



Comprehensive Plan Periodic Update: Public Hearing

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Community Development

Planning Commission | June 26, 2024



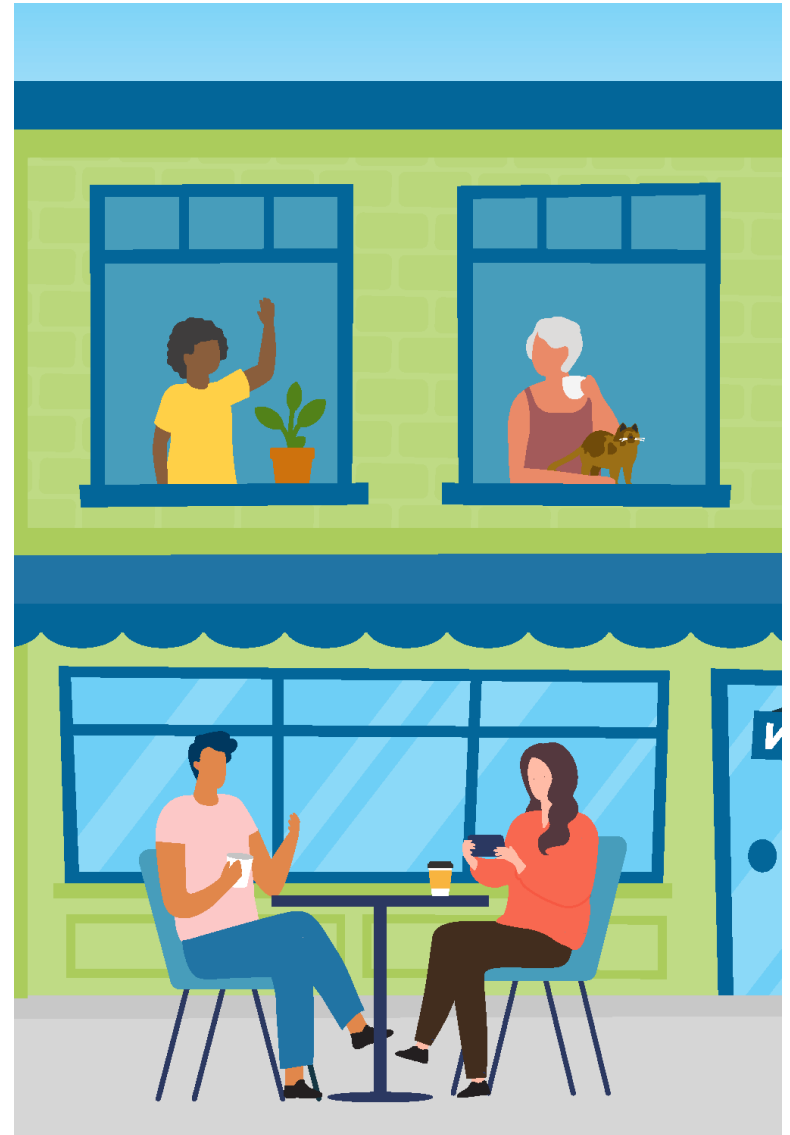
Action to recommend
the Periodic Update to
the Comprehensive Plan
to City Council for
Adoption





