



Bellevue Planning Commission

June 20, 2024

PLANNING COMMISSION AGENDA ITEM

SUBJECT

Final Review Public Hearing on the Comprehensive Plan Periodic Update

STAFF CONTACTS

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Community Development Department

POLICY ISSUES

Staff recommends approval of the Periodic Update to the Comprehensive Plan, including the update to the Future Land Use Map. This memo is for the entire Public Hearing that will be opened on June 20, and closed on June 26.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION <input checked="" type="checkbox"/>	DIRECTION <input type="checkbox"/>	INFORMATION ONLY <input type="checkbox"/>
Request	Summary Guidance	Date
1. Conduct a Final Review public hearing for the proposed periodic update to the Comprehensive Plan	Direct staff to first review and present the staff recommendation, then open the public hearing and accept public testimony.	June 20
	Continue to accept public testimony. Close the public hearing.	June 26
2. Conduct a study session following the public hearing to make a recommendation	Review the staff recommendation, public record, and consider the public testimony. Ask questions of staff; review the proposed resolution.	June 26
3. Take action on a recommendation	The Commission uses a Resolution to the City Council for the recommendation action. Take action to provide Planning Commission recommendation by Resolution. The Commission may defer the action to the following meeting.	June 26 or July 10

City Council-initiated Comprehensive Plan Periodic Update proposals are reviewed by the Planning Commission and acted upon by the City Council through the Final Review process set forth in the Land Use Code at [LUC 20.30I](#). Final Review evaluation and decision includes staff review, a Planning Commission public hearing and recommendation by Resolution, and City Council action by ordinance.

The Planning Commission holds Final Review public hearings and makes recommendations. The City Council's subsequent action on Planning Commission recommendations is the final City action to amend the Comprehensive Plan.

RECOMMENDATION SUMMARY

The Final Review Decision Criteria for a proposed Comprehensive Plan amendment are set forth in the Land Use Code in Section [20.30I.150](#). Based on a review and application of the criteria, Community Development developed Final Review staff recommendations.

Staff recommendation for the proposed amendment is included in the Staff Report (Attachment A) and in the Recommendation Summary (below.) The complete Staff Report is available on the Comprehensive Plan website: <https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/comprehensive-plan-together-with-the-following-attachments>:

- Draft Comprehensive Plan, Volume 1 (Attachment B)
- Map LU-1. Future Land Use Map (Attachment C)
- Draft Comprehensive Plan, Volume 2 (subarea plans)
- Final Environmental Impact Statement (FEIS)
- Proposed Comprehensive Plan Amendments in strike-underline for both Volume 1 and 2 (Attachment D and Attachment E)
- Final Engagement Report
- Public Comments

Attachments B, C, D, and E – which are included in the Staff Report – are also included separately. Such materials may also be requested in print.

Summary of Recommendation

The proposed periodic update to the Comprehensive Plan is required to be adopted by December 31, 2024. The proposed periodic update would amend the plan to:

- Accommodate the housing and job growth targets adopted by King County and Ratified by the City of Bellevue through changes to policies and the Future Land Use Map
- Update the future land use designations and their relationship with the zoning districts
- Meet the amendments made to the GMA since the last update to plan for housing for all income levels
- Be consistent with the King County Countywide Planning Policies (CPPs) and the Puget Sound Regional Council (PSRC) Multicounty Planning Policies (MPPs), including planning for Neighborhood Centers, Countywide Centers and Regional Centers
- Include policies that address the causes and impacts of climate change as required under the GMA and regional planning documents

Staff recommends approving this proposed amendment because it furthers the City Council's vision for Bellevue; meets the requirements of the GMA, MPPs and CPPs; and satisfies all Land Use Code decision criteria for Final Review of a Comprehensive Plan Amendment (LUC 20.30I.150.) See Staff Report in Attachment A for staff analysis of the decision criteria.

Summary of Planning Commission Input

Planning Commission Meetings

The Comprehensive Plan Periodic Update was introduced to the Planning Commission at their March 9, 2022 study session following official launch of the initiative with the City Council on February 28, 2022.

The Planning Commission held study sessions on the following topics:

- **March 9, 2022:** Overview of the Comprehensive Plan Periodic Update project, including key priorities, scope and timeline, and community engagement
- **July 14, 2022:** Discussed the range of growth concepts to be considered in the update
- **September 28, 2022:** An update was provided to the Planning Commission on the engagement to date and the scope of expected updates to policies throughout the plan
- **February 22, 2023:** Summary of the review process for the Environmental Impact Statement
- **April 26, 2023:** Summary of community feedback on the Comprehensive Plan Periodic Update & preview of the Draft Environmental Impact Statement process
- **May 10, 2023:** Summary of No Action and Action Alternatives studied in the Comprehensive Plan Periodic Update and Wilburton Vision Implementation Draft Environmental Impact Statement
- **June 14, 2023:** Discussion of the Draft Environmental Impact Statement (DEIS) and additional analyses to inform consideration of the potential Preferred Alternative in the Final Environmental Impact Statement (FEIS)
- **June 21, 2023:** Direction on the Preferred Alternative to be studied in the FEIS
- **June 28, 2023:** Recommendation of the Preferred Alternative to be studied in the FEIS
- **September 13, 2023:** Overview of policy changes in the Utilities, Environment, Parks, Recreation & Open Space, and Capital Facilities elements
- **September 27, 2023:** Overview of policy changes in the Citizen Engagement, Economic Development, Transportation and Urban Design & the Arts elements
- **October 11, 2023:** Overview of policy changes in the Land Use and Neighborhoods elements
- **October 25, 2023:** Overview of policy changes in the Housing and Human Services elements
- **November 29, 2023:** Discussed updates to the Vision Statements for each element
- **January 10, 2024:** Reviewed the Bellevue Housing Economic Policy Analysis Phase 1 draft report findings
- **January 24, 2024:** Discussed staff recommended policy Changes in Community Engagement and Economic Development elements
- **February 14, 2024:** Discussed staff Recommended Policy Changes in the Land Use Element and Introduction to the Future Land Use Map Categories
- **February 28, 2024:** Discussed staff Recommended Policy Changes to the BelRed Subarea Plan Land Use section and Changes to the Comprehensive Plan Future Land Use Map
- **March 13, 2024:** Discussed staff Recommended Policy Changes in Neighborhoods, Climate & Environment, and Parks, Recreation & Open Space Elements
- **March 27, 2024:** Discussed staff Recommended Policy Changes in Utilities and Urban Design and the Arts Elements
- **April 3, 2024:** Discussed staff Recommended Policy Changes in the Housing and Human Services Elements

- **April 10, 2024:** Discussed staff recommended policy changes in the Capital Facilities and Transportation elements
- **May 8, 2024:** Reviewed the full draft of the Comprehensive Plan Periodic Update (Volume 1) and the Future Land Use Map
- **May 22, 2024:** Continued review of the full draft of the Comprehensive Plan Periodic Update (Volume 1), and review of Volume 2 Subarea Plan updates and response to the Commission's policy direction at meetings in 2024. Direction to hold the Public Hearing.

A summary of changes to the May 1 Draft Comprehensive Plan Periodic Update based on Commission feedback as well as community input and staff corrections was included in the meeting materials for the May 8 meeting. The primary areas of changes were:

- Providing more specificity for some policies and clarifying terms and language
- Using more directive language, where possible to address housing needs and climate change
- Emphasize safety where warranted
- Address involuntary displacement of both residents and businesses
- Support the unique neighborhood identities as they evolve to meet the needs of future residents
- Clarified transportation policies.

In addition, the Planning Commission directed some changes to the Future Land Use Map following the May 1 draft.

- Retain the Suburban Residential future land use designation on the Jubilee REACH and neighboring parcels
- Change the future land use designation on the parcel at 805 156th Ave NE to Midrise Mixed Use
- Correct several parcels to be consistent with recent Comprehensive Plan Amendments.

Summary of Public Comment

Public comments received outside of engagement events and activities have been posted to the [Comprehensive Plan webpage](#).

Effective community engagement, outreach and public comments at Final Review

Bellevue 2044 – Building a Livable City for All is the City's call to action for the community to be involved in the Comprehensive Plan Periodic Update. Over the past two and a half years, the planning team has worked with the community to identify development priorities, address key challenges, tackle the need for more housing, and center equity. The need for inclusive and equitable engagement was paramount. Bellevue is the fifth most diverse city in the state – 61% of the population is non-white and 43% were born outside the U.S. This engagement effort used a range of methods and tools to involve as many community members as possible. Highlights include:

- Engaging over 7,000 individuals.
- A postage-paid, mailed questionnaire to every household, with online translations that received over 3,300 responses.
- 78 events including in-person workshops, virtual presentations, focus group conversations, and pop-up events in the community.
- 46% of these events were targeted for groups that are historically marginalized or typically underrepresented in city planning process, including workshops in Spanish and Mandarin, listening sessions with people experiencing homelessness, youth workshops at Bellevue schools, and presentations to other groups.

- A statistically valid survey.
- Grant based work done in collaboration with other Eastside cities to engage with Black, Indigenous and people of color (BIPOC) communities around the topic of middle housing.
- Formation of a Bellevue 2044 Strategy Team that brought together representatives from the business community, developers, nonprofit leaders, neighborhood leaders, and partners from the local school district to engage in deliberative dialogue around key issues.

A report providing a [summary of the community engagement](#) conducted for Bellevue 2044 is available online.

AMENDMENT NOTICE

Notice of the application was published in the [Weekly Permit Bulletin](#) on May 19, 2022, and mailed and posted as required by [LUC 20.35.420](#). Notice of Intent to adopt amendments as required by RCW 36.70A.106 will be submitted to the Washington State Department of Commerce 60 days prior to the anticipated adoption date. Notice of the Final Review Public Hearing before the Planning Commission was published in the [Weekly Permit Bulletin](#) on June 6 and the Seattle Times and included notice sent to parties of record.

Public comments have come in throughout the process. Public comments submitted in connection with the City's environmental review for the Comprehensive Plan/Wilburton DEIS, as well as responses to those comments, were included in the FEIS (see [Bellevue 2044 Environmental Review](#) webpage). Public comments received outside of Engagement events and activities have been posted to the [Comprehensive Plan webpage](#).

ATTACHMENTS

- A. Staff Report
- B. Draft Comprehensive Plan, Volume 1
- C. Future Land Use Map
- D. Proposed Comprehensive Plan Amendments (strike-underline) for Volume 1
- E. Proposed Comprehensive Plan Amendments (strike-underline) for Volume 2