




# BELLEVUE 2044

## Comprehensive Plan Periodic Update and Wilburton Vision Implementation

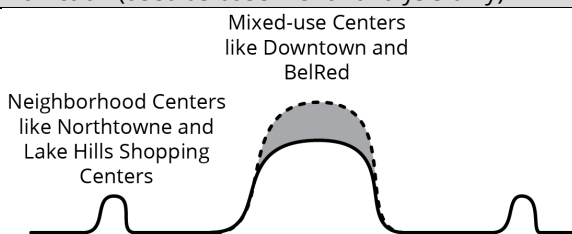
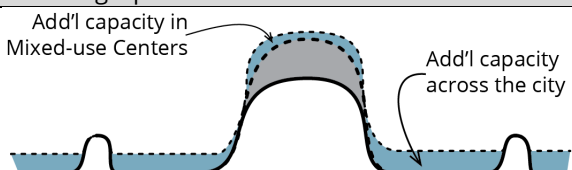
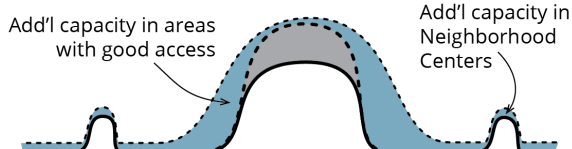
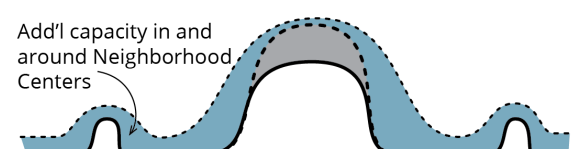
### Environmental Impact Statement, Fall 2022 Scoping Handout

#### APPENDIX A: ALTERNATIVES



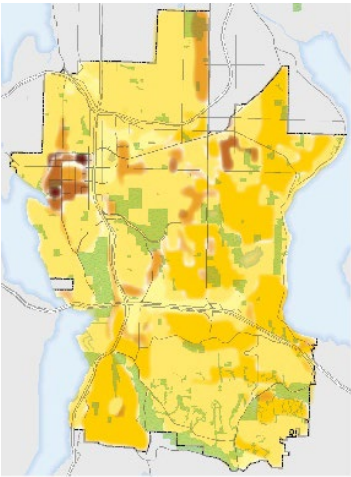
<b>KEY</b>	— Existing Housing Units
	Existing Capacity
	Capacity (Areas to be developed as new housing)
	Proposed Additional Capacity (For each alternative)

**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

<b>Bellevue 2044 Alternative 0</b> 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)
	<b>Housing Typologies</b> Primarily larger apartment buildings with studios and one-bedroom units, not meeting planning requirements for housing.
<b>Focus of Growth</b> Primarily within Downtown and BelRed. No changes to city's existing growth framework.	<b>Housing Affordability</b> Voluntary inclusionary affordability incentives allow extra density to market-rate projects in exchange for affordable units, generally 5-10% of projects
<b>Bellevue 2044 Alternative 1</b> 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
	<b>Housing Typologies</b> Incentives for larger units in mixed-use areas provide additional two-bedroom and larger units.  Duplexes, cottage housing, and other low-density typologies are permitted across the city.
<b>Focus of Growth</b> Primarily in mixed-use centers (Downtown, East Main, BelRed, Wilburton, Crossroads, Factoria, Eastgate). Gentle density added across the city.	<b>Housing Affordability</b> Mandatory inclusionary affordability alongside additional capacity in growth corridor (Downtown, East Main, Wilburton, and BelRed); increased incentives elsewhere to meet affordability targets.
<b>Bellevue 2044 Alternative 2</b> 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
	<b>Housing Typologies</b> 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.  Larger apartment buildings with studios and one-bedrooms in mixed-use and Neighborhood Centers.
<b>Focus of Growth</b> Both in mixed-use centers and in areas with good access to transit/jobs.	<b>Housing Affordability</b> Tiered voluntary inclusionary affordability alongside additional capacity in mixed-use centers and in neighborhood centers, increased incentives elsewhere.
<b>Bellevue 2044 Alternative 3</b> 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
	<b>Housing Typologies</b> 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.  Larger apartment buildings with studios and one-bedrooms in Mixed-use Centers.
<b>Focus of Growth</b> In mixed-use centers, in areas of high opportunity (good access to transit/jobs or near Neighborhood Centers).	<b>Housing Affordability</b> Tiered voluntary inclusionary affordability alongside additional capacity in Mixed-use Centers and in and around Neighborhood Centers, increased incentives elsewhere.