Agenda

1. Timeline
2. Recommendation Summary
3. Next Steps



Timeline



Continuous Community Engagement



Recommendation Summary



Accommodate growth

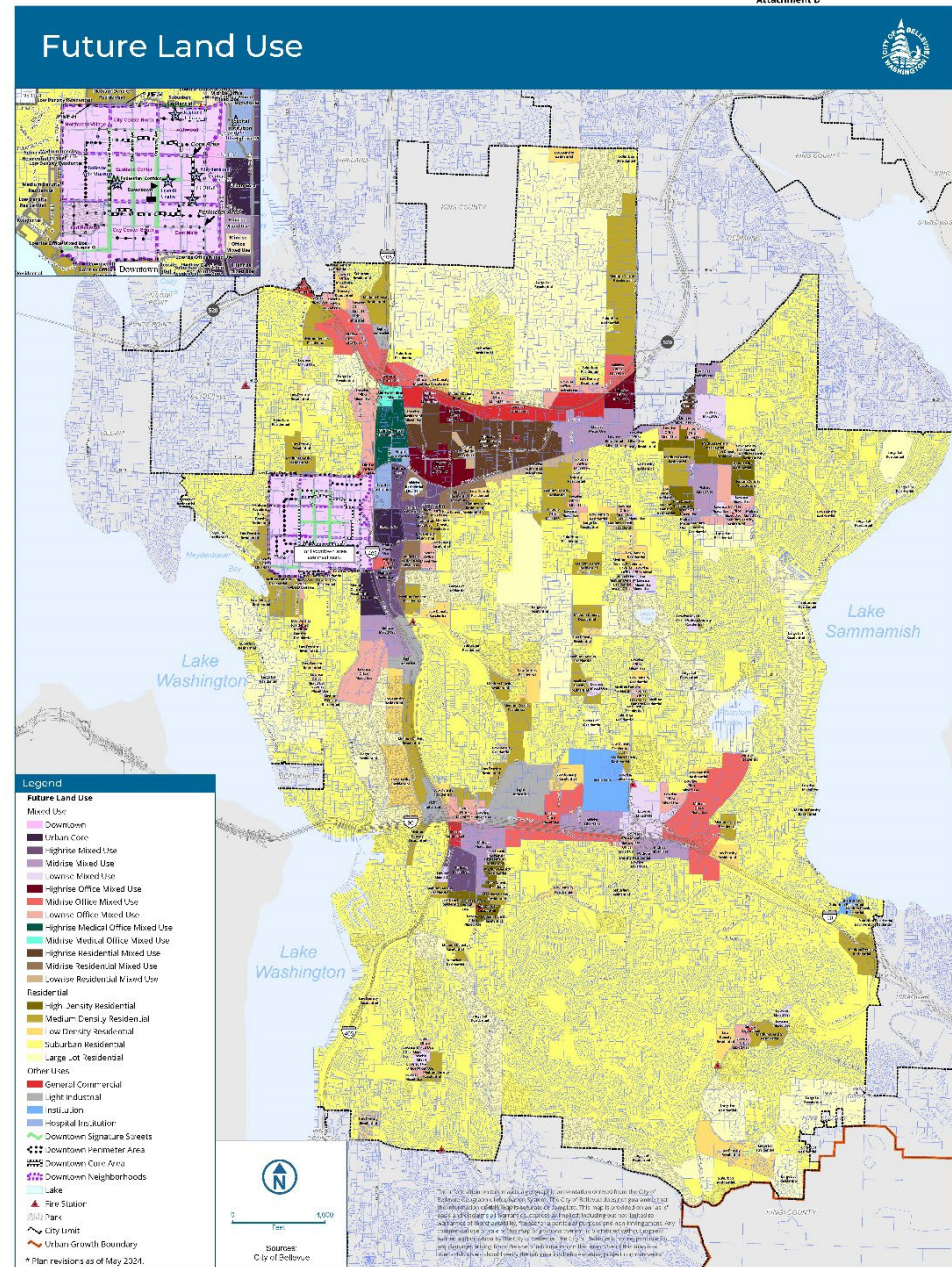
- Updates to the Future Land Use Map
- Support a variety of housing at many price points
- Support commercial and mixed use areas with transportation options
- Growth strategy
 - Most growth in Mixed Use Centers
 - Range of housing choices
 - Invest in residential & mixed use neighborhoods
 - Commercial to serve community needs





Future Land Use Map

- Reinforces importance of Transit Growth Corridor
- Adds Wilburton TOD area
- Refinements to BelRed, Crossroads, Eastgate and Factoria
- Neighborhood Centers
- “Middle Housing” per State Law



Future Land Use Designations

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



Volume 2 Changes

- Avoid conflict with specific Volume 1 policies.
- Avoid conflict with state law.
- Avoid conflict with the Future Land Use Map.
- Update any reference to the land use map.





Next Steps

- Public Testimony
- Close Public Hearing
- Commission Discussion
- Commission Recommendation

