

BELLEVUE 2044

Comprehensive Plan Periodic Update and
Wilburton Vision Implementation

Environmental Impact Statement, Fall 2022
Scoping Handout



PROJECT BACKGROUND

The City of Bellevue is updating its Comprehensive Plan in accordance with the requirements of the state Growth Management Act (GMA).

The city's most-recent periodic update in 2015 was built around an overall growth strategy to focus a majority of

new growth in Bellevue's Downtown neighborhood, which is a designated Regional Growth Center, and the BelRed area. The remainder of the growth was planned for other mixed-use areas such as Eastgate and Factoria, and other multifamily and commercial areas across the city. This growth strategy has resulted in investments in transportation with planning around six new light rail stations as well as other infrastructure and capital facilities.



The current work to update the city's Comprehensive Plan will plan for growth of at least an additional 35,000 housing units and 70,000 jobs by the year 2044. The update includes an Environmental Impact Statement (EIS) consistent with the requirements of the State Environment Policy Act (SEPA) in Washington state.

The EIS will consider a range of approaches to distributing the growth that aligns with regional requirements for equity, climate change, and housing, as well as recently adopted vision and priorities by the city council.

SEPA AND EIS OVERVIEW

The SEPA process identifies and analyzes environmental impacts to help agency decision-makers, applicants, and the public understand how the proposal will affect the environment.

The EIS process is a tool for identifying and analyzing probable adverse environmental impacts, reasonable alternatives, and potential mitigation. An EIS must inform decision-makers and the public of reasonable alternatives, including mitigation measures that would avoid or minimize adverse impacts or enhance environmental quality.

The SEPA EIS process provides an opportunity for the public to comment on the potential environmental impacts of the alternatives. Community members will have the opportunity to comment during two stages:

SCOPING HANDOUT CONTACT:

Thara Johnson, Comprehensive Planning Manager, tmjohnson@bellevuewa.gov

- **Scoping Stage:** Scoping is the first step in the EIS process. Scoping helps focus the EIS by identifying specific elements like carbon emissions, wildlife habitat or resident displacement that might be affected by the proposed growth alternatives. During scoping members of the public can learn more about the Comprehensive Plan Periodic Update and the draft growth alternatives. As part of the process members of the public can raise any concerns about potential environmental impacts of each alternative. The draft growth alternatives will be analyzed along with comments received during scoping. The EIS analysis will determine if the impacts are significant.
- **Draft Environmental Impact Statement (DEIS) Stage:** The EIS analyzes the particular environmental concerns that were identified. A separate analysis is prepared for each alternative. The purpose of the analysis is to estimate the nature, severity, and duration of impacts that might occur and to compare the impacts of the alternatives. The draft EIS is made available to the public for review and comment. Comments will be received on the analysis of the affected environment, the impact analysis for each of the alternatives included in the DEIS, and potential mitigation measures for each of the alternatives.

Potential future changes to the comprehensive plan policies or areas of impact will have further review and discussion by the Bellevue's Planning Commission and action by the city council.

The scoping period begins September 29, 2022

Scoping is the first step in the EIS process and includes a public comment period.

The purpose of scoping is to determine the range, or “scope,” of issues to study in the EIS. Agencies, tribes, and the public are invited to review and comment on the scope of the EIS, including alternatives, probable significant adverse impacts, mitigation measures, and licenses or other approvals that may be required. Learn more below about how to participate.

What is the City of Bellevue considering during the scoping period?

The City of Bellevue issued a Determination of Significance on September 29, 2022, that outlines the range of possible environmental impacts of the Comprehensive Plan Periodic Update and Wilburton Vision Implementation . The Determination of Significance focuses on the future of housing in the City of Bellevue, ways to support growth and need for the next 20 years, as well as growth in the Wilburton study area.

Summaries of the draft alternatives under consideration are outlined in **Appendix A**.

The city is providing additional information in support of the EIS analysis:

- Displacement analysis
- Equitable impacts analysis
- Economic analysis

The City has proposed the following environmental elements for analysis in the EIS:

- Earth and water quality
- Air quality and greenhouse gas emissions
- Plants and animals
- Energy and natural resources
- Noise
- Land use patterns and urban form
- Historic resources
- Relationship to plans, policies, and regulations
- Population, employment, and housing
- Transportation
- Public services
- Utilities

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GET INVOLVED

We want to hear from you! Please share your thoughts and questions on the issues we are proposing to study during the EIS analysis as well as the proposed alternatives.

The city issued a Determination of Significance (DS) and request for comments on the scope of the EIS on September 29, 2022.



The 30-day public comment period begins 8:00 AM on Thursday, September 29, 2022, and ends at 4:30 PM on Monday, October 31, 2022.

