

## CITY COUNCIL STUDY SESSION

2021 Annual Comprehensive Plan Amendments, including Planning Commission recommendations to amend the Comprehensive Plan with one privately-initiated proposal, DASH Glendale and Evergreen Court, and one City-initiated proposal to incorporate policies in support of multimodal concurrency into the Transportation Element and also repeal the Comprehensive Transportation Project List (CTPL) from the Comprehensive Plan.

Mac Cummins AICP, Director, 452-6191

Emil A. King AICP, Assistant Director, 452-7223

Thara Johnson, Comprehensive Planning Manager, 452-4087

*Community Development Department*

Kevin McDonald AICP, Principal Transportation Planner, 452-4558

*Transportation Department*

## DIRECTION NEEDED FROM COUNCIL

### DIRECTION

The City Council will review the proposed 2021 Annual Comprehensive Plan Amendments (CPAs). Planning Commission chair Mohammad Malakoutian will present the Commission's recommendations, accompanied by Transportation Commission chair Loreana Marciante who will present the process that the Transportation Commission used in developing the proposed Transportation Element policies.

Following tonight's study session, staff seek Council direction on whether to return with Ordinances taking action on the proposed 2021 Annual CPAs and the attendant general Ordinance documenting the City's annual CPA process under the Growth Management Act.

## RECOMMENDATION

Direct staff to return with Ordinances approving the 2021 Annual CPAs for DASH Glendale and Evergreen Court and the transportation-related amendments as recommended by the Planning Commission, and direct staff to return with the attendant general documenting Ordinance.

## BACKGROUND & ANALYSIS

### Comprehensive Plan Amendment Process

On April 5, the City Council initiated Transportation Element policy amendments related to multi-modal concurrency and the repeal of the CTPL (adding these projects to the 2022 Transportation Improvement Program); Council also accepted one privately-initiated amendment, DASH Glendale and Evergreen Court, into the 2021 Annual CPA Work Program. The Great Neighborhoods subarea plans for Northeast Bellevue and Northwest Bellevue are also part of the 2021 Annual CPA work program. However, these proposed CPAs are being brought forward for Council review separately.

After thorough study, notice, and Final Review public hearings, the Planning Commission recommends **approval** of these Annual CPAs as outlined below:

- The Planning Commission recommends by a 6-0 vote that the City Council adopt the DASH Glendale and Evergreen Court proposal to amend the land use map designation of two parcels totaling 7.6 acres in the Wilburton/NE 8<sup>th</sup> Street Subarea from Multifamily Medium (MF-M) to Neighborhood Mixed Use (NMU). The Commission found that the application satisfies all Land Use Code decision criteria for Final Review of a CPA (LUC 20.30I.150.)
- The Planning Commission recommends by a 6-0 vote that the City Council adopt CPAs to the Transportation Element to incorporate policy that supports a multimodal approach to transportation concurrency as recommended by the Transportation Commission, and to repeal the CTPL (using instead the Transportation Improvement Program as the one Citywide inventory of transportation projects). The Commission found that each application satisfies all Land Use Code decision criteria for Final Review of a CPA (LUC 20.30I.150). The Commission heard public testimony relating to concerns with recommended amendments to policy TR-2, which modify specific direction regarding congestion reduction, and made a recommendation that Council address the intent of congestion reduction. The following language is included in the Commission's recommendation: "...and recommends that Council consider adding language that addresses congestion reduction intent".

### **Public Hearing**

Final Review public hearings with the Planning Commission were held on July 28. Notice of the public hearing was published in the Weekly Permit Bulletin and in the Seattle Times on July 1. Testimony was offered for the amendments commenting on:

- The DASH Glendale and Evergreen Court CPA: Four speakers addressed this proposal, strongly supporting the application, noting the need for additional affordable housing within the City and the region, and stating that this proposed amendment would work towards fulfilling this purpose.
- Amendments related to incorporating policies on multimodal concurrency into the Transportation Element: Seven speakers addressed this proposal. Patrick Bannon, President of the Bellevue Downtown Association, spoke in support of the proposed CPAs. The remaining six speakers spoke in opposition to the proposed amendments, with specific reference to changes being proposed to policy TR-2, which currently references reducing congestion.
- Amendments related to repealing the CTPL and adding these projects to the 2022 Transportation Improvement Program: Two speakers spoke in opposition to this proposed amendment expressing concern that the new process would allow for less public transparency.

