

# Comprehensive Plan Policy Development – Land Use Element

Planning Commission policy review occurred on 2/10/14, 4/9/14 and 12/10/14.

Line #	Policy #	Existing Policy or New Topic	Analysis /Assessment	Proposed Change	PC Review 4-9-2014
1	Goal	<p><i>To develop and maintain a land use pattern that:</i></p> <ul style="list-style-type: none"> <li>• <i>Protects natural systems and helps realize the vision of a “City in a Park”;</i></li> <li>• <i>Maintains and strengthens the vitality, quality and character of Bellevue’s residential neighborhoods;</i></li> <li>• <i>Supports the Downtown Urban Center and a variety of other commercial areas serving the city and the larger region;</i></li> <li>• <i>Supports and is supported by a variety of mobility options;</i></li> <li>• <i>Is aesthetically pleasing; and</i></li> <li>• <i>Makes efficient use of urban land.</i></li> </ul>	<p>Recognizing the recent discussion of the Vision update, it may be appropriate to rewrite the Land Use goal to better tie it to the updated Vision. A revised goal could be presented in a later draft.</p>	<p>To develop and maintain a land use pattern that protects natural systems and retains trees and open space; maintains and strengthens the vitality, quality and character of Bellevue’s neighborhoods; and focuses development activity in Downtown and other commercial and residential centers.</p>	
<b>Land Use Strategy</b>					
2	LU-1	<p><i>Support a diverse community in an open and natural setting comprised of strong residential communities composed of stable neighborhoods with a variety of housing types and densities; a vibrant, robust Downtown which serves as an urban center; other employment and commercial areas; and distinctive community and neighborhood retail districts. Implement land use strategies by balancing community and neighborhood values, the neighborhood’s quality of life, the natural environment, and the</i></p>	<p>Maintain the policy intent that establishes a broad citywide perspective for growth and strong communities. However, it would be beneficial to split into several concise concepts that capture the city’s overall growth strategy of focusing growth in Downtown and other centers while retaining and enhancing the city’s reputation as a “City in a Park.” These proposed policies also respond to a number of Countywide Planning Policies, such as directing growth to centers and supporting compact urban development</p>	<p><u><i>Promote a clear strategy for focusing the city’s growth and development as follows:</i></u></p> <ul style="list-style-type: none"> <li>• <u><i>Direct most of the city’s growth to the Downtown regional growth center and to other areas designated for compact, mixed-use development served by a full range of transportation options.</i></u></li> <li>• <u><i>Maintain the health and vitality of existing single family and multifamily residential neighborhoods.</i></u></li> </ul>	<p>Consider changing second bullet to “Enhance” the health and vitality of...</p>

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		economy.	and avoiding sprawl.	<ul style="list-style-type: none"> <li><u>Continue to provide for commercial uses and development that serve community needs.</u></li> </ul>	
3	NEW LU-X1		Bring concept from LU-1 into a separate policy.	<u>Retain the city's park-like character through the preservation and enhancement of parks, open space, tree canopy and landscaping throughout the city.</u>	<u>Retain the city's park-like character through the preservation and enhancement of parks, open space, and tree canopy and landscaping throughout the city.</u>
4	NEW LU-X2	Integrated land use and transportation planning	Include the concept from the Transportation Element that advocates for integrating land use and transportation planning in manner that improves neighborhood livability.	<u>Promote a land use pattern and an integrated transportation system that supports walking and bicycle access to shops, services, recreation and transit and reduces the negative impacts of vehicle travel, including pollution and greenhouse gas emissions.</u>	<u>Promote a land use pattern and an integrated multimodal transportation system.</u>
<b>Growth Management</b>					
5	LU-2	<i>Support the state Growth Management Act by developing and implementing a land use vision that is consistent with the GMA goals, the regional Vision 2020, and the King County Countywide Planning Policies.</i>	Minor update to recognize consistency with GMA and other current plans.	<del>Support the state Growth Management Act by developing and implementing a</del> <u>land use vision that is consistent with the GMA goals, the regional Vision 20202040, and the King County Countywide Planning Policies.</u>	<u>Support</u> a land use vision that is consistent with the GMA goals, the regional Vision 2040, and the King County Countywide Planning Policies.
6	LU-3	<i>Accommodate growth targets of 10,117 additional households and 40,000 additional jobs for the 2001- 2022 period. These targets represent the city's commitment to develop the zoning and infrastructure to accommodate this level</i>	Update target numbers to align with Council adopted 2006-2031 targets and to recognize planning horizon of 2035.	<u>Accommodate adopted growth targets of 17,00010,117 additional housing units households and 53,00040,000 additional jobs for the 2001–20222006-2031 period and plan for the additional growth anticipated by 2035. These targets</u>	Concur

