

CHAPTER 2 Alternatives

2.1 Description of Alternatives

Alternatives are different ways of achieving a proposal's purpose and need and serve as the basis for environmental analysis relative to elements of the environment.

Alternatives under consideration in this EIS 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 below and in greater detail later in this chapter.

- **Alternative 0 (No Action): Continues the current plan with growth focused in Downtown, BelRed, and East Main Mixed Use Centers.** Alternative 0 (No Action) has capacity for adding 41,000 new housing units over the 2024–2044 planning horizon. This is above the regional growth target for Bellevue, which is 35,000 new units, but does not meet other new planning requirements, including affordable housing across income bands and a range of housing types. There would be capacity for 124,000 new jobs under this alternative, which is above the regional growth target of 70,000 jobs.¹ Housing capacity within the Wilburton study area would be small (less than 1 percent of the citywide total), and the Wilburton study area would have a

¹ Housing and job capacity used in this EIS analysis are higher under the No Action Alternative than the capacity that was reported in King County's 2021 Urban Growth Capacity Report. See Section 2.3.2 below for additional discussion.

modest share of citywide job capacity (5 percent) with no changes to allowed uses or building intensities.

- **Alternative 1: Providing options for families of all kinds.**
Alternative 1 allows for apartment and condominium buildings as well as gentle density increases across the city, resulting in capacity for an additional 59,000 housing units (which is 18,000 more units of housing capacity than the No Action Alternative). Mandatory inclusionary affordable housing would be required in the growth corridor with incentives for affordable housing in other locations. Job capacity would increase, adding space for an additional 179,000 jobs (which is space for 55,000 more jobs than the No Action Alternative). The Wilburton study area would increase its share of total citywide housing capacity to about 8 percent and job capacity to about 17 percent.
- **Alternative 2: Unlocking access for more residents.**
Alternative 2 focuses capacity in more Mixed Use Centers as well as in areas with good access to transit and jobs. It allows for high-rise residential buildings in Mixed Use Centers as well as townhouses and small residential buildings in Neighborhood Centers and along transit corridors; duplex and other lower-density housing types would be allowed across the city. Existing multi-family areas would allow a broader array of housing typologies at higher densities. There would be capacity for an additional 77,000 housing units (which is 36,000 more units of housing capacity than the No Action Alternative). Voluntary inclusionary affordability would be offered in Mixed Use and Neighborhood Centers. Similar to Alternative 1, job capacity would increase, adding space for an additional 177,000 jobs (which is space for 53,000 more jobs than the No Action Alternative). The Wilburton study area would have 10 percent of total citywide housing capacity, and it would have a 15 percent share of total citywide job capacity.
- **Alternative 3: Providing options throughout the city.**
Alternative 3 would allow a greater diversity of housing types in all centers and along transit corridors, combining the areas of focus in Alternatives 1 and 2. There would be capacity for an additional 95,000 housing units (which is 54,000 more units of housing capacity than the No Action Alternative). Mandatory or inclusionary affordable housing would be required in Mixed Use Centers, with incentives for affordable housing in other locations. Similar to Alternative 2, existing multi-family areas would allow a broader array of housing typologies at higher densities. Additional density would also be allowed within the city's existing

lowest density areas. Job capacity would increase, adding space for an additional 200,000 jobs (which is space for 76,000 more jobs than the No Action Alternative). The Wilburton study area would have 9 percent of total citywide housing unit capacity and would have capacity for 16 percent of total citywide job capacity.

2.2 Description of the Study Area

The study area is the Bellevue planning area, within the city limits (see Chapter 1, Figure 1-1). Within the city, this Draft EIS also identifies potential policy and code changes affecting the Wilburton study area as an area of focus (see Chapter 1, Figure 1-2)—the Wilburton study area refers to the area bounded by NE 12th Street in the north, the Lake Hills Connector in the south, I-405 in the west and an eastern boundary that varies from 124th Avenue NE by the Spring District to 118th Avenue SE by the Bellevue Botanical Garden. This Draft EIS also considers impacts specific to the city’s six Mixed Use Centers, 13 Neighborhood Centers, and transit-proximate areas (see **Figure 2-1**). Note that the Mixed Use and Neighborhood Centers are mutually exclusive geographic areas, while the transit-proximate areas and Wilburton study area overlap with the boundaries of the Mixed Use Centers and Neighborhood Centers.

Transit-Proximate Areas

Transit-proximate areas include those areas of the city within ¼ mile of the city’s frequent transit network (defined as frequent bus or train service at least every 15 minutes during the daytime and early evening)



SOURCE: City of Bellevue 2023; ESA 2023; BERK 2023

NOTE: Transit-proximate areas are based on the 2021 Bus Rapid Transit (BRT) network (does not include future bus or light rail).

FIGURE 2-1 Mixed Use Centers, Neighborhood Centers, and Transit-Proximate Areas

2.3 Objectives and Alternatives

2.3.1 Objectives

In accordance with the State Environmental Policy Act (SEPA), this section states the proposal's objectives, specifying the purpose and needs to which the proposal is responding. For a non-project action, such as plan changes or regulatory amendments, objectives can be expressed in terms of a vision and principles.

Each objective has been defined with equity performance measures or metrics as presented in Appendix H.

CITYWIDE

Housing: Diversity and Choice

- Plan for a range of housing types and densities that support efficient capital facility investments.
- Prioritize affordable housing for very low-income families.
- Address past inequities that have shaped the city.
- Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks, a clean environment, educational and economic opportunities, and transportation options.

Connection: Places and Spaces

- Support small, locally owned businesses.
- Increase the ability to walk and bike to places close to home.
- Create more community gathering spaces.

Environment: Sustainability and Climate

- Provide access to open space.
- Reduce environmental impacts.
- Support health, well-being, and resilience.
- Reduce greenhouse gas (GHG) emissions.

Access: Transportation and Land Use

- Focus housing and job growth in places with good access to a variety of transportation options.
- Use a variety of approaches to manage traffic and provide people multiple options for getting around the city and the region.
- Enhance people's ability to access stores, cafes, services, parks, and other amenities close to home.

WILBURTON STUDY AREA

The following Bellevue City Council Principles were established in 2015 for the Wilburton study area to provide consistent direction over the course of the project:

- **Grand Vision.** Ensure that the vision for the Wilburton project study area is extraordinary and fully capitalizes on the special opportunities created by the area's outstanding location and access.
- **Special Niche.** Create alternatives and explore innovations that will provide Wilburton an economic niche that complements and adds to the vitality of Bellevue and the Eastside.
- **Grand Connection.** Ensure that the vision for the Grand Connection encompasses the entire corridor from the Meydenbauer Bay waterfront to the Eastside Rail Corridor, and that it positions the corridor to serve as both a memorable and transformative public space as well as a means of non-motorized transportation.
- **Neighborhood Identity.** Develop placemaking and urban design strategies that create a strong and unique neighborhood identity for Wilburton.
- **Emerging Opportunities.** Address changes and opportunities that have emerged since the last major update of the land use plan for Wilburton.
- **Integrated Station Area Planning.** Integrate station area planning for the Wilburton light rail station with the balance of the Wilburton subarea, while utilizing this station as an opportunity to establish connectivity between the two areas bisected by NE 8th Street.
- **Community Benefit.** Create community benefit and value for the surrounding neighborhoods of Downtown, BelRed, and the greater subarea of Wilburton. Benefit and value should be

derived from connectivity, access to services, and improved urban amenities that serve all residents and businesses.

- **Affordable Housing Opportunities.** Consider opportunities for land use changes in the area to provide for affordable housing.
- **Impact Mitigation.** Ensure sensitivity to potential adverse impacts of change on nearby residential neighborhoods and provide for a graceful transition between new development and established neighborhoods.
- **Economic Vitality.** Enhance economic vitality and advance the goals of the city's Economic Development Action Plan.
- **Timing.** Explore means by which key elements of the vision can be in place by the 2023 initiation of light rail service. This includes pedestrian connectivity across I-405 and NE 8th Street, as well as catalyst land use elements.
- **Public Engagement.** Utilize effective public engagement strategies to involve diverse stakeholders in conversation about the project.

The planning process was guided by a 15-member Citizen Advisory Committee (CAC), appointed by the City Council to develop a vision for the Wilburton study area. The CAC developed a range of alternatives including a Preferred Alternative that would achieve the following vision:

Our vision is that the Wilburton Commercial Area become Bellevue's next urban mixed use community that enhances livability, promotes healthy living, supports economic vitality, and serves the needs of a diverse and growing population. As Bellevue's cultural and innovative hub, it serves as a regional and international destination that connects people and fosters community by leveraging its existing assets to define a distinctive sense of place and character.

Upon initiation of the Wilburton Vision Implementation April 25, 2022, the City Council directed staff to use the 2018 CAC Preferred Alternative as the baseline when determining updates in areas of housing policy, affordable housing, growth targets, Grand Connection impacts and integration, sustainability, equitable access, multimodal transportation, and universal design.

2.3.2 Regulatory Framework

The Growth Management Act (GMA) was adopted in 1990 to manage growth to support a high quality of life, sustainability, economic development, and environmental conservation. It provides a framework for land use planning and the regulation of development in Washington State.

The GMA also requires coordination and consistency between jurisdictions that share common borders or related regional issues, and the adoption of multicounty planning policies (MPPs) on a regional scale to govern regional planning. VISION 2050 is the regional plan for the Central Puget Sound, and it supports growth of housing and jobs particularly in Mixed Use Centers and in high capacity transit areas. Bellevue is the employment center of the Eastside. It is considered a Metropolitan City and is expected to accommodate a large share of King County's growth. Downtown Bellevue, a designated Regional Growth Center, is expected to be an area of focused growth. The 216 MPPs in VISION 2050 are organized by topic area to provide direction for more efficient use of public and private investments and inform updates to countywide planning policies and local comprehensive plan.

