

CITY COUNCIL REGULAR SESSION

Ordinance adopting the Northwest Bellevue Neighborhood Area Plan Comprehensive Plan Amendment (21-100174-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 North Bellevue Subarea Plan by replacing it with an updated Northwest Bellevue Neighborhood Area Plan. The Planning Commission recommended approval of the Northwest Bellevue Neighborhood Area Plan amendment in this year's annual Comprehensive Plan Amendment (CPA) work program.

RECOMMENDATION

Move to adopt Ordinance No 6635.

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 Northwest 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. 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.
2. Deleting S-NE-25 regarding exploration of detached accessory dwelling units (DADUs).
3. Adding a new policy in the Housing Affordability section: "Build awareness of programs that support and enable older adults to stay in their home as they age."
4. Amending the Mobility and Access section in a number of places to strengthen safety

language as discussed at the November 22 Council Study Session.

5. Adding a new sentence to the narrative at the front of the Environment section: “Northwest 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. Regardless of whether or not amendment number 2 above is adopted or not, the City Council would have 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 Northwest Bellevue Neighborhood Area Plan Comprehensive Plan Amendment (21-100174-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 Northwest Bellevue Neighborhood Area Plan Comprehensive Plan Amendment (21-100174-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. Northwest Bellevue CPA: Strike-Draft and Potential Amendments
Proposed Ordinance No. 6635

AVAILABLE IN COUNCIL LIBRARY

N/A