

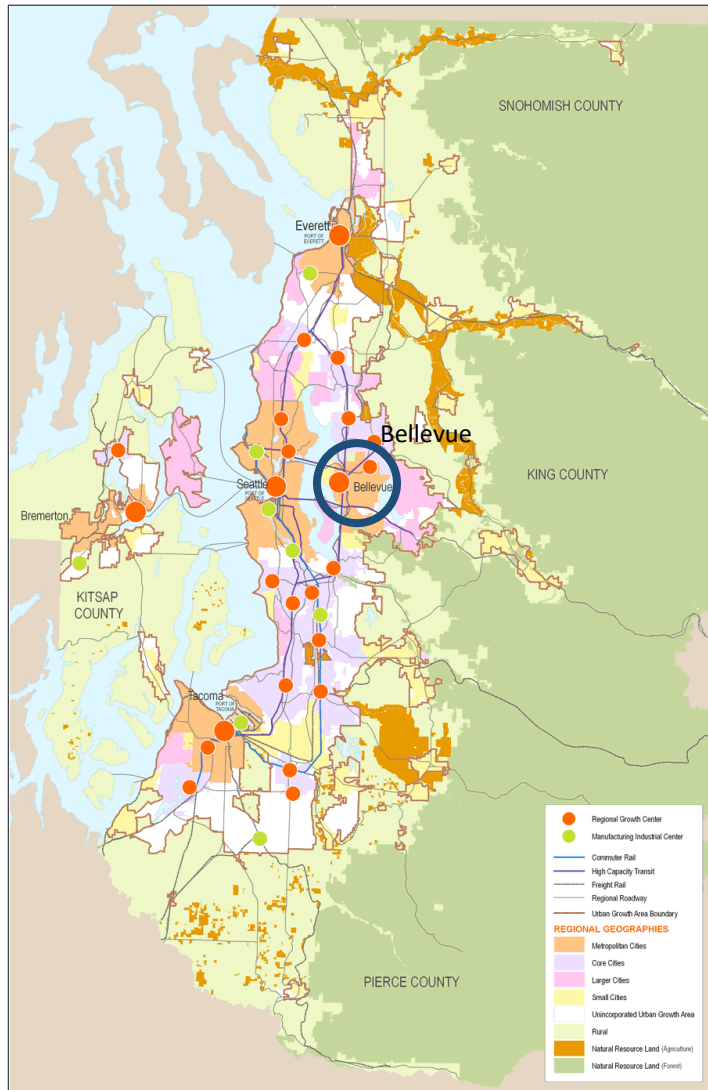
2017 Planning Commission Retreat



Regional & Local Factors Influencing Change in Our Community

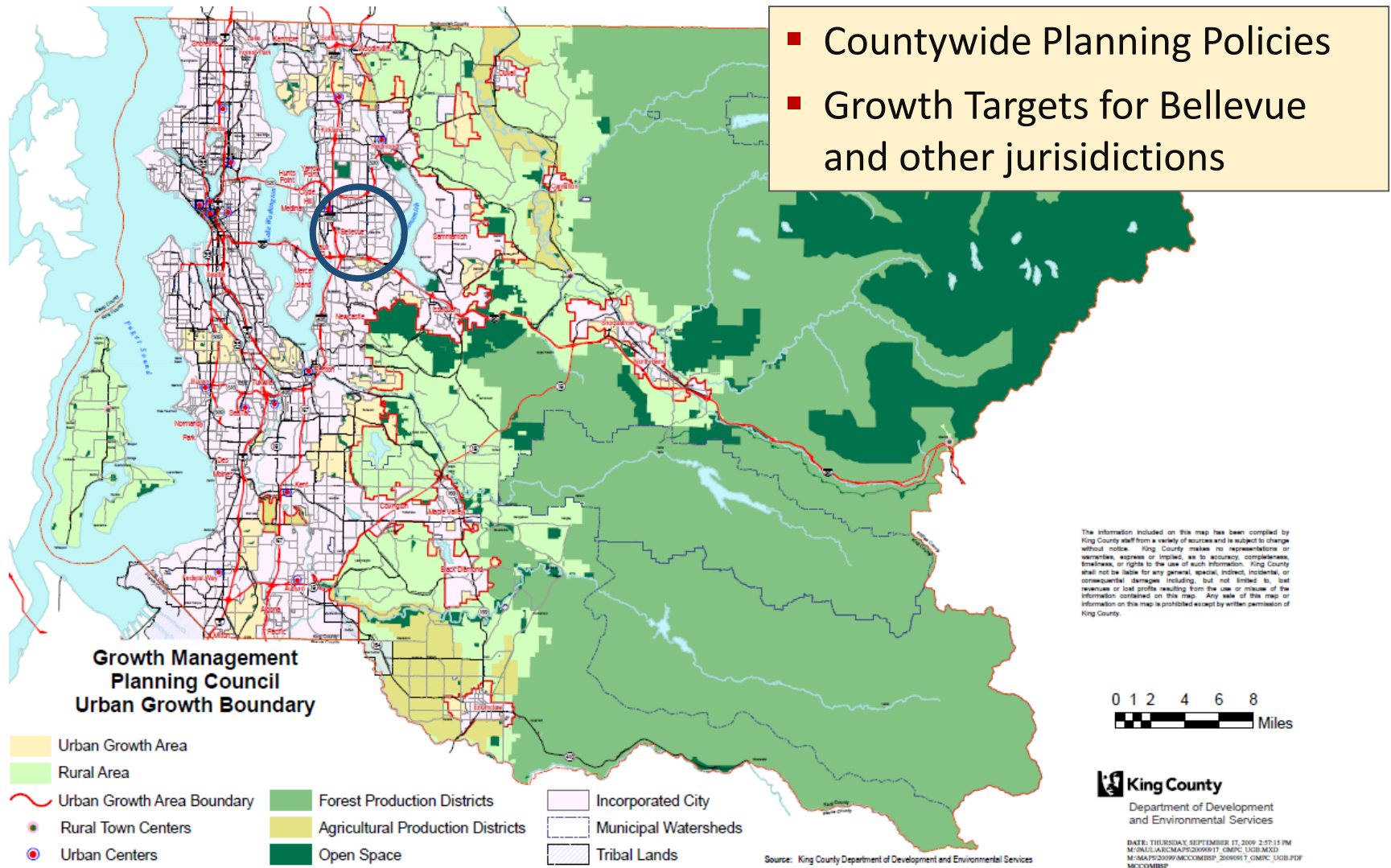


Bellevue in the Region

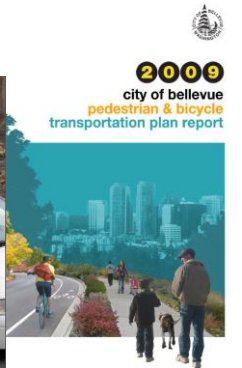
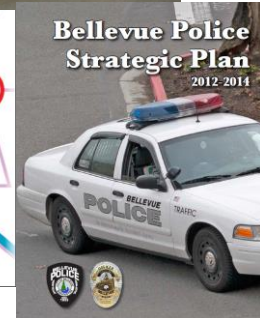
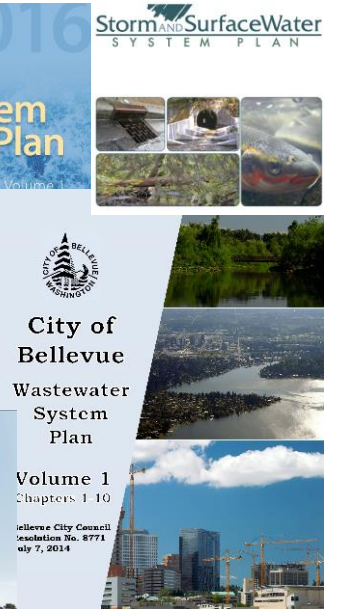
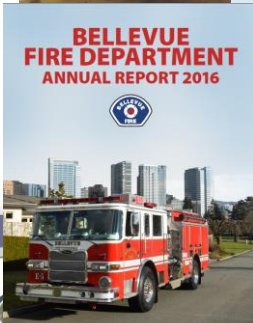
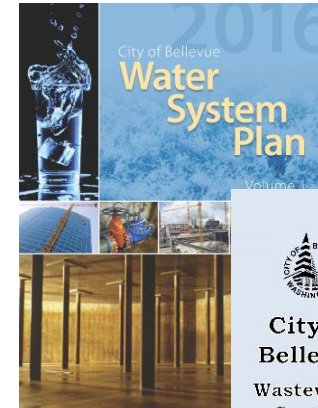
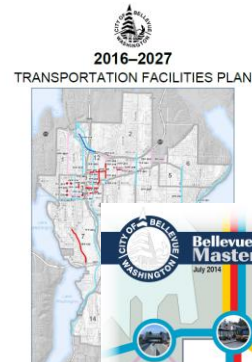
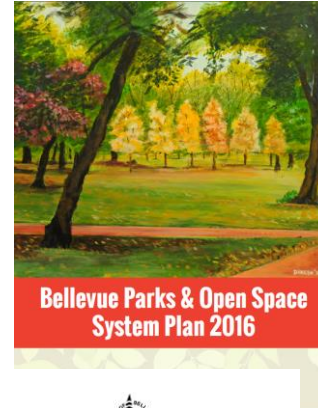


- Bellevue one of five “metropolitan cities”
- Regional planning goals to:
 - Use urban area efficiently & focus development
 - Build off regional transportation investments & integrate land use and transportation planning

