

Land Use Element

GOAL:

To develop and maintain a land use pattern that:

- **Protects natural systems and helps realize the vision of a “City in a Park”;**
- **Maintains and strengthens the vitality, quality and character of Bellevue’s residential neighborhoods;**
- **Supports the Downtown Urban Center and a variety of other commercial areas serving the city and the larger region;**
- **Supports and is supported by a variety of mobility options;**
- **Is aesthetically pleasing; and**
- **Makes efficient use of urban land.**



Bellevue’s land use pattern makes efficient use of urban land.

OVERVIEW

The Land Use Element is one of the mandatory elements of the Comprehensive Plan under the state Growth Management Act (GMA). The Element addresses the general location and distribution of land uses within the city, and provides the framework for other Plan Elements that guide other aspects of land use:

- The Environmental and Shoreline Elements address the protection of natural systems, including critical areas.
- The Parks and Open Space Element includes direction on land to be set aside in the city’s extensive system of parks and open spaces.
- The Housing Element incorporates policies about the mix and diversity of housing types.

- The Economic Element encourages land use planning and infrastructure investments to support commercial area development and renewal.
- The Urban Design Element addresses the aesthetics, design and quality of the built environment, including the compatibility between different types and densities of land uses.
- The Transportation Element is key to understanding the integration between land use and the city’s multi-modal transportation system.
- The Capital Facilities and Utilities Elements address the infrastructure needed to serve planned land uses.

To fully understand the Comprehensive Plan’s land use vision and how it is to be realized, the Plan should be read as a whole.

Profile of Land Use in Bellevue

Bellevue’s Setting

Bellevue’s natural setting and location have helped shape the community that it is today. Encompassing 31.5 square miles, the city is dominated by a series of north-trending ridges and valleys, resulting from the effects of the last glaciation of the central Puget Sound Lowland. Elevation varies widely, ranging from near sea level to almost 1,400 feet on the south slope of Cougar Mountain in the southeast portion of the city. Two large watersheds, one flowing to Lake Washington and the other to Lake Sammamish, largely define the city’s vegetative and biological characteristics. The natural environment within Bellevue was changed by tree harvesting and the conversion of upland forest and wetland habitats to agricultural uses and urban development. However, much of Bellevue’s natural setting has been preserved as an



Factoria is one of several commercial areas in Bellevue that provide surrounding neighborhoods and the community with opportunities for shopping, dining, and entertainment.

extensive open space and parks systems which includes urban forests, wetlands, lakes and more than 50 miles of free-running streams, some of which are salmon-bearing.

Centrally located on the Eastside, Bellevue is served by three major freeways: I-90, I-405, and SR-520. It is well within the Urban Growth Boundary defined by the Countywide Planning Policies, and is bordered by other cities, Lake Washington and Lake Sammamish, and Cougar Mountain Regional Park.

Bellevue's Neighborhoods

Bellevue's diverse residential areas have developed over a period of many decades. They range from Downtown mid- and high-rise apartments and condominiums to mid-density single-family subdivisions to equestrian lots in the northern part of the city.

The earliest homes were summer cottages near Meydenbauer Bay. The first neighborhoods developed prior to the city's incorporation in 1953 near Bellevue Square. These homes were generally small one-story homes on relatively small lots. During the 1950s and 1960s, a growth spurt brought significant development to Bellevue, including the neighborhoods north and south of the Downtown, and areas east of I-405 including Woodridge, Lake Hills, Crossroads and Spiritridge. These homes were one-story ramblers and split-level homes, often with daylight basements.

In the 1970s and 1980s, development continued in Bellevue, particularly south of I-90, and in the northeast section of the city. These homes were larger, often greater than 2,500 square feet, and usually two stories. These decades also saw an influx of multifamily development in areas near Crossroads, Downtown, and west of Overlake, usually in two- or three-story buildings.

