



# **FORMING**our**FUTURE**

## COMPREHENSIVE PLAN UPDATE

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Bellevue City Council  
April 27, 2015

# Tonight's Meeting

- Recap April 20 Study Session
  - Neighborhoods
  - Economic Development
  - Parks, Recreation and Open Space
  - Return for more detailed review of neighborhoods map
- Continue element-by-element review of draft Comprehensive Plan
  - Citizen Engagement
  - Land Use
  - Housing
  - Transportation
  - Urban Design & the Arts

# Tentative Review Schedule

## **April 6**

Plng Commission  
recommendation  
presented by  
board &  
commission chairs

## **April 20**

Neighborhoods  
Economic  
Development  
Parks\*  
Urban Design and  
the Arts\*

## **April 27**

Citizen  
Engagement  
Land Use  
Transportation  
Housing  
Parks  
Urban Design  
and the Arts

## **May 11**

Utilities  
Capital Facilities  
Human Services  
Environment  
Subareas/  
Eastgate  
Neigh. maps

## **June 1**

Integration of  
annual  
amendments;  
Final review  
topics as  
needed

## **June 15**

Target for  
Council action

*\*May add Study Sessions as need to review topics*

# Element Review

- Questions to consider for each element:
  - Any questions about what is recommended for change?
  - Any additional information needed on this topic?
  - Any gaps or concerns to follow up on?
- Overall
  - Is this right level of information to begin with?
  - Need for additional study sessions?
  - Policy review tables show comparison to original language in strikeout format. Staff will provide printed copies that include the latest change.

# Neighborhoods - Recap

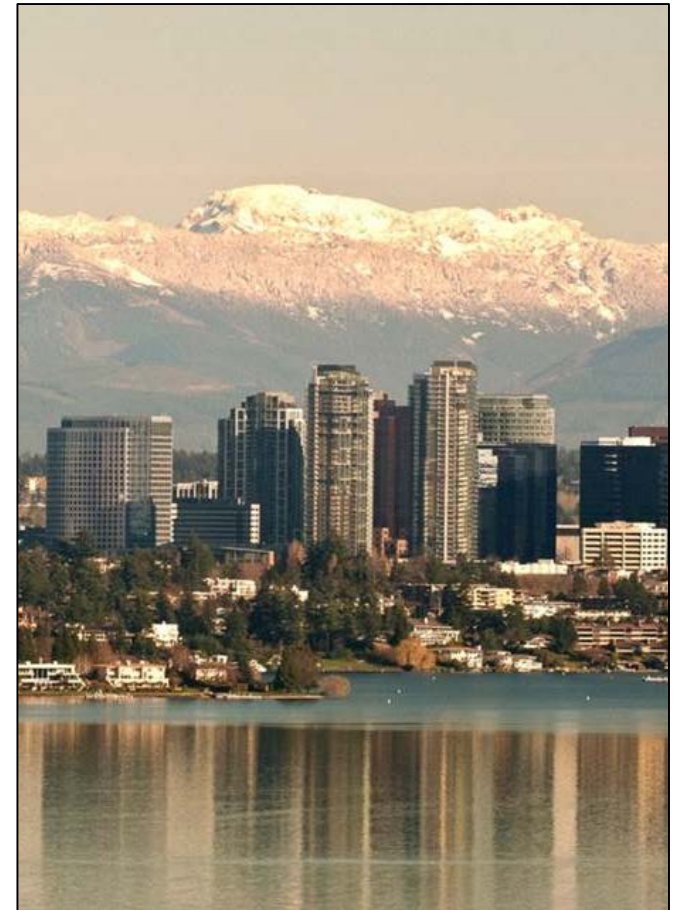
- New Element dedicated to neighborhoods
  - A city of neighborhoods
  - Policies found throughout plan; this element provides added emphasis
- Subsections on:
  - **Core Needs** – Including new policies on public safety
  - **Adaptability** – Supporting neighborhoods' ability to respond to change
  - **Neighborhood Character**
  - **Neighborhood Area Planning** – How neighborhood plans are updated and relate to overall Comprehensive Plan





# Economic Development - Recap

- Support for a diverse and vibrant local economy, with Bellevue as a regional economic leader and gateway for international business
- Consistent with the new Economic Development Strategy Plan
- Policies organized around 5 major themes
  - Business climate
  - Community livability
  - Education
  - Planning and Infrastructure
  - Implementation
- Added emphasis on innovation (ED-X2, ED-X9, ED-33)
- New Education section
- Emphasis on place-making (ED-28)
- Added focus on retail, tourism (ED-X4, X6)
- Continued connection to workforce housing (ED-7)



# Parks, Recreation & Open Space - Recap

- Challenge of acquiring and developing parks within an increasingly urban environment
- Importance of parks for intercultural gathering and community building
  - See policies PA-36, PA-38
- Identified links between transportation and parks policies
  - See new Map PA-2, Walkable Park Access map; updated Greenway Connections map PA-3, with Spring Blvd., Eastside Rail Corridor, Mountains to Sound Greenway, etc.
- Better use of integrated maps to express targeted goals for greenway trails and park access to waterfront
- New policies:
  - Support for signage and wayfinding tools to direct individuals to parks
  - Use of parks to celebrate, promote and preserve local heritage
  - Monitoring community's evolving recreation and community service needs



# Citizen Engagement Vision

BELLEVUE'S ACTIVELY ENGAGED CITIZENRY SHAPES THE CITY'S FUTURE.