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		<i>of growth; they are not a commitment that the market will deliver these numbers.</i>		<i>represent the city's commitment to develop the zoning and infrastructure to accommodate this level of growth; they are not a commitment that the market will deliver these numbers.</i> [Move second sentence to a discussion sidebar.]	
7	LU-4	<i>Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.</i>	No change. This policy relates to CPP DP-3.		Concur
8	LU-5	<i>Ensure enough properly-zoned land to provide for Bellevue's share of the regionally-adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years.</i>	Adjust language of policy to align with the Buildable Lands process that measures available land capacity for jobs and housing and combine with LU-6.	<u>Periodically update the city inventory of buildable land capacity and evaluate development activity and achieved densities to ensure that the city is able to meet its regionally-adopted housing and employment targets over the next 20 years.</u>	Concur
9	LU-6	<i>Evaluate household and employment forecasts on a periodic basis to ensure that land use policies based on previous assumptions are current.</i>	Combine policy with LU-5.		Include text discussion of updates required every 7 years
10	MOVED TR-5		Move from T Element to LU.	<i>Work with regional partners <del>other jurisdictions</del> to achieve a mix of jobs and housing balance that makes it possible for people to live closer to where they work.</i>	
11	NEW LU-X3	Schools	It is anticipated that Bellevue Schools will need to site additional schools to meet the growing population in Bellevue. This new policy would advocate for taking an active role in working with the school district to help correlate future school sites with	<u>Work with school districts to identify and plan for future school facility siting that meets community needs.</u>	<u>Support <del>Work with school districts' efforts to identify and plan for future school facility siting that meets community needs.</del></u>  [Bellevue College/other higher ed

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			anticipated growth. This policy relates to CPP DP-7.		institutions addressed by LU-11, line 37. Need to reference the Capital Facilities Element.]
<b>Residential Areas</b>					
12	LU-19	<i>Maintain stability and improve the vitality of residential neighborhoods through adherence to, and enforcement of, the city's land use regulations.</i>	No change. Continues to be important, such as in the case of single family room rentals.		<i>Maintain stability and improve the vitality of residential neighborhoods through adherence to, and enforcement of, the city's <u>codes</u> and use regulations.</i>
13	LU-20	<i>Promote maintenance and establishment of small-scale activity areas within neighborhoods that encourage pedestrian patronage and provide informal opportunities for residents to meet.</i>	This policy supports retaining small, individual commercial sites, like the Little Store, that are important to the community.		Concur
14	LU-21	<i>Develop land use strategies to encourage the maintenance and updating of the city's older housing stock, so that neighborhoods are well-maintained and existing housing is preserved, updated, or modified to meet the evolving needs of residents.</i>	Minor change	<del>Develop land use strategies to e</del> <i>Encourage the maintenance and updating of the city's older housing stock, so that neighborhoods are well-maintained and existing housing is preserved, updated, or modified to meet the evolving needs of residents.</i>	Update tone; come back with new language. <u>Support neighborhood efforts to maintain and enhance their character and appearance.</u> [confirmed 12/10/14]
15	LU-22	<i>Protect residential areas from the impacts of non-residential uses of a scale not appropriate to the neighborhood.</i>	No change.		Concur
16	LU-23	<i>Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.</i>	Move to Housing Element.		
17	LU-24	<i>Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.</i>	No change.		Concur

