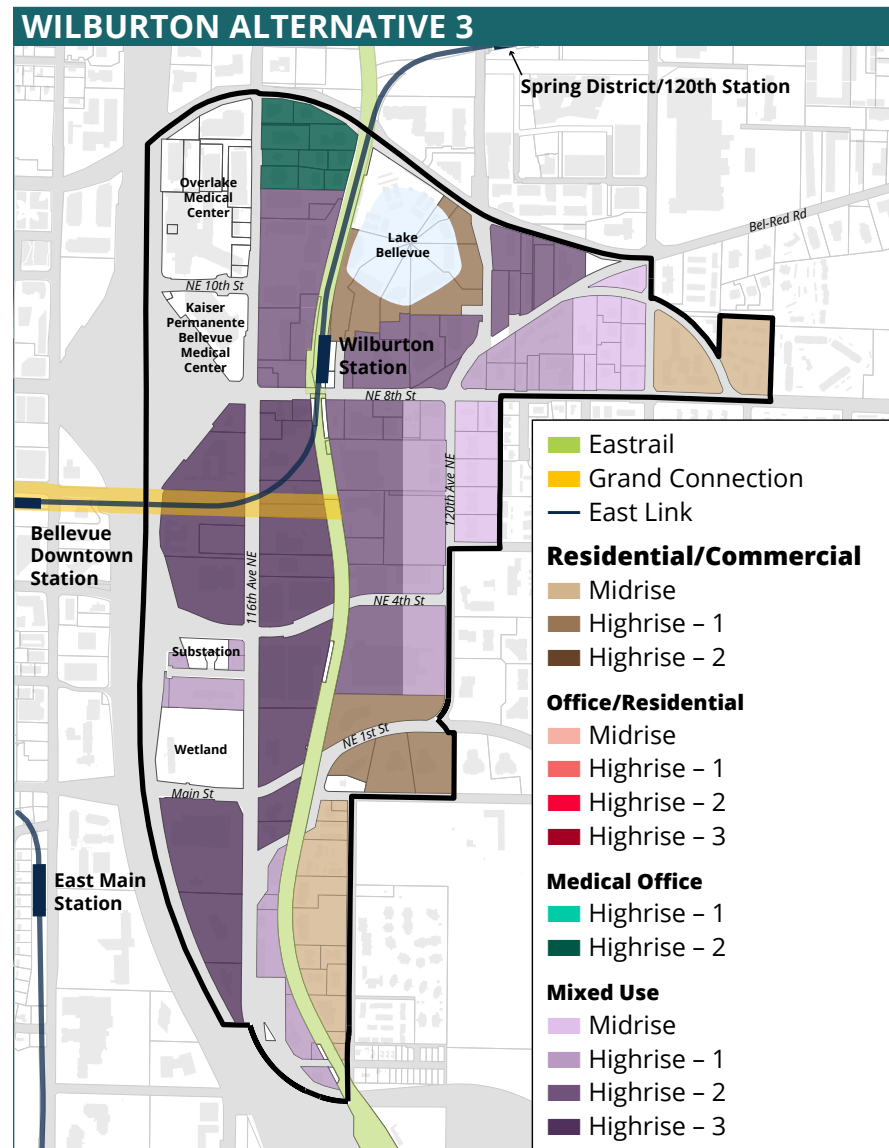


### Alternative 3

- Capacity for an additional 14,300 housing units (14,000 above No Action).
- Capacity for an additional 44,500 jobs (40,500 above No Action).
- Capacity for an additional 15.5 million square feet of commercial development (14.1 million above No Action).

The Wilburton study area would focus capacity in the core of the study area like Alternative 1, as well as in mixed use nodes throughout the study area.



### Alternative 3 would allow for:

- Mix of mid-rise to high-rise residential, office, and other commercial uses across the study area;
- Primarily mid-rise residential development would be allowed east of 124th Avenue NE and along 118th Ave SE;
- High-rise residential development would be allowed around Lake Bellevue and along NE 1st St; and
- Compared to Alternatives 1 and 2, smaller area for primarily medical uses north of NE 8th Street and east of 116th Avenue NE.

Transportation investments would be the same as Alternatives 1 and 2, but with the extension of NE 6th Street studied to both 116th Avenue NE and 120th Avenue NE. For more information on Alternative 3 see Chapter 2 of the DEIS.

For alternate formats, interpreters, or reasonable accommodations, please phone at least 48 hours in advance 425-452-6930 (voice) or email [bbrod@bellevuewa.gov](mailto:bbrod@bellevuewa.gov).