Other regional policy guidance comes from the King County Countywide Planning Policies [CPPs] (2021). They include policies guiding growth in cities and the county that address equity, environment/climate, housing, affordable housing needs, economic development, transportation, open space, rural and resource lands, and other elements. The CPPs set housing and job growth targets for each jurisdiction to plan for within the county for the planning period between 2019 and 2044. Policies related to expanding housing options and neighborhood choice may result in cities needing to have more capacity for housing and jobs than the growth targets to have the ability to achieve other requirements in the CPPs such as encouraging a variety of housing typologies. Bellevue's growth targets as set in the CPPs are for 35,000 new housing units and 70,000 new jobs between 2019 and 2044. Similar to VISION 2050, the CPPs guide growth toward centers and station areas and provide minimum size and density criteria for designating centers. Mixed Use Centers concentrate housing and job growth to achieve greater efficiencies and benefit from transportation capital funding. The alternatives described in the sections below explore a range of housing capacities to achieve the city's livability goals.

The county's 2021 Urban Growth Capacity (UGC) Report, prepared in conjunction with the CPPs, compared estimated housing and employment growth from 2006 to 2018 relative to 2006–2035 growth targets and remaining capacity for each jurisdiction. Growth targets are based on actual growth projections prepared by the State of Washington Office of Financial Management whereas development capacity is based on assumptions about how much land is redevelopable and the type of projects that could be developed under existing zoning. Housing and job capacity used in this EIS analysis are higher under the No Action Alternative than the capacity that was reported in the 2021 UGC Report. This is because:

- The city's calculation of capacity does not include the market factor used in the UGC Report that reduced total capacity by about 15 percent overall.
- Since the publishing of the UGC Report, the city has added capacity in East Main and on faith-owned properties.
- Permits have been issued for projects that are developing at a higher density than what was assumed in the UGC Report.
- Some properties that were not considered redevelopable in the UGC Report have since redeveloped.
- The city's threshold for classifying a property as "redevelopable" is slightly more generous than what was used in the UGC Report to try to capture all potential development in the city.

With the Comprehensive Plan Periodic Update, Bellevue must meet all its responsibilities under the GMA and the CPPs.

2.3.3 Alternative Changes During Scoping

Several changes were made to the alternatives in response to comments received during the scoping period. The Detailed Scoping Comment Summary posted on the city's website describes all comments received in more detail. **Table 2-1** summarizes the comment themes received and the resulting changes made to the alternatives. See Appendix A or the [city's website](#) for the full scoping comment summary report.

TABLE 2-1 Changes to Alternatives as a Result of Scoping Comments

Comment Theme Summary	Resulting Change
CITYWIDE ALTERNATIVES	
<i>Expand the BR-MO-1 node designation north of NE 12th Street and increase height and floor area ratio (FAR)</i>	Expansion of the node in all three alternatives reflecting similar changes to BelRed Medical Office (BR-MO-1) density south of NE 12th Street.
<i>Increase densities and height in BelRed</i>	Further expansion of high-density node designations, primarily in Alternative 3.
<i>Increase amount of residential allowed in the BR-MO area</i>	Increased allowance for residential within ½ mile of light rail in Alternative 3.
<i>Expand low-density zoning</i>	Increased density both in Neighborhood Centers and in multi-family areas to allow more mid-scale housing options
<i>Add density in areas with good transit access, as well as more housing options</i>	The density assumed in Alternatives 2 and 3 for changes in areas with good access to transit, Neighborhood Centers, or major employment centers was increased to a low multi-family level.
<i>Allow additional density in the lowest density areas of the city, such as Bridle Trails</i>	Alternative 3 now allows increased dwelling units per acre to match other low-density areas of the city. This could allow large parcels within low-density areas to create additional housing while maintaining open space and natural areas.
<i>Increase affordable housing incentives or requirements</i>	Both approaches are being analyzed, but Alternative 3, which had previously matched Alternative 2's approach, was adjusted to reflect a stronger approach to a mandatory program and to analyze a wider variety of affordable housing approaches. Additional assumptions around affordable housing, such as continuation of existing programs, will be utilized in the economic analysis as well.
<i>Maintain affordable housing incentives rather than requirements</i>	
WILBURTON ALTERNATIVES	
<i>Study additional housing capacity, especially in Alternative 3.</i>	Updates to land use types and building heights were made in all Action Alternatives to increase housing capacity.
<i>Increase the areas in which 450-foot building heights apply between 116th Avenue NE and Eastrail in Alternative 3</i>	Alternative 3 was updated to allow for buildings up to 45 stories for parcels within the area bounded by 116th Avenue NE to the west, NE 4th Street to the north, Eastrail to the east, and SE 1st Street to the south.
<i>Retain medical focus in area across from Kaiser/Overlake Medical Centers, reflecting concerns that introducing residential in this area would preclude or disincentivize medical uses locating in this area</i>	All alternatives were updated to analyze predominantly medical uses in this area.
<i>Terminate the extension of NE 6th Street at 120th Ave NE</i>	The No Action Alternative was updated to analyze NE 6th Street extending to 116th Avenue NE while Alternative 3 was updated to

Comment Theme Summary	Resulting Change
<i>Increase density along 120th Ave NE heading toward Spring District to the north</i>	analyze NE 6th Street extending to both 116th Avenue NE and 120th Avenue NE. Alternative 3 was updated to increase building heights along both sides of 120th Avenue NE and to include redevelopment on Lake Bellevue parcels as part of the analysis.

SOURCE: City of Bellevue Scoping Report, January 2023

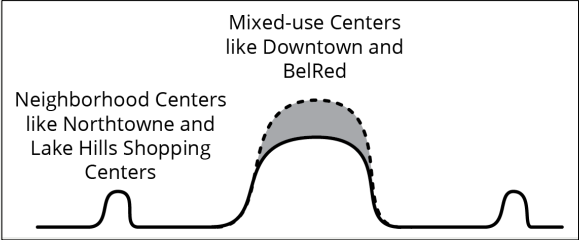
Each of the Alternatives analyzed in this Draft EIS are described in detail in the section below.

2.3.4 Alternative 0 (No Action)

Alternative 0 (No Action Alternative): Citywide, this alternative continues the current Comprehensive Plan last updated in 2015. The current plan’s growth strategy focuses the majority of new capacity in both Bellevue’s Downtown, a designated Regional Growth Center, and BelRed and East Main, which are areas where new light rail investments have been made. Less growth is planned for other mixed use areas in the city. Under Alternative 0 (No Action), the city would have capacity for 41,000 new housing units, which is 6,000 above the 35,000 housing target established in the King County Countywide Planning Policies (2021). The current plan and regulations would have capacity for 124,000 new jobs, which is 54,000 above the 70,000 target in the King County CPPs. As mentioned above, housing and job capacity used in this EIS analysis are higher under the No Action Alternative than the capacity that was reported in King County’s 2021 UGC Report. However, while net housing and job capacity are above the adopted growth targets, the No Action Alternative does not meet other new planning requirements, including affordable housing across income bands and a range of housing types. See **Table 2-2** and **Figure 2-2** and **Figure 2-3** for the density of citywide net housing and job capacity under the No Action Alternative.

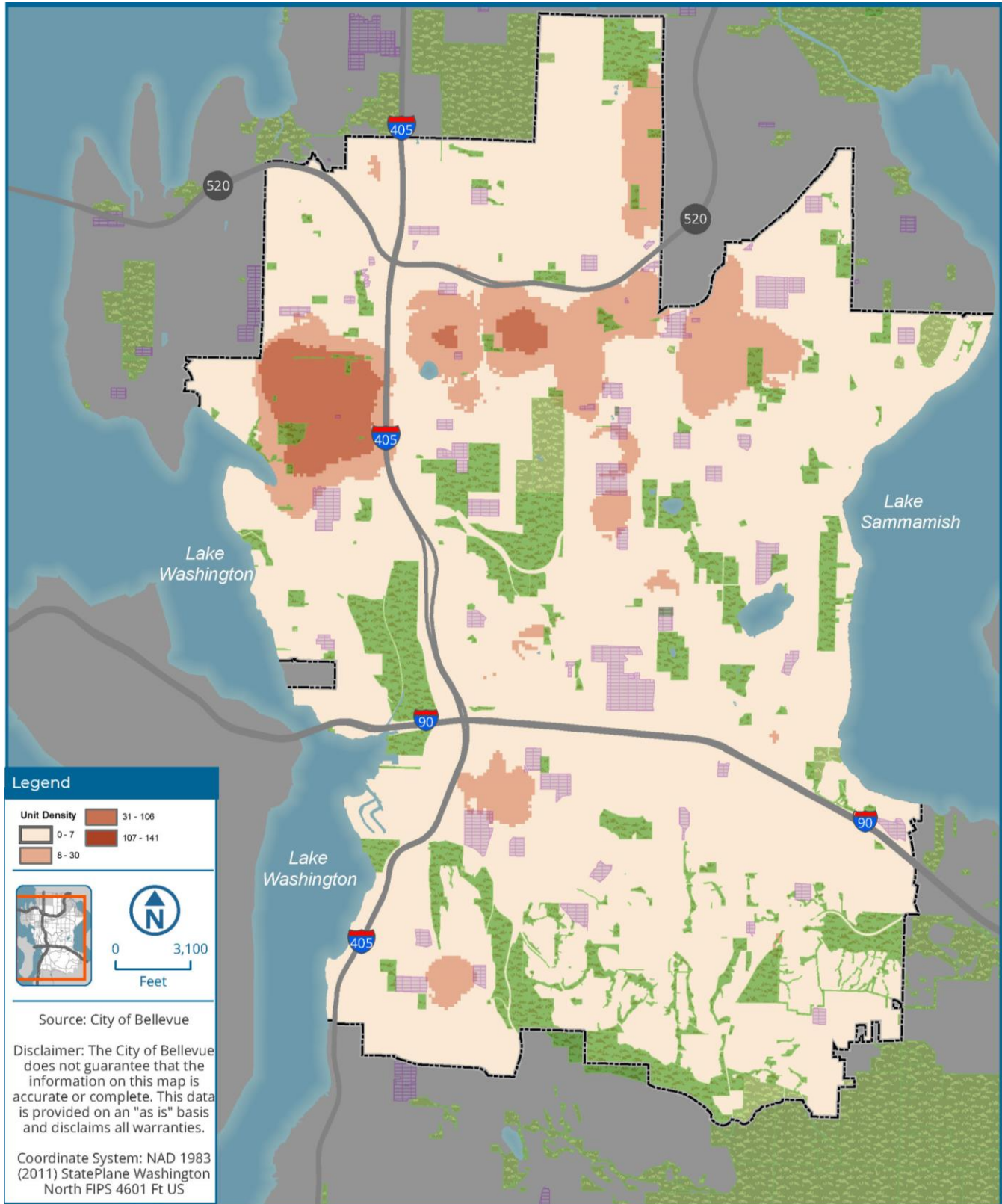
Under the No Action Alternative, the **Wilburton study area** would also retain current policies and codes that provide minimal housing capacity (less than 1 percent of the gross citywide total) and modest employment capacity (5 percent of the gross citywide total). See **Table 2-3**.

