



Comprehensive Plan Periodic Update

Planning Commission Recommendation

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September 10, 2024





Direction

Consider directing staff to return with an Ordinance approving the 2044 Comprehensive Plan Periodic Update.

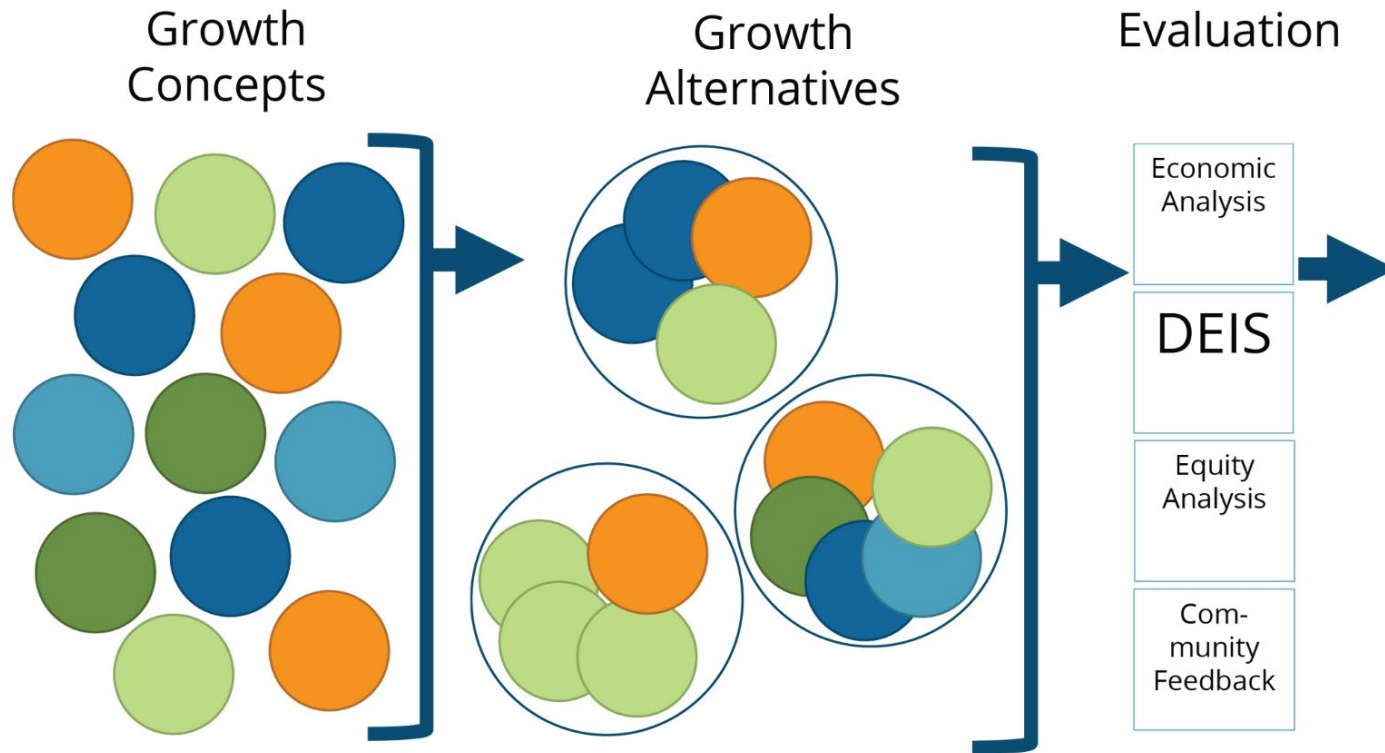


Agenda

1. Process Overview
2. Planning Commission Recommendation
3. Consistency with State and Regional Requirements
4. Response to Council Direction at Launch



