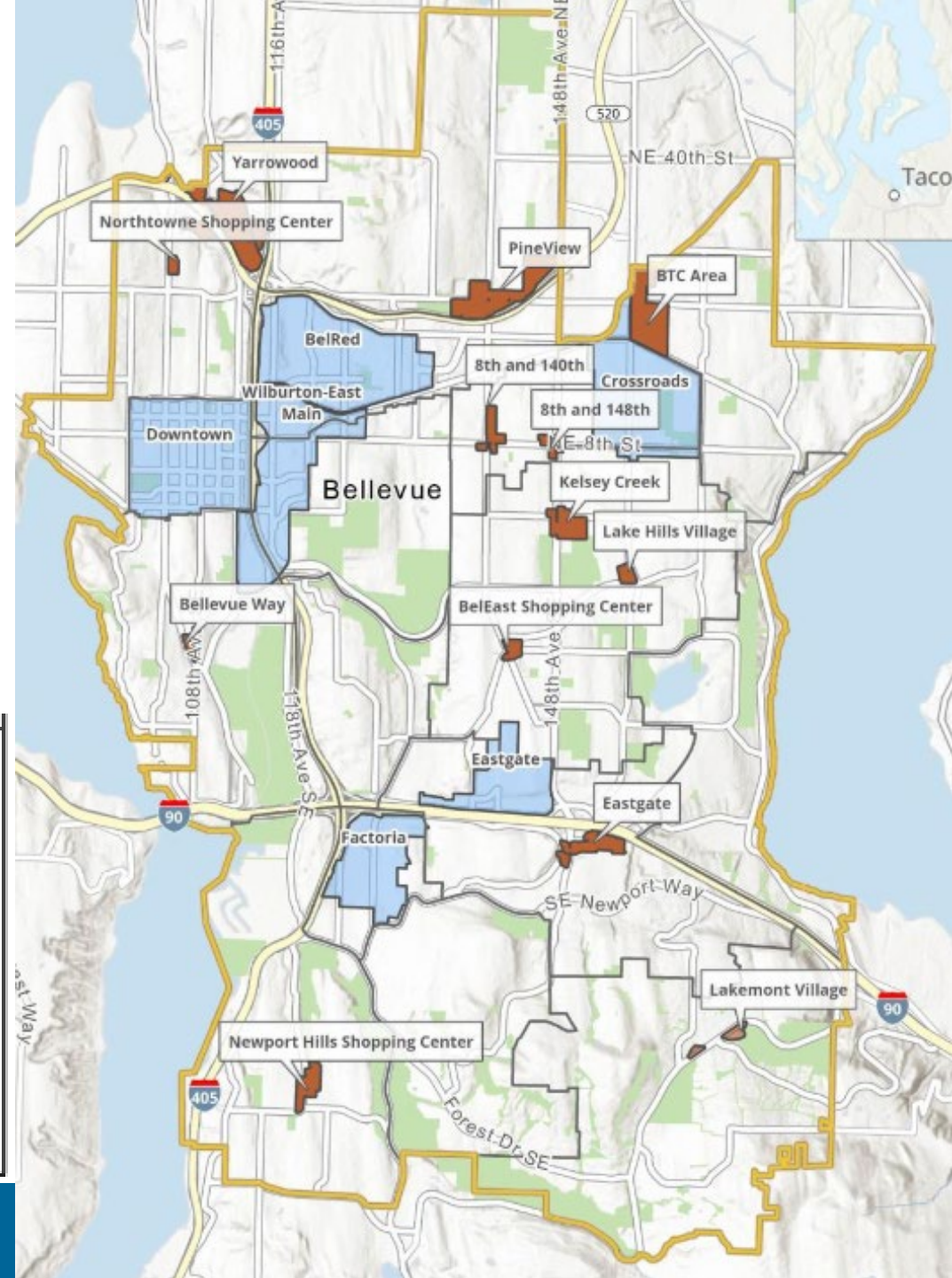
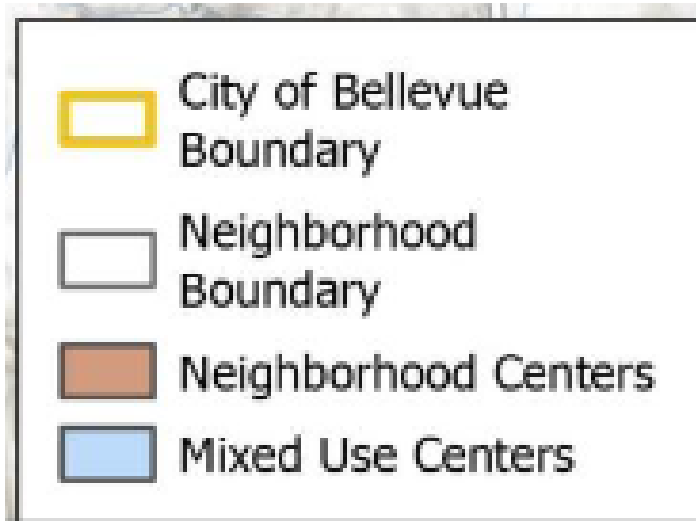
Economic Analysis

