



Comprehensive Plan Periodic Update : Land Use Policies & Future Land Use Map

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Community Development

Planning Commission | February 14, 2024



- Land Use

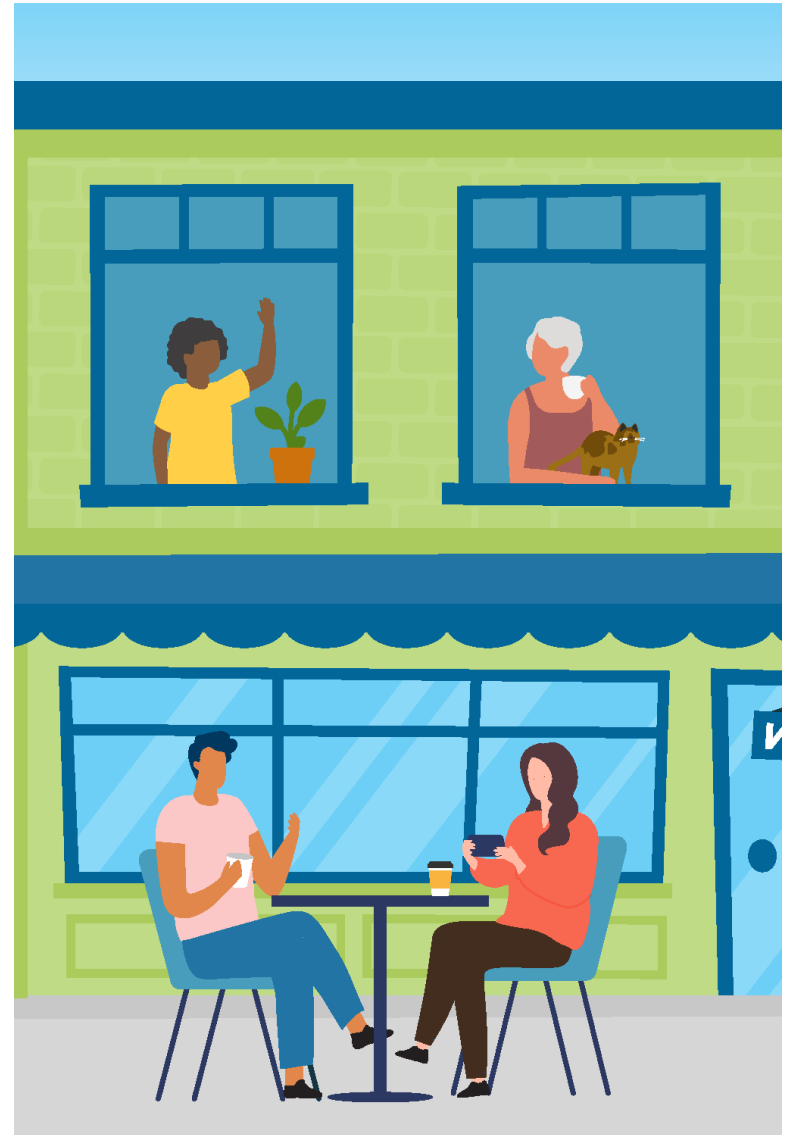
Review Future Land Use Map Key (direction at 2/28 meeting)





Agenda

1. Background
2. Recommended Policy Changes
3. Future Land Use Map Designations
4. Next Steps



Background

Q2 2022	Update the Vision
Q3 2022	
Q4 2022	Lay the Foundation
Q1 2023	
Q2 2023	Discuss Options
Q3 2023	
Q4 2023	Refine Map & Policies
Q1 2024	
Q2 2024	Recommend & Adopt
Q3 2024	

- **February 28, 2022** – Council launched Comprehensive Plan Periodic Update
- **March 9, 2022** – PC reviewed the scope of the update to the Comp Plan
- **September 28, 2022** – PC reviewed expected scope of updates in elements
- **February 22, 2023** – PC heard a progress report on each element
- **January to April** – PC will review policy updates in elements
- **May**– PC will review full draft

Background

Date	Elements
Jan 24	Community Engagement; Economic Development ✓
Feb 14	Land Use & Future Land Use Designations
Feb 28	Future Land Use Map
Mar 13	Neighborhoods; Climate & Environment; Parks (rec from PRSB)
Mar 27	Housing; Human Services (rec from HSC); Urban Design & the Arts (rec from AC)
Apr 10	Transportation; Capital Facilities; Utilities (rec from ESC)
Apr 24	Subarea Policies (if needed)