Scoping is the first step in the EIS process. Scoping helps focus the EIS by identifying specific elements of the environment like carbon emissions, wildlife habitat, and water quality, etc. that might be affected by the proposed land use alternatives. During scoping members of the public can learn more about the Comprehensive Plan Periodic Update and the proposed land use alternatives. As part of the process members of the public can raise any concerns about potential environmental impacts of each alternative. The EIS will determine which impacts are significant. Scoping also provides notice to the public and other agencies that an EIS is being prepared and initiates their involvement in the process.

Scoping comments are most informative and relevant when:

- Comments are specific to the EIS scope and potential impacts that have been identified.
- Comments identify additional environmental elements and alternatives you would like to see analyzed in the EIS.
- Comments provide additional information related to the comprehensive plan update that would be helpful for the city to consider.

Comments should address the range of growth alternatives being proposed, EIS elements of the environment and probable significant adverse impacts as well as mitigation measures. Community members can also suggest additional areas of study or consideration for the Comprehensive Plan Periodic Update and Wilburton Vision Implementation.

There will be future opportunities to weigh in on which alternative or hybrid alternative to move forward with once analysis of all alternatives has been completed and as Draft EIS is prepared and issued.

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HOW TO SUBMIT COMMENTS

Mail	In Person	Virtual Meeting	Online
City of Bellevue Development Services Department Attn: Reilly Pittman 450 110th Avenue NE Bellevue, WA 98004	6:00 PM October 18, 2022 Bellevue City Hall 450 110th Avenue, Bellevue WA 98004 1E-126 Council Chambers / 1E- 108	6:00 PM October 13, 2022 Register at: bit.ly/bellevuecomp	Visit our project website and submit written comment through the online portal: www.bellevuewa.gov/2044-environmental-review

WHAT HAPPENS NEXT?

All formally submitted comments will be captured for the public record and included in a scoping summary later in 2022. The city will then begin preparation of the Draft EIS in 2023, with further opportunity for public input. The city will later develop a Final EIS that will be reviewed and voted on by the city council.

Sign up for project updates at www.bellevuewa.gov/2044-environmental-review.

ACCESS AND INCLUSION

The City of Bellevue assures that no person shall on the grounds of race, color, national origin, or sex as provided by Title VI of the Civil Rights Act of 1964, and related statutes, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any City of Bellevue program or activity. Any person who believes his/her Title VI protection has been violated may file a complaint with the ADA/Title VI Administrator. For Title VI complaint forms and advice, please contact the ADA/Title VI Administrator at 425-452-6168.

If you have any questions regarding the ADA statement above or need help, please reach out to ADA Coordinator Blayne Amson, bamson@bellevuewa.gov or 425-452-6168.

ATTACHED:

Appendix A: Alternatives

Appendix B: Frequently Asked Questions

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APPENDIX A: ALTERNATIVES



KEY	—	Existing Housing Units
	▒	Existing Capacity
	- - -	Capacity (Areas to be developed as new housing)
	■	Proposed Additional Capacity (For each alternative)

Bellevue 2022 Existing Conditions: ~65,000 Housing Units ~160,000 Jobs
Minimum Bellevue 2019-2044 Growth Targets: +35,000 Housing Units +70,000 Jobs
State/County Draft Affordability Targets for Bellevue: Target for <80% AMI as majority of 35,000 Housing Units Target

