



CHAPTER 3 Land Use Patterns and Urban Form

3.1 Introduction

This chapter summarizes the affected environment—including current land use plan and policy framework and current land and shoreline uses—and compares impacts of the alternatives on land and shoreline use in the city. The analysis focuses on land use patterns and implications for land use compatibility, displacement of current uses, and access to community assets under each alternative. See Chapter 4, *Relationship to Plans and Policies*, for an analysis of compatibility with land use plans and policies and Chapter 6, *Aesthetics*, for an analysis of neighborhood character, physical form (height, bulk, and scale), viewsheds, shadows, and light and glare focusing on the Wilburton study area. See Appendix B for Land Use Patterns and Urban Form Appendix and Land Use Category Maps.

3.2 Affected Environment

This section addresses land use patterns and development character in the City of Bellevue and provides a baseline for analyzing the impacts of land use and development of the four alternative growth scenarios. Alternative 0 (No Action) is the baseline for the analysis. The review is conducted on a citywide scale and for several smaller geographies within the city—including Mixed Use Centers, Neighborhood Centers, transit-proximate areas, and the Wilburton study area. 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 and Neighborhood Centers.

The analysis relies on geospatial information provided by the City of Bellevue, such as assessor tax parcel information including present use codes, and comprehensive plan land use and zoning maps.

3.2.1 Current Policy and Regulatory Framework

The current policy and regulatory framework regulating land use in the City of Bellevue flows from the State of Washington Growth Management Act (GMA), the Puget Sound Regional Council's (PSRC's) Multi-County Planning Policies (MPPs), King County's County-Wide Planning Policies (CPPs), the city's current Comprehensive Plan, and implementation actions including development standards in the [Land Use Code](#) (Title 20 of the Bellevue City Code [BCC]) and the Shoreline Master Program (SMP). Several other regulatory measures affect land use including localized overlay districts and design guidelines.

This section describes the current Comprehensive Plan land use and zoning framework (including overlay districts) and current land use conditions. State, regional, and local land use policies are reviewed and evaluated in Chapter 4, *Relationship to Plans and Policies*.

COMPREHENSIVE PLAN LAND USE AND ZONING FRAMEWORK

The City of Bellevue's Comprehensive Plan Land Use Map is part of the Comprehensive Plan and expresses graphically the 20-year vision of preferred land use patterns to guide development within the city. Mixed use and often neighborhood-specific designations are applied in major mixed use employment and residential areas of the city such as Downtown, BelRed, Eastgate, and East Main. Comprehensive Plan land use designations in other areas of the city are generalized into residential (single-family or multi-family) or retail, office, industrial, medical, or camp and conference designations meant to suggest specific uses.

The Comprehensive Plan land use designations are implemented by a corresponding range of zoning districts and development regulations established in the [Land Use Code](#). There may be different levels of zoning within each land use area that provide more detail about what can be built. Property within an overlay district is subject both to its zone classification regulations and to additional requirements

imposed for the overlay district. The overlay district provisions apply if they conflict with the provisions of the underlying zone. **Table 3-1** summarizes the land use designations and corresponding implementing zones. Specific zones and overlay districts are described under the *Bellevue City Code* section that follows.

TABLE 3-1 Generalized Comprehensive Plan Land Use Designations and Implementing Zones

Generalized Comprehensive Plan Land Use Designation	Implementing Zones
RESIDENTIAL	
<p>Single Family</p> <p>Single-family districts provide for low- and moderate-density residential areas. Low-density residential areas may serve to protect steep slopes or unstable land from overdevelopment and may include agricultural uses and activities compatible with low residential density. Medium-, high-, and urban-residential-density areas provide for areas of low to moderate densities and permit compatible related activities.</p>	<ul style="list-style-type: none"> • Single Family Low Density: R-1, R-1.8 • Single Family Medium Density: R-2.5, R-3.5 • Single Family High Density: R-4, R-5 • Single Family Urban Residential: R-7.5
<p>Multi Family</p> <p>Multi-family residential districts provide areas for attached residential dwellings of low density (10 units per acre) and moderate density (15, 20, and 30 units per acre). The R-10 and R-15 Districts are more restrictive and may be utilized as a buffer between Suburban Residential Districts and moderate-density residential or commercial districts. The R-20 and R-30 Districts are intended to be convenient to centers of employment and have primary access to arterial streets.</p>	<ul style="list-style-type: none"> • Multifamily Low Density: R-10 • Multifamily Medium Density: R-15, R-20 • Multifamily High Density: R-30
RETAIL, OFFICE, AND INDUSTRIAL	
<p>Retail</p> <p>Retail districts provide for a range of small-scale, mixed use commercial areas that provide housing opportunities and retail and service businesses for the surrounding residential community as well as larger regional business activities that provide goods and services to other businesses and the general public.</p>	<ul style="list-style-type: none"> • NB • CB • GC
<p>Office</p> <p>Office districts provide areas for business, financial, and professional service offices. Areas zoned for low-intensity office may act as a buffer between residential and more intensively developed office or commercial properties. Larger office districts are typically in proximity to other major business and commercial districts. Office districts zoned for integrated complexes made up of offices, hotels or motels, eating establishments, and retail sales accessory to permitted uses typically have convenient access to freeways and major highways.</p>	<ul style="list-style-type: none"> • O • OLB • OLB 2 • OLB-OS • PO
<p>Light Industrial</p> <p>Light industrial districts provide for the location of a broad array of activities, including manufacturing, wholesale trade, and distribution activities. Offices are discouraged unless they support the primary functions of the district. Sales of goods and services are subordinate to permitted activities, and sales of bulky or large-scale items are appropriate, except for auto sales and rentals, which are appropriate only in certain locations.</p>	<ul style="list-style-type: none"> • LI

Generalized Comprehensive Plan Land Use Designation	Implementing Zones
MIXED USE	
<p>Mixed Use</p> <p>Mixed use areas provide for a mix of retail, service, office, and residential uses. Neighborhood mixed use areas emphasize retail and service uses that are compatible with surrounding neighborhoods and easily accessible from nearby office and/or residential uses. Specific zoning designations in larger mixed use areas—like Downtown or BelRed—or areas designated for transit-oriented development (TOD)—like Eastgate and East Main—may emphasize a certain mix of uses but generally allow and encourage various complementary uses. For example, the purpose of the Downtown-OLB Zone is to provide an area for integrated complexes made up of office, residential, and hotel uses, with eating establishments and retail sales secondary to these primary uses.</p> <p>Downtown is further subdivided into seven neighborhoods: Northwest Village, City Center North, Ashwood, Eastside Center, Old Bellevue, City Center South, and East Main. These neighborhoods create a series of distinct, mixed use areas within Downtown that reinforce their locational assets and unique identities and are a key organizing principle to implement the Great Place Strategy of the Downtown Subarea Plan.</p> <p>BelRed is a major mixed use employment and residential area characterized by a transit-oriented, nodal development pattern. The subarea promotes a mix of employment, retail, and residential opportunities with more intense uses and greater heights concentrated in designated nodal development areas along the NE Spring Boulevard corridor that will be served by high-capacity transit.</p> <p>The East Main and Eastgate TOD areas provide for a mix of housing, retail, office, and service uses near planned light rail service. The highest intensity uses in East Main are planned closest to the station with lower intensity uses closer to Mercer Slough and the associated wetlands. Eastgate plans for a mix of uses but emphasizes housing.</p>	<ul style="list-style-type: none"> • NMU • Downtown: DT-O-1, DT-O-2, DT-MU, DT-R, DT-OB, and DT-OLB • BelRed: BR-MO, BR-MO-1, BR-OR, BR-OR-1, BR-OR-2, BR-RC-1, BR-RC-2, BR-RC-3, BR-CR, BR-R, BR-GC, and BR-ORT • Eastgate TOD: EG-TOD, OLB/EG-TOD • East Main TOD: EM-TOD-H and EM-TOD-L
OTHER	
<p>Medical</p> <p>Medical districts provides for the location of hospital uses and ancillary uses to the primary hospital use located on the same site or on sites in close proximity. The purpose is to encourage comprehensive, long-term master development planning and to allow flexible dimensional standards to facilitate the development of major medical institutions and provision of the vital public services offered by these institutions.</p>	<ul style="list-style-type: none"> • MI
<p>Camp and Conference Center</p> <p>Camp and Conference Center districts provide areas for a unified mix of group day or residence camps and professional, educational, or religious meetings, conferences, seminars, and retreats and their associated facilities and activities. These are used primarily by organizations and schools and the families and individuals they enroll. The purpose of the designation is to maintain the compatibility of this unique mix of uses with surrounding neighborhoods by limiting the overall intensity of the site and protect lower intensity uses from the effects of higher intensity uses.</p>	<ul style="list-style-type: none"> • CCC

SOURCE: [BelRed Subarea Plan](#) 2010; [Eastgate Subarea Plan and Amendments](#) 2017; [East Main Station Area Plan](#) 2016; [Downtown Subarea Plan](#) 2022; [Ordinance 6670](#) Adopted July 18, 2022; [Land Use Code](#) 2022; BERK 2023

NOTE: BCC Chapter 20.10 was recently amended by Ordinance 6670, codified in September 2022.

BELLEVUE CITY CODE

As described above, Comprehensive Plan land use designations are implemented by a corresponding range of zoning districts and development regulations established in [the Land Use Code](#).

Table 3-2 summarizes the generalized zoning categories and overlay districts detailed in the BCC.

TABLE 3-2 Generalized Zoning Categories and Overlay Districts

Generalized Categories	Zones
Single Family	<ul style="list-style-type: none"> • Single Family Low (SF-L) Density (R-1 and R-1.8) • Single Family Medium (SF-M) Density (R-2.5 and R-3.5) • Single Family High Density (R-4 and R-5) • Single Family Urban Residential (R-7.5) • Camp and Conference Center (CCC)
Multifamily	<ul style="list-style-type: none"> • Multifamily Low Density (R-10) • Multifamily Medium Density (R-15 and R-20) • Multifamily High Density (R-30) • Neighborhood Specific: <ul style="list-style-type: none"> – Downtown-Residential (DT-R) – BelRed-Residential (BR-R) – BelRed-Residential/Commercial Node 1 (BR-RC-1) – BelRed-Residential/Commercial Node 2 (BR-RC-2) – BelRed-Residential/Commercial Node 3 (BR-RC-3) – Eastgate Transit-Oriented Development (EG-TOD)
Office	<ul style="list-style-type: none"> • Office (O) • Office and Limited Business (OLB) • Office and Limited Business District 2 (OLB 2) • Office and Limited Business-Open Space (OLB-OS) • Professional Office (PO) • Neighborhood Specific: <ul style="list-style-type: none"> – Downtown-Office 1 (DT-O-1) – Downtown-Office 2 (DT-O-2) – Downtown-Office and Limited Business (DT-OLB) – BelRed-Medical Office (BR-MO) – BelRed-Medical Office Node (BR-MO-1) – BelRed-Office/Residential (BR-OR) – BelRed-Office/Residential Node 1 (BR-OR-1) – BelRed-Office/Residential Node 2 (BR-OR-2) – BelRed-Office/Residential Transition (BR-ORT)

Generalized Categories	Zones
	<ul style="list-style-type: none"> - East Main TOD Higher Density (EM-TOD-H) - East Main TOD Lower Density (EM-TOD-L) - Factoria 2 (F2) - Factoria 3 (F3)
Commercial	<ul style="list-style-type: none"> • Community Business (CB) • General Commercial (GC) • Neighborhood Business (NB) • Neighborhood Mixed Use District (NMU) • Neighborhood Specific: <ul style="list-style-type: none"> - Downtown-Mixed Use (DT-MU) - Downtown-Old Bellevue (DT-OB) - BelRed-Commercial/Residential (BR-CR) - BelRed-General Commercial (BR-GC) - Factoria 1 (F1)
Industrial	<ul style="list-style-type: none"> • Light Industrial (LI)
Evergreen Highlands	<ul style="list-style-type: none"> • Evergreen Highlands Design District (EH)
Medical Institution	<ul style="list-style-type: none"> • Medical Institution (MI)
Overlay Districts	<ul style="list-style-type: none"> • Shoreline Overlay District • Critical Areas Overlay District • Downtown Perimeter Overlays (A-1, A-2, A-3, B-1, B-2, and B-3) • Transition Area Design District • Evergreen Highlands Performance Areas (EH-A, EH-B, EH-C, and EH-D) • Evergreen Highlands Subarea Transportation Improvement Overlay District • Light Rail Overlay District • Medical Institution District Development Areas (DA1, DA2, and DA3)

SOURCE: [Ordinance 6670](#) Adopted July 18, 2022; [Bellevue Map Viewer](#) 2023; [Land Use Code](#) 2022; BERK 2023

NOTES: BCC Chapter 20.10 was recently amended by Ordinance 6670, codified in September 2022. Additional elements of the Land Use Code specific to urban form are discussed in Chapter 6, *Aesthetics* (such as design guidelines).

SHORELINES AND CRITICAL AREAS

Designated shorelines and critical areas overlay the primary Comprehensive Plan land use designations and zoning regulations. Critical areas designations include streams and riparian areas, wetlands, habitats for species of local importance, geological hazard areas, flood hazard areas, and shorelines. See Chapter 4, *Relationship to Plans and Policies*, for more information about the Shoreline Master Program and the purpose of each environment designation.

3.2.2 Current Conditions

This section summarizes current land use conditions citywide and by the following geographies: Mixed Use Centers, Neighborhood Centers, transit-proximate areas, and the Wilburton study area (mapped in Figure 3-9, Figure 3-10, Figure 3-11, and Figure 3-13, below). Greater detail is provided in subsequent sections.

CITYWIDE

Current Land Use

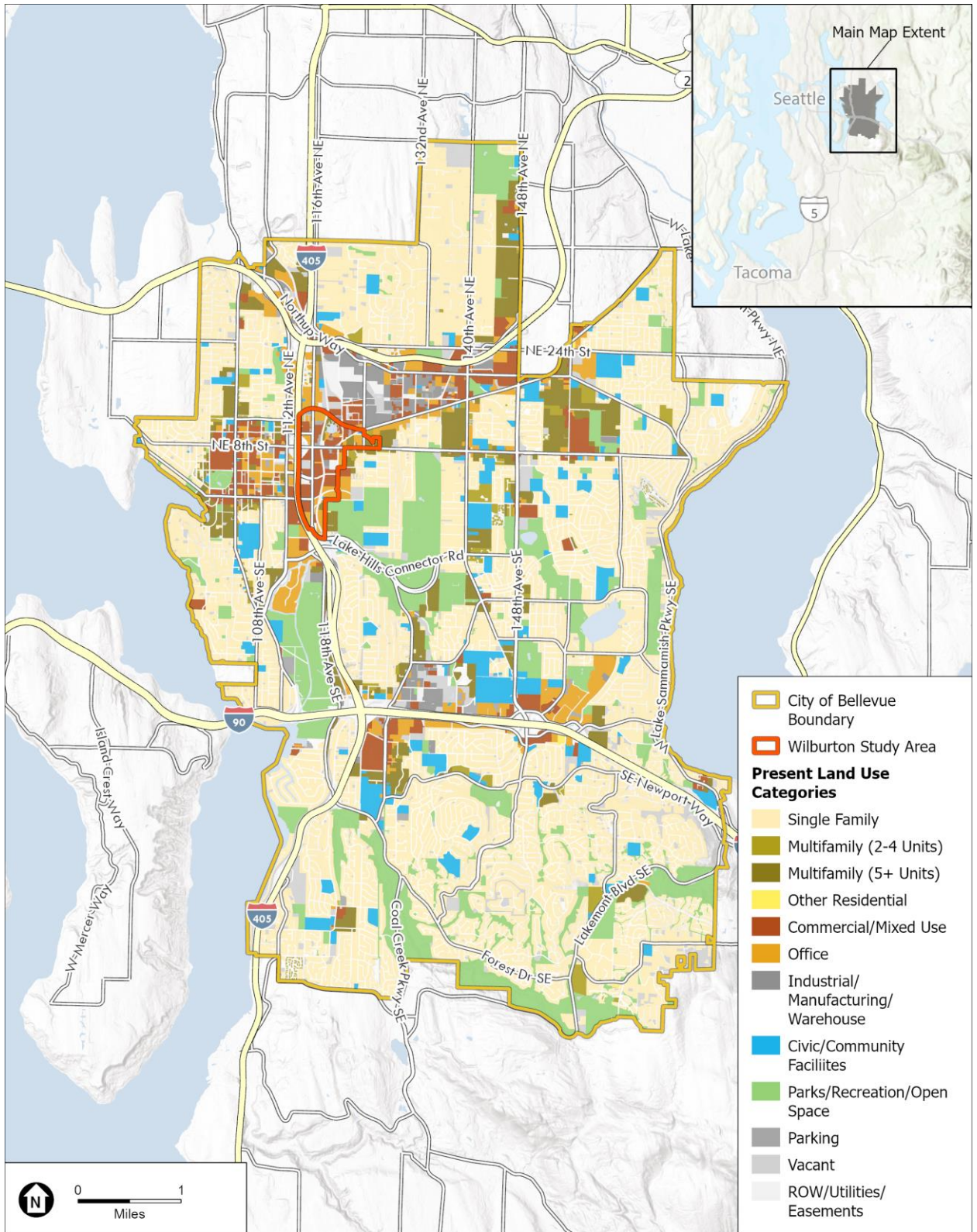
Based on current land use data from the city and King County Assessor, the predominant land use in Bellevue citywide consists of low-density residential. Single-family residential properties account for more than half of the acres citywide (53 percent) and is the dominant land use outside of the Mixed Use and Neighborhood Centers. Multi-family development is mostly concentrated within or adjacent to the Mixed Use and Neighborhood Centers, with an additional concentration bordering the Microsoft offices in Redmond (on 148th Avenue NE north of SR 520). Multi-family developments with 5 units or more account for approximately 6 percent of citywide land use, while those with 2 to 4 units (duplexes, triplexes, and fourplexes) account for only 1 percent. See **Table 3-3** and **Figure 3-1**.

TABLE 3-3 Current Land Use, Acres Citywide and by Location

Current Use Category	Mixed Use Centers	Neighborhood Centers	Transit-Proximate Areas	Wilburton Study Area	Citywide
Single Family	13	15	487	<1	9,165
Multifamily (2-4 units)	31	1	34	—	253
Multifamily (5+ units)	310	18	353	22	1,116
Commercial/Mixed Use	508	104	367	102	840
Office	296	127	291	63	824
Industrial/Manufacturing/Warehouse	167	11	17	2	304
Civic/Community Facilities	123	13	239	1	942
Parks/Recreation/Open Space	68	5	183	—	2,729
Parking	43	5	51	10	91
Vacant	76	42	85	10	837
ROW/Utilities/Easements	94	13	45	21	201
Total	1,729	354	2,151	233	17,303

SOURCE: City of Bellevue 2023; King County Assessor 2023; Google Maps 2023; BERK 2023

NOTES: Based on the city's parcel and park geographic information system (GIS) layers and current use codes from the King County Assessor (per "[KC Present Use](#)" field codes). Present use codes from the Assessor were assigned a general land use category and checked against the city's park layer. Uncategorized parcels were assigned a present use category based on Google Maps. Does not include all right-of-way (ROW) in the city—only includes ROW associated with a designated parcel per the Assessor.



SOURCE: City of Bellevue 2023; King County Assessor 2023; Google Maps 2023; BERK 2023

FIGURE 3-1 Current Land Use, Citywide

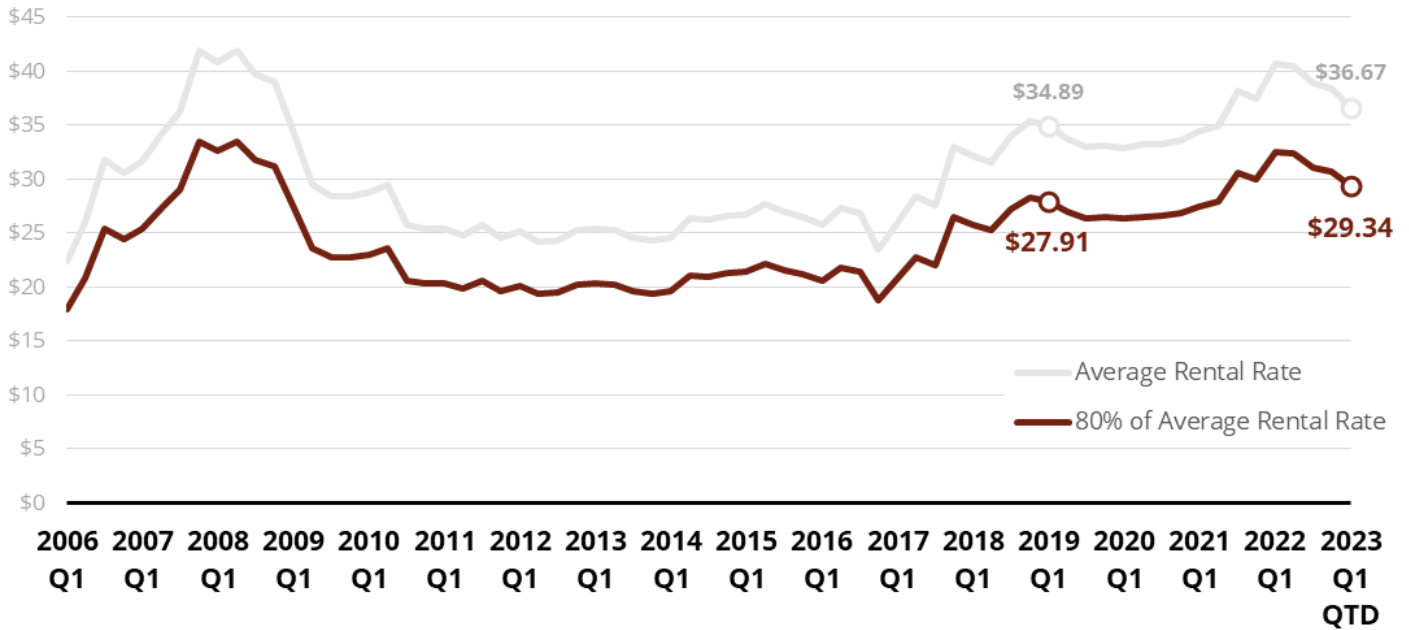
Commercial Use, Rents, and Vacancy

Bellevue is one of two metropolitan job centers in King County and the primary job center for the Eastside. Commercial, mixed use, and office development is primarily clustered in the Mixed Use and Neighborhood Centers. Together, these account for about 10 percent of land uses citywide. Mixed use development is heavily concentrated in Downtown (e.g., Lincoln Square and The Bravern) with some smaller scale mixed use scattered in other centers. Other regional retail and service centers include Bellevue Square in Downtown, the Marketplace at Factoria, and Crossroads Shopping Center. Citywide, there was 50.7 million square feet of commercial space in 2019. Most office buildings are in Downtown and along major transportation corridors such as I-405, I-90, SR 520, and Bel-Red Road.

Average commercial rent as of the first quarter (Q1) of 2019 in Bellevue was \$34.89 per square foot. Affordable commercial rent as defined by the city would be 80 percent of the citywide overall rate, or \$27.91 as of Q1 2019. Commercial rent has risen slightly since 2019 to a median rate of \$36.67 for Q1 2023 year to date (80 percent of this would be \$29.34 per square foot). It is important to note that the data reported by CoStar are not a full representation of all the commercial rental rates in Bellevue and tend to focus on larger commercial spaces (often missing smaller retail or office space in mixed use buildings and small-scale neighborhood retail). See **Figure 3-2**.

The commercial real estate market is often cyclical. Rents and vacancy rates can fluctuate over time in response to changes in the economy and other market conditions. Commercial vacancy rates citywide, for example, peaked just below 8 percent during the Great Recession (December 2007 – June 2009)¹ but have since decreased and remained below 3 percent since 2013. Periods with lower vacancy rates in **Figure 3-3** typically map to higher rental rates in **Figure 3-2** and vice versa. If commercial vacancy rates are too low, the market is less likely to accommodate additional growth or moves, which could stagnate job growth or exacerbate involuntary commercial displacement as redevelopment occurs.

¹ [Federal Reserve](#) 2013.



SOURCE: CoStar (triple net rent overall) 2023; BERK 2023

NOTES: Graph represents triple net rent overall as reported by CoStar. Triple net rent is defined as a lease in which a tenant is responsible for all expenses associated with their proportional share of occupancy of the building. CoStar data are not a full representation of all the commercial rental rates in Bellevue and tend to focus on larger commercial spaces (often missing smaller retail or office space in mixed use buildings and small-scale neighborhood retail). The rental rates reported here also do not necessarily represent what tenants are willing to pay to rent new space but rather what tenants are actually paying.

FIGURE 3-2 Commercial Rental Rates per Square Foot, Q1 2006–Q1 2023 Year to Date



SOURCE: CoStar 2023; BERK 2023

NOTE: Graph represents total vacancy rates (direct and sublet) as reported by CoStar.

FIGURE 3-3 Commercial Vacancy Rates, Q1 2006–Q1 2023 Year to Date

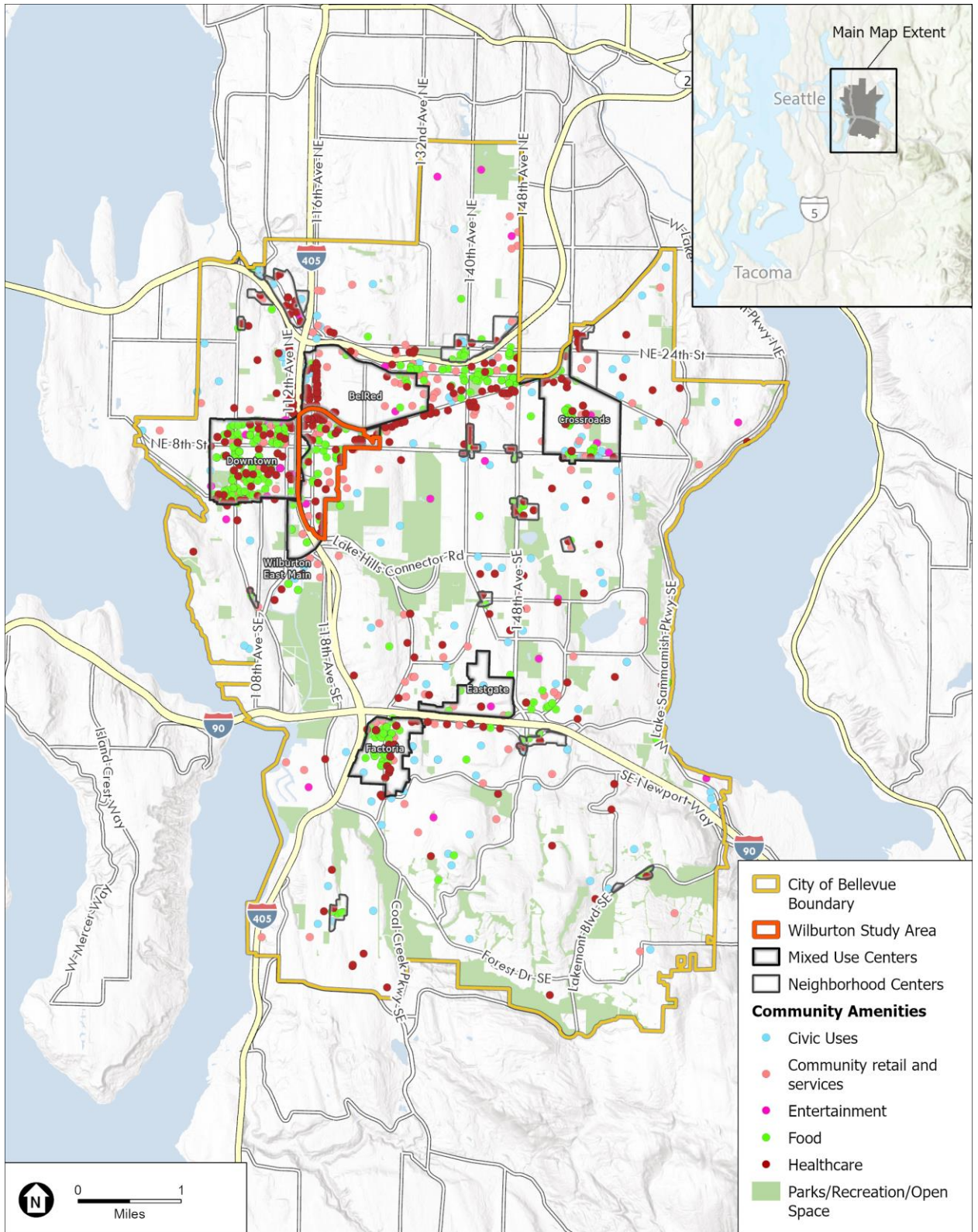
Community Amenities: Recreation and Services

Parks, recreation, and open space account for approximately 16 percent of acres citywide. About half of these are public parks (1,284 acres), including several larger facilities such as Mercer Slough Nature Park, Wilburton Hill Park, Weowna Park, Lewis Creek Park, and Kelsey Creek Park. About 38 percent are considered open space (1,040 acres) woven throughout neighborhoods south of I-90 (e.g., Coal Creek Natural Area and Lakemont Open Space), around the Lake Hills Greenbelt, or in the Woodridge neighborhood. The remaining facilities are comprised of sports facilities, golf courses, and the Sunset Hills Memorial Park Cemetery. Most parks, recreation, and open space facilities are located outside of the Mixed Use and Neighborhood Centers. Civic and community facilities account for approximately 5 percent of land uses citywide. These include public and private schools, government buildings, community centers, fire and police stations, places of worship, day cares, and art galleries or museums. See Table 3-3 and Figure 3-1.