TABLE 2-2 Alternative 0 (No Action) Distribution of Growth and Summary of Housing Strategy

Growth Level and Pattern	Housing
<ul style="list-style-type: none"> 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. <p>FOCUS OF GROWTH: Primarily within Downtown, BelRed, and East Main. No changes to city's existing growth framework.</p> 	<p>HOUSING TYPOLOGIES: Primarily residential buildings with studios and one-bedroom units, not meeting planning requirements for housing.</p> <p>HOUSING AFFORDABILITY: Voluntary inclusionary affordability incentives allow extra density to market-rate projects in exchange for affordable units, generally 5%–10% of projects.</p> <p>HOUSING STRATEGY: This alternative is required under SEPA as a baseline for analyzing Action Alternatives 1–3. It meets the adopted housing and job targets but does not meet the city's new planning requirements, including affordable housing across income bands, or a range of housing types.</p> <p>This alternative is based on current capacity for housing and jobs. The city's existing plans, policies, and regulations would continue without changes. This alternative serves as a baseline against which the other alternatives can be measured. There would be no changes to the designations on the Land Use Map and no policy, zoning, or regulation changes.</p>

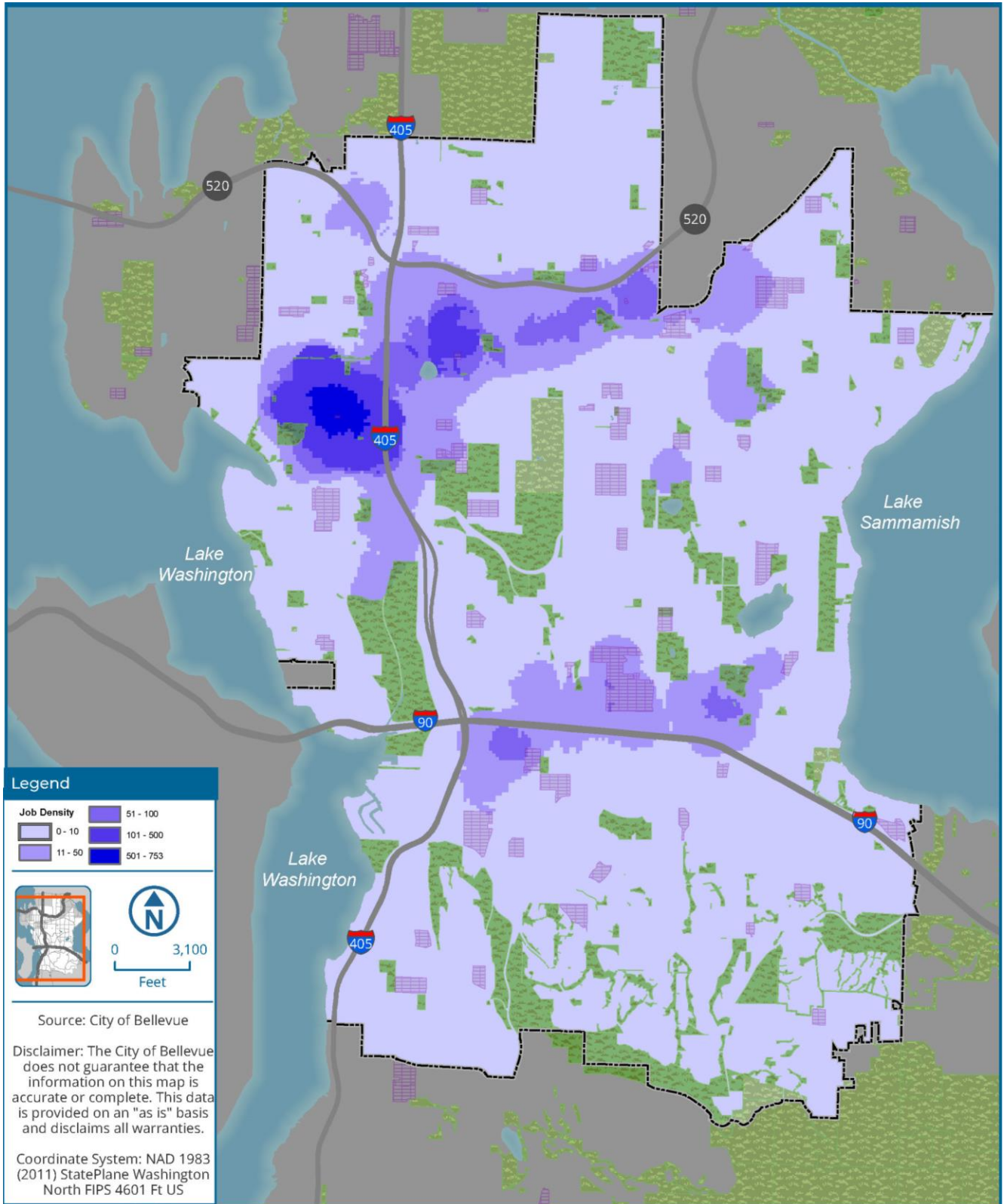
SOURCE: City of Bellevue 2023; BERK 2023

NOTE: Housing and job capacity estimates are rounded to the nearest 1,000. Commercial square footage capacity is rounded to the nearest 100,000. The actual pace of growth could differ and be more or be less than what is shown.



SOURCE: City of Bellevue 2023

FIGURE 2-2 Alternative 0 (No Action) Density of Net Housing Capacity



SOURCE: City of Bellevue 2023

FIGURE 2-3 Alternative 0 (No Action) Density of Net Job Capacity

TABLE 2-3 Alternative 0 (No Action) – Wilburton Study Area

Growth Level and Pattern	Transportation and Building Form
<ul style="list-style-type: none"> Capacity for an additional 300 housing units. Capacity for an additional 3,900 jobs. Capacity for an additional 1.4 million square feet of commercial development. <p>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.</p>	<p>TRANSPORTATION:</p> <ul style="list-style-type: none"> No changes to planned transportation investments; includes NE 6th St extended between I-405 and 116th Ave NE. <p>LAND USE MIX:</p> <ul style="list-style-type: none"> Primarily commercial, office, and medical uses with limited residential. <p>DEVELOPMENT INTENSITY:</p> <ul style="list-style-type: none"> Assumes maximum building heights based on the current Comprehensive Plan Land Use Map and zoning. Building heights between 7 and 15 stories in the BR-CR, NMU, and BR-MO-1 districts and heights up to 4 to 5 stories in the other districts. <p>HOUSING TYPOLOGIES AND LOCATIONS:</p> <ul style="list-style-type: none"> Combination of low- and mid-rise residential buildings in limited areas ranging from 3 to 6 stories.

SOURCE: City of Bellevue 2023; BERK 2023

NOTES: Housing and job capacity estimates are rounded to the nearest 100. Commercial square footage capacity is rounded to the nearest 100,000. The actual pace of growth could differ or be less than what is shown. See Chapter 3, *Land Use Patterns and Urban Form*, for a full description of existing zoning.

2.3.5 Alternative 1: Providing Options for Families of All Kinds

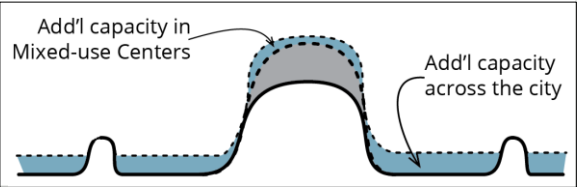
Alternative 1 Providing Options for Families of all Kinds: Under Alternative 1, more housing types would be offered **citywide** through incentives for larger multi-family units and mandatory inclusionary housing in the growth corridor (Downtown, East Main, Wilburton, and BelRed). Duplexes, triplexes, cottage housing, or other low-density typologies would be allowed across the city. In BelRed, each node with its allowance of higher intensity development would be expanded to include most areas within walking distance of the light rail stations.

Alternative 1 would have capacity for 59,000 additional housing units (18,000 above the No Action Alternative and 24,000 above the CPP housing target) and space for an additional 179,000 jobs (55,000 above the No Action Alternative and 109,000 above the CPP job target). See **Table 2-4** and **Figure 2-4** and **Figure 2-5** for the density of citywide net housing and job capacity under Alternative 1.

Under Alternative 1, 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, with primarily high-rise office uses around the mixed use node and 116th Avenue NE. It would allow 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. It would allow primarily medical uses in the area north of NE 8th Street and east of 116th Avenue NE.

