

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6811

AN ORDINANCE adopting the citywide 2024-2044 Comprehensive Plan Periodic Update for the City of Bellevue pursuant to the Growth Management Act, Chapter 36.70A RCW (GMA), and Chapter 35A.63 RCW; amending Volume 1 and Volume 2 of the Comprehensive Plan consistent with the GMA, Chapter 35A.63 RCW, and the King County Countywide Planning Policies; adopting amendments to the Comprehensive Plan Future Land Use Map; providing for severability; and establishing an effective date.

WHEREAS, the City Council adopted the Comprehensive Plan of the City of Bellevue on December 6, 1993, as subsequently amended and as required by the GMA and pursuant to Chapter 35A.63 RCW; and

WHEREAS, the Comprehensive Plan is the City's guiding policy document that provides a policy framework for growth in the City over a 20-year planning period and is the foundation for City adoption of development regulations and other plans in Bellevue; and

WHEREAS, the GMA, at RCW 36.70A.130(5), requires that Bellevue and other cities in King County take action to review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of the GMA by December 31, 2024 and every 10 years thereafter; and

WHEREAS, on December 14, 2021, the King County Council approved and ratified and the 2021 King County Countywide Planning Policies (CPPs), and the Bellevue City Council ratified the CPPs through the adoption of Resolution 10080 on March 28, 2022; and

WHEREAS, the CPPs serve as the framework for each local jurisdiction's comprehensive plan, which ensures countywide consistency with respect to land use and planning efforts across King County; and

WHEREAS, consistent with the CPPs, which provide a 2:1 job to housing unit ratio for the City, the ratified 2019-2044 City of Bellevue jobs target is 70,000 new jobs and the ratified 2019-2044 City of Bellevue housing target is 35,000 new housing units; and

WHEREAS, in addition to the periodic update to the Comprehensive Plan required by RCW 36.70A.130(5) and the CPPs ratified by Resolution 10080, the State of Washington has amended the GMA and Chapter 35A.63 RCW to require changes to the City's Comprehensive Plan in the areas of housing, affordable housing, minimum development densities in residential zones, accessory dwelling units, climate change, and tribal participation; and

WHEREAS, the City Council launched the 2024-2044 Comprehensive Plan Periodic Update on February 28, 2022, with direction to continue Bellevue's legacy of well-managed growth that prioritizes a high quality of life and community-building; and

WHEREAS, the City Council directed the scope of the 2024-2044 Comprehensive Plan Periodic Update to include equitable outreach and engagement with diverse communities, an updated vision for growth in the City, and policy changes that reflect the City's priorities for the next 20 years; and

WHEREAS, the City Council also directed the 2024-2044 Comprehensive Plan Periodic Update to expand housing and job capacity to plan for and accommodate the growth targets and the housing needs for all economic segments of the population, include potential changes to the Future Land Use Map to reference zones more broadly, and incorporate policies that address the legacy of discrimination and the causes and impacts of climate change; and

WHEREAS, the City Council also provided direction, during the 2024-2044 Comprehensive Plan Periodic Update planning process, to integrate state, regional and county requirements with the Council's vision for the City and to incorporate community feedback and guidance from City studies and plans; and

WHEREAS, the 2024-2044 Comprehensive Plan Periodic Update focuses growth in Downtown, Wilburton, BelRed and other Mixed Use Centers and accommodates the adopted growth targets for the City of Bellevue; and

WHEREAS, environmental review under the State Environmental Policy Act, Chapter 43.21C RCW (SEPA), for the citywide 2024-2044 Comprehensive Plan Periodic Update began in 2022 with issuance of a threshold determination of significance and the preparation of an Environmental Impact Statement (EIS); and

WHEREAS, in order to ensure thorough, complete, and adequate cumulative evaluation of potential environmental impacts, the EIS for the 2024-2044 Comprehensive Plan Periodic Update also included the City's environmental review under SEPA for the Wilburton Vision Implementation CPA and Land Use Code Amendment (LUCA); and