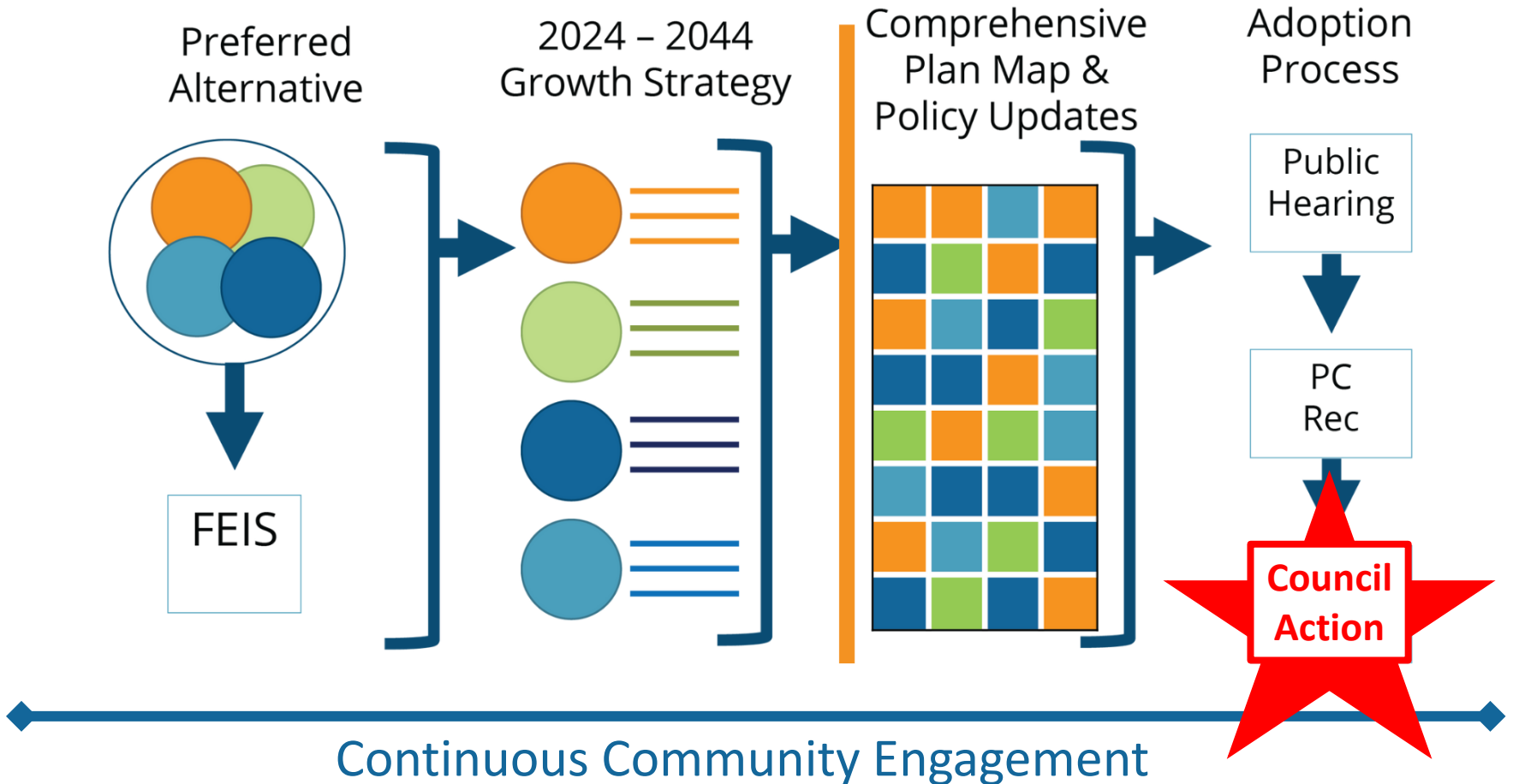
Process Overview



Continuous Community Engagement



Process Overview



Planning Commission Recommendation

Following the public hearing and deliberations, Planning Commission voted unanimously to recommend the Comprehensive Plan Periodic Update to City Council



