

Comprehensive Plan Periodic Update: Proposed Amendments

Planning Commission | February 14, 2024

This packet includes proposed policy amendments for the Land Use element. The “New Number” column reflects proposed policy enumeration. All policy numbers in the notes column refer to the new number unless the number is preceded by (old number). ~~Strikethrough~~ means the text is deleted. Underline means the text is new.

Key			
	Repealed (moved, old location)		New Policy
	Modified		Retained (moved, new location)

New Number	Old Number	Proposed Policy Change	Reason for Change/CPP/Note
Land Use			
Land Use Strategy			
LU-1	LU-1	<p>Focus the city’s growth and development as follows:</p> <ol style="list-style-type: none"> 1. Direct most of the city’s growth to the Downtown regional growth center<u>Regional Growth Center, other Countywide Centers</u> and to other areas designated for compact, mixed use development served by a full range of transportation options. 2. <u>Plan for housing growth with a broad range of housing choices to meet the changing needs of the community.</u> 3. <u>Enhance the health and vitality of existing single family, multifamily and mixed-use residential neighborhoods.</u> 4. Provide for commercial uses and development that serve community needs. 	<p>Note: Combined with (old number) LU-15.</p> <p>CPP-DP-4. Concentrate housing and employment growth within the designated Urban Growth Area. Focus housing growth <u>in the Urban Growth Area within cities, countywide designated Urban Centers designated regional centers, countywide centers, and locally designated local centers, to promote access to opportunity.</u> Focus employment growth within <u>regional and countywide designated Urban and Manufacturing/Industrial Centers manufacturing/industrial centers</u> and within locally designated local centers.</p>

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	LU-15	Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.	Note: Combined with LU-1.
LU-2	LU-2	Retain the city's park-like character through the <u>acquisition</u> , preservation and enhancement of parks, open space, and tree canopy throughout the city.	Note: Updated to include the acquisition of parks.
LU-3		<u>Prioritize development of brownfields and grayfields over greenfields, wetlands, and environmentally sensitive areas.</u>	Note: Added to support the preservation of open space and the management of ecosystem services.
LU-4	LU-3	Promote a land use pattern and an integrated <u>with</u> multimodal transportation system.	Note: Updated to clarify policy intent.
LU-5	LU-24	Maintain a critical mass of light industrial land in the Richards Valley area and other appropriate areas to serve local needs.	
Growth Management			
LU-6	LU-4	Support a land use vision that is consistent with the GMA goals, the regional Vision 20540, and the King County Countywide Planning Policies.	Note: Updated date.
LU-7	LU-5	Accommodate adopted growth targets of 4735,000 additional housing units and 5370,000 additional jobs for the 2006-2031 <u>2019-2044</u> period and plan for the additional growth anticipated by 2035 <u>2044</u> .	Note: Updated dates and growth targets. CPP-Table-DP-1 King County Jurisdiction Growth Targets 2019-2044
LU-8	LU-6	Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.	

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	LU-7	Periodically update the city inventory of buildable land capacity and evaluate development activity and achieved densities to ensure that the city is able to meet its regionally-adopted housing and employment targets over the next 20 years.	Note: Removed because it is a regional requirement.
LU-9	LU-8	Evaluate household and employment forecasts on a periodic basis to ensure that land use policies based on previous assumptions are current.	
LU-10	LU-9	Work toward a land use pattern with regional partners to achieve a mix of jobs and housing that makes it possible for people to live closer to where they work, regardless of household income.	Note: Updated to clarify policy intent and focus on land use.
LU-11	LU-10	Support school district's efforts to identify and plan for future school facility siting that meets community needs.	
Residential Areas			
LU-12	LU-11	Maintain stability and improve <u>Invest in programs and facilities that maintain the stability and improve the vitality of residential neighborhoods through adherence to, and enforcement of, the city's codes.</u>	Note: Updated to clarify policy intent.
	LU-13	Support neighborhood efforts to maintain and enhance their character and appearance.	Note: Redundant with policy N-14.

