

ORIGINAL

0013-ORD
11/26/96

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4933

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 Phase III 1996 amendments to the Comprehensive Plan; approving certain changes to the Comprehensive Plan to achieve consistency with the County-Wide Planning Policies; amending the Housing, Land Use and Economic Elements of the Comprehensive Plan; and establishing an effective date.

WHEREAS, the Planning Commission held a public hearing on October 23, 1996 on proposed amendments to the Comprehensive Plan in order to achieve consistency with the County-Wide Planning Policies and thereafter made certain recommendations to the City Council with regard thereto; and

WHEREAS, the City Council desires to adopt such amendments as part of the Phase III amendments to the Comprehensive Plan, as recommended by the Planning Commission, as part of the City's 1996 amendments to the Comprehensive Plan; and

WHEREAS, the City Council has considered these Phase III amendments concurrently with the other 1996 amendments to the Comprehensive Plan; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

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

Section 1. The text on Pages III-2, III-3 and III-4 of the Land Use Element of the Comprehensive Plan is amended as shown in Attachment A.

Section 2. The text and Figure HO.1 on Page IV-4 of the Housing Element of the Comprehensive Plan is amended as shown in Attachment B. The text and Figure HO.2 on Page IV-5 of the Housing Element of the Comprehensive Plan is amended as shown in Attachment B. Figure HO.3 (Chart) on Page IV-5 of the Housing Element of the Comprehensive Plan is amended as shown in Attachment B. The text on Page IV-8 of the Housing Element of the Comprehensive Plan is amended as shown in Attachment B.

Section 3. The text on Page VIII-2 of the Economic Element of the Comprehensive Plan is amended as shown in Attachment C. The text on Page VIII-3 of the Economic Element of the Comprehensive Plan is amended as shown in Attachment C. The text on

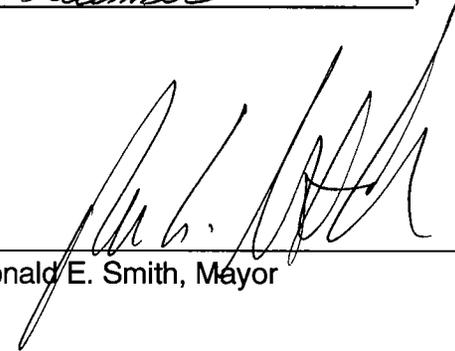
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Page VIII-6 of the Economic Element of the Comprehensive Plan is amended as shown in Attachment C.

Section 4. This ordinance shall take effect and be in force five days after its passage and legal publication. This ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

PASSED by the City Council this 2nd day of December, 1996, and signed in authentication of its passage this 2nd day of December, 1996.

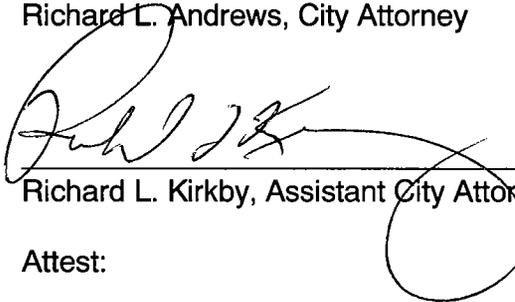
(SEAL)



Ronald E. Smith, Mayor

Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Kirkby, Assistant City Attorney

Attest:



Myrna L. Basich, City Clerk

Published December 6, 1996

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Land Use Element

Pg. III2,3 Text: In 1996 over half of Bellevue's land is currently developed in residential uses; slightly less than 14 percent is dedicated to open space and recreational use; about 10.4 percent is vacant; and the remainder is divided among commercial, industrial, office, government, and institutional uses. In 1996, Bellevue had more than 9 million gross square feet of commercial space and 22 million gross square feet of office and industrial space.

Of the remaining 1,900 acres of undeveloped land, over 90 percent is planned for residential use. The remaining 10 percent is designated for non-residential uses.

During the next 14 years (1996 to 2010), there will be continued development and redevelopment throughout the City. In addition, there will be more annexations and new development (mainly in the area south of I-90). Bellevue's population in 1996 exceeds 103,000. If development continues to occur in accordance with land use forecasts, the population within the current city boundaries will exceed 117,000 by the year 2010. Annexations could add an additional 8,000 people.

Compared to both the employment and household growth of the last two decades, growth in Bellevue is expected to slow. Nonetheless, growth will be sizable, and the geographic focus of development will shift. Downtown will take a higher percentage of the growth and the areas outside Downtown will take a lesser percentage.

Bellevue's 2010 employment forecast for the area within the current city limits is for an additional 20,000 employees as compared to the growth over the previous two decades (1970-1990) of 60,000 employees. Employment will grow from the current 86,000 jobs to 106,000 jobs by 2010. Of the new jobs, about 64 percent are expected in the Downtown, compared to about 30 percent today. This rate of employment growth will achieve the Countywide Planning Policy target of accommodating 28,250 jobs between 1993 and 2013.

The Countywide Planning Policies adopted in 1994 established employment and housing targets for each jurisdiction to ensure that the region had sufficient capacity to accommodate the anticipated growth. Unlike forecasts (which are market-driven), targets are policy driven. A target reflects the jurisdiction's commitment to have the infrastructure and zoning in place to accept the targeted amount of growth within a specified timeframe (in Bellevue's case, by the year 2013). Implicit in the adoption of a target is the establishment of a city's capacity for growth. Capacity

reflects the ultimate development of property.

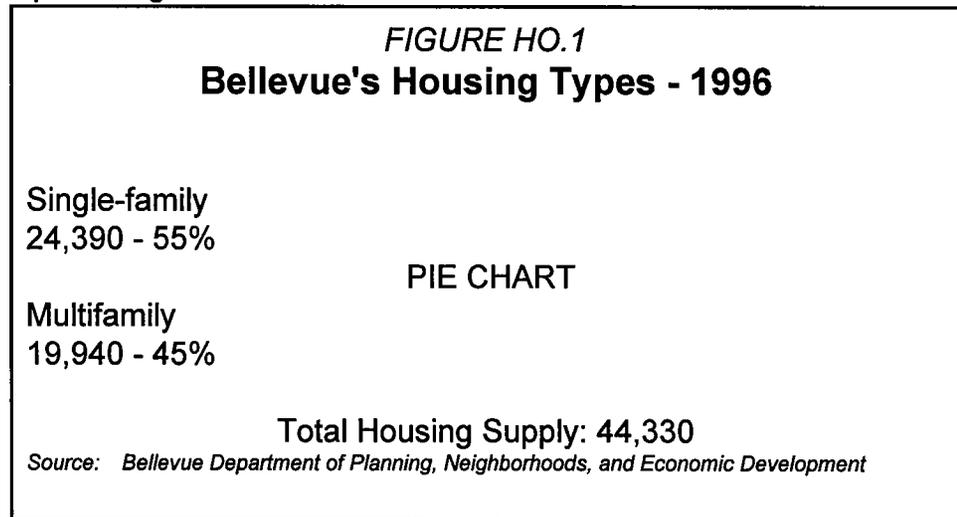
Bellevue has identified its unused zoning capacity for housing and employment and established that it has the growth potential to meet the established targets. (Employment targets are noted above, housing targets are addressed below, in the Residential Focus section.) The acceptance of these targets forms a commitment to accommodate growth at this level during the target period of 1993 to 2013.

Pg. III-4 Text: While much of Bellevue is developed as single family neighborhoods, the land use plan provides for a variety of housing choices, reflective of the desire to offer housing for those who work here. Today, single-family homes represent more than half of all living units. This percentage will change slightly by 2010. Of about 7,500 new units to be constructed, 72% will be multi-family and about 65% of these will be built Downtown. This rate of housing construction will exceed the Countywide Planning Policy target of 8,575 units between 1993 and 2013.