The 1990s and the first part of the 2000 decade brought more new single family housing development south of I-90 in the Lakemont area, as well as infill single-family development throughout the city. Home sizes tended to be much larger, averaging over 4,400 square feet. In some parts of Bellevue, the older single-story homes were replaced by two story homes that were two to three times the size of the existing homes.

The 1990s also brought development of thousands of units of apartments and condominiums Downtown. These residences, typically four or five stories in height and in mixed-use buildings, had an urban ambience, contrasting with the suburban ambience of earlier generation multifamily development. Both these low-rise developments and several high-rise residential buildings provide very urban densities of 100 or more units per acre.

Bellevue's Commercial and Mixed Use Areas

Major Employment Centers

Employment centers have developed in several parts of the city based on a combination of factors, including proximity to an attractive customer base and to other businesses, appropriate zoning, good transportation access, and available land. More than 90 percent of Bellevue's jobs are located in the following four locations (see Figure LU.1).

Downtown. Bellevue's central business district has evolved from a relatively low-density suburban downtown to the regional growth center of the Eastside. Downtown is home to regional shopping malls and tall office buildings as well as historic Main Street with its specialty retail shops. The number of downtown dwellings increased rapidly with the large number of new condominium and mixed use developments built in the late 1990s. Amenities such as the Meydenbauer Center, the award winning regional library, and a 20-acre urban park add to the vitality of the downtown



New housing, employment and retail opportunities are transforming Downtown into the regional growth center of the Eastside.

Bellevue experience for the growing number of workers and residents. In 2002, there were more than 28,000 jobs in Downtown (representing approximately a quarter of the city's employment) and more than 4,000 residents living Downtown. (Jobs referenced in this section are those covered by unemployment insurance, for which information is readily available. Total jobs figures are estimated to be 10 to 15 percent higher).

Local and regional planning efforts have designated Downtown Bellevue as one of King County's main Urban Centers and the area in Bellevue that will accept the city's most intense development.

Downtown jobs are primarily in the FIRES (Finance-Insurance-Real Estate-Services) sector. This trend is increasing: in 2002, 58 percent of Downtown jobs were FIRES jobs, up from 48 percent in 1995. Computer-related and other high-technology jobs, mainly in the FIRES sector, are an important contributor to job growth in Downtown. The retail sector employs the second highest percentage of Downtown workers—26 percent in 2002. This was down from 28 percent in 1995, although the total number

of Downtown workers employed in the retail sector did increase appreciably during this period. Downtown includes the super-regional mall, Bellevue Square, which draws 15 million visitors a year from the region and beyond.

Bel-Red/SR-520. The Bel-Red/SR-520 area encompasses a much larger geographic area than Downtown and also has more jobs than the Downtown. Historically the Bel-Red area has been the city's warehouse and manufacturing district, but has become an area in transition with the departure of many of these traditional uses and the introduction of more retail shops, auto dealerships and office developments.

An important anchor for this area is Overlake Hospital which is one of the major hospitals on the Eastside. The presence of the hospital has encouraged the location of additional medical offices and clinics and other medical support services in the area.

While Downtown is slated to receive the city's most intense new development, there is potential for redevelopment in the Bel-Red area, driven by businesses' desire to develop mid-rise office complexes and meet the increasing demand for health care in the area near Overlake Hospital. The Bel-Red/SR-520 area also offers close proximity to Microsoft's main campus in Redmond. High technology jobs in this area increased rapidly in the late 1990s through 2001.



Employment centers outside of the Downtown contribute to a strong and diverse local economy.

116th/Bellefield. Eastgate/Factoria and 116th/Bellefield, while individually not home to as many employees as Downtown or the Bel-Red/SR-520 area, together account for about one-third of Bellevue's total jobs.

The 116th/Bellefield area, which is located along the I-405 corridor, has a heavy concentration of offices and hotels, and also includes a significant number of auto dealers and retail stores. Jobs in the FIRES sector represented a majority of the

jobs in the Bellefield area in 2002. As in the city as a whole, there was a substantial increase in the number of FIRES jobs in 116th/Bellefield between 1995 and 2002.

