



Comprehensive Plan Periodic Update : Future Land Use Map

Emil A. King, Planning Director
Kate Nesse, Senior Planner

Community Development

Planning Commission | May 8, 2024



Agenda

1. Background
2. Recommended
Future Land Use Map
Changes
 - Crossroads Mall Site
 - Jubilee Reach Area
3. Next Steps



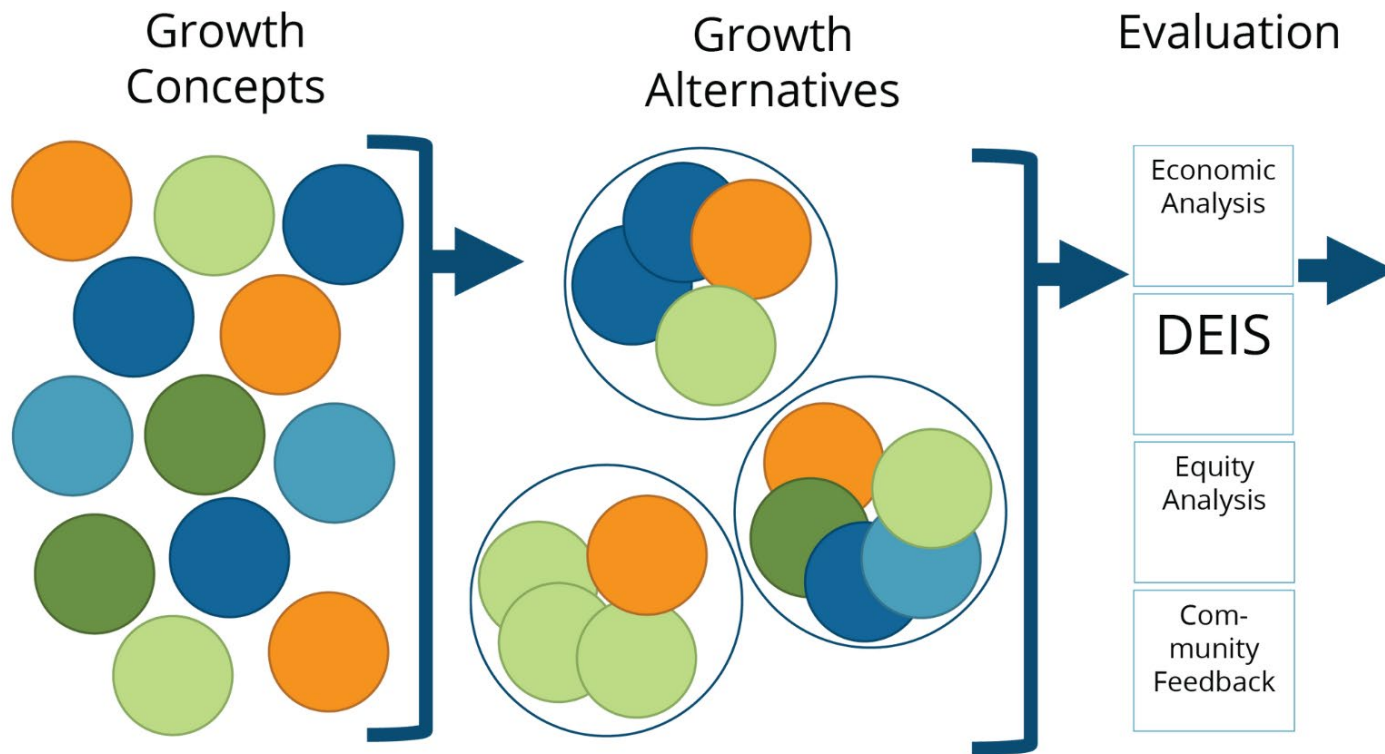