Community retail and services, entertainment, food, and healthcare amenities are generally concentrated in the Mixed Use Centers (corresponding to the concentration of commercial, mixed use, and office development) or in areas with good access to transit. Outside of parks and open space and schools, civic amenities are also concentrated in the Mixed Use Centers. These include government services, day cares, libraries, and post offices. The distribution of these amenities is mapped in **Figure 3-4**, with counts by location shown in **Table 3-4**. Specific amenities ideal as community gathering spaces include city service facilities (e.g., City Hall), libraries, schools, places of worship, shopping malls, active park or recreation facilities, and assembly buildings or cultural arts facilities (e.g., the Convention Center or Bellevue Arts Museum). The distribution of these community gathering spaces is mapped in **Figure 3-5**, with counts by location shown in **Table 3-5**.

Good Access to Transit

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



SOURCE: City of Bellevue 2023; King County 2023; Google Maps 2023; BERK 2023

FIGURE 3-4 Community Amenities, Citywide

TABLE 3-4 Community Amenities, Count Citywide and by Location

Community Amenities	Mixed Use Centers	Neighborhood Centers	Transit-Proximate Areas	Wilburton Study Area	Citywide
Civic Uses	53	14	68	8	162
Community Retail and Services	217	33	215	26	384
Entertainment	20	1	19	1	36
Parks and Open Space	10	6	33	2	145
Food	358	63	331	35	529
Healthcare	293	71	322	92	539
Total	951	188	988	164	1,795

SOURCE: City of Bellevue 2023; King County 2023; Google Maps 2023; BERK 2023

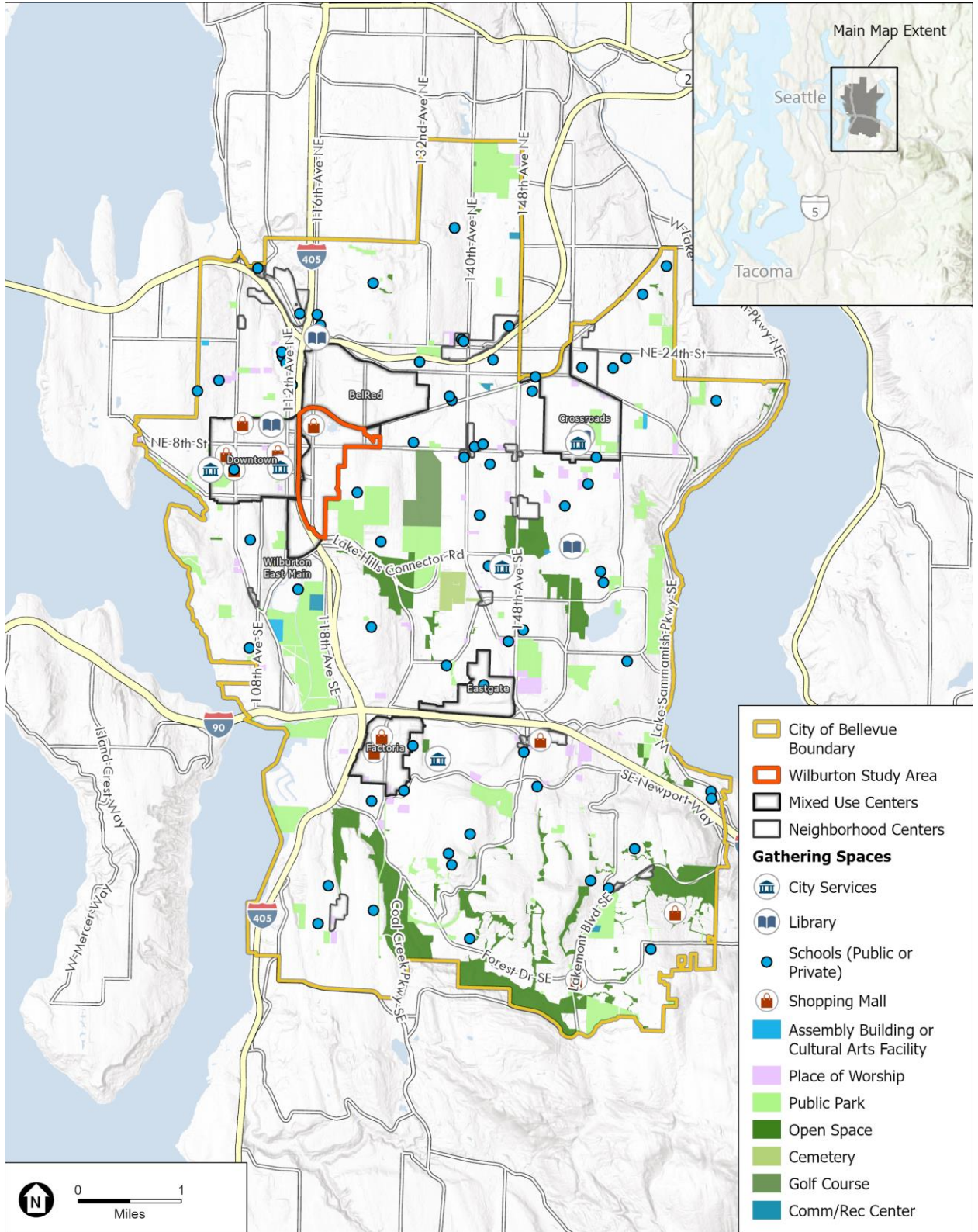
NOTE: Based on City's amenity, facilities, and park GIS layers and King County Assessor current land use data.

TABLE 3-5 Community Gathering Spaces, Count Citywide and by Location

Community Gathering Spaces	Mixed Use Centers	Neighborhood Centers	Transit-Proximate Areas	Wilburton Study Area	Citywide
City Services	3	—	2	—	5
Libraries	3	1	3	—	5
Schools	4	8	18	—	72
Places of Worship	9	8	28	—	63
Shopping Malls	8	2	7	1	12
Active Parks and Recreation	10	3	28	2	121
Assembly/Arts Facility	8	—	9	1	13
Total	45	22	95	4	291

SOURCE: City of Bellevue 2023; King County 2023; Google Maps 2023; BERK 2023

NOTE: Based on the city's amenity, facilities, and park GIS layers and King County Assessor current land use data.



SOURCE: City of Bellevue 2023; King County 2023; Google Maps 2023; BERK 2023

FIGURE 3-5 Community Gathering Spaces, Citywide

Current Comprehensive Plan Land Use Designations and Zoning

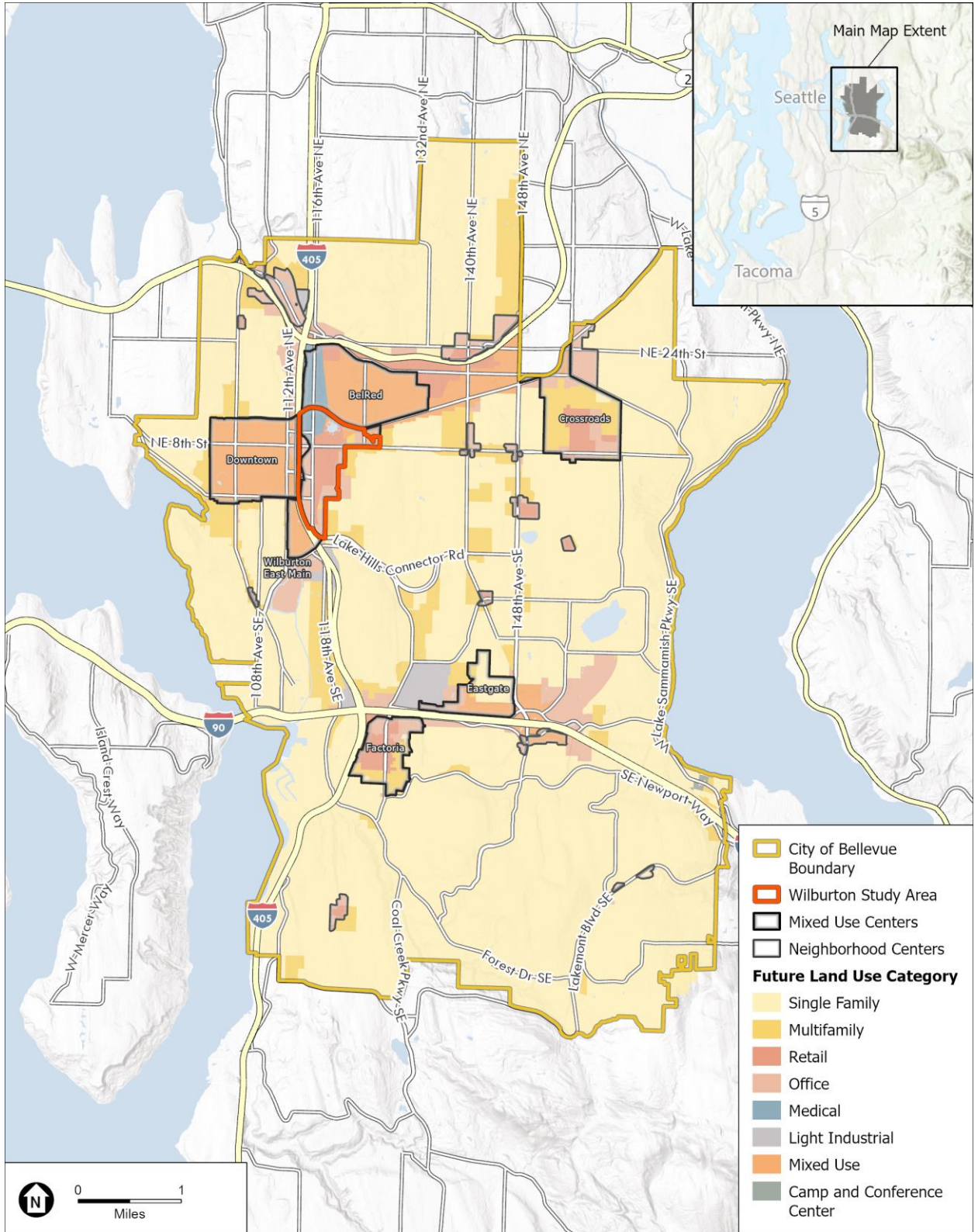
Citywide, single-family residential is the largest Comprehensive Plan land use designation category, accounting for about 76 percent of the city since it often includes several other kinds of lands like parks and institutions. Other designations are primarily concentrated in the Mixed Use and Neighborhood Centers and along major transportation corridors. The remaining quarter is primarily split between multi-family (8 percent), office and mixed use (6 percent each), and retail (3 percent). Downtown and BelRed are almost entirely designated mixed use, while the other centers include a combination of office, commercial, and multi-family designations. See **Table 3-6** and **Figure 3-6**. Generalized zoning follows a similar pattern as the Comprehensive Plan Land Use Map (see **Table 3-7** and **Figure 3-7**).

TABLE 3-6 Generalized Comprehensive Plan Land Use Designations, Acres Citywide and by Location

Generalized Land Use Category	Mixed Use Centers	Neighborhood Centers	Transit-Proximate Areas	Wilburton Study Area	Citywide
Single Family	98	38	1,078	<1	16,329
Multifamily	275	19	471	8	1,723
Retail	298	84	248	113	585
Office	288	236	376	114	1,246
Light Industrial	<1	17	6	—	221
Mixed Use	907	28	519	27	1,276
Medical	116	—	106	42	136
Camp and Conference Center	—	—	—	—	9
Total	1,981	422	2,803	304	21,526

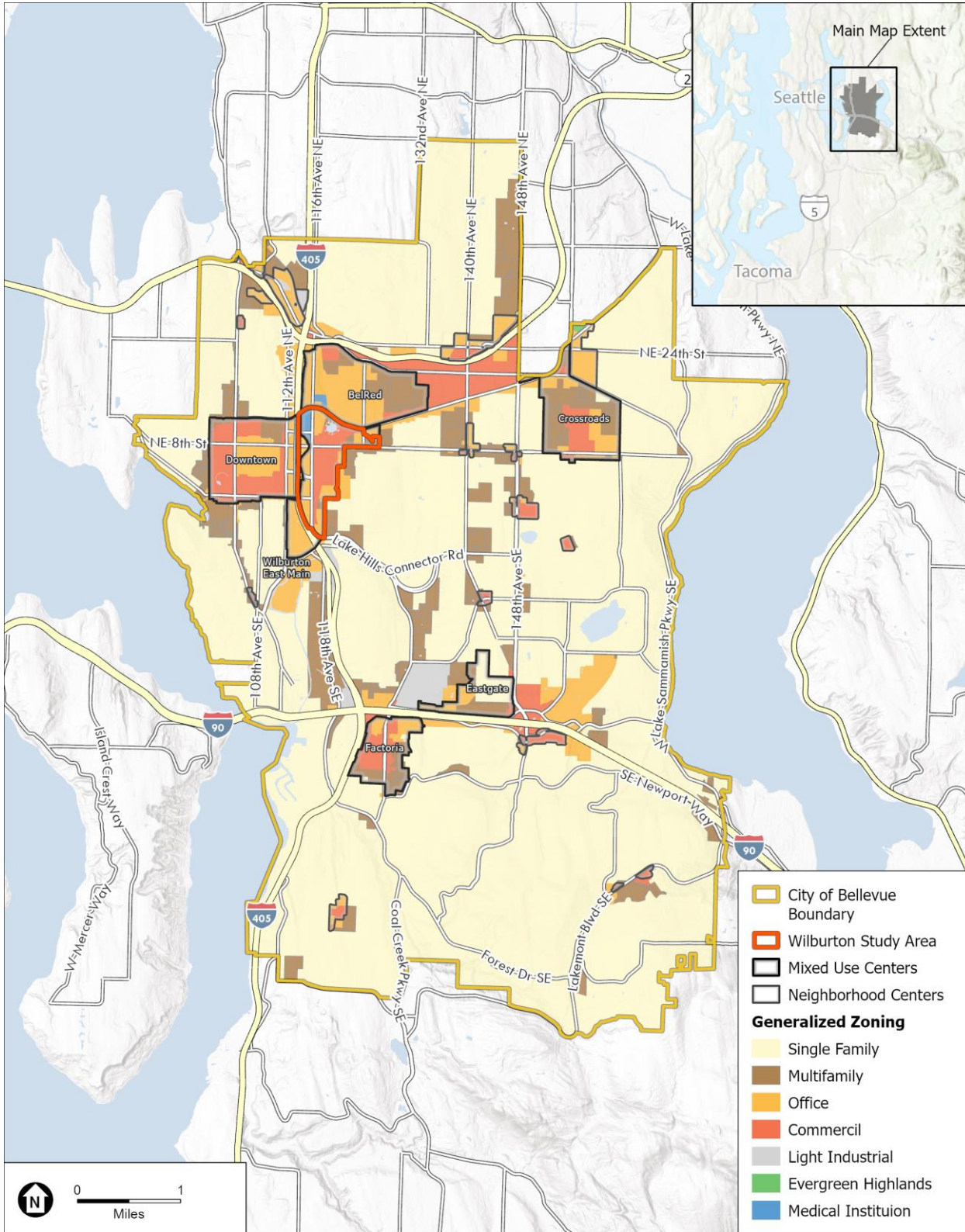
SOURCE: City of Bellevue 2023; BERK 2023

NOTE: Based on aggregated general land use categories as defined in the city's Comprehensive Plan GIS layer. Acreage includes ROW per the city's Comprehensive Plan Land Use Map. Most parks and open space as well as Bellevue College are designated as single-family.



SOURCE: City of Bellevue 2023; BERK 2023

FIGURE 3-6 Comprehensive Plan Land Use, Citywide



SOURCE: City of Bellevue 2023; BERK 2023

FIGURE 3-7 Generalized Zoning, Citywide

TABLE 3-7 Generalized Zoning, Acres Citywide and by Location

Generalized Zoning Category	Mixed Use Centers	Neighborhood Centers	Transit-Proximate Areas	Wilburton Study Area	Citywide
Single Family	96	29	1,079	<1	16,309
Multifamily	524	19	568	25	2,020
Office	763	230	604	135	1,826
Commercial	569	121	523	123	1,157
Light Industrial	<1	17	6	—	215
Evergreen Highlands	—	7	1	—	7
Medical Institution	28	—	22	21	29
Total	1,981	422	2,804	304	21,562

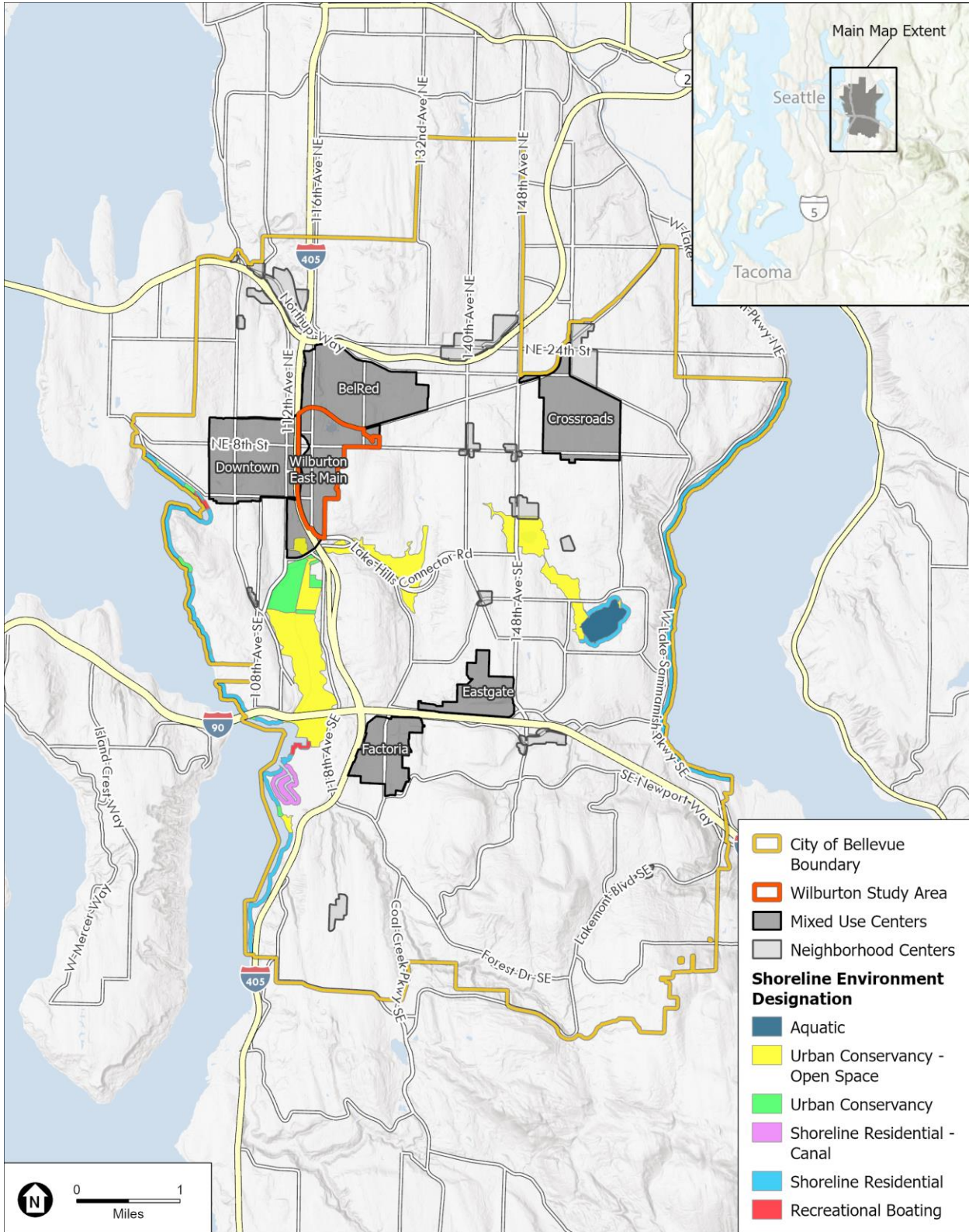
SOURCE: City of Bellevue 2023; BERK 2023

NOTE: Based on generalized zoning class as defined in the city's Zoning GIS layer. Acreage includes ROW per the city's Zoning Map. Most parks and open space as well as Bellevue College are zoned single-family.

Shorelines

The city's Shoreline Jurisdiction encompasses 960 acres citywide (including 19.7 miles of stream and lakeshore) and is regulated through zoning and shoreline environment designations. The Shoreline Jurisdiction includes Lake Washington, Lake Sammamish, Lower Kelsey Creek, Mercer Slough, and Phantom Lake, as well as associated wetlands and shorelands 200 feet from the ordinary high water mark (including the floodway and 200 feet of any adjacent floodplain) of each of the listed water bodies. See **Figure 3-8**.

Table 3-8 summarizes the acreage of each designation citywide and within specific geographies. About two-thirds of shorelines citywide are within the Urban Conservancy—Open Space environment (55 percent) or Urban Conservancy environment (10 percent comprised primarily of wetlands associate with Mercer Slough and Lower Kelsey Creek. Some small pockets of the Urban Conservancy environment line the shores of Lake Washington and Lake Sammamish. Another quarter are within the Shoreline Residential environment (25 percent) on the shores of Lake Washington, Lake Sammamish, and Phantom Lake, and 3 percent are designated Shoreline Residential—Canal just north of Newcastle Beach Park. About 1 percent of shorelines citywide are within the Recreational Boating environment along Lake Washington. Phantom Lake comprises the entirety of citywide shorelines designated aquatic. See also Chapter 4, *Relationship to Plans and Policies*, for more information about the Shoreline Master Program and the purpose of each environment designation.



SOURCE: City of Bellevue 2023; BERK 2023

FIGURE 3-8 Shoreline Designations, Citywide

TABLE 3-8 Shoreline Designations, Acres Citywide and by Location

Shoreline Designation	Mixed Use Centers	Neighborhood Centers	Transit-Proximate Areas	Wilburton Study Area	Citywide
Aquatic	—	—	—	—	65
Urban Conservancy—Open Space	12	4	56	—	618
Urban Conservancy	—	—	1	—	118
Shoreline Residential—Canal	—	—	—	—	37
Shoreline Residential	—	—	5	—	279
Recreational Boating	—	—	—	—	11
Total	12	4	62	—	1,128

SOURCE: City of Bellevue 2023; BERK 2023

NOTE: Based on shoreline environments as defined in the city's Shoreline GIS layer.

MIXED USE CENTERS

There are six Mixed Use Centers in the City of Bellevue: Downtown, BelRed, Eastgate, Factoria, Wilburton-East Main, and Crossroads. Note that the boundaries of the Wilburton-East Main Mixed Use Center and Wilburton study area are different. The BelRed Mixed Use Center is also a subset of the BelRed Subarea and is based on the county criteria for center designation (see Chapter 4, *Plans and Policies*). See **Figure 3-9**.

Current Land Use

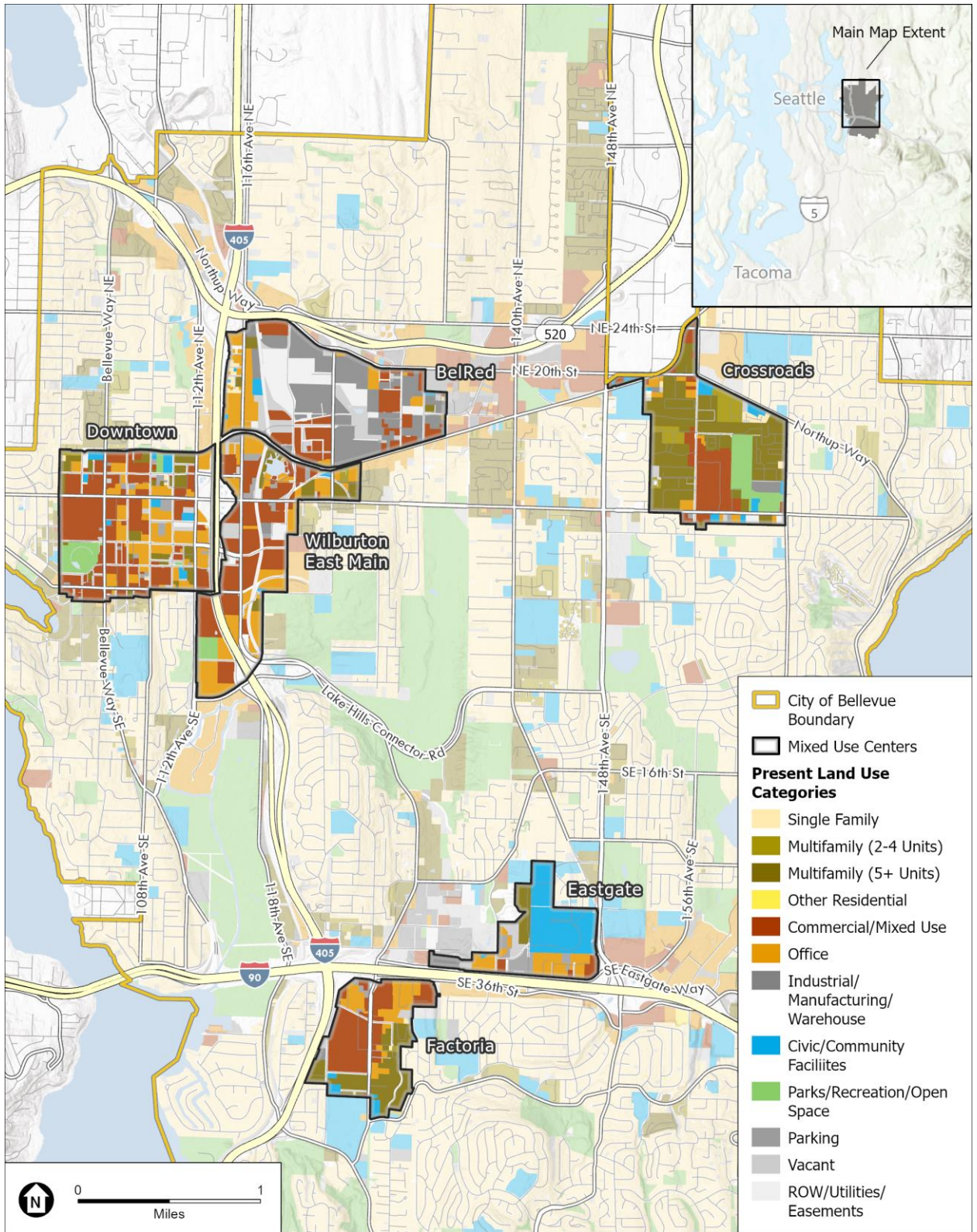
Downtown

Downtown Bellevue has become the regional growth center of the Eastside. It is home to regional shopping destinations and tall office buildings as well as historic Main Street. Since the late 1990s, many new residential developments have been built in Downtown and the area is now one of the city's largest residential neighborhoods. Amenities such as the Meydenbauer Center, Bellevue Arts Museum, KidsQuest Children's Museum, the regional library, and the 21-acre Downtown Park contribute to the vitality of the Downtown Bellevue experience for a growing number of workers and residents. Downtown is further subdivided into seven neighborhoods: Northwest Village, City Center North, Ashwood, Eastside Center, Old Bellevue, City Center South, and East Main. Each of the neighborhoods in Downtown has its own unique character and feel.

