



Bellevue Planning Commission

May 22, 2024

PLANNING COMMISSION AGENDA ITEM

SUBJECT

Comprehensive Plan Periodic Update: Review of Full Draft of Volume 1 General Elements and Volume 2 Subarea Plan Updates

STAFF CONTACTS

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POLICY ISSUES

Bellevue's Comprehensive Plan provides the roadmap for growth in the City. Washington State's Growth Management Act (GMA) directs counties and cities to periodically update their Comprehensive Plans. The update was launched February 28, 2022 and has included extensive public engagement. This memo and attachments address the staff proposed updates to policies included in Volume 2 of the Comprehensive Plan (subarea plans) to incorporate map amendments and to update policies that would otherwise conflict with the Land Use Map amendments, other updates to Volume 1 policies, and state law.

This meeting is also a continuation of the May 8 study session focused on review of the full draft of the Comprehensive Plan. Background information regarding the suggestions made by the Planning Commission in their review of the individual elements in Volume 1 over the past four months and the comments made by the community on the public review draft of the policy updates was covered in the [March 8 Planning Commission memo](#) and has been omitted for brevity.

Staff will request direction from the Planning Commission at tonight's meeting to schedule a Public Hearing for the Comprehensive Plan Periodic Update on Thursday, June 20 and Wednesday, June 26, 2024.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION



DIRECTION



INFORMATION ONLY



At this meeting the Planning Commission will discuss staff recommended policies and provide direction to schedule a public hearing on the Comprehensive Plan Periodic Update on June 20 and June 26.

BACKGROUND

Bellevue’s Comprehensive Plan is organized into two volumes. All the citywide policies in Volume 1 are divided into different elements. The Planning Commission has been reviewing the updates to the Volume 1 policies over the past four months. Volume 2 of the Comprehensive Plan contains neighborhood area (subarea) plans. Each neighborhood area plan has a set of policies and a land use plan map. Neighborhood area plans have been an important tool for addressing the changing needs and conditions of specific parts of the city. Per the (complete draft) Comprehensive Plan Periodic Update Neighborhoods element, the neighborhood area planning process is used to equitably engage local communities to define neighborhood area specific values and policies and to implement citywide policies adopted within the Comprehensive Plan.

The neighborhood area boundaries were updated in 2014 to better align with community expectations and to facilitate long-range planning. Bellevue has sixteen neighborhood areas (see Attachment B for the neighborhood area map), each containing a few to many smaller neighborhoods, that cover the full extent of the city. The 2014 subarea plan policies for any given site remain in effect until and unless they have been superseded by new planning area boundaries and policies. As neighborhood plans are updated, these new boundaries will be applied. The Wilburton/N.E. 8th Street and BelRed Subarea Plans are undergoing a comprehensive update as part of the Wilburton Vision Implementation Comprehensive Plan Amendment (CPA) and BelRed Look Forward CPA, respectively. The boundary between the Wilburton and BelRed neighborhood areas would be modified with the adoption of the Wilburton Vision Implementation CPA. Both CPAs have been discussed separately with the Planning Commission in recent months.

The following fourteen neighborhood area plans are in effect today: BelRed, Bridle Trails, Crossroads, Downtown, Eastgate, Factoria, Newcastle, Newport Hills, Northeast Bellevue, Northwest Bellevue, Richards Valley, Southeast Bellevue, Southwest Bellevue, and Wilburton/N.E. 8th Street.

Tonight’s meeting is focused on the review of the proposed updates to Volume 2 policies. The subarea plans in Volume 2 will only be updated to incorporate map amendments and revise those policies that would otherwise conflict with the Land Use Map amendments; other

updates to Volume 1 policies; and to align with state law, specifically House Bill (HB) 1110 and HB 1337 which were both passed in 2023.

Each current subarea plan has a land use plan attached showing land use designations within their respective boundaries. Several land use plans also make use of planning districts which divide the subarea into smaller subdistricts where a specific set of policies applies. Staff is recommending that these land use plans should be moved out of the subarea plans with the Comprehensive Plan Periodic Update. As a result, the subarea plans will reference the citywide Future Land Use Map and classifications in Volume 1. Having one map, instead of a separate map for each of the sixteen neighborhood areas, makes it easier to administer the Future Land Use Map and ensure consistency across the entire Comprehensive Plan as future updates are made.

HB 1110 requires that cities allow for at least four housing units on every lot that is currently single-family. Cities are also required to allow for at least six housing units on every lot that is within ¼-mile walking distance of a major stop, and anywhere if two of the units are affordable as defined in HB 1110. Under HB 1337, Bellevue must allow at least two accessory dwelling units on all lots that are in zoning districts that allow for single-family residential.

