

Comprehensive Plan Periodic Update: Proposed Amendments to Volume 2

This packet includes proposed policy amendments to Volume 2 (neighborhood area plans). Only amended policies are listed and the existing policy enumeration remains unchanged. Regarding the Wilburton subarea plan, the policy enumeration below is reflective of the 2024 Wilburton Vision Implementation Comprehensive Plan Amendment. ~~Strikethrough~~ means the text is deleted. Underline means the text is new.

Key	
	Repealed
	Modified

Policy	Existing Subarea Policy	Reason for Change
BelRed		
NA	Note: The BelRed Subarea Plan will include more substantive changes to reflect the changes to this subarea in support of transit-oriented development within Bellevue’s Growth Corridor.	
Bridle Trails		
S-BT-49	Other than those areas defined below, suburban residential uses are appropriate.	Note: Since several of the subsequent policies are repealed as they refer to outdated land use designations, this policy would no longer be accurate.
S-BT-50	Single-family Low-density at a density of approximately one unit per acre is appropriate for most areas of Planning District A as illustrated on the Land Use Plan (Figure S-BT.1).	Note: Refers to an outdated land use designation. Conflicts with state law as this policy would restrict residential densities below minimums set by the state.
S-BT-51	Single-family Low-density is appropriate on the western edge of Planning District A beginning at the intersection of the Burlington Northern right-of-way and 116th Avenue N.E. north along I-405 to approximately N.E. 34th Street. Assure development as illustrated on the Land Use Plan (Figure S-BT.1).	Note: Refers to an outdated land use designation.
S-BT-54	The approximately 40-acre parcel on the west side of 140th Avenue N.E. north of N.E. 55th Street should retain the existing Single-family Low-density residential designation.	Note: Refers to an outdated land use designation.
S-BT-55	Low-intensity, low-rise offices are appropriate along Northup Way’s north side from approximately 116th N.E. to the entrance of Pike’s Peak.	Note: Conflicts with the land use designation for this planning district.

Policy	Existing Subarea Policy	Reason for Change
S-BT-56	Residential development at a single-family density not exceeding six dwelling units per acre is appropriate in the area east of and adjacent to the entrance to Pike's Peak. Development of attached units is encouraged through the Planned Unit Development process to minimize impacts to the vegetation and protected areas on the site. Building height, bulk and roofline design are issues to be considered if this site is developed with attached units to maintain compatibility with the nearby single-family community. [Amended Res. 5900]	Note: Conflicts with state law as this policy would restrict residential densities below minimums set by the state.
S-BT-58	Single-family High-density use is appropriate for the property east of Cherry Crest Lane and may be developed through the PUD process.	Note: Refers to an outdated land use designation.
S-BT-60	Single-family Low-density is appropriate for the properties bounded on the west by existing office development east of 130th and the power lines at approximately 130th Avenue N.E. on the east. These properties are on the south side of N.E. 24th across from N.E. 134th.	Note: Refers to an outdated land use designation.
S-BT-64	Encourage development as illustrated on the Land Use Plan (Figure S-BT.1) <u>Future Land Use Map</u> .	Note: Updated to reference the Future Land Use Map in Volume 1.
Crossroads		
S-CR-1	Maintain land uses as depicted on the Land Use Plan (Figure S-CR.1) <u>Future Land Use Map</u> .	Note: Updated to reference the Future Land Use Map in Volume 1.
S-CR-2	Protect existing single-family neighborhoods from encroachment by more intense uses. The Crossroads area contains 20 percent of Bellevue's multifamily housing. To ensure its diversity and character, future development should be in accordance with the Land Use Plan. The protection of the remaining parcels designated single family is vital for the stability of the residential community.	Note: Conflicts with state law as this policy would limit multifamily development to certain residential areas.
S-CR-7	Strengthen and encourage the economic vitality within all retail districts on the Land Use Plan (Figure S-CR.1) <u>Future Land Use Map</u> .	Note: Updated to reference the Future Land Use Map in Volume 1.