Downtown currently has the greatest housing and employment density in the city. As of 2019, there were about 59,900 jobs (43 percent of jobs citywide), 17.3 million square feet of commercial space, and 10,000 housing units (15 percent of units citywide) in Downtown. Together with cultural and entertainment uses, the presence of residents and workers provides an active daytime and nighttime environment. There are almost 400 amenities in Downtown, the greatest number of all Mixed Use Centers. However, this is a relatively low number of amenities relative to housing units (a ratio of about four amenities for every 100 housing units), driven in part by the high number of housing units currently in the center. A little under half of these are food related (47 percent), 28 percent are community retail or services, and about 15 percent are related to healthcare. Downtown is also home to many civic uses (many of which are housed at City Hall) and three parks. About 42 percent of the community gathering spaces in centers are located in Downtown (19 of 45). See Figure 3-5, Figure 3-9, **Table 3-9**, and **Table 3-10**.

PSRC Regional Growth Centers

Downtown Bellevue is a designated Metropolitan Regional Growth Center (RGC) per the Puget Sound Regional Council (PSRC). There are multiple Metropolitan and Urban RGCs designated on the Eastside, but Downtown Bellevue is the largest of these. See also Chapter 4, *Relationship to Plans and Policies*.



SOURCE: City of Bellevue 2023; King County Assessor 2023; Google Maps 2023; BERK 2023

FIGURE 3-9 Current Land Use, Mixed Use Centers

TABLE 3-9 Current Land Use, Acres by Mixed Use Center

Current Use Category	Downtown	BelRed	Eastgate	Factoria	Wilburton-East Main	Crossroads
Single Family	1	5	—	1	<1	5
Multifamily (2–4 units)	2	—	—	1	3	25
Multifamily (5+ units)	33	5	16	60	23	173
Commercial/Mixed Use	158	72	8	78	125	68
Office	74	48	33	35	92	14
Industrial/Mfg./Warehouse	—	149	7	2	2	7
Civic/Community Facilities	13	5	79	8	1	16
Parks/Rec./Open Space	25	—	—	—	9	35
Parking	11	1	15	3	10	1
Vacant	7	39	10	4	10	6
ROW/Utilities/Easements	3	67	—	<1	20	4
Total	326	392	169	193	296	354

SOURCE: City of Bellevue 2023; King County Assessor 2023; Google Maps 2023; BERK 2023

NOTES: Based on the city's parcel and park GIS layers and current use codes from the King County Assessor (per "[KC Present Use](#)" field codes). Present use codes from the Assessor were assigned a general land use category and checked against the city's park layer. Uncategorized parcels were assigned a present use category based on Google Maps.

TABLE 3-10 Community Amenities, Count by Mixed Use Center

Current Use Category	Downtown	BelRed	Eastgate	Factoria	Wilburton-East Main	Crossroads
Civic Uses	27	3	2	3	8	10
Community Retail and Services	111	19	6	28	29	24
Entertainment	12	3	—	—	1	4
Parks and Open Space	3	3*	—	—	2	1
Food	187	8	3	60	42	58
Healthcare	58	68	2	40	94	31
Total	398	104	13	131	176	128

SOURCE: City of Bellevue 2023; King County Assessor 2023; Google Maps 2023; BERK 2023

NOTE: Based on the city's amenity and park GIS layers.

* Per city staff, there is currently one park in the Spring District that has not been dedicated to the city. In addition, a 7.1-acre wetland parcel that serves as open space, and a just over 5-acre wetland parcel with a trail that runs along it connects 120th Avenue NE to the Eastrail. These are not mapped in the city's GIS layer, nor are they mapped in this chapter.

BelRed

The BelRed Mixed Use Center is a subset of the BelRed Subarea and is based on the county criteria for center designation (see Chapter 4, *Plans and Policies*). BelRed was historically characterized by warehouses and manufacturing. The center has begun to transition with the departure of many of the traditional uses, the expansion of the Medical Institution district, and the introduction of residential, office, and food services. About 38 percent of land within the center is still considered industrial, manufacturing, or warehouses, and about 10 percent is currently vacant. About one-third is either commercial, mixed use, or office (30 percent). Mixed use development is generally located near the future Spring District Light Rail Station, while office uses are clustered around 116th Avenue NE. See Figure 3-9 and Table 3-9.

As of 2019, the BelRed Mixed Use Center had about 5,400 jobs (4 percent of jobs citywide), 3.7 million square feet of commercial space, and a little under 600 housing units (about 1 percent of units citywide). A relatively high number of amenities relative to housing units are located in BelRed (a ratio of 6 units for every one amenity) driven in part by the low number of housing units currently in the center.² There are currently just over 100 amenities in BelRed, or about 18 amenities per 100 housing units, about two-thirds of which are either neighborhood clinics or hospitals (65 percent). About 18 percent of current amenities are community retail and services, and 8 percent are restaurants, bars, or grocery stores. There are three community gathering space (Theatre33 and two active parks). There is currently one park in the Spring District that has not been dedicated to the city. In addition, a 7.1-acre wetland parcel serves as open space and a just over 5-acre wetland parcel with a trail that runs along it connects 120th Avenue NE to the Eastrail. See Figure 3-4, Figure 3-5, and Table 3-10.³

Eastgate

Bellevue College is the largest single use in Eastgate and is expected to grow as the city grows over the course of the 20-year planning period. The college accounts for about 47 percent of total acreage, and nearby multi-family housing primarily for students accounts for another 9 percent. The college is anticipated to be designated as Institutional to accommodate its expected growth and potential

² There are approximately 2.8 amenities per 100 housing units citywide and 5.4 amenities per 100 housing units within Mixed Use Centers.

³ The three parks and open space in BelRed are not mapped in the city's GIS layer. These are not shown Figure 3-4 or Figure 3-5 but are included in the counts in Table 3-10.

redevelopment. Another third of current uses are larger scale commercial (including two hotels and a car dealership), office parks, or parking (including the Eastgate Park and Ride) bordering I-90. See Figure 3-9 and Table 3-9.

As of 2019, the Eastgate Mixed Use Center had about 6,100 jobs (4 percent of jobs citywide), 2.0 million square feet of commercial space, and 200 housing units (less than 1 percent of units citywide and the lowest of all Mixed Use Centers). There are currently only 13 amenities in Eastgate, the lowest of all Mixed Use Centers. Bellevue College is the only community gathering space within the center. See Figure 3-4, Figure 3-5, and Table 3-10.

Factoria

Factoria includes the Marketplace at Factoria—a regional retail center anchored by Target, Nordstrom Rack, T.J. Maxx, and Amazon Fresh—as well as retail and services that cater to the surrounding neighborhoods. Office complexes along the I-90 corridor are also home to many businesses, including T-Mobile, which is the city’s third largest employer behind Amazon and Microsoft. The southeast portion of the center is primarily multi-family apartment complexes or condos with 5 units or more. Newport High School is also located just over the southeast border of the Factoria Mixed Use Center. See Figure 3-9 and Table 3-9.

As of 2019, the Factoria Mixed Use Center had about 8,500 jobs (6 percent of jobs citywide), 2.6 million square feet of commercial space, and 1,200 housing units (2 percent of units citywide). A relatively high number of amenities relative to housing units are located in Factoria (a ratio of 11 amenities per 100 housing units).⁴ There are currently about 130 amenities in Factoria, about half of which are restaurants or grocery stores (46 percent). Another third of amenities are either neighborhood clinics or pharmacies (31 percent), about 21 percent are considered community retail or services, and there are currently no parks or open space within the center. Four community gathering spaces—including the Marketplace at Factoria and two places of worship—are within the center. See Figure 3-4, Figure 3-5, and Table 3-10.

⁴ There are approximately 2.8 amenities per 100 housing units citywide and 5.4 amenities per 100 housing units within Mixed Use Centers.

Wilburton-East Main

The Wilburton-East Main Mixed Use Center and Wilburton study area overlap but are not coterminous. The Wilburton-East Main Mixed Use Center includes the Wilburton study area and areas to the east and southeast of the East Main Light Rail Station south to SE 8th Street; it does not include any land to the west of the East Main Light Rail Station. The area includes a concentration of primarily medical offices and hotels, a significant number of auto dealers, and large format or “big box” retail stores. Nearly three-quarters of the center is currently either commercial, mixed use, or office development (74 percent). See Figure 3-9 and Table 3-9.

As of 2019, Wilburton-East Main had the greatest employment density outside of Downtown with about 11,600 jobs (8 percent of jobs citywide) and 4.4 million square feet of commercial space. About 400 housing units were also located in Wilburton-East Main (less than 1 percent of units citywide) as of 2019. A relatively high number of amenities relative to housing units are located in Wilburton-East Main (a ratio of about 43 amenities per 100 housing units), driven in part by the low number of housing units currently in the center.⁵ More than half of the existing 176 amenities in the center are neighborhood clinics, hospitals, or pharmacies (53 percent). Another quarter of amenities are food related (24 percent), and while one park (the Bel-Red Mini Park at NE 12th Street and 124th Avenue NE) and Eastrail are within Wilburton East-Main, parks and open space account for only 4 percent of land area in the Mixed Use Center. There are five community gathering spaces in the center in total, including the Bel-Red Mini Park, Eastrail, and Eastside Heritage Center. See Figure 3-4, Figure 3-5, and Table 3-10.

See also the Wilburton Study Area section below.

Crossroads

Crossroads is a community commercial center containing retail stores and offices that serve both the nearby neighborhoods and the larger community. The Crossroads Shopping Center is anchored by large format or “big box” retail and grocery stores (such as QFC, Daiso, Barnes & Noble, Michaels, and Cost Plus World Market). The shopping center is a hub of activity in the area and features regular stage entertainment and special events, a seasonal Farmer’s Market, an ethnic food court, and an activity area where residents gather to play chess and other games. The areas north of the retail center and west

⁵ There are approximately 2.8 amenities per 100 housing units citywide and 5.4 amenities per 100 housing units within Mixed Use Centers.

of 156th Avenue NE are primarily multi-family apartment complexes or condos with 5 units or more and account for nearly half of the overall acreage within the center (49 percent). A limited number of offices and community or civic uses (e.g., a post office or place of worship) border Bel-Red Road/Northrup Way and NE 8th Street. A branch of the King County Library and Bellevue Mini City Hall exist within the Crossroads Shopping Center. See Figure 3-9 and Table 3-9.

As of 2019, the Crossroads Mixed Use Center had about 3,600 jobs (3 percent of jobs citywide and the lowest of all Mixed Use Centers), 1.4 million square feet of commercial space, and 5,300 housing units (8 percent of units citywide). A relatively low number of amenities relative to housing units are located in Crossroads (a ratio of about two amenities per 100 housing units).⁶ There are currently almost 130 amenities in the center, about half of which are restaurants or grocery stores (45 percent). Another quarter of amenities are either neighborhood clinics or pharmacies (24 percent) and about 19 percent are considered community retail or services. The 34+ acre Crossroads Park and Community Center is the only park or open space within the center but features a nine-hole golf course, a community garden, a water park for children, and a popular multipurpose park. The city operates three major facilities to address the needs and interests of Bellevue residents: Mini City Hall, offering information and referral services in many languages; the Crossroads Community Center; and the Crossroads Police substation. The Bellevue Youth Theatre also hosts year-round youth productions, including theater in-the-round and outdoor amphitheater shows. There are 13 community gathering spaces in Crossroads, including Crossroads Park, five places of worship, and two schools. See Figure 3-4, Figure 3-5, and Table 3-10.

Current Comprehensive Plan Land Designations Use and Zoning

Downtown

Local and regional plans like VISION 2050 designate Downtown Bellevue as one of King County's Urban Centers and as the area in Bellevue that will receive the city's most intense development. In VISION 2050, Downtown Bellevue is one of 29 Regional Growth Centers and the largest employment center outside of Seattle. Downtown both serves the region and plays a vital role for the residents within its boundaries and from adjacent neighborhoods in

⁶ There are approximately 2.8 amenities per 100 housing units citywide and 5.4 amenities per 100 housing units within Mixed Use Centers.

Bellevue by providing convenient access to everyday goods and services.

About 95 percent of Downtown is designated mixed use on the Comprehensive Plan Land Use Map, with the remaining 5 percent designated office. Generalized zoning is a corresponding combination of commercial (55 percent), office (35 percent), and multi-family (10 percent). See Figure 3-6, **Table 3-11**, and **Table 3-12**.

TABLE 3-11 Comprehensive Plan Land Use, Acres by Mixed Use Center

Generalized Land Use Category	Downtown	BelRed	Eastgate	Factoria	Wilburton-East Main	Crossroads
Single Family	—	—	79	8	—	10
Multifamily	—	—	15	73	8	179
Retail	—	18	—	88	112	80
Office	21	—	27	43	109	88
Light Industrial	—	—	—	—	—	—
Mixed Use	411	332	52	—	93	19
Medical	—	75	—	—	40	—
Camp and Conference Center	—	—	—	—	—	—
Total	432	426	173	212	362	376

SOURCE: City of Bellevue 2023; BERK 2023

NOTE: Based on aggregated general land use categories as defined in the city's Comprehensive Plan GIS layer. Acreage includes ROW per the city's Comprehensive Plan Land Use Map. Most parks and open space as well as Bellevue College are designated as single-family.

TABLE 3-12 Generalized Zoning, Acres by Mixed Use Center

Generalized Zoning Category	Downtown	BelRed	Eastgate	Factoria	Wilburton-East Main	Crossroads
Single Family	<1	—	79	7	—	10
Multifamily	43.2	144	51	75	23	188
Office	152	240	38	43	196	94
Commercial	237	34	5	87	122	83
Light Industrial	—	—	<1	—	—	—
Medical Institution	—	8	—	—	21	—
Total	432	426	173	212	362	376

SOURCE: City of Bellevue 2023; BERK 2023

NOTE: Based on zoning class as defined in the city's Zoning GIS layer. Acreage includes ROW per the city's Zoning Map. Most parks and open space as well as Bellevue College are zoned single-family.

BelRed

BelRed is envisioned as a major mixed use employment and residential area characterized by a transit-oriented, nodal development pattern that, over time, will replace the area's original low-intensity light industrial and commercial past. The city encourages land uses in the BelRed area that promote employment, retail, and residential opportunities. More intense uses and greater heights are concentrated in designated nodal development areas along the NE Spring Boulevard corridor that are intended to be served by high-capacity transit. New development in these designated nodal areas is expected to have a transit-supportive and pedestrian-friendly form. The entire BelRed area is intended to be distinguished by environmental and community amenities that serve residents and employees in the area as well as nearby neighborhoods and the entire city. New development is expected to make significant contributions to these amenities, and to the infrastructure needed to support redevelopment.

A little over three-quarters of BelRed is designated mixed use on the Comprehensive Plan Land Use Map (78 percent). Another 18 percent is designated medical to the east and west of 116th Avenue NE, and 4 percent is designated retail south of SR 520 and 120th Avenue NE. About two-thirds of BelRed are office, commercial, or medical institution (66 percent) zones, with the remaining third classified as multi-family (34 percent). See Figure 3-6, Table 3-11, and Table 3-12.

Eastgate

Eastgate is expected to continue functioning as a strong employment center in the city with additional transit-oriented development around the Eastgate Park & Ride and south of Bellevue College. A little under half of Eastgate is designated single-family (46 percent) on the Comprehensive Plan Land Use Map but is occupied by Bellevue College, which is anticipated to be designated and redeveloped as Institutional, and this area is not expected to redevelop as single-family. Areas adjacent to I-90 are split between office (15 percent) in the west and mixed use (30 percent) in the east, and the areas just west of Bellevue College are designated for low-density multi-family (9 percent). Outside of single-family zones (46 percent), zoning is split between multi-family (29 percent), office (22 percent), and a limited amount of commercial (3 percent) zones. See Figure 3-6, Table 3-11, and Table 3-12.

Factoria

The Factoria center is envisioned as a well-integrated, mixed use urban area centered around a thriving and cohesive commercial district. Comprehensive Plan land use designations in the Factoria Mixed Use Center are primarily a combination of retail (41 percent) surrounding the Marketplace at Factoria, office (20 percent) adjacent to I-90, and medium- and high-density multi-family (34 percent) in the south and east. The remaining 4 percent is designated single-family scattered along the south and east edges. Factoria is the only Mixed Use Center without any mixed use designations per the adopted Comprehensive Plan Land Use Map. Zoning is primarily a combination of commercial (41 percent), multi-family (35 percent), and office (20 percent). However, the F1 District (which generally includes the Marketplace at Factoria) is a designated mixed use residential and regional retail center per the [Land Use Code](#).⁷ See Figure 3-6, Table 3-11, and Table 3-12.

Wilburton-East Main

The Wilburton-East Main center is expected to change significantly due to its strategic location between Downtown and BelRed and its proximity to the freeway and light rail. A little under one-third each of the Wilburton-East Main Mixed Use Center is designated retail (31 percent) and office (30 percent). Retail designations are clustered between 116th Avenue NE and 120th Avenue NE, while office designations are typically between I-405 and 116th Avenue NE. Another 11 percent is designated medical to the north of NE 8th Street surrounding 116th Avenue NE, and 2 percent is designated medium- and high-density multi-family east of 120th Avenue NE. About half of zoning is classified as office (54 percent) and two thirds as commercial (34 percent). Another 6 percent each is zoned multi-family or medical institution. See Figure 3-6, Table 3-11, and Table 3-12.

About one-quarter of the center is designated mixed use (26 percent) encompassing the East Main Light Rail Station area to the west of I-405 and in the northeast near 124th Avenue NE. Comprehensive Plan land use designations and zoning in the East Main area encourage mixed use TOD within ½ mile of Sound Transit’s East Main Station. The mixed use designation is meant to provide a mix of residential, office, retail, and hotel uses supported by a robust ecological framework that will create an active and vibrant neighborhood. Development will support a safe and active ground-

⁷ Note that the city’s generalized zoning map does not include mixed use as a generalized zoning category. See *Appendix J* for more information.

level experience and access to an integrated network of open spaces and natural features with strong pedestrian connections throughout the neighborhood. This neighborhood will include walkable blocks and connectivity for pedestrians and cyclists to the Sound Transit East Main Station. Walking, bicycling, bus, and light rail are intended to be the primary transportation modes in this area.

See also the Wilburton Study Area section below.

Crossroads

Crossroads is envisioned as a bustling, densely populated, and richly diverse center characterized by an abundance of large apartment complexes, restaurants, and retail establishments. Comprehensive Plan land use designations in the Crossroads Mixed Use Center are primarily a combination of retail (21 percent) surrounding the Crossroads Shopping Center, office (23 percent) adjacent to the Crossroads Shopping Center and south of NE 20th Street, and mostly medium- and high-density multi-family (48 percent) elsewhere. Of the 88 acres designated office, 35 acres encompass the Crossroads golf course and Crossroads Park and are not expected to redevelop with office uses. Another 5 percent is designated mixed use north of NE 20th Street and 3 percent is designated medium- and high-density single-family. About half of zoning is classified as multi-family (50 percent), with the remainder split between office (25 percent), commercial (22 percent), and a limited amount of single-family (3 percent). See Figure 3-6, Table 3-11, and Table 3-12.

Shorelines

Approximately 12 acres of the Wilburton-East Main Mixed Use Center is a designated Urban Conservancy—Open Space shoreline. All 12 acres are part of the Mercer Slough wetlands in the southern part of the East Main TOD area. There are no designated shorelines in the Downtown, BelRed, Eastgate, Factoria, or Crossroads Mixed Use Centers. See Table 3-8 and Figure 3-8.

NEIGHBORHOOD CENTERS

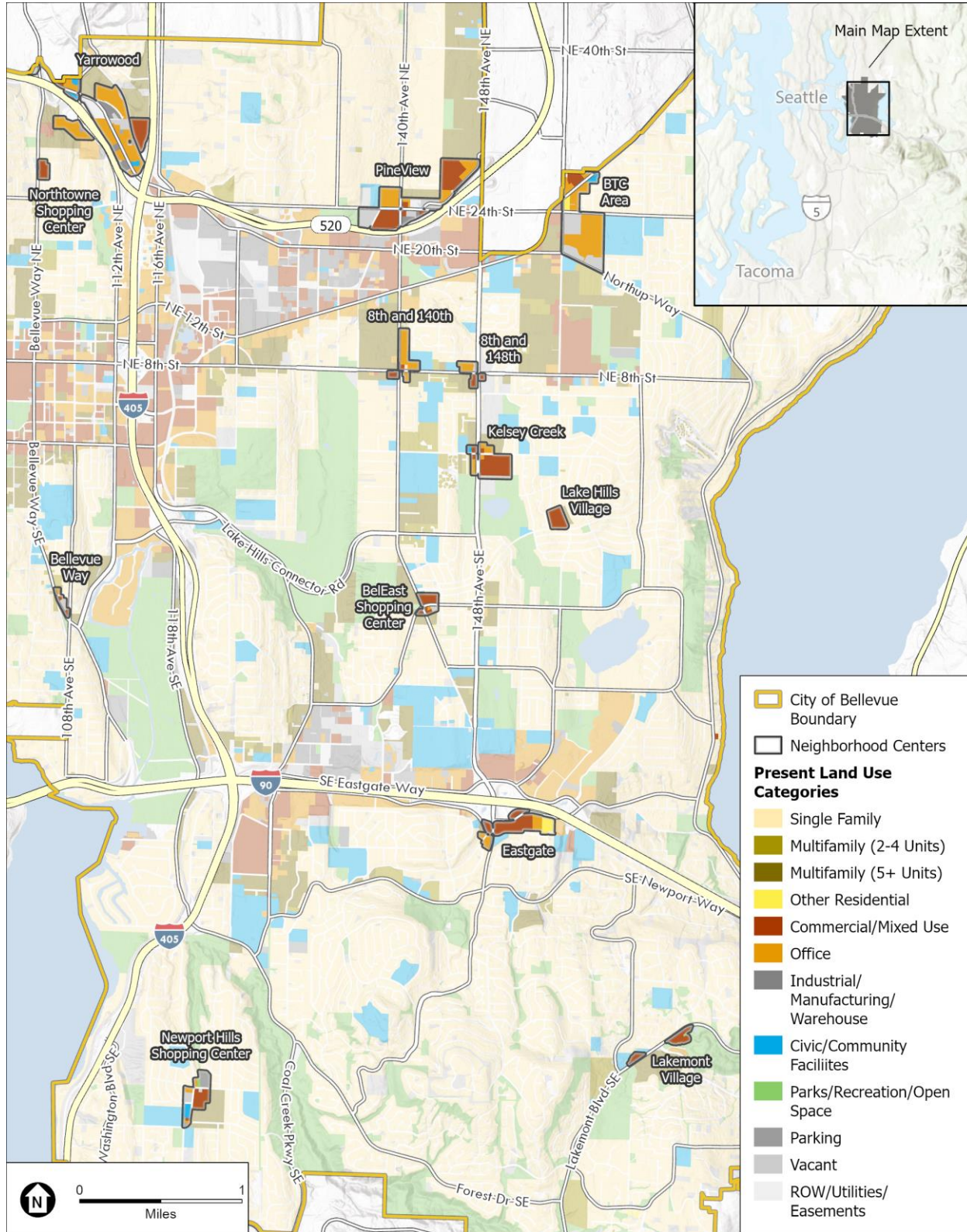
Fourteen Neighborhood Centers throughout the city complement the Mixed Use Centers with smaller, neighborhood-oriented retail centers. Bellevue’s Neighborhood Centers provide goods and services to local residents and serve as important focal points and gathering spaces for the surrounding communities. Neighborhood Centers help establish neighborhood identity through the unique mix of local stores, design, and even public art. See **Figure 3-10**.

Current Land Use

About two-thirds of the Neighborhood Centers are currently commercial/mixed use or office uses (65 percent). The 8th and 140th Neighborhood Center in Crossroads, Bellevue Technology Center (BTC) Area in northeast Bellevue, and Yarrowood in Northwest Bellevue consist mostly of office parks (with some larger vacant areas in Yarrowood and the BTC Area). The three Neighborhood Centers in Lake Hills—BelEast Shopping Center, Kelsey Creek, and Lake Hills Village—and the Northtowne Shopping Center in Northwest Bellevue are primarily smaller scale retail with some office uses. Lakemont Village in Southeast Bellevue is almost entirely retail but includes small portions of the larger bordering parks and open spaces. The 8th and 148th Neighborhood Center in Crossroads and PineView in Bridle Trails (just north of BelRed) are more evenly split between retail and office uses.

Other centers are more mixed. The Eastgate center consists mostly of retail at Eastgate Plaza, office parks bordering the I-90 and 150th Avenue SE interchange, and an RV park near 156th Avenue SE. The Newport Hills Shopping Center in Newport is comprised of retail at the shopping center, medical and dental services, Newport Hills Community Church, and the Newport Hills Swim and Tennis Club. The Bellevue Way center in West Bellevue is a mix of commercial services (such as gas stations) and restaurants, office buildings, and vacant land. See Figure 3-10 and Table 3-3.

There are currently about 8,600 jobs (6 percent of jobs citywide), 3.2 million square feet of commercial space, and fewer than 200 housing units (less than 0.5 percent of units citywide) within the city’s Neighborhood Centers. There is very little existing single- or multi-family housing in the Neighborhood Centers (mostly on the edges bordering larger residential areas), although 9 percent of total land area is devoted to residential uses. Approximately 3,000 housing units, however, are within ¼ mile of the Neighborhood Centers.



SOURCE: City of Bellevue 2023; King County Assessor 2023; BERK 2023

FIGURE 3-10 Current Land Use, Neighborhood Centers

There are currently 188 amenities in the Neighborhood Centers, about 37 percent of which are healthcare related. Another third of amenities are restaurants or grocery stores (34 percent), and about 17 percent are considered community retail or services. The six parks or open space with some land area in the Neighborhood Centers are primarily located just outside the centers (with only 1 percent of overall land area devoted to parks, recreation, or open space). A total of 22 community gathering spaces are located throughout the Neighborhood Centers, most of which are schools or places of worship (16 of the 22). Overall, there are about 121 amenities per 100 housing units in the Neighborhood Centers. See Figure 3-5 and Table 3-4.

