



COMPREHENSIVE PLAN PERIODIC UPDATE AND WILBURTON VISION IMPLEMENTATION

DRAFT ENVIRONMENTAL IMPACT STATEMENT, SPRING 2023

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 looks ahead to the challenges Bellevue needs to address and the opportunities to ensure all people can thrive.

THE COMPREHENSIVE PLAN PROVIDES A FRAMEWORK TO ENSURE THAT PEOPLE WHO LIVE, WORK, LEARN, AND PLAY IN BELLEVUE:

Can find a variety of housing options



Have access to education, jobs, and economic opportunity

Enjoy parks and green space



Receive equitable and quality public services and capital facilities that support their daily needs.

Are able to get around using all kinds of transportation options



Have a resilient built and natural environment



ALTERNATIVES



Alternatives are different ways of achieving the proposal's purpose and need and serve as the basis for environmental analysis relative to elements of the environment. Alternatives under consideration provide a range of capacities to accommodate housing and job growth, housing types, and investments in infrastructure citywide and in the Wilburton study area. Each Alternative is briefly described in this table.

Existing Conditions:

~62,000 Housing Units
~158,000 Jobs

State/County Draft Affordability Targets for Bellevue

Target for <80% AMI as majority of 35,000 Housing Units

ALTERNATIVE 0: No Action

- Capacity for an additional 41,000 housing units
- Capacity for an additional 124,000 jobs
- Capacity for an additional 40.0 million square feet of commercial development

FOCUS OF GROWTH: Primarily within Downtown and BelRed. No changes to city's existing growth framework.

ALTERNATIVE 1:

Providing options for families of all kinds

- Capacity for an additional 59,000 housing units (18,000 above No Action)
- Capacity for an additional 179,000 jobs (55,000 above No Action)
- Capacity for an additional 58.5 million square feet of commercial development

FOCUS OF GROWTH: Primarily in Mixed Use Centers (Downtown, East Main, BelRed, Wilburton, Crossroads, Factoria, Eastgate). Gentle density added across the city.

ALTERNATIVE 2:

Unlocking access for more residents

- Capacity for an additional 77,000 housing units (36,000 above No Action)
- Capacity for an additional 177,000 jobs (53,000 above No Action)
- Capacity for an additional 58.3 million square feet of commercial development

FOCUS OF GROWTH: Both in Mixed Use Centers, Neighborhood Centers, and in areas with good access to transit/jobs.

ALTERNATIVE 3:

Providing options throughout the city

- Capacity for an additional 95,000 housing units (54,000 above No Action)
- Capacity for an additional 200,000 jobs (76,000 above No Action)
- Capacity for an additional 67.3 million square feet of commercial development

FOCUS OF GROWTH: In Mixed Use Centers, in areas of high opportunity (good access to transit/jobs or near Neighborhood Centers).

Wilburton Study Area

Existing Conditions:

~412 Housing Units
~9,400 Jobs

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)

FOCUS OF GROWTH: In the core of the study area, around the intersection of the Eastrail and Grand Connection south of the Wilburton light rail station.

ALTERNATIVE 2:

- Capacity for an additional 14,200 housing units (13,900 above No Action)
- Capacity for 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)

FOCUS OF GROWTH: Spreads capacity for growth more evenly across the study area compared to Alternative 1, with more development intensity in the eastern portion of the study area.

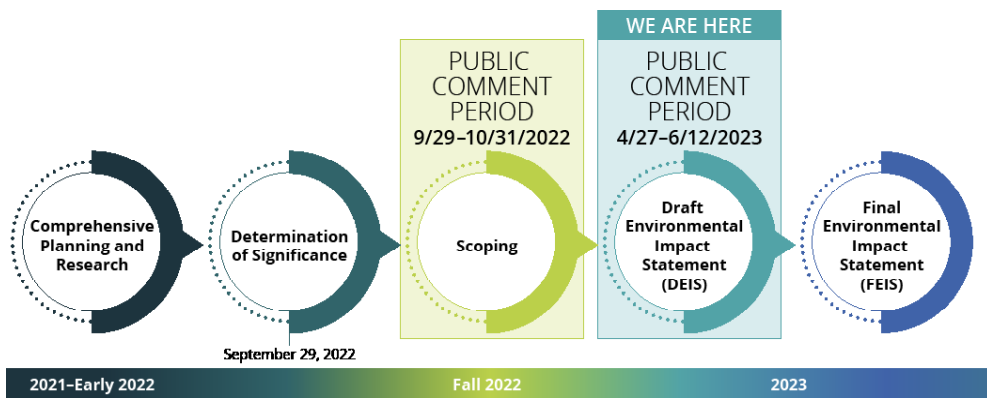
ALTERNATIVE 3:

- 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)

FOCUS OF GROWTH: In the core of the study area (same as Alternative 1) as well as in several mixed use nodes located throughout the study area. Additional growth capacity to parcels around Lake Bellevue.

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.



SEPA and EIS overview

Under the State Environmental Policy Act (SEPA), agencies conduct environmental review of actions that could affect the environment. Preparation of an Environmental Impact Statement (EIS) is required for actions that have the potential for significant impacts. An EIS is a useful tool that provides detailed information to the public, agencies, tribes, and city decision-makers about the environmental effects of a plan or project before a decision is made.

The EIS process involves the following steps: (1) initial research, issuing a determination of significance, and scoping the contents of the EIS with agencies, tribes, and the public; (2) preparing a draft EIS with a comment period; (3) responding to comments and developing a preferred alternative.

Get involved

We want to hear from you! Please share your thoughts and questions on the city's proposed alternatives, analysis of potential for significant environmental impacts, and proposed mitigation measures.

The city issued a Notice of Availability and request for comments on the DEIS on April 27, 2023.

The extended public comment period begins 8:00 AM on Thursday, April 27, 2023, and ends at 4:30 PM on Monday, June 12, 2023.

How to submit comments

IN-PERSON MEETING #1: May 23, 2023, 6 PM PST
Crossroad 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/bellevuedeismtgs

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

ENVIRONMENTAL ELEMENTS ANALYZED IN THE DEIS

- Air quality and greenhouse gas emissions
- Noise
- Land use patterns and urban form
- Relationship to plans, policies, and regulations
- Population, employment
- Transportation
- Public services and utilities
- Housing
- Aesthetics

What happens next?

A Final EIS is expected to be issued in late summer 2023 and will include responses to public comments received during the Draft EIS comment period. The Final EIS will study a Preferred Alternative that is within the range of the growth studied in the Draft EIS alternatives. Following the EIS process, the city will develop specific edits to the Future Land Use Map and Comprehensive Plan that will be the subject of public meetings and public hearings by the Planning Commission and City Council.

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

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

All meetings are wheelchair accessible.