



2022 Annual Comprehensive Plan Amendments

Final Review Recommendations

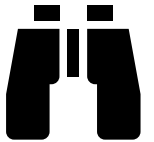
Vishal Bhargava – Planning Commission Vice Chair
Karen Stash – Transportation Commission Chair
Emil King AICP – Community Development
Thara Johnson – Community Development
Chris Iverson – Transportation Department

November 14, 2022

Direction Needed from Council

“...the City Council may approve, or approve with modifications an amendment to the Comprehensive Plan if Final Review Decision Criteria are met...”

- Review Planning Commission recommendations under LUC 20.30I.150 tonight in study session.
- Provide direction to staff, then take ordinance action at a future meeting.





Agenda

- Annual CPA Final Review Criteria
- Curb Management Transportation Policies Recommendation
 - Seek direction from Council
- Affordable Housing Strategy Action C-1 Phase 2 Policies Recommendation
 - Seek direction from Council



Final Review Criteria (LUC 20.30I.150)

A. Obvious technical error in the pertinent Comprehensive Plan provision,
OR

B1. Consistent with the Comprehensive Plan, other goals and policies, the CPP, the GMA and other applicable law

B2. Addresses the interests and changed needs of the entire City as identified in its long-range planning and policies

B3. Addresses significantly changed conditions

B4. Is suitable for development in general conformance with adjacent land use, surrounding development pattern, and with zoning standards under the potential zoning

B5. Demonstrates a public benefit and enhances the public health, safety and welfare of the City.



The 2022s

Proposed Plan Amendment	Site-specific Proposal	Planning Commission Recommendation
Transportation related amendments 22-103136 AC Citywide	City-initiated: Amendments to the Transportation Element and Downtown Subarea Plan in support of a comprehensive approach to curb management.	Approve
Affordable Housing Strategy Action C-1 Phase 2 22-105258 AC Citywide	City-initiated: Amendments for AHS Action C-1 Phase 2 to increase affordable housing potential on certain faith-owned properties in single-family land use districts.	Approve



Recap of Process: Curb Management

**City Council
direction: Feb 14,
2022**

- Initiate CPA for curb management
- Direct development of a Curb Management Plan (CMP)

TC Meetings: April – June 2022

- Reviewed policy recommendations
- Approved policy recommendations, transmit to PC

PC Meeting: June 22, 2022

- Reviewed recommendation from TC
- Provided feedback on policy language

PC Public Hearing: September 14, 2022

- Staff provides recommended modified policies in response to public feedback
- Amended policies approved by PC on a 4-1 vote

**Policies to City
Council for review**

TR Commission Discussion

- Importance of:
 - Framework for wider variety of curbside uses
 - Equitable approach for curbside allocation & demand management
 - Policy to establish a curb management program
 - Rooting Curb Management Plan within Comprehensive Plan





Curb Management CPA

Create policies in support of curb management

- Planning Commission:
 - Recommendation to Council that the proposed curb management CPA be adopted
 - Motion included staff-proposed changes to TR Commission recommendation in response to public feedback prior to hearing
 - The CPA is consistent with all the decision criteria in Land Use Code Section 20.30I.150



PC-Recommended Policies, pg 1

<u>Policy #</u>	<u>Recommended Policy Language</u>
TR-126	Provide flexible curbside space within public right-of-way to accommodate parcel delivery and passenger loading through development review and curb operation changes.
TR-139	Add electric vehicle charging stations in designated curbside zones as required through development review.
S-DT-157.1	Create curbside zones for on-street parking.
S-DT-157.2	Add on-street parking spaces in travel lanes for use during off-peak hours.
S-DT-157.6	Designate permanent or off-peak curbside queue areas for rideshare vehicles, taxis, and employer shuttles in strategic locations.
S-DT-157.3	<i>(Repeal existing policy)</i>
S-DT-157.4	<i>(Repeal existing policy)</i>
S-DT-157.5	<i>(Repeal existing policy)</i>
S-DT-157.7	<i>(Repeal existing policy)</i>