New Number	Old Number	Proposed Policy Change	Reason for Change/CPP/Note
LU-13	LU-14	Protect residential areas from the impacts of non-residential uses of a scale not appropriate to the neighborhood. Apply design techniques and development regulations to transition between low density and high density areas, particularly in residential areas.	Note: Broadened to focus on scale instead of use. DEIS mitigation measure (3.4.3).
LU-14	LU-25	Assess the compatibility of commercial uses and other more intense uses when located in mixed use and predominantly residential areas.	
LU-15	LU-16	Encourage adequate pedestrian connections with nearby neighborhood and transit facilities <u>Provide for safe, accessible pedestrian connections from residential areas to nearby neighborhood services and transit in all residential site development.</u>	Note: Updated to focus on the quality of the connections.
Neighborhood Commercial Centers			
LU-16	LU-17	Maintain areas for shopping centers <u>Enhance existing Neighborhood Centers (see Map LU-X) designed to serve neighborhoods, recognizing their multiple roles: serving residents' needs, acting as community gathering places, and helping to establish neighborhood identity.</u>	Note: Updated to reflect the designation of Neighborhood Centers.

New Number	Old Number	Proposed Policy Change	Reason for Change/CPP/Note
LU-17	LU-12	Promote maintenance and establishment of small-scale activity areas within neighborhoods that encourage pedestrian patronage and provide informal opportunities for residents to meet. Establish new <u>Neighborhood Centers</u> through a process that utilizes <u>inclusive outreach</u> , identifies and seeks to fulfill gaps in locations providing neighborhood services, and encourages multimodal access to <u>Neighborhood Centers</u> across the city.	Note: Creates a framework for establishing new Neighborhood Centers.
LU-18	LU-18	Encourage new neighborhood retail and personal services <u>alongside residential</u> in locations that are <u>compatible with the surrounding neighborhood</u> , allow <u>Neighborhood Centers</u> , ensuring for ease of pedestrian access, and enhancing the livability of the neighborhood character and identity.	Note: Updated to reflect the designation of Neighborhood Centers and combined with (old number) LU-19.
	LU-19	Support mixed residential/commercial development in all Neighborhood Business and Community Business land use districts in a manner that is compatible with nearby uses.	Note: Combined with LU-18.
<u>Downtown and Mixed Use Centers and Countywide Centers</u>			
LU-19	LU-20	Support Sustain Downtown's <u>development designation</u> as a <u>Regional Growth Center</u> , with the density, mix of uses and amenities, and infrastructure that maintain it as the financial, retail, transportation, and business hub of the Eastside.	Note: Updated to reflect the current state of development in Downtown.

New Number	Old Number	Proposed Policy Change	Reason for Change/CPP/Note
LU-20	LU-21	Support development of compact, livable and walkable mixed use centers in BelRed, Eastgate, Factoria, Wilburton, <u>East Main</u> and Crossroads.	Note: Updated to reference to East Main.
LU-21	LU-22	Monitor trends in Bellevue's <u>Mixed Use Centers and other job centers</u> and consider land use changes, if amend policies and regulations as needed, to maintain the vitality of these centers.	Note: Updated to reference Mixed Use Centers.
	LU-23	Provide a diversity of commercial areas outside the Downtown to provide an array of business and development opportunities and to serve other parts of the community.	Note: Redundant with policies on Neighborhood Centers.

New Number	Old Number	Proposed Policy Change	Reason for Change/CPP/Note
LU-22		<u>Establish Countywide Centers (see Map LU-X) as focal points for local and county planning and investment to support a concentration of jobs, housing, shopping, transportation mobility options and recreational opportunities.</u>	<p>Note: Added to respond to CPP Appendix 6, A.1. Purpose of Center.</p> <p>CPP-DP-31. <u>The King County Centers Designation Framework, adopted in Appendix 6, establishes designation processes and timelines, minimum existing and planned density thresholds, and subarea planning expectations. King County designated centers are shown on the Urban Growth Area Boundary Map in Appendix 1.</u></p> <p>Allow designation of new Urban Centers where the proposed Center:</p> <ul style="list-style-type: none"> a) Encompasses an area up to one and a half square miles; and b) Has adopted zoning regulations and infrastructure plans that are adequate to accommodate <ul style="list-style-type: none"> i) A minimum of 15,000 jobs within one-half mile of an existing or planned high-capacity transit station; ii) At a minimum, an average of 50 employees per gross acre within the Urban Center; and iii) At a minimum, an average of 15 housing units per gross acre within the Urban Center.

