



Bellevue Planning Commission

March 22, 2022

PLANNING COMMISSION STUDY SESSION ITEM

SUBJECT

Study Session on the Wilburton Vision Implementation, Phase 1 preliminary policy guidance to inform the Comprehensive Plan Amendment (CPA)

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POLICY ISSUES

The Wilburton Vision Implementation planning initiative will amend the existing Wilburton/N.E. 8th Street Subarea Plan and BelRed Subarea Plan, the Comprehensive Plan Map, and the Land Use Code. These amendments will consider how Wilburton's future is a key component in implementing the citywide growth strategy for housing and jobs for the next 20 years.

In this study session, staff will provide an update on policy development for the Comprehensive Plan amendment (CPA). Staff will present an overview of the scope of policy updates, preliminary vision, and preliminary policy guidance for the Wilburton study area. Planning Commission guidance will help staff identify the amendments and/or additions should be considered in the preliminary policy concepts.

The study session is part of a series of Planning Commission study sessions intended to lead to a set of recommendations to the City Council for the Comprehensive Plan amendment (CPA) by the end of 2023, and the Land Use Code amendment (LUCA) and legislative rezone by the end of 2024.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION



DIRECTION



INFORMATION ONLY



BACKGROUND/ANALYSIS

The Planning Commission has been guiding the Wilburton Vision Implementation since Council launched it on April 25, 2022.

Staff presented the overall scope of the planning initiative to the Planning Commission on May 11 and June 8. Staff presented jointly with the Comprehensive Plan Periodic Update on growth alternatives to inform the Environmental Impact Statement (EIS) process for both the Comprehensive Plan Periodic Update and Wilburton Vision Implementation (September 28), and on the EIS review process (February 22).

POLICY UPDATE PROGRESS

The Wilburton Vision Implementation is currently in the Comprehensive Plan Policy Development phase. As described at the project launch, this phase includes inventorying adopted plans and policy issues in coordination with the Comprehensive Plan Periodic Update and drafting policy language for CPAs.

Community Engagement

Staff recently concluded the re-engagement phase per the Wilburton Vision Implementation Engagement Plan. The primary focus of this phase was re-engaging with and expanding stakeholders that wished to participate in the process, as well as collecting input to affirm/refine the Wilburton study area vision and develop EIS alternatives to be analyzed with the Comprehensive Plan growth alternatives.

Staff have processed feedback received through boards and commission updates, various outreach events, and an Engaging Bellevue questionnaire and interactive map. Feedback was summarized in a community engagement report (see Attachment A) published in February 2023. This feedback has influenced the growth alternatives and will also be considered as part of proposed policy changes for the CPAs.

Scope of Comprehensive Plan Policy Changes

The Wilburton/N.E. 8th Street Subarea Plan will be updated with a new section on the study area, referred to as the Wilburton Transit-Oriented Development (TOD). This new section will include an introductory vision statement, goals, and policies. The vision statement and goals set the framework for the policy direction. Each of these goals is supported by a set of policies that in turn, inform land use code amendments.

Because the Wilburton study area is located within the Wilburton/N.E.8th Street and BelRed Subareas (see Attachment B), changes will be made to both documents. Currently, staff are considering revising the subarea boundary so that parcels within the Wilburton study area are contained entirely within the Wilburton/N.E. 8th Subarea Plan. Any existing policies applicable to the Wilburton study area in the BelRed Subarea Plan would be moved into the Wilburton/N.E. 8th Street Subarea Plan.

Other CPA changes for the Wilburton/N.E. 8th Street Subarea Plan that pertain only to the study area include:

- **Adding new policies** because of changed conditions or future needs
- **Repealing existing policies** that are no longer relevant, outdated, or redundant with other policies
- **Modifying existing policies** reflecting the revised policy intent and impact of the policy's application
- **Moving existing policies** specific to the Wilburton study area to a new section of the Wilburton/N.E. 8th Street Subarea Plan
- **Amending the citywide Comprehensive Land Use Plan Map and Map LU-1. Generalized Comprehensive Plan Land Use Designations** with new land use designation(s)

Existing Wilburton/N.E.8th Street and BelRed Subarea policies considered for amendment are identified in Attachment C.

Preliminary Goals and Policy Guidance Statements

Based on the CAC vision and recommendations, and EIS action alternatives development, staff prepared a preliminary vision, policy goals, policy guidance statements for the Wilburton TOD (see Attachment D) within the following nine topics: land use; economic development; environment; housing; parks, recreation & open space; transportation; urban design, arts & culture; and implementation.