Policy	Existing Subarea Policy	Reason for Change
S-CR-9	Reinforce the vitality of Crossroads Shopping Center by limiting further expansion of community level retail districts.	Note: Conflicts with Comprehensive Plan Periodic Update policies (new) LU-16 and LU-18.
S-CR-10	Retain the single family land as illustrated on the Land Use Plan (Figure S-CR.1).	Note: Refers to an outdated land use designation.
S-CR-11	Limit multifamily development to those locations designated on the Land Use Plan (Figure S-CR.1).	Note: Conflicts with state law as this policy would limit multifamily development to certain residential areas.
S-CR-12	Continue to designate churches or schools surrounded by, or adjacent to single family uses as single family so that this use will remain predominant if the church or school ceases to exist.	Note: Conflicts with Comprehensive Plan Periodic Update policy (new) HO-49. Refers to an outdated land use designation.
S-CR-62	Allow office uses with design review within this district as illustrated on the Land Use Plan (Figure S-CR.1) <u>Future Land Use Map</u> .	Note: Updated to reference the Future Land Use Map in Volume 1.
S-CR-63	Multifamily use is not allowed within District B. Existing multifamily uses within District B can be converted to senior citizen housing, senior congregate care housing, assisted living and nursing homes.	Note: Conflicts with state law as this policy would limit multifamily development to certain residential areas.
S-CR-64	Single family residential use up to high density is appropriate north of the Chevy Chase neighborhood as shown on the Land Use Plan (Figure S-CR.1).	Note: Refers to an outdated land use designation.
S-CR-67	Office uses are appropriate across from Highland Middle School on the north side of Bellevue-Redmond Road east of 148th as shown on the Land Use Plan (Figure S-CR.1) <u>Future Land Use Map</u> .	Note: Updated to reference the Future Land Use Map in Volume 1.

Policy	Existing Subarea Policy	Reason for Change
S-CR-68	Single family use, up to medium density, is appropriate for the land south of Northrup Way as shown on the Land Use Plan (Figure S-CR.1).	Note: Refers to an outdated land use designation.
S-CR-69	Residential use up to Multifamily Low density is appropriate for the land east of the Overlake Presbyterian Church as shown on the Land Use Plan (Figure S-CR.1).	Note: Refers to an outdated land use designation.
S-CR-70	Single family uses, up to medium density, are appropriate as illustrated on the Land Use Plan (Figure S-CR.1).	Note: Refers to an outdated land use designation.
S-CR-71	Allow all land uses permitted under a Multifamily Low (MF-L) density designation on the property located east of 148th Avenue NE between approximately NE 2nd and NE 6th Streets. Utilize the Sensitive Areas Overlay District regulations (Land Use Code Part 20.25H) in effect at the time of adoption of the land use designation to determine the maximum number of dwelling units to be developed on the property located east of 148th Avenue NE between NE 2nd and NE 6th Streets sites.	Note: Refers to an outdated land use designation.
S-CR-72	A public facility designation for park uses with an underlying designation of Single family – Low density is appropriate along Kelsey Creek, south of NE 6th Street, as shown on the Land Use Plan (Figure S-CR.1).	Note: Refers to an outdated land use designation.
S-CR-73	Allow Single family – High density residential uses east of the multifamily area, north of Main Street as illustrated on the Land Use Plan (Figure S-CR.1).	Note: Refers to an outdated land use designation.
S-CR-74	Allow office uses east of 148th Avenue NE and south of NE 8th Street as illustrated on the Land Use Plan (Figure S-CR.1) <u>Future Land Use Map</u> .	Note: Updated to reference the Future Land Use Map in Volume 1.
S-CR-75	Allow office development and neighborhood retail uses on the northeast corner of Main Street and 148th Avenue NE as illustrated on the Land Use Plan (Figure S-CR.1) <u>Future Land Use Map</u> .	Note: Updated to reference the Future Land Use Map in Volume 1.