Eastgate/Factoria. This area is located along the I-90 corridor. It includes a large number of offices, a few hotels, and retail centers, particularly along Factoria Boulevard and at the intersection of 148th Avenue NE and I-90. Recent land use changes allow for additional retail and multifamily housing units around Factoria's retail center, which could facilitate local economic development in this area. New-economy jobs, including those in high tech, are among the main types of jobs held by workers in the office complexes along the I-90 corridor. Business in the WCTU (Warehouse-Communication-Transportation-Utilities) sector represent a key and growing source of employment along this corridor.

Other Centers

Crossroads, in the northeast quadrant of the city, is a community commercial center containing retail stores and offices that serve both the nearby neighborhoods and the larger community. In this way, it is similar to Factoria, described above. Both of these centers also serve residents outside of Bellevue; in Crossroad's case, it serves the nearby residents in Redmond, in Factoria's case, it serves residents of Mercer Island and the neighborhoods south of Bellevue. These centers (consisting of a medium sized shopping mall, movie theatres, and surrounding retail, office and residential uses) are expected to grow and change to some degree as market forces and people's shopping habits evolve.

In addition, Bellevue has several smaller, neighborhood-oriented retail centers, such as Northtowne, Lake Hills, and Newport Hills. These centers provide goods and services to the nearby neighborhoods and serve as focal points and gathering spaces for surrounding residents.

Future Development in Bellevue

Bellevue is no longer a young community, and has little vacant land that can be developed. A 2003 analysis of Bellevue's capacity for growth showed that, with the exception of Downtown (where all new development will occur through redevelopment), there were only 961 acres of vacant and redevelopable land identified. This represents less than 5 percent of Bellevue's total non-Downtown acreage. Looking to the future, most new development will occur through redevelopment and infill, and much of this will occur in the Downtown.

Land Use Challenges

Bellevue faces a number of challenges in continuing to achieve the community's desired land use vision, while accommodating the growth that is expected over the next twenty years. These include:

- Accommodating Bellevue's share of regional jobs and housing growth, given that Bellevue has little vacant land and most growth must occur as infill and redevelopment. The small amount of undeveloped land available often has significant environmental constraints.
- Continuing to concentrate a mix of employment and residential uses in the Downtown, Bellevue's designated Urban Center. This will require enhancing the city center's livability and attractiveness, while continuing to meet the transportation and infrastructure needs of Downtown growth.
- Updating and revitalizing land uses in some older parts of the city. For example, industrial, manufacturing, and distribution uses were once a major part of Bellevue's economy; they are now in decline. It may be appropriate to consider the long-term future of these uses in parts of Bellevue. In some older residential areas, neighborhood shopping centers are experiencing high vacancies and struggling to meet changing market conditions. Their land use mix and urban form may need updating to attract the private investment needed for their revitalization and maintenance as retail centers.
- Better integrating land use and transportation, so that people have more choices in how they move around. This will require better pedestrian linkages for new and existing developments, and a density and mix of land uses that encourage walking and transit in appropriate locations.

Citywide Focus

The Growth Management Act. Adopted in 1990, the state Growth Management Act (GMA) requires the state's fastest growing counties (including King County) and the cities within them to prepare comprehensive plans. As part of GMA, the state provides 20 year population forecasts to the counties on a periodic basis. The jurisdictions within the County are required to accommodate the state forecast. From a land use perspective, GMA's objective is to ensure that the cities and counties plan for growth by making more efficient use of urban land in order to avoid sprawl, protect rural and resource lands, and reduce service delivery cost.

Other GMA planning goals address affordable housing, economic development, open space and recreation, transportation, environmental protection, property rights, citizen participation, and historic preservation. These goals are not prioritized; each community produces an internally consistent plan that meets the entire set of goals. Bellevue's Comprehensive Plan considers and balances these goals to meet

the GMA's intent, while maintaining the character, stability and vitality of the city's neighborhoods.