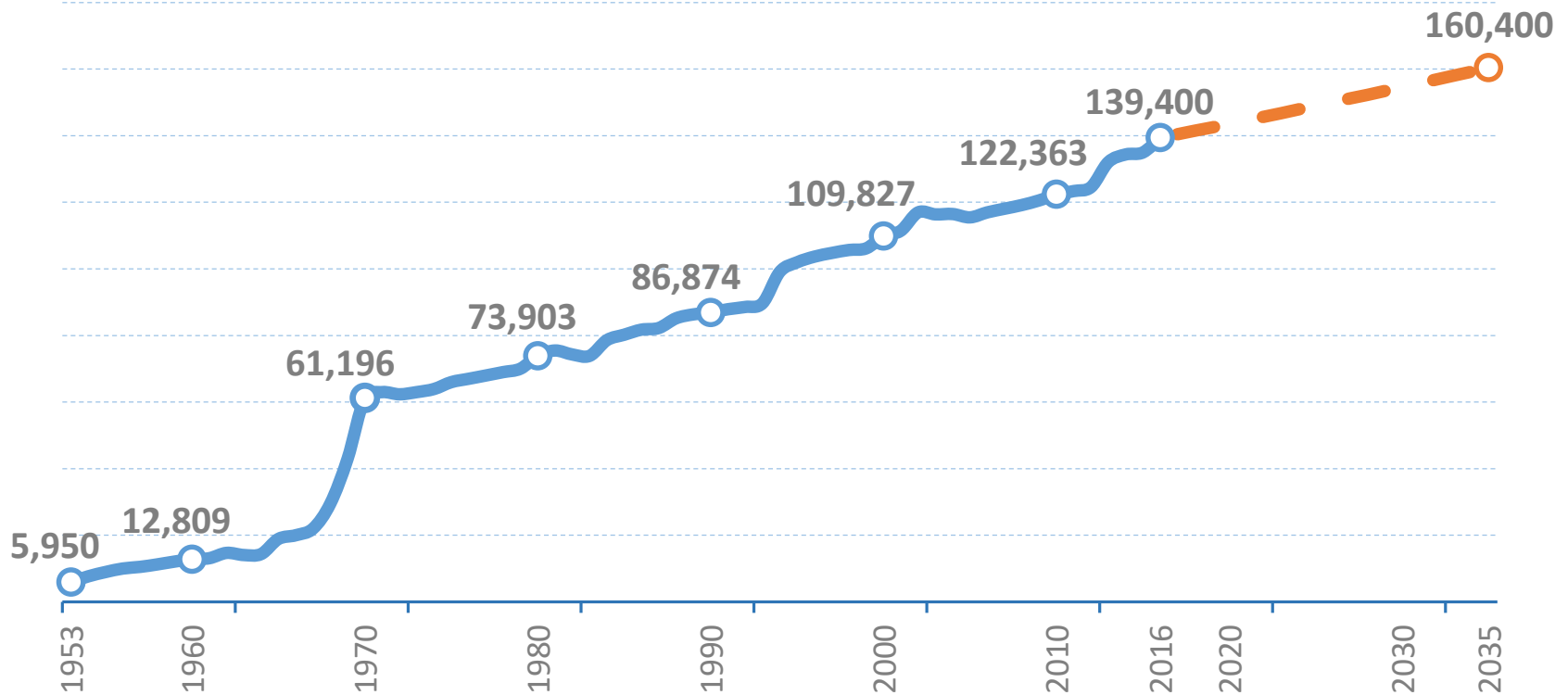
County Urban Growth Boundary



Guiding City Documents

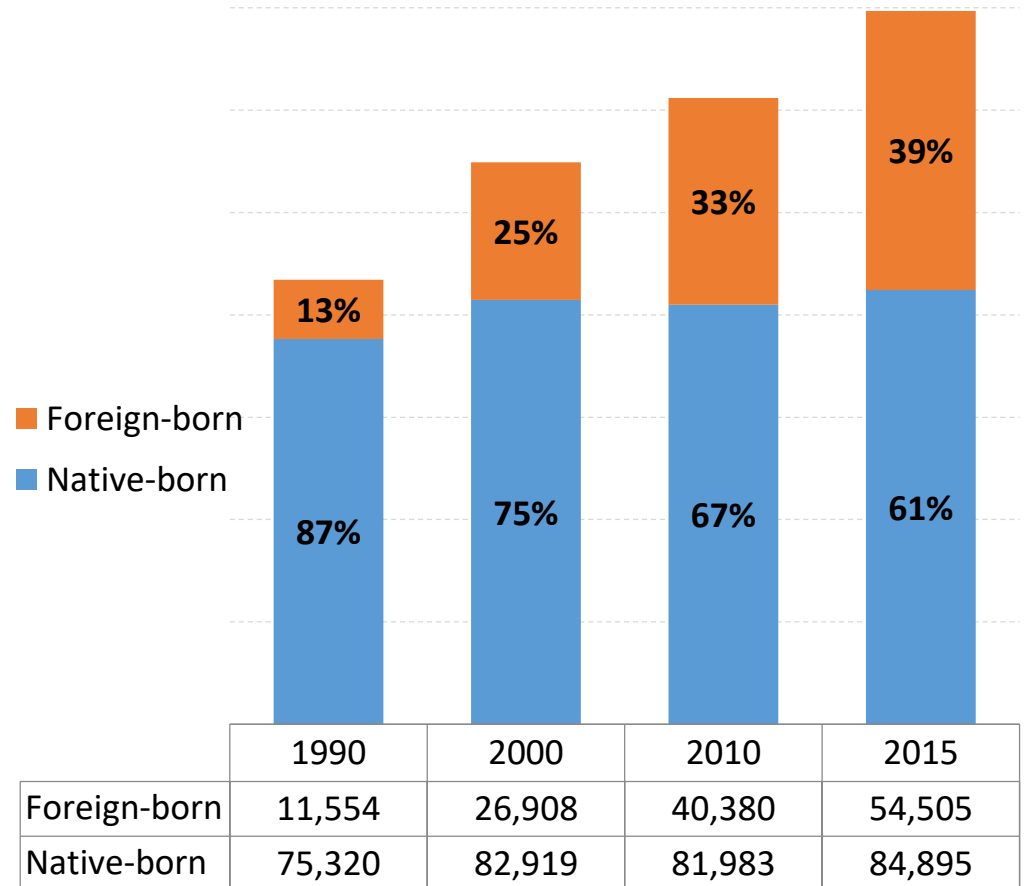
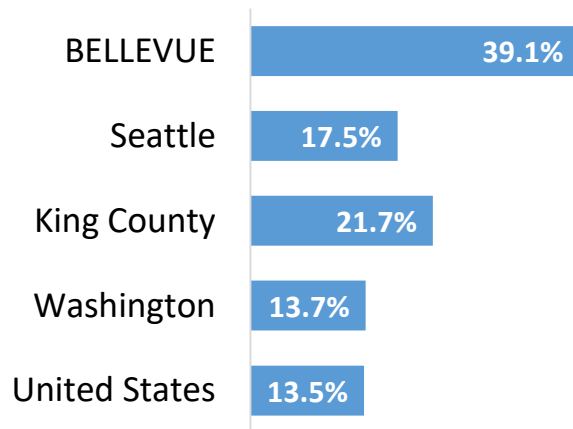