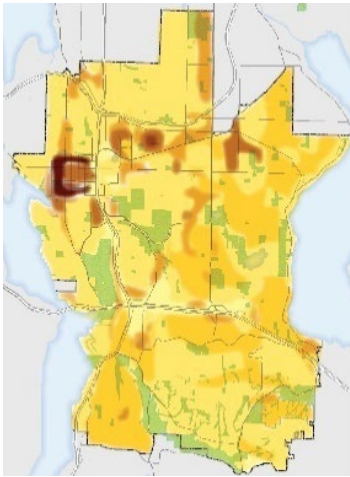
**Bellevue 2022**



*~65,000 housing units*  
Today, half of Bellevue's housing units are single-family and half are multifamily. About  $\frac{3}{4}$  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.

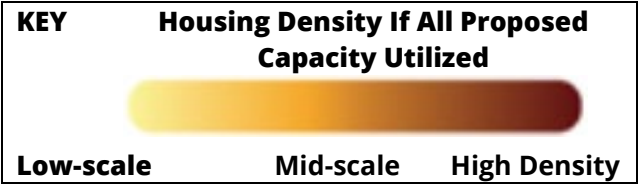
This alternative is based on the city's current capacity for housing and jobs. The city's existing plans, policies, and regulations would continue without changes and is also a baseline against which the other alternatives can be measured. No changes to the designations on the Land Use Map and there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

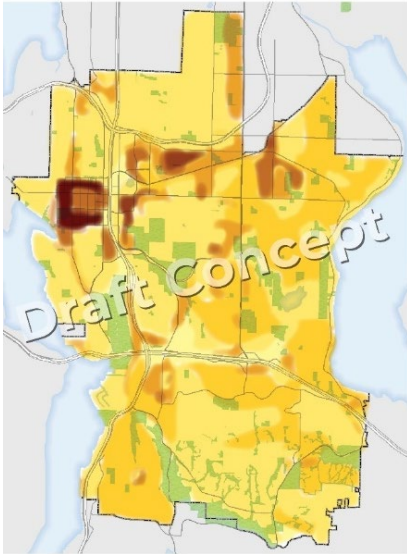
Additional areas throughout the Comprehensive Plan are also under review, such as parks and transportation.

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



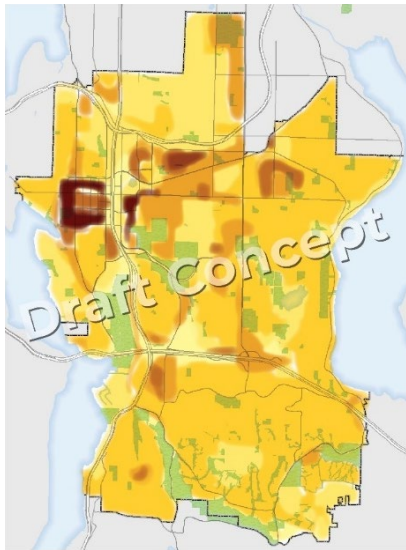
Focus additional residential density including mixed-use growth on **Mixed-use Centers**, including the areas of existing capacity in Downtown, East Main and BelRed and with a renewed focus on Wilburton, Crossroads, Eastgate, and Factoria.

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.

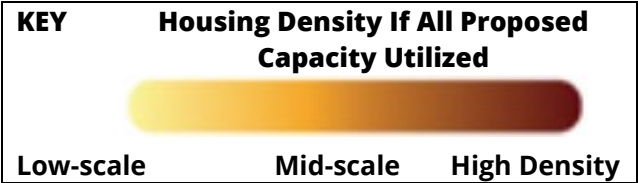
Additionally, this alternative provides a denser **mix of uses including housing within existing Neighborhood Centers** (commercial areas within predominantly residential areas of the city). This density could extend further along and near the transit-rich arterials running through these areas as well. 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.

