



**CITY OF BELLEVUE INTEREST STATEMENT:
VISION 2040 CENTERS FRAMEWORK UPDATE**

Bellevue's Interests

The Growth Management Policy Board will be recommending amendments of the centers framework to the Executive Board of the Puget Sound Regional Council in late November 2017. The revised centers framework will inform the update of Vision 2040 as well as future regional transportation funding. Bellevue's continued growth and prosperity are tied in part to its role as a regional growth center and as a recipient of regional transportation investments. The region's interests are best served by a set of clear and measurable criteria and requirements that establish a reasonably high standard to achieve and maintain the regional designation.

The City of Bellevue supports the following principles and amendments to the centers framework:

Principles:

- Reward jurisdictions that act consistent with the regional vision and succeed in accommodating a significant share of growth.
- Strengthen the criteria to reinforce the purpose and value of the centers designation.
- Recognize and build upon the regional and local planning and implementation work that has occurred since Vision 2040 was adopted.
- Improve the balance between the location of jobs and housing, recognizing the impact on housing affordability and transportation patterns.

Regional Growth Centers:

- Proposed categorization and criteria for the two types of regional growth centers (urban and metro).
- Establishing a required planning target for mixed use that consists of a minimum of 20% commercial and 20% residential land uses.
- Requiring all existing centers to have an adopted subarea plan, or equivalent, by 2020 and that all center plans be consistent with updated planning requirements prior to 2025.
- Establishing requirements that ensure these centers are fulfilling their role of accommodating a significant share of future growth at urban densities in a mixed-use, walkable, livable, transit-rich community.

Manufacturing-Industrial Centers (MIC):

- Proposed categorization and criteria for the two types of MIC (employment and industrial).
- Establishing requirements that ensure these centers are fulfilling their role of providing employment and preserving viable land for future employment growth.
- Maintaining the proposed minimum existing and planned jobs thresholds for each type of MIC, rather than granting an exception to existing MIC that have not yet met the minimum.

Countywide Centers:

- Establishing a set of basic, common criteria for designation applied across the region.
- Establishing a required planning target for mixed use that consists of a minimum of 20%

commercial and 20% residential land uses in countywide growth centers.

- Requiring that countywide centers be located in urban areas.
- Establishing a higher minimum existing threshold between 12 and 15 activity units/acre with a minimum planned target between 15 and 20 activity units/acre for countywide growth centers.
- Establishing a minimum existing threshold of 1,000 jobs and a minimum planned target between 2,000 and 4,000 jobs for countywide industrial centers.

Major Military Installations:

- Recognizing major military installations in Vision 2040 while acknowledging that they operate under federal authority and are not subject to local, regional or state plans and regulations.
- Establishing criteria and procedures required for designation at any level including, at a minimum, ongoing coordination and joint land use and transportation planning with adjacent jurisdictions.

Re-designation of Existing Centers:

- Proposed criteria and timelines for existing centers to comply with updated requirements.
- Establishing intermediate, measurable goals and timelines for existing centers that have not achieved the updated thresholds by 2025 to demonstrate progress.