Population Growth & 2035 Projections

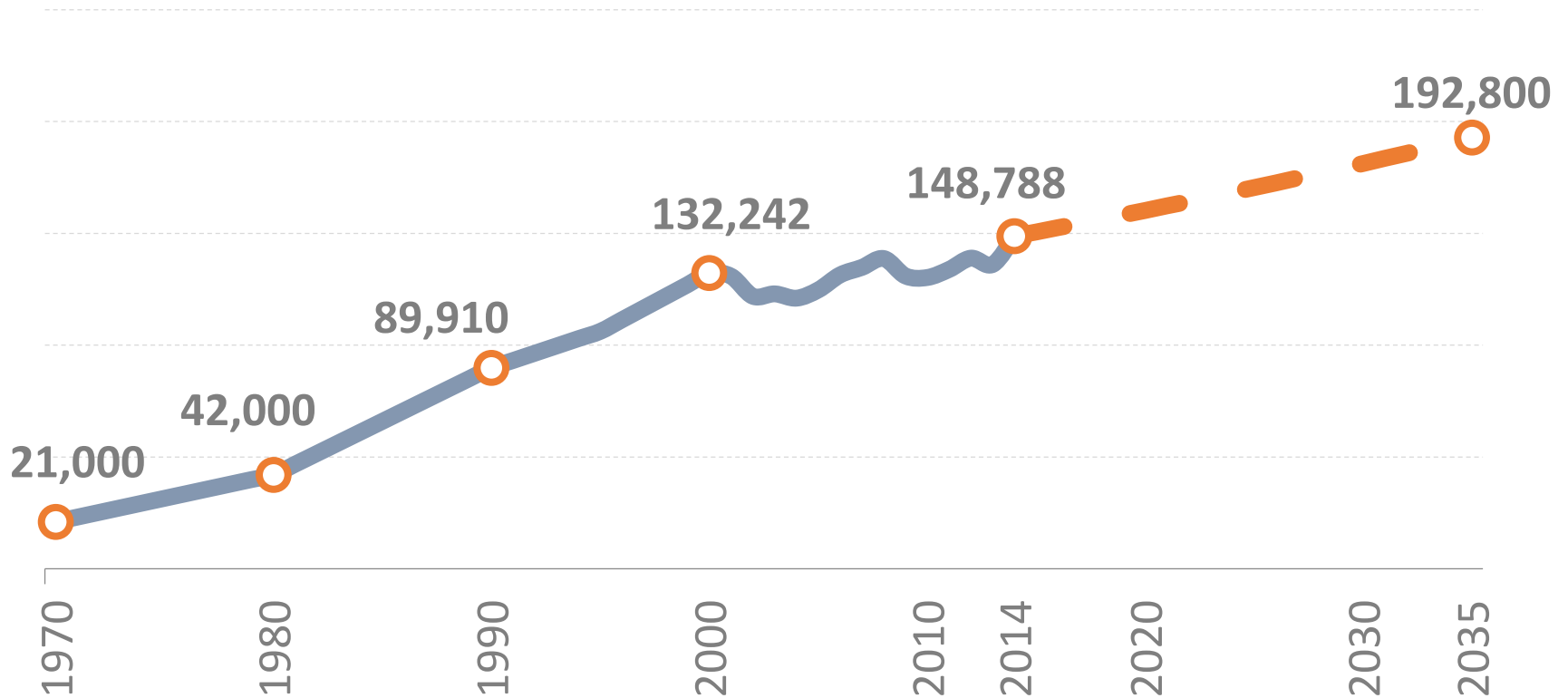


We Welcome The World

Foreign Born Pop. 2015 Comparison



Job Growth & 2035 Projections

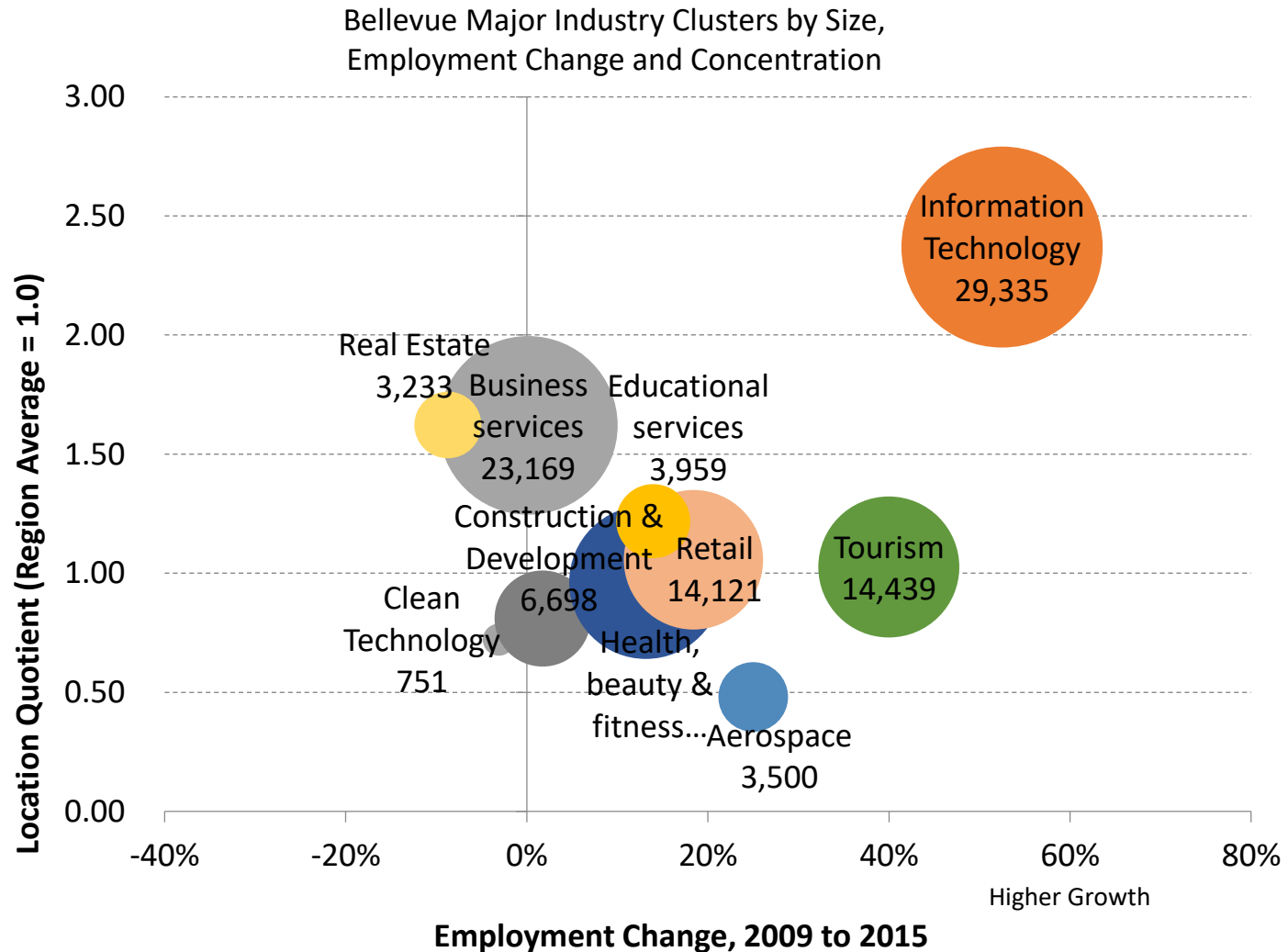


Job Cluster Growth and Concentration

Information technology
Bellevue's largest job
cluster, with significant
increase since 2009.

