

Post-PC Recommendation Policy Changes

Since the recommendation of the Planning Commission, the City has received feedback from the Washington State Commerce Department, Puget Sound Regional Council (PSRC) and the King County Affordable Housing Committee (KCAHC) on the public hearing draft of the Comprehensive Plan. The following changes have been made to the Planning Commission Recommended Draft, primarily to address State and PSRC feedback but also one additional change to the list of Functional Plans.

1. State feedback: Please include a consistent population projection, consistent with the city's allocation of projected housing needs.
 - a. Proposed narrative change: Change Figure LU-1 Growth Targets to include Population as well as housing units and jobs. The anticipated population growth is 84,000 people.
2. State feedback: Add policy language consistent with RCW: The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies.
 - a. Proposed policy change: Move the following policy from the Climate and Environment element to the Land Use element.
 - b. LU-43. Conserve, monitor, and protect groundwater resources, consistent with state law.
3. State feedback: Add policy language consistent with the RCW: Lands for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, recreation, schools and other public uses.
 - a. Proposed policy change: Amend LU-38 to read: Encourage development of amenities, services and facilities, including utility corridors and facilities, waste management facilities, transportation facilities, recreation facilities and stormwater management facilities to that are supportive of employment centers and all types of households throughout the city.
 - b. Note that LU-11 does support the location of school facilities already.
4. State feedback: Provide policy language consistent with RCW: The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools, which may include, but are not limited to, adoption of portions or all of the wildland urban interface code developed by the international code council or developing building and maintenance standards consistent with the firewise USA program or similar program designed to reduce wildfire risk, reducing wildfire risks to residential development in high risk areas and the wildland urban interface area, separating human development from wildfire prone landscapes, and protecting existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.

- a. Propose policy change: Add a new policy, LU-48. Reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools, including the Wildland-Urban Interface Code and protecting human development in wildfire prone areas.
5. State feedback: Please provide utility provider contact information.
 - a. Proposed narrative change: Update Figure UT-1. City-Managed and Non City-Managed Utilities to include provider names and contact information.
6. PSRC feedback: Like the project list, the city is encouraged to include a 20-year transportation financing plan. In addition to providing projects and project cost estimates needed to meet transportation needs through 2044, the financing plan should also include an analysis of the sufficiency of funding resources compared to estimated costs identified and a reassessment strategy in the event revenues fall short of costs. Further guidance on how to address the financial analysis in the plan can be found in Commerce's Transportation Element Guidebook, pages 202-212.
 - a. Proposed policy change: TR-120. Maintain broad-based financing capability to address Mobility Implementation Plan Performance Targets gaps through projects adopted in each update of the Transportation Improvement Program (TIP), the TFP and the CIP.
 - b. Note: Several policies in the Capital Facilities element also address the analysis of sufficiency of funding resources as well (CF-1, CF-5, CF-6).
7. PSRC feedback: Policy TR-80, which states that the city should ensure high-capacity transit does not replace existing travel lane capacity, may conflict with other policies in the plan to support transit such as TR-23 (implement the Transit Master Plan) and TR-57 (repurpose travel lanes to optimize person throughput). The city should review this policy to ensure the plan provides options to support reliable transit service and is internally consistent.
 - a. Proposed policy change: TR-80. Ensure that ~~high capacity transit~~ light rail adds new travel capacity within its own right-of-way, rather than replacing existing travel lane capacity, in order to maximize speed and reliability for ~~high capacity transit~~ light rail while minimizing impacts to other modes.
8. PSRC Feedback: Analysis of housing capacity by income level and for emergency housing is included as Appendix Q and R in the FEIS. This is important documentation to support the plan update and should be clearly referenced or incorporated in the comprehensive plan.
 - a. Proposed narrative change: (page HO-6) As Bellevue and the Puget Sound Region continue to grow, and as Bellevue continues to be a desirable community to live in, the city will need to accommodate new residents through the supply of additional housing units. This Comprehensive Plan sets a goal of 35,000 additional housing units within the city by 2044. An analysis

of housing capacity by income level is in Appendices Q and R of the FEIS for the 2024 Comprehensive Plan Periodic Update.

9. PSRC Feedback: The plan should provide documentation of potential regulatory and financial barriers to affordable housing. Appendix L in the FEIS provides information on the city's existing affordable housing incentives but does not evaluate the full set of potential regulatory barriers. Commerce's adequate provisions checklist can help document this work.
 - a. Proposed narrative change: (page HO-5) Barriers to meeting affordable housing needs at low- and extremely low-incomes households include development regulations, process obstacles, limited land availability and funding gaps. Documentation of the existing barriers to affordable housing can be found in Appendix L of the FEIS for the 2024 Comprehensive Plan Periodic Update. The City of Bellevue is working to implement strategies to address these barriers through the implementation of this element and the city's functional plans.
 - b. Note: Bellevue will also submit the state's Adequate Provisions Checklist to PSRC with our final submission to PSRC.
10. PSRC Feedback: The county's Urban Growth Capacity Report indicates the city currently lacks sufficient capacity for its housing targets. The draft plan seeks to increase capacity to remedy this gap – following through to provide sufficient capacity for housing will be important in finalizing the plan update.
 - a. Proposed new policy: LU-34. Changes in zoning must be consistent with all policies in the Comprehensive Plan and the Future Land Use Map, including changes in zoning within the same future land use designation.
11. A minor change to the Planning Commission recommended version of the 2044 Comprehensive Plan is removal of Cultural Compass: A Strategic Vision for Arts and Culture from the Functional Plans list on page IV-5 of the draft 2044 Comprehensive Plan. This Plan was adopted in 2004 with a horizon year of 2015 and is no longer viable as a long-range plan and strategic vision for the arts and culture in Bellevue. The recommended amendments to the Urban Design and Arts Element of the Comprehensive Plan, as well as the updated policies associated with arts and culture in the proposed BelRed Comprehensive Plan amendment, are intended to replace the policy direction provided by the outdated Cultural Compass plan.