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DEPARTMENT OF COMMERCE

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May 28, 2015

Mr. Paul Inghram, AICP
City of Bellevue Comprehensive Planning Manager
450 110th Avenue Northeast
Bellevue, Washington 98004

RE: Proposed amendments to the Bellevue Comprehensive Plan. The proposal is intended to update, revise, and refine the current comprehensive plan to reflect changed conditions and evolving city policy since prior plan adoption.

Dear Mr. Inghram:

Thank you for sending Growth Management Services the proposed amendments to Bellevue's comprehensive plan that we received on March 31, 2015, and processed with Material ID No. 21156. We have reviewed the materials and offer the following comments for your consideration.

We especially like the following:

- The plan is well organized and user friendly. The Policy Connections section of each element demonstrates consistency among the various elements of the plan and shows how the elements support each other.
- The plan contains several optional elements, to reflect values and characteristics of the city. We especially like the Citizen Engagement and Neighborhoods elements. The Citizen Engagement section acknowledges the importance of citizen participation in planning and the importance of reaching out to an increasingly diverse community. The Neighborhood Element identifies the importance of neighborhood characteristics while acknowledging that neighborhoods are dynamic and subject to changes over time.
- The plan promotes livability and support for growing neighborhoods, including provision of schools, parks, and a transportation network that supports walking, bicycling, and transit.

We have some suggestions for strengthening your plan amendments that we encourage you to consider either in these or future amendments:

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- We are concerned that Housing Policy HO-16 may be construed as limiting the provision of accessory dwelling units (ADUs) in some residential neighborhoods. Please note that state statutes, [RCW 36.70A.400](#) and [RCW 43.63A.215\(3\)](#), state that if the city has a population of over 20,000 there must be provisions for accessory dwelling units to be allowed in single-family residential areas. Local governments can establish the parameters for their development, but they should be allowed in all areas zoned for single family residential development.
- We suggest the Capital Facilities and Utilities elements include a summary of the projects identified in the functional plans, with a statement that when implemented, the adopted level of service standards will be met for existing and planned growth through 2035.
- We suggest the Capital Facilities and Utilities elements include the estimated costs of identified projects needed over the planning horizon and the funding sources likely to be used to pay for them.

Congratulations to you and your staff for the good work these amendments represent. If you have any questions or concerns about our comments or any other growth management issues, please contact me at 360.725.3045 or joyce.phillips@commerce.wa.gov. We extend our continued support to the City of Bellevue in achieving the goals of growth management.

Sincerely,



Joyce Phillips, AICP
Growth Management Planner
Growth Management Services

JMP:lw

cc: Jeffrey Wilson, AICP, Senior Managing Director, Growth Management Services
David Andersen, AICP, Eastern Region Manager, Growth Management Services
Ike Nwankwo, Western Region Manager, Growth Management Services
Liz Underwood-Bultmann, Associate Planner, Puget Sound Regional Council