For complaints regarding accommodations, contact the city ADA/Title VI administrator at 425-452-6168 (voice). If you are deaf or hard of hearing, dial 711. All meetings are wheelchair accessible.

Bellevue is growing. Bellevue's Comprehensive Plan is intended to provide goals, policies, and strategies to ensure the city is a livable, welcoming, and vibrant place that maintains a high quality of life as the community grows over the next 20 years. The Comprehensive Plan Periodic Update and Wilburton Vision Implementation looks ahead to the challenges Bellevue needs to address and the opportunities to ensure all people can thrive.

### Wilburton's Growth Alternatives

The Wilburton study area alternatives build off the vision and recommendations from the 2018 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 also incorporate the input of stakeholders and community members who were re-engaged as part of the Wilburton Vision Implementation launch, as well as stakeholders and community members who were not engaged previously in 2017-2018.

### Wilburton Study Area Existing Conditions

~412 Housing Units ~9,400 Jobs

### KEY: Wilburton Land Use Types

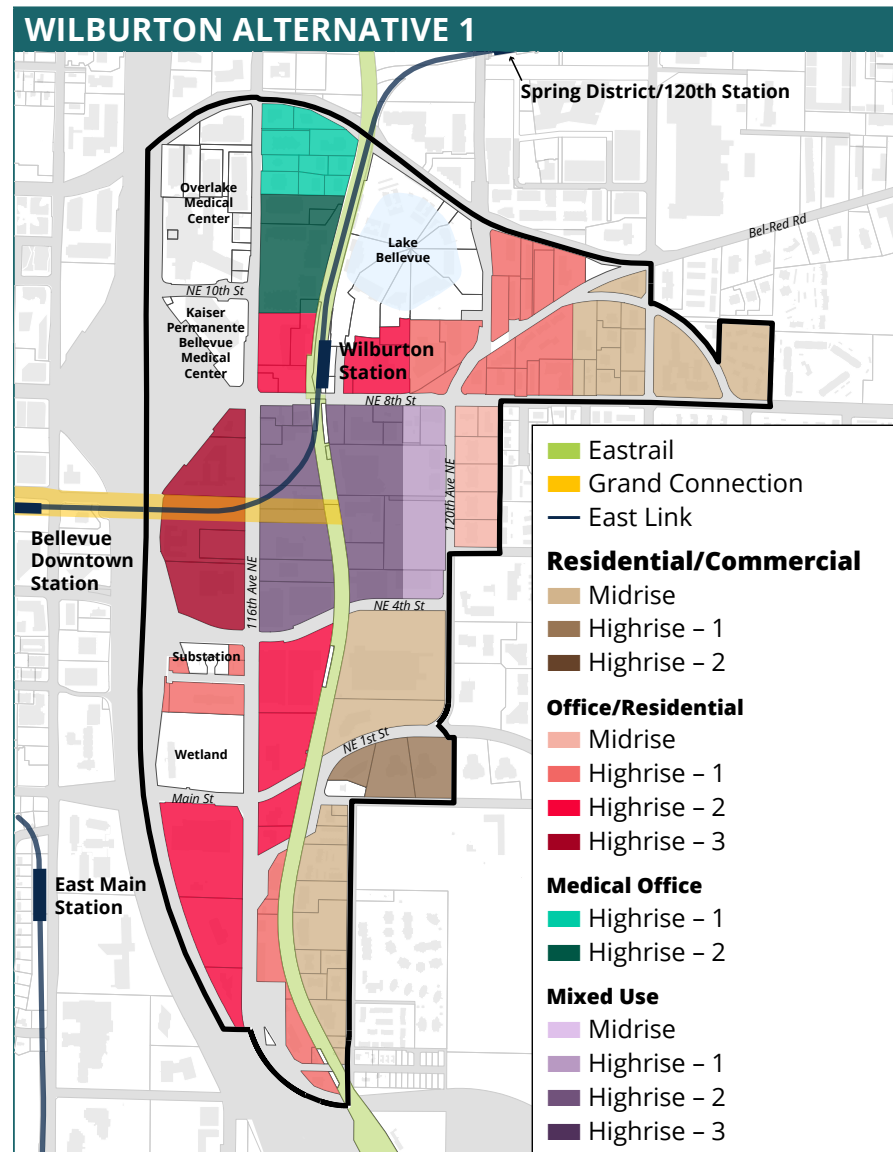
- Residential/Commercial - Midrise.** Residential midrise buildings including ground floor active uses up to around 7-10 stories.
- Residential/Commercial - Highrise 1.** Residential highrise towers including ground floor active uses up to around 16 stories.
- Residential/Commercial - Highrise 2.** Residential highrise towers including ground floor active uses up to around 25 stories.
- Office/Residential - Midrise.** Midrise buildings up to around 7-10 stories, consisting mostly of office uses, with some hotel, residential and medical uses, & ground floor active uses.
- Office/Residential - Highrise 1.** Highrise towers up to around 16 stories, consisting mostly of office uses, with some hotel, residential and medical uses, & ground floor active uses.
- Office/Residential - Highrise 2.** Highrise towers up to around 25 stories, consisting mostly of office uses, with some hotel, residential and medical uses, & ground floor active uses.
- Office/Residential - Highrise 3.** Highrise towers up to around 45 stories, consisting mostly of office uses, with some hotel, residential and medical uses, & ground floor active uses.
- Medical Office - Highrise 1.** Highrise towers up to around 16 stories, consisting mostly of medical office uses with some hotel, & ground floor active uses.
- Medical Office - Highrise 2.** Highrise towers up to around 25 stories, consisting mostly of medical office uses with some hotel, & ground floor active uses.
- Mixed Use - Midrise.** Midrise buildings up to around 7-10 stories, consisting mostly of a mix of residential and office uses, with some hotel and medical uses, & ground floor active uses.
- Mixed Use - Highrise 1.** Highrise towers up to around 16 stories, consisting mostly of a mix of residential and office uses, with some hotel and medical uses, & ground floor active uses.
- Mixed Use - Highrise 2.** Highrise towers up to around 25 stories, consisting mostly of a mix of residential and office uses, with some hotel and medical uses, & ground floor active uses.
- Mixed Use - Highrise 3.** Highrise towers up to around 45 stories, consisting mostly of a mix of residential and office uses, with some hotel and medical uses, & ground floor active uses.

