



Comp Plan/Wilburton

Recommendation for Additional Analysis in FEIS

Michael Kattermann

Emil King

Thara Johnson

Janet Shull

Community Development Department

July 24, 2023





Direction

- ✓ July 17 – Review & feedback on Planning Commission Preferred Alternative for Comp Plan Update & Wilburton.
- **July 24 – Continued Council discussion and direction on FEIS Preferred Alternative.**
- August 7 (if needed) – Continued Council discussion and direction.





Agenda

1. Overview of Schedule
2. Follow-up on July 17 Council discussion
 - Summary of Council feedback
3. Confirm direction on additional study in FEIS





Confirm Direction

1. Wilburton Study Area
2. Mixed Use Centers
3. Neighborhood Centers
4. Areas of Opportunity
5. Neighborhood Residential
6. Affordable Housing
7. Tree Canopy
8. Site Specific DEIS requests
9. Other

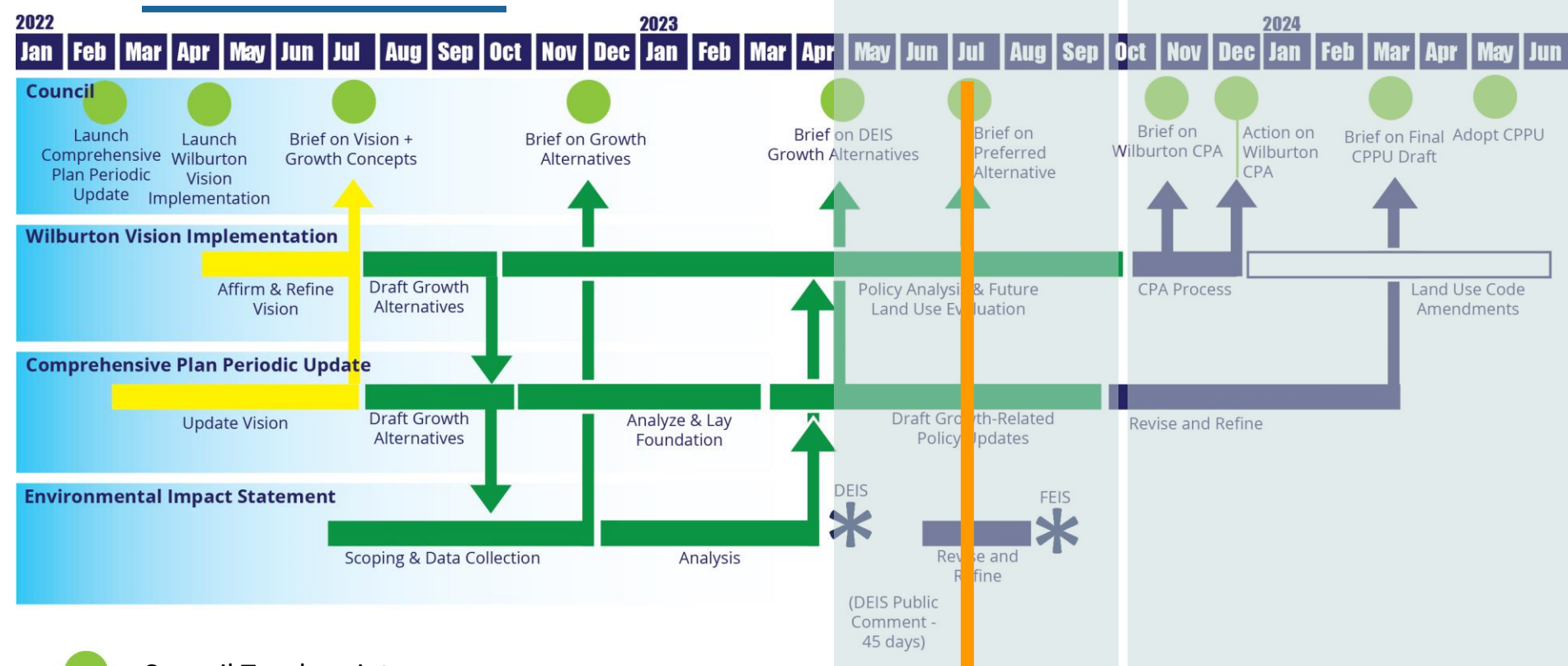




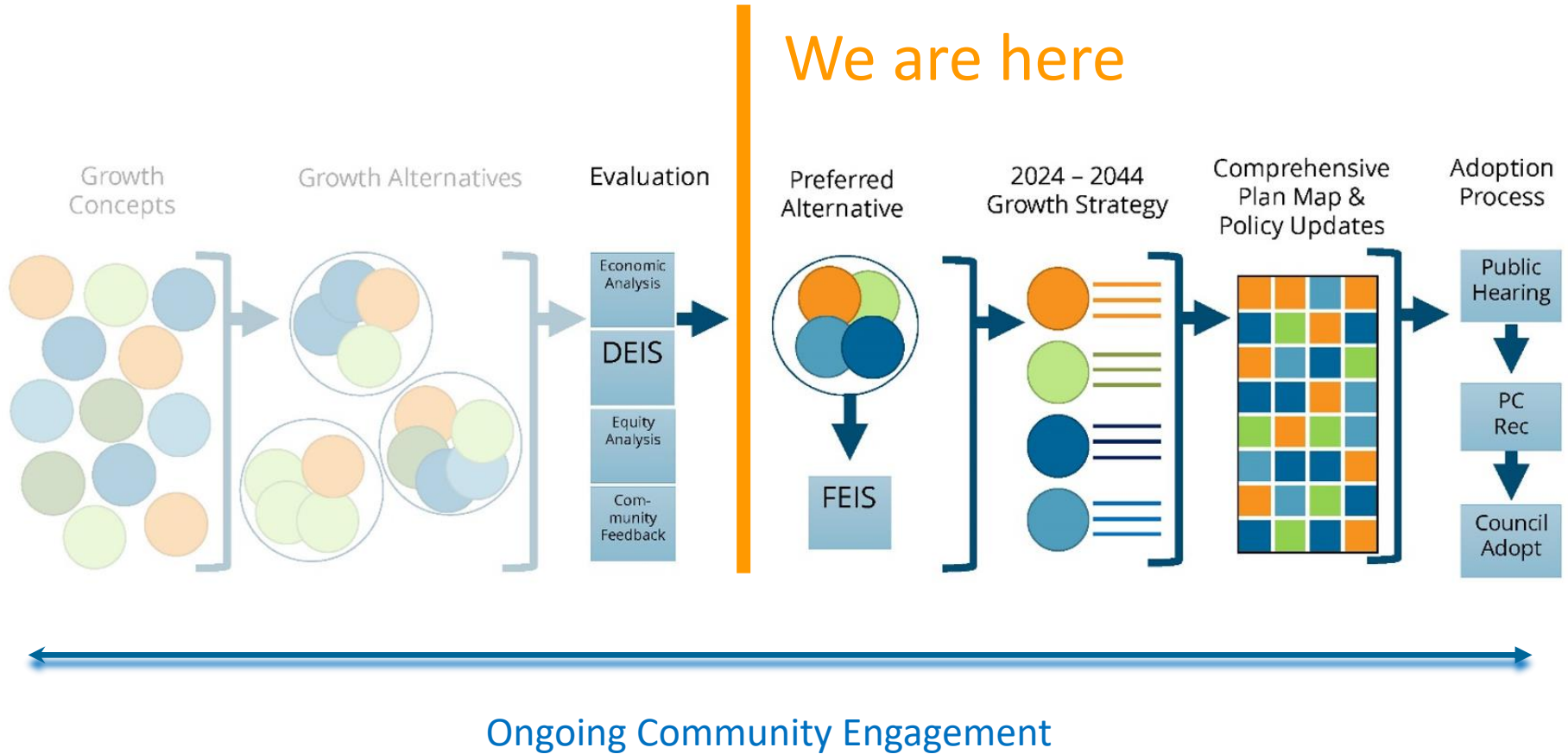
Comp Plan and Wilburton Schedule

Finalize EIS

Update Policies & Adopt



Process Framework



1. Wilburton Study Area



- Council Feedback
 - Study the Planning Commission Preferred Alternative – hybrid of Alternatives 2 and 3
- FEIS Analysis
 - Evaluate impacts on neighborhoods to east of study area
 - Assess impact of higher densities around Lake Bellevue, including public access

2. Mixed Use Centers



- Council Feedback
 - Study Planning Commission Preferred Alternative
- FEIS Analysis
 - Study transportation impacts and mitigation measures

3. Neighborhood Centers



- Council Feedback
 - Neighborhood Shopping Centers vary in size, uses, densities
 - May be need for new Mixed Use designation (5-7 stories)
- FEIS Analysis
 - Which Neighborhood Centers should be included for further study?

4. Areas of Opportunity



- Council Feedback
 - Do not have higher residential densities around areas of opportunity
- FEIS Analysis
 - Remove higher density residential land use changes outside of Mixed Use and Neighborhood Centers