Business services also
comprises large
number of jobs, but
growth since 2009 has
been small.

Health, beauty and
fitness, retail and
tourism are all large
clusters that witnessed
job growth over the
last six years.



How the Business Community Thinks We're Doing

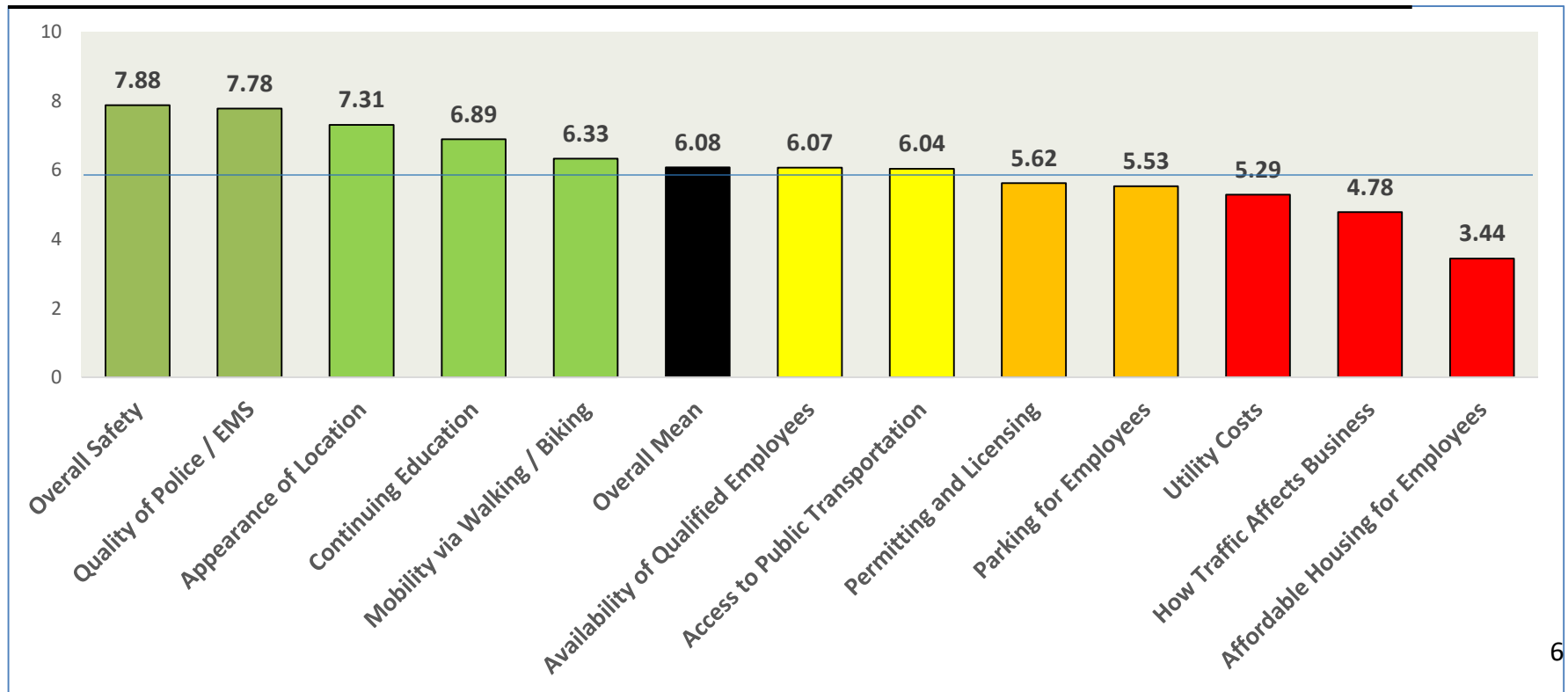
Bellevue receives high ratings for all of its key metrics:

- ❑ 7 out of 10 businesses feel that Bellevue is a “somewhat” or “significantly” better place to operate a business when compared to other cities.
- ❑ 2/3 of businesses in Bellevue feel that the quality of services provided to businesses by the City “exceeds” or “greatly exceeds” their expectations.
- ❑ 69% feel that the city is moving in the right direction
- ❑ 60% feel that they are getting their money’s worth for the tax dollar paid
- ❑ Issues: traffic, parking, and lack of affordable housing
- ❑ 57% are likely to recommend starting a business in Bellevue
- ❑ 92% feel Bellevue’s economy is better than other cities in the Puget Sound Region

Business Community Citywide Survey Results

Summary:

- ❑ Businesses used an 11 point scale. “0” (significantly worse) and “10” (significantly better) than other cities and towns.
- ❑ Findings align with BRE visit feedback.



How Residents Think We're Doing

How would you rate the overall quality of life in Bellevue?

Percent EXCEEDS/GREATLY EXCEEDS EXPECTATIONS 92%

Percent SOMEWHAT AGREE/STRONGLY AGREE - By Neighborhood	Total Average
Is doing a good job planning for growth in ways that add value to your quality of life.	73%
Is doing a good job of looking ahead to meet regional challenges	74%
'Is doing a good job of looking ahead to meet local challenges	78%
'Is doing a good job of planning for and implementing a range of transportation options	75%
Is doing a good job of maintaining and enhancing a healthy natural environment for current and future generations.	88%

Percent GOOD/EXCELLENT By Neighborhood	
How would you describe your neighborhood as a place to live?	94%
Is a safe community in which to live, learn, work, and play.	98%
Bellevue has attractive and well-maintained neighborhoods.	95%

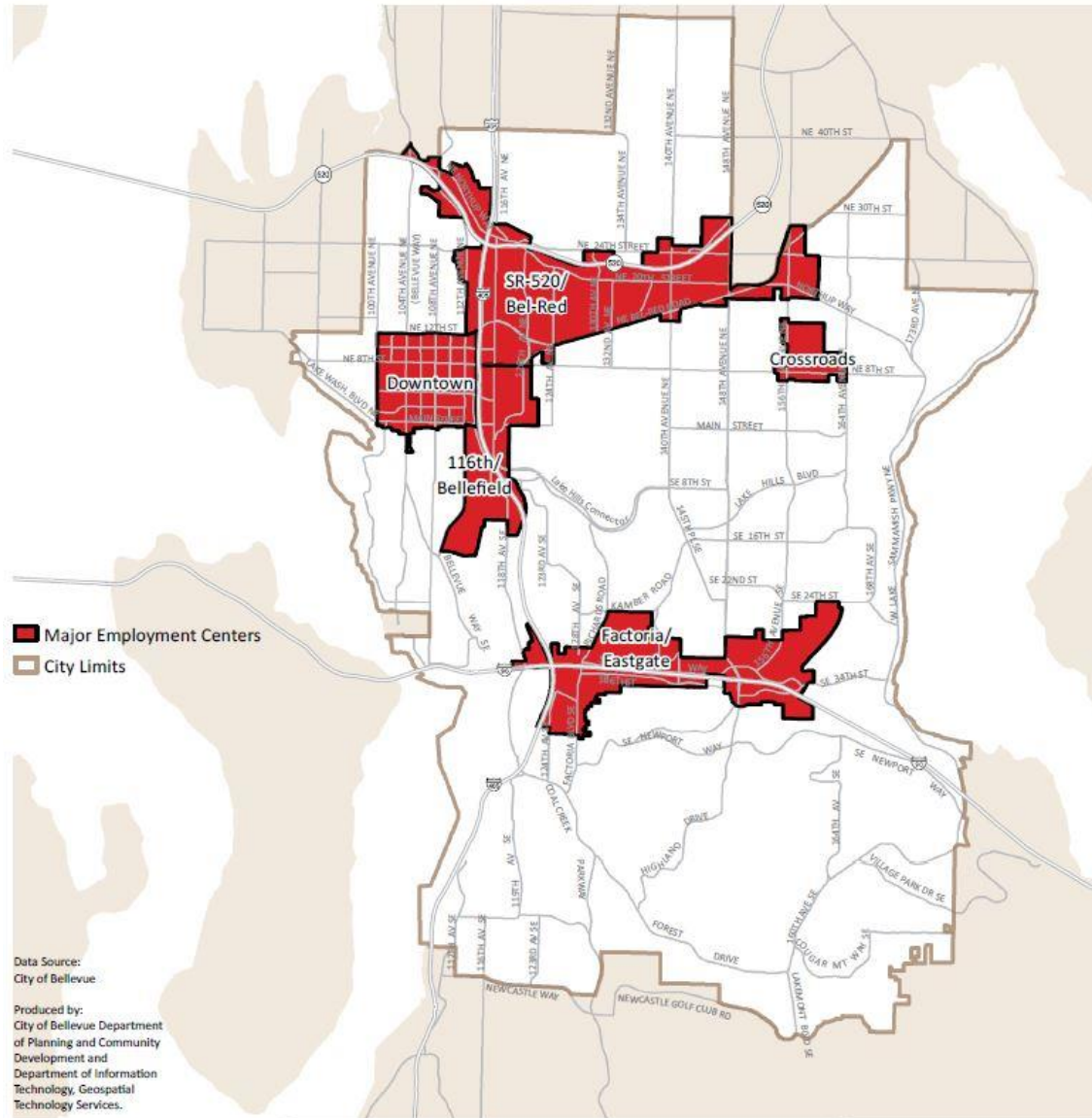
Allows for travel within the City of Bellevue in a reasonable and predictable amount of time	68%
'How would you rate your neighborhood's sense of community?	60%
Can rightly be called a "City in a park.	67%