Bellevue 2044 Alternative 0 No Action (used as baseline for analysis only)	Around 30,000 Housing Unit Capacity (below 35,000 min. target) Around 120,000 Jobs Capacity (above 70,000 min. target)
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<p>Mixed-use Centers like Downtown and BelRed</p> <p>Neighborhood Centers like Northtowne and Lake Hills Shopping Centers</p>	<p>Housing Typologies</p> <p>Primarily larger apartment buildings with studios and one-bedroom units, not meeting planning requirements for housing.</p>
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Focus of Growth Primarily within Downtown and BelRed. No changes to city's existing growth framework.	Housing Affordability Voluntary inclusionary affordability incentives allow extra density to market-rate projects in exchange for affordable units, generally 5-10% of projects
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Bellevue 2044 Alternative 1 Providing Options for Families of all Kinds	+15,000-20,000 Additional Housing Unit Capacity above No Action +around 25,000 Additional Jobs Capacity above No Action
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<p>Add'l capacity in Mixed-use Centers</p> <p>Add'l capacity across the city</p>	<p>Housing Typologies</p> <p>Incentives for larger units in mixed-use areas provide additional two-bedroom and larger units.</p> <p>Duplexes, cottage housing, and other low-density typologies are permitted across the city.</p>
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Focus of Growth Primarily in mixed-use centers (Downtown, East Main, BelRed, Wilburton, Crossroads, Factoria, Eastgate). Gentle density added across the city.	Housing Affordability Mandatory inclusionary affordability alongside additional capacity in growth corridor (Downtown, East Main, Wilburton, and BelRed); increased incentives elsewhere to meet affordability targets.
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Bellevue 2044 Alternative 2 Unlocking Access for More Residents	+25,000-30,000 Additional Housing Units Capacity above No Action +around 25,000 Additional Jobs Capacity above No Action
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<p>Add'l capacity in areas with good access</p> <p>Add'l capacity in Neighborhood Centers</p>	<p>Housing Typologies</p> <p>Typologies like townhomes or small apartment buildings in areas with good transit access, duplexes or other low-density typologies in existing denser single-family areas.</p> <p>Larger apartment buildings with studios and one-bedrooms in mixed-use and Neighborhood Centers.</p>
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Focus of Growth Both in mixed-use centers and in areas with good access to transit/jobs.	Housing Affordability Tiered voluntary inclusionary affordability alongside additional capacity in mixed-use centers and in neighborhood centers, increased incentives elsewhere.
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Bellevue 2044 Alternative 3 Providing Options Throughout the city	+35,000-40,000 Additional Housing Units Capacity above No Action +around 25,000 Additional Jobs Capacity above No Action
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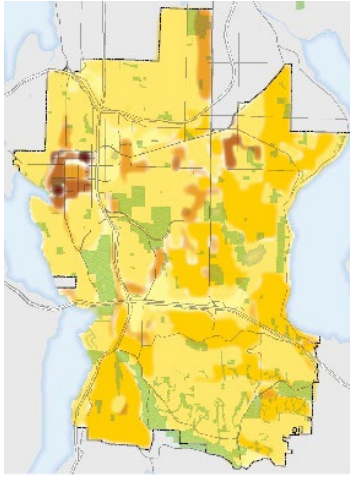
<p>Add'l capacity in and around Neighborhood Centers</p>	<p>Housing Typologies</p> <p>Typologies like townhomes or small apartment buildings in areas with good transit access and around Neighborhood Centers; duplexes or other low-density typologies permitted across the city.</p> <p>Larger apartment buildings with studios and one-bedrooms in Mixed-use Centers.</p>
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Focus of Growth In mixed-use centers, in areas of high opportunity (good access to transit/jobs or near Neighborhood Centers).	Housing Affordability Tiered voluntary inclusionary affordability alongside additional capacity in Mixed-use Centers and in and around Neighborhood Centers, increased incentives elsewhere.
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ALTERNATIVES



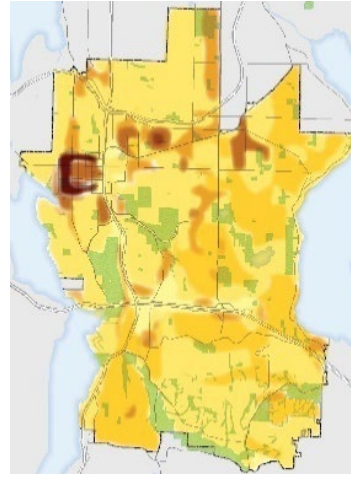
Bellevue 2022



~65,000 housing units
Today, half of Bellevue's housing units are single-family and half are multifamily. About ¾ of Bellevue's land area is zoned for single-family

uses, some of which includes parks, utilities and other non-residential uses, while the multifamily units are primarily located in the city's Mixed-use Centers as well as moderate density areas scattered throughout the city.

Bellevue 2044 Alternative 0: No Action



~30,000 additional housing units beyond existing 65,000
This alternative is required as a baseline for analyzing Alternatives 1-3 but does not meet the city's new planning requirements, including housing growth target, housing across the income bands, or range of housing types. It does meet the city's jobs target.

This alternative is based on the city's current capacity for housing and jobs. The city's existing plans, policies, and regulations would continue without changes and is also a baseline against which the other alternatives can be measured. No changes to the designations on the Land Use Map and there would be no policy, zoning, or regulation changes.

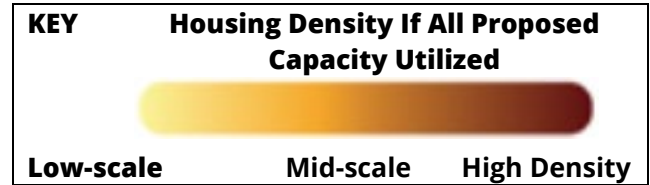
Common to All Action Alternatives (1-3)

The alternatives utilize the existing city capacity for both housing and jobs and add capacity to meet 2044 population and employment targets approved in the King County Countywide Planning Policies as listed on previous page.