Regional Plans. Both the region and the county have adopted long-range plans that connect the state GMA to the local level. The Puget Sound Regional Council's Vision 2020 plan focuses the region's growth into its regional centers in order to more efficiently provide services to urban areas and to conserve farmlands, forests, and other natural resources. The King County Countywide Policies go one step further, and include policies about quality of life, public spending, and environmental protection. They define the County's Urban Growth Area by setting an urban growth boundary, and direct that a significant share of new jobs and housing occur within cities and Urban Centers.

Population and job growth will occur on the Eastside and in Bellevue due to market forces that draw people and businesses to the Central Puget Sound area. Coordinated planning and agreement on housing and jobs growth targets allow the County and its cities to focus this growth within an Urban Growth Boundary. The Boundary occurs just east of the Sammamish Plateau and Issaquah. The areas west of the Boundary are designated "urban" and are appropriate for urban levels of development and provision of urban-level services. Bellevue lies well within the Urban Growth Boundary.

Bellevue works and provides leadership on a number of fronts to ensure coordinated and consistent comprehensive planning in the region. The city coordinates with jurisdictions that share a common boundary and/or have an interest in common regional issues. The city actively participates on regional committees and boards addressing land use. Regional coordination efforts on other planning issues are further discussed in the Housing, Utilities, Transportation and Annexation Elements.

Household and Job Targets. A major underpinning of this regional planning framework is the establishment of 20-year household and jobs targets for each city within the county. The countywide targets of 157,932 new households and 294,000 new jobs were derived from state and regional forecasts and accepted as the 2001-2022 targets that form the basis of countywide plans.

In 2002 the countywide targets were allocated to individual cities and King County by the Growth Management Planning Council. These targets were established to ensure that the region has sufficient capacity to accommodate the 20-year population growth forecasts prepared by the Washington state Office of Financial Management. In King County, the job and population targets represent an agreement to balance population and job growth on a sub-county basis. Bellevue's targets for the 20-year planning period are 10,117 additional housing units and 40,000 additional jobs.

Unlike forecasts which are market driven, targets are policy driven. A target reflects the jurisdictions' commitment to have the infrastructure and zoning in place to accept a specific amount of growth within a specified timeframe. Implicit in the target adoption is the establishment of a city's growth capacity.

Bellevue has established that it has the zoning capacity to meet the housing and employment targets. In 2002, Bellevue's population was 117,000 and employment was 130,000. If the targets are reached, the population will exceed 137,000 and employment 170,000 by 2022.

Residential Densities. To meet the GMA and county goal of compact urban development, residential land within the Urban Growth Area should typically develop at urban densities. Bellevue has a multi-pronged approach to achieving urban densities and meeting the city's growth targets. The great majority of new residential growth will occur in Downtown, the city's designated urban center. Additional multifamily development will occur outside Downtown, including mixed use centers such as Factoria. The third component of new residential growth will be in single family neighborhoods, largely as infill development since the city has little remaining vacant land.

Minimum Density. Some of Bellevue's single family land is designated at lower densities than those typically considered urban. Much of this lower density land is in parks, open spaces, schools, golf courses, cemeteries, and other public facilities. Another significant amount of residential land is designated with an equestrian overlay near Bridle Trails State Park. Other lower density land is characterized by critical areas such as steep slopes, wetlands, stream corridors, and liquefaction areas. The remaining lower density land is predominately fully platted and developed.