**Alternative 0: No Action**

- Capacity for an additional 300 housing units.
- Capacity for an additional 3,900 jobs.
- Capacity for an additional 1.3 million square feet of commercial development.

**Alternative 1**

- Capacity for an additional 9,200 housing units (8,900 above No Action).
- Capacity for an additional 44,800 jobs (40,800 above No Action).
- Capacity for an additional 15.0 million square feet of commercial development (13.7 million above No Action).



The Wilburton study area would retain current policies and codes that provide minimal housing capacity and modest employment capacity. There would be no changes to planned transportation investments. Alternative 0 includes an extension of NE 6th Street from I-405 to 116th Avenue NE.

The Wilburton study area would focus capacity in the core of the study area, around the intersection of the Eastrail and Grand Connection south of the Wilburton light rail station.

**Alternative 1 would allow for:**

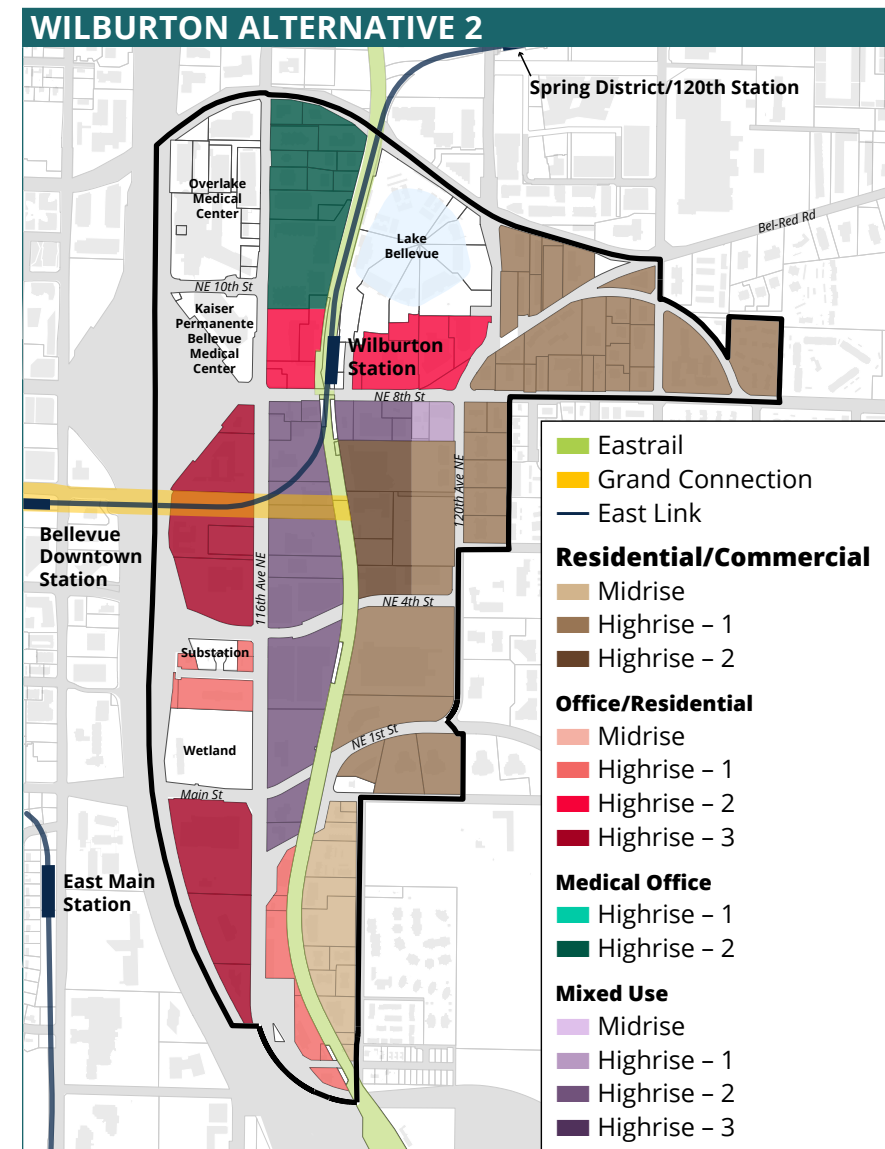
- High-rise residential, office, and other commercial uses in a mixed use node within the core;
- High-rise office uses around the mixed use node and 116th Avenue NE;
- Primarily mid-rise residential development in areas east and west of 124th Avenue NE, and in the area south of NE 4th Street and east of Eastrail; and
- Primarily medical uses in the area north of NE 8th Street and east of 116th Avenue NE.

Transportation investments would include an extension of NE 6th Street from I-405 to 116th Avenue NE as well as new multimodal connections and walkable blocks throughout the study area. For more information on Alternative 1 see Chapter 2 of the DEIS.

**Alternative 2**

- Capacity for an additional 14,200 housing units (13,900 above No Action)
- Capacity for an additional 38,100 jobs (34,200 above No Action)