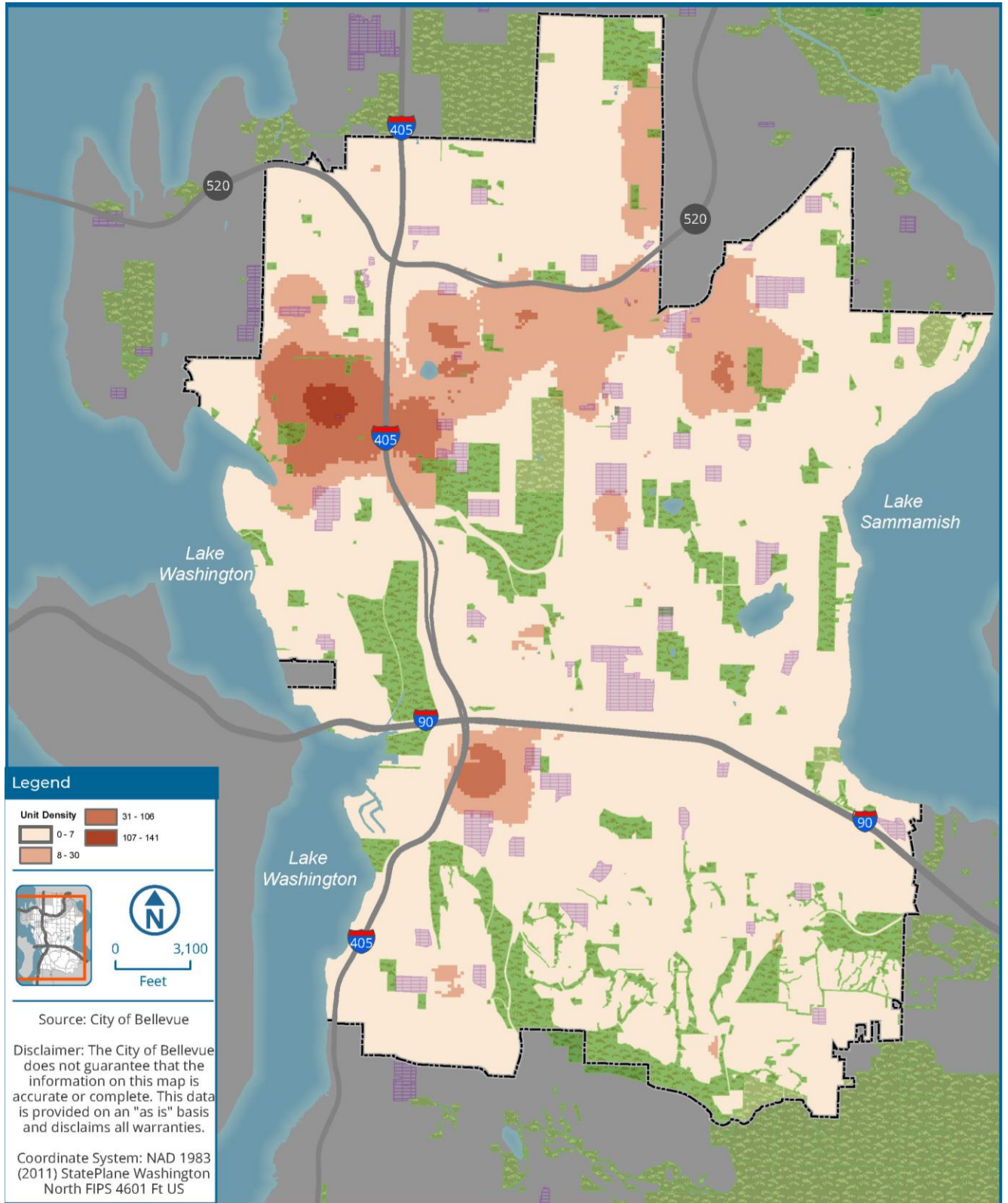
Alternative 1 would have capacity for an additional 15.0 million square feet of commercial development in the Wilburton study area and would include an additional 9,200 housing units and space for an additional 44,800 jobs. This represents 8 percent of the gross citywide housing capacity and 17 percent of the gross citywide job capacity. 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 Wilburton study area. See **Table 2-5**.

TABLE 2-4 Alternative 1 Distribution of Growth and Summary of Housing Strategy

Growth Level and Pattern	Housing
<ul style="list-style-type: none"> 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. <p>FOCUS OF GROWTH: Primarily in Mixed Use Centers (Downtown, East Main, BelRed, Wilburton, Crossroads, Factoria, Eastgate). Gentle density added across the city.</p> 	<p>HOUSING TYPOLOGIES: Incentives for larger units in mixed use areas provide additional two-bedroom and larger units. Duplexes, cottage housing, and other low-density typologies permitted across the city.</p> <p>HOUSING AFFORDABILITY: Mandatory inclusionary affordability alongside additional capacity in growth corridor (Downtown, East Main, Wilburton, and BelRed); increased incentives elsewhere to meet affordability targets.</p> <p>HOUSING STRATEGY: 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.</p> <p>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.</p> <p>This approach includes the smallest number of new housing units of the Action Alternatives and the least diversity of housing types produced, so it is paired with strong affordable housing policies 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.</p>

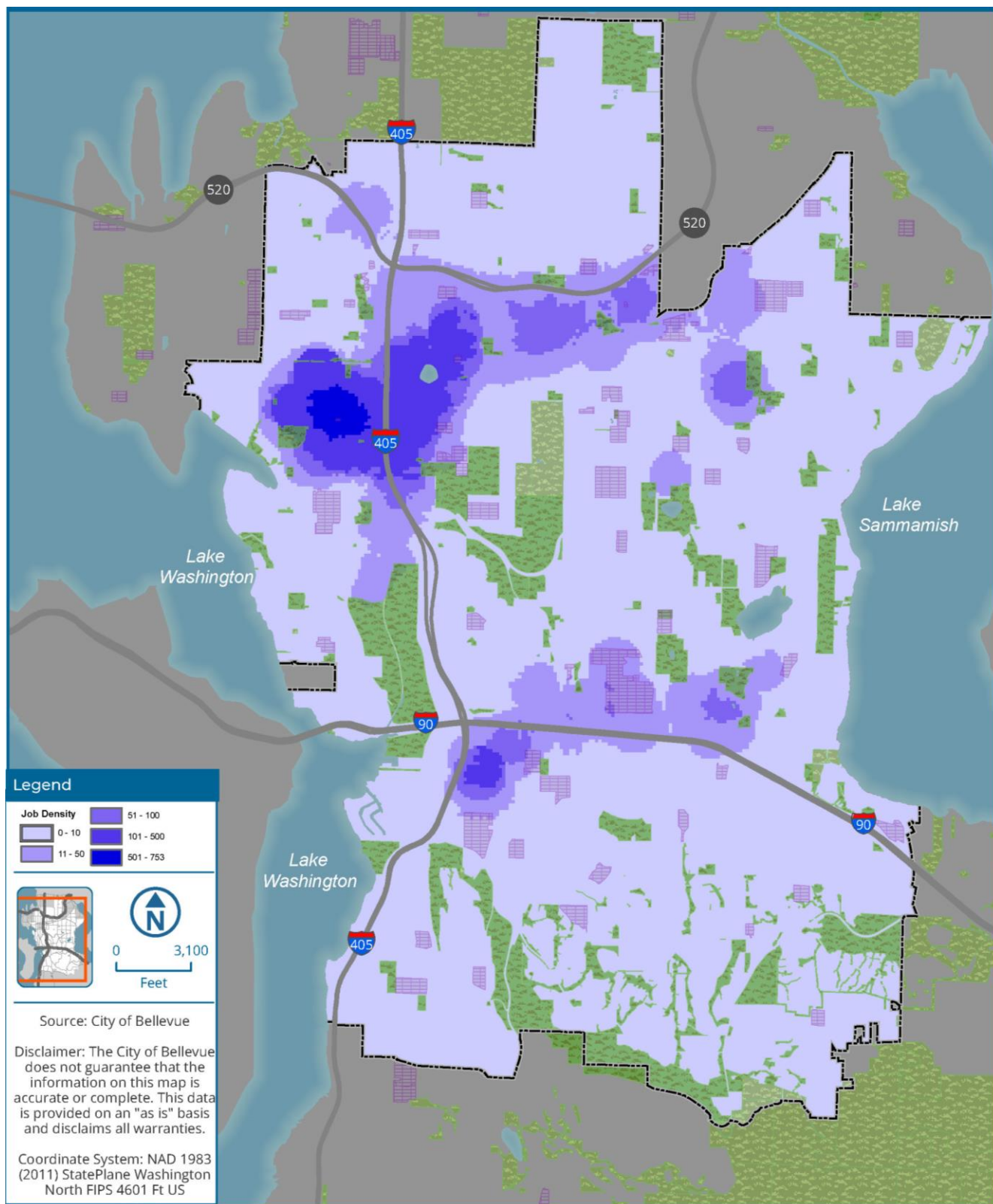
SOURCE: City of Bellevue 2023; BERK 2023

NOTE: Housing and job capacity estimates are rounded to the nearest 1,000. Commercial square footage capacity is rounded to the nearest 100,000. The actual pace of growth could differ or be less than what is shown.



SOURCE: City of Bellevue 2023

FIGURE 2-4 Alternative 1 Density of Net Housing Capacity



SOURCE: City of Bellevue 2023

FIGURE 2-5 Alternative 1 Density of Net Job Capacity

TABLE 2-5 Alternative 1 – Wilburton Study Area

Growth Level and Pattern	Transportation and Building Form
<ul style="list-style-type: none"> Capacity for an additional 9,200 housing units (8,900 above No Action). Capacity for an additional 44,800 jobs (40,900 above No Action). Capacity for an additional 15.0 million square feet of commercial development (13.6 million above No Action). <p>FOCUS OF GROWTH: In the core of the Wilburton study area, around the intersection of the Eastrail and Grand Connection south of the Wilburton Light Rail Station.</p>	<p>TRANSPORTATION:</p> <ul style="list-style-type: none"> NE 6th St extended between I-405 and 116th Ave NE. New multimodal connections create smaller, more walkable blocks throughout the Wilburton study area, but with a greater emphasis in the mixed use node. <p>LAND USE MIX:</p> <ul style="list-style-type: none"> Residential, office, and other commercial uses in a mixed use node within the core. Primarily office uses surrounding the mixed use node as well as along 116th Ave NE. Primarily residential development in areas east and west of 124th Ave NE, and the in area south of NE 4th St and east of Eastrail. Primarily medical uses in the area north of NE 8th St and east of 116th Ave NE. <p>DEVELOPMENT INTENSITY:</p> <ul style="list-style-type: none"> Building heights up to around 45 stories between I-405, NE 8th St, NE 4th St, and 116th Ave NE and ranging from 16 to 25 stories in the core. Transition down to lower building heights ranging from 10 to 16 stories toward the northern, southern, and eastern study area edges. <p>HOUSING TYPOLOGIES AND LOCATIONS:</p> <ul style="list-style-type: none"> Residential high-rise buildings ranging from 16 to 25 stories in and around a central mixed use node, and along 116th Ave NE. Residential mid-rise buildings generally up to around 7 to 10 stories along the eastern edge of the study area. Some residential high-rise buildings up to around 45 stories between I-405, NE 8th St, NE 4th St, and 116th Ave NE.