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LU-23		<u>Plan for Countywide Centers as part of the Neighborhood Planning process, including an assessment of housing need and tools to provide affordable housing, an assessment of historic and cultural assets, an assessment of the risks for displacement of residents and businesses, and support for local access that promotes active transportation.</u>	Note: Added to respond to CPP Appendix 6, B. Planning and F. Transportation. CPP-DP-31. (see above)
Land Use Compatibility			
	LU-26	Access high-traffic generating land uses from arterials whenever possible. If this is not possible, provide mitigation to address access impacts.	Note: In conflict with policy TR-53. Traffic impacts are addressed through the development review process.
LU-24		<u>Allow existing uses to continue in areas with a change in future land use until the parcel is redeveloped.</u>	Note: Added to address commercial displacement in areas with significant change.
LU-25	TR-6	Encourage private developers of adjacent or nearby properties to execute agreements to provide joint use and funding of shared parking facilities.	Note: Moved from Transportation Element.
LU-26	LU-27	Encourage the master planning of multi-building and multi-parcel developments and large institutions to emphasize aesthetics and community compatibility, integrate with its surroundings. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.	Note: Updated to use more inclusive language.

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	LU-28	Minimize spillover parking from commercial areas, parks and other facilities encroaching on residential neighborhoods, through residential parking zones and other measures.	Note: Redundant with policy TR-136.
LU-27	LU-36	Locate new community facilities near major transit routes and in areas convenient to pedestrians and bicyclists.	
Transit Oriented Development Areas			
LU-28	LU-28.1	Provide for a mix of housing, office, service and retail uses in a compact walkable development pattern that optimizes the benefits of transit investment in Bellevue's transit-oriented development <u>mixed-use</u> areas.	Note: Updated terminology.
LU-29	LU-28.2	Provide walking and bicycle routes in the <u>and to light rail and bus rapid transit</u> station areas that are accessible, safe and convenient, and that connect to destinations, transit and surrounding bicycle and pedestrian networks.	Note: Updated to clarify location.
LU-30	LU-28.3	Ensure that transit-oriented land use and development is responsive to the type of transit facilities and services provided and the context of surrounding area.	

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LU-31	TR-7	Ensure that land use changes near high-capacity transit stations are consistent with the Comprehensive Plan, recognizing that: <u>Consider the following criteria, at a minimum, when evaluating land use changes near high-capacity transit stations:</u> 1. Transit may support more intense development around some stations; 2. Transit supportive design and orientation may be implemented without changes to land use intensity; and 3. Land use plan map changes would be precluded in existing single family designations and environmentally sensitive areas	Note: Moved from Transportation element. Updated to remove language in conflict with direction from state legislation and regional guiding documents.
Citywide Policies			
LU-32	LU-29	Help communities to maintain their a local, distinctive neighborhood character, while recognizing that some neighborhoods may evolve over time to meet community needs.	Note: Updated to be more inclusive and recognize evolution of all neighborhoods.
LU-33	LU-30	Recognize the placemaking value of arts and cultural facilities and work to site them throughout the city as a means to enhance neighborhoods.	
LU-34	LU-28.4	Employ <u>Consider a land use incentive systems that offers additional floor area additional development capacity or flexibility in exchange for infrastructure and amenities that contribute to the commensurate public benefits good, that address identified needs of that area.</u>	Note: Updated to clarify policy intent and moved to Citywide Policies subsection.