Direction

Direction to move the
Future Land Use Map
forward to the Public
Hearing

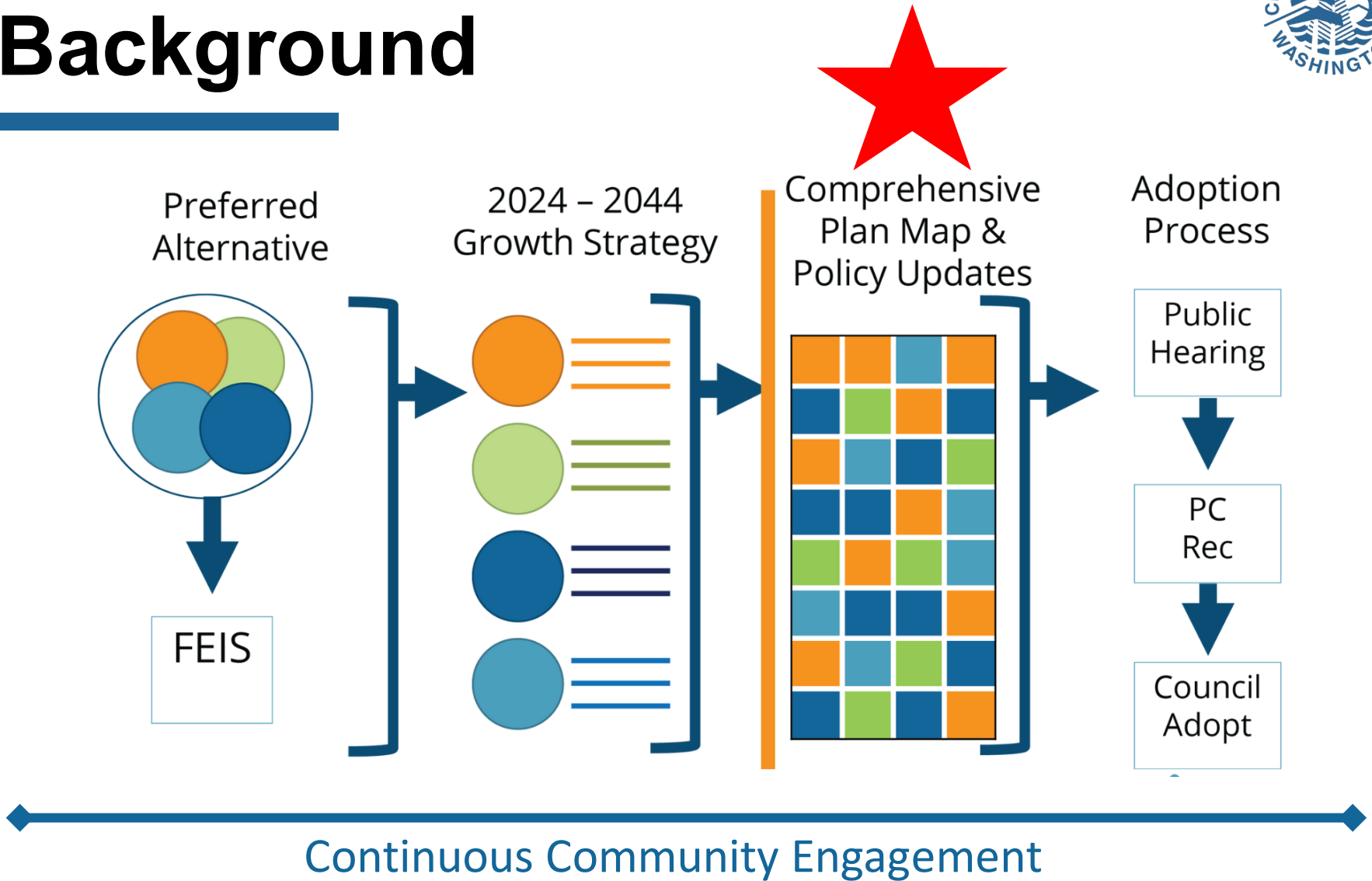


Background



Continuous Community Engagement

Background

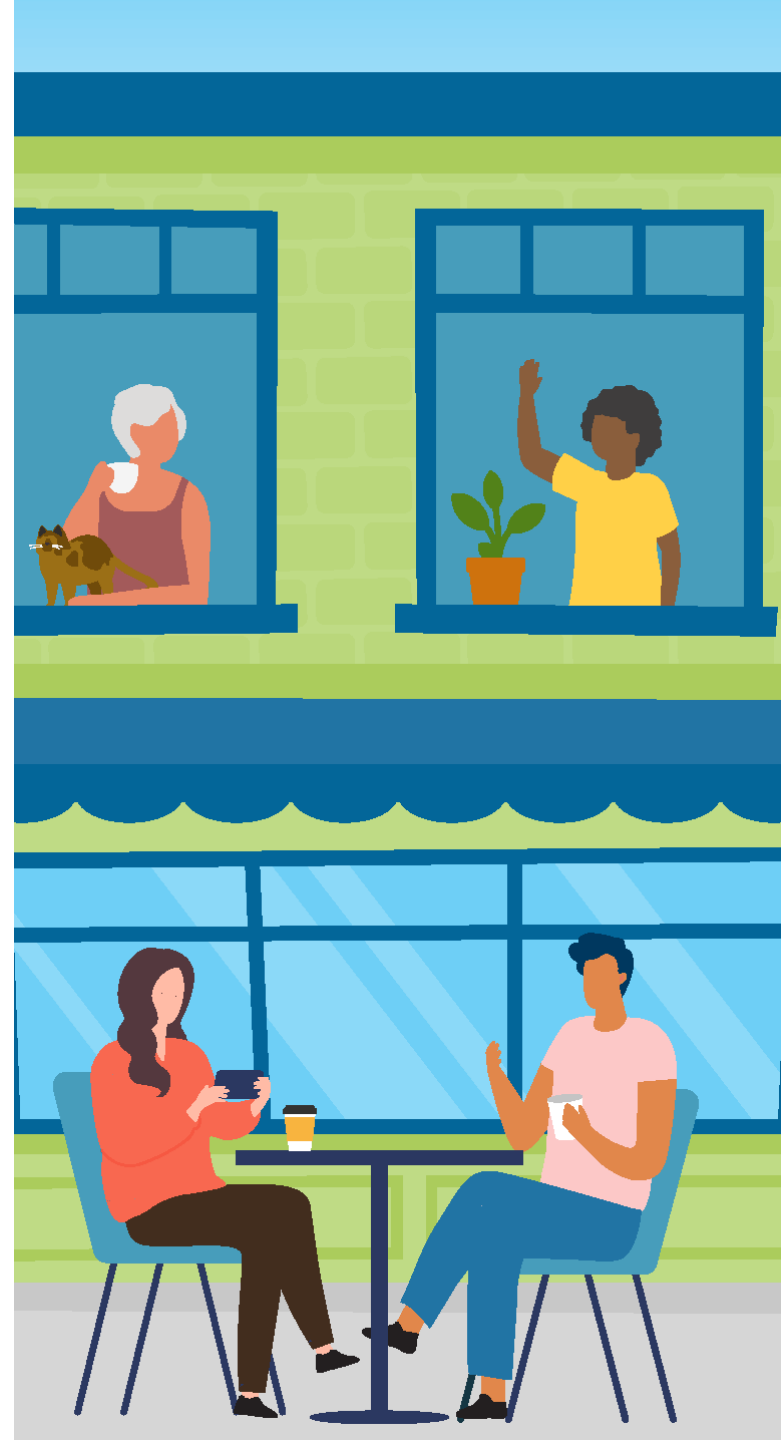


Background

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

Response to Policy Feedback

- Recent policy additions included in the memo
- All changes in Attachment A
 - Planning Commission Feedback
 - Community Feedback
 - Staff Additions/Changes
- Review staff response to feedback at the 5/22 meeting

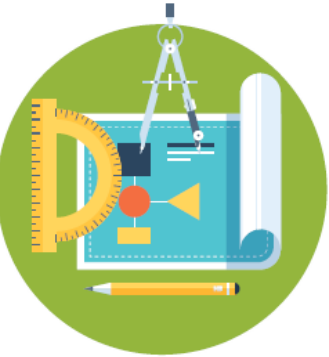




Future Land Use vs. Zoning



Definitions



Future Land Use Map Designations:

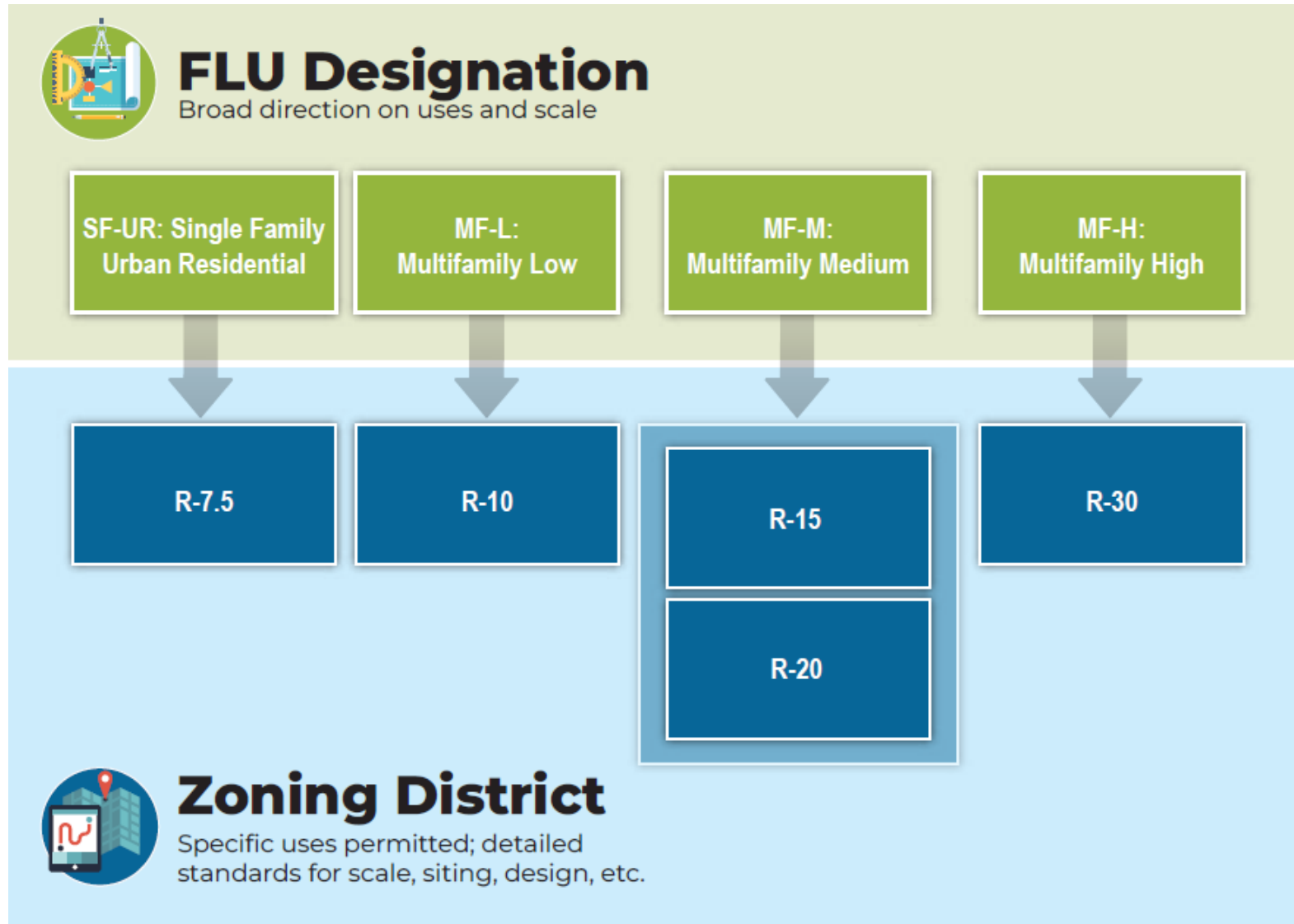
The future land use map designations describe the Comprehensive Plan Vision and Values of Bellevue. The Future Land Use Map is intended to guide new development for the **next twenty years**.



Zoning Map Districts:

The zoning map and code implement the Future Land Use Map designations and policies. Zoning districts identify what type and scale of development are allowed **today**. The code also outlines processes for proposals that aren't consistent with the current zoning.

Current System



Why Change?

- Group similar development styles together
- Allow for clearer development guidance
- Streamlines the process and allows for flexibility within the vision for the area
- Better address change over time by giving broad guidance in the Comprehensive Plan



Proposed System



FLU Designation

Broad direction on uses and scale



Zoning District

Specific uses permitted; detailed standards for scale, siting, design, etc.