Staff will review and affirm with Planning Commission the preliminary vision, goals, and policy guidance to move forward with developing specific policies. Policies will also be informed by the identification of a preferred alternative through the EIS process associated with the Comprehensive Plan Periodic Update. The Commission was provided a briefing on the EIS process at the February 22 meeting.

Relationship to Land Use Code Amendments

The State Growth Management Act (GMA) requires that local land use regulations be consistent with the comprehensive plan. Further, the City's own decision criteria for Land Use Code Amendments (LUCAs) also require that any amendments are consistent with the Comprehensive Plan.

The proposed CPAs and development of a preferred alternative will inform the development of the LUCA. Once the CPAs are adopted, these policies will serve as a basis for determining consistency between development regulations and the Comprehensive Plan. Although it is too early in the process for specific Land Use Code provisions to be drafted, staff have included some examples of potential land use code components for each policy area in Attachment D. More detailed discussion on the LUCA will be the focus of future Planning Commission meetings.

DISCUSSION

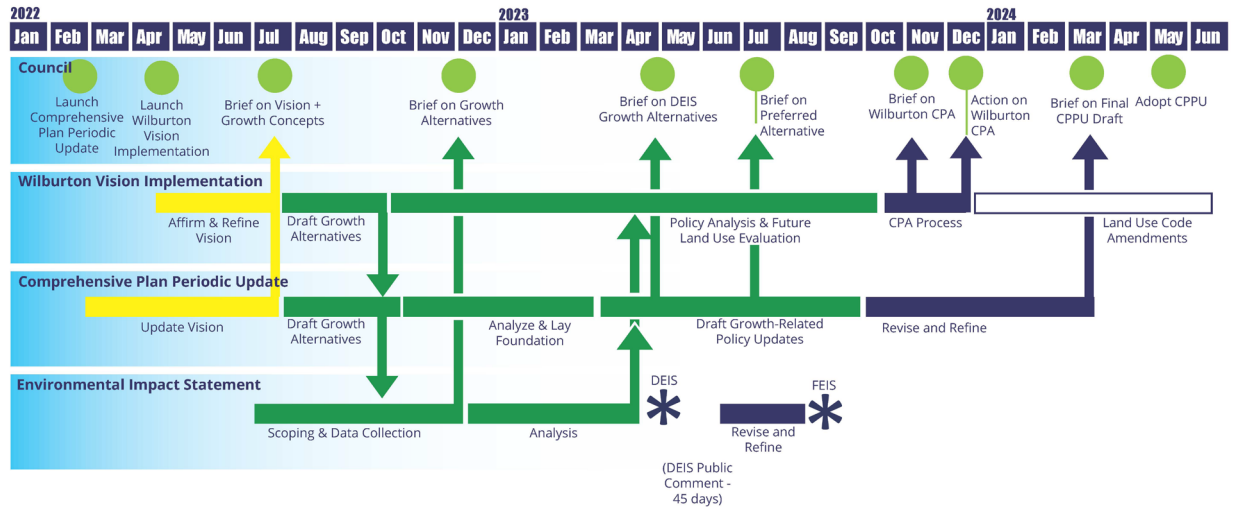
At the March 22 study session, staff requests guidance from the Planning Commission on the following questions:

- Do the goals and policy guidance statements provide adequate direction for developing policies that will inform land use regulations?
- Do you see any conflicting direction in the draft vision, goals, or policy guidance statements?

SCHEDULE & NEXT STEPS

Staff will return to the Planning Commission during Q2 2023 to review draft CPAs across several study sessions. The proposed sequence of topics are as follows:

- **Open Space and Natural Systems:** Environment; Parks, Recreation & Open Space; Urban Design
- **Public Experience and Opportunity:** Economic Development, Housing, Arts & Culture, Urban Design
- **Scale and Urban Form:** Land Use, Transportation, Implementation, Urban Design



OPTIONS

This briefing is provided for Commission discussion and guidance on preliminary policy concepts – no action is required.

ATTACHMENT(S)

- Attachment A: Wilburton Vision Implementation: Community Engagement Report Phase 1 & 1b
- Attachment B: Wilburton Planning Boundaries
- Attachment C: List of Wilburton/N.E. 8th Street and BelRed Subarea Plan Policies Considered for Amendment
- Attachment D: Wilburton Vision Implementation CPA Preliminary Policy Guidance