



Comprehensive Plan Periodic Update: Policy Changes Volume 1 + 2

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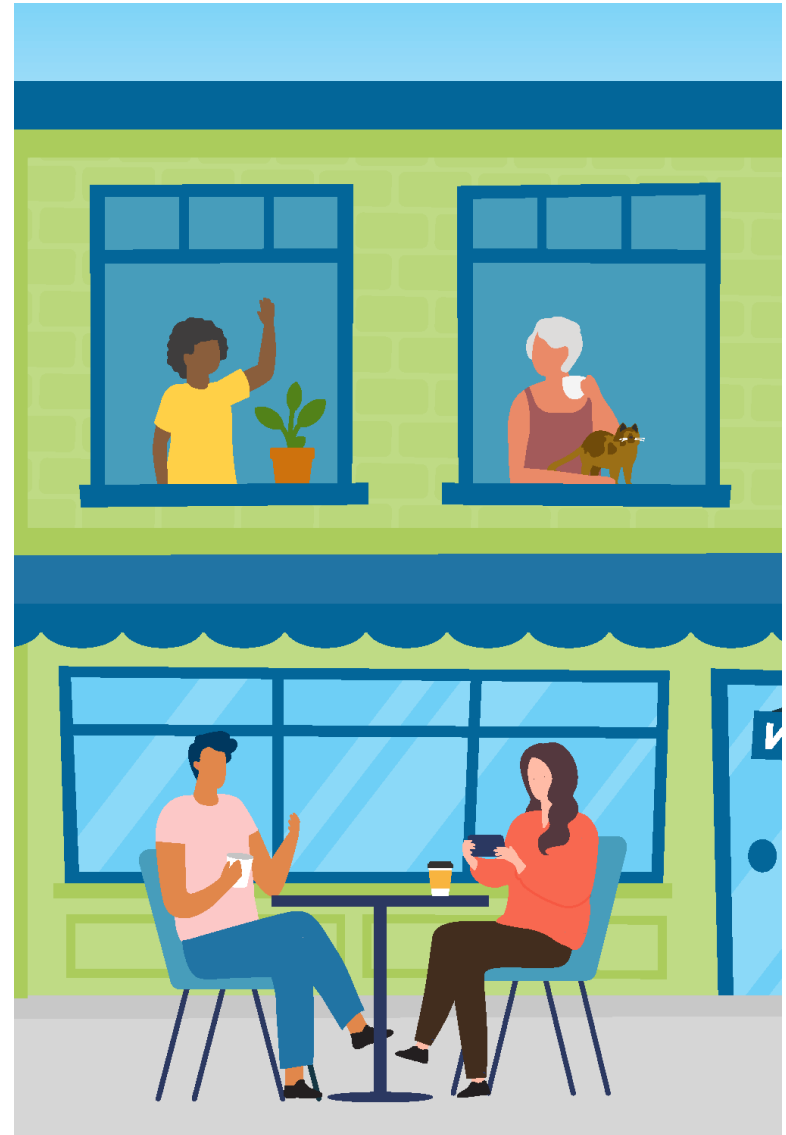
Community Development