Policy	Existing Subarea Policy	Reason for Change
S-CR-77	Allow community-level retail uses in District E as shown on the Land Use Plan (Figure S-CR.1) <u>Future Land Use Map</u> .	Note: Updated to reference the Future Land Use Map in Volume 1.
S-CR-78	Office uses with design review are appropriate for the area east of the Crossroads Shopping Center as shown on the Land Use Plan (Figure S-CR.1) <u>Future Land Use Map</u> .	Note: Updated to reference the Future Land Use Map in Volume 1.
S-CR-79	Multifamily uses are not appropriate north of NE 8th Street within District E, except that mixed-use multifamily developments may be appropriate when they: 1) are high quality; 2) are designed to avoid conflicts with commercial uses; 3) include measures that ensure residential and commercial uses complement each other, including outdoor gathering areas, public open space, park connectivity where appropriate, and pedestrian connections and activity areas; and 4) are generally consistent with Figure S-CR. 2.	Note: Conflicts with state law as this policy would limit multifamily development to certain residential areas and imposes additional requirements on multifamily development.
S-CR-80	Assess new mixed-use multifamily development in Crossroads District E north of NE 8th Street when 300 or more dwelling units are constructed and occupied. The assessment should occur through the Comprehensive Plan amendment process. The assessment must be completed prior to accepting and vesting permit applications exceeding 400 dwelling units in District E north of NE 8th Street. At the time of the assessment the city may evaluate whether to allow or restrict additional multifamily housing within the district.	Note: Conflicts with Comprehensive Plan Periodic Update policies (new) HO-11 and HO-19.
Downtown		
NA	<i>Note: No policies in the Downtown neighborhood area (subarea) plan need to be amended.</i>	

Policy	Existing Subarea Policy	Reason for Change
Eastgate		
S-EG-8	Maintain single-family housing as the predominant residential land use in the Subarea in land area and appearance.	Note: Conflicts with state law as this policy would limit multifamily development to certain residential areas.
S-EG-9	Limit multifamily zoning to locations accessible directly from arterials, as depicted on the Land Use Plan (Figure S-EG.1).	Note: Conflicts with state law as this policy would limit multifamily development to certain residential areas.
S-EG-10	Multifamily housing may be appropriate to separate office and retail land uses from single-family neighborhoods or as a part of mixed-use developments where there is close proximity to transit or neighborhood-serving commercial uses, with a special emphasis on meeting the housing needs of Bellevue College.	Note: Conflicts with state law as this policy would limit multifamily development to certain residential areas.
S-EG-12	Discourage multifamily zoning and commercial traffic from passing through local streets in single-family neighborhoods.	Note: Updated to avoid conflict with state law as this policy would limit multifamily development to certain residential areas.
S-EG-36	Designate the 10.5-acre site northwest of the I-90 Business Park, known as the Old School District property, Single-family Urban Residential.	Note: Refers to an outdated land use designation.
S-EG-37	Designate the 4-acre Saint Andrews Church property and the northern 9.5 acres of the Latter Day Saints Temple property as Single-family High-density (SF-H).	Note: Refers to an outdated land use designation.

Policy	Existing Subarea Policy	Reason for Change
Factoria		
S-FA-1	Maintain land uses as depicted on the Land Use Plan <u>Future Land Use Map</u> .	Note: Updated to reference the Future Land Use Map.
S-FA-2	Protect single family neighborhoods from encroachment by more intense uses.	Note: Conflicts with state law as this policy would limit multifamily development to certain residential areas.
S-FA-6	Retain the single family land use designation on all school property.	Note: Refers to an outdated land use designation.
S-FA-7	Restrict all future office expansion to districts shown on the Land Use Plan (Figure S-FA.1) <u>Future Land Use Map</u> .	Note: Updated to reference the Future Land Use Map.
S-FA-26	Permit multifamily development west of Monthaven at densities designated on the Land Use Plan (Figure S-FA.1) provided that the multifamily development does not have primary vehicular access through the Monthaven neighborhood.	Note: Conflicts with state law as this policy would limit multifamily development to certain residential areas.
S-FA-27	Provide landscape buffers between any multifamily development west of Monthaven and existing single family residences.	Note: Conflicts with state law as this policy would impose additional requirements on multifamily development.
Newcastle		
S-NC-11	Promote infill development at a density consistent with the existing character of established neighborhoods.	Note: Conflicts with state law as this policy would restrict residential densities below minimums set by the state in existing single-family neighborhoods.