New Number	Old Number	Proposed Policy Change	Reason for Change/CPP/Note
LU-35		<u>Strengthen and expand the City of Bellevue's mechanisms to support cultural uses and amenities.</u>	Note: Policy adapted from the Cultural Compass. (Cultural Compass - strategy 2.1) CPP-DP-41. Preserve significant historic, <u>visual</u> , archeological, cultural, architectural, artistic, and environmental features, especially where growth could place these resources at risk. <u>Celebrate cultural resources that reflect the diversity of the community</u> . Where appropriate, designate individual features or areas for protection or restoration. Encourage land use patterns and adopt regulations that protect historic resources and sustain historic community character.
LU-36	LU-31	Encourage development of amenities, services and facilities that are supportive of all types of families <u>households in neighborhoods throughout the city.</u>	Note: Updated to include all neighborhoods in the city.
	LU-32	Acquire and maintain a system of parks, open space and other landscaped areas to perpetuate Bellevue's park-like setting and enhance the livability of the city's neighborhoods.	Note: Moved to Parks element and revised.
LU-37	LU-33	Preserve open space and key natural features through a variety of techniques, such as sensitive site planning, conservation easements, transferring density, land use incentives and open space taxation.	

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LU-38		<u>Provide equitable access to parks, safe pedestrian and bicycle routes and other public amenities for all neighborhoods, prioritizing improvements for those areas fewer public amenities.</u>	<p>CPP-H-24. Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting <u>active living and healthy eating</u> <u>equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs</u> and by reducing exposure to harmful environments <u>environmental</u> hazards and pollutants.</p> <p>CPP-PF-2. <u>Provide affordable and equitable access to public services to all communities, especially the historically underserved. Prioritize investments to address disparities.</u></p>

New Number	Old Number	Proposed Policy Change	Reason for Change/CPP/Note
LU-39	LU-34	<p>Support provision of child care equitably throughout the city:</p> <ol style="list-style-type: none"> 1. Allow family child care homes in residences in all single family land use districts through a discretionary review process, unless otherwise required by state law or regulation. 2. Permit child care centers in all non-single family land use districts and allow child care centers as part of a community facility as long as the center has been identified as part of any discretionary review permit. 3. <u>Consider measures to protect child care centers from air pollution exposure and encourage increased mitigation in such situations.</u> 4. <u>Encourage major employers and the developers of major employment facilities to provide child care opportunities on site or nearby.</u> 	Note: Item 3: Updated due to a recommendation in Air Quality and Land Use Planning Report (appendix J of DEIS). Item 4: Updated to incorporate (old number) TR-5.
	TR-5	Encourage major employers and the developers of major employment facilities to provide child care opportunities on site or nearby.	Note: Moved from Transportation element and incorporated into LU-39.
LU-40		<u>Promote measures to protect sensitive uses from risks of exposure to air and noise pollution by locating them away from pollution sources, where possible, or by use of feasible, effective building and site design measures to mitigate exposure.</u>	Note: Mitigation measure recommended in DEIS (8.4.3).
LU-41		<u>Design new development and encourage the retrofit existing buildings to improve indoor air quality and reduce resident exposure to air pollution.</u>	Note: Added to include indoor air quality guidance.

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LU-42		<u>Assess the cumulative health impacts on people of color, low-income groups and other groups that have historically been most impacted by poor air quality near freeways when making land use changes.</u>	Note: Mitigation measure recommended in DEIS (8.4.3). CPP-EN-25. <u>Prevent, mitigate, and remediate harmful environmental pollutants and hazards, including light, air, soil, and structural hazards, where they have contributed to racially disparate environmental and health impacts, and to increase environmental resiliency in low-income communities</u>
LU-43		<u>Consult with historically impacted low-income communities and communities of color as well as experts in the field of development when looking to implement policies, guidance and regulations aimed at air pollution mitigation.</u>	Note: Mitigation measure recommended in DEIS (8.4.3).
LU-44	LU-35	Implement land use patterns that promote walking, <u>bicycling, or other active transportation modes</u> in order to increase public health.	Note: Updated to include all forms of active transportation.
Annexation			
LU-45	LU-37	Support the comprehensive annexation of the city's remaining Planned <u>Potential</u> Annexation Area.	Note: Corrected terminology.
LU-46	LU-38	Require owners of land annexing to the city to be subject to their proportionate share of the city's bonded indebtedness.	

New Number	Old Number	Proposed Policy Change	Reason for Change/CPP/Note
LU-47	LU-39	Make every effort to ensure that land within Bellevue's Potential Annexation Area develops according to Bellevue Comprehensive Plan policies and development standards.	
LU-48	LU-40	After annexation, transfer all review authority for all land currently undergoing development review in King County to the City of Bellevue.	