Consistency with GMA

- Growth Management Act (GMA) changes
- HB 1220
 - Planned for and accommodated housing affordable to all economic segments of the population
 - Identified policies and regulations that result in racially disparate impacts, displacement & exclusion in housing
 - Established anti-displacement policies



Consistency with GMA

- HB 1110 & HB 1337
 - Created framework to allow 4 to 6 units per lot, including ADUs
- HB 1181
 - Implemented some requirements (due 2029)
- HB 1717
 - Added policies to work with tribes
- HB 1241
 - On target to meet updated deadlines



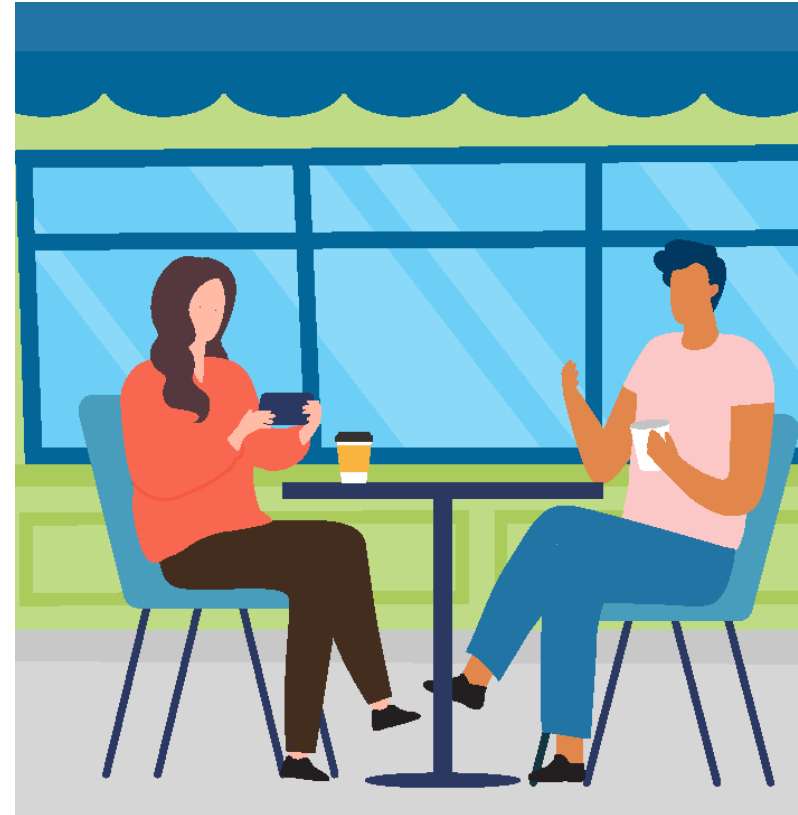
Consistency with Region

- Updated policies for consistency
 - Equity
 - Climate change / environmental sustainability
 - Housing
- Identified centers based on criteria:
 - Regional Growth Center
 - Countywide Centers
 - Neighborhood Centers
- Addressed PSRC comments



Plan Update Consistent with Community Engagement Outcomes

- Love for parks and green space
- Concern about housing costs
- Desire to move around easily (on foot, bike, bus, car)
- Ensure the environment is protected





Council Scope at Launch



Consistent, Equitable Outreach

- 7,000+ unique individuals engaged
 - 46% of events were targeted for groups that are historically marginalized or underrepresented
 - Included in-person workshops, virtual presentations, focus groups, pop-up events
- [Engagement Report](#) available on Comprehensive Plan website



Update Plan for Growth

- Updated plan builds on current vision for growth
 - Downtown Regional Center
 - Countywide Centers
 - Broad range of housing choices to meet changing needs of the community
- Reflects community support
 - Add housing options
 - Focus growth near transit



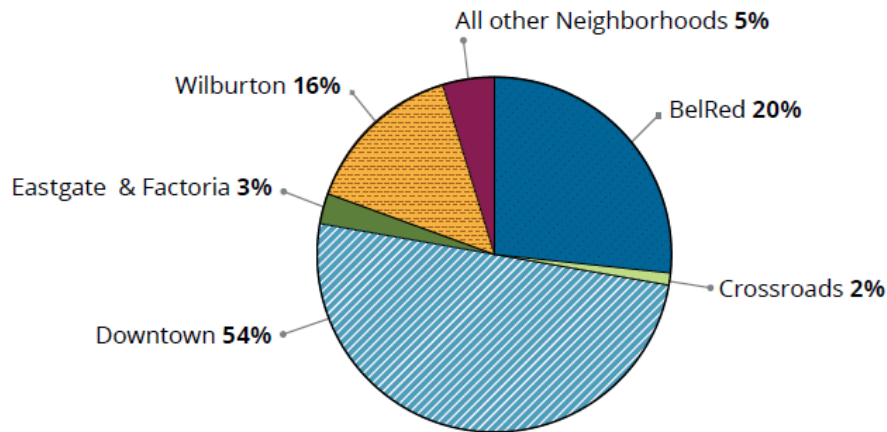
Update Policies

- Furthers Community priorities
 - Housing & homeownership
 - Preserve & enhance tree canopy
 - Convenient access to businesses
- Guided by Planning Commission
- Policies reviewed & recommended by boards & commissions
- Informed by reports & analyses