5. Neighborhood Residential



- Council Feedback
 - Study Planning Commission Preferred Alternative
- FEIS Analysis
 - Study impacts of HB 1110 & HB 1337
- Further Discussion
 - Include mix land use designation of R-Medium (20-30 du/ac) & R-Low (7.5 – 15 du/ac) to Overlake Farms parcels
 - Should R-LL be replaced by R-Suburban citywide?

6. Affordable Housing



- Council Feedback
 - Study Planning Commission Preferred Alternative
- FEIS Analysis
 - Study both mandatory & incentive systems citywide
 - Study impact of other affordable housing programs including MFTE, rental & ownership
 - Study impact of mandatory on price of market rate units

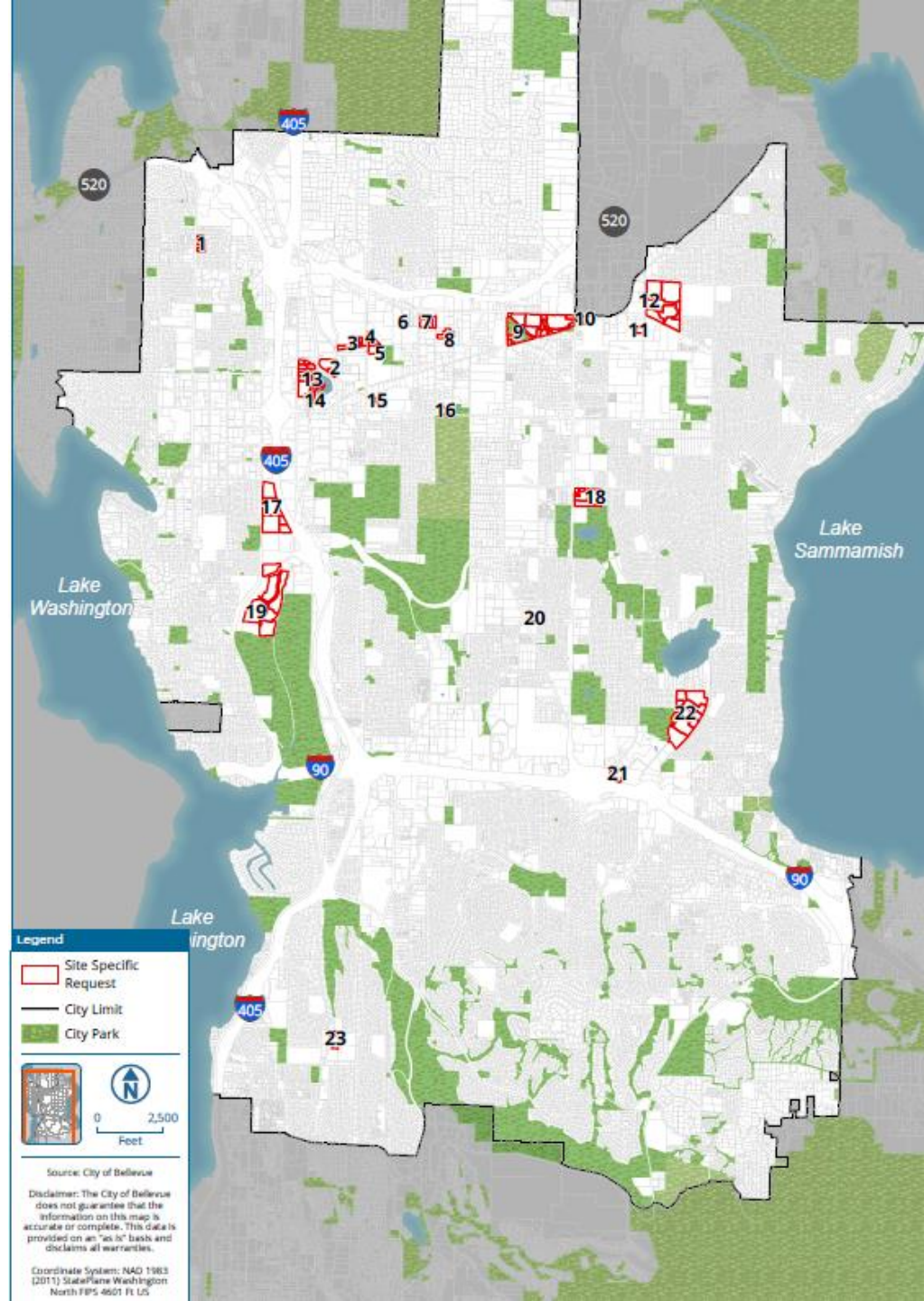
7. Tree Canopy



- Council Feedback
 - Tree canopy foundational to identity of Bellevue
- FEIS Analysis
 - Study impact on tree canopy

8. Site Specific Requests

- Requests not analyzed in any DEIS alternative and not recommended for Preferred Alternative



9. Other



- Traffic Analysis
- Summary of Alternatives, Impacts & Mitigation (Att. A)
- Tree Canopy Map (Att. B)
- Building types under HB 1110
- Evaluate how alternatives align with values

Missing Middle Building Types



Duplex



Fourplex



Sixplex

Missing Middle Building Types



Cottages



Townhomes



Confirm Direction

1. Wilburton
2. Mixed Use Centers
3. Neighborhood Centers
4. Areas of Opportunity
5. Neighborhood Residential
6. Affordable Housing
7. Tree Canopy
8. Site specific requests
9. Other



1: Wilburton Study Area



- Council Direction
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2: Mixed Use Centers



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3: Neighborhood Centers



- Council Direction
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 - May be need for new Mixed Use designation (5-7 stories)
- FEIS Analysis
 - Which Neighborhood Centers should be included for further study?