How We've Planned for Growth

Examples: Downtown
Bellevue, BelRed Plan and
Eastgate

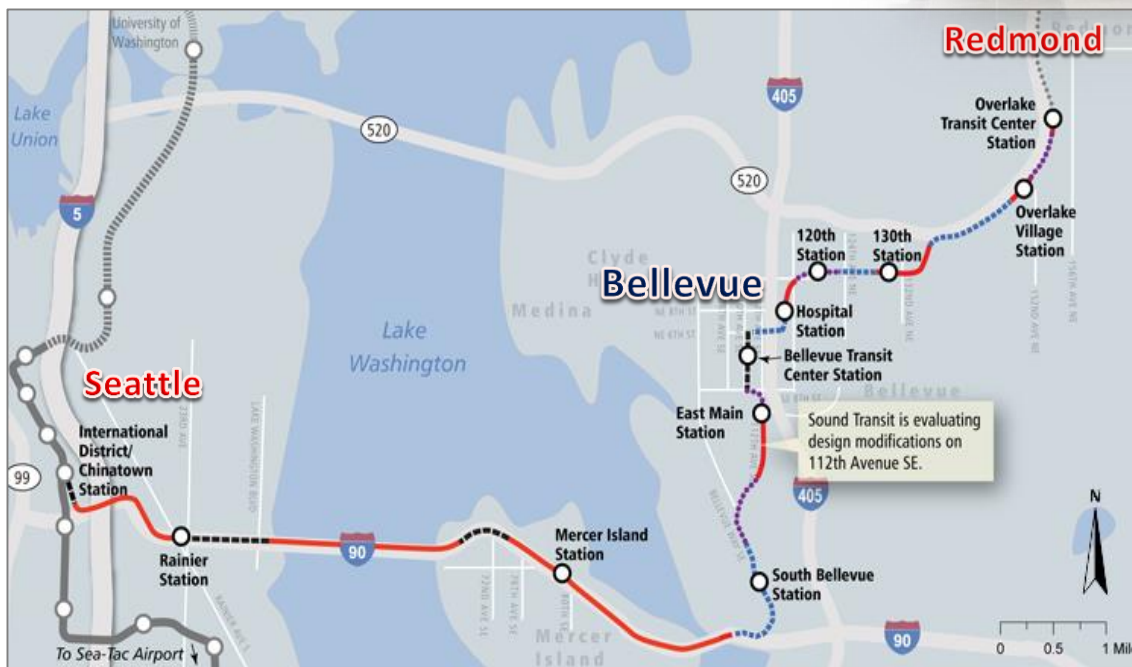


Bellevue Growth Centers




East Link Light Rail

Opportunity for rethinking
land use through regional
investments – Station Area
Planning



Examples:

Re-envisioning the Wilburton Area, Neighborhood Area Planning



Residential Housing Trends

What happens when the majority of Bellevue households are in multi-family housing vs. single family housing?

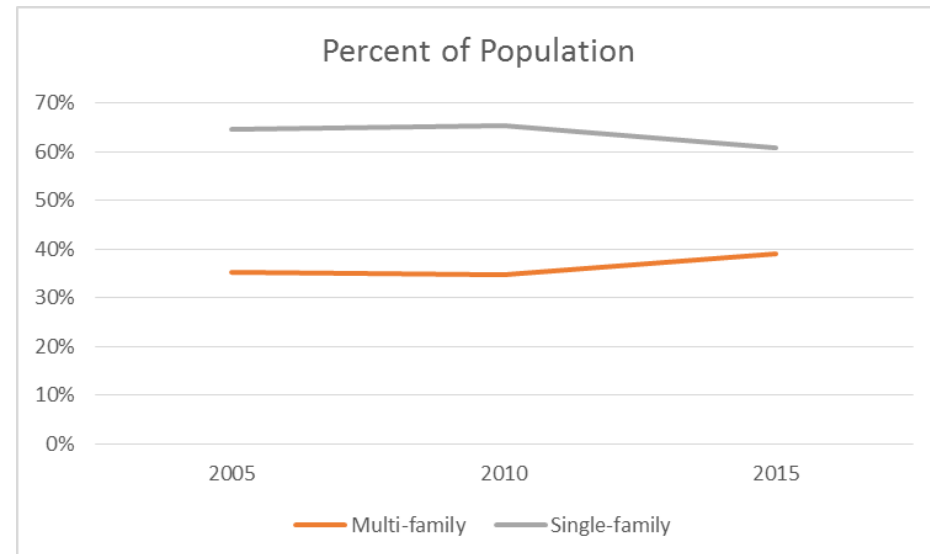
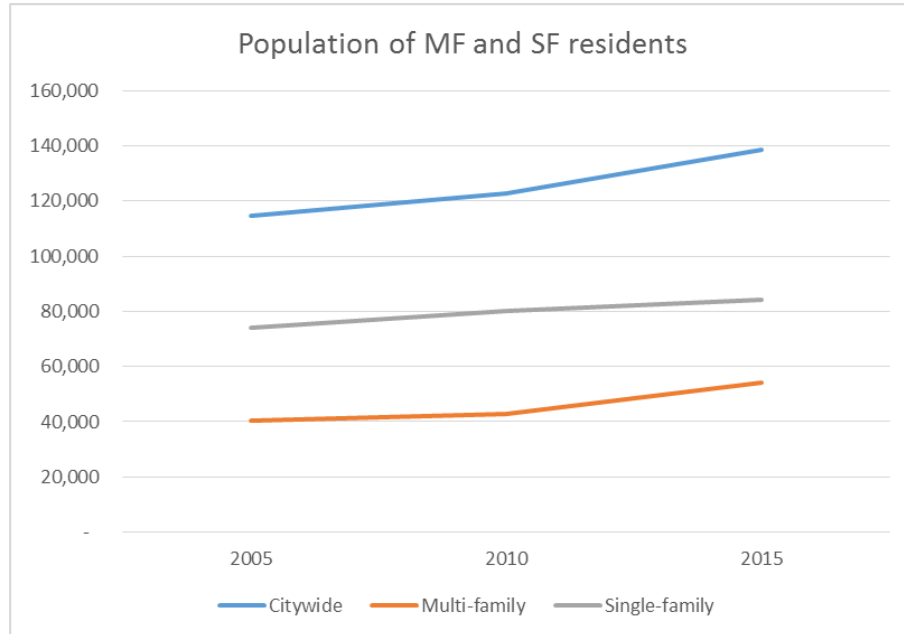
What happens when the majority of Bellevue residents are renters vs. owners?