*Bellevue has a strong social fabric, where community groups, businesses and the city organization work together to address our needs. The city makes citizen engagement a high priority, and residents know that their local government listens and responds to them. Bellevue's residents care about the city and work collectively to address mutual needs.*





# Citizen Engagement

- Important principle of good governance
- Strong community value
- Changing community increases complexity of community engagement
- Policies guide processes for citizen engagement and how citizen participation should be used in making land use decisions
- New policies:
  - **CP-X1** *Encourage community involvement through master planning of large public projects to provide a predictable review process.*
  - **CP-X2.** *Use new and emerging technologies for citizen engagement where they are effective and efficient at enhancing citizen understanding and participation.*



# Citizen Engagement

- Any questions about what is recommended for change?
- Any additional information needed on this topic?
- Any gaps or concerns to follow up on?

# Land Use Vision

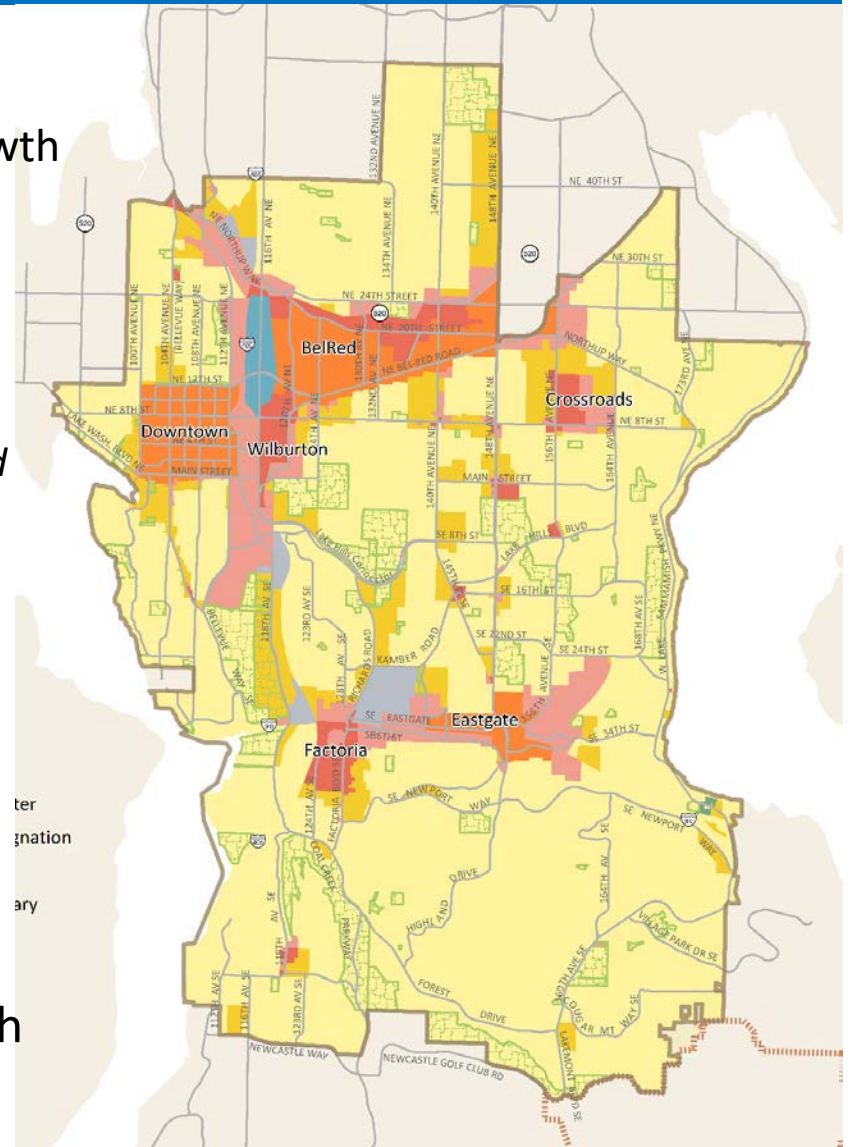
BELLEVUE GROWS IN A MANNER THAT ENHANCES THE LIVABILITY OF THE COMMUNITY, WHILE MAINTAINING THE ELEMENTS THAT RESIDENTS CHERISH.

***Growth in Bellevue is focused in denser mixed use centers, like Downtown, BelRed, and Eastgate, while maintaining the city's outstanding natural environment and the health and vitality of established residential neighborhoods.***



# Land Use

- **Growth Strategy**
  - Accommodate share of regional growth
  - The majority of growth will occur in Downtown, with the next largest portion in BelRed
    - **LU-X4.** *Support development of compact, livable and walkable mixed use centers in BelRed, Eastgate, Factoria, Wilburton and Crossroads.*
  - Very limited growth will occur in the single family residential areas
- Land Use map largely unchanged
  - Eastgate/I-90 project
  - Downtown adjustment
- City has adequate capacity for growth





# Land Use

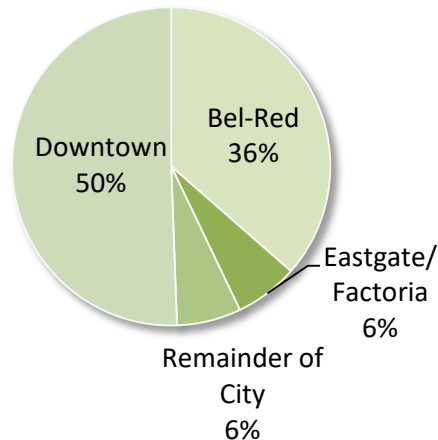
## Bellevue Job Growth 2012-2035

Bellevue is projected to grow from 133,400 jobs in 2010 to 185,100 in 2035, an increase of 51,800 jobs.