Neighborhood Center Building Types

*representative of typical building scale + height

Spring District Brewpub



Downtown Lux Apartments



Spring District Amli Apartments



Spring District Arras Apartments



Midrise (5 to 10 stories)

Lowrise

2 to 4 stories

Midrise

5 stories

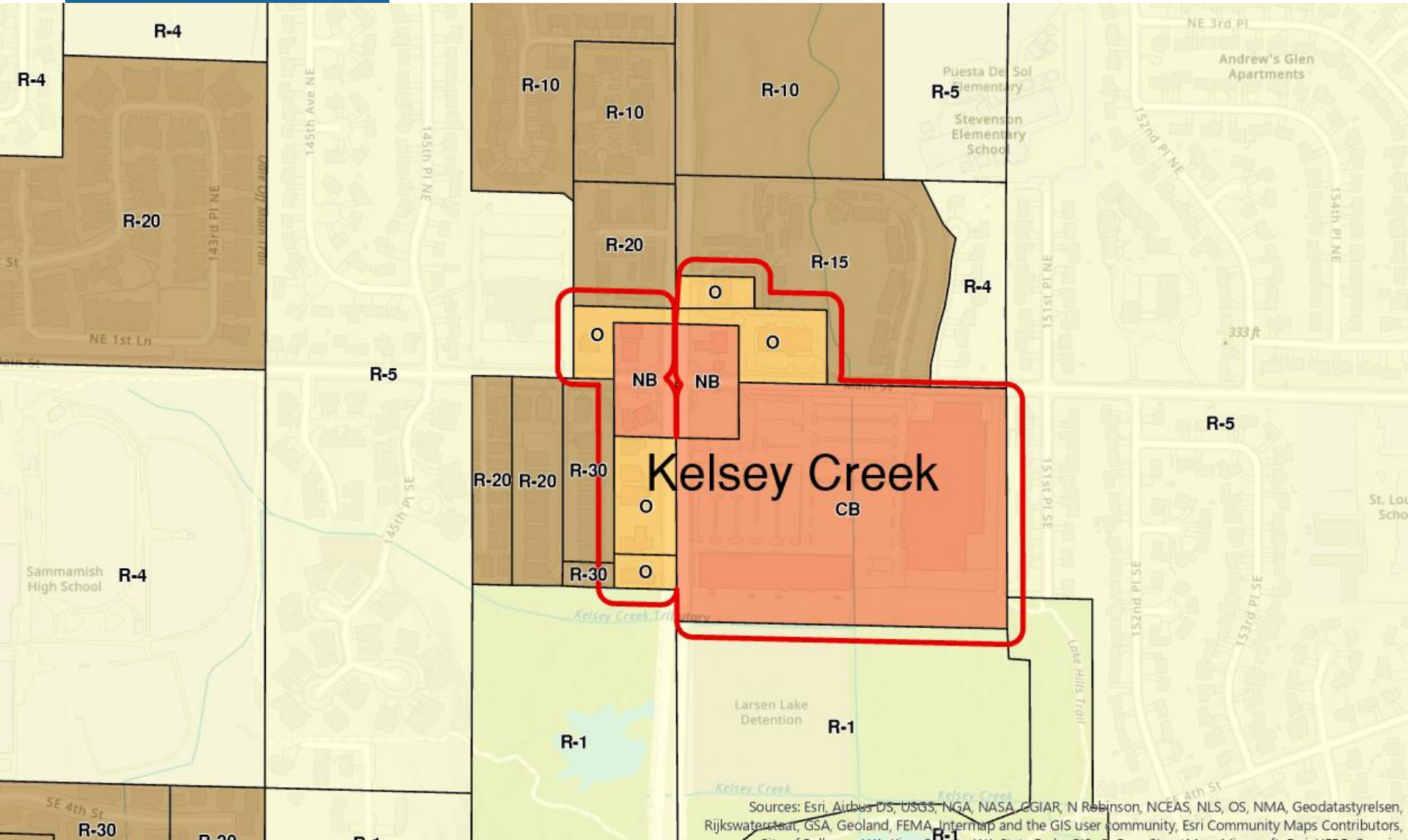
Midrise

7 stories

Midrise

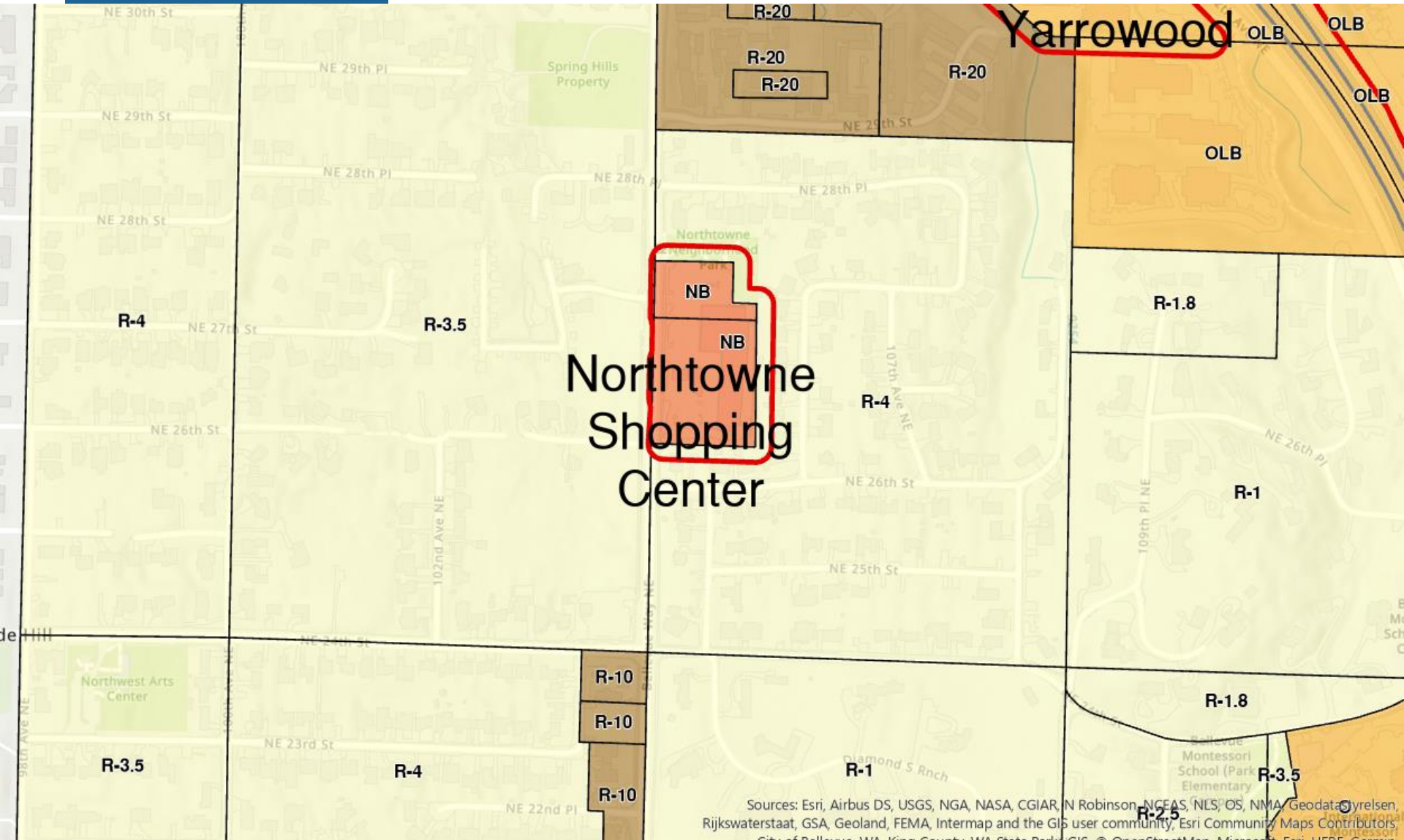
10 stories

Kelsey Creek





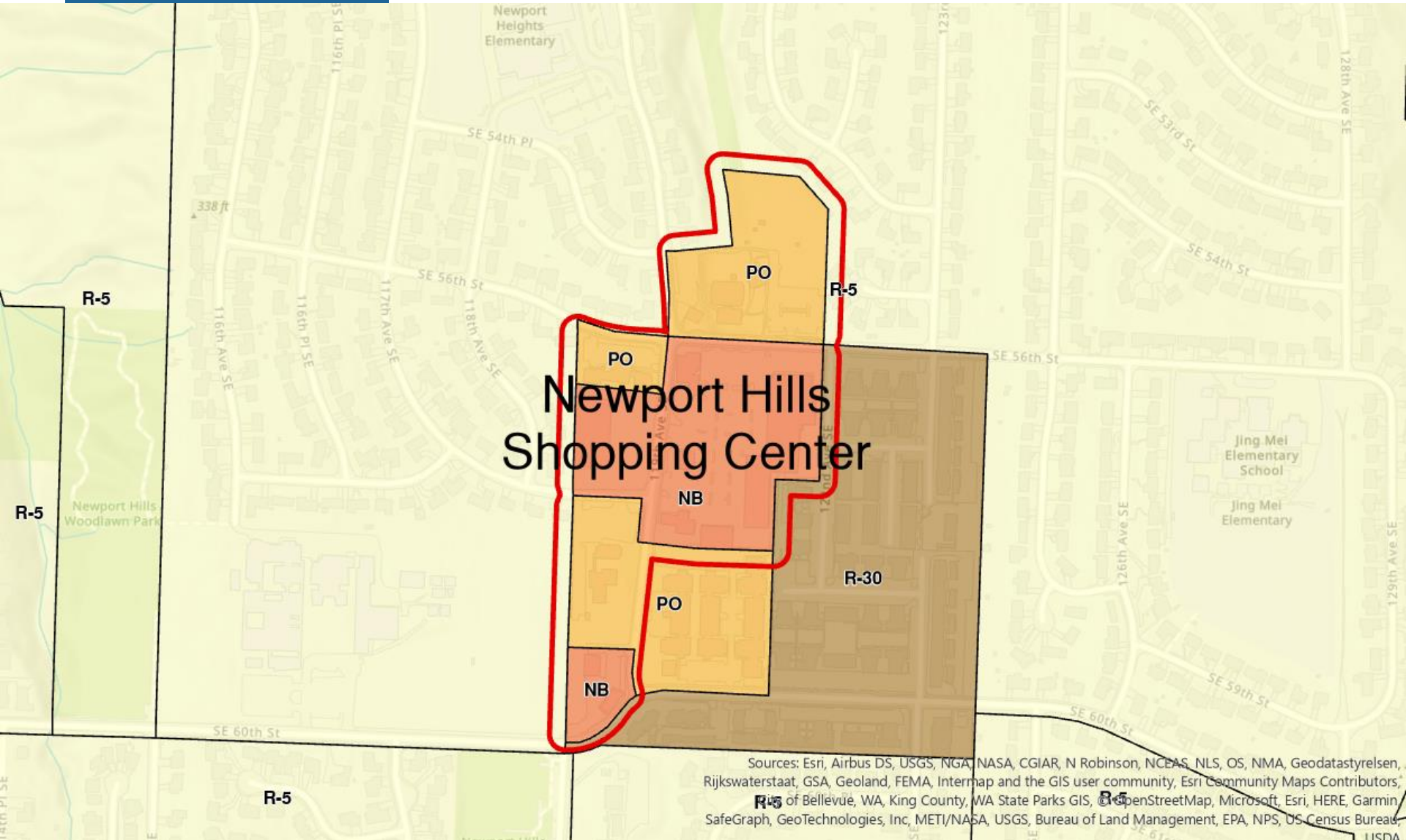
Northtowne Shopping Center



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodata, Gyselsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Bellevue, WA, King County, WA, State of WA, GIS © OpenStreetMap, Mapbox, Esri, HERE



Newport Hills Shopping Center



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Bellevue, WA, King County, WA State Parks GIS, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USGS, NPS, US Census Bureau