Comprehensive Plan Land Use and Zoning

About three-quarters of the land in Neighborhood Centers is designated either office (56 percent) or retail (20 percent) on the Comprehensive Plan Land Use Map (see Table 3-6 and corresponding generalized zoning in Table 3-7). This generally mirrors the existing land use patterns. The 8th and 140th Neighborhood Center in Crossroads, BTC Area in northeast Bellevue, and Yarrowood in northwest Bellevue are primarily designated for office uses (similar to current uses). The three Neighborhood Centers in Lake Hills—BelEast Shopping Center, Kelsey Creek, and Lake Hills Village—and the Northtowne Shopping Center in northwest Bellevue are primarily designated for retail uses. The 8th and 148th Neighborhood Center in Crossroads, Newport Hills Shopping Center in Newport, and PineView in Bridle Trails are split between retail and office designations. A little more than three-quarters of the Eastgate Neighborhood Center (southeast of I-90 and 150th Avenue SE) is designated mixed use, with the remainder split between single-family and office designations. The Bellevue Way center in West Bellevue is split between retail and residential designations, with a small portion designated for office use. About 17 acres of the Yarrowood center is also designated for light industrial use, and the Lakemont Village center in southeast Bellevue is designated entirely as single-family. See Figure 3-6.

Local Neighborhood Centers are not expected to grow significantly according to the current Comprehensive Plan, but changes in neighborhood needs and retail demands may change land use over time. For example, older grocery stores that are larger than what is competitive in today's marketplace may adapt. The city has already seen redevelopment of the Lake Hills Village with a new mix of uses, and some form of redevelopment is expected at the Newport Hills Shopping Center.

Shorelines

Approximately 4 acres of the Kelsey Creek Neighborhood Center in Lake Hills is a designated Urban Conservancy—Open Space shoreline (about 12 percent of the center overall). There are no designated shorelines in any of the other 12 Neighborhood Centers. See Table 3-8 and Figure 3-8.

TRANSIT-PROXIMATE AREAS

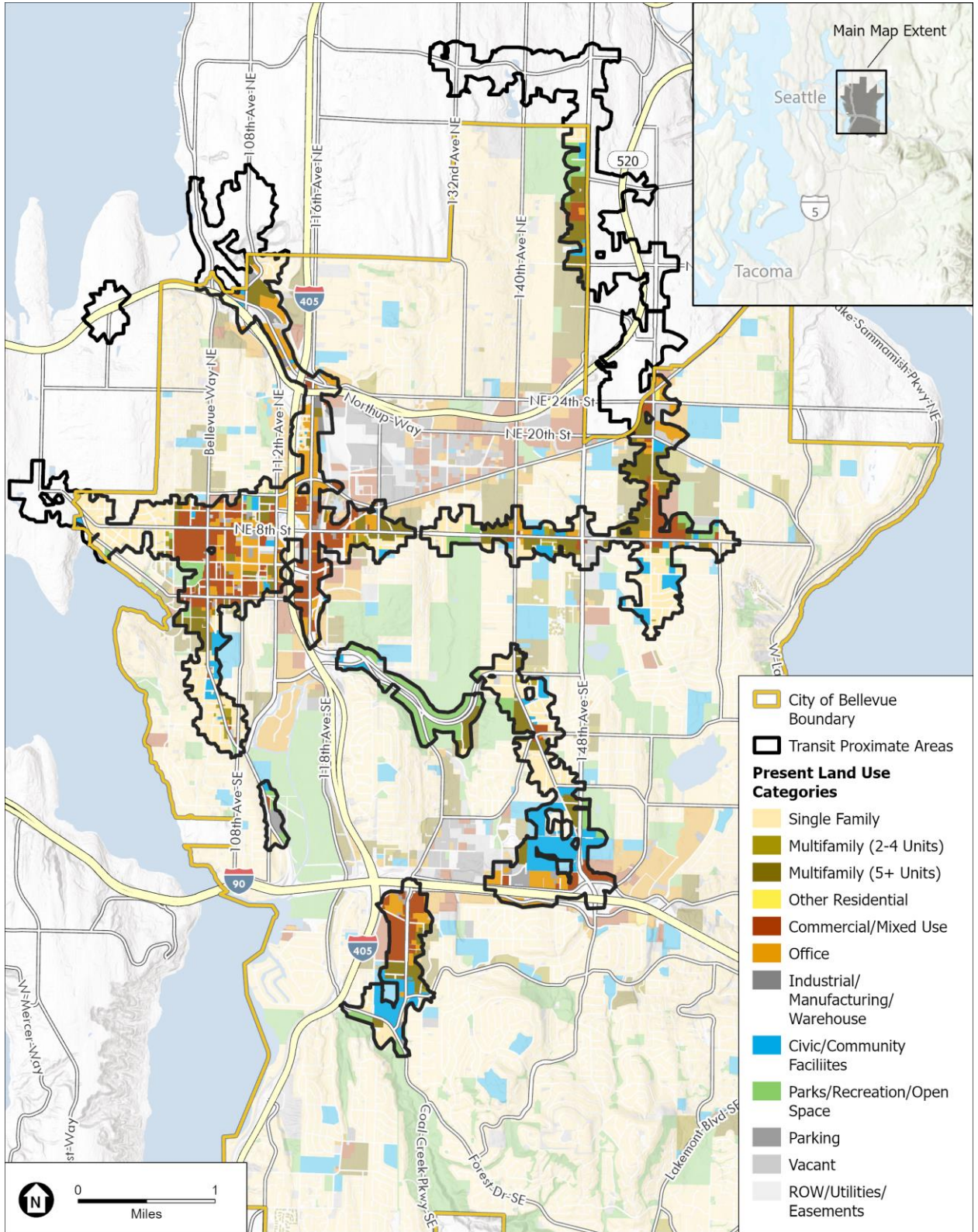
Existing transit-proximate areas include those areas of the city within $\frac{1}{4}$ mile of the city's frequent transit network (defined as frequent bus or train service at least every 15 minutes during the daytime and early evening). These generally include most of Downtown and the Eastgate Mixed Use Centers, the NE 8th Street corridor between the western city limit and Crossroads Mixed Use Center, Northup Way north of SR 520, Bellevue Way SE from Downtown to a little south of 112th Avenue NE, 156th Avenue NE south of the city limits to Main Street, 148th Avenue NE north of NE 40th Street, Factoria Boulevard SE between I-90 and Coal Creek Parkway SE, and from East Main to Eastgate via Lake Hills Connector and 145th Place SE. See **Figure 3-11** for a map of areas of the city that currently have good access to transit based on the 2021 Bus Rapid Transit (BRT) network – transit-proximate areas will include light rail after service begins.

Current Land Use

Existing land uses in transit-proximate areas vary based on location. Transit-proximate areas that overlap the existing Mixed Use Centers consist of a wider variety of commercial, mixed use, and office-related uses consistent with the center designations. About one-third of transit-proximate areas are currently commercial, mixed use, or office-related uses (31 percent). Another 16 percent of transit-proximate areas—generally within or adjacent to the Mixed Use Centers—consist of multi-family apartments or condos with 5 units or more. About one-quarter of current uses are single-family residential (23 percent). These are primarily outside the designated centers, generally west and south of Downtown, between Downtown and Crossroads along the central portion of the NE 8th Street corridor, south of Crossroads along 156th Avenue NE, and north of Bellevue College along 145th Place SE. See **Figure 3-11** and Table 3-3.

Good Access to Transit

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



SOURCE: City of Bellevue 2023; King County Assessor 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 3-11 Current Land Use, Transit-Proximate Areas

As of 2019, almost two-thirds of jobs and a little less than one-third of housing units citywide were located in current transit-proximate areas (84,400 jobs or 61 percent of jobs citywide and 19,000 units or 30 percent of units citywide). A relatively high number of amenities relative to housing units are located in transit-proximate areas—there are about five amenities per 100 housing units in transit-proximate areas versus fewer than three amenities per 100 housing units citywide. In total, there are currently almost 1,000 amenities in transit-proximate areas. About one-third each are healthcare (hospitals, neighborhood clinics, or pharmacies) or food (restaurants, bars, and grocery stores) related. Another 22 percent are considered community retail or services, including bakeries, educational services, gyms, repair services, shopping malls, and technology-related amenities. One-tenth of the amenities in transit-proximate areas are either civic or community uses or parks, recreation, and open space areas. This includes several schools, including Bellevue College, four public secondary schools (Newport High School, Odle Middle School, Lake Hills Elementary, and Stevenson Elementary), and 11 private secondary schools. Thirty-three of the city’s park, recreation, or open space facilities are also at least partially within the transit-proximate areas and account for about 9 percent of the land area; a little less than 7 percent of citywide park, recreation, and open space acres are within transit-proximate areas. There are almost 100 community gathering spaces in the transit-proximate areas, most of which are schools, places of worship, or active park and recreation facilities (74 of 95)—these account for about one-third (33 percent) of community gathering spaces citywide. See Figure 3-5 and Table 3-4.

Diverse land uses in transit-proximate areas of the city can reduce vehicle miles traveled, encourage physical activity for residents and employees, and improve equitable access to amenities and community gathering spaces. A variety of uses in these areas can also support activity throughout the day and greater social cohesion within the neighborhoods. Residents enjoy access to everyday retail and services (such as grocery stores, pharmacies, banks, or day cares), employees can eat at nearby restaurants, business travelers can stay in hotels adjacent to their office space, and the proximity of recreational activities and gyms helps keep residents and employees healthy, happy, and productive. The U.S. Green Building Council (USGBC) outlines broad categories of diverse use based on a LEED (i.e., Leadership in Energy and Environmental Design) measure for diverse use.⁸ Appendix B provides more detailed information. Diverse uses in Bellevue were

⁸ <https://www.usgbc.org/credits/core-shell/v2012/lc4> (see Option 2 and the table in Appendix 1). Not all LEED categories were used in this analysis based on available data.

derived from the city's inventories of amenities, parks, and public facilities (police and fire stations) and current land use from the King County Assessor. **Figure 3-12** maps diverse uses in transit-proximate areas. About three-quarters of the mapped diverse uses in transit-proximate areas are within the Mixed Use Centers, with about one-third in Downtown alone (34 percent).

Comprehensive Plan Land Use and Zoning

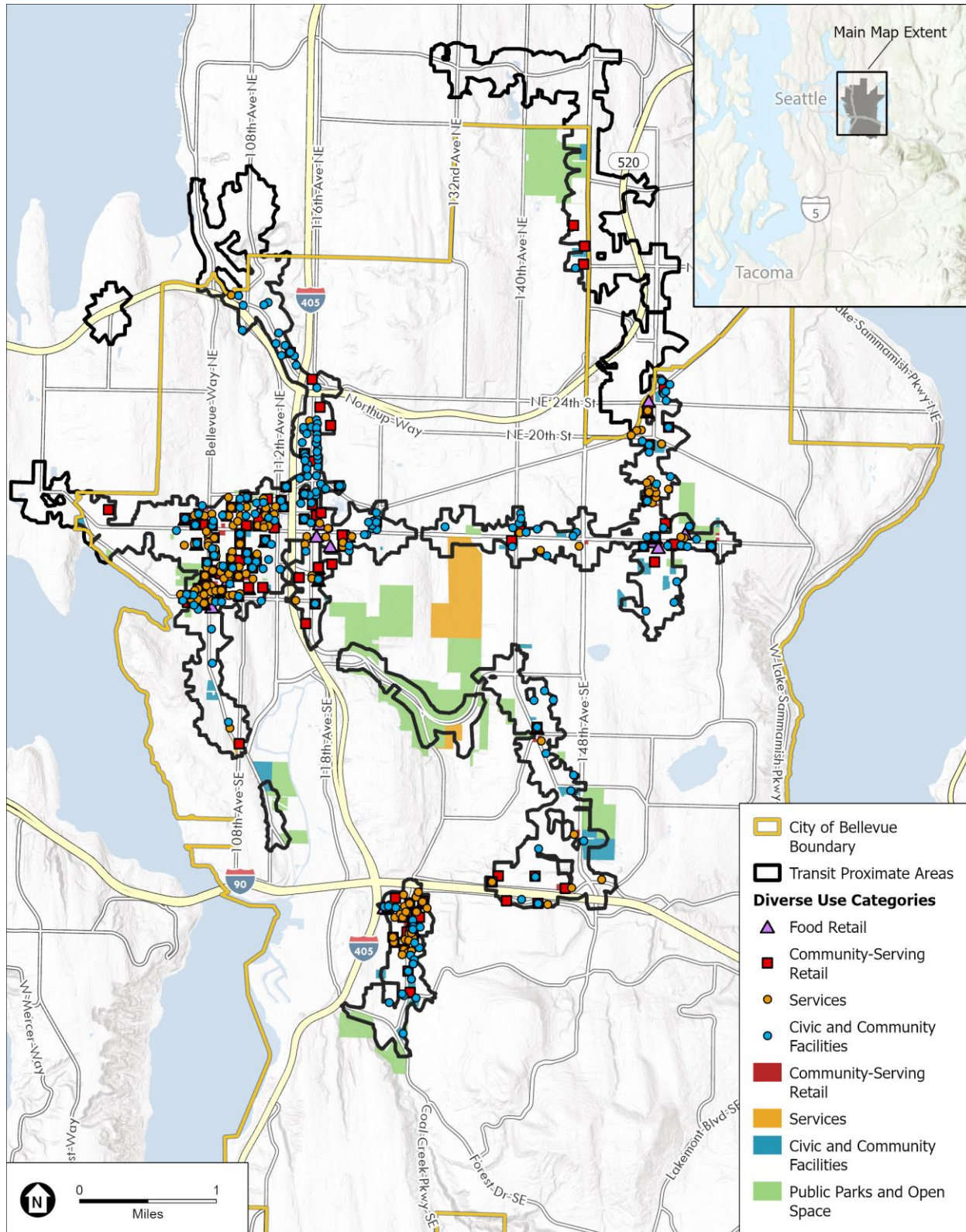
Comprehensive Plan land use designations in transit-proximate areas of the city vary by location. More than half of the transit-proximate areas are designated for residential uses, including 38 percent for single-family and 17 percent for multi-family. Single-family and multi-family designations are mostly located along transit that travels between the existing Mixed Use Centers. Of the 1,078 acres designated single-family, 209 acres are either parks or public facilities that are not expected to redevelop. Of the remaining acres, approximately 131 acres are designated low-density single-family, 342 acres are designated medium-density single-family, and 396 acres are designated high-density or urban single-family. Another 20 acres of land designated multi-family or office are parks or public facilities that are not expected to redevelop.

Mixed use designations account for 19 percent of transit-proximate areas overall. These areas are concentrated within the existing Mixed Use Centers, with about 70 percent of those in Downtown. Another 13 percent and 9 percent of transit-proximate areas are designated office or retail on the Comprehensive Plan Land Use Map, respectively. Office and retail designations primarily surround Northup Way north of SR 520, 116th Avenue NE south of NE 8th Street, Factoria Boulevard SE north of SE 41st Place, and 156th Avenue NE north of NE 8th Street. The remaining 4 percent of transit-proximate areas are designated medical along 116th Avenue NE to the north of NE 8th Street and south of SR 520. See Table 3-6 and Figure 3-6.

Zoning in transit-proximate areas is primarily a corresponding mix of single-family (38 percent) and multi-family (20 percent) residential, office (22 percent), and commercial (19 percent). See Table 3-7.

Shorelines

Approximately 56 acres of the southern portion of the transit-proximate areas are designated Urban Conservancy—Open Space shoreline associated with Lower Kelsey Creek's wetlands. This accounts for about 2 percent of the transit-proximate areas overall. Another 5 acres are designated Shoreline Residential along Lake Washington to the west and south of Downtown. See Table 3-8 and Figure 3-8.



SOURCE: City of Bellevue, 2023; King County Assessor, 2023; [LEED Diverse Use Categories](#) (Option 2 and Appendix 1), 2023; BERK 2023
NOTE: Transit-proximate areas are based on the 2021 BRT network (does not include future bus or light rail).

FIGURE 3-12 Diverse Uses, Transit-Proximate Areas (2021)

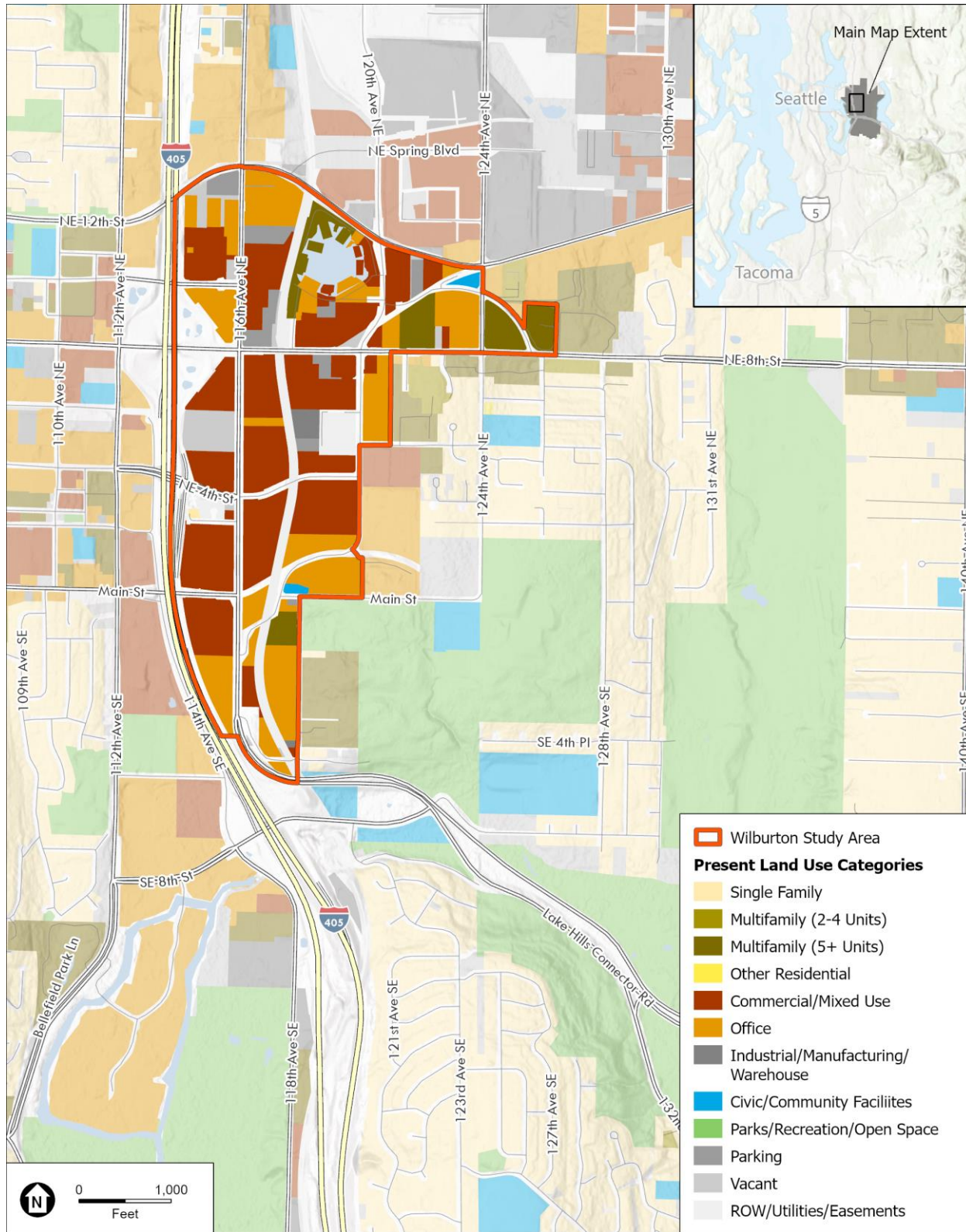
WILBURTON STUDY AREA

Current Land Use

Current uses in the Wilburton study area include a variety of single-purpose commercial and office uses. Medical uses, including major facilities for Overlake Medical Center and Kaiser Permanente, dominate the area on both sides of 116th Avenue NE and north of NE 8th Street. Bellevue’s “auto row” includes a variety of car dealerships along both sides of 116th Avenue NE as well as NE 8th Street. Retail and restaurant uses are mostly located in the northern portion of the area, but there is large format or “big box” retail located along NE 4th Street from 116th Avenue NE to 120th Avenue NE. Office uses are scattered throughout the study area and include both individual office buildings and office parks. Three hotels and a limited number of multi-family residential developments (on Lake Bellevue, east of 120th Avenue NE, and just west of 118th Avenue SE) are located in the area. Parcels on Lake Bellevue are comprised of a mix of multi-family, commercial, and office uses. A few parcels are considered industrial uses, such as the Mutual Materials site and Bellevue School District bus depot. See Table 3-3 and **Figure 3-13**.

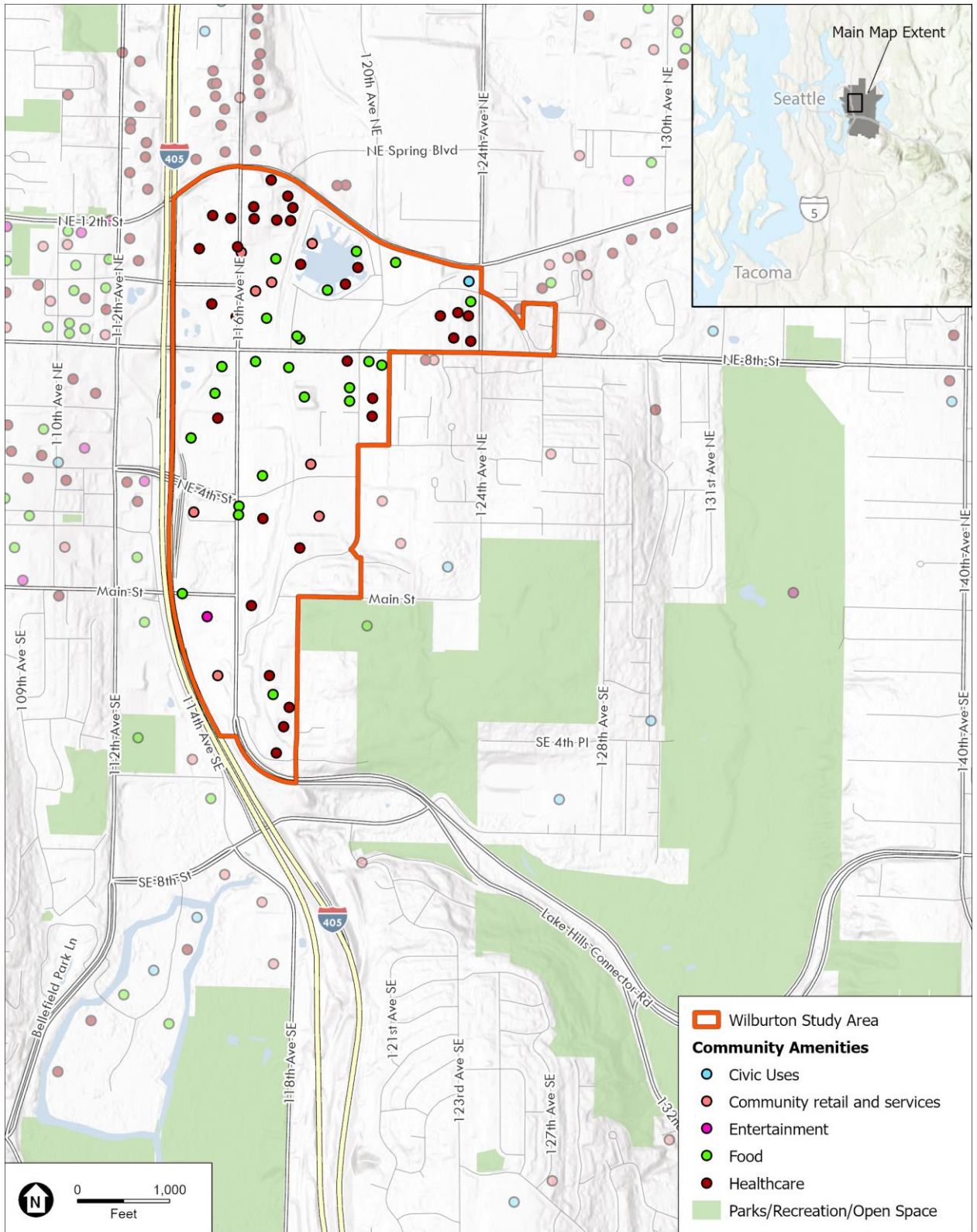
As of 2019, the Wilburton study area had about 9,400 jobs (7 percent of jobs citywide), 3.1 million square feet of commercial space, and a little over 400 housing units (less than 1 percent of units citywide). Similar to the Wilburton-East Main Mixed Use Center, a relatively high number of amenities relative to housing units are located in the Wilburton study area (a ratio of 40 amenities for every 100 housing units), driven in part by the low number of existing housing units.⁹ More than half of the existing 164 amenities in the Wilburton study area are neighborhood clinics, hospitals, or pharmacies (56 percent). Another fifth are food related (21 percent), and there is one park facility (the Bel-Red Mini Park at NE 12th Street and 124th Avenue NE). Bellevue Botanical Garden and Wilburton Hill Park are adjacent to the southeast portion of the study area boundary. There are four community gathering spaces in the Wilburton study area in total, including Bel-Red Mini Park, Eastrail, and the Eastside Heritage Center. See Table 3-4, **Figure 3-14**, and **Figure 3-15**.

⁹ There are approximately 36 units for every one amenity citywide.