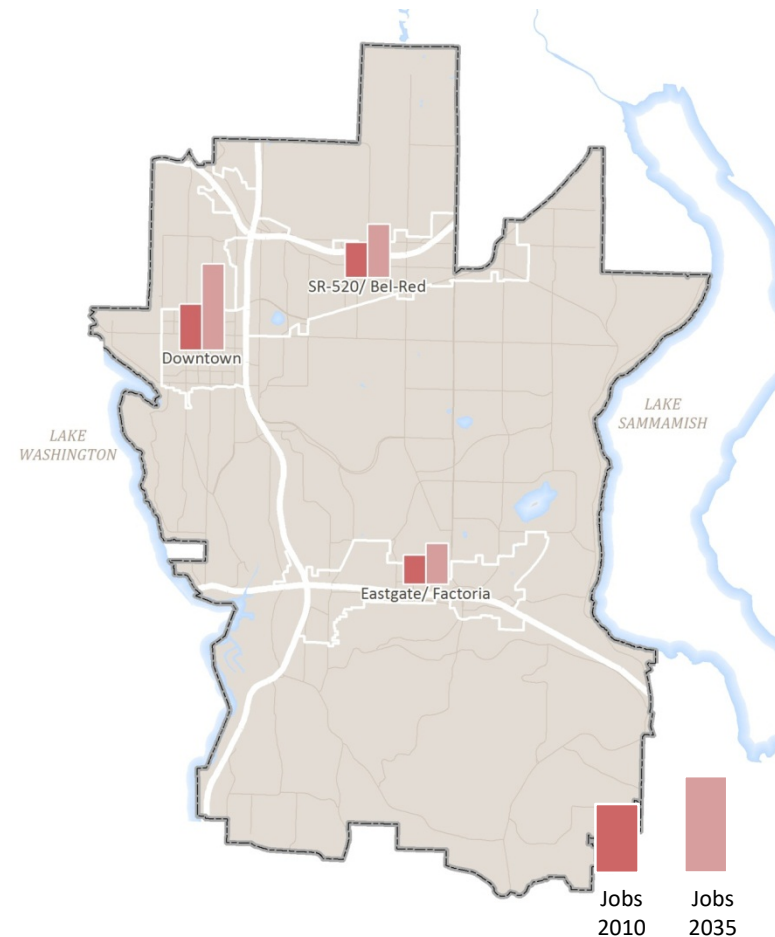
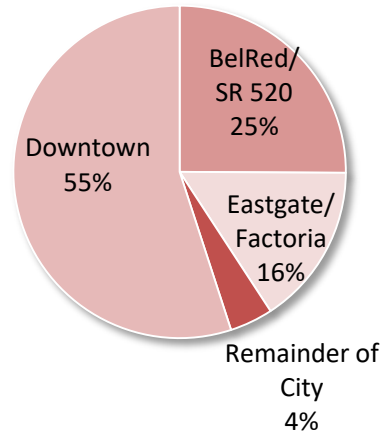
## Bellevue Housing Growth 2012-2035

Bellevue is projected to grow from 58,400 housing units in 2012 to 74,200 in 2035, an increase of 15,800 units.

Distribution of Housing Growth



Distribution of Job Growth

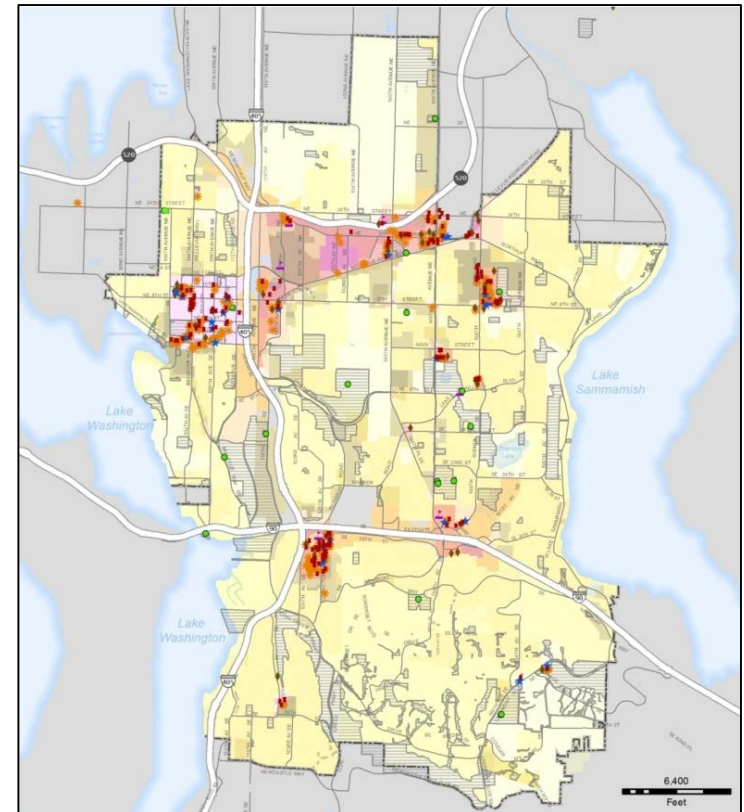


# Land Use – key changes

- **New school siting - LU-X3.** *Support school district's efforts to identify and plan for future school facility siting that meets community needs.*
- **Park character - LU-X1.** *Retain the city's park-like character through the preservation and enhancement of parks, open space, and tree canopy throughout the city.*
- **Light industrial – LU-34.** *Maintain a critical mass of light industrial land in the Richards Valley area and other appropriate areas to serve local needs.*  
~~*Explore the appropriate long-term direction for the location of light industrial businesses such as light manufacturing and warehousing.*~~
- **Master planning – LU-11.** *Encourage the master planning of large multi-building and multi-parcel developments and large institutions ~~which to~~ emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.*