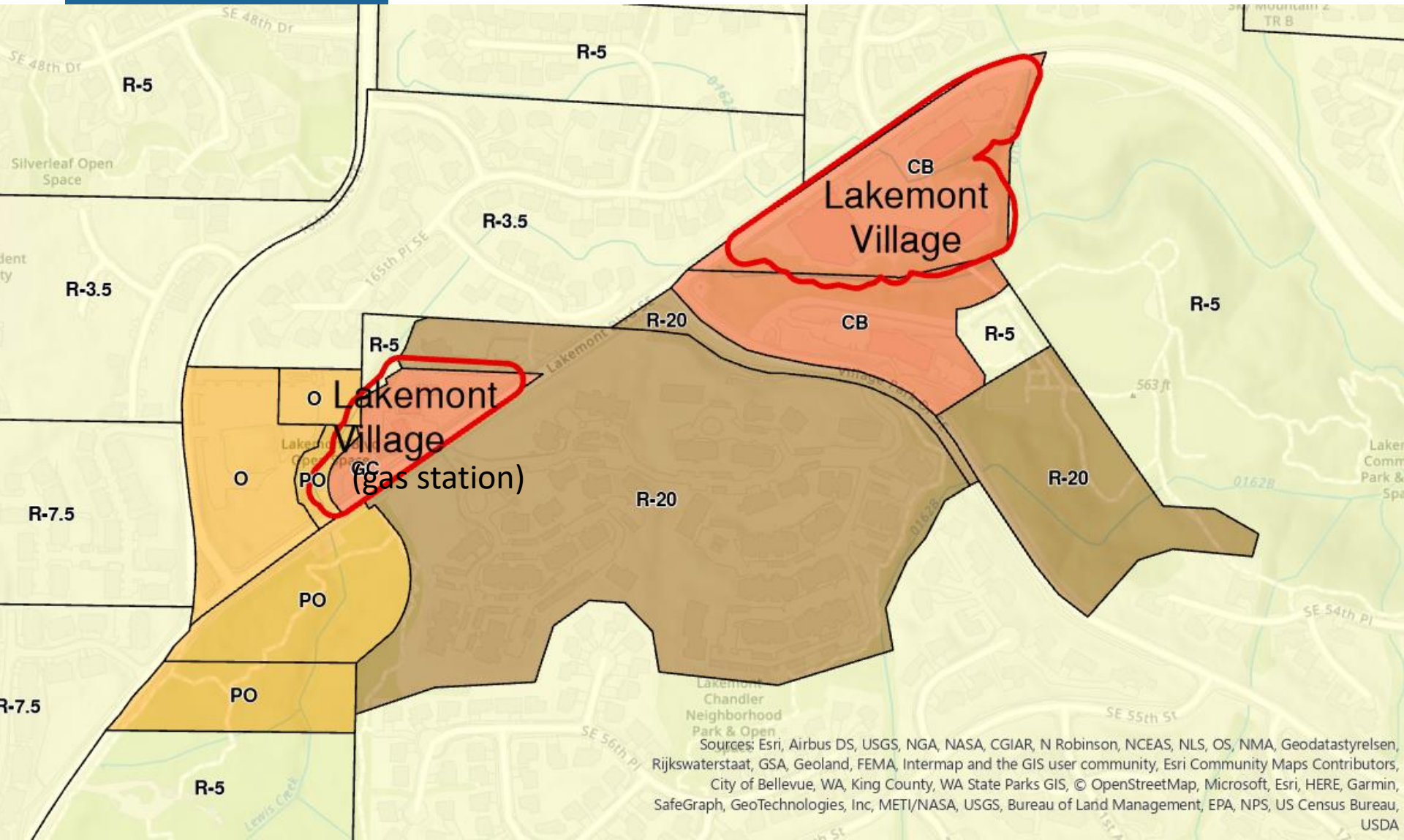


Lake Hills Village



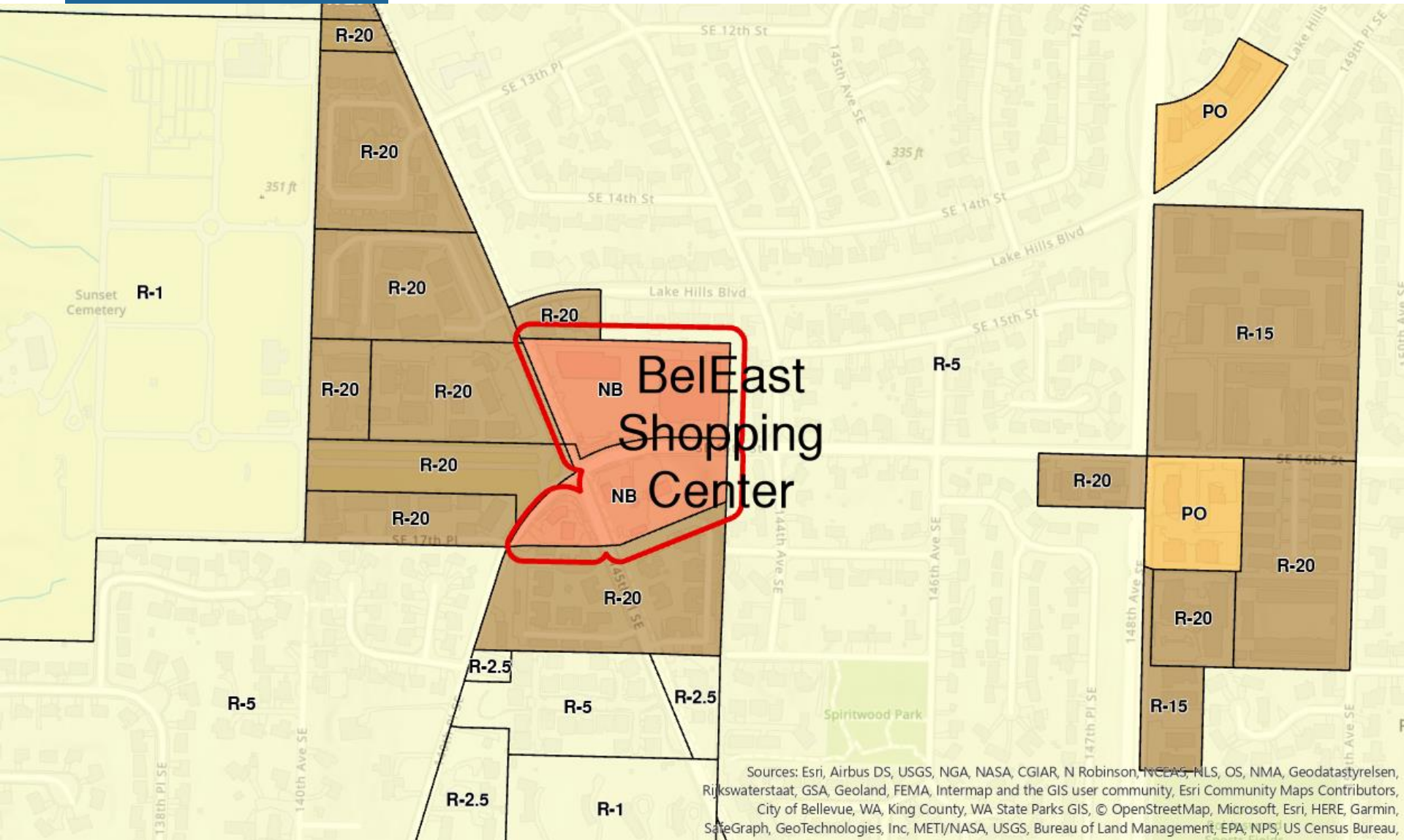
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Lakemont Village





BelEast Shopping Center



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Bellevue, WA, King County, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau,