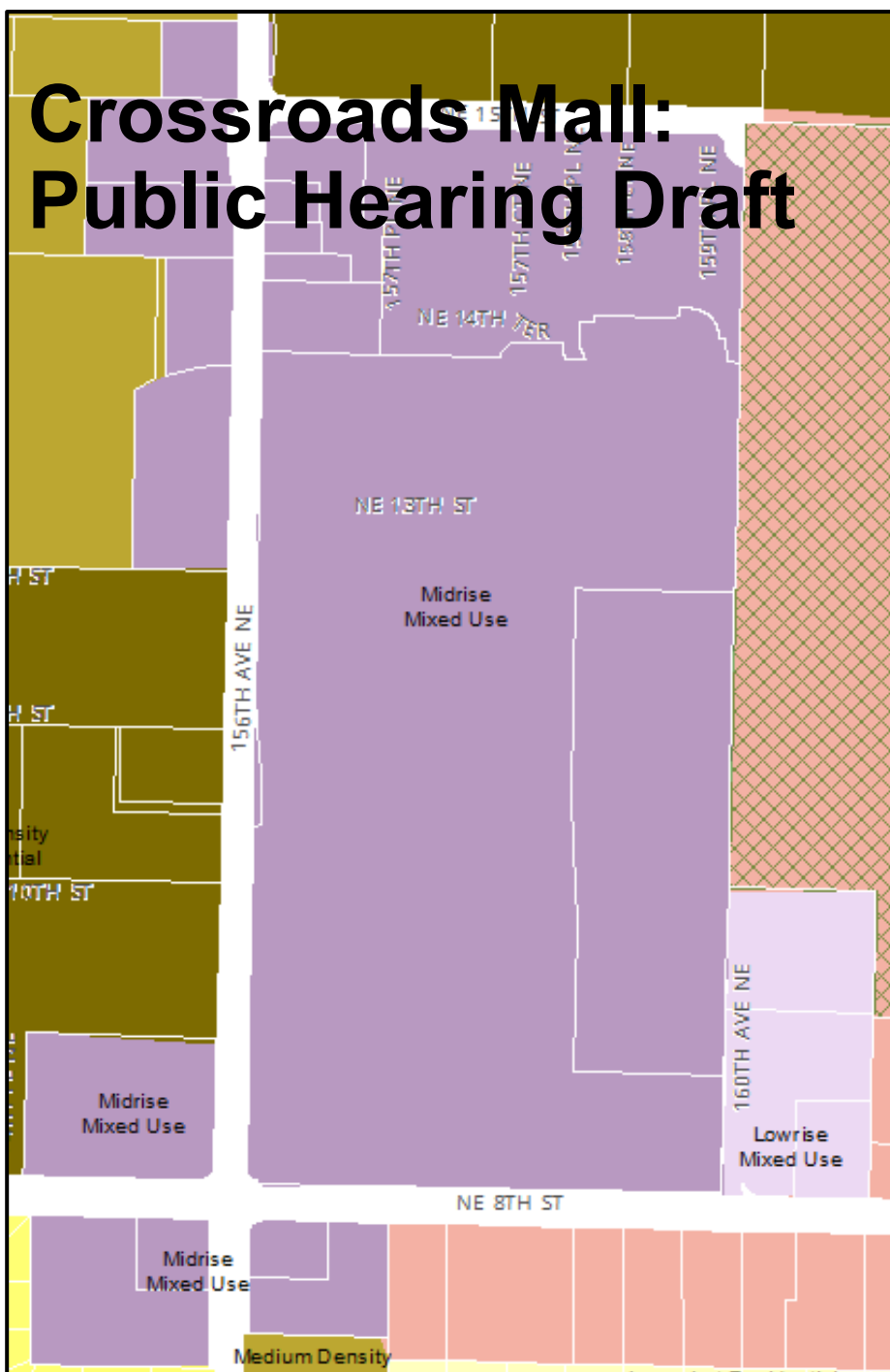