Planning Commission | May 22, 2024



Agenda

1. Background
2. Volume 2 Updates
3. Response to Volume 1
Policy Feedback
4. Next Steps





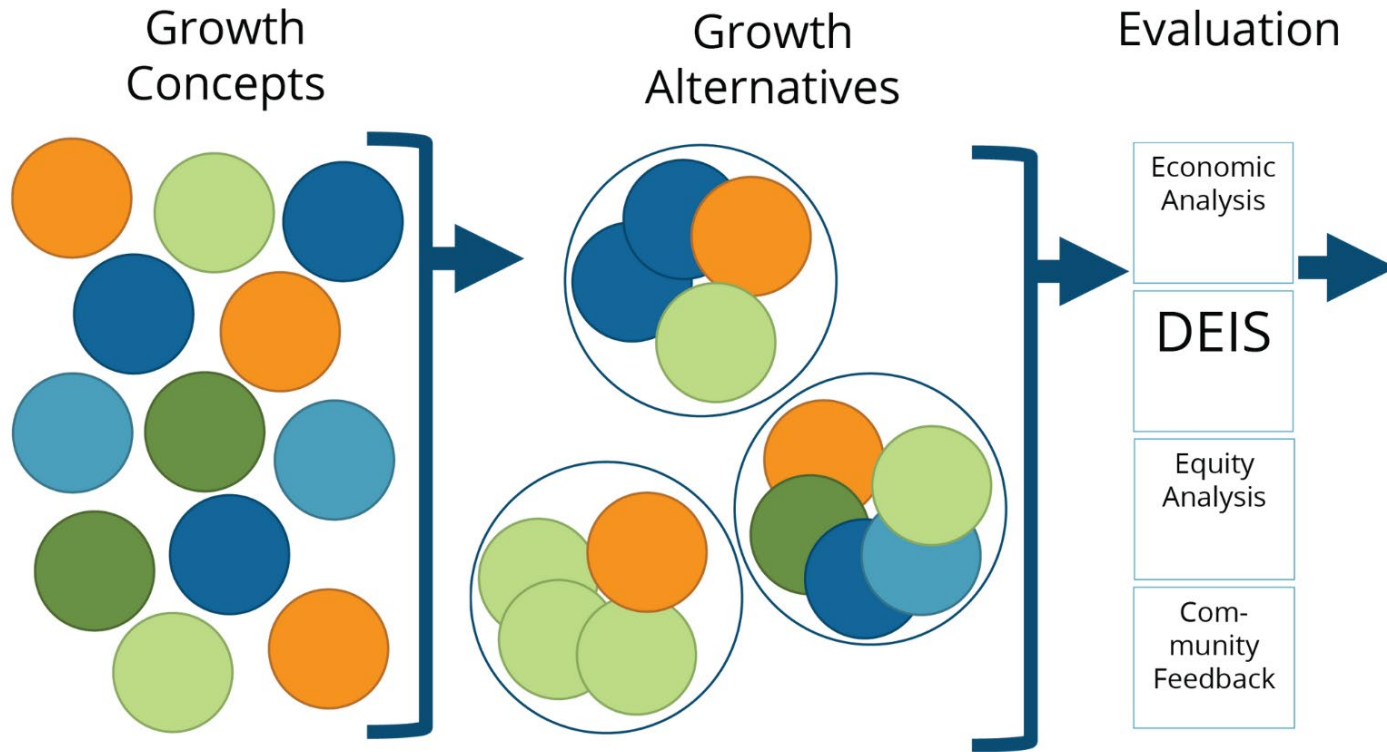
Direction

Direction to move all Volume 1 and Volume 2 policies forward to the Public Hearing

Direction to schedule a Public Hearing for Thursday, June 20 and Wednesday, June 26



Background



Continuous Community Engagement

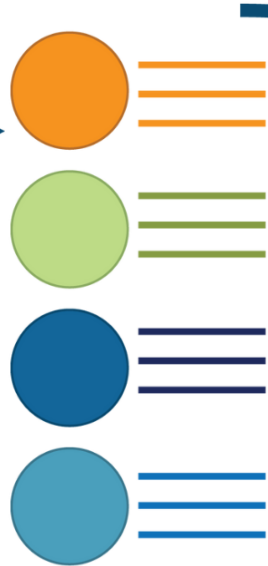
Background



Preferred Alternative



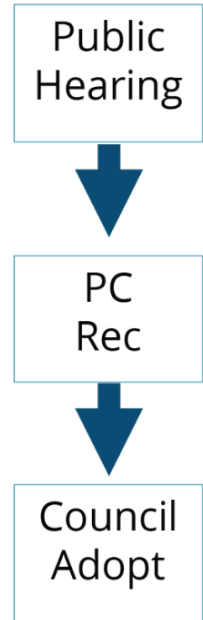
2024 - 2044 Growth Strategy



Comprehensive Plan Map & Policy Updates




Adoption Process



Continuous Community Engagement



Background

Date	Elements
May 8	Future Land Use Map Updates 
May 22	Response to Policy Feedback; Subarea Plan Policy Updates
June 20	(tentative) Public Hearing I – note this is a Thursday
June 26	(tentative) Public Hearing II; Recommendation