# Land Use – key changes

- **Neighborhood character - LU-X5.** *Help communities to maintain their local, distinctive neighborhood character, while recognizing that some neighborhoods may evolve.*
- **Placemaking - LU-X6.** *Recognize the placemaking value of arts and cultural facilities and work to site them throughout the city as a means to enhance neighborhoods.*
- **Families - LU-X7.** *Encourage development of amenities, services and facilities that are supportive of all types of families through investment, incentives and development regulations.*
- **Annexation** – Incorporated into LU
  - **LU-X8.** *Support the comprehensive annexation of the city's remaining Planned Annexation Area.*



# Land Use

- Any questions about what is recommended for change?
- Any additional information needed on this topic?
- Any gaps or concerns to follow up on?



# Housing Vision

BELLEVUE MEETS THE HOUSING NEEDS OF ITS DIVERSE POPULATION, STRENGTHENING NEIGHBORHOODS AND COMMUNITIES.

***Bellevue works with its partners to meet the community's housing needs through a range of housing types and affordabilities. Bellevue employs a wide range of strategies to meet its share of the regional housing need. The city has been an effective participant in the region's work that has largely eliminated homelessness.***



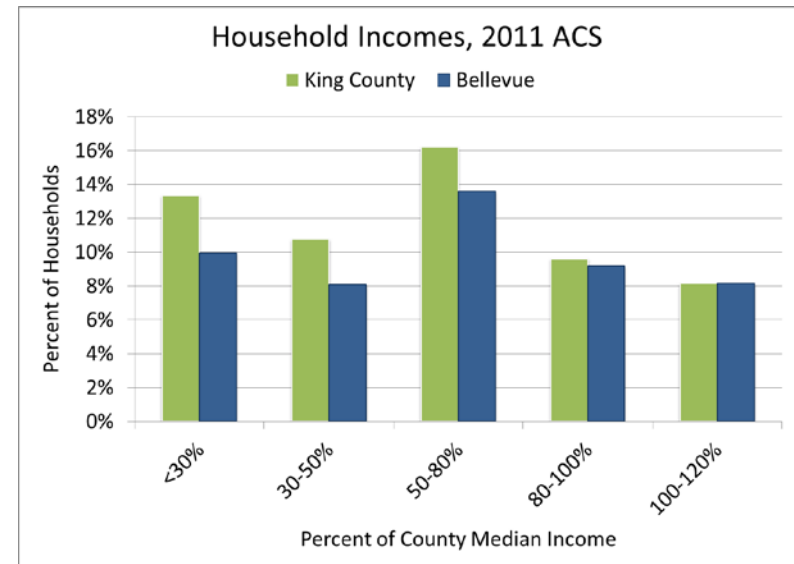
# Housing

- Most public comment of any issue and most time spent by Planning Commission
- Long standing issue and strong policy support for current programs
- Countywide policies put increased emphasis on actions to address affordability – removed numerical targets
- Most housing growth will occur Downtown or other mixed-used areas (SF neighborhoods are built out)
- A number of updates to respond to changing conditions
- Sub-goals incorporated into policies



# Housing

- Significantly more workforce demand for housing than there is available housing
- Many workers at hospitals, school districts, retailers, banks, etc. struggle to find housing in Bellevue
- While Bellevue has a lower proportion of low and moderate income households than countywide, 18% of Bellevue households are low income and almost 14% moderate income. 6% of Bellevue's households are below poverty level



# Housing

## Toward a Broader Housing Strategy



Market Rate  
Housing

Housing for Moderate  
Income:  
(50 – 80% Median)

Housing for Low, Very  
Low Income:  
30 – 50% of median  
0 – 30% of median

Comprehensive Plan policies provide framework for housing initiatives:

- Long standing ARCH partnership
- ARCH Trust Fund / leverage partner funding
- Land use incentives
- Multifamily Tax Exemption
- Winter shelter
- 130<sup>th</sup> TOD & REDI fund



# Housing – significant policy changes

- Room rentals and support for student housing options
- **HO-X5a.** *Monitor and appropriately regulate room rentals in single family areas.*
- **HO-X5b.** *Work with colleges, including Bellevue College, and private developers to support housing for students on-campus and in adjacent transit served mixed use/ commercial areas.*
- Support subarea approach to detached ADUs
  - **HO-16.** *Allow attached and detached accessory dwelling units in single family districts subject to specific development, design, location, and owner occupancy standards, where consistent with neighborhood subarea plans.*



- Support for seniors to stay in homes and neighborhoods
  - **HO-X4.** *Support housing options, programs, and services that allow seniors to stay in their homes or neighborhood. Promote awareness of Universal Design improvements that increase housing accessibility.*
  - **HO-X10.** *Encourage a range of housing types for seniors affordable at a variety of income levels.*

# Housing – significant policy changes

- **Housing strategy - HO-25.** Develop an effective strategy to ensure that affordable housing opportunities are available in downtown and not concentrated, but rather are dispersed throughout the city at a range of affordability levels. Monitor quantity, types and affordability of housing achieved and for potential unintended consequences.
- **Trust Fund – HO-27.** Consider funding to support housing need, especially for low and very low income households. Re-assess city Assess housing fund guidelines approximately every five years for use of the Housing Trust Fund to ensure they are consistent with changing community needs and priorities.