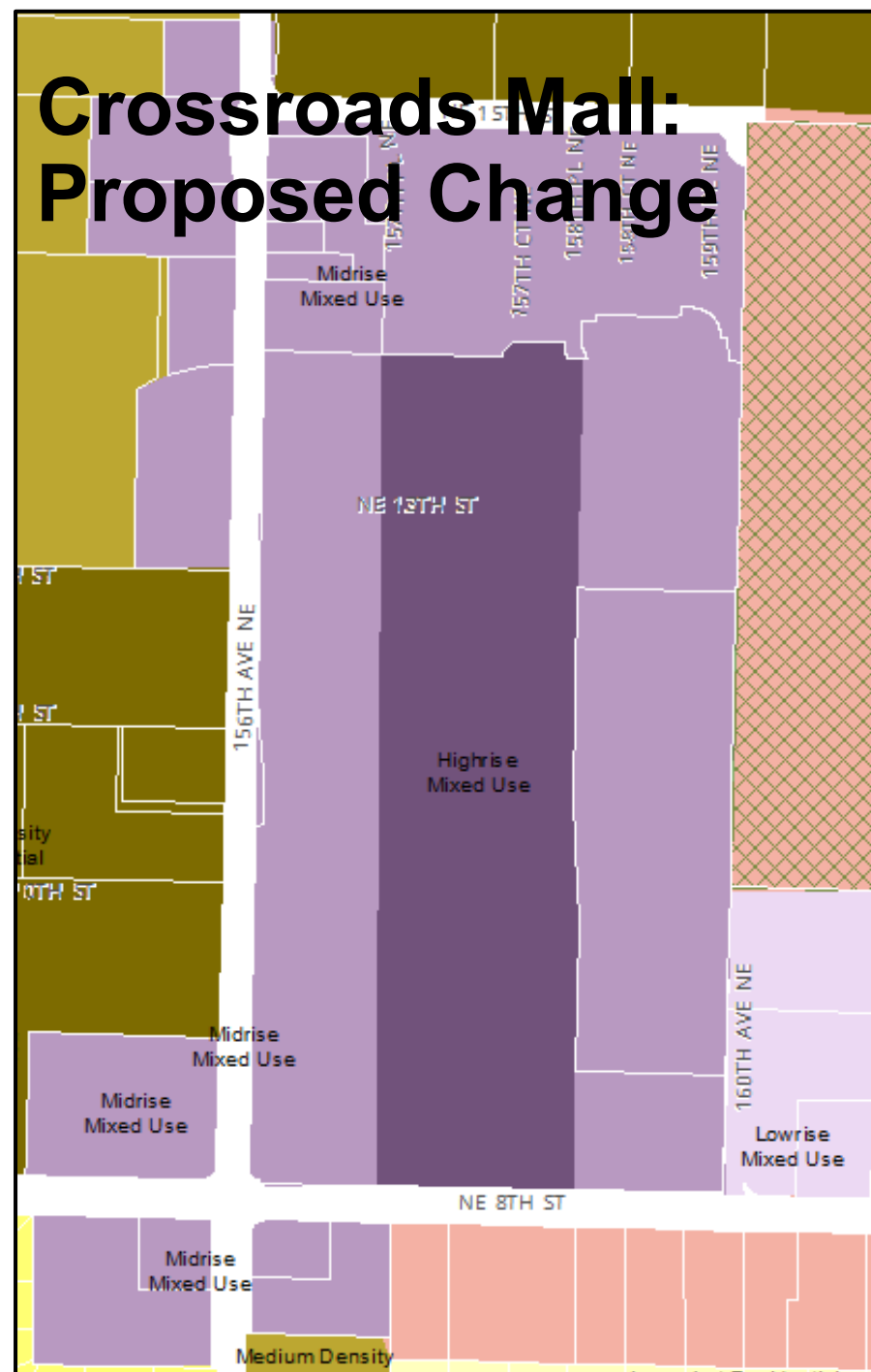
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