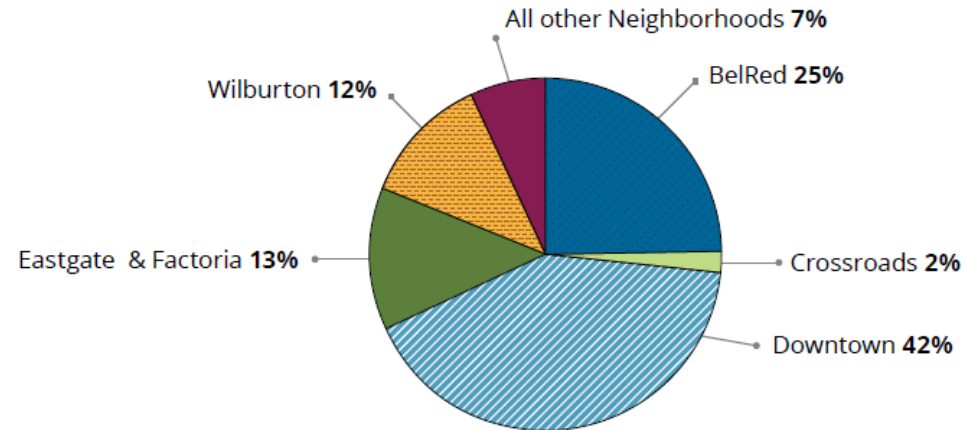


Update Future Land Use Map

- Accommodates growth targets: +70K jobs & +35K units

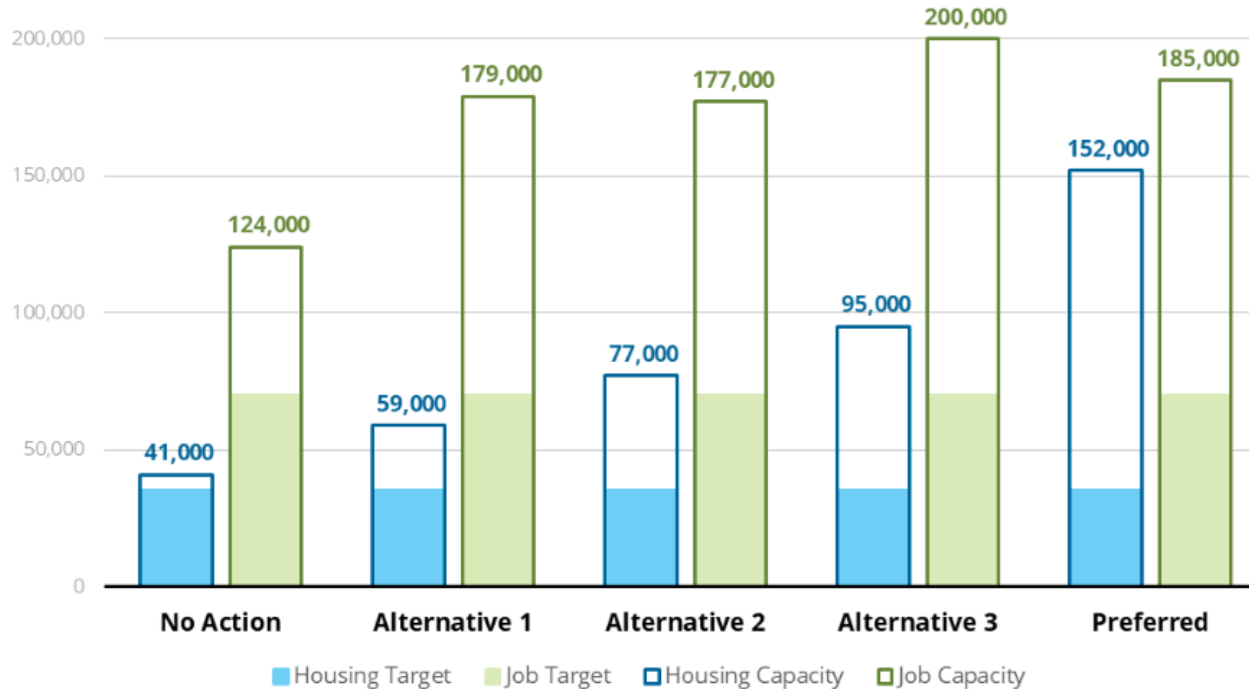


Job Growth



Housing Unit Growth

Update Future Land Use Map



SOURCES: City of Bellevue 2023; BERK 2023

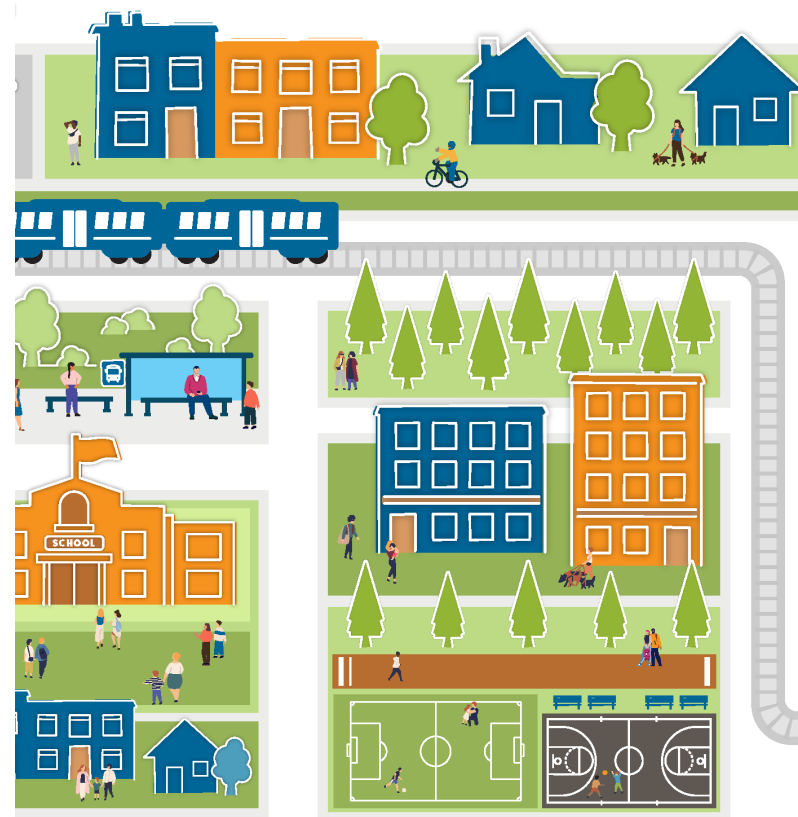
NOTE: Growth estimates are rounded to the nearest 1,000. The actual pace of growth could differ or be less than what is shown. Housing and job capacity used in this EIS analysis is higher under the No Action Alternative than the capacity that was reported in King County's 2021 Urban Growth Capacity Report.