Households in Bellevue

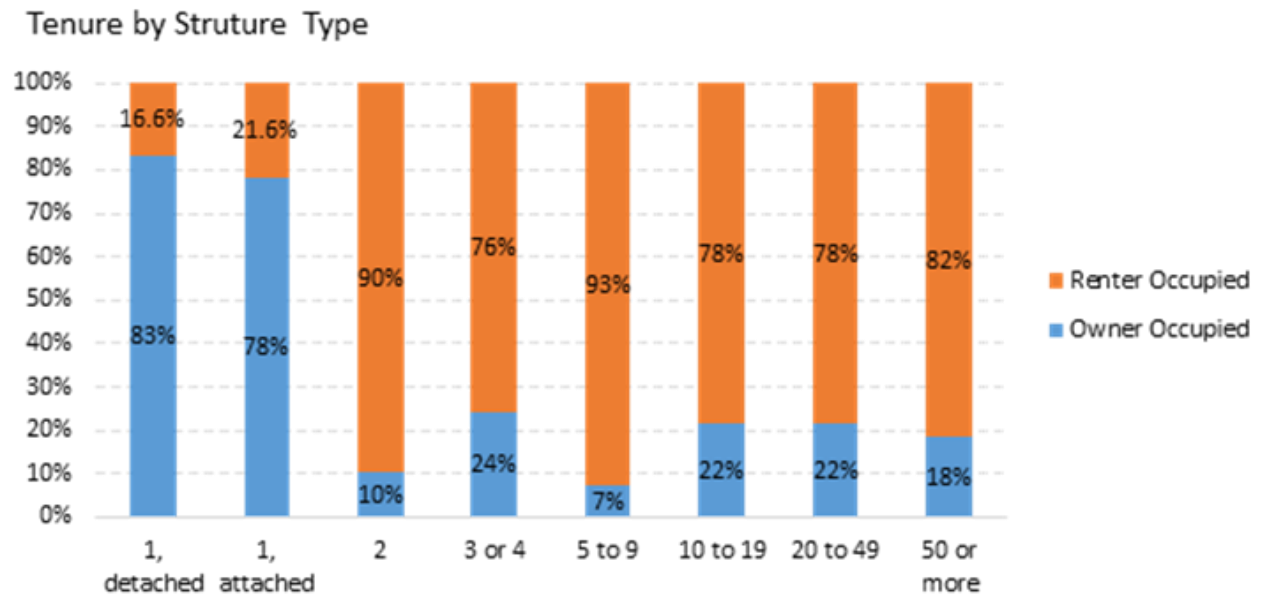
Single Family Population	84,247 (61% of total)
Single Family Households	30,852 (54% of total)
Persons per Household	2.73
Multifamily Population	54,164 (39% of total)
Multifamily Households	26,085 (46% of total)
Persons per Household	2.08
Total City Population	138,411
Total Households	56,937

	2005	2010	2015
Citywide	2.34	2.44	2.43
Multi-family	1.97	1.98	2.08
Single-family	2.61	2.78	2.73



Rental Rates by Housing Type

Housing Units			
	2005	2010	2015
Multi-family	47%	46%	49%
Single-family	53%	54%	51%



Residential Redevelopment

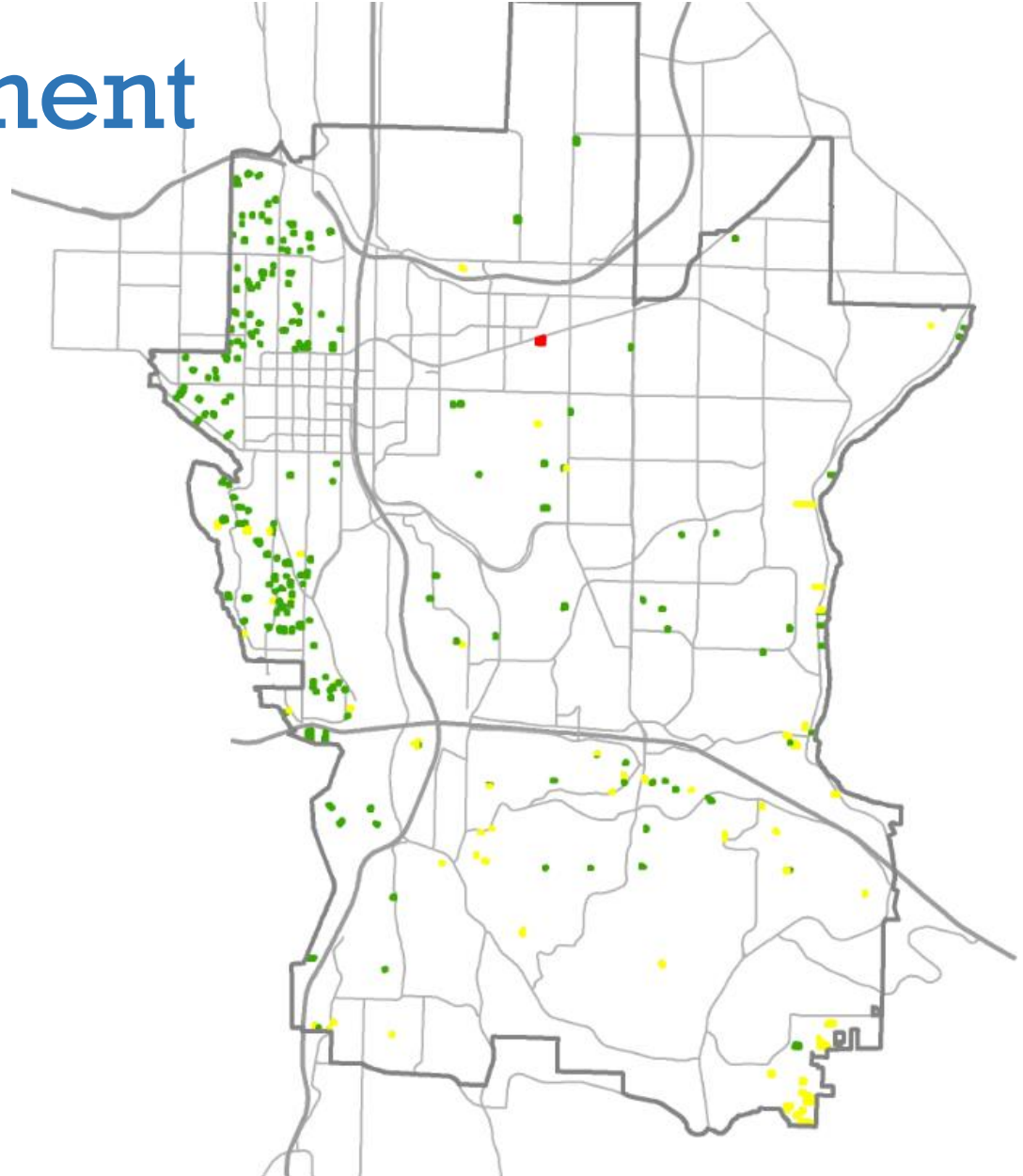
Map showing the location of single family permits that have a status of Issued.

There are a total of 287 permits - greater numbers issued in 2014-2016.