Background

- Heard from **over 5,000 community members**
- Targeted outreach to under-represented groups
- Statistically valid survey
- Strategy Team knowledge and experience
- Taking into account:
Existing and future residents & businesses



Background

Policy Move Survey still open:

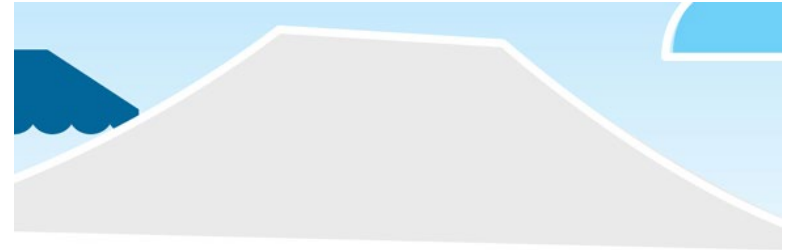
www.EngagingBellevue.com/Bellevue-2044

Community Open House

- About 100 attendees

Community Conversation

- About 65 attendees





Land Use



Land Use Strategy

Updates adjust the overarching growth strategy for the city.

Policy Number	Change
LU-2	Updated to add the acquisition of parks
LU-3	Added to support the preservation of open space and the management of ecosystem services

Residential areas

Updates broaden policies specific to residential areas.

Policy Number	Change
LU-12	Updated to focus on ways to maintain and improve vitality in residential areas beyond code enforcement.
LU-13	Broadened to focus on scale instead of use.
LU-15	Updated to focus on the quality of pedestrian connections.

Neighborhood Centers

Policies updated to focus on commercial areas within residential areas as “Neighborhood Centers”

Policy Number	Change
LU-16	Updated to reflect the designation of Neighborhood Centers
LU-17	Updated to create a framework for the designation of new Neighborhood Centers
LU-18	Updated to reflect the designation of Neighborhood Centers and the types of uses that are appropriate in and around them

Mixed Use & Countywide Centers

Policies updated to reflect the new King County designation of Countywide Centers.

Policy Number	Change
LU-21	Updated to reference Mixed Use Centers
LU-22	Added to support the designation of Countywide Centers by King County
LU-23	

Land Use Compatibility

Policies focus on how land uses relate to each other and to transportation

Policy Number	Change
LU-24	Added to address commercial displacement in areas with significant change
LU-26	Updated to use language more inclusive of the many ways a development can integrate with the surroundings

Transit Oriented Development

Policies focus on how land uses relate to each other and to transportation

Policy Number	Change
LU-31	Moved from Transportation element. Updated to remove language in conflict with direction from state legislation and regional guiding documents.

Citywide Policies

Policies that apply to land use citywide

Policy Number	Change
LU-34	Moved to the citywide policy section to allow incentive systems to be used anywhere in the city.
LU-35	Added to support direction from the CPPs to celebrate cultural resources.
LU-38	Added to support safe access to public amenities like parks.
LU-39	Updated to expand the list of things to consider in the provision of childcare.

Citywide Policies

Continued...

Policy Number	Change
LU-40	Added to reduce exposure to poor air quality
LU-41	Added to improve indoor air quality
LU-42	Added to especially consider the impacts of air quality on low-income communities and others that have historically been more impacted by poor air quality



- Land Use

Direction on issues to address before moving to final draft stage





Future Land Use Map Key



Reason for Change

Scope of Comprehensive Plan Periodic Update includes:

- Explore amending the land use categories used in the Comprehensive Plan map to reference zones more broadly.