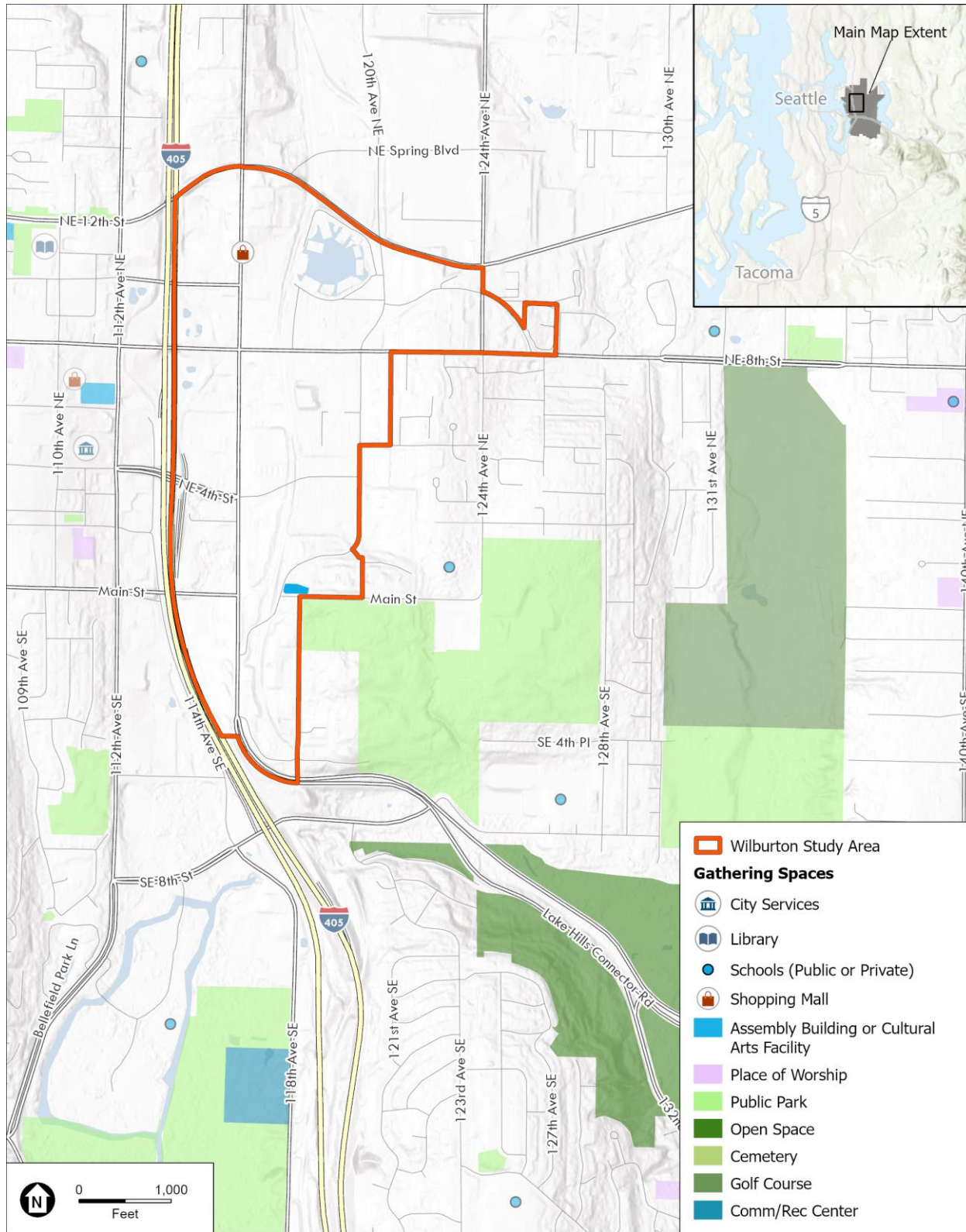
SOURCE: City of Bellevue 2023; King County Assessor 2023; Google Maps 2023; BERK 2023

FIGURE 3-13 Current Land Use, Wilburton Study Area



SOURCE: City of Bellevue 2023; King County Assessor 2023; Google Maps 2023; BERK 2023

FIGURE 3-14 Community Amenities, Wilburton Study Area



SOURCE: City of Bellevue 2023; King County Assessor 2023; Google Maps 2023; BERK 2023

FIGURE 3-15 Community Gathering Spaces, Wilburton Study Area

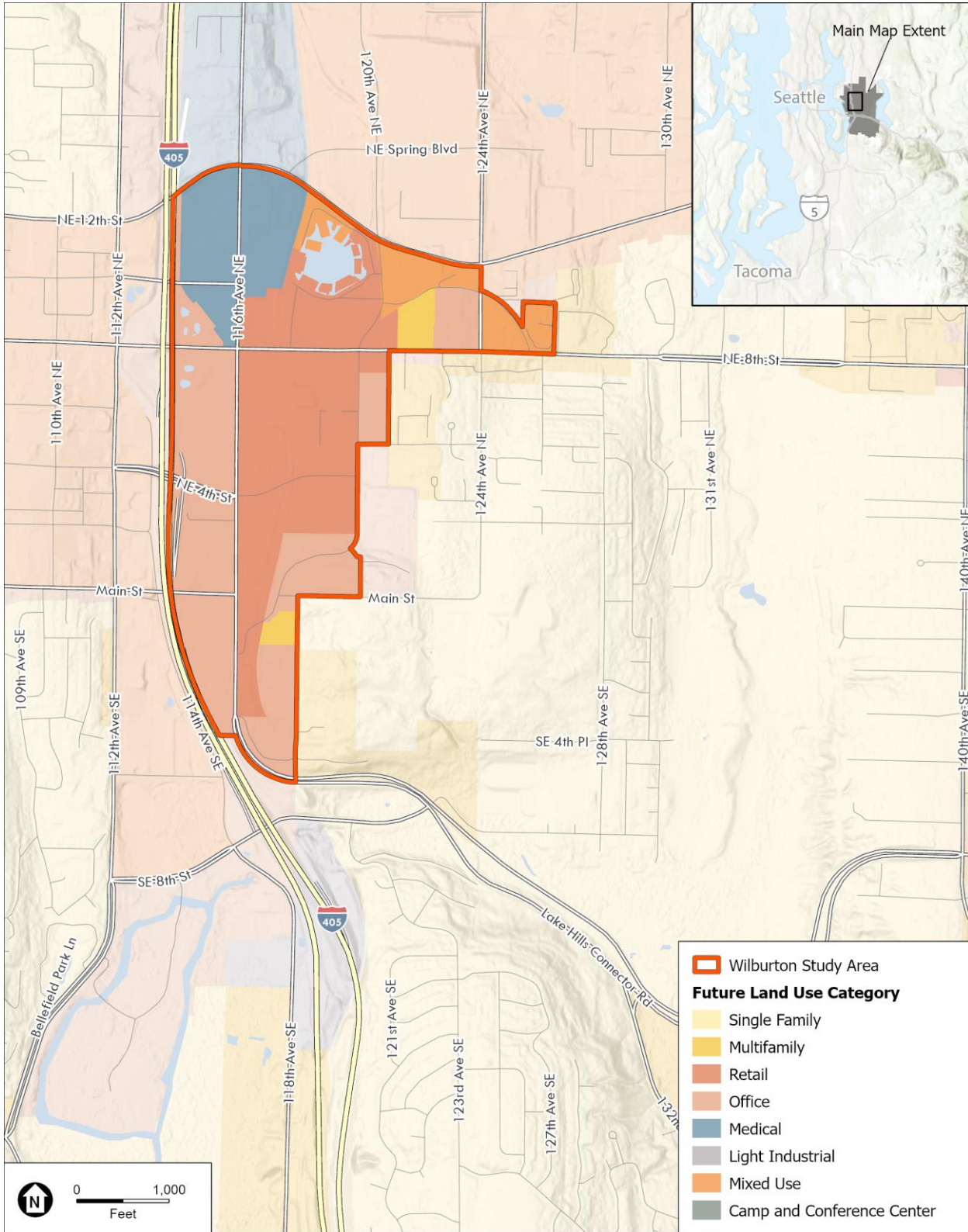
The Wilburton study area is also bisected north to south by a former BNSF rail corridor called the Eastrail (formerly known as the Eastside Rail Corridor). The Eastrail is currently being developed as an uninterrupted, 42-mile multi-use trail extending from Gene Coulon Memorial Beach Park in Renton, north through Bellevue, to Woodinville and the city of Snohomish in Snohomish County. Other nearby sections include the Cross Kirkland Corridor and the Redmond Central Connector.

The future Grand Connection will bisect the study area west to east. The Grand Connection is a place-making initiative that functions as a series of cohesive, connected, and memorable spaces and pedestrian-focused experiences through Downtown Bellevue. With a length of over 1.5 miles, the Grand Connection begins at the Lake Washington waterfront at Meydenbauer Bay Park, and winds through Old Bellevue and Downtown Park. It continues through Bellevue's retail and civic-focused parts of Downtown, across I-405, and ultimately connects with the regional Eastrail in the Wilburton study area. Ultimately the Grand Connection will influence the land use patterns of the Wilburton study area by improving connectivity to Downtown and creating a landmark piece of infrastructure.

Comprehensive Plan Land Use and Zoning

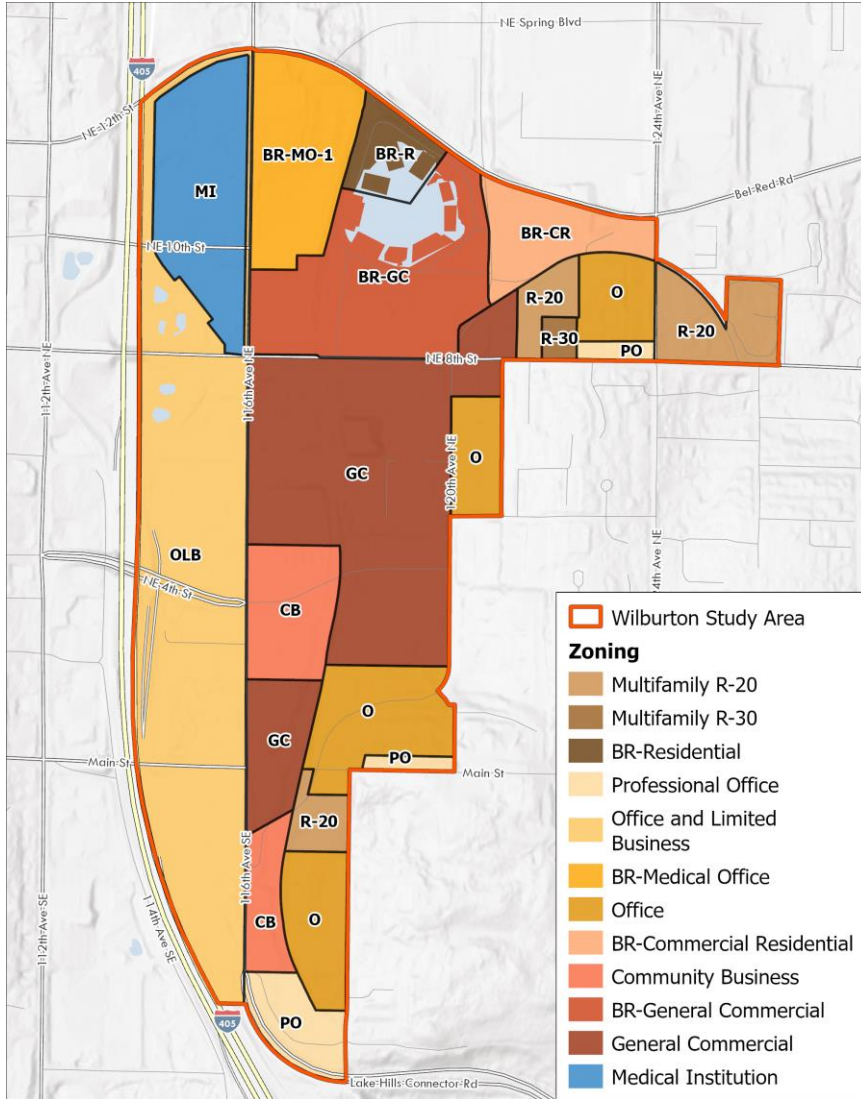
Comprehensive Plan land use designations in the Wilburton study area are primarily retail or office (37 percent each). The area north of NE 8th Street surrounding 116th Avenue NE is designated medical (14 percent) uses consistent with current uses in the area. Another 9 percent of the Wilburton study area is designated mixed use around 124th Avenue NE, and 3 percent is designated medium- or high-density multi-family on the eastern edge east of 120th Avenue NE. See Table 3-6 and **Figure 3-16**.

Current zoning in the Wilburton study area implements the existing land use and subarea policies of the Comprehensive Plan, including the Wilburton/NE 8th Street Subarea Plan (Comprehensive Plan Volume 2). It includes a mix of primarily office (44 percent) and commercial zones (41 percent), with the remainder split between multi-family (8 percent) and medical institution (7 percent) zones. See Table 3-7 and **Figure 3-17**.



SOURCE: City of Bellevue 2023; BERK 2023

FIGURE 3-16 Comprehensive Plan Land Use, Wilburton Study Area



The **General Commercial (GC)** and **BelRed General Commercial (BR-GC)** zones allow a wide variety of businesses and support a mix of auto sales, large format retail, and small retail.

Community Business (CB) is a retail and service district.

The **Medical Institution (MI)** district and **BelRed Medical Office (BR-MO-1)** allow hospital and medical offices.

The **Professional Office (PO)**, **Office (O)**, and **Office Limited Business (OLB)** allow for a variety of types of office uses. PO allows the lowest intensity offices, designed to be compatible with nearby residential. Office uses are oriented toward arterials or commercial areas but may serve as a buffer between residential and commercial areas. OLB is an office district that also allows hotels, eating establishments, and some retail sales.

The **Multifamily Residential (R-20 and R-30)** zones allow attached dwellings at medium densities of 10-30 units an acre.

BelRed Commercial Residential (BR-CR) is the only zone that encourages mixed use development on individual sites and the study area as a whole. This area is located between NE Bel-Red Road and NE 12th Street.

SOURCE: City of Bellevue 2023; BERK 2023

NOTE: See Table 3-2 for summary of generalized current zoning categories and overlay districts.

FIGURE 3-17 Current Zoning, Wilburton Study Area

Shorelines

There are no designated shorelines in the Wilburton study area. See Table 3-8 and Figure 3-8.

3.3 Potential Impacts

3.3.1 Thresholds of Significance

The following impact categories were used to identify potential adverse land use impacts in the city—capacity to accommodate growth targets, land use compatibility, displacement risk, and access to community assets. The alternatives are expected to result in a land use impact if:

- **Growth targets:** The action would result in insufficient capacity to accommodate adopted citywide growth targets, including requirements to accommodate affordable housing across income bands and a range of housing types. Growth targets are established citywide and so considered only as a citywide threshold.
- **Land use compatibility:** The action would result in a change to land use patterns or development intensities that preclude reasonable transitions between zones with less and more intensive impacts in terms of noise, air quality, light/glare, and shade/shadow.
- **Displacement:** The land use pattern would result in involuntary residential or commercial displacement as a result of redevelopment.
- **Access to community assets:** The action would discourage or reduce diverse uses within ¼ mile of major transit stops or would result in a land use pattern that limits convenient access to community gathering spaces for households or employees.

Land use impacts of the alternatives are considered significant if there is an acute/severe adverse impact within one of the impact categories defined below, or if there are cumulative land use impacts in multiple categories within the Mixed Use Centers, Neighborhood Centers, transit-proximate areas, or Wilburton study area. Transit-proximate areas are based on the 2021 BRT network and does not include future bus or light rail).

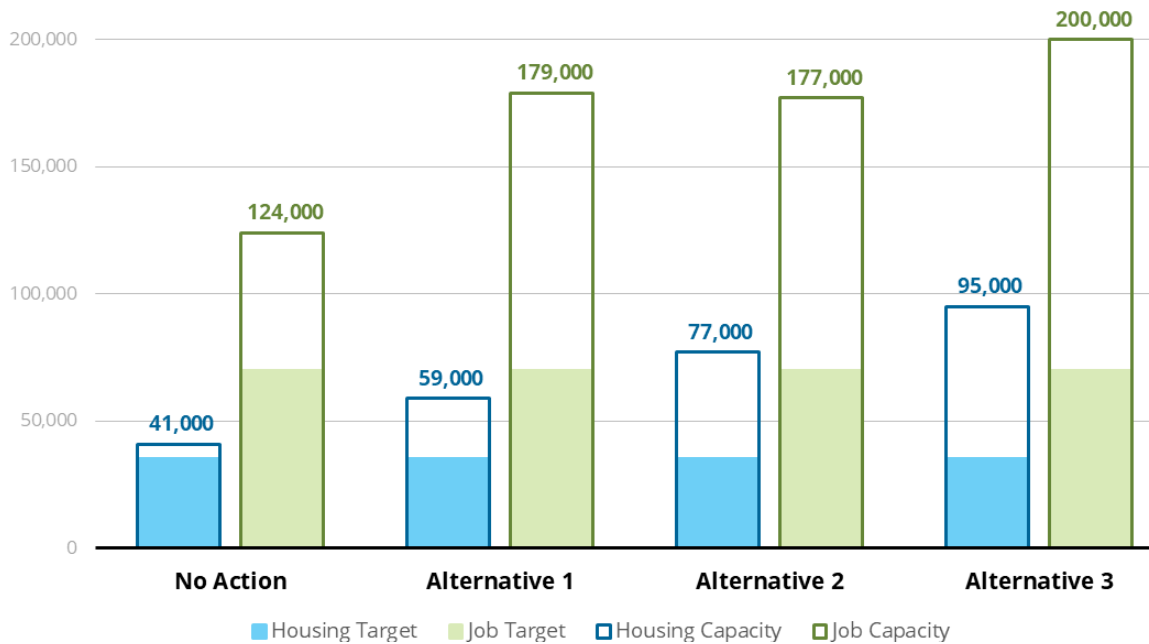
3.3.2 Impacts Common to All Alternatives

GROWTH TARGETS

New growth is expected to occur under all the alternatives, although the amount of growth and composition of the mix of land uses would vary by alternative. Activity levels would increase across the city with new businesses, residents, and employees. King County's

adopted Countywide Planning Policies (CPPs) establish a housing target of 35,000 units and job target of 70,000 by 2044 for Bellevue.¹⁰

Figure 3-18 summarizes the distribution of capacity for housing and job growth citywide compared to the adopted targets. Citywide, the housing and job capacity analyzed under each alternative are higher than the adopted targets, with the Wilburton study area accounting for between 15 and 18 percent of citywide housing capacity and 22 and 25 percent of citywide job capacity under the Action Alternatives. However, the No Action Alternative does not meet other new planning requirements for affordable housing across income bands or a range of housing types and so **an adverse growth target impact is expected under the No Action Alternative. No adverse land use impacts related to the citywide growth targets are expected under the Action Alternatives.**



SOURCE: City of Bellevue 2023; BERK 2023

NOTES: 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 Chapter 2, *Alternatives*, and Chapter 4, *Relationship to Plans and Policies*, for a discussion of why these numbers are different.

FIGURE 3-18 Net Capacity for Growth Citywide vs. Adopted Targets (2019-2044), All Alternatives

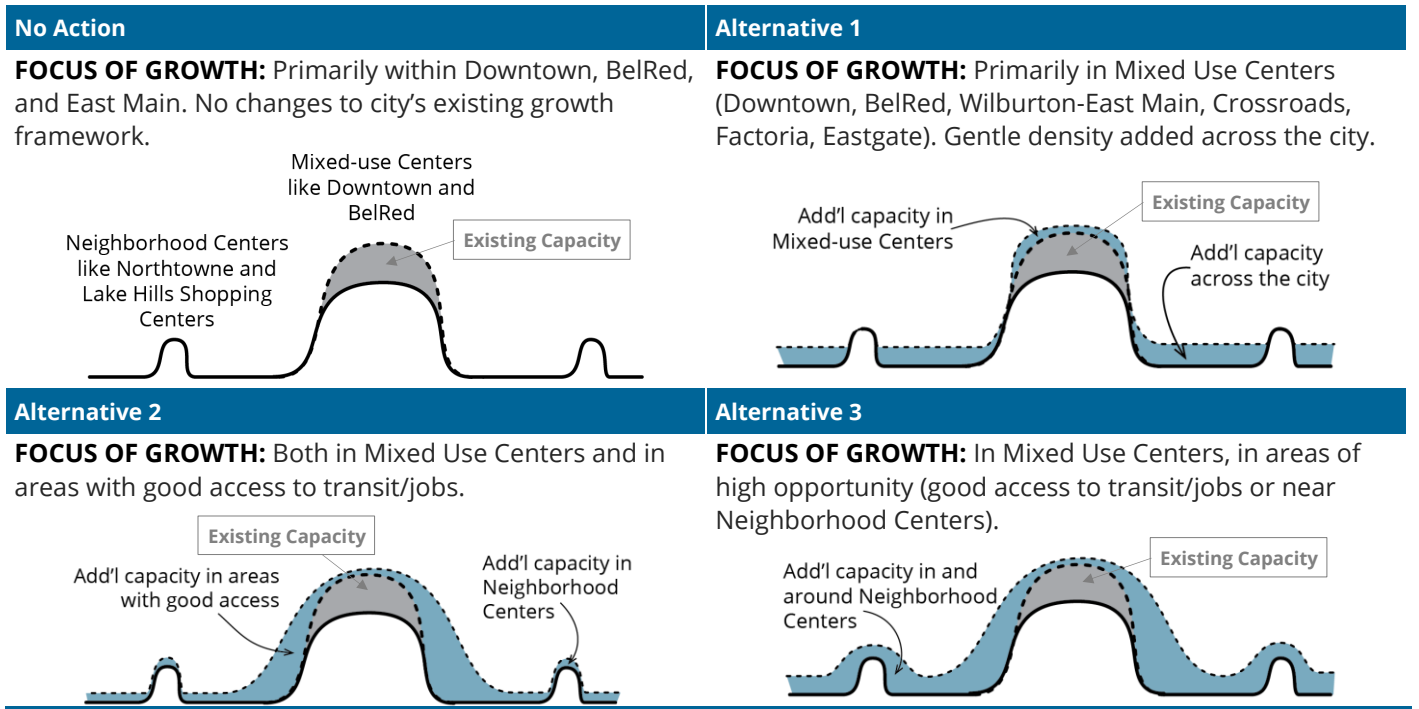
¹⁰ Growth targets were adopted in 2019. Growth targets are based on actual growth projections prepared by the state whereas development capacity is based on assumptions about how much land is redevelopable and the type of projects that could be developed under existing zoning. Net capacity for growth under each of the alternatives is relative to 2019 housing and jobs. 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 Chapter 2, *Alternatives*, and Chapter 4, *Relationship to Plans and Policies*, for a discussion of why these numbers are different.

LAND USE COMPATIBILITY

Housing and employment growth under all alternatives will result in additional development activity **citywide**. The primary differences among the alternatives are in the proposed distribution and intensity of growth in various parts of the city and in the land use patterns projected to result. The actual pace and distribution of future growth would be influenced in part by the implementation of Comprehensive Plan policies, related regulations, and actions, and by decisions made by individual property owners and developers.

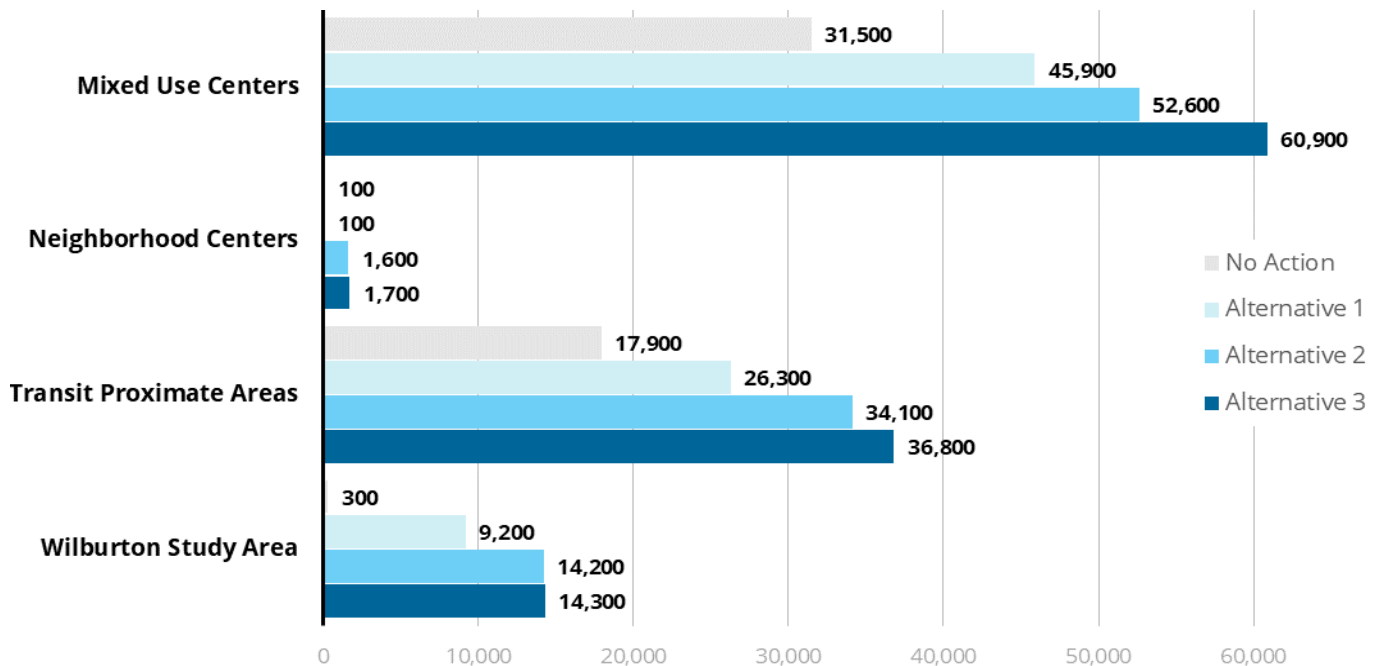
All alternatives would focus the majority of future growth into the existing Mixed Use Centers, which are currently characterized by higher densities and a more diverse mix of uses than other areas of the city. Outside of the existing centers, most other areas of the city would continue to be comprised of predominantly low-density residential uses plus a range of parks and vegetated spaces. Overall, this would reinforce the existing citywide range and distribution of land use patterns, although the precise mix of uses and locations of development would vary by alternative as discussed below. See **Figure 3-19**. The larger “bump” in the middle of these figures shows capacity for growth in the Mixed Use Centers, the smaller bumps show capacity in the Neighborhood Centers, and capacity in the remainder of the city is shown elsewhere. The grey area is existing capacity under the No Action Alternative, while the blue is additional capacity under the Action Alternatives beyond the No Action Alternative.

Figure 3-20 and **Figure 3-21** summarize capacity for new housing and job growth under each alternative by specific location (Mixed Use Centers, Neighborhood Centers, transit-proximate areas, and the Wilburton study area). Capacity within each of the specific locations is generally lowest under the No Action Alternative and highest under Alternative 3—Alternative 3 also adds housing capacity around the Neighborhood Centers, not necessarily within them (see the discussion under Section 3.3.6, *Impacts of Alternative 3*). All alternatives would focus most future housing and job capacity into the existing Mixed Use Centers. 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 and Neighborhood Centers.



SOURCE: City of Bellevue 2023; BERK 2023

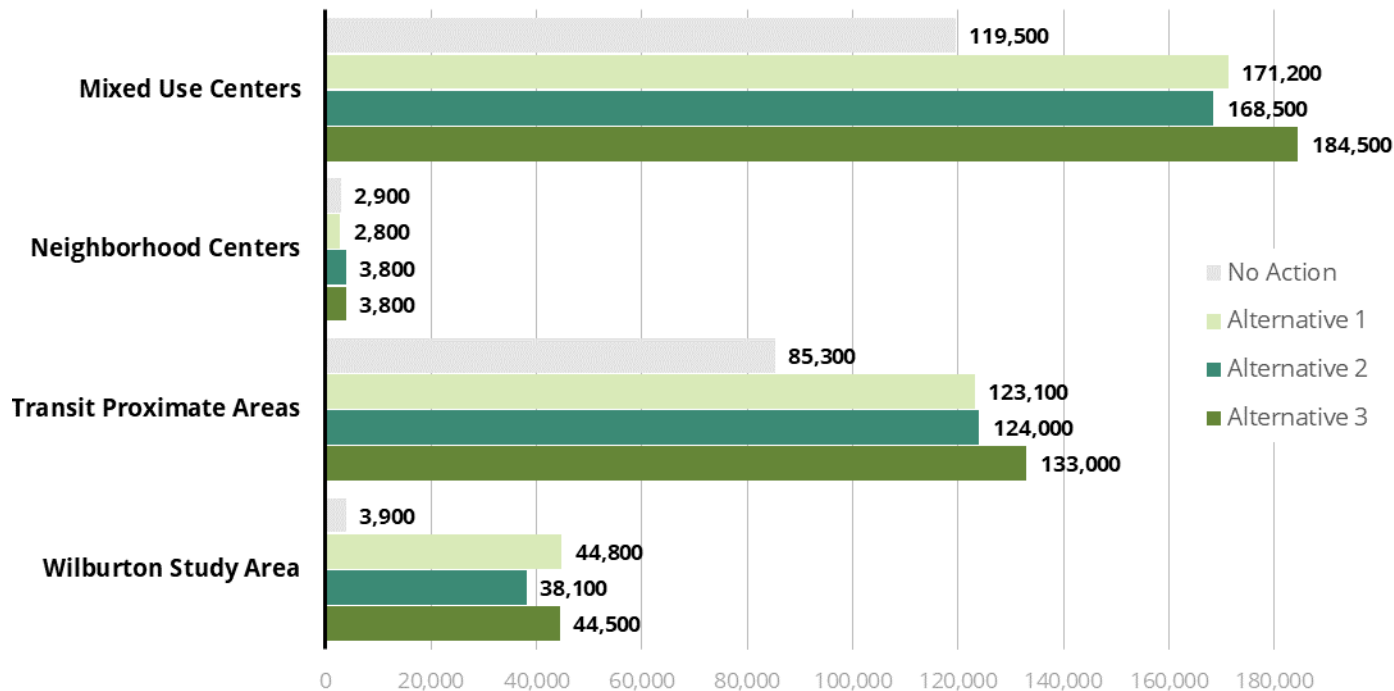
FIGURE 3-19 Focus and Distribution of Growth Citywide, All Alternatives



SOURCE: City of Bellevue 2023; BERK 2023

NOTES: Growth estimates are rounded to the nearest 100. The actual pace of growth could differ or be less than what is shown. 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 and Neighborhood Centers. The Wilburton study area is part of the Wilburton-East Main Mixed Use Center.