Fiscal Impact	Citywide				Wilburton Study Area			
	No Action	Alt 1	Alt 2	Alt 3	No Action	Alt 1	Alt 2	Alt 3
Construction sales tax	●	●	●	▲	▲	●	●	▲
Retail sales tax	●	●	●	▲	▲	▲	●	▲
Total wages	▲	●	●	▲	▲	▲	●	▲
Property values	●	▲	▲	▲	▲	▲	●	▲

▲ = high impact ● = medium impact ▲ = low impact

- Alternative 3 would have the biggest impact at Buildout
- Many impacts are similar across alternatives

Economic Analysis: Neighborhood Centers

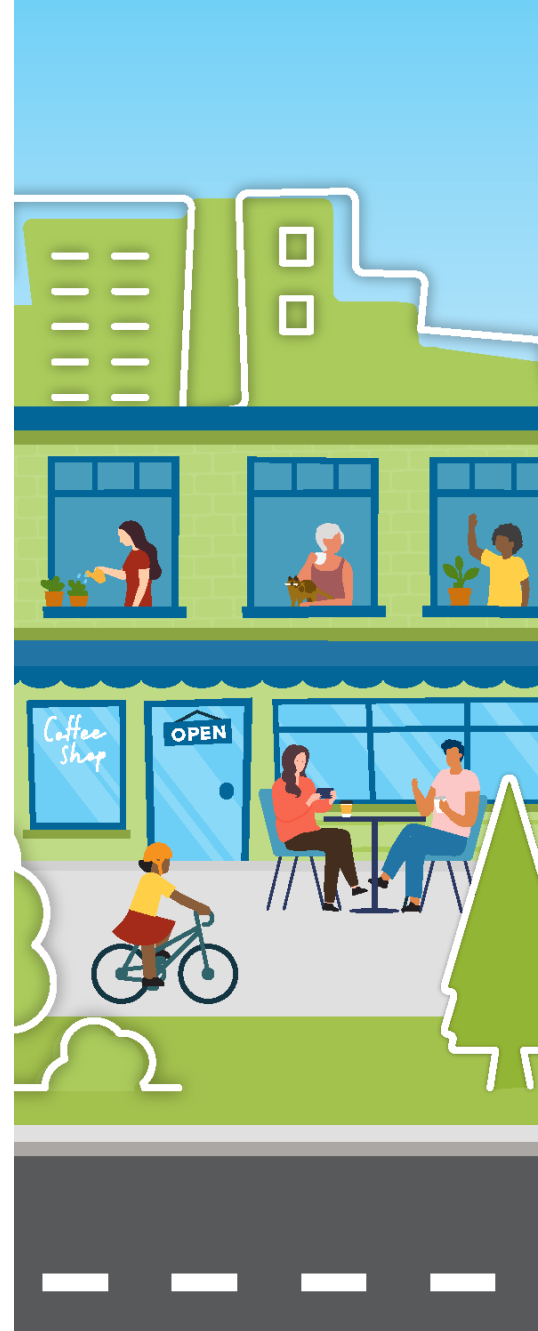


Economic Analysis

Name	Anchor	Name	Anchor
Local Shopping Center		Weigh Station	
BelEast SC	QFC	8 th & 140 th	Shell
Newport Hills SC	S-Mart	8 th & 148 th	Boys & Girls Club
Lake Hills Village	Library	Bellevue Way	Chevron
Lakemont Village	Towne & Country	Office	
Northtowne SC	QFC	PineView	US Chef's Store
Regional Shopping Center		Yarrowood	No retail anchor
Kelsey Creek	Walmart	Undefined	
Eastgate	Safeway	BTC Area	No retail anchor

Economic Analysis

- Centers play different roles in city economy
- Adding housing alone will not ensure success of center
- Nearby housing will help more people easily meet daily needs
- Consider framework for future centers