- Capacity for an additional 12.7 million square feet of commercial development (11.4 million above No Action)

Capacity would be spread more evenly across the Wilburton study area compared to Alternative 1. Alternative 2 designates more area for residential use and less area for office use compared to Alternative 1.



**Alternative 2 would allow for:**

- Primarily high-rise office uses along the west side of 116th Avenue NE and north of NE 8th Street;
- A mix of high-rise residential, office, and other commercial uses along the east side of 116th Avenue NE and south of NE 8th Street;
- Less intense high-rise residential development east of Eastrail, with more intense high-rise residential development adjacent to Eastrail; and
- Like Alternative 1, primarily medical uses north of NE 8th Street and east of 116th Ave NE.

Transportation investments would be the same as under Alternative 1. For more information on Alternative 2 see Chapter 2 of the DEIS.

**Ways to Comment During DEIS Process**

**IN-PERSON MEETING #1:**  
 May 23, 2023, 6 PM PST  
 Crossroads Community Center,  
 16000 NE 10th St, Bellevue, WA 98008

**IN-PERSON MEETING #2:**  
 June 1, 2023, 6 PM PST  
 Bellevue City Hall,  
 450 110th Avenue, Bellevue WA 98004

**VIRTUAL MEETING:**  
 May 18, 2023, 6 PM PST  
**Register for all meetings at:**  
[bit.ly/bellevuedeismtg](http://bit.ly/bellevuedeismtg)

**ONLINE OR EMAIL:**  
 Submit by 4:30 PM PDT, June 12, 2023  
 via online portal ([bit.ly/deiscomment](http://bit.ly/deiscomment))  
 or via email  
 ([CompPlan2044EIS@bellevuewa.gov](mailto:CompPlan2044EIS@bellevuewa.gov)).

**BY MAIL:** Postmarked by June 12, 2023  
 City of Bellevue Development Services  
 Department, Attn: Elizabeth Stead  
 450 110th Ave NE, Bellevue WA 98004