# Housing – significant policy changes

- **Homelessness HO-38.** Support regional efforts to prevent homelessness. Provide a range of affordable housing options as well as support to move homeless persons and families to long-term financial independence. Encourage and support social and health service organizations that offer programs and facilities for people with special needs, particularly those programs that address homelessness and help people remain in the community.
- **HO39.** Collaborate with other jurisdictions and Assist social service organizations in their efforts to obtain funds and to operate emergency and transitional shelters and day centers that address homelessness housing in the community.
- **Temporary encampments HO-X8.** *Allow hosting of Temporary Encampments at religious facilities as a form of religious expression and consistent with state law pertaining to religious use.*

# Housing

- Any questions about what is recommended for change?
- Any additional information needed on this topic?
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# Transportation Vision

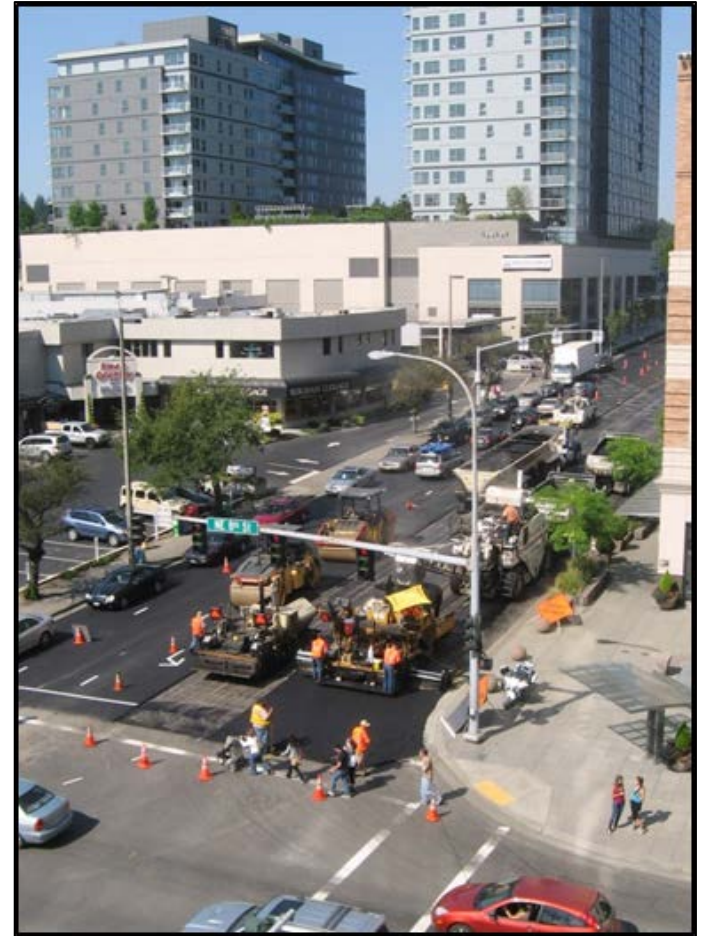
MOVING INTO, AROUND AND THROUGH BELLEVUE IS RELIABLE AND PREDICTABLE.

***Bellevue is connected to the region, enabling local and regional access for businesses and neighborhoods. Safe and reliable mobility options, including walking, biking, transit and car, take people where they need to go. The City's transportation system integrates leading safety and efficiency technology.***



# Transportation

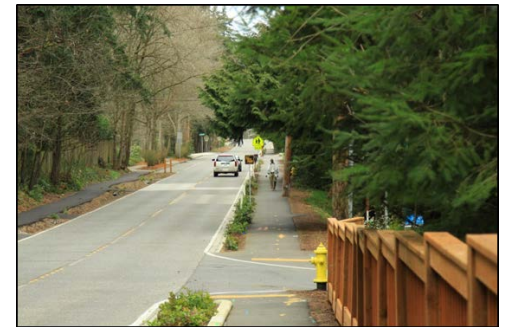
- Bellevue population more urban and more diverse
- People view transportation in the context of their lives
- Broadly address mobility needs
- Transportation system will help people get around, contribute to the quality of their lives, provide benefits to their health and improve the livability of their neighborhoods
- Integrate mobility and livability on a citywide scale, building off the Downtown Transportation and Livability work



# Transportation

## SIGNIFICANT CHANGES

- Establish multi-modal level-of-service metrics and standards
- Protect environmental values and community character
- Incorporate the Transit Master Plan
- Support safety and livability of neighborhood streets
- Develop a Transportation Master Plan to integrate projects for each mode and establish priorities
- Adjustment of Mobility Management Areas
- Consolidate project lists



# Transportation – variance between commissions

- Goal and 2 policies have different recommendations between Planning Commission and Transportation Commission.
- Concurrence between commissions on overall element and other policy changes.
- Schedule lacked opportunity for additional review between commissions of final recommendations.