Low Density
Residential

Medium Density
Residential

R-7.5

R-10

R-15

R-20

R-30

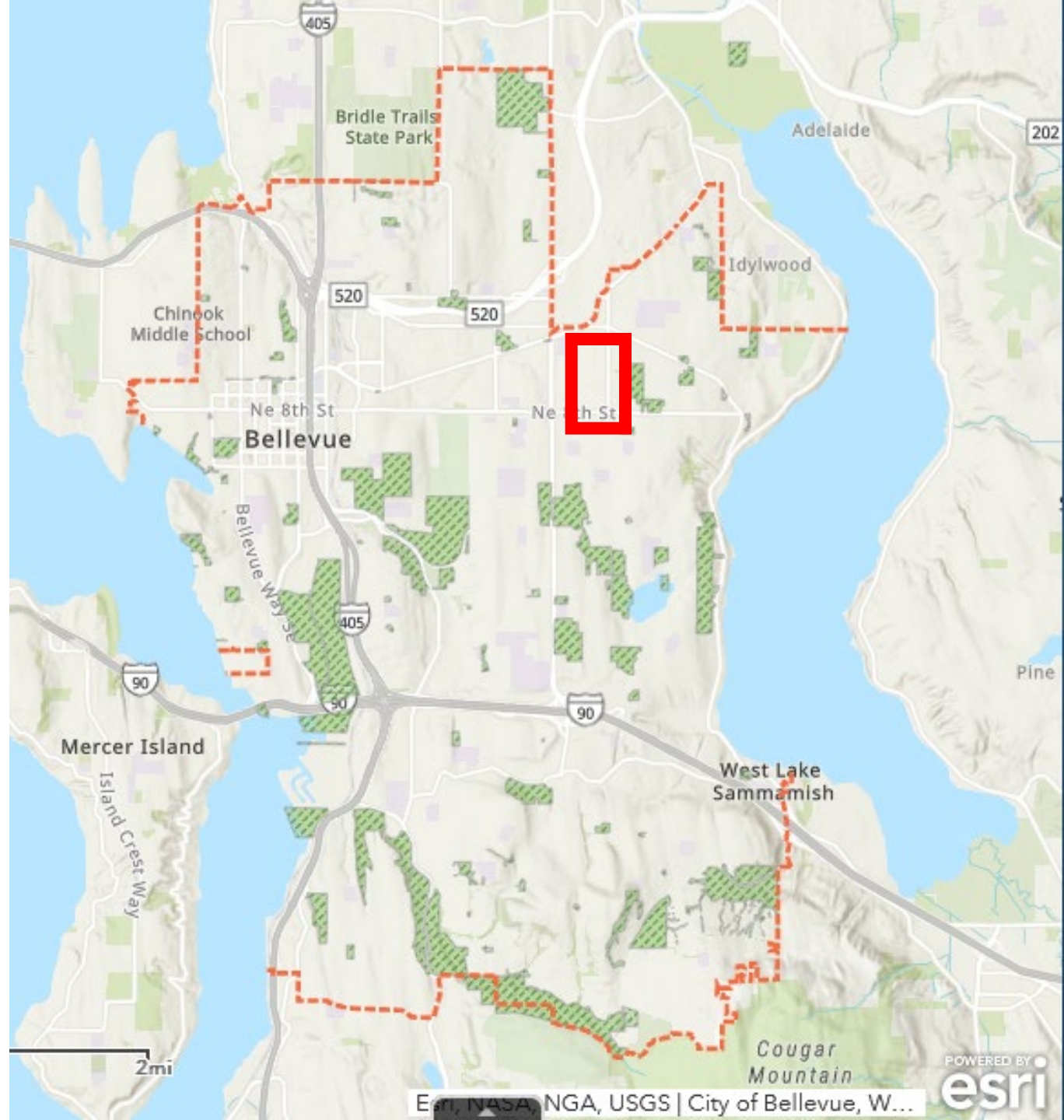


Crossroads Mall Site



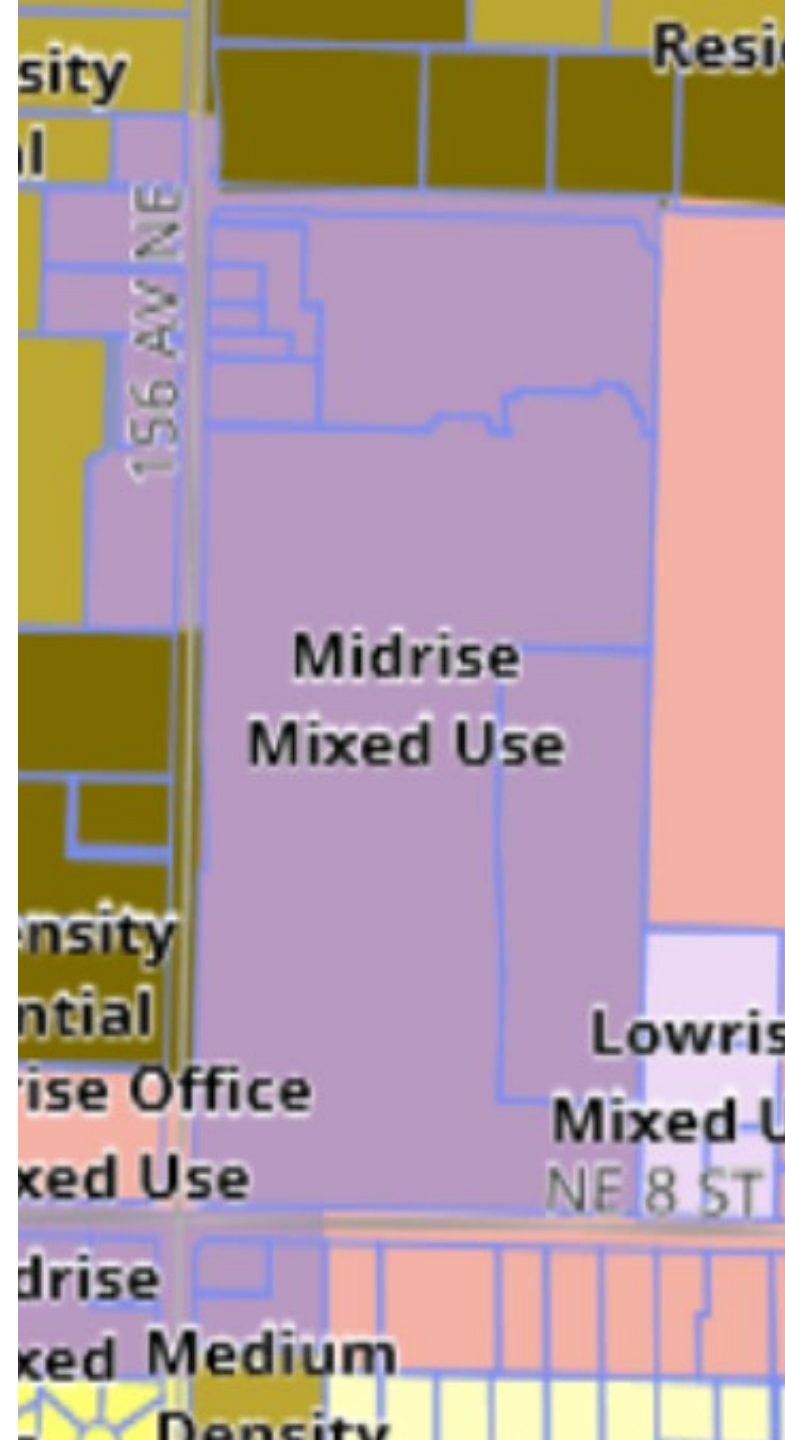
Locator Map

Crossroads Mall Site



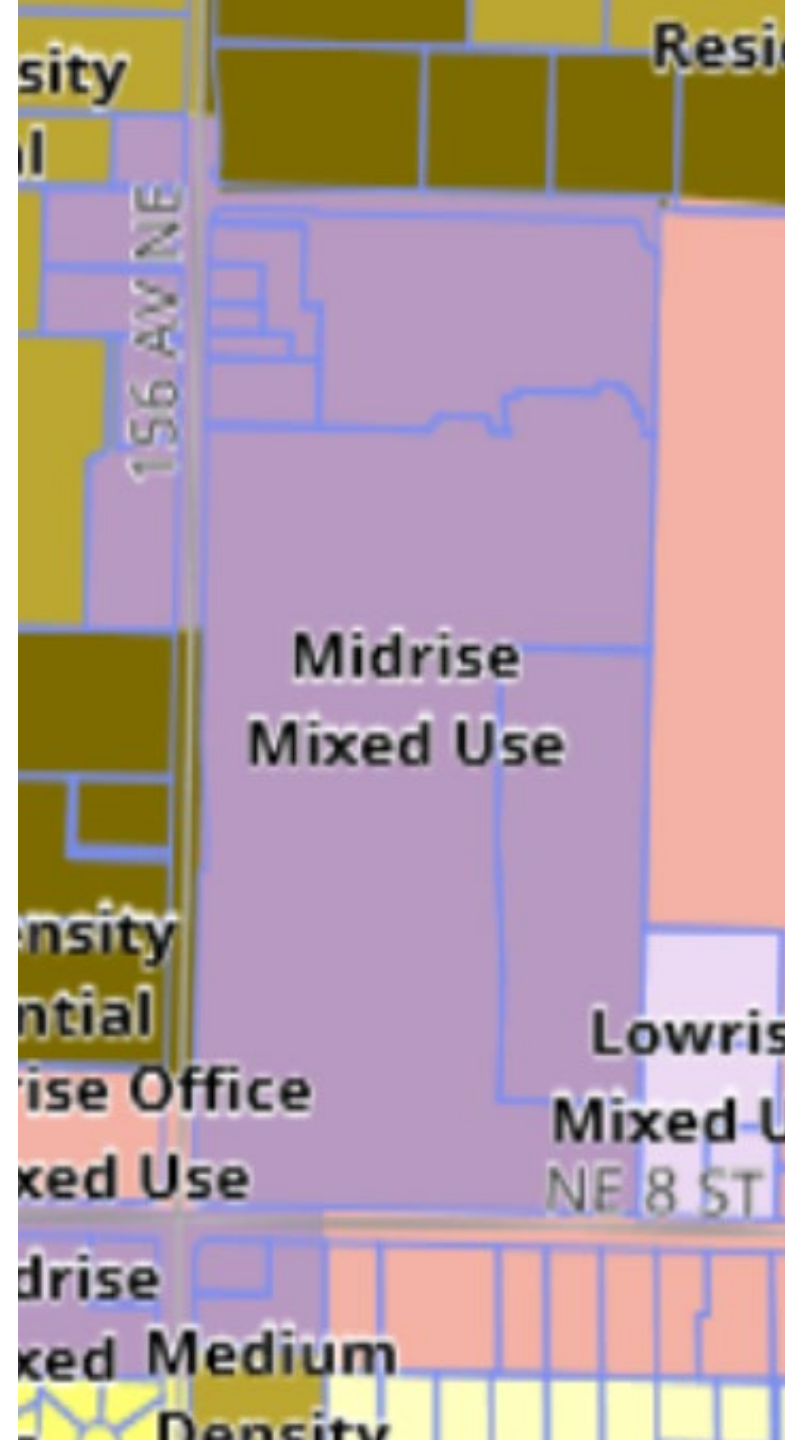
Recommendation

- Change the Mall site to Mixed Use Medium



What was studied

- Alternative 0:
 - Community Business
- Alternative 1:
 - Midrise Mixed Use
- Alternative 2:
 - Highrise Mixed Use
- Alternative 3:
 - Highrise Mixed Use
- Preferred Alternative:
 - Highrise Mixed Use



Why Change?