Policy	Existing Subarea Policy	Reason for Change
S-NC-13	In order to retain low density development adjacent to the villages and the park, restrict areas to the south and east, designated on the Land Use Plan (Figure S-NC.2) as SF-L, to an overall site density of one dwelling unit per acre, if urban services are available. This policy shall not apply to those areas designated SF-L*2 on the Newcastle Subarea Land Use Plan. [Amended Ord. 4806]	Note: Refers to an outdated land use designation. Conflicts with state law as this policy would restrict residential densities below minimums set by the state.
S-NC-14	Individual single family lots in the areas designated SF-L may be reduced in size in order to encourage preservation of any natural constraint areas and their respective buffers. This may occur as long as an overall density of any development is not more than one unit to the acre.	Note: Refers to an outdated land use designation. Conflicts with state law as this policy would restrict residential densities below minimums set by the state.
S-NC-15	If urban services are not available to a development, then parcels within the SF-L area must develop at a density of one unit per 2.5 acres. However, the resulting lots must be clustered so that only 35 percent may be developed until urban services are available. At that time, the remaining area may be developed at up to one unit per acre.	Note: Refers to an outdated land use designation. Conflicts with state law as this policy would restrict residential densities below minimums set by the state.
S-NC-16	Allow development in the Master Plan Development Overlay Districts to take place at an overall density of three units per acre only as part of a village master plan. A mix of housing types should be required within each of the future villages. The minimum aggregation of land necessary for approval should be 300 acres and all other village criteria must be met (see Newcastle Annexation section).	Note: Conflicts with state law as this policy would restrict residential densities below minimums set by the state.
S-NC-21	Limit retail development to village centers, the southwest corner of the Subarea, and as noted in Policy S-NC-22.	Note: Conflicts with Comprehensive Plan Periodic Update policy (new) LU-17.
S-NC-24	Limit industrial development to the brick plant on Coal Creek Parkway and the surrounding area designated LI on Figure S-NC.2.	Note: Refers to an outdated land use designation.

Policy	Existing Subarea Policy	Reason for Change
S-NC-66	Encourage urban densities, not to exceed three units per acre, including both developed areas and open space within each village.	Note: Conflicts with state law as this policy would restrict residential densities below minimums set by the state.
S-NC-70	Require low residential densities (see Figure S-NC.2) <u>Future Land Use Map</u> on the edge of villages as a buffer to the surrounding existing low density development.	Note: Updated to reference the Future Land Use Map in Volume 1.
Newport Hills		
S-NH-3	Recognize land uses as depicted on the Land Use Plan (Figure S-NH.1) <u>Future Land Use Map</u> .	Note: Updated to reference the Future Land Use Map in Volume 1.
Northeast Bellevue		
S-NE-7	Multifamily development is not allowed within Northeast Bellevue Districts 1 and 2. Existing multifamily uses within Districts 1 and 2 can be converted to senior citizen housing, senior congregate care housing, assisted living and nursing homes.	Note: Conflicts with the land use designation for this neighborhood area. Conflicts with state law as this policy would limit multifamily development to certain residential areas.
S-NE-8	Retail uses are not allowed in Northeast Bellevue District 1.	Note: Conflicts with the land use designation for this planning district.
Northwest Bellevue		
NA	<i>Note: No policies in the Northwest Bellevue neighborhood area (subarea) plan need to be amended.</i>	

Policy	Existing Subarea Policy	Reason for Change
Richards Valley		
S-RV-29	Require design review for areas along Richards Road in order to ensure that site and building design of commercial and multifamily uses in the valley are in character with the nearby single-family neighborhoods. <i>Discussion: Commercial and multifamily development should be screened to provide a visual separation from the road. If development cannot be screened, building height, bulk, color, and roofline design should be compatible with the development allowed in the nearby single-family community. Use design review to accomplish this.</i> <i>In addition, use the Richards Creek Sensitive Area as an amenity when designing sites.</i>	Note: Updated to avoid conflict with state law as this policy would otherwise impose additional requirements on multifamily development.
S-RV-32	Encourage the site and building design of commercial and multifamily use on Woodridge Hill to be in character with the nearby single-family neighborhood. <i>Discussion: Building height, bulk, color, and roofline design should be compatible with the development allowed in the nearby single-family community. Use design review to accomplish this.</i>	Note: Updated to avoid conflict with state law as this policy would otherwise impose additional requirements on multifamily development.
Southeast Bellevue		
S-SE-6a	Single-family High-density (SF-H) is appropriate for the site known as the Turulja Ranch, as shown on the Land Use Plan (Figure S-SE.1).	Note: Refers to an outdated land use designation.
Southwest Bellevue		
S-SW-1	Encourage development as illustrated on the Land Use Plan (Figure S-BT.1) <u>Future Land Use Map</u>.	Note: Updated to reference the Future Land Use Map in Volume 1.