WHEREAS, consistent with SEPA, the City published the Draft EIS for the 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation CPA and LUCA on April 27, 2023; and

WHEREAS, consistent with SEPA and following the required public comment period on the Draft EIS, the City published the Final EIS for the 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation CPA and LUCA on February 1, 2024; and

WHEREAS, the EIS prepared for the 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation CPA and LUCA included a thorough discussion and analysis of the alternatives, probable environmental consequences, and mitigation measures identified for and associated with the Comprehensive Plan Periodic Update and Wilburton Vision Implementation; and

WHEREAS, between February 2022 and October 2024, the City engaged in a multi-pronged planning process in connection with the 2024-2044 Comprehensive Plan Periodic Update, which included public outreach, mailed surveys and questionnaires, public events, public notice of opportunities to participate in the planning process, open houses, workshops in Spanish and Mandarin, engagement with Tribes, and meetings with neighborhood groups and stakeholders; and

WHEREAS, the City's planning process specifically engaged the community to identify development priorities, address key challenges facing the City, facilitate discussion of the need for more housing across all income levels within the City, and center equity, with a focus on the need for inclusive and equitable engagement throughout the City; and

WHEREAS, in addition to the extensive notice and opportunities for public participation included in the City's engagement plan, the City maintained a robust and extensive online presence in connection with both the environmental review required by SEPA and the policy updates, which included interactive activities on Engaging Bellevue, the City's primary online engagement platform, and virtual events; and

WHEREAS, in recognition of its public outreach and the opportunities provided by the City for public engagement in the planning process, the Puget Sound Regional Council awarded Bellevue a VISION 2050 Award for community engagement during the update of the Comprehensive Plan; and

WHEREAS, the City shared drafts of the Periodic Update to the Comprehensive Plan with King County, Puget Sound Regional Council, and Washington State Department of Commerce and received feedback on the Periodic Update from each of those agencies; and

WHEREAS, in connection with the periodic update to the Comprehensive Plan, the City Council considered housing-related amendments to the 2021 CPPs on September 25, 2023 and ratified the housing-related amendments to the CPPs through the adoption of Resolution 10320 on November 20, 2023; and

WHEREAS, between February 2022 and July 2024, the City conducted over twenty-seven (27) meetings with City boards and commissions to facilitate public engagement receive input and recommendations on policies from boards and commissions with subject matter expertise, and coordinate City planning activities with the Planning Commission's review of the 2024-2044 Comprehensive Plan Periodic Update; and

WHEREAS, between March 2022 and July 2024, the Planning Commission held twenty-four (24) public study sessions on the 2024-2044 Comprehensive Plan Periodic Update; and

WHEREAS, in connection with its review of the 2024-2044 Comprehensive Plan Periodic Update, the Planning Commission received and considered community and stakeholder engagement and feedback, reports from City planning staff and recommendations from City boards and commissions with subject matter expertise, environmental impacts and mitigation strategies identified in the EIS, presentations and materials on the updated vision and strategy for growth in the City over the next 20 years, planning and policy strategies addressing City infrastructure and capital improvements, potential changes to the Future Land Use Map; and updates regarding recent changes to the GMA and Chapter 35A.63 RCW; and

WHEREAS, on June 20 and 26, 2024 and after providing legally-required public notice, the Planning Commission held a public hearing and received additional public comment on the 2024-2044 Comprehensive Plan Periodic Update; and

WHEREAS, on July 10, 2024 the Planning Commission further considered the 2024-2044 Comprehensive Plan Periodic Update, and after deliberation, recommended approval of the proposed amendments to Volumes 1 and 2 of the Comprehensive Plan and to the Future Land Use Map; and

WHEREAS, during the September 10, 2024 City Council Meeting and after providing legally-required public notice, the Planning Commission transmitted its Final Review recommendation for the 2024-2044 Comprehensive Plan Periodic Update to the City Council; and