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<b>Neighborhood Commercial Centers</b>					
18	LU-25	<i>Maintain areas for shopping centers designed to serve neighborhoods, recognizing their multiple roles: serving residents' needs, acting as community gathering places, and helping to establishing a neighborhood's identity.</i>	Minor change.	<i>Maintain areas for shopping centers designed to serve neighborhoods, recognizing their multiple roles: serving residents' needs, acting as community gathering places, and helping to establishing a neighborhood's identity.</i>	Concur
19	LU-26	<i>Encourage new neighborhood retail and personal services to locate at appropriate locations where local economic demand, local citizen acceptance, and design solutions demonstrate compatibility with the neighborhood. The following concepts should be considered when determining compatibility: 1. Retail and personal services should be encouraged to group together within planned centers to allow ease of pedestrian movement. 2. A large proportion of a Neighborhood Business-zoned center should consist of neighborhood-scale retail and personal services. 3. The location of such retail/service activities within the neighborhood should encourage pedestrian patronage.</i>	No change.		Significantly condense policy and/or consolidate with LU-25. Return with new option. Potential new policy wording: <u><i>Encourage new neighborhood retail and personal services in locations that are compatible with the surrounding neighborhood, allow for ease of pedestrian access, and enhance neighborhood character and identity.</i></u> [confirmed 12/10/14]
20	LU-35	<i>Maintain a balance of commercial and residential uses within the city. If appropriate, additional neighborhood-serving centers can be identified or</i>	Remove. Policy is fully covered by the language of LU-26.		Consider as part of changes to LU 25-26.

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		<i>expanded through the Comprehensive Plan update process.</i>			
21	LU-27	<i>Encourage mixed residential/commercial development in all Neighborhood Business and Community Business land use districts where compatibility with nearby uses can be demonstrated.</i>	Update policy to support efforts for mixed-use development, such as at Newport Hills, and to recognize the need for compatibility with adjacent uses.	<del>Support Encourage</del> <i>mixed residential/commercial development in all Neighborhood Business and Community Business land use districts in a manner that is compatible where compatibility with nearby uses can be demonstrated.</i>	Concur
<b>Downtown and Mixed Use Centers</b>					
22	LU-28	<i>Support Downtown's development as an Urban Center, maintaining it as the financial, retail, and business hub of the Eastside.</i>	Update policy to recognize Downtown Bellevue as a designated regional growth center.	<i>Support Downtown's development as a regional growth Urban-center, with the density, mix of uses and amenities, and infrastructure that maintain <del>ing</del> it as the financial, retail, transportation, and business hub of the Eastside.</i>	Concur
23	LU-29	<i>Strengthen Downtown as the primary commercial area to provide local goods and services to the surrounding neighborhoods and to the residents and employees within the district.</i>	Move to the Downtown Subarea Plan.		<del>Strengthen</del> <i>Promote Downtown as the primary commercial area to provide local goods and services to the surrounding neighborhoods and to the residents and employees within the district.</i>
24	LU-30	<i>Encourage the development of housing within the Downtown including units targeted to workers who are expected to fill jobs to be created in the Downtown over the next decade.</i>	Move to the Downtown Subarea Plan.		Questioned, is this still needed considering amount of housing created Downtown? Change to: <i>Encourage the development of housing within the Downtown including units targeted to workers who are expected to fill jobs to be created in the Downtown over the next decade.</i>