Policy	Existing Subarea Policy	Reason for Change
S-SW-2	Protect single-family residential neighborhoods from the adverse impacts of multifamily and commercial development.	Note: Conflicts with state law as this policy would limit multifamily development to certain residential areas.
S-SW-5	Residential development up to 15 units per acre (R-15) is appropriate on the land designated Multifamily Medium (MF-M) at 1108 and 1110 Bellevue Way S.E.	Note: Based on an outdated land use designation.
S-SW-6	Zoning designations of R-2.5 and R-3.5 are appropriate to reflect the existing development density on the land designated Single-family Medium on the west side of 104th Avenue SE in the vicinity of S.E. 16th Street.	Note: Based on an outdated land use designation.
S-SW-7	Zoning designations of R-2.5 and R-3.5 are appropriate to reflect the existing development density on land designated Single-family Medium in the vicinity of S.E. 19th Street, S.E. 20th Street, 104th Avenue S.E., and 107th Ave S.E.	Note: Based on an outdated land use designation.
S-SW-10	Ensure through design review that Single-family access is separated from multifamily parking by a landscaped buffer strip.	Note: Conflicts with state law as this policy would impose additional requirements on multifamily development.
Wilburton/NE 8th Street		
S-WI-3	A Multifamily Low-density designation is appropriate for the area north of the Lake Hills Connector, south of Wilburton Hill Park, and east of the Wilburton Addition as shown on the Land Use Plan (Figure S-WI-1) <u>Future Land Use Map</u> . No access should be permitted from east of the site.	Note: Updated to reference the Future Land Use Map in Volume 1.

Policy	Existing Subarea Policy	Reason for Change
S-WI-4	The Wilburton Addition area along both sides of S.E. 4th and 5th Streets and east of 118th Avenue S.E. is appropriate for Multifamily Medium-density uses in accordance with the Land Use Plan (Figure S-WI.1)<u>Future Land Use Map</u>. Proposed development should be subject to design review to encourage preservation of significant views from the adjacent park land and to encourage structures which are similar in design, height, and bulk to structures along the western portion of 118th Avenue S.E.. Appropriate mitigation measures should be required of development to ensure that traffic does not significantly impact neighborhoods to the east. Mitigation measures may include traffic diverters and signalization.	Note: Updated to reference the Future Land Use Map in Volume 1.
S-WI-5	The Galeno property adjacent to and north of Main Street at 124th Avenue N.E. is appropriate for Single-family Medium-density in accordance with the Land Use Plan (Figure S-WI.1)<u>Future Land Use Map</u>. Traffic impacts associated with development of this property should be mitigated by the developers.	Note: Updated to reference the Future Land Use Map in Volume 1.
S-WI-6	The WISC (Wilburton Instructional Service Center) property at Main Street and 124th Avenue is appropriate for Single-family High- density use in accordance with the Land Use Plan (Figure S-WI.1)<u>Future Land Use Map</u>. Traffic impacts associated with future development of the area should be mitigated by the developer.	Note: Updated to reference the Future Land Use Map in Volume 1.
S-WI-7	The City-owned land (exclusive of the West Slope area) between 118th Avenue S.E., Main Street, 128th Avenue S.E. and approximately S.E. 5th Street is appropriate for park uses and should be designated public facility/park in accordance with the Land Use Plan (Figure S-WI.1)<u>Future Land Use Map</u>. Appropriate mitigation measures should be required of development to ensure that traffic does not significantly impact the neighborhoods to the east. Mitigation measures may include traffic diverters and signalization.	Note: Updated to reference the Future Land Use Map in Volume 1.

Policy	Existing Subarea Policy	Reason for Change
S-WI-8	The land east of 118th Avenue S.E. commonly referred to as the “West Slope” is appropriate for Multifamily Medium-density uses in accordance with the Land Use Plan (Figure S-WI.1) <u>Future Land Use Map</u>. A child care center for not less than 40 children should be developed adjacent to the multifamily use. Design of this center should be complementary to the multifamily use. Appropriate mitigation measures should be required of development to ensure that traffic does not significantly impact the neighborhoods to the east. Mitigation measures may include traffic diverters and signalization. Development should be subject to design review to encourage the preservation of significant views westward from the park and to encourage development that is similar in design, height, and bulk to structures along the western portion of 118th Avenue S.E.. Development of the site should include trail easements from the adjacent park land to 118th Avenue S.E.. Location of these easements should be designated by the Parks Department.	Note: Updated to reference the Future Land Use Map in Volume 1.