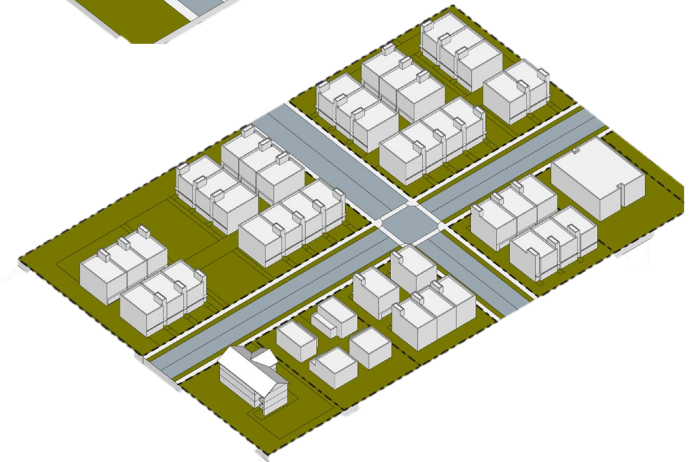
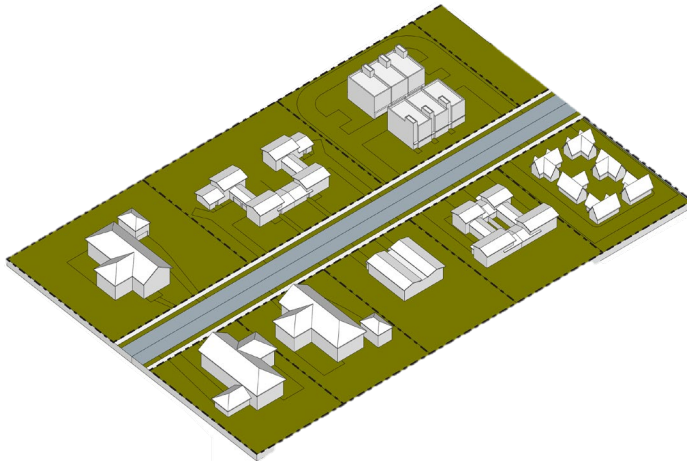
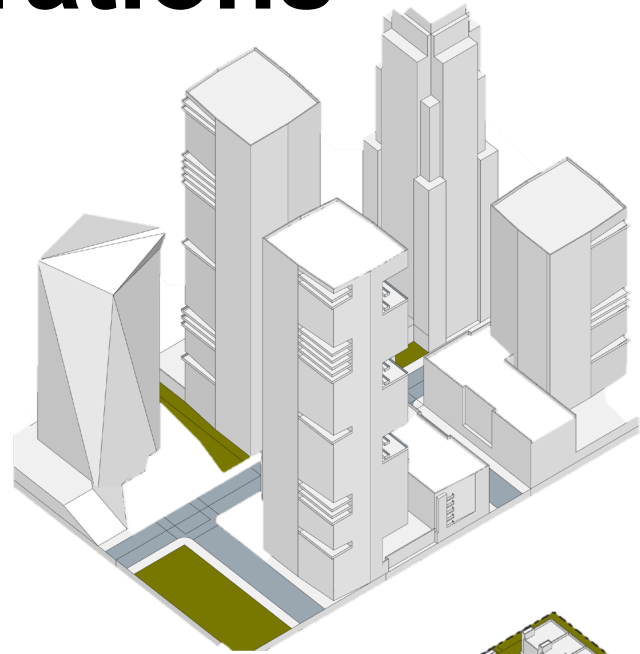
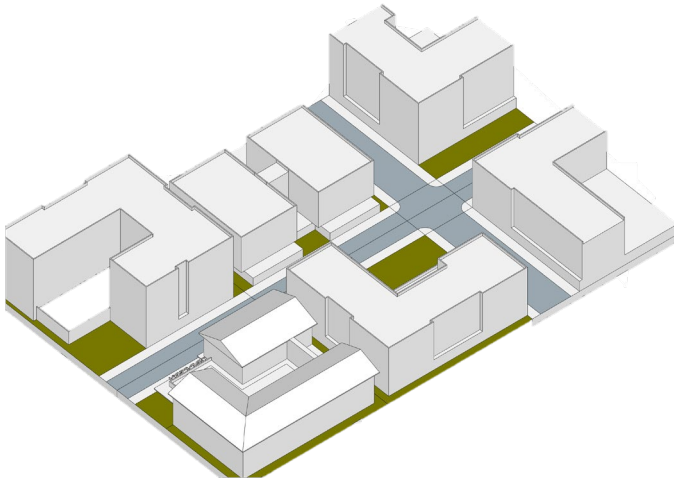
Broader Designations