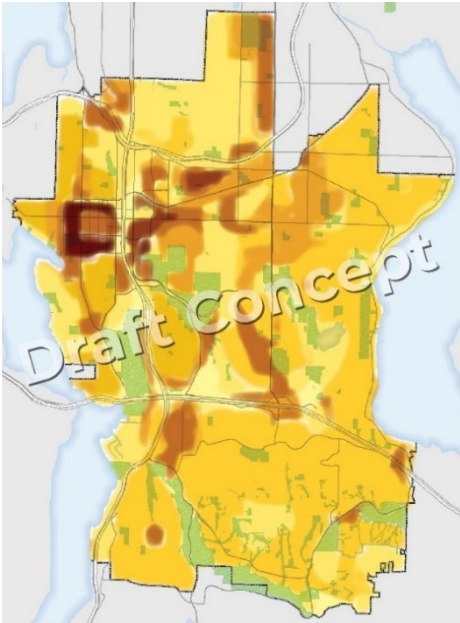
The variety of housing produced in this alternative will provide middle-income (80-120% AMI) housing of a variety of types, but **deeper affordability** will still be required to achieve a majority of new units that are affordable <80% AMI. A tiered voluntary inclusionary affordability program is included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

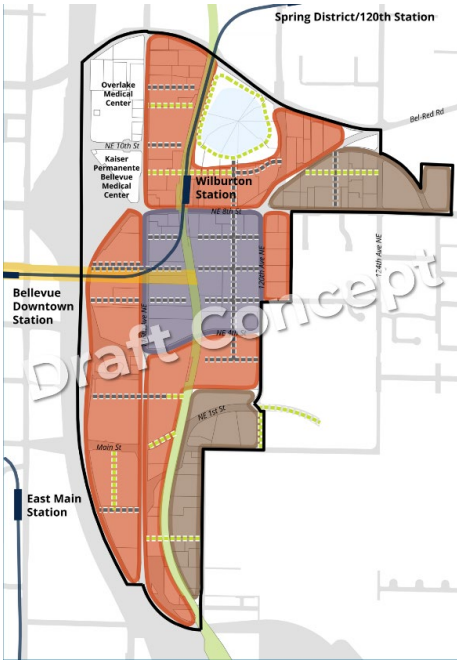
Wilburton study area's alternatives build on the 2017-2018 Wilburton Commercial Area Study's preferred development alternative. Elements explored in different alternatives include:

- 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:

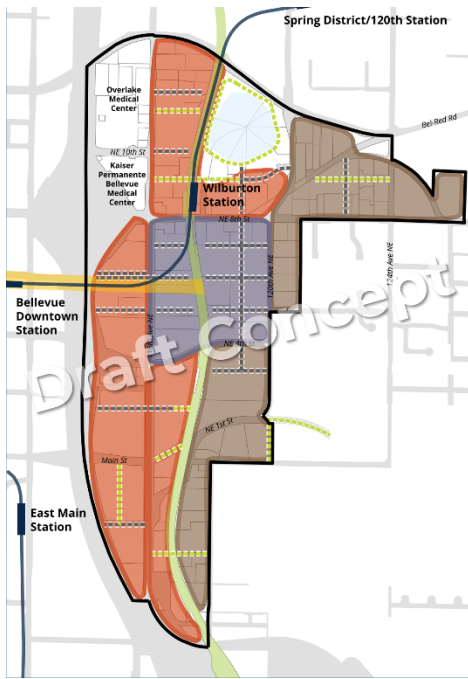
	Housing	Office	Retail	Hotel	Medical
<b>Mixed-Use Node</b> (residential, office, and retail mixed use)	X	X	X	X	X
<b>Office-Residential</b> (office emphasis with mix of residential and commercial spaces)	X	X	X	X	X
<b>Residential Commercial Neighborhood</b> (residential emphasis with street level retail 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 6 <sup>th</sup> St extended between I-405 and 120 <sup>th</sup> Ave NE with an at-grade intersection at 116 <sup>th</sup> Ave NE.	
MAP KEY <div><div></div>Eastrail</div> <div><div></div>Grand Connection</div> <div><div></div>East Link</div> <b>Draft Circulation and Permeability</b> <i>Note: illustrative only; actual connections TBD</i> <div><div></div>Access</div> <div><div></div>Non-Motorized Connections</div>	<b>Land Use Character</b> <div><div></div>Mixed-Use Node</div> <div><div></div>Office-Residential</div> <div><div></div>Residential Commercial Neighborhood</div> <i>Note: All maps depicted show future land use character and does not reflect building heights or densities.</i>
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
	<b>Commercial Mix:</b> Emphasis on higher-density office with ground-floor commercial around core and 116 <sup>th</sup> Ave NE  <b>Building Heights:</b> <ul style="list-style-type: none"><li>200-250' in the center of study area, primarily along east side of 116<sup>th</sup> Ave NE and Eastrail</li><li>300-450' in smaller area between I-405, NE 8<sup>th</sup> St, NE 4<sup>th</sup> St and 116<sup>th</sup> Ave NE</li><li>Transition down to lower building heights toward north, south, and east study area edges</li></ul> <b>Housing Typologies &amp; Locations:</b> <ul style="list-style-type: none"><li>Primarily housing capacity within mixed-use node and residential commercial neighborhoods</li><li>Midrise residential toward study area edges</li><li>Highrise residential oriented to Eastrail &amp; 116<sup>th</sup> Ave NE</li><li>Limited opportunity for residential towers (300'+) between I-405 and 116<sup>th</sup> Ave NE</li></ul> <b>Transportation:</b> <ul style="list-style-type: none"><li>NE 6<sup>th</sup> St extended between I-405 &amp; 116<sup>th</sup> Ave NE</li><li>New multimodal connections that create smaller, more walkable blocks throughout Wilburton, but with a greater emphasis in the mixed-use node</li></ul>
Focus of Growth: Focus of growth within a mixed-use core, with less intensive growth toward the edges	

### Wilburton Study Area Alternative 2

Focus of Growth in Core + Transition Areas



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

+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:

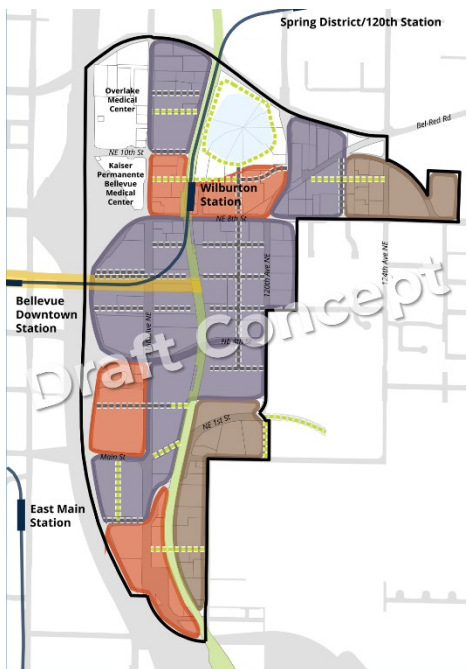
- Adding onto Alternative 1, more housing capacity to areas east of Eastrail
- Compared to Alternative 1, greater number of midrise and highrise residential buildings
- Adding onto Alternative 1, more opportunity for residential towers (300'+) between I-405 & 116<sup>th</sup> Ave NE

#### Transportation:

- NE 6<sup>th</sup> St extended between I-405 & 116<sup>th</sup> 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 3

Focus of Growth in Core + Secondary Nodes



**Focus of Growth:** In addition to focus of growth in Alternative 1, growth is also focused on new mixed-use 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 116<sup>th</sup> 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 116<sup>th</sup> 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 116<sup>th</sup> Ave NE

#### Transportation:

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