FIGURE 3-20 Net Housing Capacity by Location (2019-2024), All Alternatives



SOURCE: City of Bellevue 2023; BERK 2023

NOTES: Growth estimates are rounded to the nearest 100. The actual pace of growth could differ or be less than what is shown. 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 and Neighborhood Centers. The Wilburton study area is part of the Wilburton-East Main Mixed Use Center.

FIGURE 3-21 Net Job Capacity by Location (2019–2044), All Alternatives

Table 3-13 and **Table 3-14** compare percent share of citywide existing housing and jobs plus capacity by location under each alternative. The alternative with the highest percent share of housing or jobs is bolded for each location. A greater share of citywide capacity for housing and jobs would be shifted to the Mixed Use Centers under all alternatives. The Action Alternatives shift more housing to the Mixed Use and Neighborhood Centers than the No Action Alternative (with a corresponding decrease in the proportion of housing capacity in low-density residential areas under the Action Alternatives). Job capacity would continue to be focused in the Mixed Use Centers under any alternative, accounting for between 82 and 84 percent of jobs citywide, depending on the alternative. Downtown would continue to account for the greatest share of housing and job capacity within the Mixed Use Centers under any alternative, although a greater share of housing and job capacity would be shifted to other Mixed Use Centers under the Action Alternatives.

TABLE 3-13 Percent Share of Citywide Total Housing and Jobs by Location (Existing + Capacity), All Alternatives

Location	Housing					Jobs				
	Existing	Alt. 0	Alt. 1	Alt. 2	Alt. 3	Existing	Alt. 0	Alt. 1	Alt. 2	Alt. 3
Mixed Use Centers	27.7%	46.9%	51.7%	49.9%	49.4%	68.8%	81.9%	84.0%	83.7%	82.7%
Neighborhood Centers	0.3%	0.3%	0.2%	1.3%	1.2%	6.2%	4.4%	3.6%	3.9%	3.7%
Transit-Proximate Areas	29.7%	35.1%	36.8%	37.7%	35.1%	61.2%	64.8%	65.5%	66.2%	64.3%
Wilburton Study Area	0.6%	0.7%	7.8%	10.4%	9.2%	6.8%	5.1%	17.1%	15.1%	15.9%
Low-Density Residential	48.4%	33.0%	28.9%	27.0%	28.7%	4.8%	2.4%	2.0%	2.0%	1.9%

SOURCE: City of Bellevue 2023; BERK 2023

NOTES: The alternative with the highest percent share of housing or jobs is **bolded** for each location. Values do not sum to 100% by alternative as not all geographies are mutually exclusive.

TABLE 3-14 Percent Share of Mixed Use Center Total Housing and Jobs by Center (Existing + Capacity), All Alternatives

Location	Housing					Jobs				
	Existing	Alt. 0	Alt. 1	Alt. 2	Alt. 3	Existing	Alt. 0	Alt. 1	Alt. 2	Alt. 3
Downtown	56.5%	58.1%	48.7%	44.1%	39.9%	63.1%	69.3%	52.6%	53.2%	50.7%
BelRed	3.4%	19.3%	16.8%	15.2%	22.3%	5.7%	10.5%	13.2%	15.4%	14.6%
Eastgate	1.1%	1.0%	0.9%	1.1%	1.0%	6.4%	3.2%	2.7%	2.8%	2.6%
Factoria	6.8%	3.5%	3.9%	4.6%	5.1%	8.9%	3.7%	4.2%	3.7%	5.8%
Wilburton-East Main	2.3%	4.9%	17.8%	23.2%	20.9%	12.2%	10.8%	24.1%	21.8%	22.9%
Crossroads	29.9%	13.0%	11.5%	11.8%	10.7%	3.8%	2.5%	3.2%	3.2%	3.4%

SOURCE: City of Bellevue 2023; BERK 2023

NOTES: The alternative with the highest percent share of housing or jobs is **bolded** for each location. Values do not sum to 100% by alternative as not all geographies are mutually exclusive.

All alternatives include some amount of redevelopment. Future growth under all alternatives is likely to increase the frequency of different land use types locating close to one another, and similarly likely to increase the frequency of land use patterns that contain mixes of land uses with differing levels of intensity, both within the Mixed Use Centers and, to a varying extent, in other areas of the city. Current land use patterns also do not reflect the height or bulk allowed by the zoning code in some parts of the city (such as in the Factoria and Eastgate Mixed Use Centers), and under all alternatives the intensity of employment and mixed use growth would likely increase. As redevelopment occurs, there is potential for localized

land use compatibility impacts to occur where newer development is of greater height and intensity than existing development. These compatibility impacts, if they occur, are likely temporary and would resolve over time. The extent of these conflicts varies by alternative and can be reduced by the application of existing or new development and design standards. Chapter 6, *Aesthetics*, includes additional analysis of potential compatibility impacts related to neighborhood character, physical form (height, bulk, and scale), viewsheds, shadows, and light and glare.

Goals and policies in Bellevue's current Comprehensive Plan support diverse and mixed uses in the **Mixed Use Centers** to encourage these areas as compact, livable, and walkable parts of the city. Most of the centers are or will be served by served by the city's frequent transit network by 2044, and mixing uses in these areas makes it possible for people to conduct more of their daily business without driving—this reduces vehicle miles traveled, encourages physical activity for residents and employees, and improves equitable access to the numerous amenities and community gathering spaces located in the Mixed Use Centers. Some adjacencies, however, could cause adverse compatibility impacts on less-intense uses. Over time, infill development and redevelopment would occur in centers to accommodate increased growth under all of the alternatives, gradually increasing the intensity of development in portions of the centers that are not currently developed to their full capacity.

New mixed use development may be introduced to areas originally developed under single-use zoning under any of the alternatives. This could occur in centers where zoning has already changed since original construction, or where zoning could potentially change under any alternative if rezones to mixed use zones occur in the future. More mixing of uses increases the likelihood of localized adverse spillover effects such as residential or commercial activities that might lead to increased noise. These compatibility challenges would not be an uncommon or new phenomenon within Bellevue's more urbanized centers, but they would represent a potential adverse land use impact of future growth under any alternative. Such impacts can be avoided or mitigated by continuing to implement land use policies and zoning patterns that consider the potential for land use incompatibilities and avoid them through use of transitions in intensity, use restrictions, and/or avoiding proximity of certain kinds of zones. Complaint-based enforcement of the city's applicable regulations pertaining to noise, nuisance, and public safety would also continue to provide protection against some of these potential impacts.

The city's **Neighborhood Centers** support smaller, neighborhood-oriented retail, provide goods and services to local residents, and serve as important focal points and gathering spaces for the surrounding communities. Current land use patterns do not reflect the height or bulk allowed by the zoning code in some of the Neighborhood Centers, and under all alternatives the intensity of employment and growth would likely increase modestly in these areas. This could result in compatibility challenges with adjacent low-density residential neighborhoods under any of the alternatives. Such impacts, if they occur, are likely temporary and would resolve over time. The extent of these conflicts varies by alternative and can be reduced by the application of existing or new development and design standards.

Many of the existing and future **transit-proximate areas** of the city overlap with the Mixed Use and Neighborhood Centers (see the discussion above). Outside of the centers, most transit-proximate areas of the city would continue to be comprised of predominantly **low-density residential** uses plus a range of parks and vegetated spaces under all alternatives. Areas zoned for low-density residential (R-1 through R-7.5) would have capacity for between 7 and 15 percent of future housing growth under all alternatives. Under the Action Alternatives, duplexes, triplexes, cottage housing, or other low-density typologies would be allowed in these areas. This could result in localized land use compatibility impacts where newer development is of greater height and intensity than existing development. These compatibility impacts, while more likely under the Action Alternatives, would be minimal and can be mitigated through careful attention to zoning and development regulations.

Citywide, adverse land use compatibility impacts are expected under any of the alternatives.

Wilburton Study Area

Under all alternatives, the densest growth and greatest building heights in the **Wilburton study area** are focused in the core around the light rail station, Eastrail, and Grand Connection. These are also the most likely areas for redevelopment. Land use compatibility impacts are unlikely to occur under all alternatives to the north, southwest, or west where current and planned building heights, intensities, and uses are similar. To the north, redevelopment at higher intensities and with a greater mix of uses in BelRed's Spring District is already changing land use patterns in the area. Redevelopment of the Spring District will likely continue to proceed ahead of redevelopment in the Wilburton study area under any of

the alternatives. To the west and south, I-405 is a physical barrier between the Wilburton study area and Downtown Bellevue and East Main Station area. Potential land use compatibility impacts on the east and southeast are discussed below under each alternative.

Land use changes in the Wilburton study area will also be supported by high-capacity transit, the development of Eastrail and the Grand Connection, and improvements to 116th Avenue NE. These improvements will provide important transportation resources to support land use in all alternatives and, collectively, will provide pedestrian, bicycle, and transit connections for future residents and employees to commute to and from and circulate within the Wilburton study area. The integration of transit and nonmotorized travel modes minimizes the use of land for auto-related uses such as parking. The presence of people walking, biking, and waiting at transit stops adds activity to an area that supports a safe and vibrant environment. See Chapter 11, *Transportation*, for additional discussion of transportation impacts in the Wilburton study area.

Adverse land use compatibility impacts in the Wilburton study area are expected under any of the alternatives.

DISPLACEMENT

All alternatives provide capacity for housing, population, and employment growth and include some amount of new development or redevelopment. As future development occurs, some residents and businesses may be displaced through redevelopment or priced out as land prices and rents increase. Limited redevelopment under the No Action Alternative could push land costs and rents higher than the Action Alternatives, resulting in more potential for displacement as a result of rising costs. In contrast, potential displacement as a result of redevelopment could occur under all alternatives but may be lower in the No Action Alternative as a result of lower overall capacity for growth. However, capacity numbers are presented as net increases above existing; the presumption is that current housing and commercial space can be replaced and there could be additional housing and jobs above existing levels. Figure 3-20 and Figure 3-21 summarize capacity for new housing and job growth by specific location under each alternative. **Table 3-15** and **Figure 3-22** summarize capacity for growth in commercial square footage citywide and by specific location. Capacity for all types of growth within each of the specific locations is generally lowest under the No Action Alternative and highest under Alternative 3.

Displacement

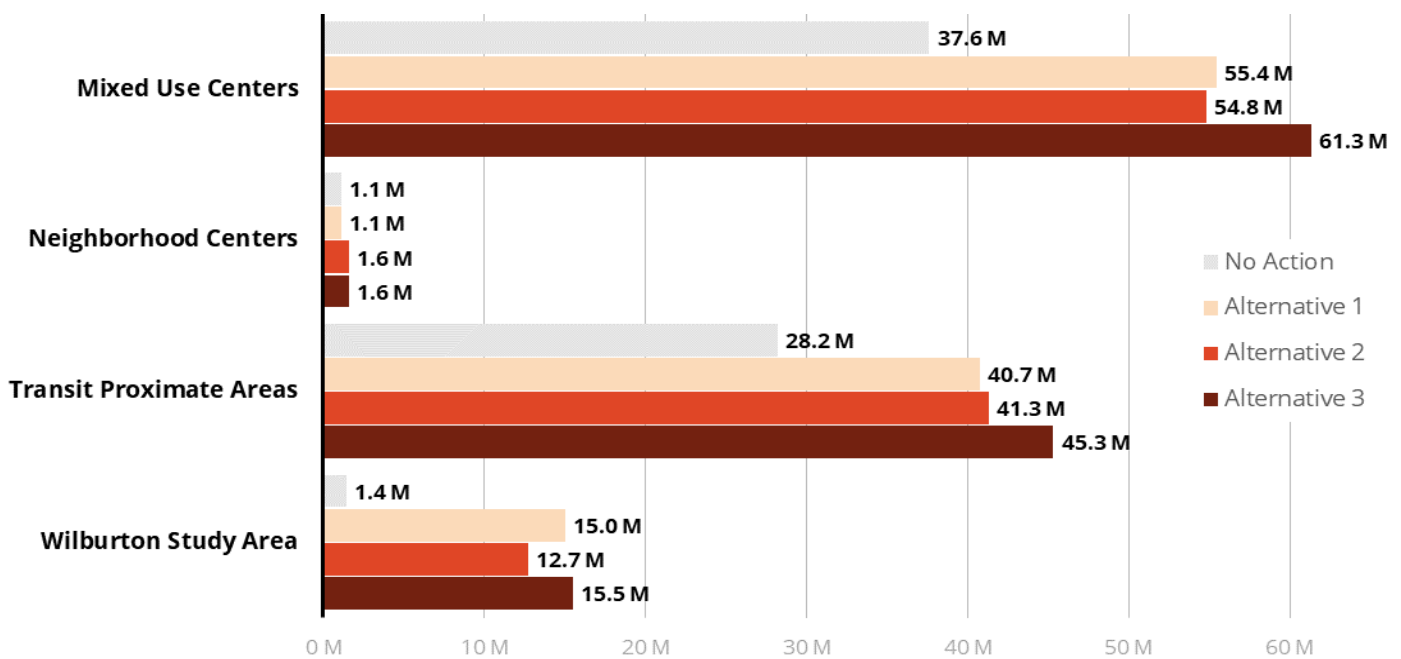
Displacement refers to the involuntary relocation of current residents or businesses. This can be caused by a number of factors such as rent increases, lease non-renewals or eviction to make way for new development, or changes in a neighborhood's character. This analysis primarily considers direct physical displacement of commercial or residential properties as a result of possible redevelopment or rising costs.

TABLE 3-15 Net Capacity for Growth in Commercial Square Footage by Location, All Alternatives

Location	Alternative 0 (No Action)	Alternative 1	Alternative 2	Alternative 3
Citywide	40,000,000	58,500,000	58,300,000	67,300,000
Mixed Use Centers	37,600,000	55,400,000	54,800,000	61,300,000
Neighborhood Centers	1,100,000	1,100,000	1,600,000	1,600,000
Transit-Proximate Areas	28,200,000	40,700,000	41,300,000	45,300,000
Wilburton Study Area	1,400,000	15,000,000	12,700,000	15,500,000

SOURCE: City of Bellevue 2023; BERK 2023

NOTES: Growth estimates are 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; BERK 2023

NOTES: Growth estimates are rounded to the nearest 100,000. The actual pace of growth could differ or be less than what is shown. 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 and Neighborhood Centers. The Wilburton study area is part of the Wilburton-East Main Mixed Use Center.

FIGURE 3-22 Net Capacity for Growth in Commercial Square Footage by Location (2019–2044), All Alternatives

Residential Displacement

Adopting policies to preserve affordable housing is one way to discourage and mitigate residential displacement as redevelopment occurs. The city would continue to offer incentives for development of affordable housing under all alternatives. Many incentives are available to developers of multi-family projects—including density bonuses, minimum parking reductions, and property tax exemptions.

Some of these currently apply anywhere multi-family development is allowed, while others are specific to certain neighborhoods and vary by location. The Action Alternatives integrate additional affordability or anti-displacement strategies like inclusionary housing to mitigate the impacts of displacement and supply more affordable housing overall. **Citywide, adverse residential displacement impacts are expected under all of the alternatives.** See also Chapter 7, *Housing*, for a more detailed discussion of residential displacement risk, including housing supply, affordability and naturally occurring affordable housing, homeownership opportunities, varied housing typologies, and proposed measures to mitigate residential displacement.

PSRC Displacement Risk

PSRC mapped displacement risk and the location of naturally occurring affordable housing region wide as part of the VISION 2050 Regional Growth Strategy. The index combines data at the Census Tract level about socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement to identify neighborhoods in the region at higher risk of displacement so policy makers can prevent it from happening in the future. PSRC's displacement risk index and mapping of naturally occurring affordable housing are discussed in more detail in Chapter 7, *Housing*, as part of the residential displacement analysis.

Commercial Displacement

Displacement can also affect local businesses and organizations and is more likely under the Action Alternatives than the No Action Alternative. No specific policies are proposed under any of the alternatives to preserve or support more affordable commercial space, defined by the city as 80 percent of the citywide overall rate. Commercial vacancy rates are also currently very low (see Figure 3-3)—this may indicate the current market is less likely to accommodate additional growth or moves which could stagnate job growth or exacerbate involuntary commercial displacement as redevelopment occurs. New mixed use developments would likely offer smaller, more urban spaces than many of the single-use commercial spaces available today—while the ultimate type and footprint of future commercial development could vary under any of the alternatives, existing business may need to adopt a more urban or mixed use-oriented business model to stay in these areas as redevelopment occurs. Land use patterns and policies to mitigate potential displacement and support small-scale commercial, retail, and mixed use development in various parts of the city vary by alternative and are discussed below. **Citywide, adverse commercial displacement impacts are expected under all of the alternatives.** See also Chapter 5, *Population and Employment*, for a discussion of employment growth and job mix.

Wilburton Study Area

All alternatives include some amount of new development or redevelopment in the Wilburton study area, although the amount, intensity, and mix of growth would be substantially higher under the Action Alternatives than the No Action Alternative. **Adverse residential and commercial displacement impacts in the Wilburton study area are expected under all alternatives** (although residential displacement would be limited as very little housing is currently in the Wilburton study area). Parcels of land with a low ratio of improvement value (the value of the buildings) compared to land value are the most likely to be replaced. As future development occurs, there is potential for the limited number of existing residential buildings in the study area to be torn down or replaced with larger buildings under any of the alternatives.

Some businesses may also be displaced through redevelopment or priced out as land prices and rents increase under any of the alternatives. These could include single-purpose low-intensity uses, small-scale retailers, and auto dealerships. Future development is expected to focus on parcels likely to redevelop, which includes several auto dealerships. Given their large parcel sizes, freeway exposure, location between Downtown and BelRed, and proximity to planned light rail, auto-dealership sites have high long-term redevelopment potential, and market factors may cause these sites to redevelop regardless of any changes to land use. Redevelopment along Eastrail and in conjunction with the Wilburton Trestle project at the Eastrail crossing at SE 5th Street could also occur under any of the alternatives.

Overall, potential displacement of some businesses in lower intensity formats (including but not limited to auto dealerships) could occur under all alternatives but may be lower in the No Action Alternative. Increases in commercial square footage under the Action Alternatives may be sufficient to accommodate any businesses that may be displaced since most current businesses are generally of the type that can be accommodated in mixed use environments. Increasingly, this is the case for auto dealerships as well. Although most auto dealerships across the county occupy low-slung buildings surrounded by large surface lots for parking, some dealerships have changed their form to a higher intensity, urban format as suburban commercial areas redevelop into urban, mixed use environments. Urban-format dealerships have become part of mixed use development by storing their cars in a parking garage or off-site locations and occupying storefronts along with other non-auto

retailers. Commercial rents in new buildings, however, may not be affordable to existing businesses (auto dealerships and others) and some businesses may not be able to return to the area after redevelopment even if the space is available.

ACCESS TO COMMUNITY ASSETS

All alternatives would focus the majority of future growth into the existing Mixed Use Centers, which currently have the highest concentration of amenities, diverse uses, and community gathering spaces. Figure 3-4 and Figure 3-5 map existing community amenities and gathering spaces citywide, respectively, and Figure 3-12 maps diverse uses within ¼ mile of transit-proximate areas.¹¹ Under all alternatives, future light rail stations and the resulting expanded frequent transit service areas (future transit-proximate areas) would improve access to existing and new amenities and gathering spaces. Future transit-proximate areas that overlap the Mixed Use Centers would likely continue to consist of the widest variety of commercial, mixed use, and office-related uses (consistent with the center designations). Parks and open space, schools, and places of worship would likely continue to be the primary community gathering spaces outside of the Mixed Use Centers both within future transit-proximate areas and throughout other parts of the city. Citywide, overall capacity for growth and resulting access to community assets would vary some by alternative as discussed below—for example, alternatives with greater capacity for housing and jobs within Neighborhood Centers and transit-proximate areas could increase access to a greater diversity of uses for more people.

Access to community assets within the **Wilburton study area**—including amenities, diverse uses, and community gatherings spaces—are discussed below by alternative.

No adverse impacts regarding access to community assets citywide or within the Wilburton study area are expected under any of the alternatives, although some alternatives would likely improve access more than others.

¹¹ See Table 3-14 for the broad categories of diverse use.

3.3.3 Impacts of Alternative 0 (No Action)

GROWTH TARGETS AND LAND USE COMPATIBILITY

The No Action Alternative has the lowest capacity for housing and jobs of all the land use alternative and applies future growth to existing conditions using the policies and zoning that are in place today. Comprehensive Plan land use under the No Action Alternative would be consistent with current plans, zoning, and development regulations. **Citywide**, Alternative 0 (No Action) would have capacity for 41,000 additional housing units (6,000 *above* the 35,000 CPP housing target)¹² and 124,000 additional jobs (54,000 *above* the 70,000 CPP target). There would also be estimated capacity for up to 40.0 million square feet of commercial development. Figure 3-18 compares net housing and job capacity to the adopted targets. Figure 2-2, *Alternative 0 (No Action) Density of Net Housing Capacity*, and Figure 2-3, *Alternative 0 (No Action) Density of Net Job Capacity*, map citywide density of housing and job capacity, respectively, under the No Action Alternative (see also Figure 3-20 and Figure 3-21 for growth by location). While housing and job capacity under the No Action Alternative are above the adopted targets, the No Action Alternative does not meet other new planning requirements for affordable housing across income bands or a range of housing types, and so **a moderately adverse land use impact related to the citywide growth target is expected under the No Action Alternative.**

Growth under the No Action Alternative would be consistent with recent development trends in Bellevue, and land use compatibility impacts would be similar to those described under Section 3.3.2, *Impacts Common to All Alternatives*. This means there is the potential for the mix of new and existing uses to generate adverse localized incompatibilities, either within the Mixed Use Centers or at their periphery where more intense development inside a center could occur adjacent to low-intensity uses outside the center. However, the city's adopted development regulations contain provisions to reduce impacts associated with Comprehensive Plan land use adjacencies and transitions. Therefore, **moderately adverse land use compatibility impacts are expected citywide under the No**

¹² While housing capacity is above the adopted target, the No Action Alternative does not meet other new planning requirements, including affordable housing across income bands and a range of housing types. See Chapter 7, *Housing*, and Chapter 4, *Relationship to Plans and Policies*.

Action Alternative but would be reduced to less-than-significant levels with the application of existing mitigation measures.

Wilburton Study Area

Under the No Action Alternative, the Wilburton study area has an estimated capacity for an additional 300 housing units, 3,900 jobs, and 1.4 million square feet of commercial development. As in other areas of the city, there would be no changes to designations on the Comprehensive Plan Land Use Map and no policy, zoning, or regulation changes in the study area under the No Action Alternative.

The mix of land uses under the No Action Alternative would likely remain similar to existing conditions as the area grows. Increased flow of traffic—whether transit-oriented, auto-oriented, or non-motorized—could increase the likelihood of redevelopment in a few areas. There is likely to be some redevelopment in the vicinity of the light rail station, but concentrated transit-oriented development is not expected under current plans and regulations. The extension of NE 6th Street to 116th Avenue NE would create a stronger connection between Wilburton and Downtown, which could lead to increased likelihood of redevelopment on NE 6th Street. The same could be true along Eastrail and in conjunction with the Wilburton Trestle project at the Eastrail crossing at SE 5th Street under the No Action Alternative.

Redevelopment of some areas may result in larger buildings where new construction maximizes development on parcels that are currently underutilized based on existing zoning, particularly in areas already planned in the BelRed Subarea Plan. This is most likely to occur for medical-related uses or near the light rail station in the northern end of the Wilburton study area or where redevelopment occurs on lots formerly used for auto sales.

Under the No Action Alternative, long-term land use compatibility impacts are unlikely within most of the Wilburton study area given the mix of land uses and building forms similar to existing conditions. However, future land use patterns would not support the incoming light rail station or planned investments in Eastrail, the Grand Connection, and 116th Avenue NE, and so **a moderately adverse land use compatibility impact in the Wilburton study area is expected under the No Action Alternative**. Compatibility impacts are unlikely to the east and southeast given current Comprehensive Plan land use designations, zoning, and site design requirements.

DISPLACEMENT

Growth under the No Action Alternative would be consistent with recent development trends in Bellevue—the mix and pattern of land uses would remain similar to existing conditions, and the city would continue to implement existing housing affordability and anti-displacement strategies as described under Section 3.3.2, *Impacts Common to All Alternatives*. As future development occurs, some residents and businesses may be displaced through redevelopment or priced out as land prices and rents increase. Limited redevelopment under the No Action Alternative would likely push land costs and rents higher, thus increasing potential displacement as a result of rising costs. In contrast, potential displacement as a result of redevelopment is likely lowest under the No Action Alternative as a result of lower overall capacity for growth (see Figure 3-20 and Figure 3-21).

Residential Displacement

Lower supply overall of new housing units under the No Action Alternative also means that fewer units could take advantage of current affordability incentives. Homeownership opportunities and housing typologies would also continue to be limited in single-family areas. In keeping with current trends, supply would likely continue to be constrained and pressure to redevelop existing and naturally occurring affordable housing into large, single-family residences unaffordable to low- and middle-income households would likely continue under the No Action Alternative. **Citywide, adverse residential displacement impacts are expected under the No Action Alternative.** See also Chapter 7, *Housing*, for a more detailed discussion of residential displacement risk.

Commercial Displacement

The No Action Alternative has the potential to displace existing businesses due to new growth. This is less likely than under the Action Alternatives given retention of current building typologies in some areas and less opportunity to add population supporting more business growth; overall capacity for growth in commercial square footage citywide and by specific location is lowest under the No Action Alternative (see Table 3-15 and Figure 3-22). Mixed use development would continue to be limited to the Mixed Use Centers and the Neighborhood Centers would continue to primarily offer single use commercial or retail space. Land use patterns in other parts of the city that support retention or development of small-scale

commercial space affordable to small business and entrepreneurs would be limited. **Citywide, moderately adverse commercial displacement impacts are expected under the No Action Alternative.** See also Chapter 5, *Population and Employment*, for a discussion of employment growth and job mix under the No Action Alternative.

Wilburton Study Area

Moderately adverse residential and commercial displacement impacts in the Wilburton study area are expected under the No Action Alternative. Impacts would be similar to those described under Section 3.3.2, *Impacts Common to All Alternatives*.

ACCESS TO COMMUNITY ASSETS

No impacts regarding access to community assets citywide or within the Wilburton study area are expected under the No Action Alternative. The No Action Alternative includes the lowest capacity of all alternatives citywide and within transit-proximate areas. **Citywide**, the range and distribution of land use patterns would be similar to existing patterns. Future transit-proximate areas that overlap the Mixed Use Centers would likely continue to consist of the widest variety of commercial, mixed use, and office-related uses (consistent with the center designations). Within the **Wilburton study area**, most amenities would continue to be healthcare or food related and community gathering spaces would be limited under the No Action Alternative. Parks and open space, schools, and places of worship would likely continue to be the primary community gathering spaces outside of the Mixed Use Centers (both within future transit-proximate areas and throughout other parts of the city).