A comprehensive update of each of the subarea plans will happen periodically through the neighborhood area planning process including extensive engagement with the local community. The updates to Volume 2 policies are limited in scope and focus on:

- Avoiding conflict with the Future Land Use Map and classifications.
- Referencing Volume 1's Future Land Use Map, instead of the subarea's land use plan.
- Aligning with state law.
- Avoiding conflict with citywide policies in Volume 1.

POLICY UPDATES

The policy updates are listed by neighborhood area, highlighting the main changes. Attachment A contains the strike/underline of all policy changes in Volume 2.

Bridle Trails

In this neighborhood area plan, several policies are repealed that conflict with the Future Land Use Map and classifications. Others are repealed to avoid conflict with state housing law as these policies restrict residential densities below the minimum densities required by the state. Policy S-BT-50 is listed twice below as it conflicts with both the Future Land Use Map and state law. One policy is updated to reference the Future Land Use Map in Volume 1, instead of pointing to the land use map attached to the Bridle Trails neighborhood area plan.

- Repealed to avoid conflict with the Future Land Use Map and classifications:
 - S-BT-49, S-BT-50, S-BT-51, S-BT-54, S-BT-55, S-BT-58, and S-BT-60.

- Repealed to align with state law, specifically HB 1110 and HB 1337:
 - S-BT-50 and S-BT-56.
- Updated to reference the Future Land Use Map in Volume 1:
 - S-BT-64.

Crossroads

Several policies are updated to reference the Future Land Use Map, instead of pointing to the land use plan previously attached to the neighborhood area plan. Other policies are repealed as they either limit or prohibit multifamily development in certain residential areas or specific sections of the neighborhood area.

Additionally, three policies conflict with citywide policies in Volume 1. One goes against the policy to enhance existing and establish new Neighborhood Centers, another would restrict further multifamily development in a specific district within this neighborhood area. A third policy (S-CR-12) conflicts with citywide policies ensuring select faith-based properties and surplus public development can be developed for affordable multi-family housing and also conflicts with the Future Land Use Map and designations. Finally, a number of other policies are repealed for that same reason.

- Updated to reference the Future Land Use Map in Volume 1:
 - S-CR-1, S-CR-7, S-CR-62, S-CR-67, S-CR-74, S-CR-75, S-CR-77, and S-CR-78.
- Repealed to align with state law, specifically HB 1110 and HB 1337:
 - S-CR-2, S-CR-11, S-CR-63, and S-CR-79.
- Repealed to avoid conflict with a citywide policy in Volume 1:
 - S-CR-9, S-CR-12, and S-CR-80.
- Repealed to avoid conflict with the Future Land Use Map and classifications:
 - S-CR-10, S-CR-12, S-CR-64, S-CR-68, S-CR-69, S-CR-70, S-CR-71, S-CR-72, and S-CR-73.

Downtown

No policies in the Downtown subarea plan need to be updated.

Eastgate

In this subarea plan, several policies are repealed or updated to avoid conflict with state law as they prohibit or restrict multifamily development within existing residential areas. Two other policies are repealed as they conflict with the Future Land Use Map and classifications.

- Repealed or updated to align with state law, specifically HB 1110 and HB 1337
 - S-EG-8, S-EG-9, S-EG-10, and S-EG-12.
- Repealed to avoid conflict with the Future Land Use Map and classifications:
 - S-EG-36 and S-EG-37.

Factoria

Two policies are updated to correctly reference the Future Land Use Map. Other policies are repealed to align with state law as they impose restrictions on multifamily development in and near single-family neighborhoods. Finally, one policy is repealed as it is based on an outdated land use classification.

- Updated to reference the Future Land Use Map in Volume 1:
 - S-FA-1 and S-FA-7.
- Repealed to align with state law, specifically HB 1110 and HB 1337:
 - S-FA-2, S-FA-26, and S-FA-27.
- Repealed to avoid conflict with the Future Land Use Map and classifications:
 - S-FA-6.

Newcastle

In this plan, several policies are repealed as they restrict residential densities below the minimums set by state law, while also referring to outdated land use designations. One policy is repealed exclusively because it is based on an outdated land use classification, and another policy is repealed as it would limit retail development counter to citywide policies. Finally, one policy is updated to refer to the Volume 1 Future Land Use Map.