4: Areas of Opportunity



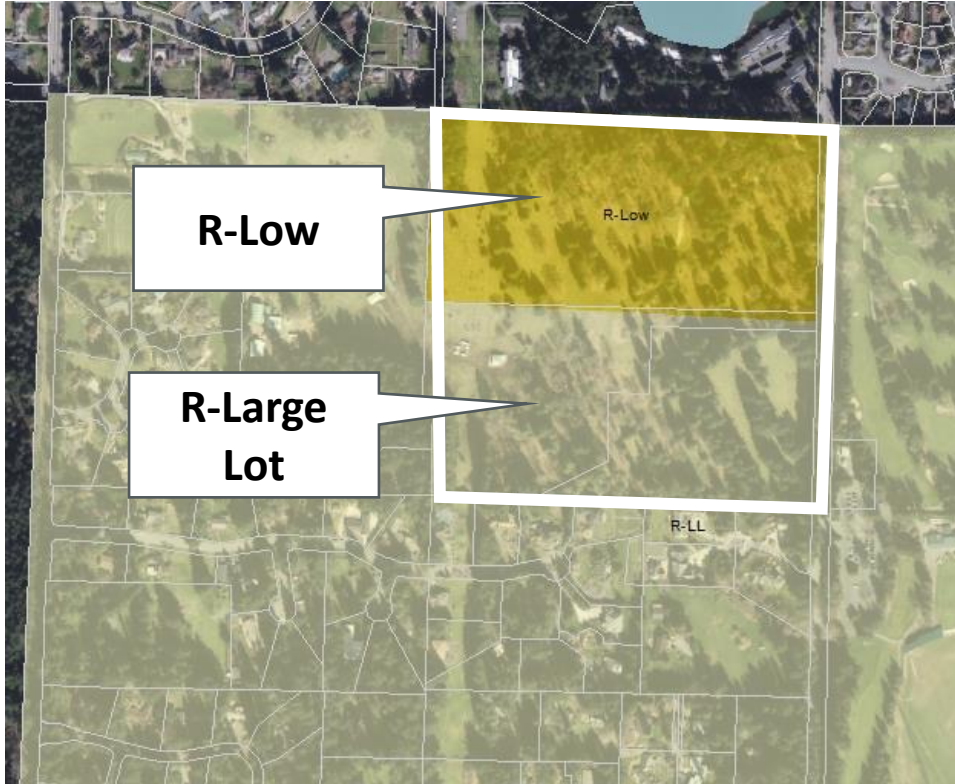
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5: Neighborhood Residential

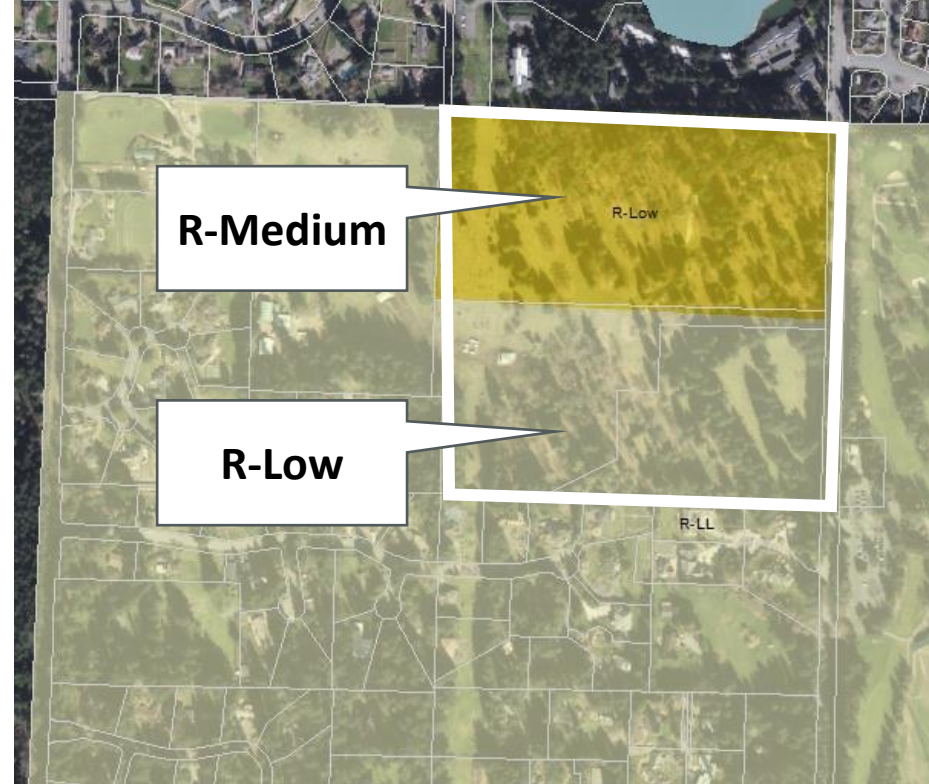


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Overlake Farms, 40 acres



Preferred Alternative



Request from Overlake Farms

6: Affordable Housing



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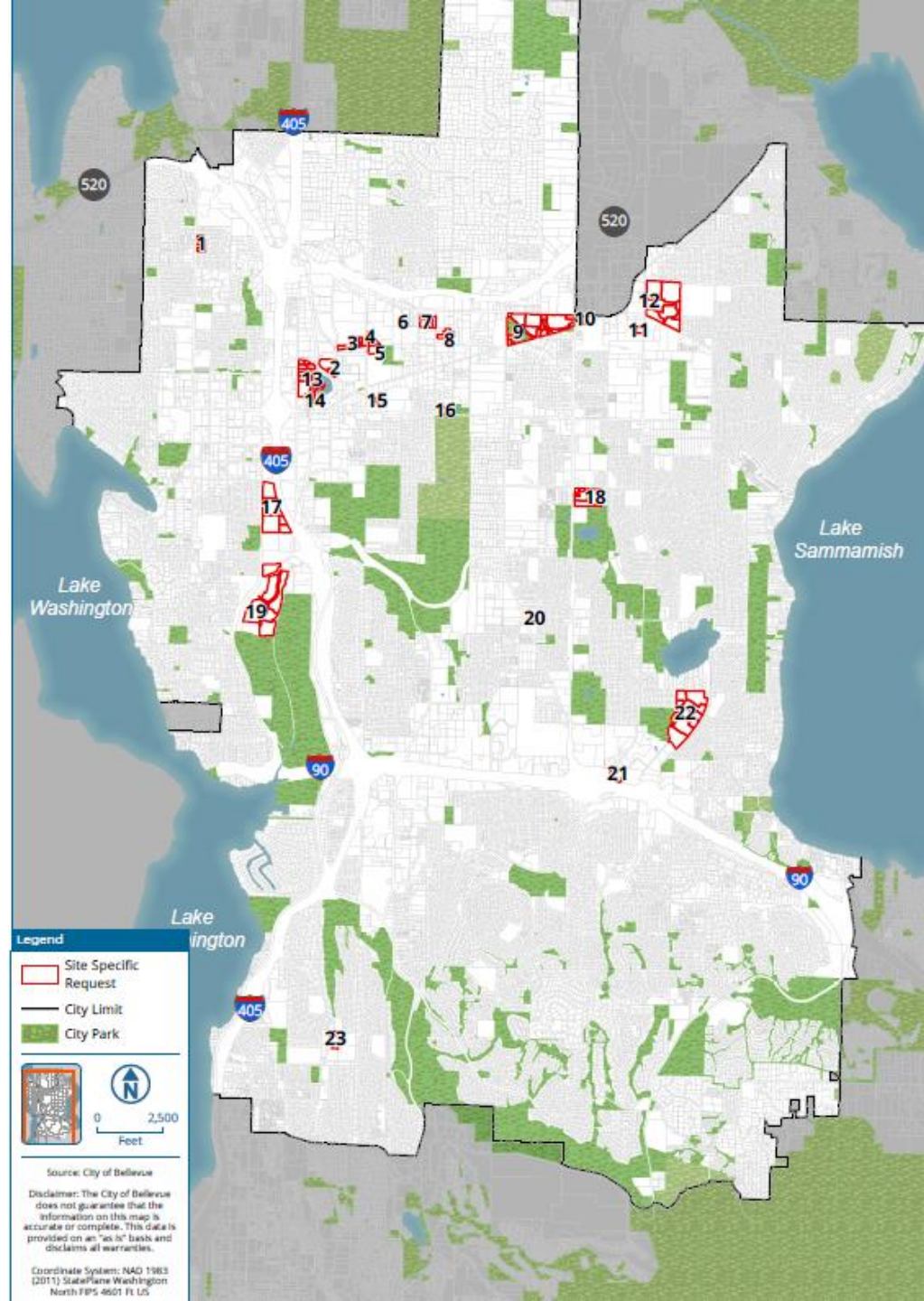
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- Traffic Analysis
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- Tree Canopy Map
- Building types under HB 1110
- Evaluate how alternatives align with values