- Development in the city's Mixed-use Centers continues to be the focus for growth. Downtown remains the city's growth center, with significant jobs and housing increases in Wilburton and moderate housing increases in BelRed. Remaining Mixed-use Centers (Crossroads, Eastgate, Factoria) have additional focus.
- Neighborhood Centers are defined clearly, though amount of growth varies amongst alternatives.
- All alternatives significantly increase the range of available typologies and affordability levels to meet housing need and state/county requirements. They aim to produce middle- and low-income housing over 65% AMI, while significant subsidies utilizing additional funding are required below this, particularly for 0-30% AMI.
- Housing capacity near transit hubs, middle-scale housing ranging from duplexes to small apartment buildings in targeted areas, greater emphasis on both housing affordability and larger family-sized units.
- A focus on equity and sustainability guides the range of proposed amendments to analyze.

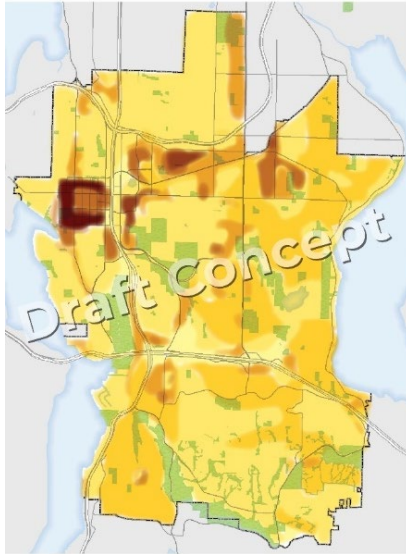
Additional areas throughout the Comprehensive Plan are also under review, such as parks and transportation.

ALTERNATIVES



Alternative 1: Providing Options for Families of All Kinds

Capacity for 45,000 – 50,000 additional housing units beyond ~65,000 existing units in 2022



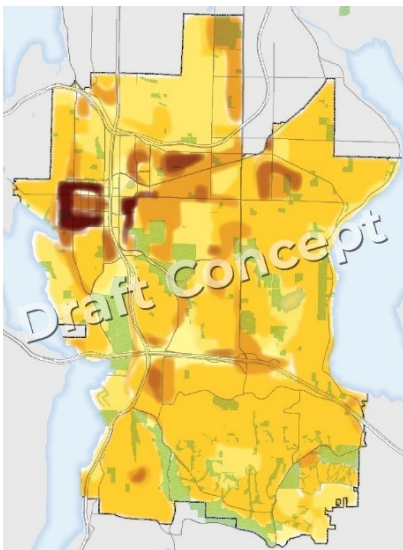
Focus additional residential density including mixed-use growth on **Mixed-use Centers**, including the areas of existing capacity in Downtown, East Main and BelRed and with a renewed focus on Wilburton, Crossroads, Eastgate, and Factoria.

Because only focusing on the existing denser mixed-use areas does not provide a variety of housing types and affordability levels, additional policies would be adopted to support housing choice and diversity. Policies encouraging **more family-sized housing** in these mixed-use areas would be paired with policies allowing a greater diversity of **low-density housing types throughout the city**.

This approach includes the smallest number of new housing units and the least diversity of housing types produced, so it is paired with **strong affordable housing policies** in order to meet state/county requirements. These include a mandatory inclusionary affordability program in the growth corridor and the expansion of affordability incentives throughout the city. This alternative would modestly expand the extent of multimodal transportation investments to accommodate new growth, particularly within the Mixed-use Centers.

Alternative 2: Unlocking Access for More Residents

Capacity for 55,000-60,000 additional housing units beyond ~65,000 existing units in 2022



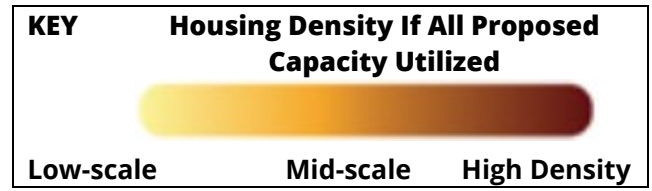
In addition to adding housing in Mixed-use Centers with existing capacity, expand middle-scale housing in **areas with good access to transit or jobs**. These areas have high demand today, often causing teardown-rebuilds of single-family housing.

Additionally, this alternative provides a denser **mix of uses including housing within existing Neighborhood Centers** (commercial areas within predominantly residential areas of the city). This density could extend further along and near the transit-rich arterials running through these areas as well. Additional investments in multimodal transportation capacity in these areas (improved access to transit, targeted traffic congestion relief, low-stress bicycle, and pedestrian facilities, etc.) would accompany the higher density development.

Because a variety of typologies are achieved using the above approaches, this alternative examines **low-density housing options in existing denser single-family areas** across the rest of the city.