Planning Commission  
Recommendation

***Transportation Goal:***

*To maintain and enhance a comprehensive citywide network of mobility options to serve all members of the community by encouraging a multitude of transportation modes while not discouraging the use of any particular mode.*

Transportation Commission Recommendation

***Transportation Goal:***

*To maintain and enhance a comprehensive, multimodal transportation system to serve all members of the community.*

# Transportation

## Planning Commission Recommendation

**TR-1.** *Integrate land use and transportation decisions to ensure that the transportation system supports the Comprehensive Plan while striving to reduce congestion and improve mobility.*

**TR-4.** *Ensure that the transportation system infrastructure in Bellevue provides mobility options for all modes, and accommodates the mobility needs of everyone, ~~including persons with disabilities, the elderly, the young, and low-income households~~ including underserved populations.*

## Transportation Commission Recommendation

**TR-1.** *Integrate land use and transportation decisions to ensure that the transportation system supports the Comprehensive Plan.*

**TR-4.** *Ensure that the transportation system infrastructure in Bellevue provides mobility options for all modes, and accommodates the mobility needs of everyone, including persons with disabilities, the elderly, the young, and low-income households.*



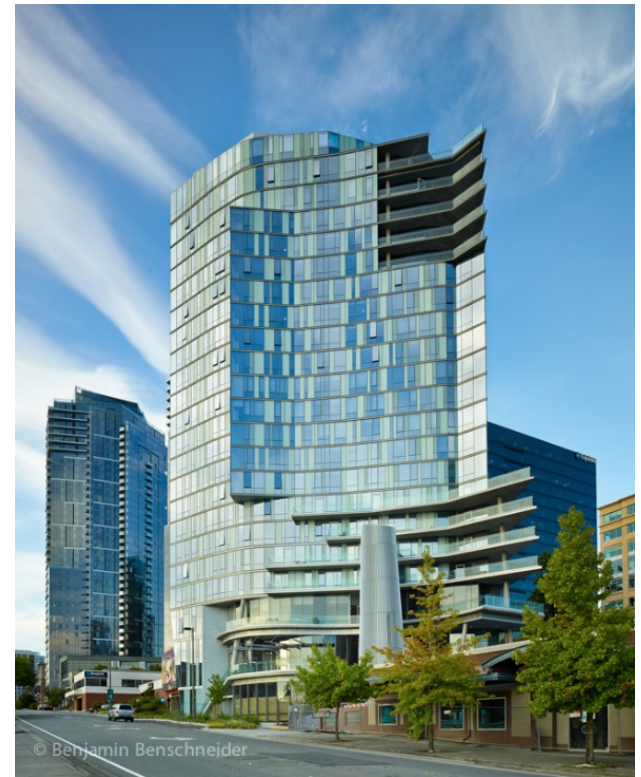
# Transportation

- Any questions about what is recommended for change?
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# Urban Design & the Arts Vision

BELLEVUE CREATES EXTRAORDINARY PLACES FOR PEOPLE, AND EMBRACES THE ARTS AS AN INTEGRAL PART OF THE COMMUNITY.

*Through keen attention to urban design, Bellevue's new buildings are contributing to the memorability, livability and character of the City and its neighborhoods. Rich expressions of arts and culture are found throughout the City; they are embraced by residents and "must see" attractions for visitors.*



# Urban Design & the Arts

## Significant Change—Urban Boulevards Treatment

### Existing Urban Design Treatment Map

#### What it does:

- Designates boulevards and intersections for enhanced streetscape improvements, landscaping and pedestrian amenities – beyond standard

#### Examples:

- Boulevards: 148<sup>th</sup> Ave and Lake Hills Connector have seen landscape improvements and exemplify the Boulevard designation
- Designated Intersections: NE 8<sup>th</sup> St. and 156<sup>th</sup> Ave NE at Crossroads and NE 8<sup>th</sup> St and 116<sup>th</sup> Ave NE at Whole Foods have received enhanced pedestrian features and landscaping

#### Specific issues with current map:

- Streets and intersections with different characters have the same designation
  - 119<sup>th</sup> vs. 148<sup>th</sup>
- No clarity regarding why specific streets and intersections are designated
  - 140<sup>th</sup> vs. 156<sup>th</sup>
- Map identifies “enhanced” streets, but does little to inform street or intersection character

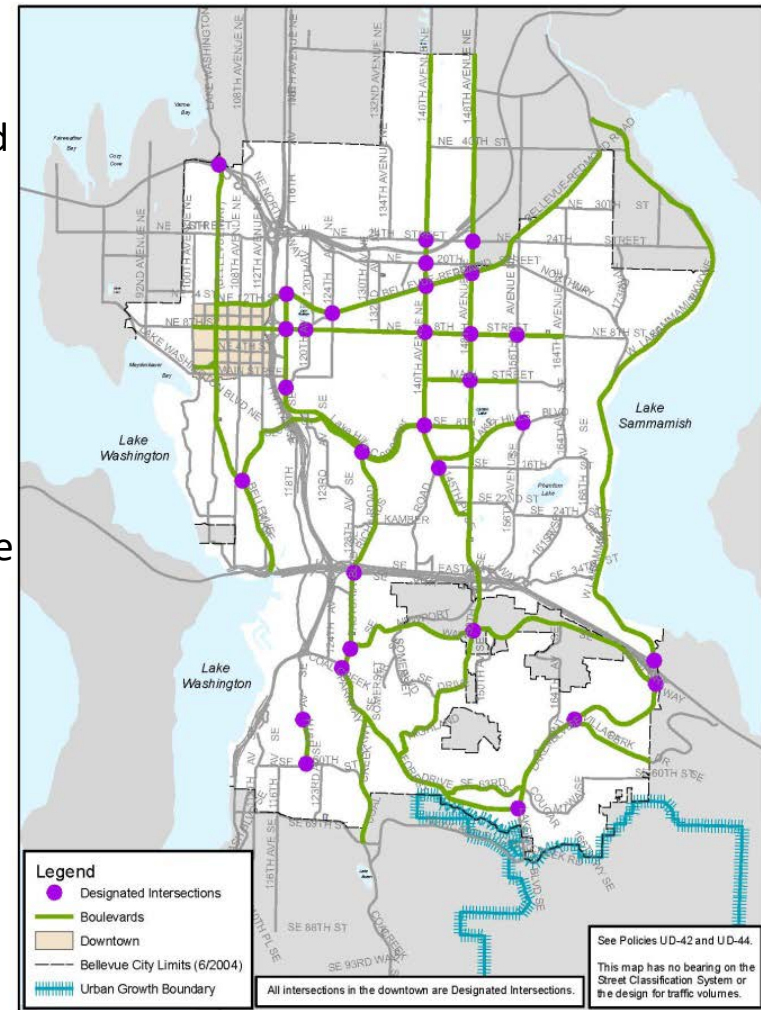


FIGURE UD.1  
Urban Design Treatment  
For Boulevards and Designated Intersections