PC-Recommended Policies, pg 2

<u>Policy #</u>	<u>Recommended Policy Language</u>
NEW-1	Designate curb uses, curb typologies, and modal priorities.
NEW-2	<i>Implement a pay-for curb use program. ***</i>
NEW-3	Identify and create regulated passenger loading zones for taxi and rideshare use, primarily within the Type 1 Performance Management Areas as defined in the Mobility Implementation Plan.
NEW-4	Promote the use of curb technology solutions that enhance safety and efficiency of the curbside environment.
NEW-5	Create mobility hubs in alignment with King County Planning Policy guidance.
NEW-6	Consider creating designated curbside zones to allow for vendor and food truck activity.
NEW-7	<i>Create activated curbside zones, such as on-street dining areas, parklets, and other placemaking solutions. ***</i>
NEW-8	Develop and implement a Curb Management Plan that designates a curb typology, establishes a pay-for curb use program recommendation, facilitates dynamic curbside management, and accounts for various movement, access, and placemaking functionalities.

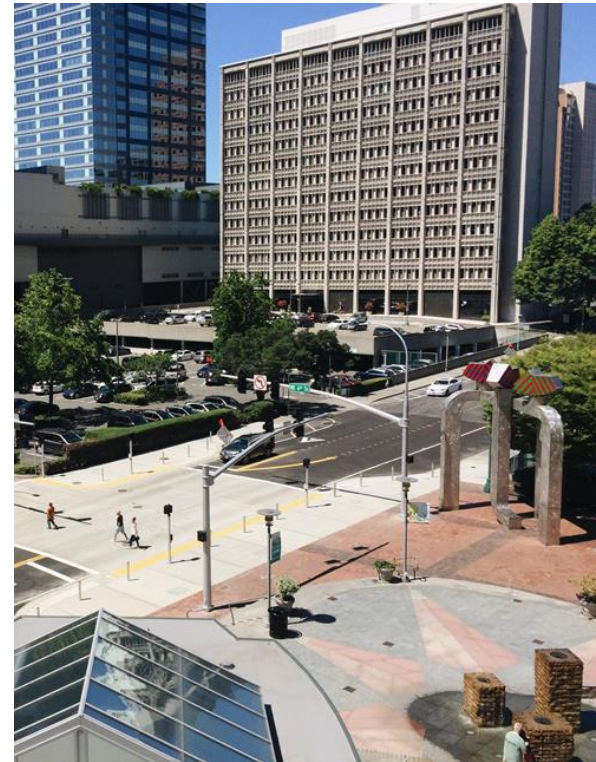


Community Engagement

Proposed amendment	Number of Final Review comments	Number speaking at the hearing
Transportation amendments	10	12

Public Comments

- Residents
- Bellevue Downtown Association
- Bellevue Chamber of Commerce
- ACES Northwest Network
- Complete Streets Bellevue
- Other comments and letters addressed to both Transportation Commission and the Planning Commission



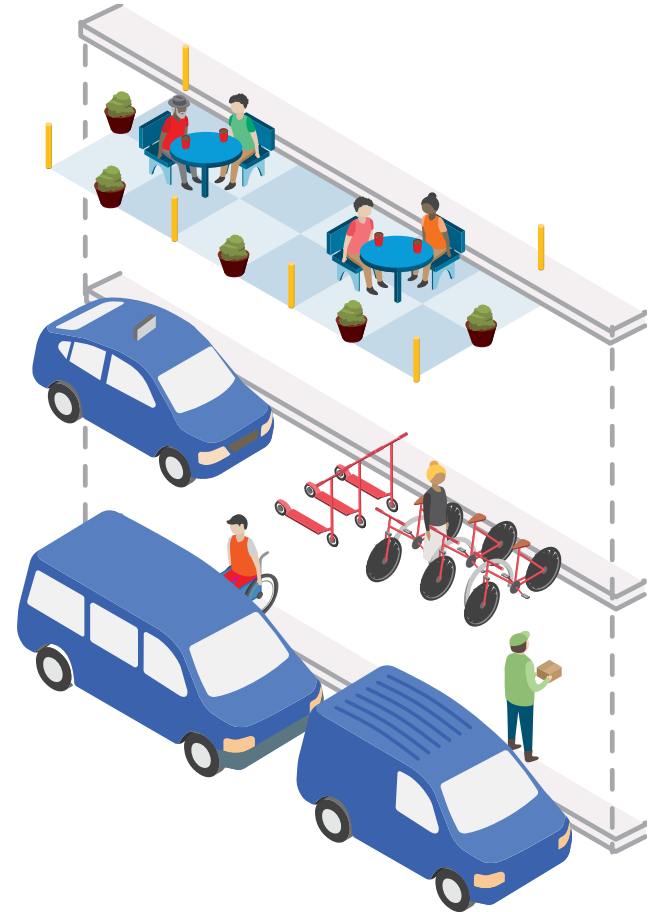
Added Staff Recommendations

- *** Staff proposes changes to two PC-recommended policies in reflection of additional public feedback and to provide flexibility within the Comprehensive Plan