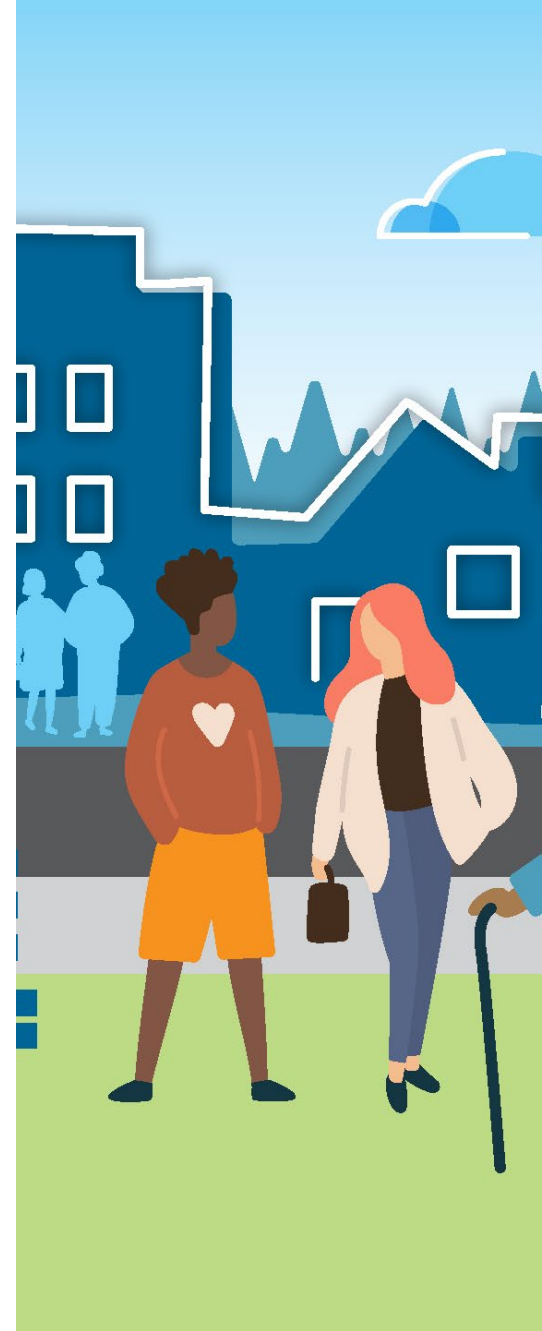
Racially Disparate Impact Analysis

- Race impacts accessing and maintaining housing in Bellevue
 - Location
 - Ownership
 - Housing cost burden
 - Children's learning outcomes
 - Exposure to environmental hazards
 - Access to parks and open space.



Racially Disparate Impact Analysis

- Under-investment in Crossroads, Eastgate & Factoria
- Homogeneity of housing types
- Rapidly rising housing prices
- Income disparities between races
- Low-income elderly
- Unaffordable for many workers
- Differential treatment of races



Racially Disparate Impact Analysis

- Impact of policies
 - Lower cost housing requirements
 - Majority-rule decision-making
 - “Balance the needs of...”
 - Balance between aesthetics & other city priorities
- Terms that are subjective
 - Neighborhood character & identity
 - Compatibility
 - Appropriate regulations



DEIS Implications for Preferred Alternative

Impact	Alt	Measures
Climate change impacts	ANY	Policies related to building heating/cooling, tree canopy, impervious surface, information & services
Impervious surface	ANY	Policies related to stormwater, landscaping, critical areas
Poor air quality	ANY	Policies related to distance from freeways, barriers, ventilation, monitoring
Heat island	ANY	Policies related to tree canopy
Commercial displacement	ANY	Policies related to commercial size limits, parking requirements, right to return, relocation assistance
Public views	ANY	Policies related to heights & spacing, setbacks, protection of certain views

DEIS Implications for Preferred Alternative

Impact	Alt	Measures
Housing affordability	ANY	All Action Alternatives will allow for more expansion of Bellevue's housing supply
Residential displacement	ANY	Policies related to homeownership pathways & support, use public land for housing
Compatibility of scale & uses	ANY	Policies related to transitions between land uses
<i>Wilburton Study Area</i>		
Compatibility of scale & uses	ANY	Policies related to transitions between land uses
Public views	ANY	Policies related to design guidelines & dimensional requirements

Community Engage. Implications for Preferred Alternative

Impact	Alt	Measures
Housing out of reach	3	Alt 3 has the most opportunity for middle scale housing
Poorest residents have least opportunity	3	Alt 3 has the most opportunity for subsidized housing
Variety of housing needs	ANY	Customize any alt to respond to specific conditions of neighborhoods
Homeownership	3	Alt 3 has the most opportunity for middle scale housing
Middle housing	ANY	Locations for middle housing can be tailored
Greenhouse Gas Emissions	2	Alt 2 has the highest capacity for housing relative to jobs

Strategy Team Implications for Preferred Alternative

Impact	Measures
Need affordable housing	Alt 3 has the most opportunity for subsidized housing
Equity in housing & development	Alt 3 has mandatory & incentive-based systems in different parts of the city
Bold vision	Alt 3 has the highest capacity for both housing and jobs

Economic Impact Implications for Preferred Alternative

Impact	Alt	Measures
Retain small independent businesses	2/3	Alt 2 & 3 incentivize infill development in Neighborhood Centers
Housing around Neighborhood Centers	3	Alt 3 has the most capacity for housing around the Neighborhood Centers

RDI Analysis Implications for Preferred Alternative

Impact	Alt	Measures
Historical context	ANY	Any Alt can be refined to ensure benefits & burdens of development are shared
Preserve naturally occurring affordable housing	1	Alt 1 has the least increase in density in multi-family areas

Upcoming Meetings

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