SOURCE: City of Bellevue 2023; BERK 2023

NOTES: Housing and job capacity estimates are rounded to the nearest 100. Commercial square footage capacity is rounded to the nearest 100,000. The actual pace of growth could differ or be less than what is shown. See Chapter 3, *Land Use Patterns and Urban Form*, for a full description of each land use development type, including building types and heights.

2.3.6 Alternative 2: Unlocking Access for More Residents

Alternative 2 Unlocking Access for More Residents: Under Alternative 2, there would be capacity for growth **citywide** in both Mixed Use and Neighborhood Centers and in areas with good access to transit/jobs. Alternative 2 would allow high- and mid-rise residential and mixed use buildings with studios and one-bedrooms in Mixed Use Centers and 3- to 5-story residential and mixed use buildings in Neighborhood Centers. Additional housing opportunities would be permitted including townhomes or 3- to 5-story residential buildings in areas with good transit access. Existing multi-family areas would allow a broader array of housing typologies at higher densities, and duplexes, triplexes, cottage housing, or other low-density typologies would be allowed across the city. Within BelRed, this alternative further expands nodal development intensities south to BelRed Road and allows medium density south of Bel-Red Road in areas within walking distance of the light rail stations.

Alternative 2 would have capacity for 77,000 additional housing units (36,000 above the No Action Alternative and 42,000 above the CPP housing target) and space for an additional 177,000 jobs (53,000 above the No Action Alternative and 107,000 above the CPP job target). See **Table 2-6** and **Figure 2-6** and **Figure 2-7** for the density of citywide net housing and job capacity under Alternative 2.

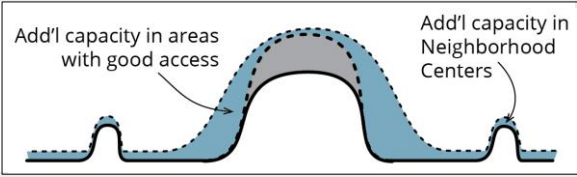
Alternative 2 would spread capacity more evenly across the **Wilburton study area** compared to Alternative 1. Alternative 2 designates more area for residential use and less area for office use compared to Alternative 1. Primarily high-rise office uses would be allowed along the west side of 116th Avenue NE and north of NE 8th Street. A mix of high-rise residential, office, and other commercial uses would be allowed along the east side of 116th Avenue NE and south of NE 8th Street. Less intense high-rise residential development would be allowed east of Eastrail, with more intense high-rise residential development adjacent to Eastrail. Like Alternative 1, Alternative 2 designates the area north of NE 8th Street and east of 116th Avenue NE primarily for medical uses.

Alternative 2 would have capacity for an additional 12.7 million square feet of commercial development in the Wilburton study area and would include an additional 14,200 housing units and space for an additional 38,100 jobs. This represents 10 percent of the gross citywide housing capacity and 15 percent of the gross citywide job capacity. Transportation investments would be the same as under Alternative 1. See **Table 2-7**.

Good Access to Transit

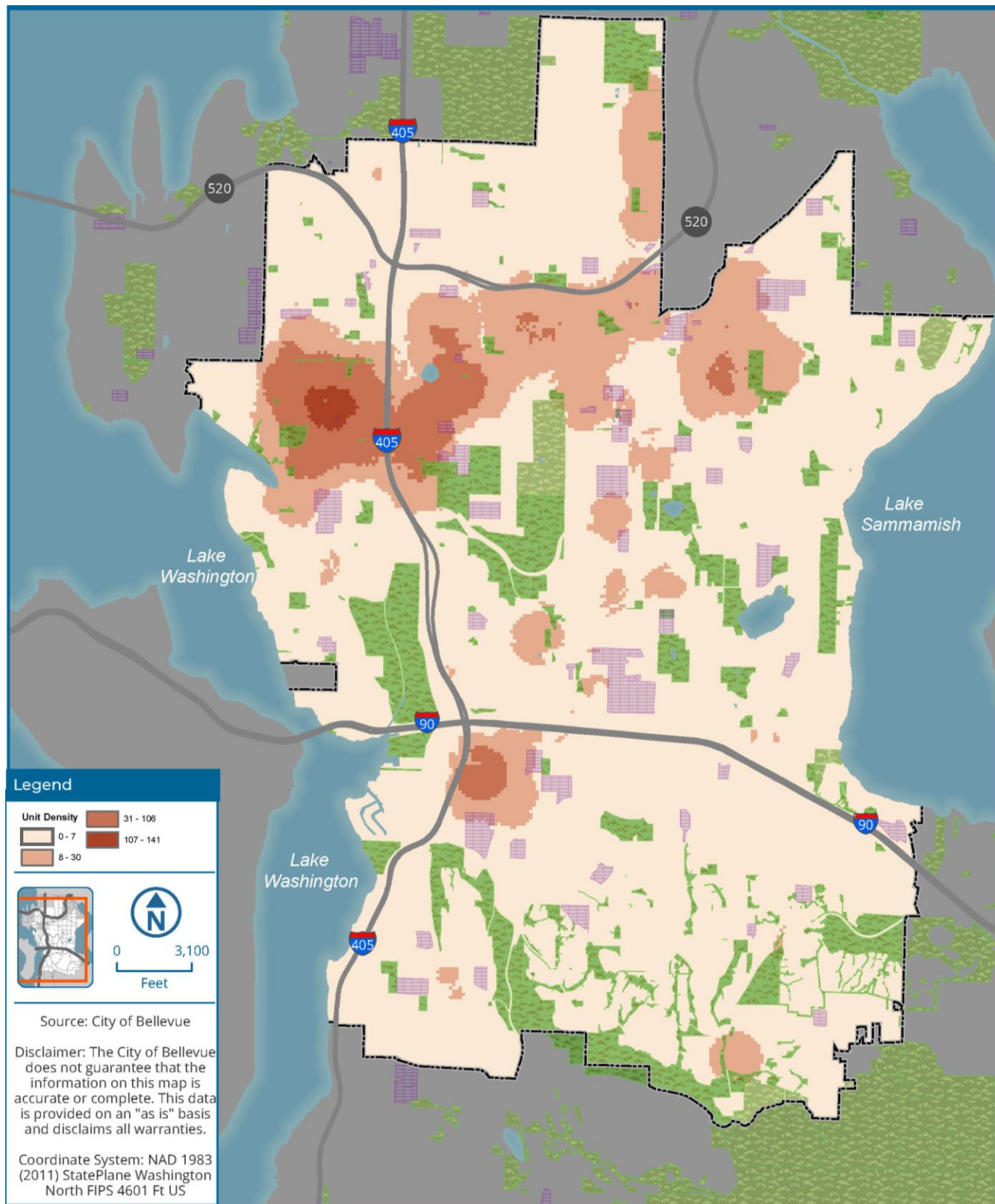
Good access to transit is defined as frequent bus service (every 15 minutes) during the daytime and early evening.

TABLE 2-6 Alternative 2 Distribution of Growth and Summary of Housing Strategy

Growth Level and Pattern	Housing Approach
<ul style="list-style-type: none"> 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. <p>FOCUS OF GROWTH: Both in Mixed Use Centers and in areas with good access to transit/jobs.</p> 	<p>HOUSING TYPOLOGIES: Typologies like townhomes or small residential buildings in areas with good transit access, duplexes, or other low-density typologies permitted across the city. Residential buildings with studios and one-bedrooms in Mixed Use and Neighborhood Centers.</p> <p>HOUSING AFFORDABILITY: Tiered voluntary inclusionary affordability alongside additional capacity in Mixed Use and Neighborhood Centers, increased incentives elsewhere to meet affordability targets.</p> <p>HOUSING STRATEGY: 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.</p> <p>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 farther 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.</p> <p>Because a variety of typologies are achieved using the above approaches, this alternative examines low-density housing options in existing single-family areas across the rest of the city.</p> <p>The variety of housing produced in this alternative will provide middle-income (80%–120% Area Medium Income [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.</p>

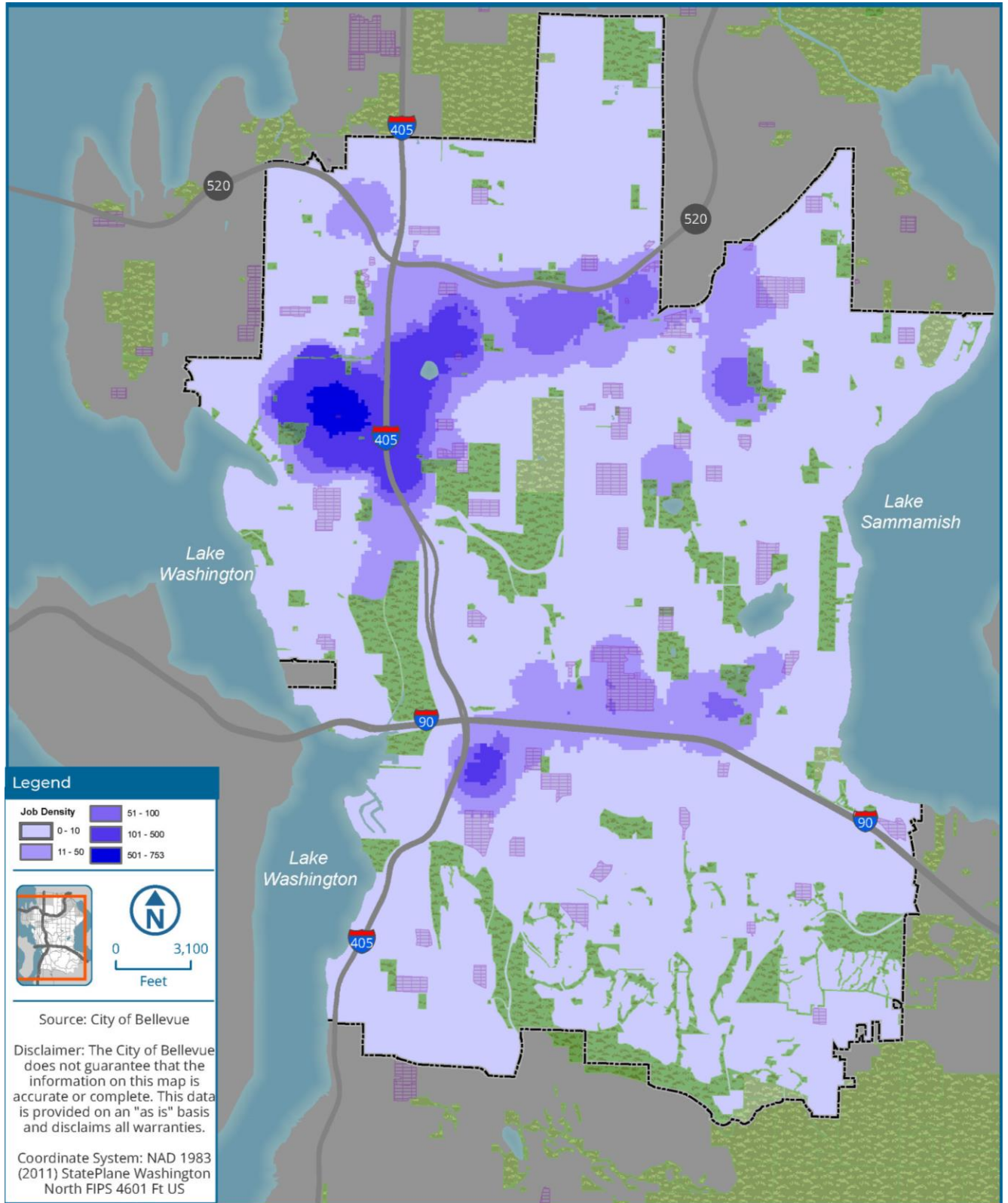
SOURCE: City of Bellevue 2023; BERK 2023