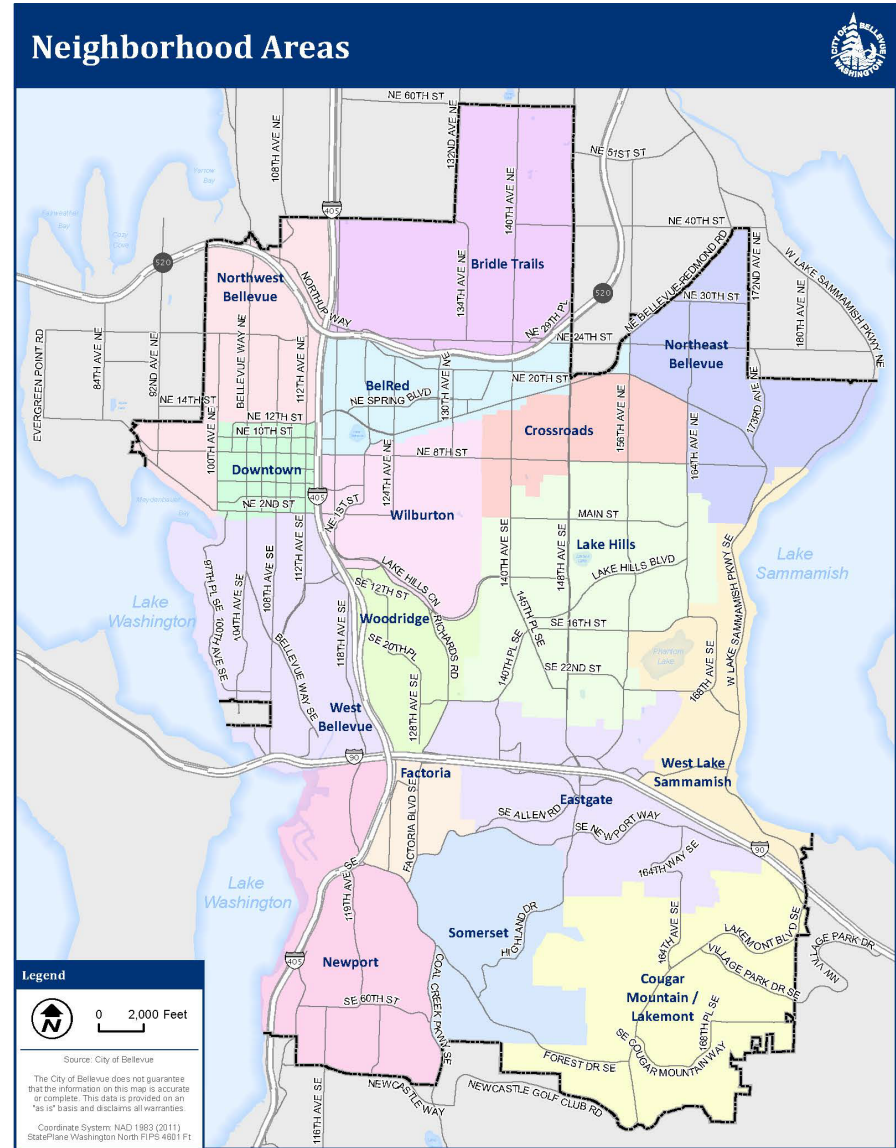


Volume 2 Policy Updates



Background

- Volume 2 has all neighborhood area plans.
- Bellevue is divided into 16 neighborhood areas.
- Existing subarea plans remain in effect until superseded by a new neighborhood area plan.