- Repealed to align with state law, specifically HB 1110 and HB 1337:
 - S-NC-11, S-NC-13, S-NC-14, S-NC-15, S-NC-16, and S-NC-66.
- Repealed to avoid conflict with a citywide policy in Volume 1:
 - S-NC-21.
- Repealed to avoid conflict with the Future Land Use Map and classifications:
 - S-NC-13, S-NC-14, S-NC-15, and S-NC-24.
- Updated to reference the Future Land Use Map in Volume 1:
 - S-NC-70.

Newport Hills

One policy is modified to reference the new Future Land Use Map.

- Updated to reference the Future Land Use Map in Volume 1:
 - S-NH-3.

Northeast Bellevue

Two policies are repealed as they conflict with the Future Land Use Map and classifications. One of these policies is also repealed to avoid conflict with state law as it would prohibit multifamily development in certain areas.

- Repealed to avoid conflict with the Future Land Use Map and classifications:
 - S-NE-7 and S-NE-8.
- Repealed to align with state law, specifically HB 1110 and HB 1337:

- S-NE-7.

Northwest Bellevue

No updates need to be made to this neighborhood area plan.

Richards Valley

Two policies are updated to remove (portions of) their accompanying Discussion sections that would conflict with state law as they impose additional (design review) requirements on multifamily development.

- Updated to avoid conflict with state law, specifically HB 1110 and HB 1337:
 - S-RV-29 and S-RV-32.

Southeast Bellevue

One policy in this neighborhood area plan is repealed as it conflicts with the Future Land Use Map and classifications.

- Repealed to avoid conflict with the Future Land Use Map and classifications:
 - S-SE-6a.

Southwest Bellevue

One policy is updated to reference the Future Land Use Map. Two policies are repealed to avoid conflict with state law, as one (S-SW-2) would limit multifamily development to certain residential areas, and another (S-SW-10) would impose additional requirements on multifamily development. Other policies are repealed as they would conflict with the Future Land Use Map and classifications.

- Updated to reference the Future Land Use Map in Volume 1:
 - S-SW-1.
- Repealed to align with state law, specifically HB 1110 and HB 1337:
 - S-SW-2 and S-SW-10.
- Repealed to avoid conflict with the Future Land Use Map and classifications:
 - S-SW-5, S-SW-6, and S-SW-7.

Wilburton

This plan is undergoing a comprehensive update as part of the Wilburton Vision Implementation CPA. A limited set of CPA policies still reference the current Land Use Plan – ahead of adoption of the Future Land Use Map as part of the Comprehensive Plan Periodic Update – and need to be updated to reference the Future Land Use Map in Volume 1. The policy numbers included below reflect the new enumeration per the Wilburton Vision Implementation CPA.

- Updated to reference the Future Land Use Map in Volume 1:

- S-WI-3, S-WI-4, S-WI-5, S-WI-6, S-WI-7, and S-WI-8.

VOLUME 1

The Commission asked for additional information on the following topics. The information has been attached to this memo.

- Outreach to C-1 eligible properties (Attachment C)
- Reasoning for the designation of parcels identified at the May 8 meeting (Attachment D)
- Corrections to the Future Land Use Map (Attachment E)

In response to the Commission's request for more information on the change in designation of the Jubilee REACH properties, staff have outlined the outreach and potential equity and unintended consequences of the change in designation. The review has highlighted significant unintended consequences that do present some equity implications that and staff recommend the Commission reconsider its direction in light of the new information.

The Commission asked for a greater explanation of the reasoning behind the designation of one property. In addition, staff have included more information on the property that the commission directed a change in designation to Midrise Mixed Use, just south of Factoria on Coal Creek Parkway. Staff do not recommend changing the designation to Midrise Mixed Use as it could require further environmental review.

Finally, as was mentioned at the Planning Commission meeting, there are a few properties that were incorrectly designated in the staff recommended Future Land Use Map. The existing Future Land Use Map and zoning map had mistakes that were carried forward into the recommended map. Staff recommend amending the Future Land Use Map to correct these oversights.

NEXT STEPS

At tonight's meeting, staff will request direction from the Planning Commission to set the public hearing for the Comprehensive Plan Periodic Update.

Staff will return to the Planning Commission on Thursday, June 20 and Wednesday, June 26 (both anticipated): Public Hearing and Recommendation for the Comprehensive Plan Periodic Update.

ATTACHMENTS

- A. Comprehensive Plan Periodic Update: Proposed Amendments (Volume 2)
- B. Neighborhood Area Map
- C. Background on C-1 Eligible Properties
- D. Background on Parcels identified at the May 8 Planning Commission Meeting
- E. Corrections to the Future Land Use Map