NOTES: Housing and job capacity estimates are rounded to the nearest 1,000. Commercial square footage capacity is rounded to the nearest 100,000. The actual pace of growth could differ or be less than what is shown.



SOURCE: City of Bellevue 2023

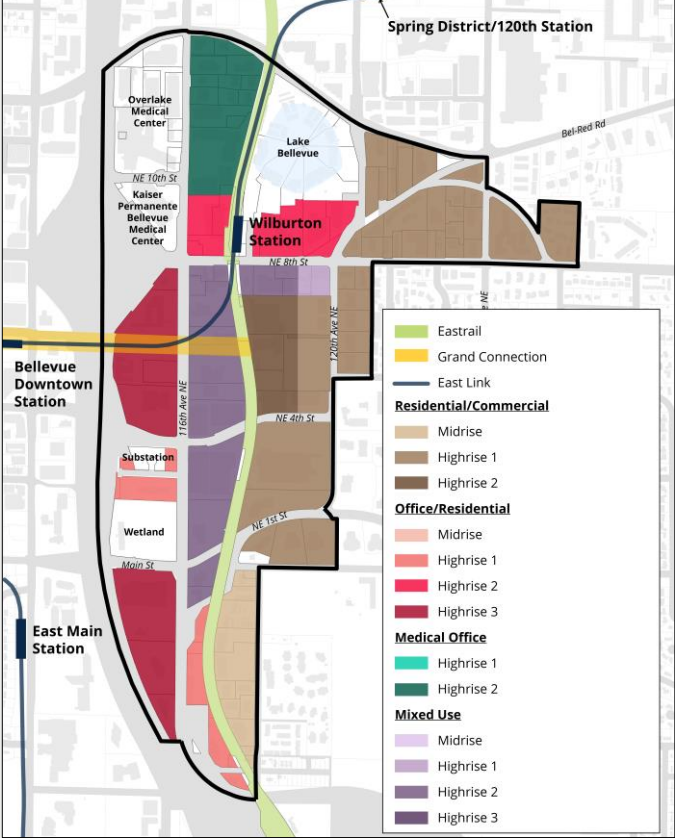
FIGURE 2-6 Alternative 2 Density of Net Housing Capacity



SOURCE: City of Bellevue 2023

FIGURE 2-7 Alternative 2 Density of Net Job Capacity

TABLE 2-7 Alternative 2 – Wilburton Study Area

Growth Level and Pattern	Transportation and Building Form
<ul style="list-style-type: none"> 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 (11.3 million above No Action). <p>FOCUS OF GROWTH: Spreads capacity for growth more evenly across the Wilburton study area compared to Alternative 1, with more development intensity in the eastern portion of the study area.</p>	<p>TRANSPORTATION:</p> <ul style="list-style-type: none"> NE 6th St extended between I-405 and 116th Ave NE. New multimodal connections create smaller, more walkable blocks throughout the Wilburton study area, but with a greater emphasis in the mixed use node. <p>LAND USE MIX:</p> <ul style="list-style-type: none"> More residential use and less area for office use compared to Alternative 1. Primarily office uses along the west side of 116th Ave NE and north of NE 8th St. Primarily residential uses east of Eastrail. Primarily mix of residential, office, and other commercial uses between 116th Ave NE and Eastrail. Like Alternative 1, designates the area north of NE 8th St and east of 116th NE primarily for medical uses. <p>DEVELOPMENT INTENSITY:</p> <ul style="list-style-type: none"> Compared to Alternative 1, building heights are increased up to around 16 stories along the east edge of the study area north of SE 1st St and east of Eastrail. Compared to Alternative 1, building heights are increased up to around 25 stories along the northwest edge of the study area adjacent to Overlake Medical Center. Compared to Alternative 1, building heights are increased up to around 45 stories along the southwest edge of the study area adjacent to I-405 and East Main. <p>HOUSING TYPOLOGIES AND LOCATIONS:</p> <ul style="list-style-type: none"> Residential high-rise buildings ranging from 16 to 25 stories between 116th Ave NE, NE 8th St, 120th Ave NE, and SE 1st St. Residential high-rise buildings ranging from 10 to 16 stories along the eastern edge of the study area. More residential high-rise buildings up to around 45 stories adjacent to I-405 compared to Alternative 1.
	

SOURCE: City of Bellevue 2023; BERK 2023

NOTES: Housing and job capacity estimates are rounded to the nearest 100. Commercial square footage capacity is rounded to the nearest 100,000. The actual pace of growth could differ or be less than what is shown. See Chapter 3, *Land Use Patterns and Urban Form*, for a full description of each land use development type, including building types and heights.

2.3.7 Alternative 3: Providing Options throughout the City

Major Employment Centers

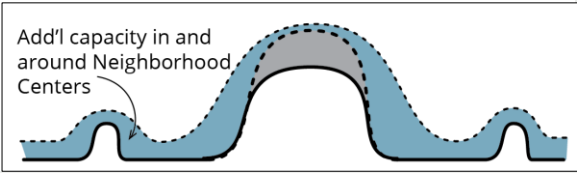
Major employment centers are large commercial areas where most of Bellevue's jobs exist today. These include Downtown and East Main, the commercial parts of BelRed, Wilburton, Crossroads, Factoria, and Eastgate.

Alternative 3 Providing Options throughout the City: Alternative 3 would focus growth **citywide** in Mixed Use Centers and in areas of high opportunity (good access to transit/jobs or near Neighborhood Centers). Similar to Alternative 2, high- and mid-rise residential buildings with studios and one-bedrooms would be allowed in Mixed Use Centers, and existing multi-family areas would allow a broader array of housing typologies at higher densities. Alternative 3 includes additional capacity for 3- to 5-story residential and mixed use buildings in and within walking distance of Neighborhood Centers. Housing types like townhomes or small residential buildings would be allowed in areas with good transit access and around Neighborhood Centers. Duplexes, triplexes, cottage housing, or other low-density typologies would be permitted across the city. Small residential buildings (2 or 3 stories) and similar scale residential buildings would also be allowed close to major employment centers like Downtown. Development intensities within BelRed nodes would be increased. Residential use would also be expanded to more areas in BelRed, and additional density would be allowed within the city's existing lowest density areas.

Alternative 3 would have capacity for 95,000 additional housing units (54,000 above the No Action Alternative, and 60,000 above the CPP housing target) and space for an additional 200,000 jobs (76,000 above the No Action Alternative and 130,000 above the CPP job target). See **Table 2-8** and **Figure 2-8** and **Figure 2-9** for the density of citywide net housing and job capacity under Alternative 3.

Under Alternative 3, 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 a 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 Avenue SE, and high-rise residential development would be allowed around Lake Bellevue and along NE 1st Street. Compared to Alternatives 1 and 2, Alternative 3 designates a 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.

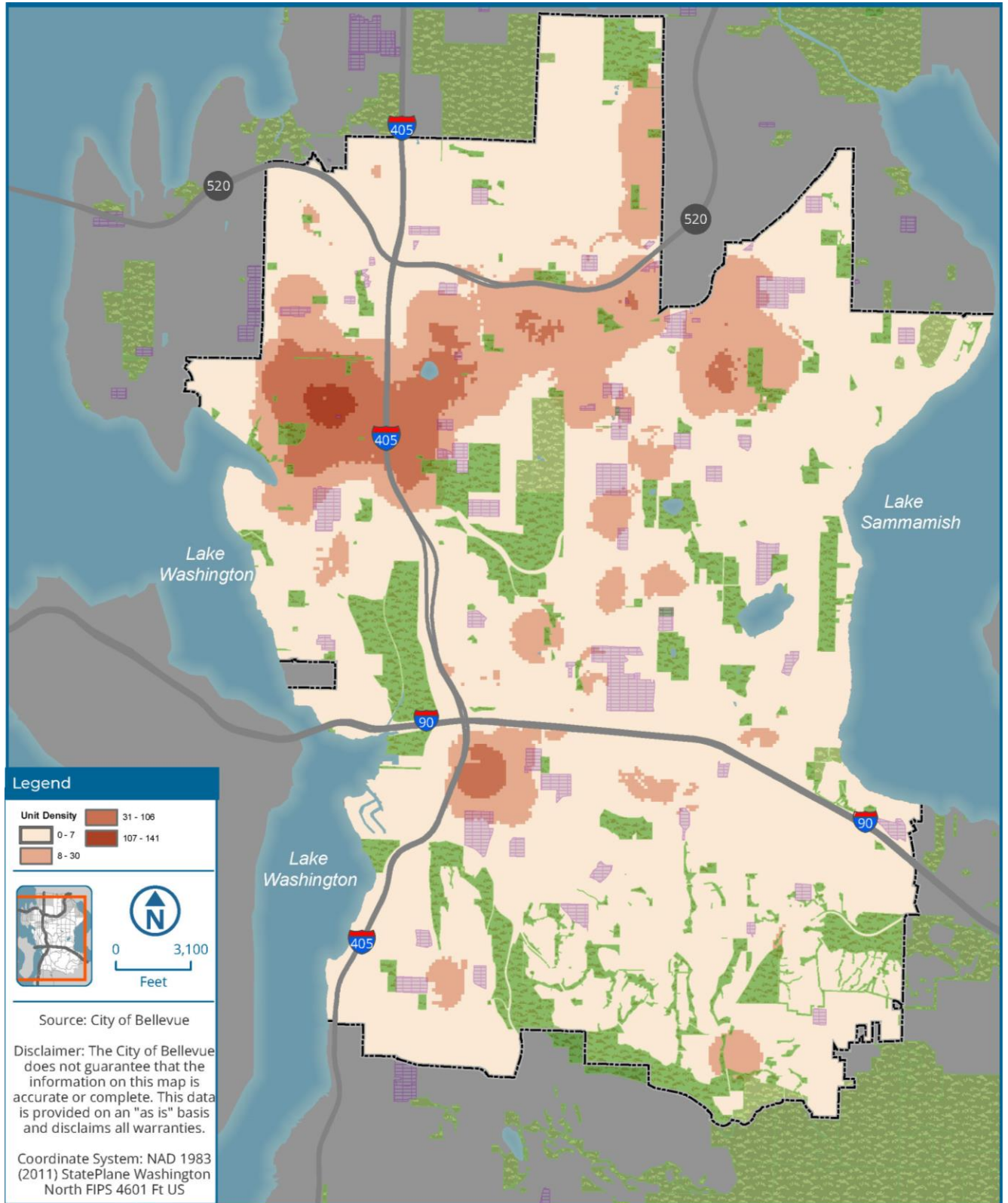
TABLE 2-8 Alternative 3 Distribution of Growth and Summary of Housing Strategy