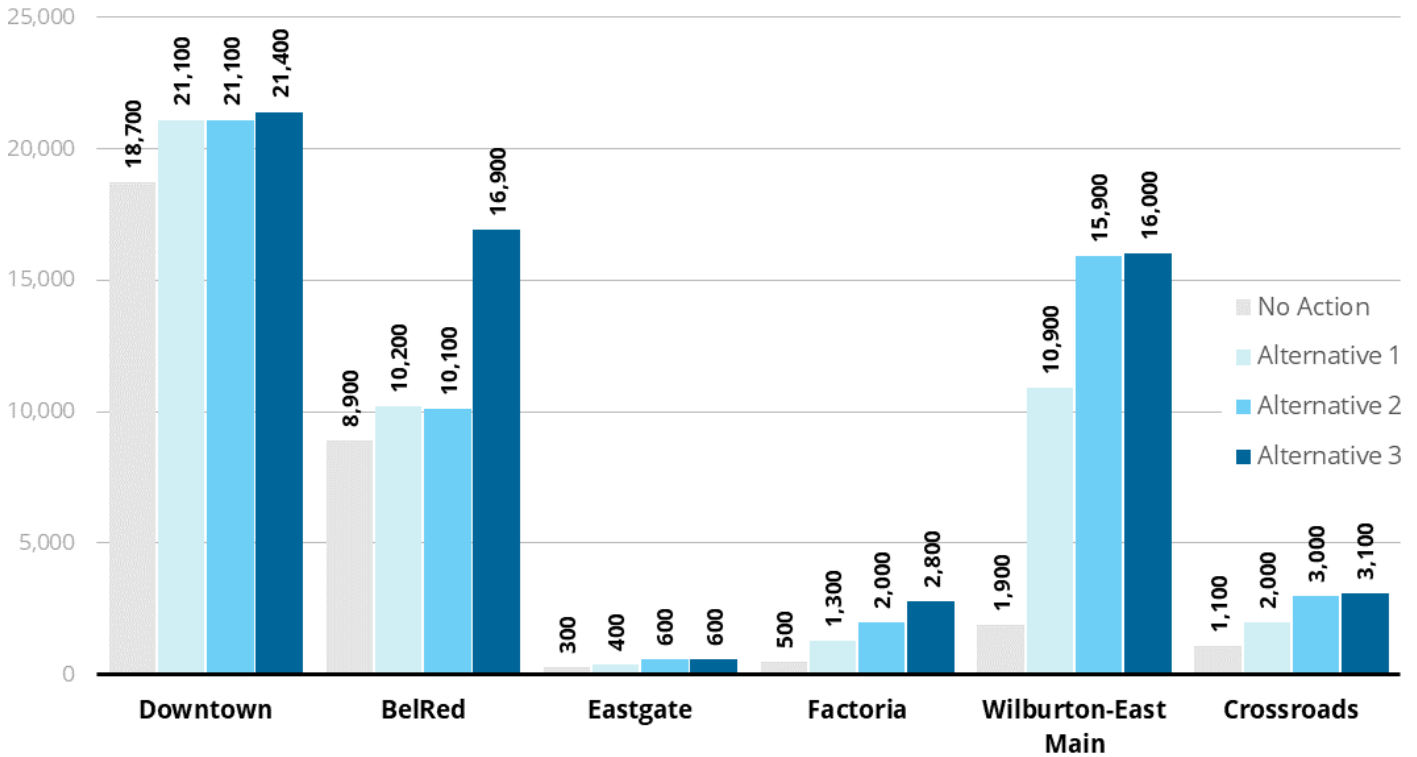
3.3.4 Impacts of Alternative 1

GROWTH TARGETS AND LAND USE COMPATIBILITY

Alternative 1 would increase citywide housing and job capacity over the No Action Alternative. **Citywide**, 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 179,000 additional jobs (55,000 above the No Action Alternative and 109,000 *above* the CPP job target). There would also be estimated capacity for up to 58.5 million square feet of commercial

development. This is approximately 18,000 housing units, 55,000 jobs, and 18.5 million square feet of commercial development above the No Action Alternative. Figure 3-18 compares housing and job capacity to the adopted targets. Figure 2-4, *Alternative 1 Density of Net Housing Capacity*, and Figure 2-5, *Alternative 1 Density of Net Job Capacity*, map citywide density of housing and job capacity, respectively, under Alternative 1. **No adverse land use impacts related to the citywide growth targets are expected under Alternative 1.**

Most of the additional housing and job capacity under Alternative 1 would be added in the Mixed Use Centers—including significant capacity added in the Wilburton study area (see below)—and some gentle density increases across other parts of the city. Figure 3-20 and Figure 3-21 compare housing and job capacity, respectively, by location under Alternative 1. Additional residential density and mixed use growth would be focused in the Mixed Use Centers, including areas with existing capacity in Downtown, East Main, and BelRed and with a renewed focus on Wilburton, Crossroads, Eastgate, and Factoria (see Table 3-14 and **Figure 3-23**). 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. The highest percentage of citywide housing and jobs would be located in the Mixed Use Centers under Alternative 1 (see Table 3-13). This additional density would increase the likelihood of localized adverse spillover effects over the No Action Alternative (such as residential or commercial activities that might lead to increased noise). However, these compatibility challenges would not be an uncommon or new phenomenon within Bellevue’s more urbanized centers. Housing and job growth in the Neighborhood Centers would be similar to the No Action Alternative. Land use compatibility impacts under Alternative 1 in the **Mixed Use Centers, Neighborhood Centers, and transit-proximate areas** of the city that overlap the centers would be similar to those described under Section 3.3.2, *Impacts Common to All Alternatives*.



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.

FIGURE 3-23 Net Housing Capacity by Mixed Use Center (2019-2044), All Alternatives

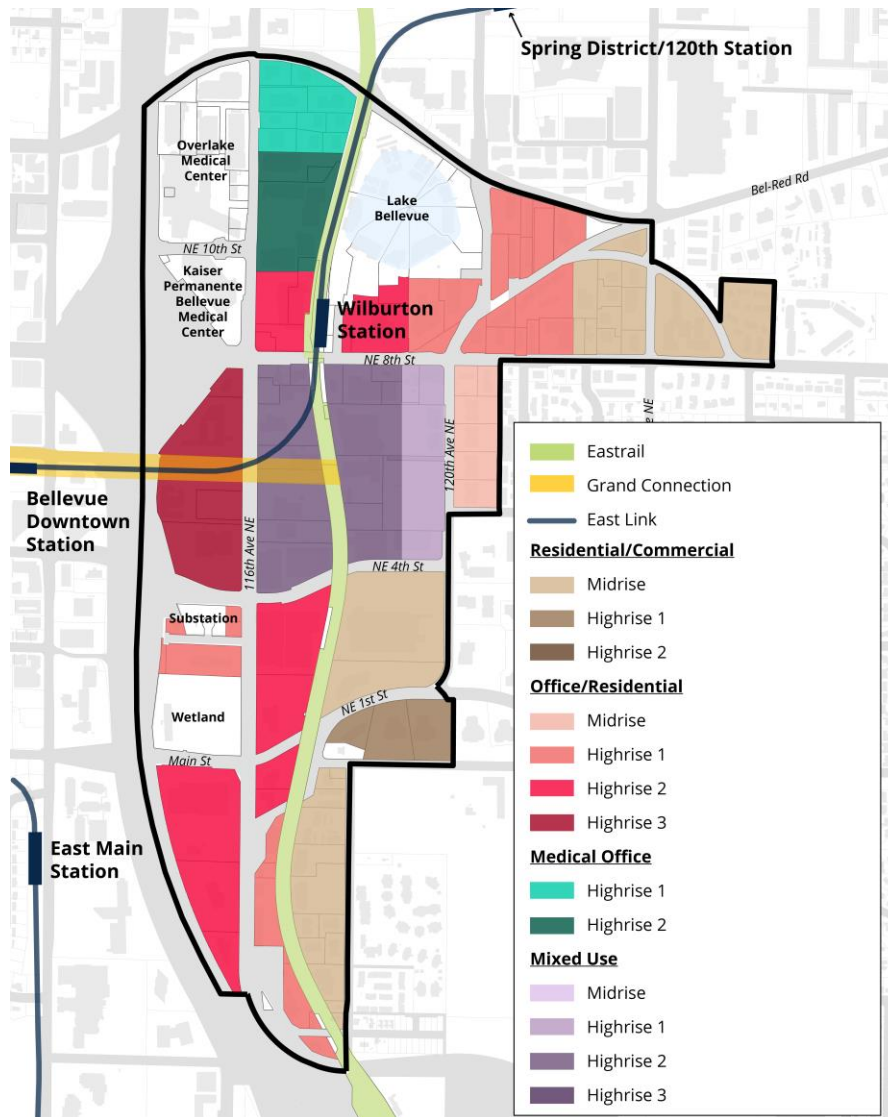
Alternative 1 also includes policies allowing a greater diversity of low-density housing types throughout the city, such as duplexes, triplexes, and cottage housing. As a result, Alternative 1 would likely result in a wider variety of housing options compared to the No Action Alternative in areas comprised primarily of **low-density residential** (generally outside of the Mixed Use and Neighborhood Centers). Given the gentle increases in density of the newly allowed housing types, land use compatibility impacts in these areas would be minimal and mitigated through careful attention to zoning and development regulations. A smaller percentage of citywide housing growth would occur in low-density residential areas of the city under Alternative 1 than the No Action Alternative (8 percent versus 9 percent) though overall capacity in these areas would increase by about 800 units.

Citywide, moderately adverse land use compatibility impacts are expected under Alternative 1 but would be reduced to less-than-significant levels with proposed mitigation.

Wilburton Study Area

Alternative 1 would add significant capacity in the **Wilburton study area**, with an estimated capacity for an additional 9,200 housing units, 44,800 jobs, and 15.0 million square feet of commercial development. This is approximately 8,900 housing units, 40,900 jobs, and 13.6 million square feet of commercial development above the No Action Alternative. Under Alternative 1, growth in the Wilburton study area is focused around the intersection of the Eastrail and Grand Connection south of the Wilburton Light Rail Station. These areas would include a mix of 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 Avenue NE south of NE 8th Street, and primarily medical uses in the area north of NE 8th Street and east of 116th Avenue NE. Buildings could be up to 45 stories between I-405, NE 8th Street, NE 4th Street, and 116th Avenue NE and range from 16 to 25 stories in the core. Growth would be less intensive toward the edges, transitioning to lower building heights toward the north, south, and east study area edges. Development would be primarily residential in areas east and west of 124th Avenue NE and in the area south of NE 4th Street and east of Eastrail. See **Figure 3-24**.

Alternative 1 supports a transit-oriented development node around the light rail station. Mixed use development is much more likely under Alternative 1 than under the No Action Alternative or existing conditions. Office, housing, and hotel uses are much more likely to include ground floor active uses, particularly along NE 8th Street in proximity to the light rail station and along 116th Avenue NE, where the greatest intensity of building form is planned. This change in land use patterns is expected to significantly increase activity in the Wilburton study area but would support the incoming light rail station and planned investments in Eastrail, the Grand Connection, and 116th Avenue NE. Compatibility conflicts could occur due to changes in the mix of land use and changes related to the increased intensity and height of new development. Development just outside the western and northern edges of the Wilburton study area is primarily office and commercial development that is less sensitive to impacts. A significant grade change also buffers some of the residential development farther to the east where proposed building heights would generally be up to 10 stories.



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

SOURCE: City of Bellevue 2023; BERK 2023

FIGURE 3-24 Alternative 1 Proposed Land Uses in the Wilburton Study Area

Within the Wilburton study area, there is potential for temporary land use conflicts, particularly in early redevelopment phases where new areas of greater height and intensity abut areas of existing development. However, careful attention in the creation of zoning, development regulations, and design standards could limit potential for land use compatibility conflicts both within the study area and in adjacent areas.

Adverse land use compatibility impacts in the Wilburton study area are expected under Alternative 1 but would be reduced to less-than-significant levels with proposed mitigation.

DISPLACEMENT

Citywide, residential and commercial displacement impacts are expected under Alternative 1 because of the increased overall capacity for growth (see Figure 3-20 and Figure 3-21) and expanded housing densities and typologies in some parts of the city.

Residential Displacement

Under Alternative 1, the city would continue to implement existing housing affordability and anti-displacement strategies as described under Section 3.3.2, *Impacts Common to All Alternatives*. Alternative 1 also includes mandatory inclusionary affordability policies in the growth corridor (Downtown, East Main, Wilburton, and BelRed) and increased incentives elsewhere to meet affordability targets. Compared to the No Action Alternative, Alternative 1 has capacity for more housing units overall and within the Mixed Use Centers and transit-proximate areas of the city (see Figure 3-20). As a result, more new housing would either be required to or could take advantage of the existing and new affordability and anti-displacement strategies. Additional low-density typologies like duplexes, cottage housing, and triplexes allowed in single-family areas of the city may also improve affordable homeownership opportunities. All of these measures combined could result in a net gain in affordable housing, even though direct physical displacement as a result of redevelopment would be more likely. **Citywide, moderately adverse residential displacement impacts are expected under Alternative 1** but would be reduced to less-than-significant levels with proposed mitigation. See also Chapter 7, *Housing*, for a more detailed discussion of residential displacement risk, including housing supply, affordability and naturally occurring affordable housing, homeownership opportunities, and varied housing typologies under Alternative 1.

Growth Corridor

The growth corridor refers specifically to Downtown, East Main, Wilburton, and BelRed. Mandatory inclusionary housing would be required in the growth corridor under Alternative 1.

Commercial Displacement

Alternative 1 also has more potential than the No Action Alternative to displace existing businesses due to a higher citywide capacity for job growth and commercial square footage (see Figure 3-21 and Figure 3-22 for growth citywide and by specific location). Like the No Action Alternative, mixed use development would continue to be primarily limited to the Mixed Use Centers, and the Neighborhood Centers would continue to primarily offer single-use commercial or retail space. As discussed under Section 3.3.2, *Impacts Common to All Alternatives*, new mixed use development under Alternative 1 would likely offer smaller, more urban spaces than some of the single-use commercial spaces available today—while the ultimate type and footprint of future commercial development could vary, existing business may need to adopt a more urban or mixed use-oriented business model to stay in these areas. Land use patterns in other parts of the city that support the retention or development of small-scale commercial space affordable to small business and entrepreneurs would be limited, and no specific policies are proposed under Alternative 1 to preserve or support more affordable commercial space. **Citywide, moderately adverse commercial displacement impacts are expected under Alternative 1.** See also Chapter 5, *Population and Employment*, for a discussion of employment growth and job mix under Alternative 1.

Wilburton Study Area

The amount, intensity, and mix of growth in the Wilburton study area would be substantially higher under Alternative 1 than the No Action Alternative. **Moderately adverse residential and adverse commercial displacement impacts in the Wilburton study area are expected under Alternative 1** (residential displacement would be limited as very little housing is currently in the Wilburton study area and would be reduced to less-than-significant levels with proposed mitigation). Existing employment space in the Wilburton study area would likely be replaced by newer, taller buildings with a mix of residential, office, retail, and medical uses. Potential displacement of businesses in the Wilburton study area (including but not limited to auto dealerships) would be more likely under Alternative 1 as employment space is replaced by newer, taller buildings with a mix of residential, office, retail, and medical uses generally available at higher commercial rents.

Increases in commercial square footage under Alternative 1 may be sufficient to accommodate any businesses that may be displaced since most current businesses are generally of the type that can be

accommodated in mixed use environments. Increasingly, this is the case for auto dealerships as well. Commercial rents in new buildings, however, may not be affordable to existing businesses (auto dealerships and others), and some businesses may not be able to return to the area even if space is available after redevelopment. See Section 3.3.2, *Impacts Common to All Alternatives*.

ACCESS TO COMMUNITY ASSETS

Compared to the No Action Alternative, Alternative 1 would likely result in a wider variety of housing options in future transit-proximate areas comprised primarily of low-density residential (generally outside of the Mixed Use and Neighborhood Centers). This would likely improve access to amenities, diverse land uses, and community gathering spaces for more of the city's population than under the No Action Alternative. Alternative 1 would also expand the BelRed Light Rail Station area nodes (Bel-Red/130th, Spring District/120th, and Overlake Village). Additional mixed use development and amenities are expected within these expanded nodes to support the increased activity levels. **Impacts citywide regarding access to community assets are expected to be moderately positive under Alternative 1.**

Alternative 1 would add significant capacity in the **Wilburton study area** focused around the Wilburton Light Rail Station, Eastrail, and Grand Connection. This change in land use patterns is expected to significantly increase activity in the study area, including both housing and job growth as well as amenities to support the increased activity levels. The composition of amenities would likely shift to reflect a more mixed use pattern of development with new community retail and services, entertainment, and food options. Expanded transit facilities throughout Bellevue and the region would improve access to these new and more diverse community amenities and gathering spaces for residents, employees, and visitors of the area. **Impacts regarding access to community assets within the Wilburton study area are expected to be positive under Alternative 1.**

3.3.5 Impacts of Alternative 2

GROWTH TARGETS AND LAND USE COMPATIBILITY

Housing and job capacity under Alternative 2 is similar to Alternative 1 but distributes more housing growth to areas of the city with good access to transit and jobs and within existing Neighborhood Centers. **Citywide**, 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 177,000 additional jobs (53,000 above the No Action Alternative and 107,000 *above* the CPP job target). There would also be estimated capacity for up to 58.3 million square feet of commercial development (similar to Alternative 1). This is approximately 36,000 housing units, 53,000 jobs, and 18.3 million square feet of commercial development above the No Action Alternative. Figure 3-18 compares housing and job capacity to the adopted targets. Figure 2-6, *Alternative 2 Density of Net Housing Capacity*, and Figure 2-7, *Alternative 2 Density of Net Job Capacity*, map citywide density of housing and job capacity, respectively, under Alternative 2. **No adverse land use impacts related to the citywide growth targets are expected under Alternative 2.**

Most of the additional housing and job capacity under Alternative 2 would be added in the Mixed Use Centers, including significant capacity added in the Wilburton study area (see below) and more node expansion with increased density around the Bel-Red/130th Light Rail Station in BelRed than Alternative 1. Figure 3-20 and Figure 3-21 compare housing and job capacity, respectively, by location under Alternative 2. Compared to Alternative 1, a slightly smaller percentage of citywide housing and jobs would be located in the Mixed Use Centers, and a slightly higher percentage would be located in transit-proximate areas (although still higher than the No Action Alternative in both areas; see Table 3-13). Like Alternative 1, capacity for growth within the Mixed Use Centers would be less concentrated in Downtown than under the No Action Alternative (see Table 3-14 and Figure 3-23). Land use compatibility impacts under Alternative 2 in the **Mixed Use Centers** and **transit-proximate areas** of the city that overlap the centers would be similar to those described under Section 3.3.2, *Impacts Common to All Alternatives*.

Alternative 2 also expands middle-scale housing in areas of the city with good access to transit and jobs. This includes additional capacity for small apartment buildings and mixed use buildings near

Neighborhood Centers and transit and along arterials, increased allowable densities in all existing multi-family areas, and an increased range of allowable housing types in single-family areas that have good access to transit. As a result, a slightly higher percentage of citywide housing and slightly lower percentage of citywide jobs would be located in the Neighborhood Centers compared to the No Action Alternative or Alternative 1 (see Table 3-13). The intensity and mix of uses in the Neighborhood Centers would shift as infill development and redevelopment occur to reflect a more mixed use development pattern. This could result in localized land use compatibility impacts within the centers or with neighboring low-density residential neighborhoods where newer development is of greater height and intensity than existing development. Such impacts, if they occur, would likely be temporary and resolve over time. Impacts could also be mitigated through careful attention to zoning and development regulations.

Like Alternative 1, Alternative 2 also includes policies allowing a greater diversity of low-density housing types throughout the city. As described under Alternative 1, land use compatibility impacts in **low-density residential** areas would be minimal and mitigated through careful attention to zoning and development regulations. A similar percentage of citywide housing growth would occur in low-density residential areas of the city under Alternative 2 than the No Action Alternative (9 percent) though overall capacity in these areas would increase by about 3,400 units.

Citywide, moderately adverse land use compatibility impacts are expected under Alternative 2 but would be reduced to less-than-significant levels with proposed mitigation.

Wilburton Study Area

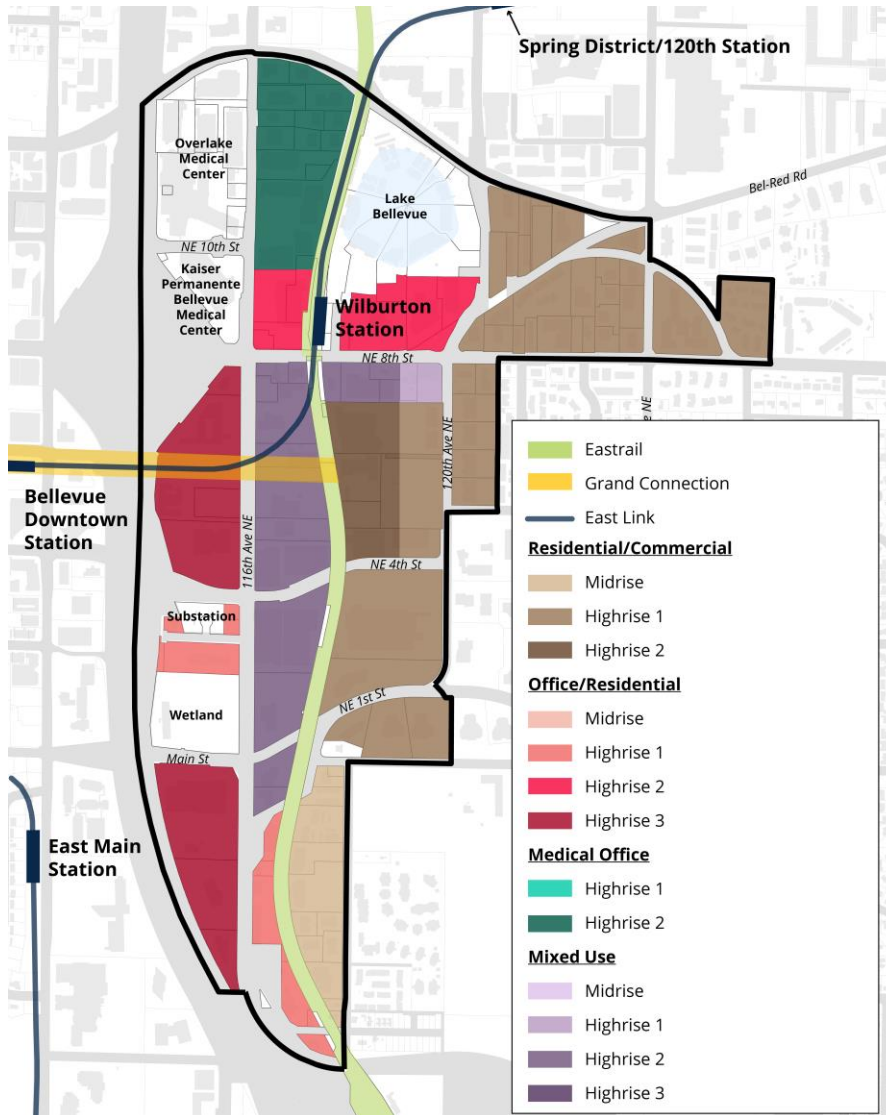
Compared to Alternative 1, Alternative 2 includes capacity for more housing but slightly fewer jobs in the **Wilburton study area** (although still a marked increase over the No Action Alternative). Alternative 2 includes estimated capacity for an additional 14,200 housing units, 38,100 jobs, and 12.7 million square feet of commercial development. This is approximately 13,900 housing units, 34,200 jobs, and 11.3 million square feet of commercial development above the No Action Alternative. Alternative 2 spreads the capacity for growth more evenly across the Wilburton study area with more development intensity in the eastern portion of the study area. Compared to Alternative 1, Alternative 2 includes more area for residential and less for office uses. Office uses would primarily be along the west side of 116th Avenue NE and north of NE 8th Street

with a mix of residential and office uses between 116th Avenue NE and Eastrail. Like Alternative 1, the area north of NE 8th Street and east of 116th Avenue NE would be designated primarily for medical use and primarily residential uses would be located east of Eastrail. Like Alternative 1, the proposed land use pattern would support the incoming light rail station and planned investments in Eastrail, the Grand Connection, and 116th Avenue NE. See **Figure 3-25**.

Land use compatibility impacts in the Wilburton study area are expected to be similar to Alternative 1. Compatibility conflicts could occur due to changes in the mix of land use and changes related to the increased intensity and height of new development. Even though adjacent development tends to be in commercial or office use, the character of new development would likely be significantly different. Proposed building heights on the east edge of the Wilburton study area could increase modestly compared to Alternative 1 (generally up to 16 stories)—however, changes in allowed housing typologies and densities in the multi-family areas immediately adjacent to the east edge of the Wilburton study area under Alternative 2 would lessen long-term compatibility impacts in these areas.

Within the Wilburton study area, there is greater potential for temporary land use conflicts under Alternative 2 than Alternative 1 because of increased height limits in various parts of the study area. Like Alternative 1, these impacts would be most pronounced in early redevelopment phases where new areas of greater height and intensity abut areas of existing development. However, careful attention in the creation of zoning, development regulations, and design standards could limit potential for land use compatibility conflicts both within the Wilburton study area and in adjacent areas.

Adverse land use compatibility impacts in the Wilburton study area are expected under Alternative 2 but would be reduced to less-than-significant levels with proposed mitigation.



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

SOURCE: City of Bellevue 2023; BERK 2023

FIGURE 3-25 Alternative 2 Proposed Land Uses in the Wilburton Study Area

DISPLACEMENT

Citywide, adverse residential and commercial displacement impacts are expected under Alternative 2 because of increased overall capacity for growth (see Figure 3-20, Figure 3-21, and Figure 3-22) and expanded uses in additional parts of the city.

Residential Displacement

Residential displacement risks would be similar to those described under Alternative 1. Compared to Alternative 1, Alternative 2 has capacity for more housing units overall and within specific locations (see Figure 3-20) but includes voluntary inclusionary affordability policies in the Mixed Use and Neighborhood Centers. Alternative 2 also expands middle-scale housing in areas with good access to transit or jobs. These areas have high demand today, often causing teardown-rebuilds of existing single-family homes—redevelopment in these areas would likely continue under Alternative 2 but would result in more varied and affordable housing options than the No Action Alternative or Alternative 1. **Citywide, moderately adverse residential displacement impacts are expected under Alternative 2.** See also Chapter 7, *Housing*, for a more detailed discussion of residential displacement risk, including housing supply, affordability and naturally occurring affordable housing, homeownership opportunities, and varied housing typologies under Alternative 2.

Commercial Displacement

The potential to displace existing businesses is also higher under Alternative 2 than Alternative 1. Under Alternative 2, the intensity and mix of uses in the Neighborhood Centers would shift as infill development and redevelopment occur to reflect a more mixed use development pattern. As discussed under Section 3.3.2, *Impacts Common to All Alternatives*, new mixed use development under Alternative 2 would likely offer smaller, more urban spaces than some of the single-use commercial spaces available today—while the ultimate type and footprint of future commercial development could vary, existing business may need to adopt a more urban or mixed use-oriented business model to stay in these areas. More mixed use development and expanded densities in and around the Neighborhood Centers—which generally serve as smaller, neighborhood-oriented retail centers—would likely support a wider distribution of commercial space affordable to small business and entrepreneurs. However, no specific policies are proposed under

Alternative 2 to preserve or support more affordable commercial space, and **adverse commercial displacement impacts are expected citywide under Alternative 2.** See also Chapter 5, *Population and Employment*, for a discussion of employment growth and job mix under Alternative 2.