# Urban Design & the Arts

## Significant Change—Urban Boulevards Treatment

### What types of streets or intersections deserve additional attention beyond standard treatment?

- Major, cross-city corridors
- Connections along and through parks and open space
- Streets adjacent to neighborhood shopping areas
- Key local neighborhood connections
- Important intersections connecting major arterials, important neighborhood locations and key entries into the city



### Proposed Designations:

- City Boulevards
- Scenic Boulevards
- Neighborhood Shopping Street
- Neighborhood Greenways
- Intersections:
  - Key City Entry Points
  - Neighborhood Identity Point
  - Designated Intersection





# Urban Design & the Arts

## Significant Change—Urban Boulevards Treatment

## City Boulevards:

- Are primary transportation corridors that connect different parts of the city
- Have a unifying corridor treatment while also incorporating the character of adjacent neighborhoods and areas

## Scenic Boulevards:

- Emphasize a park-like streetscape
- Integrate elements from their surroundings into the design of the streetscape
- Allow visual access to natural and open space areas, parks and other natural features

Policy support: UD-42, NEW-18, UD-44  
AND UD-46





# Urban Design & the Arts

## Significant Change—Urban Boulevards Treatment

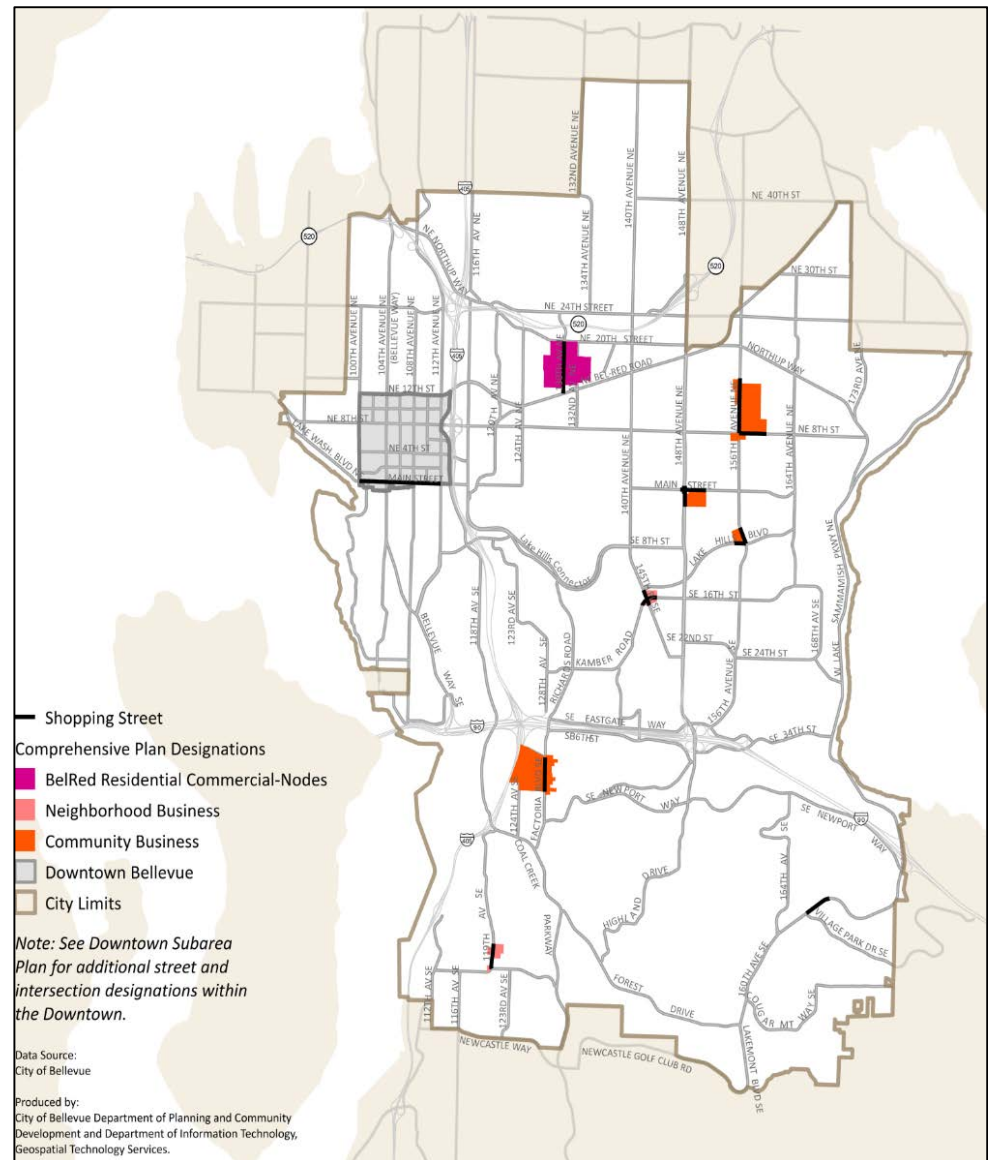
### Neighborhood Shopping Streets

- Could operate as a neighborhood's "Main Street"
- Are adjacent to a neighborhood shopping area
- Are potential community gathering spaces/third places
- Have opportunities to exemplify/reinforce/enhance neighborhood character