Direction

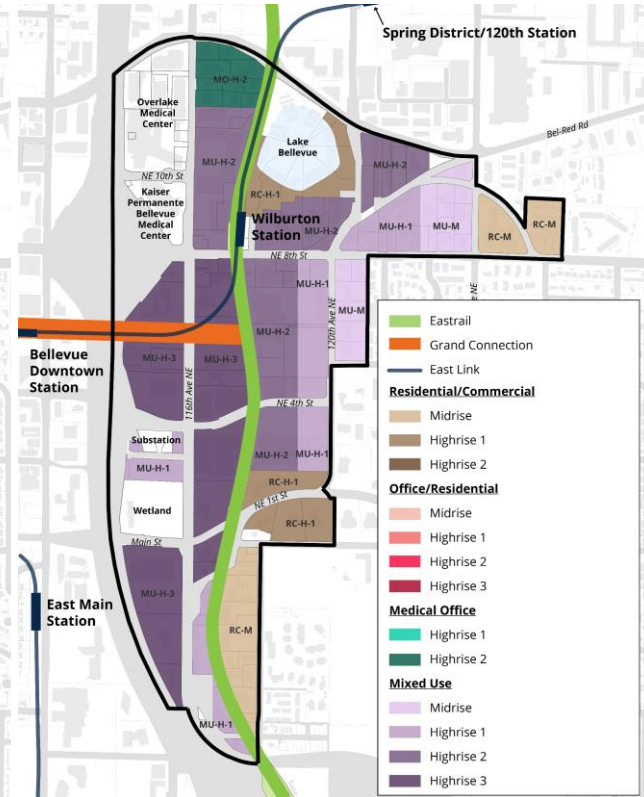
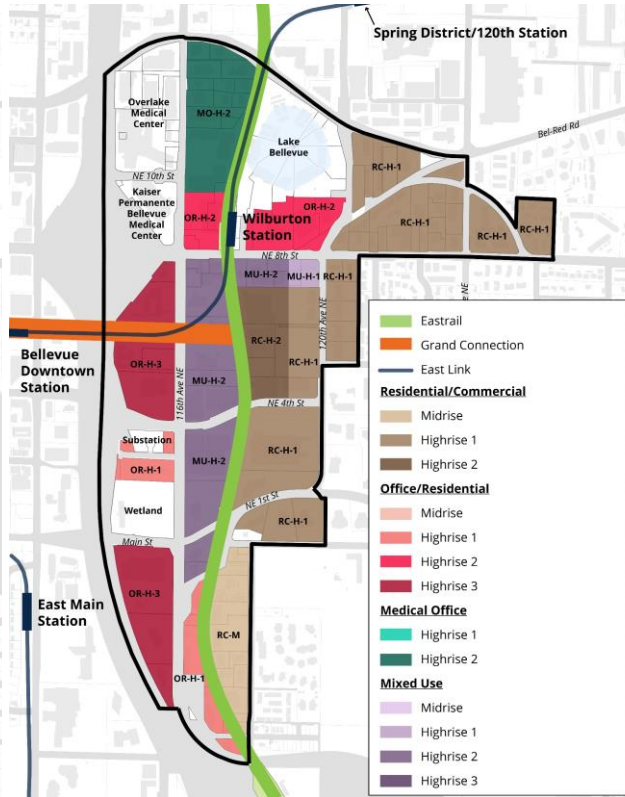
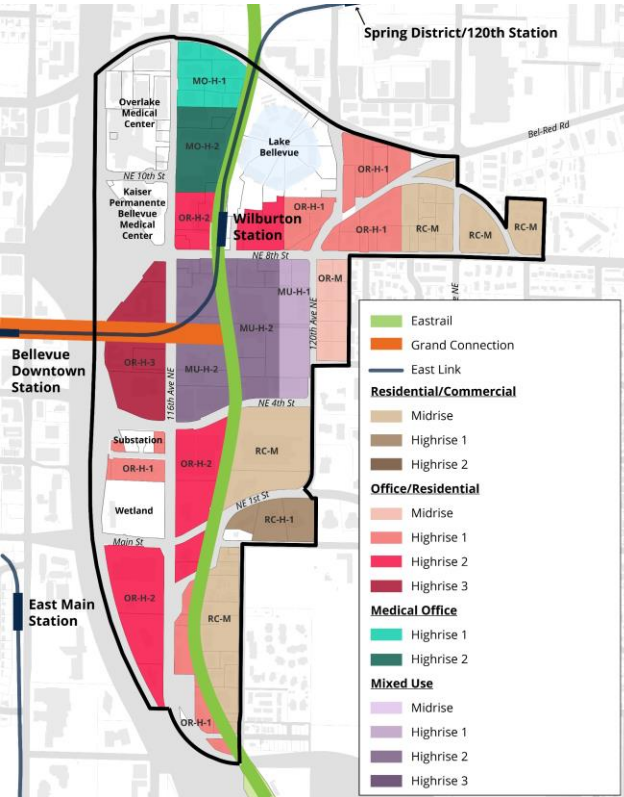
- **Council direction on Planning Commission Preferred Alternative for further study in FEIS**





