



August 26, 2015

TO: Chair Capron and Members of the East Bellevue Community Council

FROM: Michael Kattermann AICP, Interim Comprehensive Planning Manager, 452-2042
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Planning and Community Development

SUBJ: Major Comprehensive Plan Update (File No. 12-127970 AC)

Final action on the Comprehensive Plan update is scheduled for your September 1, 2015 meeting. At that time, and as required by LUC 20.35.450, the Community Council will be asked to vote to approve the City Council's ordinance adopting the updated Comprehensive Plan and the ordinance adopting amendments implementing the Eastgate/I-90 project. These latter amendments are an integrated part of the Comprehensive Plan update.

The City Council adopted Ordinances No. 6251 (Comprehensive Plan Update) and No. 6250 (Eastgate/I-90 Land Use and Transportation Project) on August 3, 2015 under its GMA authority. The city conveyed this adoption action to the Department of Commerce to complete the comprehensive plan review and update required under RCW 36.70A.130(1). In its August 19, 2015, acknowledgement letter, Commerce acknowledged the substantial investment of time, energy and resources that these documents represent.

The updated Comprehensive Plan is not effective within the jurisdiction of the Community Council until the Community Council votes to approve the ordinances, or the Community Council fails to disapprove the ordinances within 60 days of the enactment of the ordinances.

The Community Council held a courtesy hearing on the Comprehensive Plan update on March 3, 2015, and hosted a community meeting earlier in 2013. The Bellevue Planning Commission held a public hearing on the Comprehensive Plan update on March 12, 2015, and recommended Council adoption of plan on March 25, 2015. The Planning Commission, along with other boards and commissions, presented the recommendation to the City Council on April 6, 2015. The City Council held a number of study sessions to review the recommendation and direct changes.

Overall, the update of the plan maintains its relevance to the community even as the community and the city continue to evolve. The plan looks out to 2035 and serves to guide City decisions to enable coordinated effort toward a consistent community Vision. The update provides a strong policy foundation for City decisions and actions, especially related to infrastructure investments, neighborhoods, land use, environment and economic development. The update also addresses consistency with state law and regional plans.

Integration of Amendments

In addition to the overall Comprehensive Plan, the update incorporates the plan amendments resulting from the 2012 Eastgate/I-90 project. This project amends the Eastgate, Factoria and Richards Valley subarea plans to promote the vision for the Eastgate/I-90 corridor as a thriving employment area and welcoming gateway into Bellevue that is walkable, bikeable, and with a variety of retail uses to support and serve the nearby office and residential uses; a corridor that reflects the natural character of the Mountains to Sound Greenway; and of a transit-oriented development area that provides a focal point for corridor activity.

City Council Review Process

Councilmembers conducted nine study sessions to review the Planning Commission's April 6, 2015 recommendation in detail. They reviewed each element of the plan and considered changes to a number of individual policies, raising specific policy questions and providing direction on individual policy topics. Their review also allowed for responses to state Department of Commerce and Puget Sound Regional Council comments to be included into the draft as well.

OPTIONS

1. Following review of the ordinances adopted by the City Council to adopt the updated Comprehensive Plan, approve Resolution No. 551 so that the Comprehensive Plan will become effective within the boundaries of the EBCC.
2. Vote to disapprove Resolution No. 551, so that the Comprehensive Plan is not effective within the boundaries of the EBCC.

ATTACHMENTS

1. City Council Ordinance No. 6251 to adopt Comprehensive Plan update amendments
2. City Council Ordinance No. 6250 to adopt the Eastgate/I-90 Land Use and Transportation Project Comprehensive Plan amendments

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6251

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, Eastgate subarea policies and land use maps, a change to the North Bellevue land use map, and replacing the transportation facility plans with a single consolidated transportation facility project list as set forth herein and in Ordinance Nos. 6248, 6249, and 6250.

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

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

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(l) 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 A and is hereby adopted.

