

## CITY COUNCIL REGULAR SESSION

Ordinance adopting the Northeast Bellevue Neighborhood Area Plan Comprehensive Plan Amendment (21-100173-AC) pursuant to the Growth Management Act, Chapter 36.70A RCW, and Chapter 35A.63 RCW; providing for severability; and establishing an effective date.

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## EXECUTIVE SUMMARY

This Ordinance amends the Comprehensive Plan's Volume 2 Northeast Bellevue Subarea Plan by replacing it with an updated Neighborhood Area Plan. It also amends the Crossroads and Southeast Bellevue Subarea Plans to reflect boundary changes. The Planning Commission recommended approval of the Northeast Bellevue Neighborhood Area Plan Comprehensive Plan Amendment (CPA) in this year's annual CPA work program.

## RECOMMENDATION

Move to adopt Ordinance No 6634.

## BACKGROUND/ANALYSIS

To be consistent with past Council direction, action on the 2021 amendments to the Comprehensive Plan are considered by individual Ordinance. A separate general Ordinance covers the amending action to the Comprehensive Plan itself, consistent with the applicable provisions of the Growth Management Act relating to annual review.

The Ordinances presented under separate agenda items for each proposed amendment reflect October 25 and November 22 City Council direction to act on one or more of the proposed 2021 amendments. This Ordinance represents the Neighborhood Area Plan as recommended by the Planning Commission and discussed by City Council at the November 22 Study Session. At this session, the City Council provided direction for staff to return with written amendments for consideration that reflect Councilmember feedback on November 22. Attachment A includes a strike-draft of the full Northeast Bellevue Neighborhood Area Plan Goals and Policies section including the amendments proposed by Councilmembers.

The amendments included in Attachment A fall into the following five amendment categories for discussion:

1. Amending S-NE-11: Add additional language regarding working with neighboring jurisdictions to mitigate development impacts.
2. Adding a new Sense of Community policy: "Create a safe community, including safe places to gather, walk, and play" and narrative to support this policy.
3. Amending S-NE-20: Two separate amendments were proposed by Councilmembers. These

amendments are mutually exclusive; either one or neither would be taken up by the Council.

- a. The first removes reference to detached accessory dwelling units (DADUs) but leaves the proposed language regarding duplexes and triplexes.
  - b. The second removes the proposed policy and replaces it by a related policy found within the Northwest Plan (S-NW-24), altered minorly to reflect Northeast's scale.
4. Adding three new policies that stem from the Northwest Plan (policies 21-23) and address additional sides of aging in place.
  5. Adding a new sentence to the narrative at the front of the Environment section: "Northeast Bellevue residents value having a clean and healthy environment."

Staff have reviewed the above amendments as presented in Attachment A and have no additional concerns regarding their adoption. Amendment number 3, above, includes two separate options, plus the third option to not amend the current language within that policy. Any of these three options would allow the City Council a variety of opportunities for future direction to staff regarding exploration of DADUs and/or other housing options at either a neighborhood or Citywide scale, both options that were discussed at the November 22 Council Study Session.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

#### Growth Management Act and Comprehensive Plan

The Growth Management Act 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. Bellevue's 2021 annual CPA work program includes one privately initiated plan amendment, and four City-initiated amendments in Final Review by action of the City Council under LUC 20.30I.130.B.1.

### **Fiscal Impact**

Adoption of the 2021 amendments to the Comprehensive Plan sets City policy. Though there is no direct fiscal impact to the adoption of an amendment, implementation may influence future decision making and proposed investments. Investments outside of the scope of the current biennial budget may be proposed in future budget processes for Council approval.

## **OPTIONS**

1. Adopt the Ordinance adopting the Northeast Bellevue Neighborhood Area Plan Comprehensive Plan Amendment (21-100173-AC) pursuant to the Growth Management Act, Chapter 36.70A RCW, and Chapter 35A.63 RCW; providing for severability; and establishing an effective date.
2. Adopt the Ordinance, as amended by the City Council, adopting the Northeast Bellevue Neighborhood Area Plan Comprehensive Plan Amendment (21-100173-AC) pursuant to the Growth Management Act, Chapter 36.70A RCW, and Chapter 35A.63 RCW; providing for severability; and establishing an effective date.
3. Do not adopt the Ordinance and provide alternate direction to staff.

## **ATTACHMENTS & AVAILABLE DOCUMENTS**

A. Northeast Bellevue CPA: Strike-Draft and Potential Amendments  
Proposed Ordinance No. 6634

## **AVAILABLE IN COUNCIL LIBRARY**

N/A