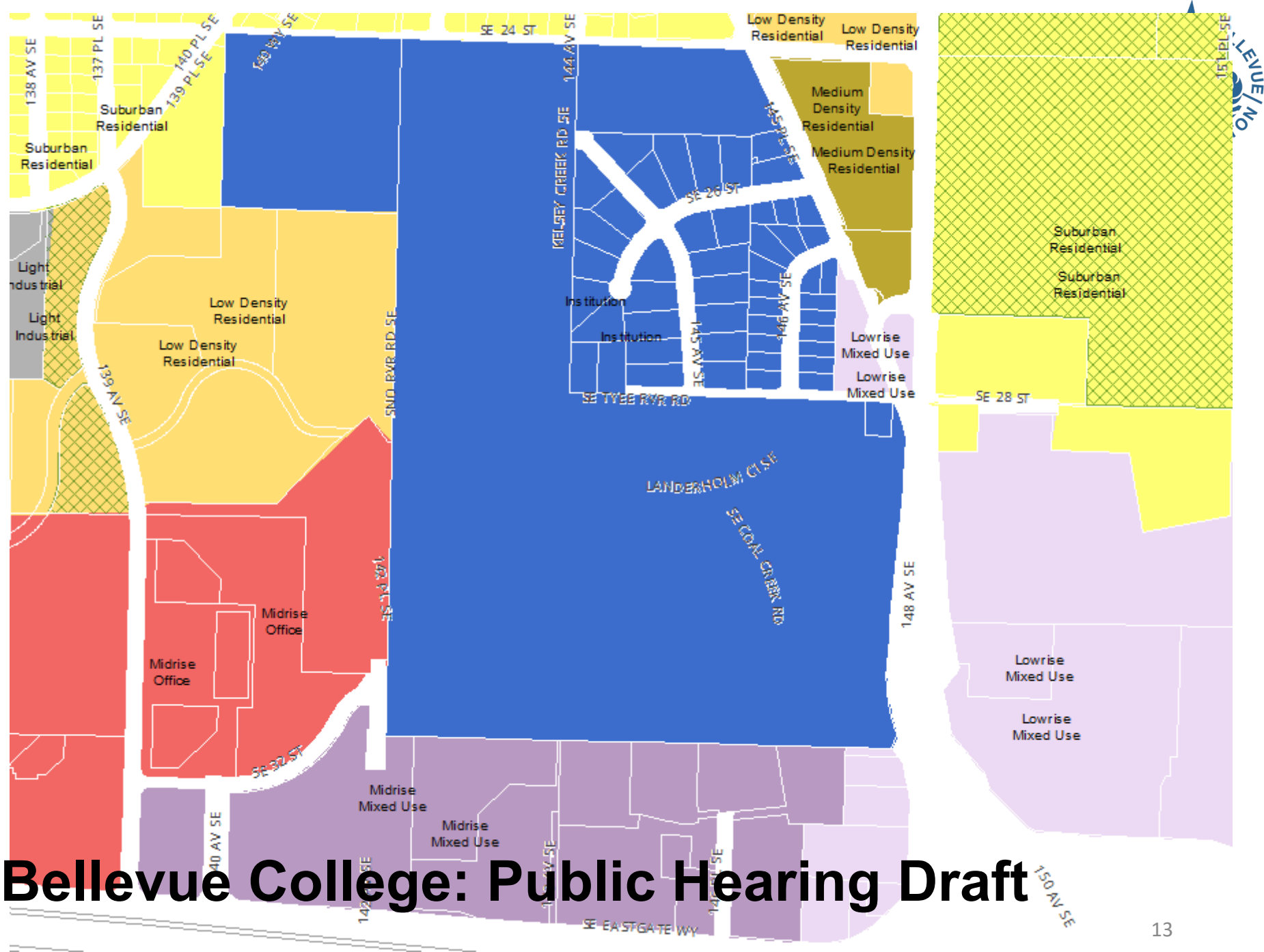