WHEREAS, during its September 10, 2024 Meeting, the City Council considered and discussed the Planning Commission's Final Recommendation and the proposed amendments to the Comprehensive Plan and Future Land Use Map associated with the 2024-2044 Comprehensive Plan Periodic Update; and

WHEREAS, on September 24, 2024, after discussion and deliberation, the City Council provided direction to return with an Ordinance approving the 2024-2044 Comprehensive Plan Periodic Update as recommended by the Planning Commission and modified by the City Council; and

WHEREAS, the 2024-2044 Comprehensive Plan Periodic Update meets the requirements of the GMA and Chapter 35A.63 RCW, including but not limited to requirements to plan for housing and job growth, plan for emergency housing and emergency shelters, provide minimum development densities in residential zones, accommodate accessory dwelling units, plan for climate change, address racially disparate impacts, and facilitate tribal participation in the City's planning processes; and

WHEREAS, the City of Bellevue has complied with the requirements of SEPA, Chapter 43.21C RCW, and the City Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code, through the preparation and publication of the EIS for the 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation CPA and LUCA; and

WHEREAS, the 2024-2044 Comprehensive Plan Periodic Update complies with the final review decision criteria in LUC 20.35.150; and

WHEREAS, the City Council desires to amend the Comprehensive Plan consistent with the foregoing; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council's 2024-2044 Comprehensive Plan Periodic Update amendments to Volume 1—General Elements of the Comprehensive Plan are hereby adopted. The amendments to Volume 1—General Elements are set forth in Attachment A to the October 22, 2024 City Council Agenda Memo for the Comprehensive Plan Periodic Update, are adopted by reference into this Ordinance, and have been given Clerk's Receiving No. _____.

Section 2. The City Council's 2024-2044 Comprehensive Plan Periodic Update amendments to Volume 2—Subarea/Neighborhood Plans of the Comprehensive Plan are hereby adopted. The amendments to Volume 2—Subarea/Neighborhood Plans are set forth in Attachment C to the October 22, 2024 City Council Agenda Memo for the Comprehensive Plan Periodic Update, are adopted by reference into this Ordinance, and have been given Clerk's Receiving No. _____.

Section 3. The City Council's recommended amendments to the Comprehensive Plan Future Land Use Map, which are included in the 2024-2044 Comprehensive Plan Periodic Update, are set forth in Attachment A to this Ordinance and hereby adopted.

Section 4. The City Council finds that the 2024-2044 Comprehensive Plan Periodic Update has met the Comprehensive Plan amendment decision criteria contained in the Land Use Code (Part 20.30I LUC); that the amendment is consistent with the Comprehensive Plan and other goals and policies of the City; that the amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; that the amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was considered; that if a site-specific amendment, then the subject property is suitable for development in general conformance with adjacent land use, the surrounding development pattern, and with zoning standards under the potential zoning classifications; and that the proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the City.

Section 5. The City Council finds that public notice was provided for the 2024-2044 Comprehensive Plan Periodic Update as required by LUC 20.35.400 for Process IV amendments to the Comprehensive Plan.

Section 6. The Comprehensive Plan adopted pursuant to Chapter 35A.63 RCW, to the same extent and in the same respect as the Comprehensive Plan required by the Growth Management Act, Chapter 36.70A RCW, is amended consistent with Sections 1, 2, and 3 of this Ordinance. The City may make non-substantive changes and updates to the formatting, color, and pictures in the Comprehensive Plan consistent with best available technology.

Section 7. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 8. This Ordinance shall take effect and be in force five (5) days after its passage and legal publication. This Ordinance, the Volume 1 and Volume 2 amendments adopted by this Ordinance, and the City of Bellevue Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this ____ day of _____ 2024 and signed in authentication of its passage this ____ day of _____, 2024.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:
Trisna Tanus, Acting City Attorney

Matthew McFarland, Assistant City Attorney

Attest:

Charmaine Arredondo, City Clerk

Published _____

Attachment A
2024-2044 Comprehensive Plan Periodic Update
 Amend the Citywide Comprehensive Plan **Future Land Use Map** as follows:

