

CITY COUNCIL AGENDA TOPIC

Ordinance adopting the 2024 Wilburton Vision Implementation CPA (22-106096-AC) amendment to the Comprehensive Plan of the City of Bellevue 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**ACTION**

This Ordinance amends the Comprehensive Plan's Volume 2 Wilburton/N.E. 8th Street Subarea Plan with proposed Wilburton Transit-Oriented Development (TOD) area policies and map changes in an area generally bounded by NE 12th Street on the north, Interstate 405 on the west, Lake Hills Connector on the south, and 124th Avenue NE to 118th Avenue SE to the east. It also amends the BelRed Subarea Plan policies and maps to reflect boundary changes, the Comprehensive Land Use Plan map with land use designation changes, and the Glossary with definitions for new land use designations.

The Planning Commission recommended approval of the Wilburton Vision Implementation Comprehensive Plan Amendment (CPA) on May 1. Thereafter, on June 25, the City Council provided direction to return with an Ordinance adopting the proposed Wilburton Vision Implementation CPA.

RECOMMENDATION

Move to adopt Ordinance No. 6802

BACKGROUND/ANALYSIS

The Ordinance reflects June 25 City Council direction to act on the proposed Wilburton Vision Implementation CPA by returning with an Ordinance adopting the CPA as recommended by the Planning Commission with no additional changes.

The Wilburton Vision Implementation CPA is supported and informed by the Environmental Impact Statement (EIS) prepared for the 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation CPA and Land Use Code Amendment. The EIS included a thorough discussion and analysis of the alternatives, probable environmental consequences, and mitigation measures identified for and associated with the Comprehensive Plan Periodic Update and Wilburton Vision Implementation.

The Ordinance updates the Volume 2 Wilburton/N.E. 8th Street Subarea Plan with narrative, policy, and land use map changes to guide regulations, projects, and other planning efforts within the

Wilburton TOD area; as well as related updates to the Volume 2 BelRed Subarea Plan and Volume 1 of the Comprehensive Plan, as described below:

Volume 2 Wilburton/N.E. 8th Street Subarea Plan

1. **Modification** to the existing Goals and Overview narrative of the Wilburton/N.E. 8th Street Subarea Plan to reflect the relationship between the Wilburton TOD area and the larger subarea;
2. **Modification** to some existing Wilburton/N.E. 8th Street Subarea policies to delete outdated discussion and density provisions no longer consistent with changes to the Growth Management Act, as amended by House Bill 1110 (the Middle Housing legislation);
3. **Addition** of a vision statement and goals that serve as the framework for goals and policies related to the Wilburton TOD area;
4. **Addition and modification** of policies to realize the Wilburton TOD area vision, organized into nine topic areas: 1) Land Use, 2) Economic Development, 3) Environment, 4) Housing, 5) Parks, Recreation, and Open Space, 6) Transportation, 7) Urban Design, 8) Arts and Culture, and 9) Implementation; and
5. **Modification** to figures at the end of the Wilburton/N.E. 8th Street Subarea Plan to reflect proposed future land use, subarea boundary adjustment, and policy amendments.

Volume 2 BelRed Subarea Plan

1. **Modification** to figures at the end of the BelRed Subarea Plan to reflect the proposed subarea boundary adjustment; and
2. **Modification** to three existing policies in the BelRed Subarea Plan that would now be part of the Wilburton/N.E. 8th Street Subarea because of the proposed subarea boundary adjustment.

Volume 1 of the Comprehensive Plan

1. **Modification** to the citywide Comprehensive Land Use Plan map to reflect proposed future land use; and
2. **Addition** to the Land Use Designations section of the Glossary with definitions for Highrise Mixed Use, Midrise Mixed Use, Midrise Residential Mixed Use, and Urban Core.

POLICY & FISCAL IMPACTS

Policy Impact

Comprehensive Plan

These policy changes will amend the existing Wilburton/N.E. 8th Street Subarea Plan and BelRed Subarea Plans in Volume 2 of the Comprehensive Plan, as well as the Glossary and Comprehensive Plan Land Use Map.

Fiscal Impact

There is no direct fiscal impact associated with implementing these policy changes. However, future development anticipated for the Wilburton TOD area as a result of the proposed CPA is expected to lead to substantial new residential and commercial development with related capital investment in parks, open space, transportation facilities, and increases in public services.

OPTIONS

1. Adopt the Ordinance adopting the 2024 Wilburton Vision Implementation CPA (22-106096-AC) amendment to the Comprehensive Plan of the City of Bellevue 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 2024 Wilburton Vision Implementation CPA (22-106096-AC) amendment to the Comprehensive Plan of the City of Bellevue 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

- A. Proposed Wilburton/N.E. 8th Street Subarea Plan
Proposed Ordinance No. 6802

AVAILABLE IN COUNCIL LIBRARY

N/A