Section 2. Amendments. The Land Use Map of the Bellevue Comprehensive Plan is hereby amended as set forth in Attachment B and is hereby adopted.

Section 3. Amendments. The Downtown and Southwest Bellevue subarea plan maps as contained in the Comprehensive Plan are hereby amended as set forth in Attachment C and are hereby adopted.

Section 4. Amendments. Policy S-SW-27 of the Southwest Bellevue Subarea Plan, of Volume 2 of the Comprehensive Plan, is hereby repealed.

Section 5. 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 D.

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 amendment to the text of the Comprehensive Plan.

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

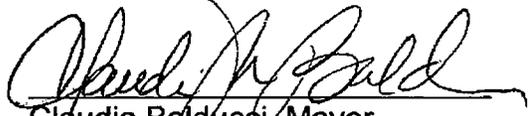
Section 8. Effective Date. This ordinance shall take effect and be in force five (5) days after its passage and legal publication.

Section 9. Documents. 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.

ORIGINAL

Passed by the City Council this 3rd day of August, 2015, and signed in authentication of its passage this 3rd day of August, 2015.

(SEAL)



Claudia Balducci, Mayor

Approved as to form:

Lori M. Riordan, City Attorney



Darcie Durr, Assistant City Attorney

Attest:



for Myrna L. Basich, City Clerk

Published: August 6, 2015,

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6250

AN ORDINANCE adopting amendments to the Comprehensive Plan of the City of Bellevue and part of the Eastgate/I-90 Land Use and Transportation Project, pursuant to Chapter 36.70A RCW (Growth Management Act, as amended) and Chapter 35A.63 RCW; amending the text, policies, and maps of Eastgate, Factoria, and Richards Valley subarea plans; and establishing an effective date.

WHEREAS, the City has undertaken a review and revision of the Comprehensive Plan as per Chapter 36.70A.130 (4) RCW, known as the Comprehensive Plan Major Update; and

WHEREAS, the Growth Management Act authorizes the City to, among other things, amend the Comprehensive Plan on no more than an annual basis as per Chapter 36.70A.130 (2) (a) RCW; and

WHEREAS, on October 25, 2010, the City Council initiated the Eastgate/I-90 Land Use and Transportation Project, for the purposes of developing and evaluating land use concepts to enhance the vitality of the I-90 corridor and identifying and evaluating appropriate multi-modal transportation measures to support those concepts; and

WHEREAS, the City has engaged in a multi-year planning process for the Eastgate/I-90 area that has included the work of the Eastgate Citizen Advisory Committee and the Planning Commission. This work resulted in updates to the Eastgate, Factoria, and Richards Valley subarea plans in volume 2 of the Comprehensive Plan; and

WHEREAS, the vision for the Eastgate/I-90 corridor is a thriving multi-use employment area and welcoming gateway into Bellevue that is walkable, bikable, and with a variety of retail uses to support and serve the nearby office and residential uses; a corridor that reflects the natural character of the Mountains to Sound Greenway; and of a transit-oriented development area that provides a focal point for corridor activity; and

WHEREAS, the Planning Commission held public meetings and a public hearing pursuant to legally-required notice on the proposed amendment to the Comprehensive Plan and has recommended approval to the City Council; and

WHEREAS, the City Council has considered and discussed the proposed amendment to the Comprehensive Plan; 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); and

WHEREAS, the City Council desires to amend the Comprehensive Plan consistent with the foregoing; now, therefore,

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

Section 1. The Factoria Subarea Plan included as Attachment A to this ordinance and amending or adding text and policies to support multi-modal transportation, a mix of uses, the Mountains to Sound Greenway trail, and coherent corridor design consistent with the vision of the Eastgate Citizen Advisory Committee is hereby adopted.

Section 2. The Richards Valley Subarea Plan included as Attachment B to this ordinance and amending or adding text and policies to support transportation improvements and cohesive corridor design consistent with the vision of the Eastgate Citizen Advisory Committee is hereby adopted.