### Examples:

- 119<sup>th</sup> Avenue SE in Newport Hills
- 156<sup>th</sup> Avenue NE in front of Crossroads

Policy support: NEW-19



# Urban Design & the Arts

- New Arts & Culture subsection
  - **Facilities:** local and regional approach to address chronic facility shortage (UD-36, UD-X2)
  - **Lifelong arts education:** at all skill levels (UD-X3)
  - **Public art:** integral to city character
  - **Cultural diversity:** Connection through art (UD-X1)



# Urban Design & the Arts

- **Sustainability in design** – support for integration of environmental technologies (UD-X6, X7)
- **Neighborhood centers** – reinforce importance and character (UD-X14, 59, X19)
- **Pedestrian experience** – work toward making pedestrian areas comfortable, safe and attractive (UD-75, 66, 40, X18, X19)
- **Street trees** – appropriate tree types and planting to improve tree canopy (UD-X17)

# Urban Design & the Arts

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# Extras if needed

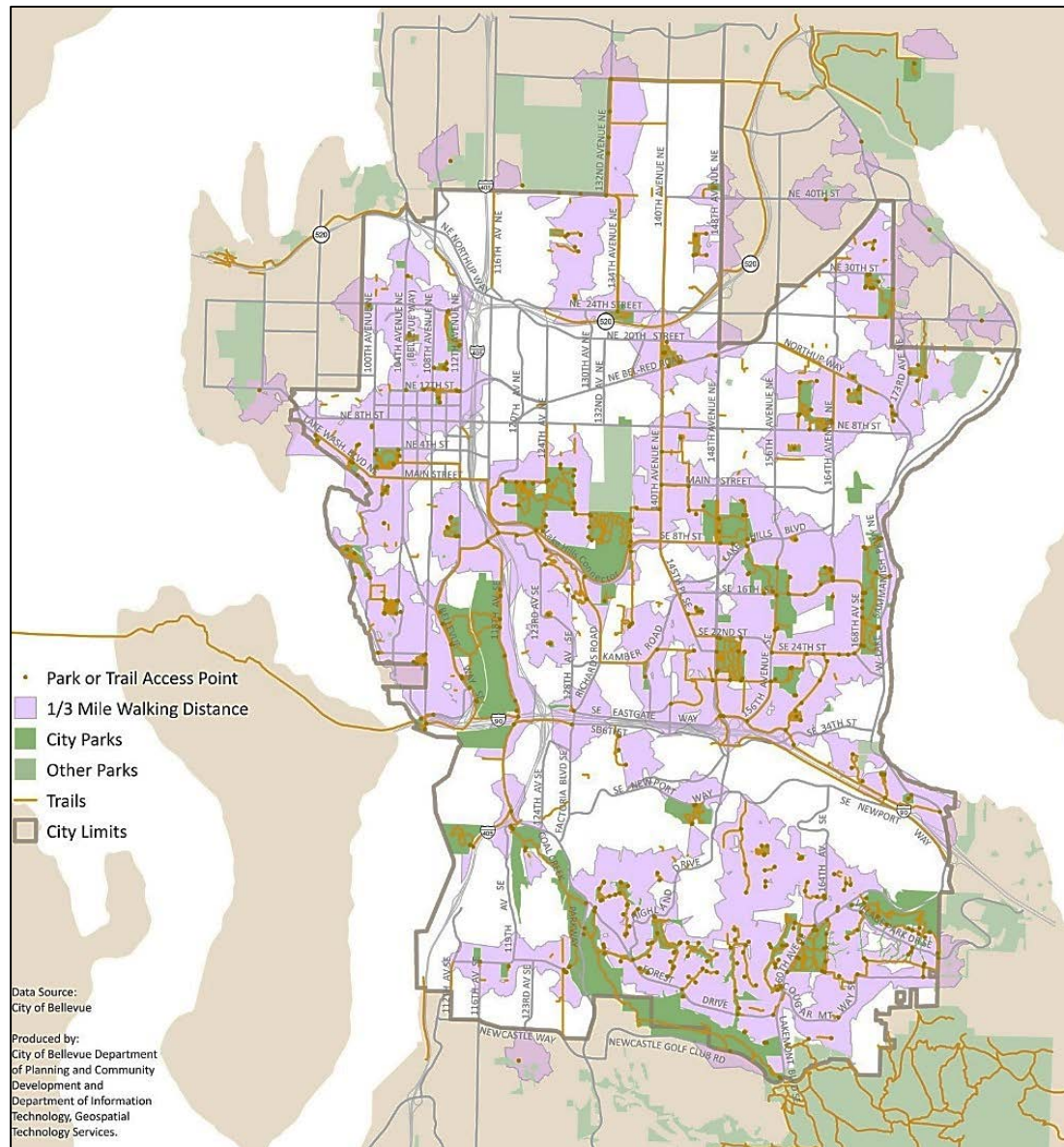
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# Parks, Recreation & Open Space

## Map PA-2 Park Access



# Parks, Recreation & Open Space

## Map PA-3 Regional Park Facilities and Greenway Connections