Wilburton DEIS Alternatives

Alt 0 Retain current policies and code

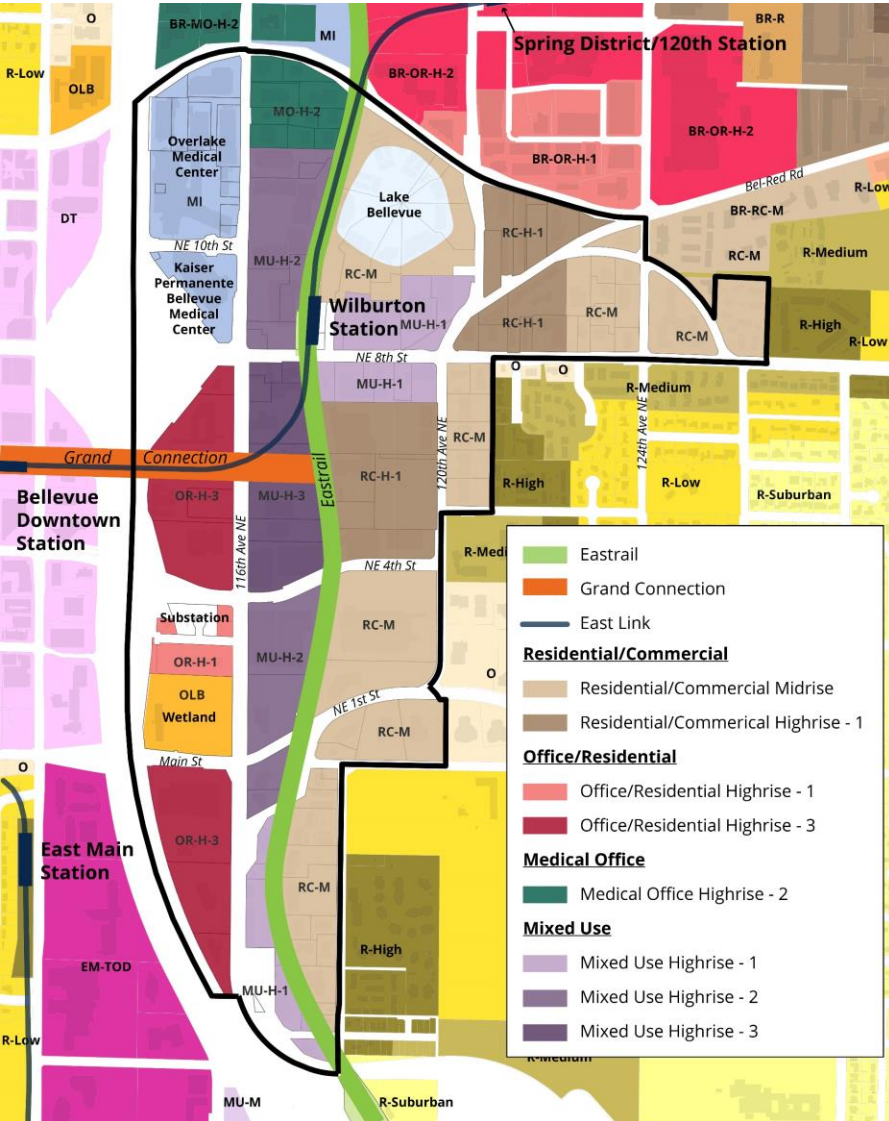


Alt 1
Growth focused in core of study area

Alt 2
Growth spread across the study area

Alt 3
Growth focused in core + mixed use nodes

Wilburton Preferred Alternative



East of I-405:

■ Mixed use with office emphasis

- H-3 (up to 45 stories) next to I-405

116th to Eastrail:

■ Mixed use

- H-3 (up to 45 stories) around Grand Connection, stepping down to H-2 (up to 25 stories)

■ Medical office along NE 12th St

East Edge:

■ Mixed use with residential emphasis

- H-1 (up to 16 stories) transitioning to midrise (up to 10 stories)

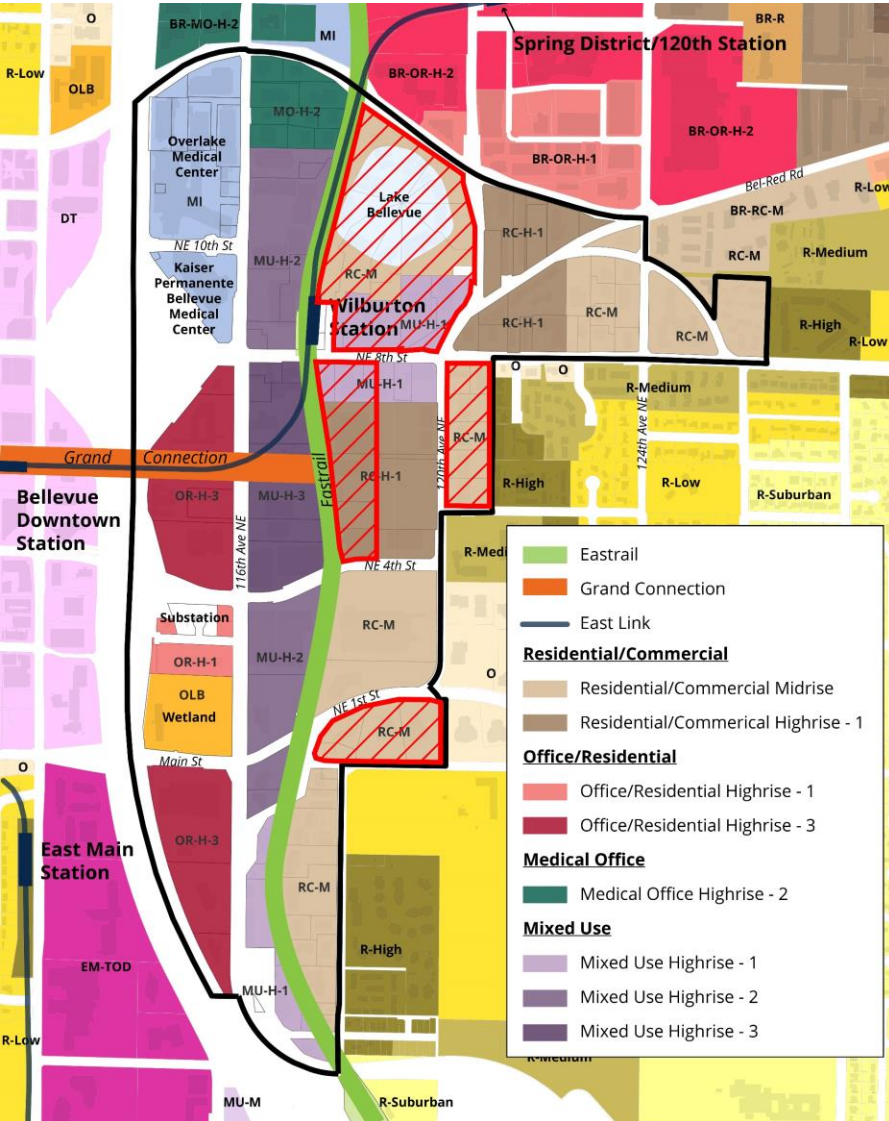
Lake Bellevue:

■ Mixed use with residential emphasis

- Midrise scale (up to 10 stories)

Wilburton Study Area

Compared to DEIS alternatives, lowered heights in few areas east of Eastrail



Equity & Diversity

- On-site affordable housing



Environmental Sustainability

- Lake Bellevue impacts (wetland)
- Less carbon intensive development



Housing

- Greater variety of building types
- Transition in scale + character to residential neighborhoods



Areas different from DEIS alternatives

Wilburton Building Types



Bellevue Towers



Pinnacle North



112th & Main



Bellevue Station



Larger high-rise, towers (10+ stories)

Midrise buildings
Up to 7-10 stories

Highrise 1
Up to 16 stories

Highrise 2
Up to 25 stories

Highrise 3
Up to 45 stories