

CITY COUNCIL AGENDA TOPIC

2024-2044 Comprehensive Plan Periodic Update – Part 2 review of Planning Commission recommended updates to the Comprehensive Plan to comply with the state Growth Management Act (GMA), Chapter 35A.63 RCW, and recent state legislation

Emil A. King AICP, Director, 452-7223

Thara Johnson, Acting Planning Director, 452-4087

Kate Nesse, PhD, Senior Planner, 452-2042

Community Development Department

EXECUTIVE SUMMARY**DIRECTION**

The Planning Commission recommended the 2024-2044 Comprehensive Plan Periodic Update under the requirements of the state GMA. The update focuses growth in Downtown, Wilburton, BelRed, and other Mixed Use Centers and accommodates the adopted growth targets for Bellevue. It also meets the requirements of recently adopted state legislation including planning for affordable housing, addressing racially disparate impacts, and allowing middle housing. Staff seek Council direction on the Comprehensive Plan Periodic Update as recommended by the Planning Commission. Action to adopt the update will be sought at a future date.

RECOMMENDATION

Direct staff to prepare the ordinance for final action at a future meeting to adopt the 2024-2044 Comprehensive Plan Periodic Update as recommended by the Planning Commission.

BACKGROUND

Following a 30-month process to update the City's Comprehensive Plan, the Planning Commission transmitted a recommendation to Council on September 10 that:

1. Employed consistent, equitable outreach and engagement with diverse communities;
2. Updates the vision for growth in the City;
3. Makes policy changes in all of the elements that reflect the City's priorities for the next 20 years;
4. Updates the future land use map or makes policy adjustments to expand housing capacity to plan for the growth targets identified in the King County Countywide Planning Policies (CPPs);
5. Amends the future land use categories used in the Comprehensive Plan map to reference zones more broadly;
6. Updates policies to manage growth in the City's identified Countywide Centers and Regional Growth Center;
7. Amends the housing section to be consistent with the rewritten housing section of the CPPs and addresses the need for affordable housing;

8. Includes policies that address the legacy of discrimination; and
9. Includes policies that address the causes and impacts of climate change.

Council reviewed the recommendation of the Planning Commission for the Comprehensive Plan Periodic Update on September 10. Council directed staff to return on September 24 to allow the community greater time to review and comment on the Planning Commission's recommended updates to the Comprehensive Plan.

At the September 10 meeting, Council discussed several issues including:

- The future land use map as it pertains to the Eastgate area (Note: changes were not made to land use outside of the Eastgate Countywide Center);
- Planning for transportation infrastructure as the City grows;
- Planning for electrical capacity and reliability as the City grows (Attachment H);
- Planning for small businesses and preventing displacement of businesses when redevelopment occurs; and
- Additional time for the public review of the recommended Comprehensive Plan Periodic Update and opportunity for continued public input.

Council also discussed the recommended future land use map designation on the Crossroads Mall site. The current land use map designation on the site is Community Business (generally a height of 2 to 4 stories). The Environmental Impact Statement studied a mixed use designation with a height of about 16 stories on the entire site.

Staff recommended a Midrise Mixed Use (generally a height of 7 to 10 stories) on the Crossroads Mall site and moved some of the growth capacity/density studied in this area to parcels adjacent to the Overlake area of Redmond. The Planning Commission reviewed staff's recommendation and based the Planning Commission recommendation for this site on comments from the property owners. Specifically, the Planning Commission recommended changing the center part of that site to Highrise Mixed Use with the intent that the future zone would be at the lower end of that designation (a maximum height of about 16 stories) to allow for more residential designations focused in a few parts of the parcel. The Council discussion did not result in changes to the recommended future land use map designation for the Crossroads Mall site.

POLICY & FISCAL IMPACTS

Policy Impact

The Comprehensive Plan is the foundation for all other plans in Bellevue. The last periodic update to the Comprehensive Plan was adopted in 2015, although the City has adopted amendments to the Comprehensive Plan almost annually. This update includes a growth strategy for the next 20 years and aligns the Plan with the Council Vision and state, regional, and county requirements.

Fiscal Impact

The Comprehensive Plan is the City's guiding policy document that looks out over a 20-year planning period. Functional plans are developed or updated as future steps. While there is no direct fiscal impact

for this action adopting the Comprehensive Plan Periodic Update, the precise fiscal impacts associated with the implementation of the Comprehensive Plan update will be addressed as projects identified in functional plans are implemented. These impacts will be identified and planned for in the City's budget.

OPTIONS

1. Direct staff to prepare the ordinance for final action at a future meeting to adopt the 2024-2044 Comprehensive Plan Periodic Update as recommended by the Planning Commission.
2. Provide alternate direction to staff.

ATTACHMENTS

- A. Planning Commission Recommendation
- B. Recommended Comprehensive Plan, Volume 1 –General Elements
- C. Recommended Future Land Use Map
- D. Recommended Comprehensive Plan, Volume 2 – Subarea/Neighborhood Plans
- E. Changes Post Planning Commission Recommendation
- F. Policy Change Document (Volume 1 & 2)
- G. Crosswalk between Future Land Use Designations and Zoning Districts
- H. Summary of Bellevue's Collaboration with PSE on Electrical Reliability

AVAILABLE IN COUNCIL LIBRARY

N/A