



# Bellevue Planning Commission

May 22, 2024

## PLANNING COMMISSION AGENDA ITEM

### SUBJECT

BelRed Look Forward Comprehensive Plan Amendment: Review of Full Draft

### STAFF CONTACTS

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### POLICY ISSUES

The BelRed Subarea Plan provides policy direction for achieving the vision for the BelRed Subarea. As part of Bellevue's Comprehensive Plan Periodic Update, the BelRed Look Forward planning initiative is amending Subarea Plan policies and Comprehensive Plan land use designations within BelRed.

This meeting is a continuation of the May 8 study session focused on the review of the full draft of the BelRed Subarea Plan. Background information regarding feedback provided by the Planning Commission during their review of the draft policies over the past three months and the comments made by the community on the public review draft of the policy updates was covered in the [March 8 Planning Commission memo](#) and has been omitted here for brevity.

### DIRECTION NEEDED FROM THE PLANNING COMMISSION

**ACTION**



**DIRECTION**



**INFORMATION ONLY**



At this meeting the Planning Commission will discuss staff recommended policies and provide direction to schedule a public hearing on the BelRed Look Forward Comprehensive Plan Amendment on Thursday, June 20.

### BACKGROUND

A complete draft of the BelRed Subarea Plan was presented to the Planning Commission on May 8, 2024. During that meeting, the Planning Commission provided direction on the Future Land Use Map for BelRed to bring forward for a public hearing. During tonight's meeting, the Planning Commission will focus on providing direction on the Subarea Plan policies. Please refer

to the May 8, 2024 Planning Commission Agenda Memo on the BelRed Look Forward Comprehensive Plan Amendment for additional background information.

### **KEY POLICY ISSUES**

Over the past three months, the Planning Commission has given extensive feedback on draft policies in the BelRed Subarea Plan. Feedback included language additions to clarify policy intent and/or to respond to community input. Questions related to the repeal of certain policies and whether adequate direction is provided elsewhere or in Volume 1 were also raised. The majority of feedback provided was incorporated into policy modifications and/or into the narrative of the draft Plan. However, in some cases, staff recommended no change to policy. Attachment A summarizes Planning Commission feedback on the draft BelRed Subarea Plan, provides additional information and/or considerations where needed, and presents staff recommendations on policy modifications. Attachment B includes a table of the recommended policy amendments in strike underline format. Attachment C is the full draft Plan, and Attachment D is the Comprehensive Plan Glossary. Note, these attachments were included in the May 8, 2024 Agenda Memo. However, they are attached here again to correct for a policy numbering error in the implementation section of the plan.

In addition to policy direction received earlier, during the May 8, 2024 Planning Commission meeting, a commissioner raised a question about policies related to the daylighting of streams and whether the city could require properties to daylight piped streams when redevelopment occurs. The proposed BelRed policies generally promote and incentivize stream protection within BelRed (Attachment E), but any potential policy changes or amendments to development regulations supporting stream protection (buffers and/or daylighting) will be considered in connection with the City's update to its Critical Areas Code, [Part 20.25H LUC](#). The City is also preparing an updated Watershed Management Plan, which along with best available science, will inform updated stream protection policies and regulations in Bellevue. The policies in the plan cannot require daylighting of streams because such a requirement was not determined to be necessary by the environmental review process nor by other legislative record. Also, the Environmental Impact Statement (EIS) and best available science prepared to support the City's last update to the Critical Areas Code did not provide support for regulations that would require private developers to daylight streams in connection with their private development projects.

One of the biggest challenges with daylighting streams is uncertainty in the cost and timing of restoration and permitting. To help reduce this uncertainty, policy S-BR-98 calls upon the City to develop rehabilitation and restoration plans for BelRed's streams to help facilitate coordinated strategies. It is anticipated that collaboration along with development incentives will help make the daylighting of streams in BelRed feasible.

### **NEXT STEPS**

The Planning Commission will direct staff to schedule a public hearing for June 20. A Notice of Public Hearing will then be published two weeks prior to the scheduled hearing date along with the Staff Report, SEPA Determination and Checklist, Strike Underline version of the BelRed

Subarea Plan Goals and Policies, and the complete Draft BelRed Subarea Plan.

**ATTACHMENTS**

- A. Policy Changes from Planning Commission Review
- B. BelRed Subarea Plan: Recommended Policy Amendments
- C. BelRed Subarea Plan: Complete Draft
- D. Comprehensive Plan Glossary
- E. BelRed Policies Supporting Stream Restoration and Rehabilitation