

DRAFT

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. ____

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended (Chapter 36.70A RCW); adopting update amendments to the Comprehensive Plan that consist of updating and replacing Volume 1 of the Comprehensive Plan, including the community vision, general elements, land use map, and glossary, and a new Neighborhoods Element, and select amendments to Volume 2, including changes to the Downtown and Southwest Bellevue subarea boundary, a change to the Southwest Bellevue policies, changes to the Factoria, Richards Valley, and Eastgate subarea plans related to implementing the Eastgate/I-90 project, and replacing the transportation facility plans with a single consolidated transportation facility project list as set forth herein and in Ordinance Nos. _____, _____, and _____.

WHEREAS, the Bellevue Comprehensive Plan was adopted on December 6, 1993, and updated November 29, 2004, as amended annually; and

WHEREAS, on October 22, 2012, the City Council initiated the Comprehensive Plan update to respond to the requirement of the state Growth Management Act to periodically update such plans; and

WHEREAS, the City Council established a set of principles to guide the update and ensure that it reflects the long-term needs and vision of the community; and

WHEREAS, these principles include ensuring that the plan remains relevant to the community; that it advances the community vision; that it addresses the needs of a more diverse community; that outreach for the plan engages the entire community; that the current plan is used as a foundation for the update; that the plan addresses emerging issues; that the plan is accessible and usable for the public; that state and regional requirements are met; that the plan clearly connects to implementation strategies; and that the progress and successes of the plan can be measured; and

WHEREAS, Bellevue has undergone tremendous changes since the last update in 2004, including rapid growth in Downtown, annexation of over 900 acres, population growth of about 13,000 people, and demographic change; and

WHEREAS, the City engaged in a multi-year planning process to update the Comprehensive Plan that included public events and open houses; over 70 meetings of different boards and commissions; an online strategy that included a project website, social media, and online open house; meetings with neighborhoods and stakeholders; a series of press releases and op-eds; and a speaker series; and

WHEREAS, the community envisions that in 2035 Bellevue will be a vibrant international center for innovation and commerce with safe, attractive neighborhoods that feature some of America's finest schools; most of Bellevue's jobs and many of its new housing opportunities will be found Downtown with its thriving arts scene, and in new business/residential centers at BelRed, Wilburton, and Eastgate, which feature their own unique cultural amenities and urban landscapes; neighborhoods will epitomize Bellevue's reputation as a "City in a Park" with visually breathtaking vistas, viewpoints, and recreation areas; neighborhoods will remain connected to one another, offering diverse housing choices, gathering spaces, and local and regional commercial services; and Bellevue's people – its ultimate strength – will continue to define both the city and its neighborhoods; and

WHEREAS, the Comprehensive Plan anticipates growth of 15,800 additional housing units and 51,800 jobs between 2012 and 2035; and

WHEREAS, the Comprehensive Plan supports a strategy that focuses the city's growth in Downtown and other areas served by a full range of transportation options and planned for compact, mixed-use development such as BelRed, Eastgate/Factoria, Wilburton, and Crossroads while enhancing the vitality of existing neighborhoods and providing for commercial uses that serve the community needs; and

WHEREAS, the Comprehensive Plan identifies the infrastructure and capital investments to support growth and changing community needs, and is linked to facility plans for transportation, utilities, parks and other public facilities; and

WHEREAS, the Comprehensive Plan seeks to preserve and enhance quality of life, including economic opportunities, public safety, human and community services, housing, education, parks and natural areas, quality neighborhoods, art and culture; and

WHEREAS, the Comprehensive Plan seeks to encourage housing choices affordable to all income levels and a range of mobility options to serve the entire community; and

WHEREAS, the Comprehensive Plan seeks to protect and restore ecological systems of the natural environment, including reducing greenhouse gases, enhancing the city's overall tree canopy coverage, protecting critical areas, and preserving areas of open space; and

WHEREAS, this update includes a new Neighborhoods Element that provides specific information and policies related to Bellevue's neighborhoods and guides the neighborhood planning process; and