Existing Zones	Current Future Land Use Designation	Designations Used in the EIS	Recommended Future Land Use Designation	Future Zones (based on environmental review to date)
NB: Neighborhood Business	NB: Neighborhood Business	MU-L: Mixed Use Low	Lowrise Mixed Use	NB: Neighborhood Business
CB: Community Business	CB: Community Business			CB: Community Business
See Attachment E, Future Land Use Designation Crosswalk		MU-L/M: Mixed Use Low/Medium		TBD: To be determined

Broader Designations

Existing Zones	Current Future Land Use Designation	Designations Used in the EIS	Recommended Future Land Use Designation	Future Zones (based on environmental review to date)
R-7.5: Residential 7.5	SF-UR: Urban Residential	R-Low: Residential Low	Low Density Residential	R-7.5: Residential 7.5
R-10: Residential 10	MF-L: Low Density			R-10: Residential 10
R-15: Residential 15	MF-M: Medium Density			R-15: Residential 15

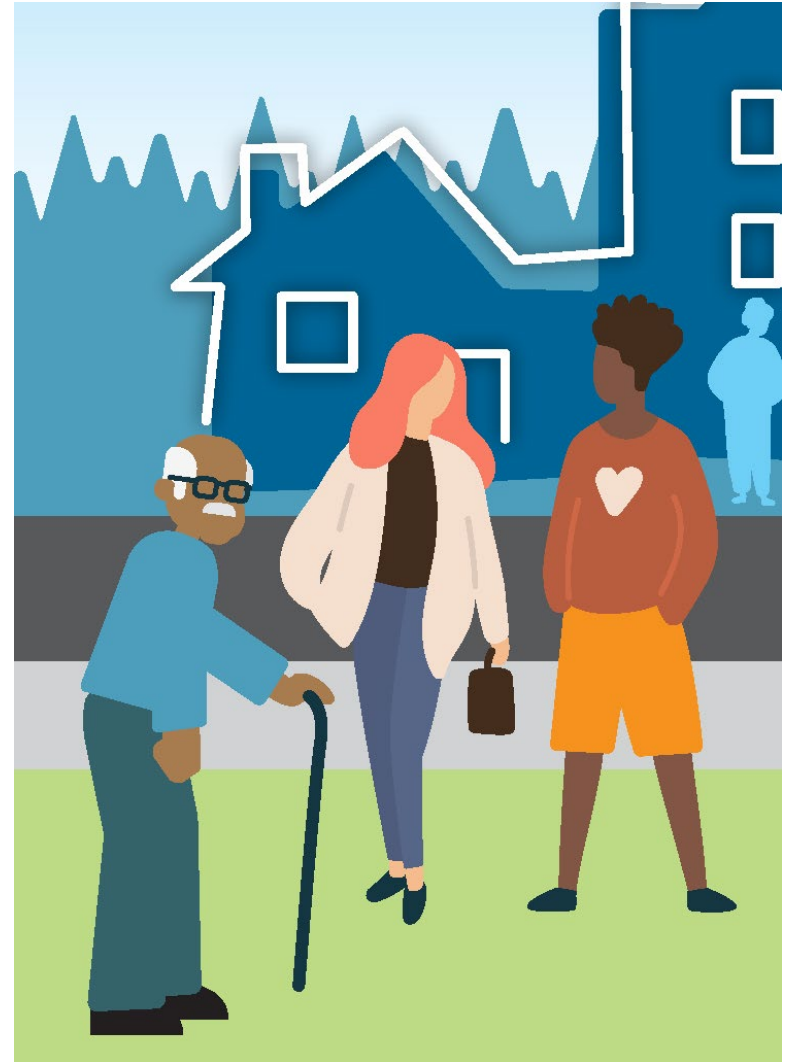
New Feature: Illustrations



Mixed Use Designations

- Downtown
- Urban Core
- Mixed Use
- Office
- Medical Office
- Residential Mixed Use

**See Attachment F,
Future Land Use Map Key**



Residential Designations

- High Density
- Medium Density
- Low Density
- Suburban
- Large Lot

**See Attachment F,
Future Land Use Map Key**



Other Designations

- General Commercial
- Light Industrial
- Institutional
- Hospital Institutions

**See Attachment F,
Future Land Use Map Key**





Next Steps

Review & provide direction on Future Land Use Map on February 28

Review Land Use element again at final draft stage

- Suggested changes
- Summarize community input regarding this element