<u>Policy #</u>	<u>Recommended policies from Planning Commission (Sept 14, 2022)</u>	<u>Proposed staff changes for Council review</u>
NEW-2	<i>Implement a pay-for curb use program.</i>	Consider implementation of a pay-for curb use program.
NEW-7	<i>Create activated curbside zones, such as on-street dining areas, parklets, and other placemaking solutions.</i>	Consider creating activated curbside zones, such as on-street dining areas, parklets, and other placemaking solutions.

CMP and Policy: Summary

- CPA policies provide support, direction, and content for ongoing Curb Management Plan.
- Policies will provide future-oriented direction to create a more coordinated curbside environment within the transportation system.





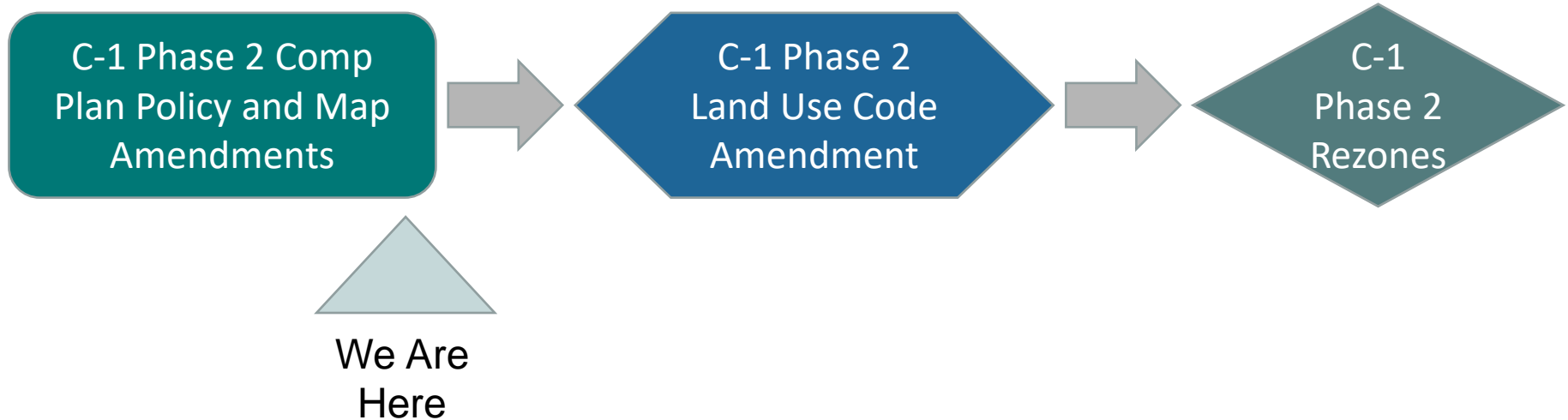
Direction

Transportation Policy Amendments

- Direct staff to return with Ordinance approving the 2022 Annual CPA for transportation-related policy amendments in support of curb management

Council Direction → C-1 Phase Two

Creates additional capacity for affordable housing on faith-owned properties in single family land use districts, which are located in areas well-suited to multifamily. Follow-up to C-1 Phase 1.



Planning Commission Discussion



Satomi – Ownership units on Cougar Mountain. Includes affordable units and variety of housing typologies.