Growth Level and Pattern	Housing
<ul style="list-style-type: none"> 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. <p>FOCUS OF GROWTH: In Mixed Use Centers, in areas of high opportunity (good access to transit/jobs or near Neighborhood Centers).</p> 	<p>HOUSING TYPOLOGIES: Typologies such as townhomes or small residential buildings in areas with good transit access and around Neighborhood Centers; duplexes or other low-density typologies permitted across the city. Larger residential buildings with studios and one-bedrooms in Mixed Use Centers.</p> <p>HOUSING AFFORDABILITY: Mandatory inclusionary affordability alongside additional capacity in Mixed Use Centers; increased incentives elsewhere to meet affordability targets.</p> <p>HOUSING STRATEGY: 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 farther 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.</p> <p>This alternative focuses on equitably allowing middle-scale housing in areas of high opportunity across the city. A large variety of middle-scale types would focus on areas of high demand, while a smaller variety is available across the rest of the city.</p> <p>The variety of housing produced above would provide middle-income housing (80–120% AMI), but deeper affordability would still be required to achieve a majority of new units that are affordable <80% AMI. A mandatory inclusionary affordability program is included in Mixed Use Centers, while voluntary affordability incentives are expanded throughout the city.</p>

SOURCE: City of Bellevue 2023; BERK 2023

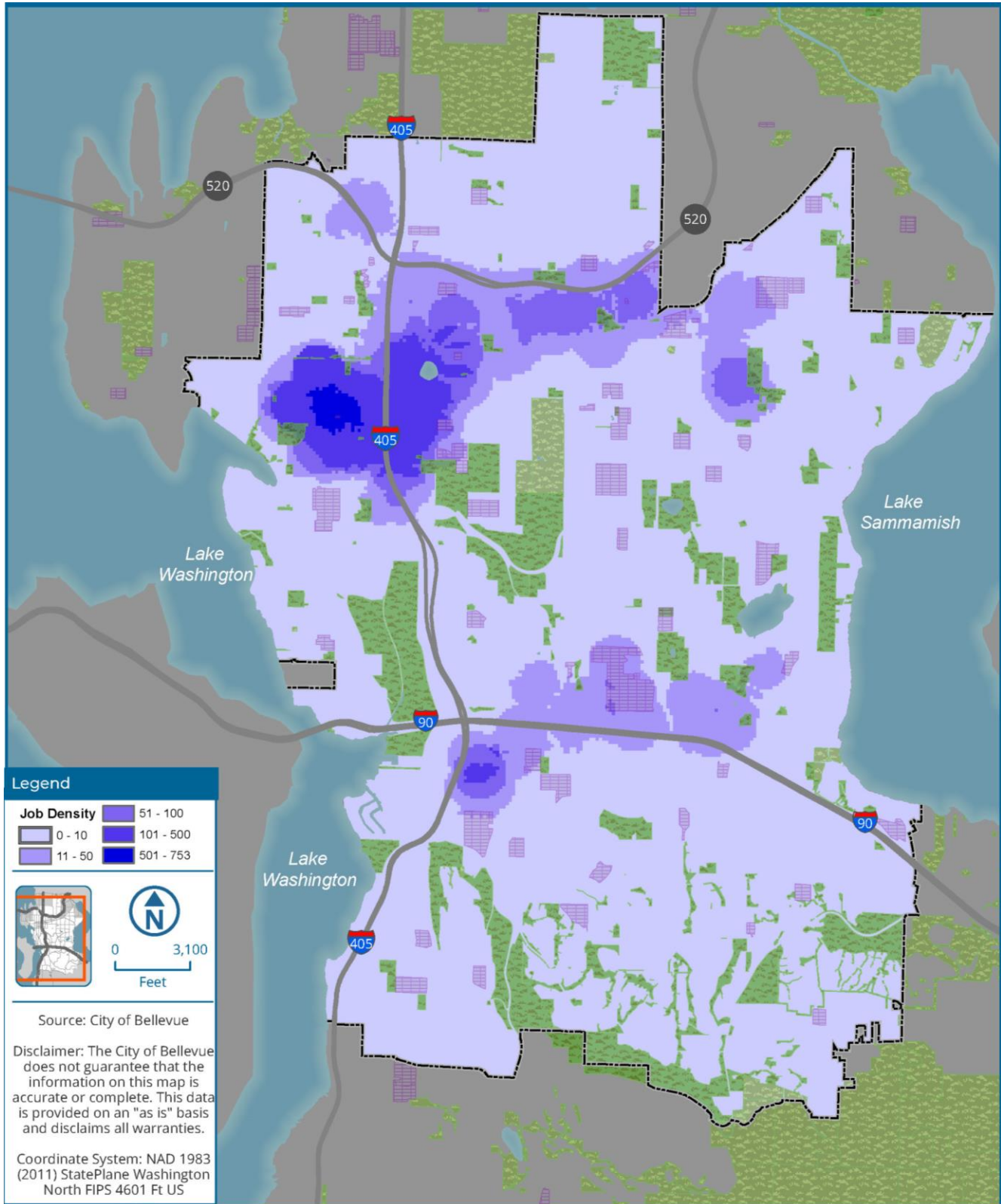
NOTES: Housing and job capacity estimates are rounded to the nearest 1,000. Commercial square footage capacity is rounded to the nearest 100,000. The actual pace of growth could differ or be less than what is shown.

Alternative 3 would have capacity for an additional 15.5 million square feet of commercial development in the Wilburton study area and would include an additional 14,300 housing units and space for an additional 44,500 jobs. This represents 9 percent of the gross citywide housing capacity and 16 percent of the gross citywide job capacity (similar to Alternative 2) and is the highest combined amount of future capacity among the three Action Alternatives. See **Table 2-9**.