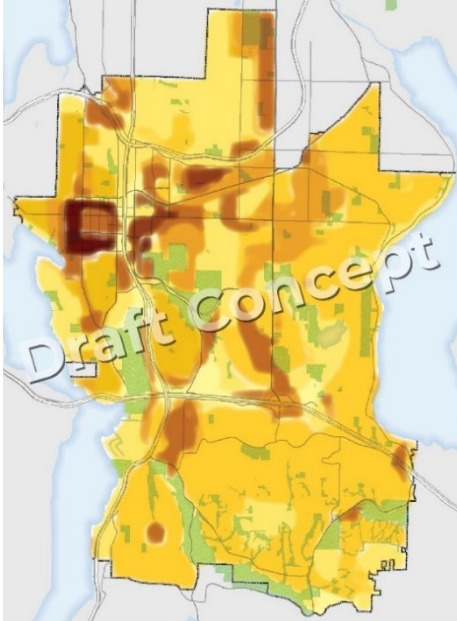
The variety of housing produced in this alternative will provide middle-income (80-120% AMI) housing of a variety of types, but **deeper affordability** will still be required to achieve a majority of new units that are affordable <80% AMI. A tiered voluntary inclusionary affordability program is included in Mixed-use Centers and in Neighborhood Centers while voluntary affordability incentives are available across the city.

ALTERNATIVES



Alternative 3: Providing Options Throughout the city

Capacity for 65,000-70,000 additional housing units beyond ~65,000 existing units in 2022



In addition to the growth concepts in alternative 2 adding housing in Mixed-use Centers, in areas with good access to transit or jobs, and on larger sites across the city, expand housing capacity **in and near Neighborhood Centers** (commercial areas within predominantly residential areas of the City). This alternative also encourages the **creation of new Neighborhood Centers** in areas that currently lack access to essential services within a short distance. This density could extend further along and near the transit-rich arterials running through these areas as well. Similar to alternative 2, this alternative would also include more extensive multimodal transportation investments in these areas of higher proposed densities.

This alternative focuses on equitably providing **middle-scale housing** in areas of high opportunity across the city. A large variety of middle-scale types will focus on areas of high demand while a smaller variety is available across the rest of the city.

The variety of housing produced above will provide middle-income housing (80-120% AMI), but **deeper affordability** will still be required to achieve a majority of new units that are affordable <80% AMI. A tiered voluntary inclusionary affordability program is included in Mixed-use Centers and in Neighborhood Centers while voluntary affordability incentives are available across the city.

WILBURTON'S GROWTH ALTERNATIVES

Wilburton study area's alternatives build on the 2017-2018 Wilburton Commercial Area Study's preferred development alternative. Elements explored in different alternatives include:

- Greatest density and building heights close to Downtown Bellevue and along the west side of Eastrail
- Lower densities and building heights at the study area edges to reflect heights in surrounding BelRed, Spring District, East Main Station Area, and Wilburton Hill neighborhoods
- Increased housing capacity, range of housing typologies, and maximum building heights within the study area
- Different mix of employment opportunities (retail, office, hospitality, medical) throughout the study area

Future mixed-use character in the study area, and potential land uses, include:

	Housing	Office	Retail	Hotel	Medical
Mixed-Use Node (residential, office, and retail mixed use)	X	X	X	X	X
Office-Residential (office emphasis with mix of residential and commercial spaces)	X	X	X	X	X
Residential Commercial Neighborhood (residential emphasis with street level retail and office)	X	X	X		

X - limited opportunity for these land uses

Wilburton Study Area Existing Conditions: ~250 Housing Units ~10,400 Jobs

Wilburton Study Area Alternative 0:
No Action
Around 330 Housing Units Capacity
Around 12,000 Jobs Capacity

Building Heights: Assumes maximum building heights based on the current Land Use Map.

Focus of Growth: No changes to the designations on the Land Use Map and there would be no policy, zoning, or regulation changes. Housing and employment growth occurs within current capacity.

Transportation: No changes to planned transportation investments; includes NE 6th St extended between I-405 and 120th Ave NE with an at-grade intersection at 116th Ave NE.

MAP KEY

- Eastrail
- Grand Connection
- East Link

Draft Circulation and Permeability
Note: illustrative only; actual connections TBD

- Access
- Non-Motorized Connections

Land Use Character

- Mixed-Use Node
- Office-Residential
- Residential Commercial Neighborhood

Note: All maps depicted show future land use character and does not reflect building heights or densities.