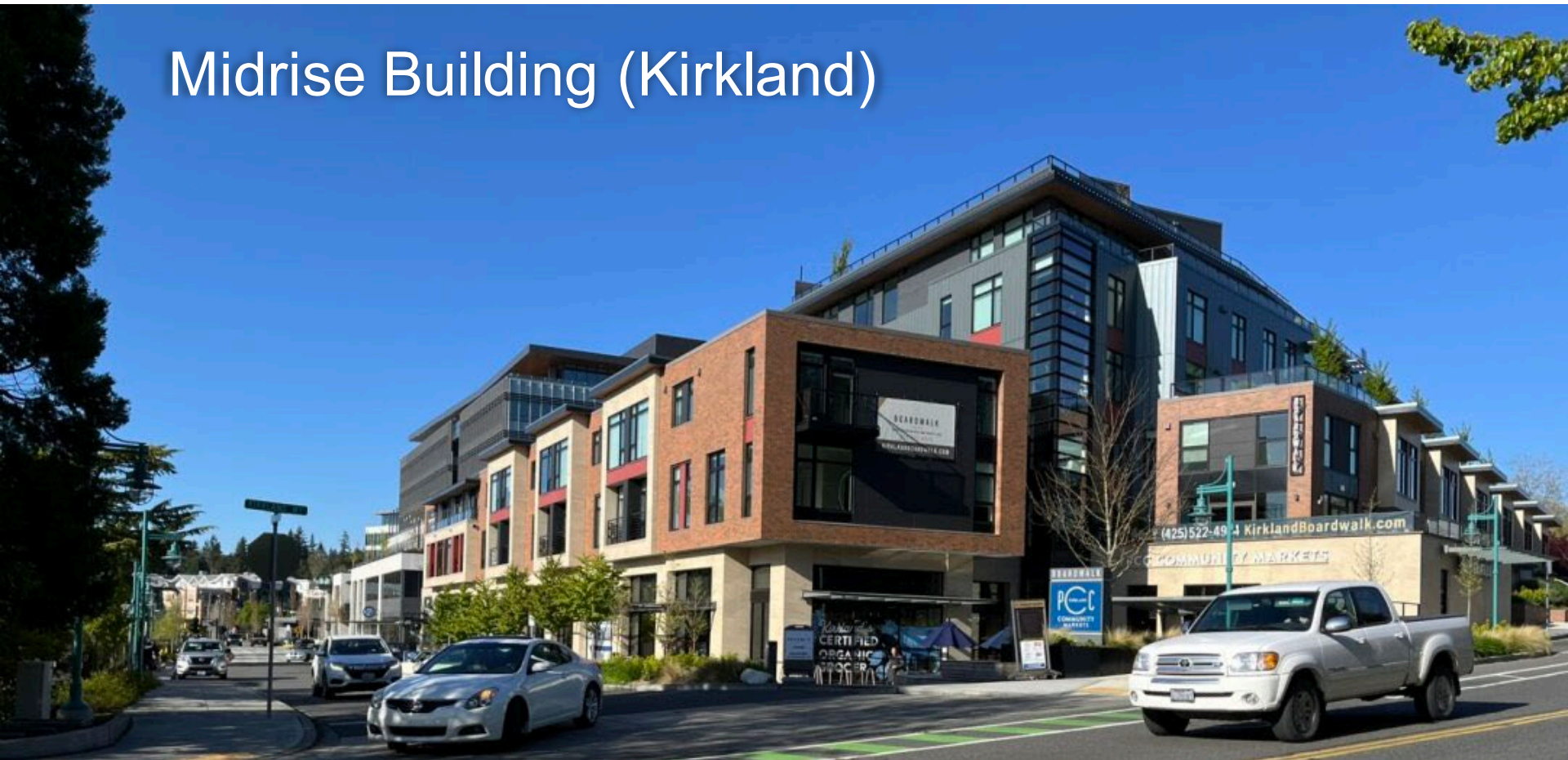
Highrise building next to townhomes (Ontario)



Copyright Queen's Printer for Ontario,
photo source: Ontario Growth Secretariat, Ministry of Municipal Affairs"

Why Change?