SOURCE: City of Bellevue 2023

FIGURE 2-8 Alternative 3 Density of Net Housing Capacity

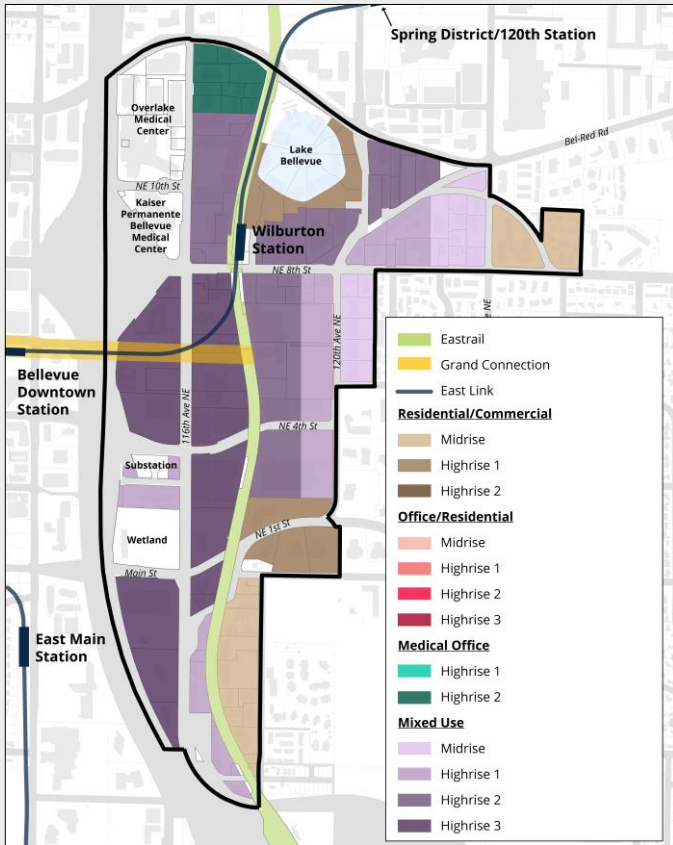


SOURCE: City of Bellevue 2023

FIGURE 2-9 Alternative 3 Density of Net Job Capacity

TABLE 2-9 Alternative 3 – Wilburton Study Area

Growth Level and Pattern	Transportation and Building Form
<ul style="list-style-type: none"> Capacity for an additional 14,300 housing units (14,000 above No Action). Capacity for an additional 44,500 jobs (40,600 above No Action). Capacity for an additional 15.5 million square feet of commercial development (14.1 million above No Action). <p>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 Wilburton study area. Additional capacity to parcels around Lake Bellevue.</p>	<p>TRANSPORTATION:</p> <ul style="list-style-type: none"> Studies NE 6th St extension from I-405 to both 116th Ave NE 120th Ave NE, with an at-grade intersection at 116th Ave NE. New multimodal connections create smaller, more walkable blocks throughout the Wilburton study area, but with a greater emphasis in the mixed use node. <p>LAND USE MIX:</p> <ul style="list-style-type: none"> Mix of residential, office, and commercial uses across most of the study area. Primarily residential uses east of 124th Ave NE, along Lake Bellevue, and along 118th Ave NE and NE 1st St. Compared to Alternatives 1 and 2, smaller area for primarily medical uses north of NE 8th St and east of 116th Ave NE. <p>DEVELOPMENT INTENSITY:</p> <ul style="list-style-type: none"> Compared to Alternative 1, building heights are increased up to around 25 stories along both sides of 120th Ave NE north of NE 8th St heading toward Spring District. Similar to Alternative 2, building heights are increased up to around 25 stories along the northwest edge of the study area. Similar to Alternative 2, building heights are increased up to around 45 stories along the southwest edge of the study area adjacent to I-405 and East Main. Compared to Alternatives 1 and 2, building heights are increased up to around 45 stories between 116th Ave NE, NE 8th St, Eastrail, and NE 1st St. <p>HOUSING TYPOLOGIES AND LOCATIONS:</p> <ul style="list-style-type: none"> Residential buildings throughout the study area except for the Medical Office area along 116th Ave NE, ranging from up to around 45 stories adjacent to I-405 to up to around 10 stories toward the eastern edge of the study area. Residential high-rise buildings up to around 16 stories around Lake Bellevue. Adding to Alternatives 1 and 2, includes residential high-rise buildings up to around 45 stories between 116th Ave NE, NE 8th St, Eastrail, and SE 1st St.



SOURCE: City of Bellevue 2023; BERK 2023

NOTES: Housing and job capacity estimates are rounded to the nearest 100. Commercial square footage capacity is rounded to the nearest 100,000. The actual pace of growth could differ or be less than what is shown. See Chapter 3, *Land Use Patterns and Urban Form*, for a full description of each land use development type, including building types and heights.

2.3.8 Comparison of Alternatives

Table 2-10 and **Table 2-11** summarize the distribution of net housing and job capacity citywide and in the Wilburton study area.

TABLE 2-10 Distribution of Net Housing and Job Capacity by Alternative, Citywide

Location	Alternative 0 (No Action)		Alternative 1		Alternative 2		Alternative 3	
	Housing	Jobs	Housing	Jobs	Housing	Jobs	Housing	Jobs
Citywide	41,000	124,000	59,000	179,000	77,000	177,000	95,000	200,000
Mixed Use Centers	31,500	119,500	45,900	171,200	52,600	168,500	60,900	184,500
Neighborhood Centers	100	2,900	100	2,800	1,600	3,800	1,700	3,800
Transit-Proximate Areas	17,900	85,300	26,300	123,100	34,100	124,00	36,800	133,000
Low-Density Residential	3,700	(200)	4,500	(200)	7,100	(200)	14,600	(200)

SOURCE: City of Bellevue 2023; BERK 2023

NOTE: Growth estimates are rounded to the nearest 1,000 citywide and 100 for geographic subareas. The actual pace of growth could differ or be less than what is shown.

TABLE 2-11 Distribution of Net Housing and Job Capacity by Alternative, Wilburton Study Area

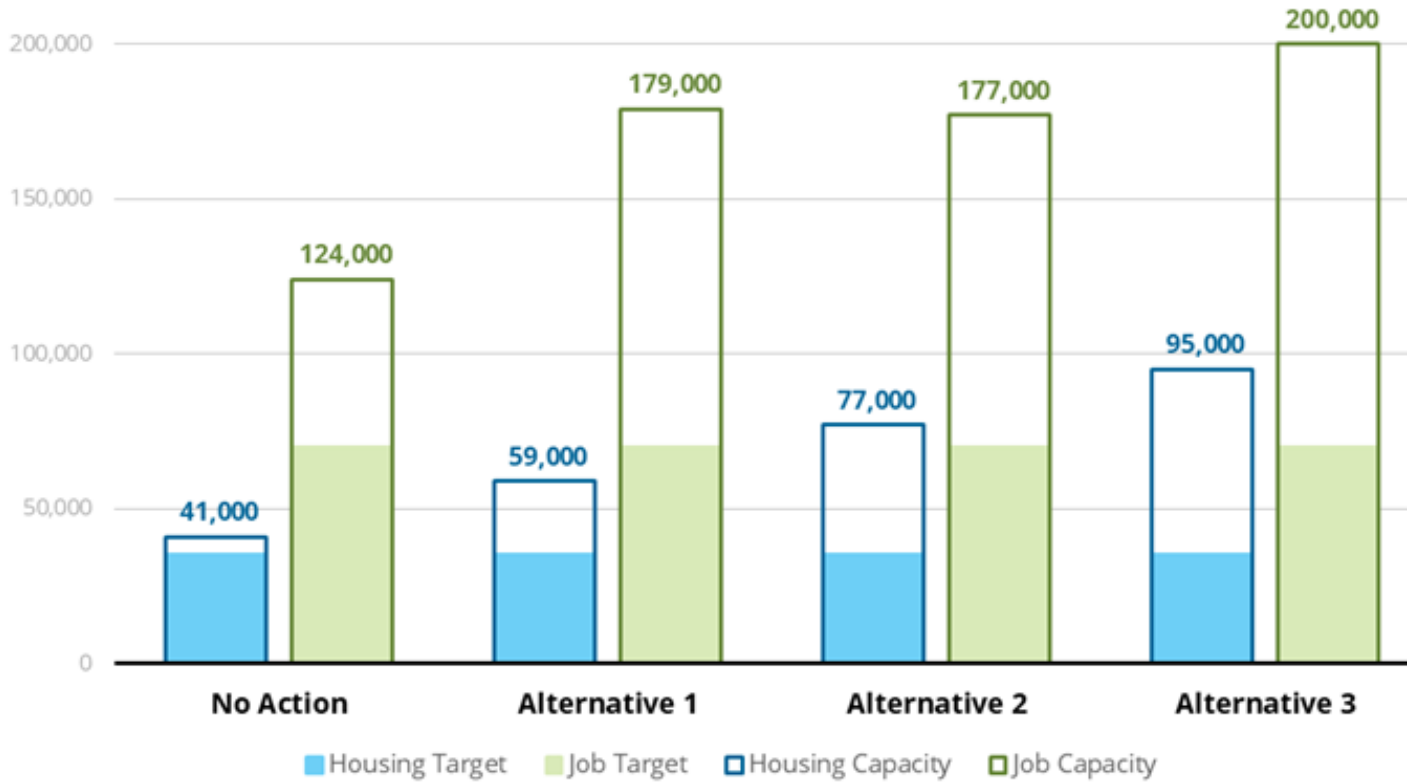
Location	Alternative 0 (No Action)		Alternative 1		Alternative 2		Alternative 3	
	Housing	Jobs	Housing	Jobs	Housing	Jobs	Housing	Jobs
Wilburton Study Area	300	3,900	9,200	44,800	14,200	38,100	14,300	44,500

SOURCE: City of Bellevue 2023; BERK 2023

NOTE: Growth estimates are rounded to the nearest 100. The actual pace of growth could differ or be less than what is shown.

Note that the four geographic categories listed in Table 2-10 represent various subsets of the citywide total—these are not all mutually exclusive and thus do not sum to the citywide total.

Figure 2-10 compares citywide capacity for new housing and jobs under each alternative to the adopted targets, and **Table 2-12** summarizes features of the alternatives studied in this EIS.



SOURCE: City of Bellevue 2023; BERK 2023

NOTE: Growth estimates are rounded to the nearest 1,000. The actual pace of growth could differ or be less than what is shown. Housing and job capacity used in this EIS analysis is higher under the No Action Alternative than the capacity that was reported in King County's 2021 Urban Growth Capacity Report (see Section 2.3.4 above).

FIGURE 2-10 Net Housing and Job Capacity Citywide vs. Adopted Targets (2019-2044), All Alternatives

TABLE 2-12 Comparison of Citywide Alternative Features

Feature	Alternative 0 (No Action)	Alternative 1	Alternative 2	Alternative 3
Theme	Current plan	Focus growth in centers with gentle growth across the city	Focus growth in centers and in areas with good access to jobs and transportation with gentle density across the city	Focus growth in and around Mixed Use and Neighborhood Centers and in areas of high opportunity with gentle density across the city
Growth Pattern	Downtown, BelRed, and East Main	Centers: Downtown, BelRed, Wilburton/ East Main, Eastgate, Factoria, Crossroads Other: Gentle density throughout	Mixed Use Centers, Neighborhood Centers, and areas with good access to transit/jobs Other: Gentle density throughout	Mixed Use Centers, in and around Neighborhood Centers, areas with good access to transit/jobs and in areas of high opportunity (close to major employment centers)
Housing Types	Residential buildings with studios, 1-bed	Residential buildings in Mixed Use Centers with units ranging from 0 to 2 or 3 bedrooms Duplexes, townhomes, and similar types across city	Residential buildings with studios, 1-bed in Mixed Use and Neighborhood Centers Duplexes to small residential buildings in areas with access to transit/jobs Duplexes on larger lots	Residential buildings with studios, 1-bed in Mixed Use Centers Duplexes to small residential buildings in areas of high opportunity and near Neighborhood Centers Duplexes on larger lots Additional density allowed in existing lowest density areas
Housing Affordability	Less than 10%	Mandatory inclusionary affordability in growth corridor Increased incentives elsewhere	Tiered incentives in Mixed Use and Neighborhood Centers Increased incentives across city	Mandatory inclusionary affordability in Mixed Use Centers Increased incentives across the city
Transportation Investments	Current	NE 6th St extended between I-405 and 116th Ave NE. New multimodal connections that create smaller, more walkable blocks throughout the Wilburton study area, but with a greater emphasis in the mixed use node.	Same as Alternative 1	Same as Alternative 1 except NE 6th St extended between I-405 and 120th Ave NE
Plan Policies	Current	Updated	Updated	Updated
Code	Current	Updated	Updated	Updated

SOURCE: City of Bellevue 2023; BERK 2023

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