Wilburton Study Area Alternative 1
Focus of Growth in Core
+5,000-7,000 Additional Housing Units Capacity above No Action
+Around 20,000 or more Additional Jobs Capacity above No Action

Focus of Growth: Focus of growth within a mixed-use core, with less intensive growth toward the edges

Commercial Mix: Emphasis on higher-density office with ground-floor commercial around core and 116th Ave NE

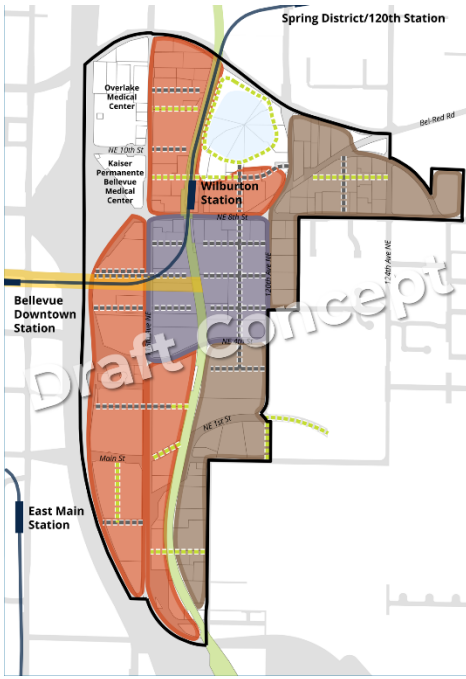
- Building Heights:**
- 200-250' in the center of study area, primarily along east side of 116th Ave NE and Eastrail
 - 300-450' in smaller area between I-405, NE 8th St, NE 4th St and 116th Ave NE
 - Transition down to lower building heights toward north, south, and east study area edges

- Housing Typologies & Locations:**
- Primarily housing capacity within mixed-use node and residential commercial neighborhoods
 - Midrise residential toward study area edges
 - Highrise residential oriented to Eastrail & 116th Ave NE
 - Limited opportunity for residential towers (300'+) between I-405 and 116th Ave NE

- Transportation:**
- NE 6th St extended between I-405 & 116th Ave NE
 - New multimodal connections that create smaller, more walkable blocks throughout Wilburton, but with a greater emphasis in the mixed-use node

Wilburton Study Area Alternative 2
Focus of Growth in Core + Transition Areas

+7,000-10,000 Additional Housing Units Capacity above No Action
+Around 20,000 or more Additional Jobs Capacity above No Action



Commercial Mix: Less emphasis on higher-density office, more emphasis on neighborhood-scale retail and office

Building Heights:

- Compared to Alternative 1, building heights could increase modestly along east edge of the study area
- Compared to Alternative 1, building heights could increase significantly along I-405 across East Main TOD

Housing Typologies & Locations:

- Adding onto Alternative 1, more housing capacity to areas east of Eastrail
- Compared to Alternative 1, greater number of midrise and highrise residential buildings
- Adding onto Alternative 1, more opportunity for residential towers (300'+) between I-405 & 116th Ave NE

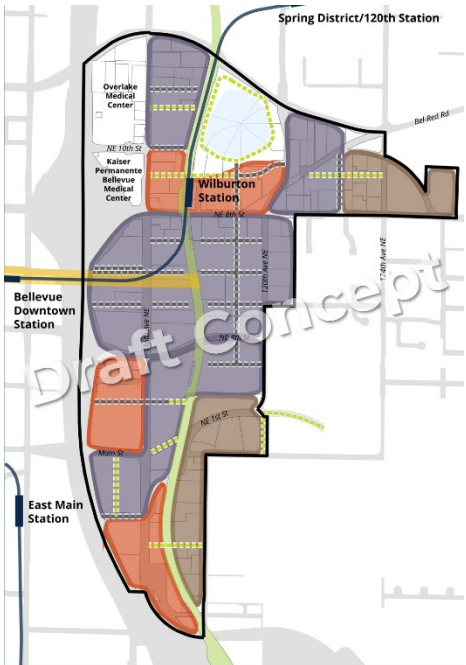
Transportation:

- NE 6th St extended between I-405 & 116th Ave NE
- New multimodal connections that create smaller, more walkable blocks throughout Wilburton, but with a greater emphasis in the mixed-use node

Focus of Growth: In addition to focus of growth in Alternative 1, growth is also focused on the edges of the study area

Wilburton Study Area Alternative 3
Focus of Growth in Core + Secondary Nodes

+12,000 or more Additional Housing Units Capacity above No Action
+ Around 20,000 or more Additional Jobs Capacity above No Action



Commercial Mix: Emphasis on mix of office and retail integrated with residential in mixed-use nodes

Building Heights:

- Compared to Alternatives 1, building heights could increase significantly around the Grand Connection east of 116th Ave NE
- Similar to Alternative 2, building heights could increase significantly along I-405 across East Main TOD

Housing Typologies & Locations:

- Adding onto Alternatives 1 and 2, more housing capacity along 116th Ave NE
- Compared to Alternatives 1 and 2, greater number of high-rise residential buildings
- Adding onto Alternatives 1 and 2, more opportunity for residential towers (300'+) around Grand Connection east of 116th Ave NE

Transportation:

- NE 6th St extended between I-405 & 116th Ave NE
- New multimodal connections that create smaller, more walkable blocks throughout Wilburton, but with a greater emphasis in the mixed-use node

Focus of Growth: In addition to focus of growth in Alternative 1, growth is also focused on new mixed-use nodes.