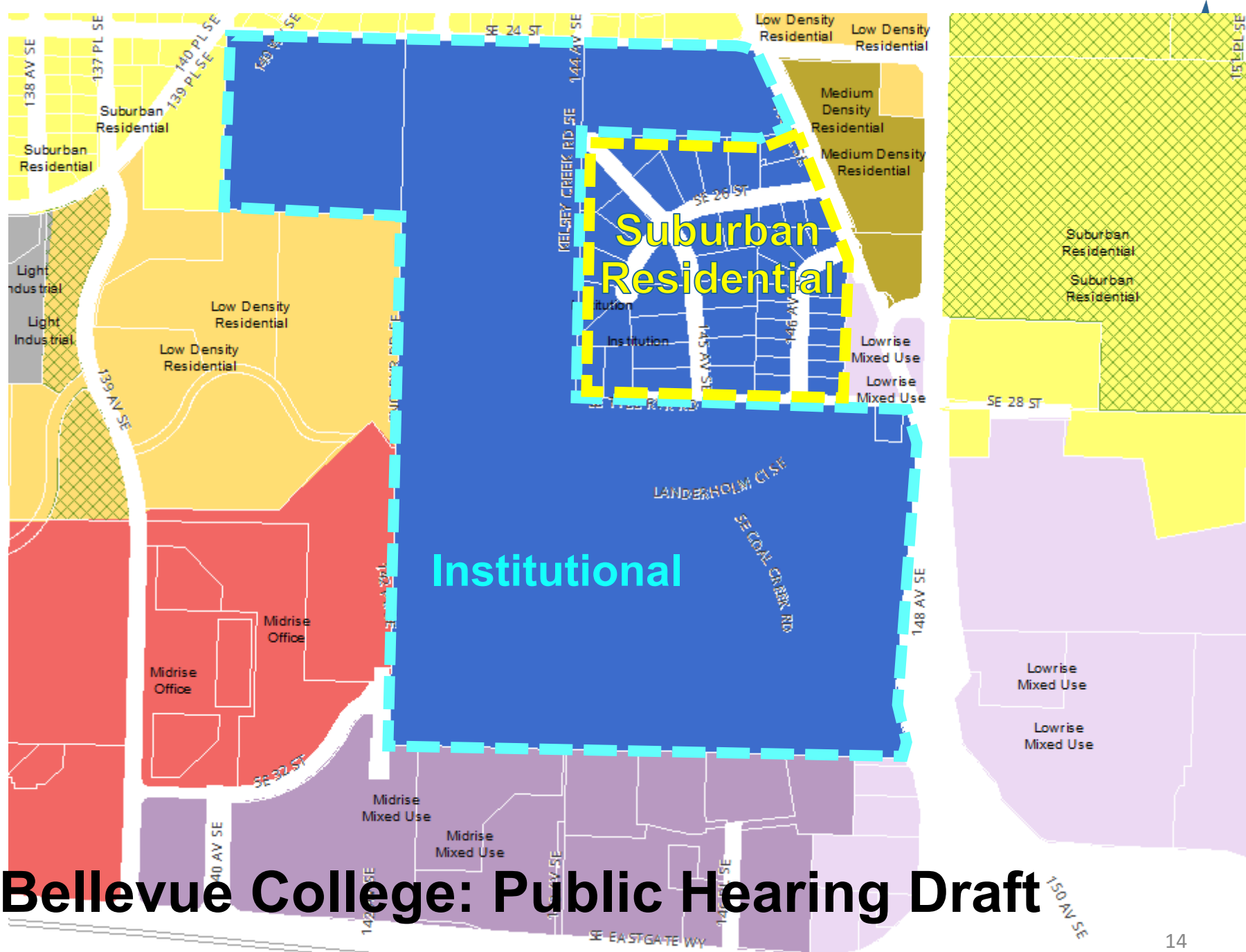
Crossroads Mall: Public Hearing Draft



Crossroads Mall: Proposed Change



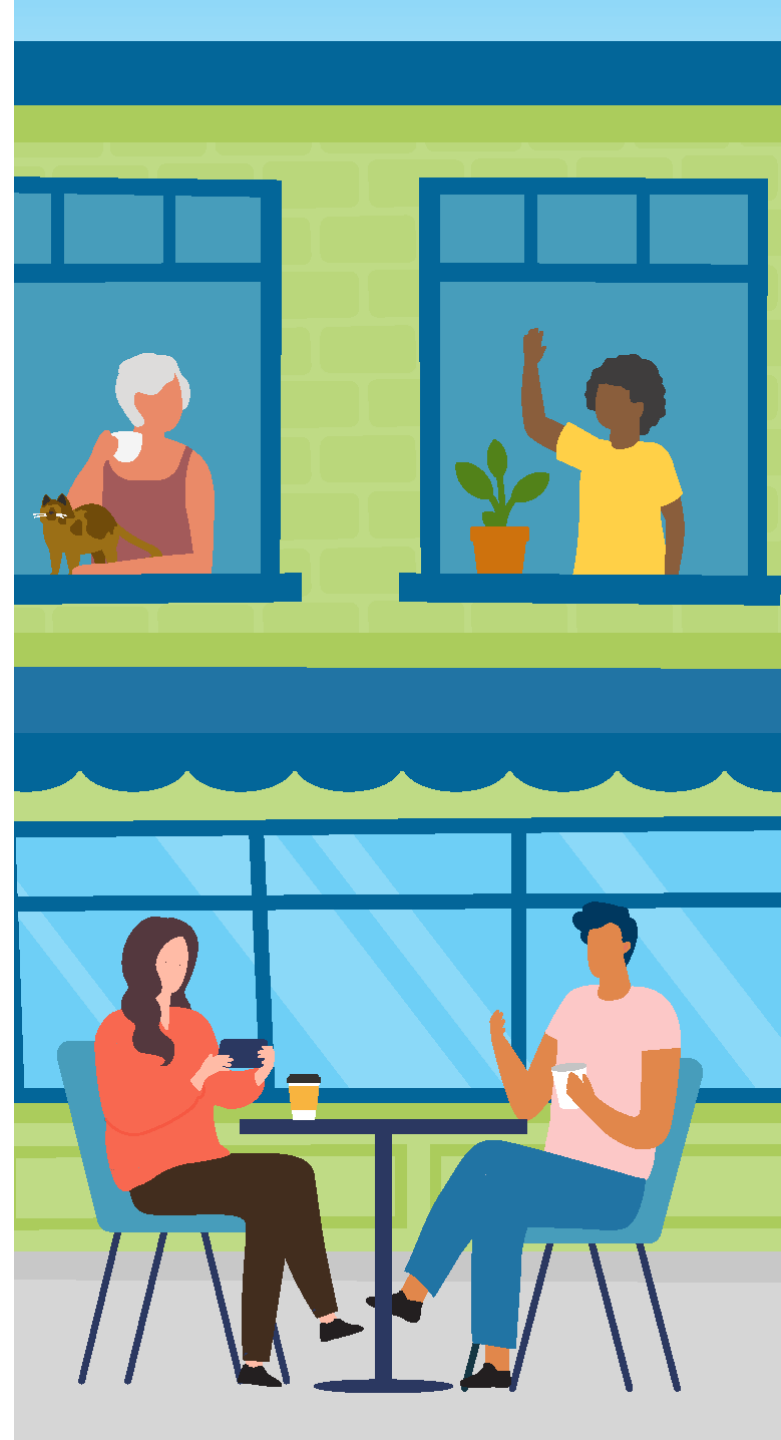




Bellevue College: Public Hearing Draft

FLU-Zone Relationship

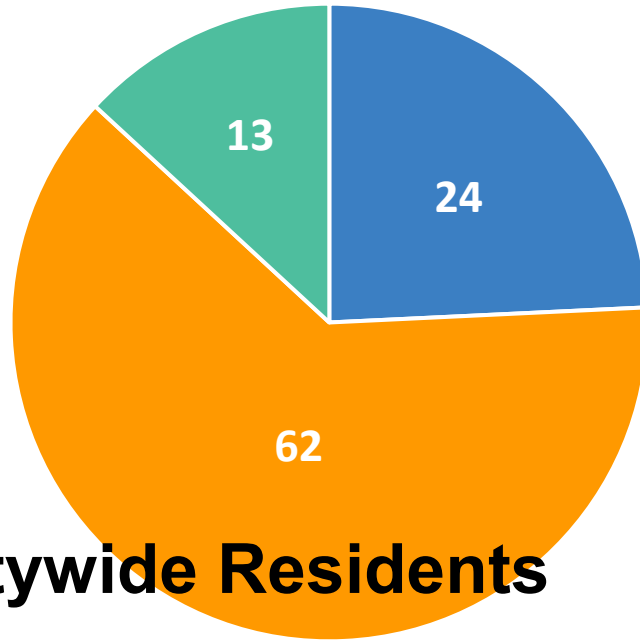
Recommended Future Land Use Designation	Future Zones (based on environmental review to date)
Lowrise Mixed Use	NB: Neighborhood Business
	CB: Community Business
	MU-L/M (To be determined)



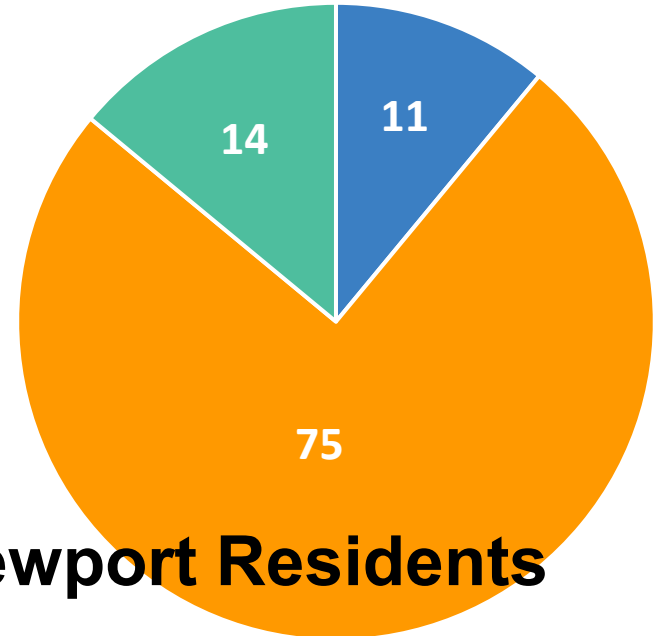
Development Priorities

Citywide	Newport
Homeownership for different incomes	Ability to drive and find parking
Preserve and enhance tree canopy	Preserve and enhance tree canopy
Ability to walk to a meeting place	More locally accessible small businesses
More locally accessible small businesses	Preserve size of existing neighborhoods
Unique things to do	Homeownership for different incomes
Ability to drive and find parking	Housing for families with children
Preserve size of existing neighborhoods	Unique things to do
Housing for all income levels	Ability to walk to a meeting place
Frequent bus service	Frequent bus service
Housing for families with children	Housing for all income levels