Written comment provided for the Final Review public record included detailed statements and presentation materials from all application representatives regarding their proposals as well as letters commenting on the proposals, all of which are available on the CPA web site. The City received 21 letters on the DASH Glendale and Evergreen Court application, with 19 letters in support of the application, one expressing concern relating to tree canopy, and one with questions relating to the

proposal. Ten letters were received on the CPAs relating to incorporating multimodal transportation policy to the Transportation element. All the public comments are located on the CPA [webpage](#).

### **Planning Commission Discussion**

The Planning Commission discussed each of the proposed amendments during the July 28 public hearing. Commissioners noted the record presented to them was sufficient and had no additional comments relative to the DASH Glendale and Evergreen Court CPA.

Commissioners discussed at length the amendments relating to incorporating multimodal policies into the Transportation Element, particularly relating to the concerns raised by speakers during public testimony regarding proposed changes to policy TR-2, which currently references reducing congestion. The existing policy describes a hierarchy that puts reducing congestion as a top priority. The proposed CPAs would modify the policy to include referencing “*a multimodal transportation system and the quality of travel experience for all*”. The intent of the change is to provide for flexibility and options when preparing strategies to address congestion and to ensure the City pursues a multimodal approach to mobility.

The Commission also discussed the amendment to repeal the CTPL and to use the 2022 Transportation Improvement Program and subsequent annual updates as the one Citywide transportation project list and made a recommendation to support the proposed amendment.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

#### Comprehensive Plan

The Growth Management Act, chapter 36.70A RCW, states that comprehensive plans may be amended no more frequently than once per year (with limited exceptions) so that the cumulative effect of the proposals can be considered.

#### State Environmental Policy Act

The Environmental Coordinator for the City of Bellevue determined that the 2021 Annual CPAs included in the work program will not result in any probable, significant adverse environmental impacts. A final threshold Determination of Non-Significance (DNS) was issued on July 1 for the DASH Glendale privately-initiated application and on September 23 for the transportation-related amendments.

#### Final Review Decision Criteria for Comprehensive Plan Amendments

The Planning Commission may recommend, and the City Council may approve or approve with modifications, an amendment to the Comprehensive Plan if all the Final Review Decision Criteria in LUC 20.30I.150 are met:

- A.1 There exists obvious technical error in the pertinent Comprehensive Plan provision; or
- B.1 The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City, the Countywide Planning Policies (CPP), the Growth Management Act, and other applicable law; and
- B.2 The proposed amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; and

- B.3 The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 (below) for the definition of “significantly changed conditions”; and
- Significantly changed conditions are defined as:** Demonstrating evidence of change such as unanticipated consequences of an adopted policy or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and
- B.4 If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and
- B.5 The proposed amendment demonstrates a public benefit and enhances the public health, safety, and welfare of the City.

## OPTIONS

1. Direct staff to return with Ordinances approving the 2021 Annual CPAs for DASH Glendale and Evergreen Court and the transportation-related amendments as recommended by the Planning Commission, and direct staff to return with the attendant general documenting Ordinance.
2. Direct staff to return with Ordinances approving the 2021 Annual CPAs for DASH Glendale and Evergreen Court and the transportation-related amendments, with modifications, and direct staff to return with the attendant general documenting Ordinance.
3. Provide alternate direction to staff.

## ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Planning Commission Resolution for Transportation Element policy changes
- B. Planning Commission Resolution for repealing the Comprehensive Plan Transportation List (CTPL)
- C. Proposed changes to the Transportation Element of the Comprehensive Plan
- D. Planning Commission Resolution and map for DASH Glendale and Evergreen Court

## AVAILABLE IN COUNCIL LIBRARY

Application file materials, public comments, staff recommendations and other related materials are in the Council Document Library.