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25	NEW LU-X4	Other mixed use centers	Add a policy supporting development of the city's other major growth centers.	<u>Support development of compact, livable and walkable mixed-use centers in BelRed, Eastgate, Factoria, Wilburton and Crossroads where served by a full range of transportation options.</u>	<u>Support development of compact, livable and walkable mixed-use centers in BelRed, Eastgate, Factoria, Wilburton and Crossroads where served by a full range of transportation options.</u>  [Point to subarea plans in text discussion. Be consistent in referencing mixed-use centers.]
26	LU-33	<i>Monitor trends in Bellevue's job centers and consider land use changes, if needed, to maintain the vitality of these centers.</i>	No change.		Concur
<b>Commercial and Light Industrial Areas Outside of Centers</b>					
27	LU-31	<i>Encourage and foster economic development in areas designated for commercial uses.</i>	No change.		Concur
28	LU-12	<i>Retain land availability for specific commercial uses which are important to the community.</i>	Combine with LU-32 below.		Concur
29	LU-32	<i>Maintain commercial areas outside the Downtown which can provide additional business opportunities and serve other parts of the community</i>	Recognize the need for a diversity of commercial lands throughout the city.	<u>Provide a diversity of <del>Maintain</del> commercial areas outside the Downtown which can to provide <del>additional</del> an array of business and development opportunities and to serve other parts of the community.</u>	Concur
30	LU-34	<i>Explore the appropriate long-term direction for the location of light industrial businesses such as light manufacturing and warehousing.</i>	Update policy to capture long-term direction for light-industrial uses and to retain a critical supply of land for local uses such as R&D, small-scale manufacturing and utilities.	<u>Maintain a critical supply of light industrial land in the Richards Valley area to serve local needs.</u>	<u>Maintain a critical mass supply of light industrial land in the Richards Valley area and other appropriate areas to serve local needs.</u> [Consider adding a GC-like policy that gets

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					at flexibility of uses.]
31	LU-36	<i>Encourage continued development of office uses in designated districts.</i>	Remove this policy, which doesn't provide significant value and its objective isn't clear. The adopted Comprehensive Land Use map is sufficient in designating locations for office development.		Concur
32	LU-37	<i>Discourage the creation of additional potential for office development beyond the areas currently designated in the Land Use Plan Map, unless an area-wide planning process identifies office uses as appropriate for a nonresidential area under transition from an earlier use that is in decline.</i>	Remove. The original intent of the policy is unclear.		Concur
<b>Land Use Compatibility</b>					
33	LU-8	<i>Ensure that commercial land uses are contained within carefully delineated areas.</i>	Update to focus on avoiding the impacts of commercial areas. Strictly speaking, commercial uses are found in all land use districts. For example, home occupation businesses and day cares may be allowed in residential districts. This policy could be improved by compatibility of commercial uses.	<u>Address the compatibility of commercial uses and other more intense uses when located in mixed use and predominantly residential areas.</u>	<del>Address</del> <u>Assess the compatibility of commercial uses and other more intense uses when located in mixed use and predominantly residential areas.</u>
34	LU-9	<i>Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.</i>	No change.		Question about what this policy points to in the code.  Staff response: This policy could be removed. This policy is somewhat inconsistent with Code, which is more precise about when and how issues of compatibility are to be addressed. The

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					vagueness of this policy is a potential liability.
35	LU-10	<i>Access high-traffic generating land uses from arterials whenever possible. If this is not possible, provide mitigation to address access impacts.</i>	No change.		Concur
36	LU-11	<i>Encourage the master planning of large developments which emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.</i>	Minor adjustments to original policy, plus “and large institutions” added to encourage master planning of Bellevue College and other large institutions as a means to address potential impacts.	<i>Encourage the master planning of <del>large multi-building and multi-parcel</del> developments <u>and large institutions</u> which <del>to</del> emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.</i>	Concur
37	MOVED TR-119	<i>Minimize spillover parking from commercial areas, parks, and other facilities encroaching on residential neighborhoods, through residential parking zones and other measures.</i>	Move from Transportation Element		Concur
<b>Citywide Policies</b>					
38	LU-13	<i>Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.</i>	Remove. The city actively supports redevelopment, which is encouraged by the above policies on Downtown and other commercial and mixed use areas.		Concur
39	NEW LU-X5	Neighborhood character	Support local neighborhood efforts to maintain their individual character and recognize that city efforts may need to adapt to the changing needs of the community, such as an aging population.	<u>Help communities maintain their local, distinctive neighborhood character, while recognizing that some neighborhoods may evolve to meet community needs.</u>	<u>Help communities <u>to</u> maintain their local, distinctive neighborhood character, while recognizing that some neighborhoods may evolve <del>to meet</del> community needs.</u>