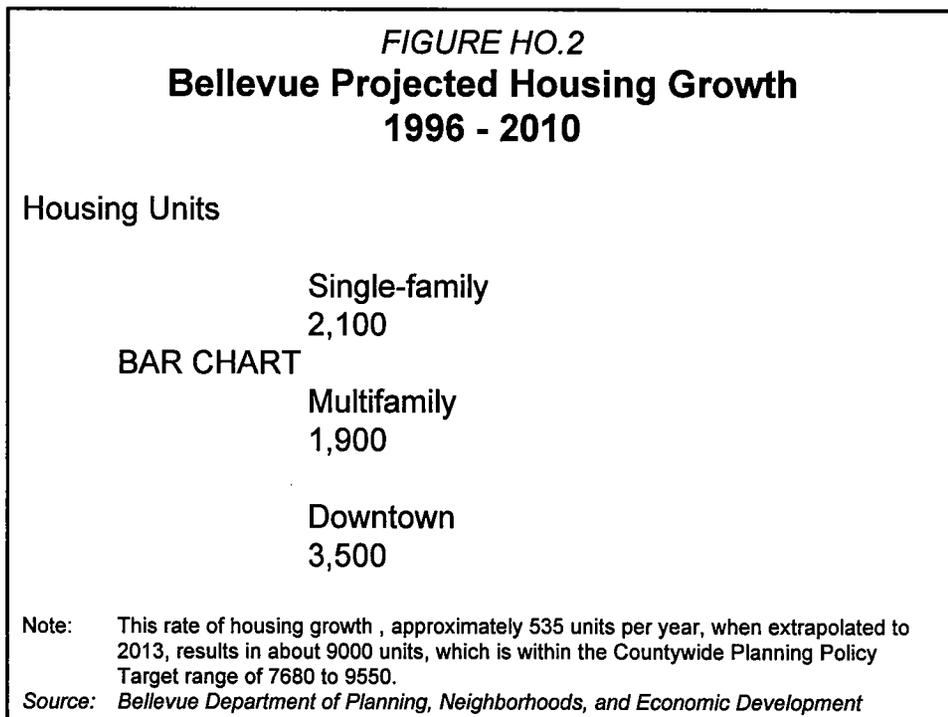
Housing Element

Pg. IV-4 Text:

Update Figure HO.1



Pg. IV-5 Text: Update Figure HO.2



Pg. IV-5 Text: Bellevue is striving to ensure that adequate, appropriately-zoned land is available to meet projected housing needs. Although much of the residential land area in Bellevue is either developed or environmentally sensitive, opportunities exist to increase the housing supply through new development and redevelopment. Figure HO.2 demonstrates Bellevue's projected housing growth under the existing zoning. This forecast is consistent with the Countywide Planning Policies housing growth projections.

Existing development in Bellevue's residential areas is at or near the maximum allowed by the zoning, as displayed in Figure HO.3. Given that most of Bellevue's developable land is already developed, the data in Figure HO.3 is expected to remain nearly constant. County-wide Planning Policies require that cities develop at or near their potential to ensure that urban land is used efficiently, to provide for housing opportunities, and to support the efficient use of infrastructure. Bellevue monitors the utilization of vacant land. To meet growth targets, the City encourages builders of new residential subdivisions and multifamily developments to design their projects to achieve a substantial proportion of the maximum allowable density. Environmentally sensitive areas and land dedicated to public infrastructure are exempt from the density calculation, while density bonuses that have been achieved through the Planned Unit Development process are included.

Pg. IV-5 Chart:

FIGURE HO.3 Bellevue's Existing Development Pattern 1996	
Land Use	Average Density Achieved
SF-L up to 1 unit/acre	100%
SF-L up to 1.8 units/acre	100%
SF-M up to 2.5 units/acre	92%
SF-M up to 3.5 units/acre	100%
SF-H up to 4 units/acre	103%
SF-H up to 5 units/acre	88%
SF-UR up to 7.5 units/acre	0% (all sites undeveloped)
MF-L up to 10 units/acre	86%
MF-M up to 15 units/acre	92%
MF-M up to 20 units/acre	92%
MF-H up to 30 units/acre	70%

Source: Bellevue Department of Planning, Neighborhoods, and Economic Development

Pg. IV-8 Text: Bellevue is planning for a housing supply that will meet the needs of all economic segments of the community. Through its multi-faceted housing program, the City is working toward achieving the housing targets established in coordination with the King County Growth Management Planning Council and adopted in the Countywide Planning Policies. The targets for new housing in Bellevue are 24% for low-income households and 17% for moderate income households. Bellevue advances regional strategies to achieve affordable housing as a principal participant in A Regional Coalition for Housing (ARCH).

Economic Element

Pg. VIII-2. By 2010, additional growth is expected, but at a slower pace, due to economic forces and the lack of available vacant land. Growth will still be considerable, however. Employment within the current city limits is expected to surpass 106,000 - an increase of 20,000 over 1996 levels. More than half of the new jobs are expected in the service sector.

Pg. VIII-3. Downtown employment will almost double by 2010.
Of 20,000 new jobs that are expected by 2010, 64 percent (nearly 13,000) will occur Downtown.

Pg. VIII-6. Future economic conditions and shifting demand may result in redevelopment of some commercial areas. Candidates for redevelopment include low-intensity business parks and older shopping centers. While extensive rezoning is not anticipated, new commercial areas may become desirable as the needs of City and its inhabitants change.