

August 3, 2015

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Ordinance No. 6250 adopting the policy and map amendments to implement the Eastgate/I-90 Land Use and Transportation Project, including amendments to the Richards Valley, Factoria, and Eastgate subarea plans and the Comprehensive Land Use Plan, as part of the overall update of the Bellevue Comprehensive Plan.

FISCAL IMPACT

There is no direct fiscal impact to the city of adopting these policy and map amendments to the Comprehensive Plan. If sites included in the Eastgate/I-90 project area are redeveloped according to the new policies, the impact to associated taxes would be immaterial.

STAFF CONTACTS

Chris Salomone, PCD Director, 452-6191

Dan Stroh, Planning Director, 452-5255

Paul Inghram, AICP, Comprehensive Planning Manager, 452-4070

Planning and Community Development Department

POLICY CONSIDERATION

Eastgate/I-90 Land Use and Transportation Project Citizen Advisory Committee Final Report

Accepted by Council in April 2012, the final report establishes a vision for the Eastgate/I-90 corridor as a thriving employment area with a mix of uses and served by multiple modes of transportation. The vision was developed through extensive public involvement.

Comprehensive Plan

The *Bellevue Comprehensive Plan* is the foundational policy document that sets overall City policy direction on a wide range of topics, from growth and development to transportation, parks, utilities, economic development, human services, and other topics.

Growth Management Act

The update responds to the state Growth Management Act requirement to periodically update the plan, and addresses local needs to ensure that the plan remains relevant and responsive to community values.

BACKGROUND

Integration of Amendments

In addition to the review and update of the overall Comprehensive Plan, the update incorporates the plan amendments that resulted from the Eastgate/I-90 Land Use and Transportation Project. Under the state Growth Management Act cities are limited to amending plans no more than once per year, with few exceptions. Therefore these other amendments are integrated with the overall update to allow for a single annual amendment process.

In 2010 Council initiated a review of the Eastgate/I-90 corridor to evaluate alternatives for building on the area's assets to enhance accessibility, visibility, and job diversity in order to maintain vitality in

this key employment area. An appointed Citizen Advisory Committee worked for about 18 months to define and review land use and transportation alternatives and to establish a vision for the corridor. The Council accepted the committee's vision in 2012 and authorized the Planning Commission to begin work on implementing the vision in 2013.

In fall of 2013, the Planning Commission began working on implementation of the Eastgate/I-90 Land Use and Transportation Project. This work included review of the Richards Valley, Factoria, and Eastgate subarea plans, and to evaluate the Comprehensive Land Use Plan map for amendments consistent with the Eastgate/I-90 vision. Proposed policy and map amendments were included in the Planning Commission's March 4, 2015, public hearing on the Comprehensive Plan Update.

The Planning Commission may recommend and the City Council may approve or approve with modifications an amendment to the Comprehensive Plan if the Final Review Decision Criteria from Section 20.30I of the Land Use Code are met. On June 8, 2015, the City Council reviewed in study session the Planning Commission Transmittal recommending approval of the Eastgate/I-90 Land Use and Transportation Project amendment. On July 6 the Council directed staff to return with an ordinance for adoption action.

Eastgate/I-90 Land Use and Transportation Project Amendments

The Planning Commission recommends **approval** (6-0) of Eastgate/I-90 Land Use and Transportation Project amendments, including changes to the text and policies of the Factoria, Richards Valley, and Eastgate subarea plans and changes to the Comprehensive Land Use Plan map.

EFFECTIVE DATE

If approved, this Ordinance becomes effective August 11, 2015.

OPTIONS

1. Approve the Ordinance adopting the updated Bellevue Comprehensive Plan as recommended by the Planning Commission and including those changes directed by Council, consistent with the state Growth Management Act (Chapter 36.70A RCW):
 - (1) Ordinance No. 6250 adopting amendments to the Richards Valley, Factoria, and Eastgate subarea plans and the Comprehensive Land Use Plan map as part of the Eastgate/I-90 Land Use and Transportation Project Comprehensive Plan amendment.
2. Direct staff to modify the proposed amendment pursuant to Council direction and either adopt the amended Ordinance or return for action at a subsequent Council meeting.
3. Deny the proposed amendment.

RECOMMENDATION

Staff recommends Option 1.

MOTION

1. Move to approve/deny Ordinance No. 6250.

ATTACHMENTS

Ordinance No. 6250 to adopt the Eastgate/I-90 Land Use and Transportation Project Comprehensive Plan amendments