For growth management to work, land within the Urban Growth Area must be used efficiently. Countywide Planning Policies require that cities develop at or near their potential to ensure that land is used efficiently, to provide for housing opportunities, and to support the efficient use of infrastructure. To meet growth targets and to support the efficient use of urban land, Bellevue encourages builders of new residential subdivisions and multifamily developments to design their projects to achieve a substantial proportion of the maximum allowable density. Between 1996 and 2000, the achieved residential density in the R-1 through R-20 land use districts averaged above 85 percent of the maximum allowable density. Developments in the R-30 land use district averaged above 70 percent. Downtown densities are much higher, as shown in the table below. Therefore, most development is achieving the majority of the density for which it was intended:

Table LU.1 Residential Densities in the Downtown 1995 - 2000

Downtown District	Units per Acre
Downtown Residential (DT-R)	94 – 140
Downtown-Old Bellevue (DT-OB)	58 – 144
Downtown-Multiple Use (DT-MU)	55 – 234

POLICIES

POLICY LU-1. Support a diverse community in an open and natural setting comprised of strong residential communities composed of stable neighborhoods with a variety of housing types and densities; a vibrant, robust Downtown which serves as an urban center; other employment and commercial areas; and distinctive community and neighborhood retail districts. Implement land use strategies by balancing community and neighborhood values, the neighborhood’s quality of life, the natural environment, and the economy.



Bellevue neighborhoods provide safe, attractive environments, with a mix of housing opportunities.

Growth Management

POLICY LU-2. Support the state Growth Management Act by developing and implementing a land use vision that is consistent with the GMA goals, the regional Vision 2020, and the King County Countywide Planning Policies.

POLICY LU-3. Accommodate growth targets of 10,117 additional households and 40,000 additional jobs for the 2001- 2022 period. These targets represent the city’s commitment to develop the zoning and infrastructure to accommodate this level of growth; they are not a commitment that the market will deliver these numbers.

POLICY LU-4. Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

POLICY LU-5. Ensure enough properly-zoned land to provide for Bellevue’s share of the regionally-adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years.

POLICY LU-6. Evaluate household and employment forecasts on a periodic basis to ensure that land use policies based on previous assumptions are current.

Land Use Compatibility

POLICY LU-7. Support inclusion of residential uses in commercial districts where compatibility can be demonstrated.

POLICY LU-8. Ensure that commercial land uses are contained within carefully delineated areas.

POLICY LU-9. Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.

POLICY LU-10. Access high-traffic generating land uses from arterials whenever possible. If this is not possible, provide mitigation to address access impacts.

POLICY LU-11. Encourage the master planning of large developments which emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

Other Citywide Policies

POLICY LU-12. Retain land availability for specific commercial uses which are important to the community.

POLICY LU-13. Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.

POLICY LU-14. Distribute park and recreation opportunities equitably throughout the city.

POLICY LU-15. Encourage dedication of open space and preservation and restoration of trees and vegetation to perpetuate Bellevue's park-like setting and enhance the city's natural environment.

POLICY LU-16. Promote a variety of techniques to preserve open space and key natural features, such as sensitive site planning, conservation easements, and open space taxation.

Discussion: Bellevue uses a variety of techniques to preserve open space and natural features. Additional guidance is provided to address open space preserved through the Open Space Taxation Act on properties which qualify under King County's Public Benefit Ratings System. For properties which score the minimum number of points to

qualify under the Public Benefit Ratings System, and in particular those properties which qualify solely based on the Urban and Growth Area Open Space category, additional criteria should be considered, but not limited to: protection of native plant species, or preservation of visual quality along roadways, or enhancements to abutting parks and open space, or provisions for public access, or need for open space in the area.



Open space preservation promotes the city's park-like setting.

POLICY LU-17. Support provision of child care equitably throughout the city:

1. Allow family child care homes in residences in all single-family land use districts through a discretionary review process, unless otherwise required by state law or regulation.
2. Permit child care centers in all non-single-family land use districts and allow child care centers as part of a community facility as long as the center has been identified as part of any discretionary review permit.

POLICY LU-18. Adopt and maintain policies, codes, and land use patterns that promote walking in order to increase public health.

Discussion: Recent findings suggest that land use planning and site design can have a major impact on public health. Development patterns that promote walking can significantly reduce the health risks from growing rates of obesity.

Residential/Neighborhood Areas

A major objective of the Land Use Element is to maintain the vitality, quality, and character of Bellevue's single-family and multifamily neighborhoods. The neighborhoods vary widely in age, size and style of housing. These diverse attributes make them unique and desirable "great places to live".