Business Mix Preferences



Citywide Residents



Newport Residents



Denser development with small and large businesses



Some small businesses within walking distance

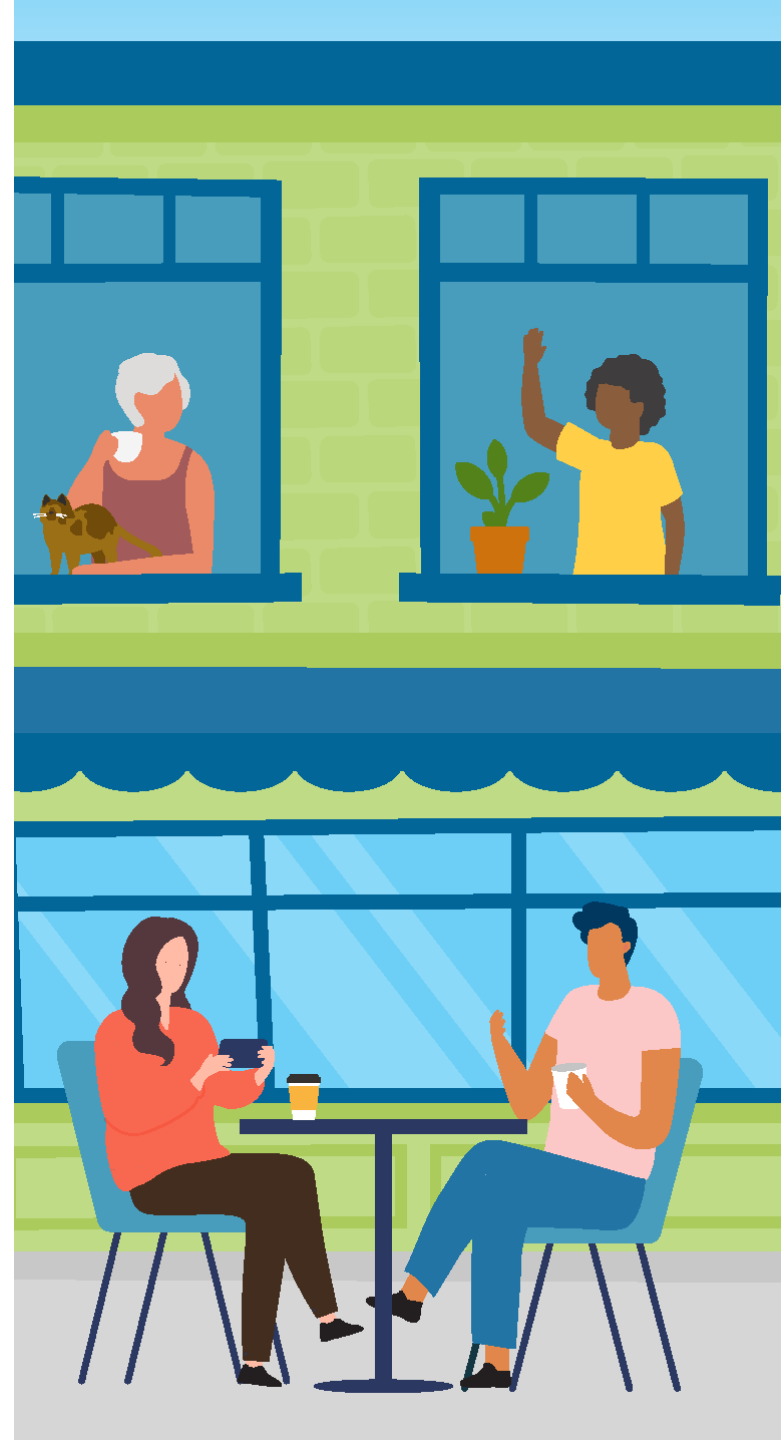


Only residential zoning, must drive to all businesses

Public Comment

(Comments submitted to Planning Commission or outside of the engagement activities)

- Map-related comments received since Public Hearing notice
 - Change the FLU on the center of the Crossroads Mall site to Highrise Mixed Use
 - Advocate for a narrow relationship between Zoning and Future Land Use
 - Support for more density on Newport Hills Shopping Center
 - Change code provisions for Large Lot Residential parcels



Public Comment

(Comments submitted to Planning Commission or outside of the engagement activities)

- Other comments received since Public Hearing notice
 - Support for no change to TR-57
 - Add pickleball to the narrative of the Parks element
 - Make stream restoration optional instead of required (CL-88)
 - Advocate for restricting growth
 - Mandatory affordable housing
 - Clarification of terms

All comments available on the [Comprehensive Plan](#) website