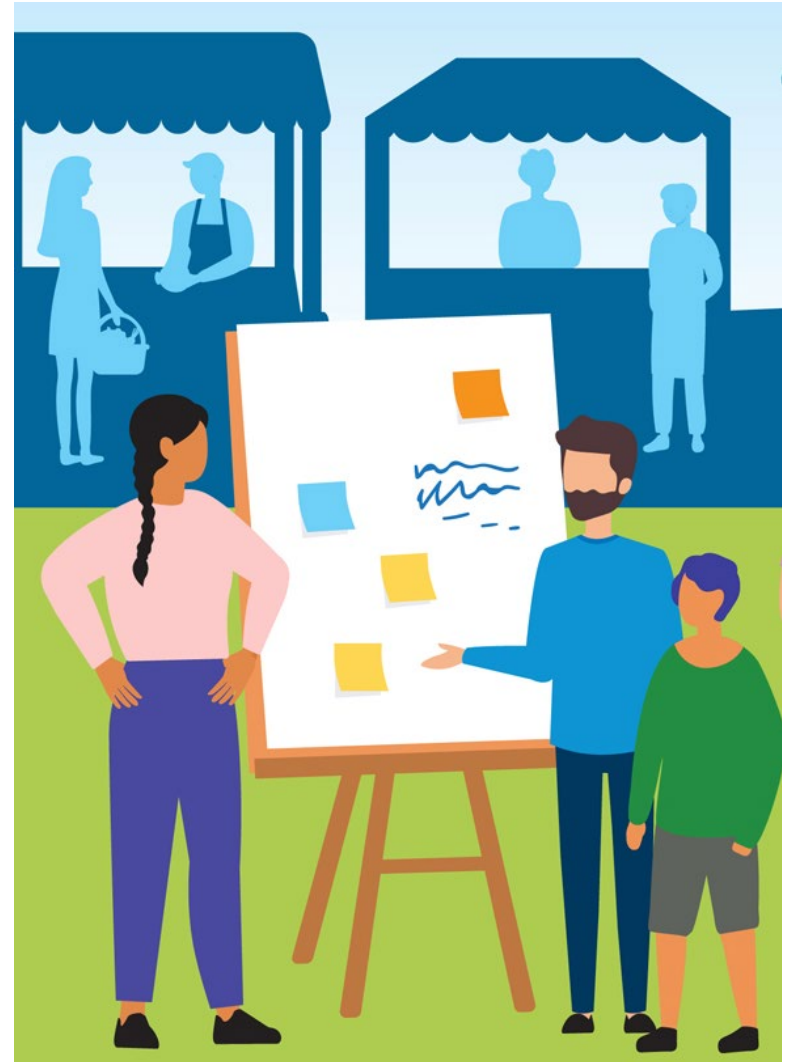
Scope of the Update

- Comply with state law and be consistent with Volume 1.
- Comprehensive updates will go through the neighborhood area planning process.
- Changes to BelRed and Wilburton plans were discussed separately.



Needed Updates

- Avoid conflict with specific Volume 1 policies.
- Avoid conflict with state law.
- Avoid conflict with the Future Land Use Map.
- Update any reference to the land use map.





Volume 1 Policy Conflicts

Policy	Conflict
S-CR-9	Prohibits the expansion of community level retail districts other than Crossroads Shopping Center (<i>conflicts with LU-16 and LU-18</i>).
S-CR-12	Keep designation of school and faith-owned properties single-family residential, also to ensure any future use would be single-family (<i>conflicts with HO-50</i>).

BT = Bridle Trails

NC = Newcastle

SE = Southeast

CR = Crossroads

NH = Newport Hills

SW = Southwest

DT = Downtown

NE = Northeast

WI = Wilburton

EG = Eastgate

NW = Northwest

FA = Factoria

RV = Richards Valley



Vol. 1 Policy Conflicts (cont.)

Policy	Conflict
S-CR-80	Puts a limit on new multifamily units which can only be removed through the Comprehensive Plan amendment process (<i>conflicts with HO-11 and HO-19</i>).
S-NC-21	Limits the establishment of new village centers to specific areas (<i>conflicts with LU-17</i>).

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Housing Bill Conflicts

Policy	Conflict
Various Plans (CR, EG, FA, NC, NE, SW)	Prohibit multifamily dwellings (buildings for ≥ 2 independent families) in residential zones.
BT, NC	Restrict residential densities below what the housing bills would otherwise allow (<i>at least 4 units per lot, see RCW 36.70A.635</i>).

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Housing Bill Conflicts (cont.)

Policy	Conflict
S-CR-79	Prohibits multifamily development in certain residential areas unless additional criteria are met.
S-FA-27, S-RV-29, S-RV-32, S-SW-10	Imposes additional requirements, including design review, on multifamily development.
S-CR-63, S-NE-7	Limit the current or future use/type of multifamily development allowed.

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Future Land Use Map Conflicts

Policy	Change
Various plans (BT, CR, EG, FA, NC, NE, SE, SW)	Remove policies that no longer reflect or conflict with the CPPU land use designation.
Various plans (BT, CR, FA, NC, NH, SW, WI)	Update to refer to the Future Land Use Map in Volume 1 of the Comprehensive Plan.

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Response to Policy Feedback (Vol. 1)



C-1 Outreach

- Outreach to all C-1 Eligible Properties
- Equity Implications & Unintended Consequences
 - No requirement for affordable housing
 - Precedent for circumventing the C-1 process
- **Staff recommend reconsidering direction**



Parcel follow-up

- Public Storage Site
 - Sites adjacent to I-405 in Factoria did not increase capacity
 - **Staff recommend no change**
- Basil Townhomes
 - Open permit to develop townhomes
 - **Staff recommend no change**



Response to Policy Feedback

- All changes in 5/8 memo, attachment A
 - Planning Commission Feedback
 - Community Feedback
 - Staff Additions/Changes
- Respond to questions about the changes in response to feedback today





Direction

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Direction to schedule a Public Hearing for Thursday, June 20 and Wednesday, June 26





Next Steps

June 20 – Public Hearing

June 26 – Public Hearing