BELLEVUE 2044

Comprehensive Plan Periodic Update and Wilburton Vision Implementation Environmental Impact Statement, Fall 2022 Appendix B: Frequently Asked Questions



What is the Comprehensive Plan?

The Comprehensive Plan is the vision for how our city grows and makes investments. The Plan guides city decisions about where we locate housing and jobs, and where we invest in transportation, utilities, parks, and

other public assets. The Comprehensive Plan Periodic Update occurs every 8-10 years. This update looks out to the year 2044.

Why is the city doing a Comprehensive Plan Periodic Update?

Bellevue has experienced significant growth in the last decade and is planning for continued growth. More people mean increased demand for public and private spaces as well as utilities, transit, and other critical services.

The city's most-recent periodic update in 2015 was built around an overall growth strategy to focus a majority of new growth in Bellevue's Downtown, which is a designated Regional Growth Center, and the BelRed area. The remainder of the growth was planned for other mixed-use areas, such as Eastgate and Factoria, and other multifamily and commercial areas across the city. This growth strategy resulted in transportation investments around six new light rail stations as well as other infrastructure and capital facilities.

Updated: September 29, 2022

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The current work to update the city's Comprehensive Plan, will plan for growth of at least an additional 35,000 housing units and 70,000 jobs by the year 2044.

What is SEPA?

SEPA stands for the State Environmental Policy Act. SEPA is in Chapter 43.21C RCW (Revised Code of Washington) and is a Washington state law that helps agency decision-makers, applicants, and the public understand how a proposal would affect the environment.

What is an Environmental Impact Statement?

An Environmental Impact Statement (EIS) is an informational document that provides the city, public, and other agencies with environmental information to be considered in the decision-making process. The city has determined this periodic update to the Comprehensive Plan is likely to have a significant adverse impact on the environment and is required under RCW 43.21C.030(2)(c) to prepare an EIS. For this update, the EIS will describe:

- Existing conditions in the city
- Proposed alternatives (e.g., new policies and growth strategies)
- Potential significant, unavoidable, and adverse impacts
- Mitigation measures to reduce or eliminate adverse impacts

What is the EIS scoping process?

The EIS process is a tool for identifying and analyzing probable adverse environmental impacts, reasonable alternatives, and potential mitigation. An EIS must inform decision-makers and the public of reasonable alternatives, including mitigation measures that would avoid or minimize adverse impacts or enhance environmental quality. The SEPA EIS process provides an opportunity for the public to comment on the potential environmental impacts of the alternatives. Community members will have the opportunity to comment during two stages:

- **Scoping Stage:** Scoping is the first step in the EIS process. Scoping helps focus the EIS by identifying specific elements like carbon emissions, wildlife habitat or resident displacement that might be affected by the proposed growth alternatives. During scoping, members of the public can learn more about the Comprehensive Plan Periodic Update and Wilburton Vision Implementation process and the draft growth alternatives. As part of the process, members of the public can raise any concerns about potential environmental impacts of each alternative. The draft growth



alternatives will be analyzed along with comments received during scoping. The EIS analysis will determine if the impacts are significant.

Scoping comments are most informative and relevant when they are specific to the proposed alternatives as well as the EIS scope and potential impacts that have been identified in the SEPA threshold Determination of Significance (DS) document.

Comments should address the range of growth alternatives being proposed, EIS elements of the environment and probable significant adverse impacts, as well as mitigation measures. Community members can also suggest additional areas of study or consideration for the Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

Draft Environmental Impact Statement (DEIS) Stage: The EIS analyzes the particular environmental concerns that were identified. A separate analysis is prepared for each alternative. The purpose of the analysis is to estimate the nature, severity, and duration of impacts that might occur and to compare the impacts of the alternatives. The draft EIS is made available to the public for review and comment. Comments will be received on the analysis of the affected environment, the impact analysis for each of the alternatives included in the DEIS, and potential mitigation measures for each of the alternatives.

What is the schedule?



The city is due to complete the Comprehensive Plan Periodic Update in May of 2024. This scoping period and the future DEIS comment period provide public comment opportunities that will inform development of a Final EIS (FEIS).



How can the community submit public comments during the scoping process?

The city issued a DS and requests comments on the scope of the EIS on September 29, 2022. The 30-day public comment period begins 8:00 AM on Thursday, September 29, 2022, and ends at 4:30 PM on Monday, October 31, 2022, PST.