Most Bellevue neighborhoods are stable, well-maintained and characterized by a healthy level of re-investment. Maintaining and enhancing these qualities is a primary concern. The city's land use strategies will be to ensure that new infill development fits into the neighborhoods. Some older neighborhoods are not seeing as much private re-investment. Here the city may encourage and work to promote investments in neighborhoods that add vitality and are compatible with the neighborhood context.

Creating a sense of place.

Neighborhoods developed prior to World War II (and before the advent of the two-car family) often had corner stores, gas stations, and barber shops where neighbors would connect with other neighbors. In areas developed in the 1950s and 1960s, locations for small neighborhood retail areas were severely limited by zoning policy. The result was that neighborhood retail areas were, for the most part, limited to a few distinct shopping center locations. Nevertheless, the centers served a similar purpose, bringing neighbors together in small supermarkets, drugstores, and other retail shops.

As economic demands shift, there are fewer places to interact in the neighborhood. Yet discussions with residents reveal a continuing desire for places to gather and connect with other neighbors. These places are referred to as “third places”, because they are neither home nor work places, but an additional type of gathering place. The city can promote the revitalization of existing “third places,” the original neighborhood shopping centers of older neighborhoods. This is discussed in the Economic Development Element. In some cases, it may also be appropriate to create new neighborhood gathering places as well.

POLICIES

POLICY LU-19. Maintain stability and improve the vitality of residential neighborhoods through adherence to, and enforcement of, the city’s land use regulations.

POLICY LU-20. Promote maintenance and establishment of small-scale activity areas within neighborhoods that encourage pedestrian patronage and provide informal opportunities for residents to meet.

POLICY LU-21. Develop land use strategies to encourage the maintenance and updating of the city’s older housing stock, so that neighborhoods are well-maintained and existing housing is preserved, updated, or modified to meet the evolving needs of residents.

POLICY LU-22. Protect residential areas from the impacts of non-residential uses of a scale not appropriate to the neighborhood.

POLICY LU-23. Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.

POLICY LU-24. Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.

POLICY LU-25. Maintain areas for shopping centers designed to serve neighborhoods, recognizing their multiple roles: serving residents' needs, acting as community gathering places, and helping to establishing a neighborhood's identity.



Neighborhood shopping centers offer convenient services for residents.

Discussion: These neighborhood shopping centers are relatively small, multi-tenant retail complexes, zoned as Neighborhood Business, or as Community Business, with zoning concomitants that limit development size and uses with thresholds generally more consistent with Neighborhood Business than other retail districts. These centers are: Lake Hills, Lakemont, Northtowne, Bel-East, and Newport Hills. Some uses permitted in Neighborhood Business zones, such as residential uses and administrative office uses, are not inherently neighborhood-serving, but are permitted to a limited extent, in order to sustain the economic vitality of these small centers.

POLICY LU-26. Encourage new neighborhood retail and personal services to locate at appropriate locations where local economic demand, local citizen acceptance, and design solutions demonstrate compatibility with the neighborhood. The following concepts should be considered when determining compatibility:

1. Retail and personal services should be encouraged to group together within planned centers to allow ease of pedestrian movement.
2. A large proportion of a Neighborhood Business-zoned center should consist of neighborhood-scale retail and personal services.
3. The location of such retail/service activities within the neighborhood should encourage pedestrian patronage.

POLICY LU-27. Encourage mixed residential/commercial development in all Neighborhood Business and Community Business land use districts where compatibility with nearby uses can be demonstrated.

Commercial and Mixed Use Areas

Downtown Urban Center

As part of King County’s Growth Management strategy, the Countywide Policies identify thirteen Urban Centers; these are the chief focal points for growth in the County. In terms of both housing and employment, Bellevue’s Downtown is the most developed Urban Center in King County outside of Seattle.

Downtown is the focus of the most concentrated employment density in the city attracting large offices and retail complexes that serve the region. New residential neighborhoods are being constructed Downtown, and together with cultural uses, they provide an active daytime and nighttime environment.

In addition to serving the regional market, the Downtown performs a vital role for the residents within its boundaries and the surrounding residential population by providing them with needed everyday goods and services.

Other Commercial Areas

While the city recognizes the importance of a strong Downtown, city policy is to pursue a strong, diverse economy. Therefore, it is equally important that other commercial districts remain vital. Because of excellent freeway access and regional accessibility, many businesses in Bel-Red, Factoria/Eastgate, and other parts of the city, serve residents and businesses throughout the Eastside and the region. These areas offer locational choices to businesses that do not choose to locate in the Downtown. (These are more fully discussed in the Profile above.)

As Bellevue and the region mature, there are likely to be changes in its commercial areas. Future economic conditions and shifting demand may result in redevelopment or change of uses in some business sectors. Uses like manufacturing and distribution facilities that located on the Eastside two

and three decades ago are finding that there are financial and economic reasons to move elsewhere in the region. This issue is also discussed in the Economic Element. As the economic marketplace shifts, the city should plan for the next generation of uses that will want to locate here.



Auto dealerships, offering sales and service to residents of Bellevue and the Eastside, are an important component of Bellevue’s diverse economy.

POLICIES

POLICY LU-28. Support Downtown’s development as an Urban Center, maintaining it as the financial, retail, and business hub of the Eastside.

POLICY LU-29. Strengthen Downtown as the primary commercial area to provide local goods and services to the surrounding neighborhoods and to the residents and employees within the district.

POLICY LU-30. Encourage the development of housing within the Downtown including units targeted to workers who are expected to fill jobs to be created in the Downtown over the next decade.

POLICY LU-31. Encourage and foster economic development in areas designated for commercial uses.



POLICY LU-32. Maintain commercial areas outside the Downtown which can provide additional business opportunities and serve other parts of the community.

Crossroads Bellevue Shopping Center is a community focus for social & retail activities.

POLICY LU-33. Monitor trends in Bellevue’s job centers and consider land use changes, if needed, to maintain the vitality of these centers.

POLICY LU-34. Explore the appropriate long-term direction for the location of light industrial businesses such as light manufacturing and warehousing.

Discussion: These uses are best situated in an area of limited traffic that facilitates the movement of goods. Because there are competing demands for this land from other business sectors, long-term impacts should be analyzed when considering the modification of land use regulations to permit additional uses in these areas. Retail sales in these areas should generally be limited to:

- 1. Uses that provide services to people employed in the area, and*
- 2. Subject to a size limitation, uses that sell large items and bulk commodities requiring on-site warehousing (e.g., building materials, commercial equipment and supplies).*

POLICY LU-35. Maintain a balance of commercial and residential uses within the city. If appropriate, additional neighborhood-serving centers can be identified or expanded through the Comprehensive Plan update process.

POLICY LU-36. Encourage continued development of office uses in designated districts.

POLICY LU-37. Discourage the creation of additional potential for office development beyond the areas currently designated in the Land Use Plan Map, unless an area-wide planning process identifies office uses as appropriate for a non-residential area under transition from an earlier use that is in decline.

Subareas

In developing the plan for the city's long-range development, Bellevue is divided into fourteen Subareas, each with its own character and development focus. Citizen groups from each Subarea have developed recommendations on policies and future land use in their areas. These recommendations were deliberated by the Planning Commission and the City Council and ultimately adopted by ordinance.

The city's Subarea Plans, written with direct citizen involvement, are a key element in maintaining the vitality, quality, and character of Bellevue's residential neighborhoods and commercial areas. The Land Use Plan Map is the compilation of all the adopted Subarea Plan maps. The city's continued commitment to the Subarea Plans and Plan maps will generate confidence within the community. Every reasonable effort should be made to adhere to them.

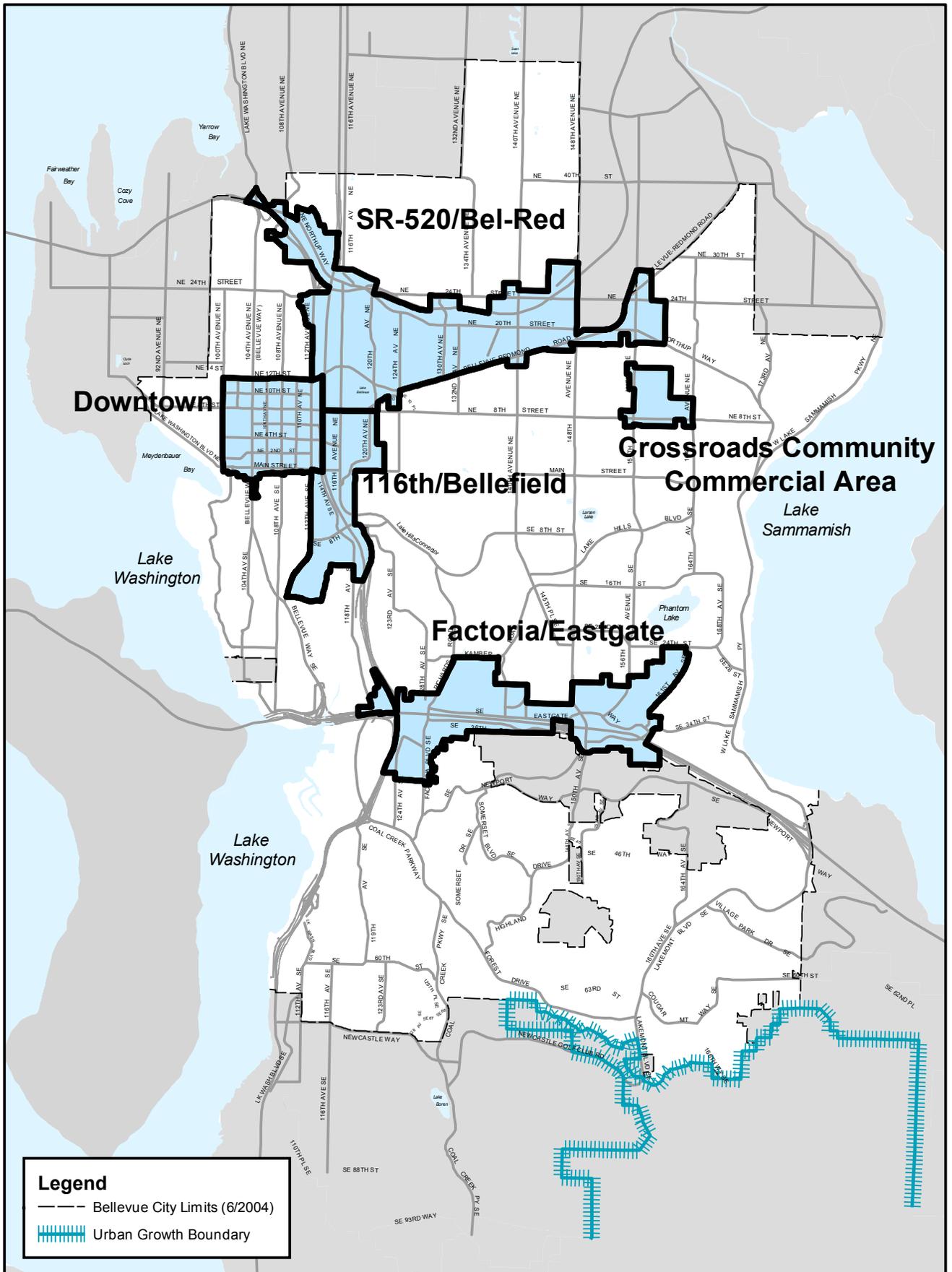


FIGURE LU.1
Major Employment Centers