WHEREAS, the new Neighborhood Element identifies new neighborhood area boundaries that replace previous subarea boundaries, while established subarea boundaries will remain in effect for individual subarea plans until such plans are updated; and

WHEREAS, the new Neighborhoods Element uses updated neighborhood area names for BelRed, Cougar Mountain/Lakemont, Lake Hills, Factoria, Newport, Somerset, West Lake Sammamish, West Bellevue, Woodridge; and

WHEREAS, this updated includes the current Shoreline Management Element, which is being updated through a separate process consistent with state law;

WHEREAS, the Comprehensive Plan Vision will be realized by the entire city organization, in concert with the Bellevue community and regional partners;

WHEREAS, the Growth Management Act allows for amendments to comprehensive plans once annually; and

WHEREAS, the Planning Commission held a public hearing on March 4, 2015, with regards to the proposed update to the Comprehensive Plan; and

WHEREAS, on March 25, 2015, the Planning Commission recommended that the City Council approve such proposed update; and

WHEREAS, the Planning Commission's recommendation was presented to the City Council by representatives of the Planning Commission, Arts Commission, Environmental Services Commission, Human Services Commission, Parks and Community Services Board, and Transportation Commission on April 6, 2015; and

WHEREAS, the City Council considered the recommended Comprehensive Plan update concurrently with the other 2015 amendments; and

WHEREAS, the City Council reviewed each element and component of the recommended Comprehensive Plan and directed a limited set of additional amendments and changes; and

WHEREAS, the City Council finds that the Comprehensive Plan update satisfies the decision criteria established in Part 20.30(I) of the Land Use Code; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City Environmental Procedures Code (Chapter 22.02 BCC), including the issuance of a Determination of Non-Significance on February 12, 2015; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Amendments. The Bellevue Comprehensive Plan, Volume 1, is hereby amended as set forth in Attachment ____ and by this reference fully incorporated herein.

Section 2. Amendments. The Downtown and Southwest Bellevue subarea plan maps as contained in the Comprehensive Plan are hereby amended as set forth in Attachment ____ and by this reference fully incorporated herein.

Section 3. Amendments. Policy S-SW ____ of the Southwest Bellevue Subarea Plan, of Volume 2 of the Comprehensive Plan, is hereby repealed as shown in Attachment ____.

Section 4. Amendments. The new Comprehensive Transportation Project List in Volume 2 of the Comprehensive Plan is hereby adopted to replace the Bel-Red Overlake Transportation Facility Plan; the Bridle Trails, Bel-Red, Crossroads Transportation Facility Plan; the East Bellevue Transportation Plan; the Eastside Transportation Program; the Newcastle Transportation Facility Plan; and the Pedestrian and Bicycle Transportation Facility Plan as set forth in Attachment ____ and by this reference fully incorporated herein.

Section 4. Amendments. The Factoria, Richards Valley, and Eastgate subarea plans of Volume 2 of the Comprehensive Plan are hereby amended to implement the Eastgate/I-90 project as set for in Ordinance No. ____ .

Section 4. Amendments. The North Bellevue Subarea Plan and Southwest Bellevue Subarea Plan of the Comprehensive Plan are hereby amended as set for in Ordinance Nos. _____ and _____ .

Section 6. Finding. The City Council finds that public notice was provided for all 2015 amendments to the Comprehensive Plan as required by LUC 20.35.400 for Process IV amendments to the text of the Comprehensive Plan.

Section 7. Finding. The City Council finds that amendments to the Comprehensive Plan satisfy the decision criteria established in Part 20.30(l) of the Land Use Code.

Section 8. Effective Date. This ordinance shall take effect and be in force five days after its passage and legal publication. This Ordinance, Volume 1 and Volume 2 of the Comprehensive Plan, including their subcomponents, shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this _____ day of _____, 2015, and signed in authentication of its passage this _____ day of _____, 2015.

(SEAL)

Claudia Balducci, Mayor

Approved as to form:
Lori M. Riordan, City Attorney

Attest:

Myrna L. Basich, City Clerk

Published: _____