Section 3. The Eastgate Subarea Plan included as Attachment C to this ordinance and adding or amending text and policies to support multi-modal transportation, a mix of uses, a transit-oriented development area, environmental protection, cohesive corridor design, an integrated system of parks and open space, and coordination and partnership to implement the subarea plan consistent with the vision of the Eastgate Citizen Advisory Committee is hereby adopted.

Section 4. The Factoria Subarea map included as Attachment D to this ordinance and changing the designation of the property in the vicinity of the 3600 and 3700 blocks of Factoria Boulevard SE from General Commercial (GC) to Office Limited Business (OLB) is hereby adopted.

Section 5. The Richards Valley Subarea map included as Attachment E to this ordinance and changing the designation of the property at 13620 SE Eastgate Way from Light Industrial (LI) to Office Limited Business (OLB) is hereby adopted.

Section 6. The Eastgate Subarea map included as Attachment F to this ordinance and including the following amendments is hereby adopted:

- a) changing the designation of the property in the vicinity of 14634 through 14725 SE 36th Street from Single-Family Medium (SF-M) to Office (O);

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- b) changing the designation of the unaddressed property in the vicinity east of 14725 SE 36th Street from Neighborhood Business (NB) to Neighborhood Mixed Use (NMU);
- c) changing the designation of the property in the vicinity of the 3700 block of 150th Avenue SE and the vicinity of the 15100 through 15300 blocks of SE 37th Street from Community Business (CB) to Neighborhood Mixed Use (NMU);
- d) changing the designation of the property in the vicinity of the 15300 through 15500 blocks of SE 37th Street from General Commercial (GC) to Neighborhood Mixed Use (NMU);
- e) changing the designation of the property at 3626 156th Avenue SE from General Commercial (GC) to Office Limited Business (OLB);
- f) changing the designation of the property at 3350 161st Avenue SE from Office (O) to Office Limited Business (OLB) is hereby adopted;
- g) changing the designation of the property in the vicinity of the 3200 and 3300 blocks of 148th Avenue SE and the 14600 and 14700 blocks of SE Eastgate Way from Office Limited Business (OLB) to Community Business (CB);
- h) changing the designation of the property in the vicinity of the 3300 block of 146th Place SE and the 14300 and 14400 blocks of SE Eastgate Way from Office Limited Business (OLB) to Eastgate Transit-Oriented Development (EG-TOD);
- i) changing the designation of the property at 3002 139th Avenue SE from Office Limited Business (OLB) to Eastgate Transit-Oriented Development (EG-TOD) or Office Limited Business (OLB);
- j) changing the designation of the property in the vicinity of the 3200 and 3300 blocks of 146th Place SE from Light Industrial (LI) to Eastgate Transit-Oriented Development (EG-TOD);
- k) changing the designation of the property at 2659 148th Avenue SE from Professional Office (PO) to Community Business (CB);
- l) changing the designation of the property at 2649 Landerholm Circle SE Neighborhood Business (NB) to Community Business (CB).

Section 7. 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 Land Use Code and Comprehensive Plan.

Section 8. The City Council finds that the Eastgate/I-90 amendments to the Comprehensive Plan satisfy the decision criteria contained in the Land Use Code (Part 20.30I).

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ORIGINAL

Section 9. This ordinance shall take effect and be in force five (5) days after its passage and legal publication.

Section 10. 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 3rd day of August, 2015, and signed in authentication of its passage this 3rd day of August, 2015.

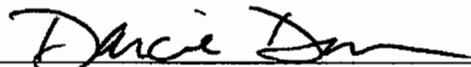
(SEAL)



Claudia Balducci, Mayor

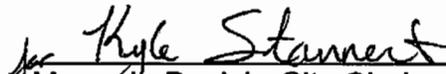
Approved as to form:

Lori M. Riordan, City Attorney



Darcie Durr, Assistant City Attorney

Attest:



for Kyle Stannett
Myrna L. Basich, City Clerk

Published: August 6, 2015