



Bellevue Planning Commission

June 20, 2024

PLANNING COMMISSION AGENDA ITEM

SUBJECT

Final Review Public Hearing on the BelRed Look Forward Comprehensive Plan Amendment (CPA)

STAFF CONTACTS

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POLICY ISSUES

Staff recommends approval of the BelRed Look Forward Comprehensive Plan Amendment to the BelRed Subarea Plan. The recommended policy and Future Land Use Map updates would increase capacity to help meet new citywide housing and job growth targets, would reflect changed circumstances, and would strengthen and clarify policy direction to implement the BelRed Vision.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION <input checked="" type="checkbox"/>	DIRECTION <input type="checkbox"/>	INFORMATION ONLY <input type="checkbox"/>
Request	Summary Guidance	
1. Conduct a Final Review public hearing for the proposed amendment	Direct staff to first review and present the staff recommendation, then open the public hearing and accept public testimony. Close the public hearing.	
2. Conduct a study session following the public hearing to make a recommendation	Review the staff recommendation, public record, and consider the public testimony. Ask questions of staff; review the proposed resolution.	
3. Take action on a recommendation	The Commission uses a Resolution to the City Council for the recommendation action. Take action to provide Planning Commission recommendation by Resolution.	

City Council-initiated Comprehensive Plan Amendment proposals are reviewed by the Planning Commission and acted upon by the City Council through the Final Review process set forth in the Land Use Code at [LUC 20.30I](#). Final Review evaluation and decision includes staff review, a Planning Commission public hearing and recommendation by Resolution, and City Council action by ordinance. The Planning Commission holds Final Review public hearings and makes recommendations. The City Council’s subsequent action on Planning Commission recommendations is the final City action to amend the Comprehensive Plan.

RECOMMENDATION SUMMARY

The Final Review Decision Criteria for a proposed Comprehensive Plan amendment are set forth in the Land Use Code in Section [20.30I.150](#). Based on a review and application of these criteria, Community Development staff developed a Final Review staff recommendation on the proposed amendment. This recommendation is included in the Staff Report (Attachment A) and summarized below.

Attachments to the Staff Report are included here for reference as separate attachments to this memo. They include the Proposed BelRed Subarea Plan Policy Amendments (Attachment B), the Proposed BeRed Subarea Plan (Attachment C), the Proposed Future Land Use Map (Attachment D), and the Comprehensive Plan Glossary (Attachment E).

The Staff Report along with its attachments are also available on the project webpage: <https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/belred-look-back>. These materials may also be requested in print.

Summary of Recommendation

The proposed plan amendment would amend existing BelRed Subarea Plan policy and the Comprehensive Plan Future Land Use Map to:

1. reflect changed circumstances,
2. help meet new citywide housing and job growth targets by increasing capacity for development, and
3. strengthen and clarify policy direction for implementing the BelRed Vision.

Staff recommends approving the proposed amendment because it satisfies all Land Use Code decision criteria for Final Review of a Comprehensive Plan Amendment (LUC 20.30I.150.) as summarized in the staff report (Attachment A) which includes the entire staff recommendation and analysis.

Summary of Planning Commission Review

The BelRed Look Forward initiative was introduced to the Planning Commission at their February 23, 2023 study session. The Planning Commission held subsequent study sessions covering different BelRed policy topics on the following dates:

- **June 14, 2023:** Discussion of Draft Environmental Impact Statement (DEIS) analyses to inform consideration of potential Preferred Alternative in the Final Environmental Impact Statement (FEIS) (presented jointly with the Comprehensive Plan Periodic Update).
- **June 21, 2023:** Direction on Preferred Alternative to be studied in the FEIS (presented jointly with the Comprehensive Plan Periodic Update).
- **June 28, 2023:** Recommendation of the Preferred Alternative to be studied in the FEIS (presented jointly with the Comprehensive Plan Periodic Update)
- **September 27, 2023:** Discussion of key policy moves related to Open Space and Natural Systems.
- **December 13, 2023:** Discussion of key policy moves related to Cultural and Community Connections including Transportation, and on Land Use, Housing and Urban Form.

- **February 28, 2024:** Discussion of Draft Future Land Use designations and Land Use and Neighborhood District goal and policies.
- **April 10, 2024:** Discussion of draft Vision and draft Environment, Parks and Open Space, Transportation, and Implementation goals and policies.
- **April 24, 2024:** Discussion of draft General, Housing, Urban Design, and Arts and Culture goals and policies.
- **May 8, 2024:** Discussion of Future Land Use Map designations and direction to bring recommended Future Land Use Map designations with one change forward to public hearing.
- **May 22, 2024:** Discussion of changes made in response to Planning Commission feedback, and direction to bring recommended BelRed Subarea Plan policies forward to public hearing.

During the May 8, 2024 study session, the Planning Commission directed staff to change the designation of certain properties north of NE 20th Street near the Overlake Village Station from Midrise Mixed Use to Highrise Residential Mixed Use. That change is reflected in the proposed BelRed Future Land Use Map (Attachment D).

Summary of Public Engagement

This proposal incorporates community input received throughout the process. All public comments received are posted online on the [BelRed Look Forward webpage](#). This initiative benefited from the broad outreach and public engagement efforts undertaken through the Comprehensive Plan Periodic Update process as that initiative considers updates across the city. Focused outreach on changes to the BelRed Plan were also undertaken. Types of outreach activities included:

- **Community Events.** Policy Review Open House on January 20, 2024.
- **Board and Commission Review.** Engaged specific community subject matter experts on topical issues and priorities, including the Environmental Services Commission, the Parks & Community Services Board, the Transportation Commission and the Arts Commission.
- **Community Conversations & Presentations.** Presented and discussed policy changes with specific individuals and groups including property owners and the BelRed Arts District Alliance.
- **Online Policy Move Questionnaire.** Questionnaires on policy moves for BelRed hosted on Engaging Bellevue along with draft policies.

Summaries of public input were presented to the Planning Commission during study sessions reviewing specific policy areas, and key themes were highlighted in the Staff Report (Attachment A).

AMENDMENT NOTICE

Notice of the application was published in the Weekly Permit Bulletin on March 19, 2024, and mailed and posted as required by [LUC 20.35.420](#). Notice of Intent to adopt amendments as required by RCW 36.70A.106 will be submitted to the Washington State Department of Commerce in July 2024. Notice of the June 20 Final Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin and sent to parties of record on June 6, 2024.

ATTACHMENTS

- A. BelRed Look Forward CPA Staff Report

- B. Proposed BelRed Subarea Plan Policy Amendments
- C. Proposed BeRed Subarea Plan
- D. Proposed BelRed Future Land Use Map
- E. Comprehensive Plan Glossary
- F. Planning Commission Resolution for the BelRed Look Forward CPA