Importance of:

- Bold approaches to increase affordable housing
- Educate religious organizations about opportunities



AHS Action C-1 Phase 2 CPA

Create policies in support of increasing affordable housing capacity on faith owned properties

- Planning Commission:
 - Recommendation to Council that the proposed Affordable Housing Strategy Action C-1 Phase 2 CPA be adopted
 - CPA is consistent with all the decision criteria in Land Use Code Section 20.30I.150

Action C-1 Phase 2 CPA Proposal – Three Changes



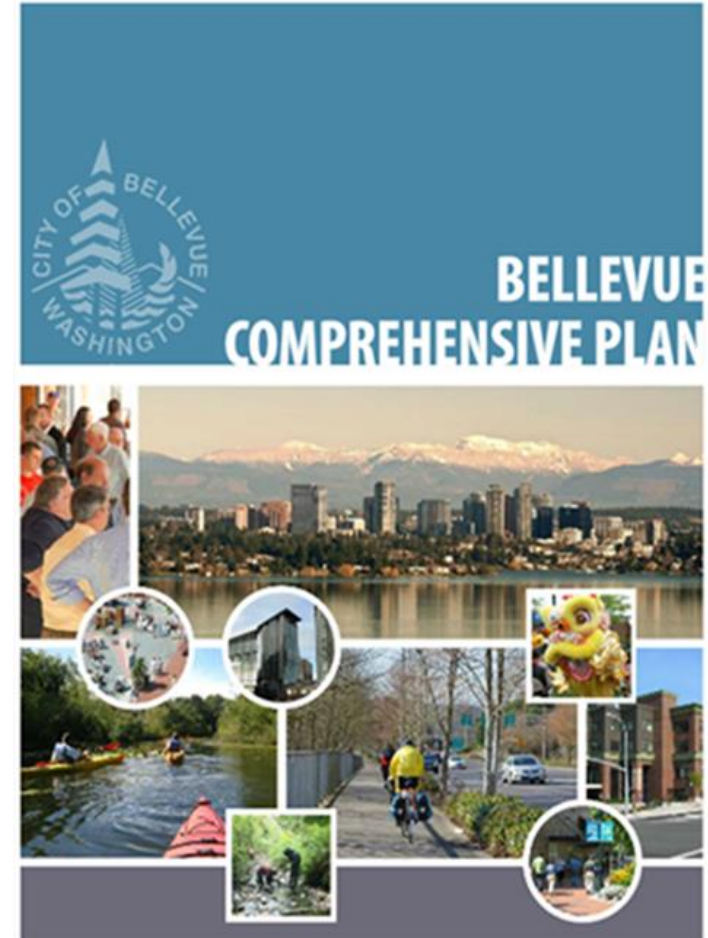
1. Note on Comprehensive Plan Future Land Use Map.
2. New policy allowing rezones and specifying qualifying criteria.
3. New policy directing City to reach out to religious organizations.



Harrington House – Family rentals – Crossroads
8 affordable units.

Future Land Use Map Note

HO-xx. Properties owned or controlled by religious organizations, as defined by LUC 20.20.128.B.2, and located in single family designated areas shown on the map may be reclassified to multifamily through a rezone process, subject to Part 20.30A LUC, when developed with one hundred percent permanently affordable housing in accordance with housing policy HO-xx.





New Housing Policy 1

HO-xx. Allow properties in single family designated areas on the Comprehensive Land Use Plan map to reclassify to multifamily when they meet all the following criteria:

1. 100 percent of housing being developed will be permanently affordable housing; and
2. The property is owned or controlled by a religious organization; and
3. The property is located near high capacity transportation infrastructure and services; and
4. The property is located near other multifamily residential or commercial use districts.

New Housing Policy 2

HO-xx. Inform and educate religious organizations about the opportunity to develop affordable housing.



Evergreen Court – Senior Housing in Wilburton

Land Use Code Amendment

- Expanding **20.20.128 LUC**
- New code provisions:
 - Location eligibility criteria, per Council direction
 - Criteria to determine updated land use districts
 - Procedure for rezone contingent on affordable housing
- Stakeholder outreach to inform code recommendations