Midrise Building (Kirkland)



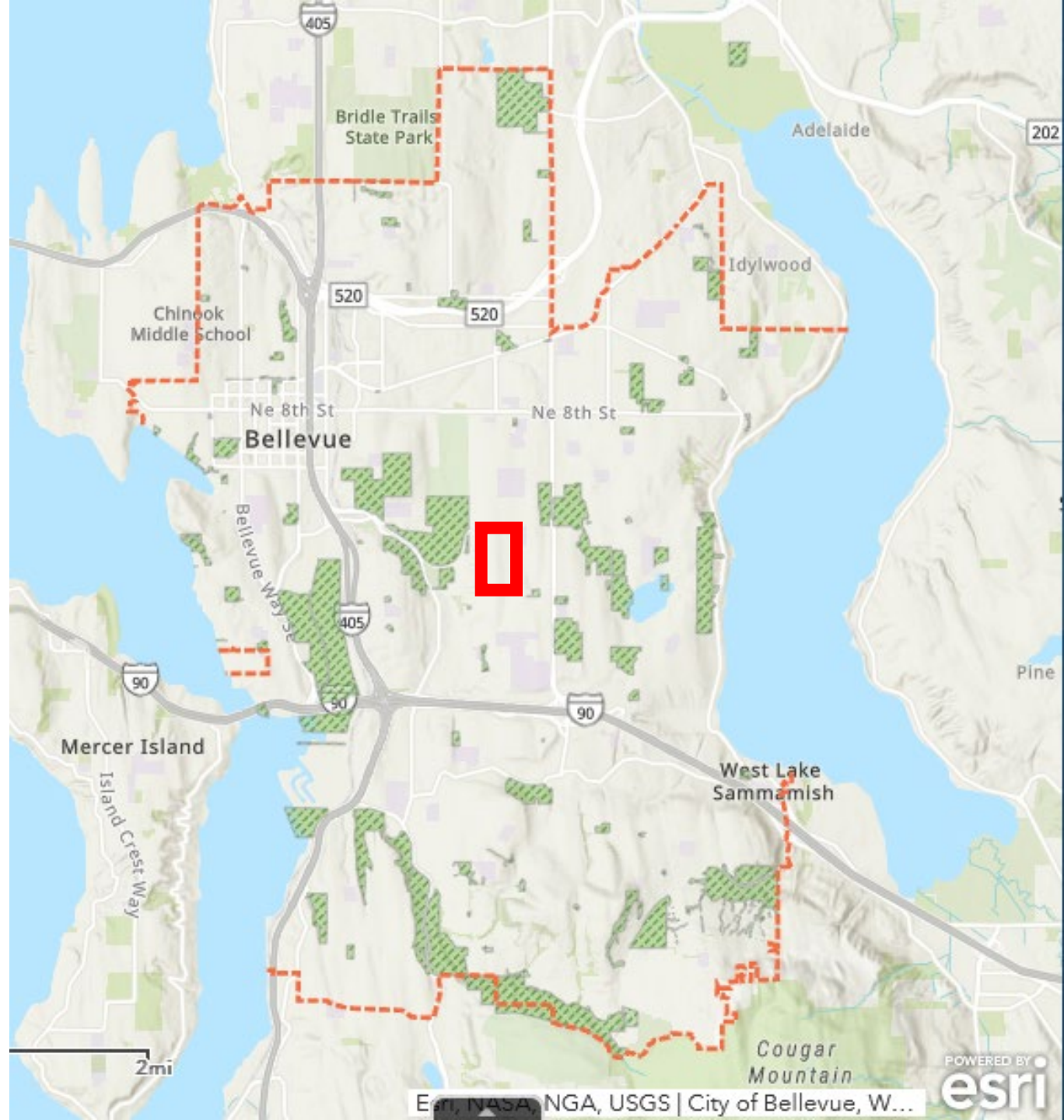


Jubilee Reach Area



Locator Map

Jubilee Reach Area



Recommendation

- Change the Jubilee Reach site and 3 neighboring parcels to Medium Density Residential



What was studied

- Alternative 0:
 - Single-Family High
- Alternative 1:
 - Suburban Residential
- Alternative 2:
 - Residential Low (on sites and in the area around them)
- Alternative 3:
 - Residential Low (on sites and across an even broader area around them)
- Preferred Alternative:
 - Suburban Residential



Why Change?

- Jubilee Reach site would like to develop affordable housing
- The C-1 process would take about a year to complete; this would allow them to get started faster
- There would not be a requirement to provide affordable housing





Direction

Direction to move the
Future Land Use Map
forward to the Public
Hearing





Next Steps

May 22 – Discuss policy changes & set date for Public Hearing

June – Public Hearing