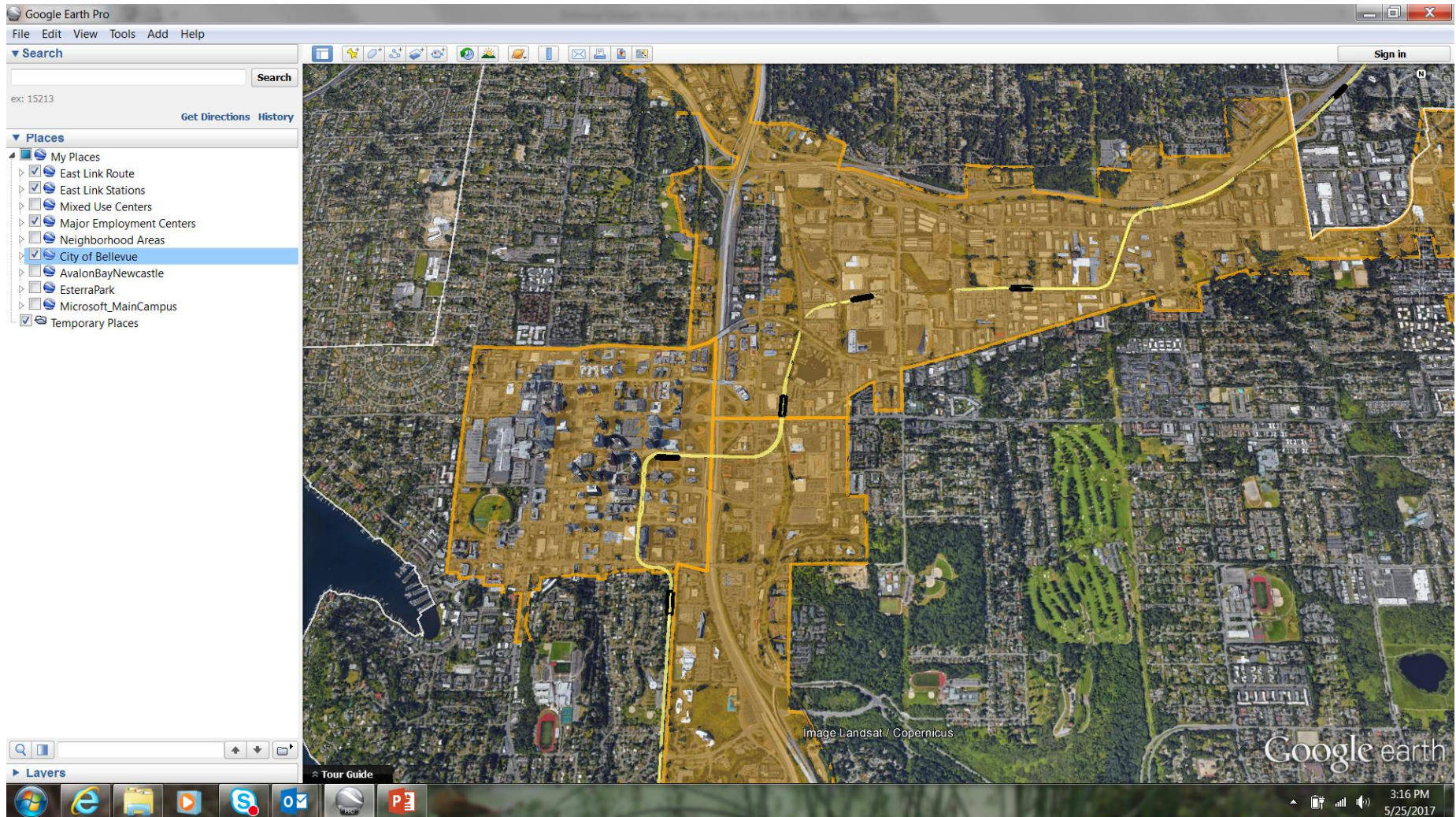
Green dots = teardowns

Yellow dots = 1 unit structures

Red dots = 2-4 unit structures.



Tour of Bellevue



Bellevue 2030

- Downtown Livability
- GIX & Spring District Opens
- Grand Connection – Early Steps
- Affordable Housing Implementation

2017

- ST3 Planning
- Eastside Rail Corridor – First Mile
- Downtown Park Complete the Circle

- BSD Wilburton Elementary (2018 Opens)

- Shelter Outreach
- Neighborhood Plan Updates Kickoff

- Advanced Metering Infrastructure
- Small Cell Antennas

- REI Headquarters (2020)

- Energize Eastside Buildout (2020)

- BelRed TIFIA Projects (2017-2023)

- Lake Lines replacement and Pump Station Rehabs (2017-2023)

- Development Cycle Downswing (2020)

- Sound Transit East Link Opening
- I-405 Widening Project (opens 2024)
- Eastside Rail Corridor crosses I-405

- FS 10 Opening
- Eastside Men's Shelter Opening

- BSD BelRed Elementary
- Bellevue College Phase 1

- Meydenbauer Bay Park Phase I - complete

- Tateuchi Center?

2023

- King County Interlocal Agreement (ILA) expires 2028

- Development Cycle Upswing (2027)



- Grand Connection Plan to cross I-405

- Significant Redevelopment in Wilburton
- Eastgate Redevelopment Activity

- Phase 2: Meydenbauer Bay complete

- BelRed Park System

- Comprehensive Plan Update

2030

Bellevue 2030



Transitions

- Annex growth -> In Fill Development
- Quality of Life = cost of living + travel time
- Expectation for greater walkable compact communities
- Multifamily housing – shaping service delivery
- Rethink Emergency Preparedness
- Impact of Climate Change
- World-Class International Stage
- Destination for Tourism
- Bellevue as Regional Leader
- Growth on “the Edges”

Trends

- ↑ Increase traffic congestion
- ↑ Increase non-SOV mode split
- ↑ Increase in “work from anywhere”
- ↑ Increase densification of workspace
- ↑ Increase diversity
- ↑ Increase in renters vs. owners
- ↑ Increase School Growth (BSD, BC, GIX)
- ↑ Increase demand for social services
- ↑ Increase demand for Arts and Culture

Trends

- ↓ Decrease light industrial service uses
- ↓ Decrease in housing affordability
- ↓ Decrease in commercial space affordability
- ↓ Decrease in tree canopy
- ↓ Decrease in “Sense of Community”

Bellevue 2030

Priorities

- Manage Construction Impacts
- Housing Affordability
- Tree Canopy
- Cultivate “Right” Economic Growth
- Smart City Advancements
- Neighborhood Character

Baseline

- Replace and Maintain Aging Infrastructure
- Homelessness Strategy
- Cultivate value of Civic Responsibility with business community
- Broaden Civic Engagement, Transparency, Data Sharing
- Arts and Culture

Unknowns

- Impact of changing technology
- Changes in Store-based Retail (Amazon effect)
- Role of Place-making in new economic model
- Driverless Cars
- Impact of Federal Budget priorities



2017 Planning Commission Retreat