Wilburton Study Area

Moderately adverse residential and adverse commercial displacement impacts in the Wilburton study area are expected under Alternative 2. Impacts would be similar to those described under Alternative 1 and Section 3.3.2, *Impacts Common to All Alternatives*.

ACCESS TO COMMUNITY ASSETS

More new community amenities and gathering spaces are expected under Alternative 2 than Alternative 1 to support the increased activity levels in the Mixed Use and Neighborhood Centers and in areas of the city with good access to transit or jobs. A greater proportion of these are also expected in areas with good access to transit, thus improving access under Alternative 2 more than Alternative 1 for residents, employees, and visitors. Alternative 2 also includes more node expansion and increased density around the Bel-Red/130th Light Rail Station in BelRed than Alternative 1. Like Alternative 1, additional mixed use development and amenities are expected within these expanded nodes to support the increased activity levels. **Impacts citywide regarding access to community assets are expected to be moderately positive under Alternative 2.**

Impacts on the number and changing composition of community amenities and gathering spaces in the **Wilburton study area** are expected to be similar to Alternative 1. The type of new amenities throughout the Wilburton study area could be different under Alternative 2 than Alternative 1, especially in the more residential focused areas east of Eastrail. Overall, like Alternative 1, **impacts regarding access to community assets within the Wilburton study area are expected to be positive under Alternative 2.**

3.3.6 Impacts of Alternative 3

GROWTH TARGETS AND LAND USE COMPATIBILITY

Housing and job capacity is highest under Alternative 3. **Citywide**, 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 200,000 additional jobs (76,000 above the No Action Alternative and 130,000 *above* the CPP job target). There would also be estimated capacity for up to 67.3 million square feet of commercial development. This is approximately 54,000 housing units, 76,000 jobs, and 27.3 million square feet of commercial development above the No Action Alternative. Figure 3-18 compares housing and job capacity to the adopted targets. Figure 2-8, *Alternative 3 Density of Net Housing Capacity*, and Figure 2-9, *Alternative 3 Density of Net Job Capacity*, map citywide density of housing and job capacity, respectively, under Alternative 3. **No adverse land use impacts related to the citywide growth targets are expected under Alternative 3.**

Most of the additional housing and job capacity under Alternative 3 would be added in the Mixed Use Centers, including significant capacity added in the Wilburton study area (see below) and increased development intensities within the BelRed Station area nodes. Figure 3-20 and Figure 3-21 compare housing and job capacity, respectively, by location under Alternative 3. Compared to Alternatives 1 and 2, a slightly smaller percentage of citywide housing and jobs would be located in the Mixed Use Centers and in transit-proximate areas (although still generally higher than the No Action Alternative in both areas; see Table 3-13). Like Alternatives 1 and 2, capacity for growth within the Mixed Use Centers would be less concentrated in Downtown than under the No Action Alternative (see Table 3-14 and Figure 3-23). Land use compatibility impacts under Alternative 3 in the **Mixed Use Centers** and **transit-proximate areas** of the city that overlap the centers would be similar to those described under Section 3.3.2, *Impacts Common to All Alternatives*.

Compared to Alternative 2, Alternative 3 adds more capacity for housing types like small apartment buildings and mixed use buildings within walking distance of Neighborhood Centers (including along arterials that go through them) and allows small apartment buildings and similar-scale residential buildings close to major employment centers like Downtown. Alternative 3 also includes policies allowing a

greater diversity of low-density housing types throughout the city (like the other Action Alternatives). As a result, a slightly higher percentage of citywide housing and slightly lower percentage of citywide jobs would be located in the Neighborhood Centers compared to the other alternatives (see Table 3-13). The intensity and mix of uses in the **Neighborhood Centers** and **near employment centers** would shift as infill development and redevelopment occur to reflect a more mixed use development pattern. Land use compatibility impacts within these areas would be similar to those described for the Neighborhood Centers under Alternative 2.

Alternative 3 also increases allowed density in the lowest density areas of the city (SF-L and SF-M zones; see Table 3-2). As a result, a slightly higher percentage of citywide housing would be located in low-density residential areas compared to Alternative 2 (see Table 3-13). Overall, a greater percentage of citywide housing growth would occur in low-density residential areas of the city under Alternative 3 than any of the other alternatives (15 percent), and overall capacity in these areas would increase by about 10,900 units. The potential for localized land use compatibility impacts in **low-density residential** areas—particularly the lowest-density areas of the city—where newer development is of greater height and intensity than existing development would be greatest under Alternative 3. These compatibility impacts would likely be temporary and resolve over time. Impacts could also be mitigated through careful attention to zoning and development regulations.

Citywide, adverse land use compatibility impacts are expected to be greatest under Alternative 3 but would be reduced to less-than-significant levels with proposed mitigation.

Wilburton Study Area

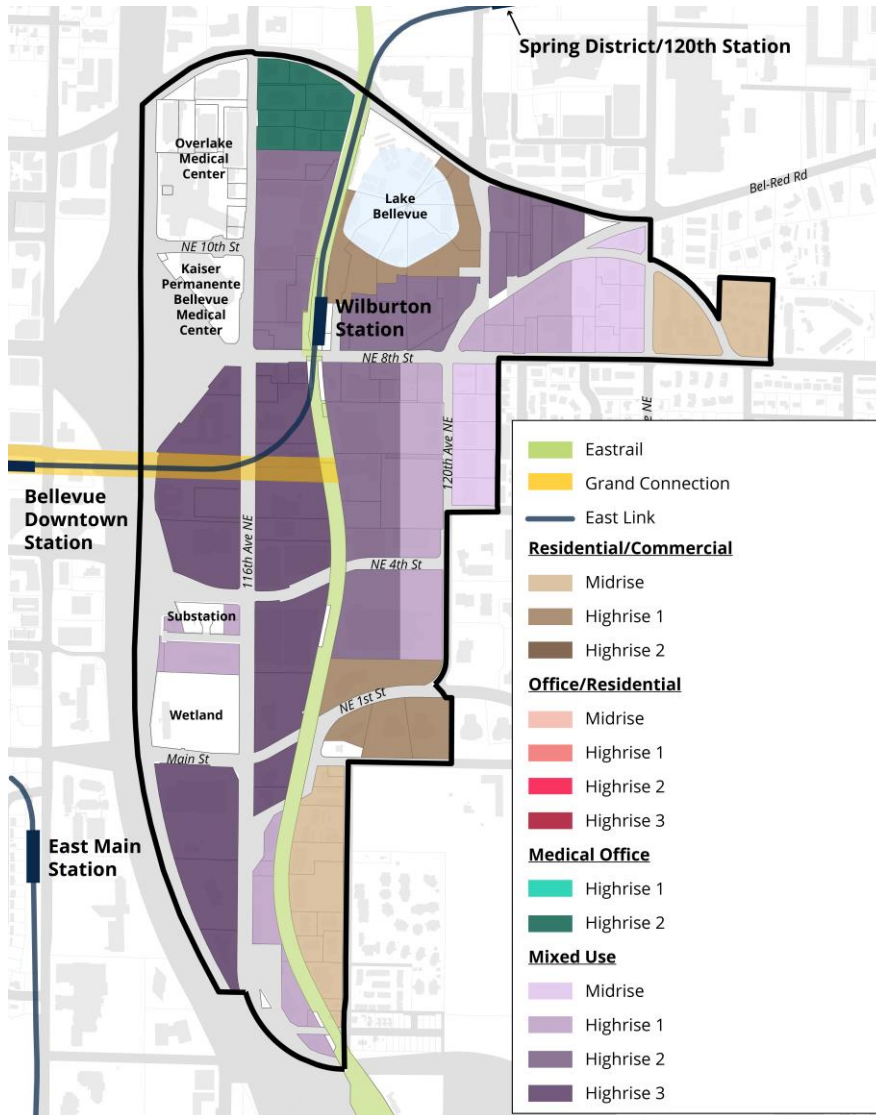
Alternative 3 includes the greatest combined capacity in the Wilburton study area with an estimated capacity for an additional 14,300 housing units, 44,500 jobs, and 15.5 million square feet of commercial development. This is approximately 14,000 housing units, 40,600 jobs, and 14.1 million square feet of commercial development above the No Action Alternative. Under Alternative 3, growth in the study area is focused around the Wilburton Light Rail Station, Eastrail, and Grand Connection (like Alternative 1) but with several new mixed use nodes located throughout the study area. Additional growth would also be allowed on parcels around Lake Bellevue. Most of the study area would allow a mix of residential, office, and commercial uses. New multimodal connections would create smaller, more walkable blocks throughout the Wilburton study

area with a greater emphasis on these connections in the mixed use node. Primarily residential uses would be allowed east of 124th Avenue NE, along Lake Bellevue, and along 118th Avenue SE and NE 1st Street, and the area north of NE 8th Street and east of 116th Avenue NE designated primarily for medical use would be smaller under Alternative 3 than under Alternative 1 or 2. See **Figure 3-26**.

The potential for land use compatibility impacts in the Wilburton study area is greatest under Alternative 3. Compatibility conflicts could occur due to changes in the mix of land use and changes related to the increased intensity and height of new development. Compared to Alternatives 1 and 2, building heights are increased along both sides of 120th Avenue NE north of NE 8th Street heading toward the Spring District (including the Lake Bellevue parcels)—changes in allowed housing typologies and densities in the multi-family areas immediately adjacent to the east edge of the study area and in the areas zoned SF-M farther east under Alternative 3 would lessen long-term compatibility impacts in these areas. Building heights would also be increased along the northwest edge of the Wilburton study area adjacent to the Overlake Medical Center, along the southwest edge of the study area adjacent to I-405 and near East Main, and around the Grand Connection between 116th Avenue NE and Eastrail (similar to Alternative 2). There is also more opportunity for residential towers (up to around 45 stories) around the Grand Connection east of 116th Avenue NE under Alternative 3 than under the other alternatives.

Within the study area, temporary land use conflicts are also more likely under Alternative 3 than under the other alternatives. Like Alternatives 1 and 2, these impacts would be most pronounced in early redevelopment phases where new areas of greater height and intensity abut areas of existing development. However, careful attention in the creation of zoning, development regulations, and design standards could limit potential for land use compatibility conflicts both within the Wilburton study area and in adjacent areas.

Adverse land use compatibility impacts in the Wilburton study area are expected under Alternative 3 but would be reduced to less-than-significant levels with proposed mitigation.



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

SOURCE: City of Bellevue 2023; BERK 2023

FIGURE 3-26 Alternative 3 Proposed Land Uses in the Wilburton Study Area

DISPLACEMENT

Citywide, adverse residential and commercial displacement impacts are likely highest under Alternative 3 as a result of the highest overall capacity for growth (see Figure 3-20, Figure 3-21, and Figure 3-22) and expanded uses in additional parts of the city.

Residential Displacement

Residential displacement risks would be similar to those described under Alternative 2. Compared to Alternative 2, Alternative 3 has capacity for more housing units overall and within specific locations (see Figure 3-20) but includes mandatory inclusionary affordability policies in the Mixed Use Centers. Alternative 3 also expands middle-scale housing near Neighborhood Centers (not just within them), encourages the creation of new Neighborhood Centers, and increases allowed density in the lowest density areas of the city. As a result, Alternative 3 would likely result in the largest net gain in affordable housing even though displacement risks are greatest.

Citywide, moderately adverse residential displacement impacts are expected under Alternative 3. See also Chapter 7, *Housing*, for a more detailed discussion of residential displacement risk, including housing supply, affordability and naturally occurring affordable housing, homeownership opportunities, and varied housing typologies under Alternative 3.

Commercial Displacement

The potential to displace existing businesses is also highest under Alternative 3. Under Alternative 3, the intensity and mix of uses within and near existing and new Neighborhood Centers would shift as infill development and redevelopment occur to reflect a more mixed use development pattern. This density and mix could extend farther along and near the transit-rich arterials running through these areas as well. More mixed use development and expanded densities in and around existing and new Neighborhood Centers would likely support the widest distribution of commercial space affordable to small business and entrepreneurs citywide. As discussed under Section 3.3.2, *Impacts Common to All Alternatives*, new mixed use development under Alternative 3 would likely offer smaller, more urban spaces than some of the single-use commercial spaces available today—while the ultimate type and footprint of future commercial development could vary, existing business may need to adopt a more urban or mixed use-oriented business model to stay in these areas. No specific policies are proposed under

Alternative 3 to preserve or support more affordable commercial space and **adverse commercial displacement impacts are expected citywide under Alternative 3**. See also Chapter 5, *Population and Employment*, for a discussion of employment growth and job mix under Alternative 3.

Wilburton Study Area

Moderately adverse residential and adverse commercial displacement impacts in the Wilburton study area are expected under Alternative 3. Impacts would be similar to those described under Alternative 1 and Section 3.3.2, *Impacts Common to All Alternatives*.

ACCESS TO COMMUNITY ASSETS

More community amenities and gathering spaces are expected under Alternative 3 than any of the other alternatives to support the increased activity levels in the Mixed Use and Neighborhood Centers and in areas of high opportunity (including areas within walking distance of Neighborhood Centers). Like Alternative 2, many of these will be focused in areas with good access to transit; however, Alternative 3 also encourages the creation of new Neighborhood Centers in areas that currently lack access to essential services within a short distance, thus improving access under Alternative 3 for more residents, employees, and visitors. Alternative 3 also includes the most node expansion and increased density around the Spring District/120th, Bel-Red/130th, and Overlake Village Light Rail Stations in BelRed. Like the other Action Alternatives, additional mixed use development and amenities are expected within these expanded nodes to support the increased activity levels. **Impacts citywide regarding access to community assets are expected to be positive under Alternative 3** (more so than under Alternatives 1 or 2).

Impacts on the number and changing composition of community amenities and gathering spaces in the **Wilburton study area** are expected to be similar to Alternatives 1 and 2. The greatest number of new amenities are expected in the Wilburton study area under Alternative 3 corresponding to the highest combined housing and job growth of all alternatives. Like Alternatives 1 and 2, **impacts regarding access to community assets within the Wilburton study area are expected to be positive under Alternative 3**.

3.3.7 Summary of Impacts

CITYWIDE

Table 3-16 summarizes and compares adverse land use impacts citywide under each of the alternatives.

TABLE 3-16 Summary of Land Use Impacts by Alternative, Citywide

Impact Threshold	No Action	Alternative 1	Alternative 2	Alternative 3
Growth Targets	▽	None	None	None
Land Use Compatibility	▽	▽	▽	▽
Residential Displacement	▽	▽	▽	▽
Commercial Displacement	▽	▽	▽	▽
Access to Community Assets	None	△	△	▲

SOURCE: BERK 2023

NOTES: Land use impacts are considered either adverse (▼), moderately adverse (▽), moderately positive (△), or positive (▲).

Growth Targets: Citywide, housing and job capacity are above the adopted target under all the alternatives. However, **a moderately adverse impact related to other citywide housing growth requirements is expected under the No Action Alternative** as it does not meet new planning requirements for affordable housing across income bands or a range of housing types. **No adverse land use impacts are identified related to the growth targets under the Action Alternatives** with the application of additional measures to improve housing affordability and choice. See Chapter 7, *Housing*, for more detailed discussion of housing impacts.

Land Use Compatibility: All alternatives include some amount of redevelopment with corresponding potential for land use compatibility impacts. Future growth under all alternatives is likely to increase the frequency of different land use types locating close to one another, and similarly likely to increase the frequency of land use patterns that contain mixes of land uses with differing levels of intensity, both within the Mixed Use Centers and, to a varying extent, in other areas of the city. More mixing of uses increases the likelihood of localized adverse spillover effects such as residential or commercial activities that might lead to increased noise. These compatibility challenges would not be an uncommon or new phenomenon within Bellevue's more urbanized centers and can be avoided or mitigated by continuing to implement the Land Use Code.

Areas zoned for low-density residential would have capacity between 7 and 15 percent of future housing growth under all alternatives, resulting in limited potential for adversely impacting changes in land use and development intensity or mix in these areas. Localized land use compatibility impacts where newer development is of greater height and intensity than existing development are likely temporary and would resolve over time. The extent of these conflicts varies by alternative and can be reduced by the application of existing or new development and design standards. **Citywide, adverse land use compatibility impacts are expected under any of the alternatives** but would be reduced to less-than-significant levels with the application of existing and proposed mitigation.

Displacement: As future development occurs, some residents and businesses may be displaced through redevelopment or priced out as land prices and rents increase. **Adverse residential and commercial displacement impacts are expected under all of the alternatives;** potential displacement could occur under all alternatives but may be lower in the No Action Alternative as a result of its lower overall capacity for growth. While it is impossible to avoid all involuntary displacement, housing affordability and choice throughout the city would be greater under the Action Alternatives than the No Action (with the widest variety of options throughout the city under Alternative 3), thus reducing the risk of involuntary residential displacement. In addition, the Action Alternatives include policies to support more affordable housing, and higher density housing in various parts of the city would make it easier and more economically feasible for private developers to incorporate affordable housing as part of market-rate development projects (see also Chapter 7, *Housing*). Alternatives 2 and 3 also increase densities and opportunities for mixed use development that could support additional commercial space affordable to small business and entrepreneurs (with the distribution of such spaces wider under Alternative 3 than Alternative 2).

Access to Community Assets: All alternatives would focus most future growth into the existing Mixed Use Centers, which have the highest concentration of amenities, diverse uses, and community gathering spaces. **No adverse impacts regarding access to community assets are expected under any of the alternatives.** The Action Alternatives also allow a wider variety of land uses and housing typologies in transit-proximate areas comprised primarily of low-density residential (generally outside of the Mixed Use and Neighborhood Centers). This would likely improve access to amenities, diverse land uses, and community gathering spaces for more of the city's population than under the No Action Alternative.

WILBURTON STUDY AREA

Table 3-17 summarizes and compares potential adverse land use impacts in the Wilburton study area under each of the alternatives.

TABLE 3-17 Summary of Land Use Impacts by Alternative, Wilburton Study Area

Impact Threshold	No Action	Alternative 1	Alternative 2	Alternative 3
Land Use Compatibility	▽	▼	▼	▼
Residential Displacement	▽	▽	▽	▽
Commercial Displacement	▽	▼	▼	▼
Access to Community Assets	None	▲	▲	▲

SOURCE: BERK 2023

NOTES: Land use impacts are considered either adverse (▼), moderately adverse (▽), moderately positive (△), or positive (▲). Growth targets are not considered in this chart as they are a citywide threshold.

The Action Alternatives add significant capacity in the **Wilburton study area**. Changes in land use patterns are expected to significantly increase activity in the study area, including both housing and job growth as well as amenities to support the increased activity levels. The composition of amenities would likely shift to reflect a more mixed use pattern of development with new community retail and services, entertainment, and food options. Expanded transit facilities throughout Bellevue and the region would improve access to these new and more diverse community amenities and gathering spaces for residents, employees, and visitors of the area.

Land use compatibility impacts are unlikely to occur under all alternatives to the north, southwest, or west where current and planned building heights, intensities, and uses are similar. Future land uses patterns under the No Action Alternative would not support the incoming light rail station or planned investments in Eastrail, the Grand Connection, or 116th Avenue NE, and so **a moderately adverse land use compatibility impact in the Wilburton study area is expected under the No Action Alternative**. The Action Alternatives would support these investments within the Wilburton study area, but potential **adverse compatibility impacts to the east and southeast are expected under the Action Alternatives**. Careful attention in the creation of zoning, development regulations, and design standards could limit potential for land use compatibility conflicts under the Action Alternatives both within the Wilburton study area and in adjacent areas. Changes in allowed housing typologies and densities in the

multi-family areas immediately adjacent to the east edge of the Wilburton study area under Alternatives 2 and 3 and in the areas zoned SF-M farther east under Alternative 3 would also lessen long-term compatibility impacts in these areas. **Adverse land use compatibility impacts in the Wilburton study area are expected under any of the alternatives** but would be reduced to less-than-significant levels with existing and proposed mitigation.

No adverse impacts regarding access to community assets are expected in the Wilburton study area.

3.4 Avoidance, Minimization, and Mitigation Measures

The analysis in this section identifies a range of adverse land use-related impacts but does not identify these as probable significant adverse impacts, meaning no additional mitigation strategies need to be defined. The city would continue to rely upon use of regulations in its [Land Use Code](#) (Title 20), Development Code ([Title 22](#) including State Environmental Policy Act (SEPA) rules and policies in [Section 22.02](#)), and documents such as the Critical Areas Handbook. The Action Alternatives incorporate additional features to mitigate potentially adverse impacts beyond those described under the No Action Alternative.

3.4.1 Incorporated Plan Features

CITYWIDE FEATURES

- All alternatives would focus the majority of future growth into the existing Mixed Use Centers where compatibility challenges would not be an uncommon or new phenomenon and can be avoided or mitigated by continuing to implement the Land Use Code.
- The Action Alternatives incorporate inclusionary affordability policies and increased incentives across the city to encourage more affordable housing at a range of income levels and mitigate residential displacement. Inclusionary affordability would be mandatory in the growth corridor under Alternative 1 and in the Mixed Use Centers under Alternative 3. Alternative 2 includes tiered voluntary incentives in Mixed Use and Neighborhood Centers. All three Action Alternatives include increased voluntary affordability incentives available elsewhere across this city.

- Alternatives 2 and 3 increase densities and opportunities for mixed use development that could support additional commercial space affordable to small business and entrepreneurs (with the distribution of such spaces wider under Alternative 3 than Alternative 2).
- All alternatives would focus the majority of future growth into the existing Mixed Use Centers, which have the highest concentration of amenities, diverse uses, and community gathering spaces.
- Alternative 3 encourages the creation of new Neighborhood Centers in areas that currently lack access to essential services within a short distance.

3.4.2 Regulations and Commitments

Development Regulations. Bellevue’s [Land Use Code](#) (Title 20) establishes zoning and development regulations. These regulations contain provisions governing the design of buildings, site planning, and provisions to minimize land use incompatibilities. Commercial and mixed use zones generally contain provisions relating to building form and design, such as standards related to height, bulk, scale, density, setbacks, floor area ratio (FAR), screening, floor plate size, landscaping, etc. Regulations are in place to address such issues related to the implementation of the No Action Alternative.

SEPA Review. Bellevue City Code [Section 22.02](#) contains environmental procedures that govern the issues to be addressed during development review under the State Environmental Policy Act (SEPA). SEPA specifically addresses issues related to height, bulk, scale, and land use compatibility. Future site-specific development would be subject to additional SEPA review.

Affordable Housing Policies. The city would continue to offer incentives for development of affordable housing under all alternatives. Many incentives are available to developers of multi-family projects—including density bonuses, minimum parking reductions, and property tax exemptions. Some of these currently apply anywhere multi-family development is allowed, while others are specific to certain neighborhoods and vary by location. See also Chapter 7, *Housing*.

3.4.3 Other Mitigation Measures

The city could pursue the following types of actions for addressing possible future conditions, particularly related to commercial displacement impacts:

- Consider amendments to zoning regulations in existing and future Mixed Use and Neighborhood Centers to address transitions more directly. See also Chapter 6, *Aesthetics*.
- Consider addressing transitions between Mixed Use and Neighborhood Centers and surrounding areas as part of ongoing neighborhood planning efforts.
- Consider selling or leasing city-owned property for projects that support affordable residential to reduce displacement impacts.
- Consider providing technical assistance to small businesses and entrepreneurs who are looking for affordable commercial space. This could include assistance with site selection, leasing negotiations, and financing.
- Consider incentives that encourage affordable commercial space for small businesses, especially in areas at high risk of displacement. For example, the city could reduce parking requirements in certain locations. Reducing parking standards for small businesses can also reduce the construction costs for new development. Also, consider setting average or maximum sizes for new ground floor spaces that result in space sizes that are more affordable for small businesses, which can facilitate small-business relocation and attraction.
- Consider anti-displacement measures prior to designating new Neighborhood Centers in areas that currently lack access to essential services within a short distance that are also at high risk of displacement. Anti-displacement measures could include:
 - Potential “right to return” policies that seek to give preference to residential or small business uses that face displacement in redeveloping areas.
 - Potential tenant relocation assistance. Demolition of existing housing to make way for new development may displace existing tenants who then incur moving costs. Local governments—authorized by [WAC 365-196-835](#) and detailed in [RCW 59.18.440](#)—can pass an ordinance that requires developers, public funds, or a combination of the two to provide relocation funds for these displaced tenants. Tenants at or below 50 percent of the county median income,

adjusted for family size, qualify for available funds. Resident relocation assistance as a result of public action is required, with details outlined in [RCW 8.26](#).

- Potential community benefit agreements: Development agreements or community benefit agreements. These are voluntary, negotiated contracts between developers and municipalities or between developers and a community-based organization representing the interests of the community. They can support affordable housing, affordable commercial space, community gathering spaces, and other public amenities.
- Consider partnering with existing organizations or facilities to improve equitable availability of community gathering spaces across the Mixed Use and Neighborhood Centers and in transit-proximate areas outside of the centers.

WILBURTON STUDY AREA

The Action Alternatives would require the development of new or revised zoning and development regulations for the Wilburton study area. New zoning and development standards associated with these alternatives would likely be informed by development standards established for other subareas within Bellevue's growth corridor. New regulations would need to address permitted uses, dimensional requirements, an FAR amenity incentive system, the conversion of non-conforming uses and properties, parking and circulation, landscaping, and the development of streets and sidewalks. These regulations would need to be crafted with the intent of creating land use compatibility within and adjacent to the study area.

3.5 Significant, Unavoidable Adverse Impacts

Over time, additional growth and development will occur in Bellevue, and a generalized increase in development intensity is expected under all alternatives—this gradual conversion of low-intensity uses to higher intensity development patterns is unavoidable but an expected characteristic of urban population and employment growth. Citywide housing and job capacity are above the adopted target under all alternatives, although the No Action Alternative does not meet other new planning requirements for affordable housing across income bands or a range of housing types. **No potentially significant adverse land use impacts are identified related to the**

growth targets under the Action Alternatives with the application of additional measures to improve housing affordability and choice.

Future growth is likely to result in temporary or localized land use compatibility issues as development occurs. The potential impacts related to these changes may differ in intensity and location in each of the alternatives and many are expected to resolve over time. **No significant adverse land use compatibility impacts are expected** with implementation of existing and new development regulations, zoning requirements, and design guidelines.

Some residents and businesses may be displaced through redevelopment or priced out as land prices and rents increase. Limited redevelopment under the No Action Alternative could push land costs and rents higher than the Action Alternatives, resulting in more potential for displacement as a result of rising costs. In contrast, potential displacement could occur under all alternatives but may be lower in the No Action Alternative as a result of lower overall capacity for growth. While it is impossible to avoid all involuntary displacement, proposed measures to improve housing affordability and choice throughout the city and to encourage mixed use development would **mitigate potential adverse residential displacement impacts to less-than-significant levels under the Action Alternatives**. Mandatory or voluntary measures to encourage a variety of commercial spaces and anti-displacement measures—such as a “right to return” policy, tenant relocation assistance, or community benefit agreements—would also help **mitigate potential adverse impacts of commercial displacement to less-than-significant levels as redevelopment occurs under the Action Alternatives**.

Access to amenities, diverse uses, and community gathering spaces will also likely improve over time as the city’s transit network expands and additional density is added. **No adverse impacts regarding access to community assets citywide or within the Wilburton study area are expected under any of the alternatives**, although the Action Alternatives would likely improve access more than the No Action Alternative.