What are the environmental elements the city proposes for analysis in the EIS??

The city is considering the study of the following environmental elements in the EIS analysis:

- Earth and water quality
- Air quality and greenhouse gas emissions
- Plants and animals
- Energy and natural resources
- Noise
- Land use patterns and urban form
- Historic resources
- Relationship to plans, policies, and regulations
- Population, employment, and housing
- Transportation
- Public services
- Utilities

What are the additional areas of study that the city is proposing to be analyzed to support the EIS analysis?

The city is providing additional information on:

- Displacement analysis
- Equitable impacts analysis
- Economic analysis

What is an alternative? How do the draft alternatives relate to the objectives?

Alternatives are different ways of achieving the project's purpose and need and serve as the basis for environmental analysis relative to elements of the environment. Potential alternatives have been drafted to give the community an idea about how growth might be distributed and what form it might take. Key questions for the community to answer related to the potential alternatives during the scoping phase include:

- Thinking of the potential growth alternatives: are these the right ones to study? Why or why not?
- What topics of emphasis should we focus on in this update?

Updated: September 29, 2022

FAQ CONTACT: Thara Johnson, Comprehensive Planning Manager, tmjohnson@bellevuewa.gov



How will the preferred alternative be selected?

Alternatives are different ways of achieving the project's purpose and need and are the basis for environmental analysis. Environmental analysis is the process of studying each alternative and forecasting impacts or different elements of the environment such as water quality, noise, or historic resources.

Plan updates must include an alternative that represents no action. Action alternatives allow the city to evaluate a range of growth scenarios and test ideas, implications, benefits, and impacts.

This EIS will analyze several alternatives. The Alternatives include a No Action Alternative and three Action Alternatives. The alternatives being proposed below include ideas to be analyzed which will lead to development of specific alternatives. The city anticipates having all the alternatives analyzed and brought forward for future discussion.

For purposes of the No Action Alternative, it is assumed that development would occur within the City of Bellevue based on the existing comprehensive plan land use, zoning, and development standards. It is anticipated that the action alternatives will be based on variations of elements such as the amount and distribution of growth, and the implementation of new policies and infrastructure.

Analyzing different alternatives, and especially the differences between them, allows decision-makers and the public to compare the effects of different options and ultimately to select a preferred alternative.

The action alternatives are described in more detail on the project webpage found at www.bellevuewa.gov/2044-environmental-review.

How did the city determine its housing and job growth targets?

The King County Countywide Planning Policies or CPPs adopt growth targets for jobs and housing units across cities in King County, including Bellevue. The 2019-2044 Bellevue jobs target is 70,000 new jobs. This will accommodate employment growth announced by specific companies and additional growth in the city. The 2019-2044 Bellevue housing target is 35,000 new units. Target setting occurred through a multi-year process in coordination with other cities and the county using policy guidance from Vision 2050, Bellevue's calculated capacity for new development, and the council vision and guidance.



Why is the city proposing analyzing beyond the minimum 35,000 additional housing unit target?

The city is proposing to analyze beyond the 35,000-unit housing target to meet the needs of the growing region and address the housing crisis.

Why is another DEIS for the Wilburton study area being conducted if one was already issued in 2018?

There have been many changes within and surrounding the Wilburton study area that make it challenging to pick up directly from the 2018 DEIS. This current DEIS will consider additional housing compared to what was analyzed in the 2018 DEIS. In addition, including the Wilburton study area in the Comprehensive Plan Periodic Update EIS gives the city the ability to assess and communicate the impacts of the proposed Wilburton study area growth alternatives within the context of citywide growth.

How is this related to the Wilburton Commercial Area Study that was conducted by a Citizen Advisory Committee (CAC) in 2017-2018?

The Wilburton study area alternatives build off the vision and recommendations from the Wilburton Commercial Area Study while considering updates to housing policy, affordable housing, growth targets, sustainability, equitable access, multimodal transportation, Grand Connection integration and impacts, and universal design. Alternatives will also incorporate the input of stakeholders and community members not previously engaged in the 2017-2018 effort.

Where can I learn more about the plan and the SEPA process?

Visit our website and sign up for project updates: www.bellevuewa.gov/2044-environmental-review

ACCESS AND INCLUSION

The City of Bellevue assures that no person shall on the grounds of race, color, national origin, or sex as provided by Title VI of the Civil Rights Act of 1964, and related statutes, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any City of Bellevue program or activity. Any person who believes his/her Title VI protection has been violated may file a complaint with the ADA/Title VI Administrator. For Title VI complaint forms and advice, please contact the ADA/Title VI Administrator at 425-452-6168.



If you have any questions regarding the ADA statement above or need help, please reach out to ADA Coordinator Blayne Amson, bamson@bellevuewa.gov or 425-452-6168.

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