FIGURE 2-9 Net Housing and Job Capacity Citywide vs. Adopted Targets (2019-2044), All Alternatives



Amend Land Use Categories

- Update Future Land Use Categories & Descriptions
- Use images to show development character
- Use broader categories group similar styles of development together



Land Use Categories: Example

Comp Plan Land Use Designation

Lowrise 1
Mixed Use

Lowrise 2
Mixed Use

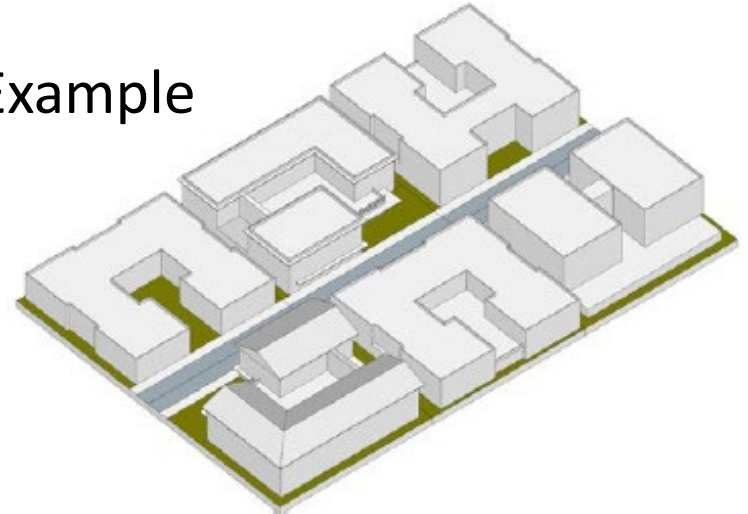
Community
Business

Mixed Use –
Low/Medium

Neighborhood
Business

Zoning District

Example



Low scale and density

Lowrise 2 Mixed Use slide -- ...at the higher end of a **low scale and density**.

Lowrise 1 Mixed Use slide -- ...at the lower end of a **low scale and density**.



Next Steps - Zoning

- Next Right Work item: Allow higher Floor Area Ratio (FAR) for residential development
 - Mixed Use Land Use Districts Citywide Land Use Code Amendment (LUCA) including neighborhood centers
 - Includes all districts that allow residential and commercial
- Legislative rezones to implement the Comprehensive Plan land uses



Manage Growth in Centers

- Regional Center
 - Downtown
- Candidate Countywide Centers
 - BelRed
 - Crossroads
 - Eastgate
 - Factoria
 - Wilburton/East Main
- Neighborhood Centers are small local commercial areas



Address Housing Needs

- Updated for consistency with state and regional requirements
- Major updates address:
 - Minimizing displacement
 - Repair racially disparate impacts
 - Housing at all income levels
 - Support housing for those with lowest incomes
 - Prevent homelessness



Address Racially Disparate Impacts

- Documented the legacy of actions with racially disparate impacts (see [Racially Disparate Impact Analysis](#))
- Identified and change policies in these elements:
 - Housing
 - Land Use
 - Urban Design and the Arts



Address Climate Change

- Took steps to meet HB 1181 Requirements (due 2029)
 - Expanded “Climate and Environment” Element
 - Added two required subsections
 - Completed Climate Impact Analysis
 - Added new policies to respond to the causes and impacts of climate change





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