Cambridge Court – Senior Housing in Lake Hills

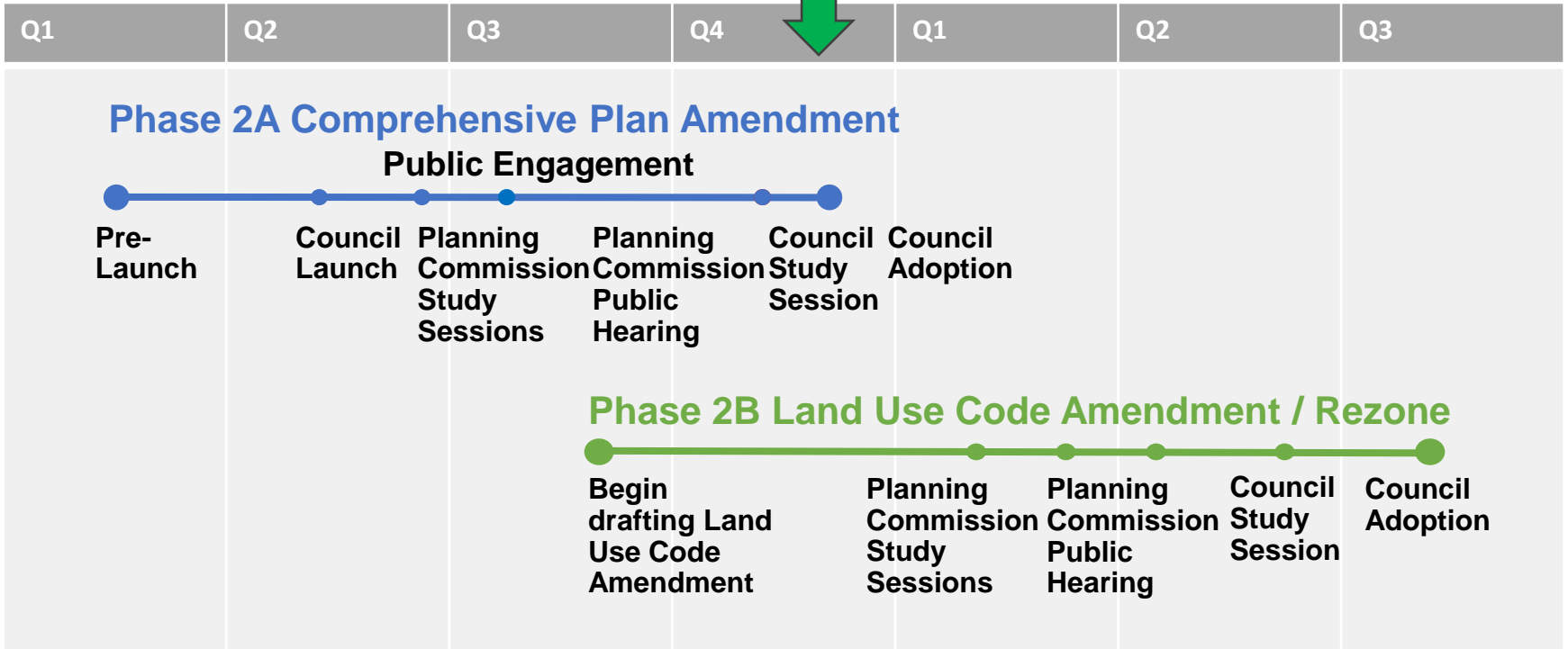


Timeline

We are here

2022

2023



- May 9 – Council Launch
- Jun/July – PC Study Sessions
- Sept 14 – PC Hearing on CPA
- Nov 14 – CC Study Session on CPA
- Dec 12 – CC Action
- Feb/March – PC Study Sessions on LUCA
- April – PC Hearing on LUCA
- May – CC Introduction to LUCA/Rezone



Community Engagement

- Weekly Permit Bulletin notices as required
- Two courtesy mailings to residents and property owners within 500 feet of qualifying sites
- Responses in writing and verbally to requests for information
- Webpage for AHS Action C-1 Phase 2
- June 22: Planning Commission study session
- June 29: Virtual Information Session
- July 27: Planning Commission study session
- September 14: Planning Commission Public Hearing



Community Engagement

Proposed amendment	Number of Final Review comments	Number speaking at the hearing
Affordable Housing Strategy Action C-1 Phase 2	19	16

Public Comment, pg 1

- Importance of:
 - Being bold to increase affordable housing opportunities
 - Geographic distribution
 - Streamlined permitting/assistance
 - Universal design and green building
- Questions on:
 - Future qualifying properties
 - Exemptions on property taxes
 - Property management and maintenance



30Bellevue in Northwest Bellevue

Public Comment, pg 2

- Concerns expressed:
 - Impacts to privacy
 - Impacts to traffic and schools
 - Impacts to neighborhood character and property values
 - Impacts to tree canopy
 - Lack of a robust public engagement process



30Bellevue in Northwest Bellevue



Direction

Affordable Housing Strategy Action C-1 Phase 2

- Direct staff to return with Ordinance approving the 2022 Annual CPA for Affordable Housing Strategy Action C-1 Phase 2