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40	NEW LU-X6	Arts and culture.	Provide support for the development of arts and cultural functions.	<u>Recognize the placemaking value of arts and cultural facilities and work to site them throughout the city as a means to enhance neighborhoods.</u>	Concur
41	NEW LU-X7	Families	Continue to support Bellevue as a city for families even as parts of the city become more urbanized.	<u>Encourage development of amenities, services and facilities that are supportive of all types of families, including those with children, through investment, incentives and development regulations.</u>	<u>Encourage development of amenities, services and facilities that are supportive of all types of families, including those with children, through investment, incentives and development regulations.</u>
42	LU-14	<i>Distribute park and recreation opportunities equitably throughout the city.</i>	LU-14 and 15 could be merged to better connect to the Parks, Rec & OS Element and to state the general land use strategy of maintaining Bellevue’s park-like setting. Other policies on developing the parks system are contained in the Parks, Rec & OS Element.	<u>Acquire and maintain a system of parks, open space and other landscaped areas to perpetuate Bellevue’s park-like setting and enhance the livability of the city’s neighborhoods.</u>	Concur
43	LU-15	<i>Encourage dedication of open space and preservation and restoration of trees and vegetation to perpetuate Bellevue’s park-like setting and enhance the city’s natural environment.</i>	Merge with LU-14 above.		Concur
44	LU-16	<i>Promote a variety of techniques to preserve open space and key natural features, such as sensitive site planning, conservation easements, and open space taxation.</i>	Update policy to include transferring density and land use incentives as potential tools for preserving open space.	<del>Promote a variety of techniques to</del> <u>Preserve open space and key natural features through a variety of techniques, such as sensitive site planning, conservation easements, transferring density, land use incentives and open space taxation.</u>	Need to be clear about the use of “transferring density”. Consider addressing in a sidebar.
45	LU-17	<i>Support provision of child care equitably throughout the city: 1. Allow family child care homes in</i>	No change.		Concur

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		<p>residences in all single-family land use districts through a discretionary review process, unless otherwise required by state law or regulation.</p> <p>2. Permit child care centers in all non-single-family land use districts and allow child care centers as part of a community facility as long as the center has been identified as part of any discretionary review permit.</p>			
46	LU-18	Adopt and maintain policies, codes, and land use patterns that promote walking in order to increase public health.	More work is continuing on assessing how the Comprehensive Plan can encourage physical development that is supportive of health.	[May update and expand policy following the review Community Health.]	Concur
47	NEW	Role of faith-based uses	Better address how the role of faith-based uses and institutions in the community has continued to evolve, while recognizing the state and federal legal framework.	<p><u>Recognize the traditional and evolving role religious uses play in the community.</u></p> <p><u>Allow religious uses in a manner compatible with surrounding neighborhoods and consistent with state and federal laws.</u></p>	Do not include new policy.
48	MOVED TR-7	Locate new community facilities near major transit routes and in areas convenient to pedestrians and bicyclists.	Relocated from Transportation Element.		Concur
		<b>Neighborhood Areas (Subareas)</b>	<b>The policies pertaining to Neighborhood Areas were moved to the new Neighborhoods Element and rewritten.</b>		
49	NEW	Neighborhood area plans	Policy recognizing the value and role of neighborhood area plans (subarea plans).	<u>Use neighborhood area (subarea) plans to recognize the unique character and objectives of individual neighborhood areas in the city.</u>	<u>Use neighborhood area (subarea) plans to recognize preserve the unique character and objectives of individual neighborhood areas in the city.</u>

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					Moved to Neighborhoods Element
50	NEW	Periodic updates of neighborhood area plans	Policy addressing the need to update the subarea plans in a programmatic manner.	<u>Periodically assess and update neighborhood area plans to ensure that they reflect the current state of the community.</u>	<del>Periodically assess and update neighborhood area plans to ensure that they reflect the current state of the community.</del> Moved to Neighborhoods Element
51	MOVED HO-4	<i>Initiate and encourage neighborhood and community involvement to foster a positive civic and neighborhood image through the Neighborhood Enhancement Program, or similar program.</i>	Retain NEP policy and move from Housing Element to Land Use.		Concur Moved to Neighborhoods Element
<b>Annexation</b>					
52		These new and relocated policies would replace the Annexation Element, which is no longer needed. Nearly all land in the city's planned annexation area has now been annexed.			
53	NEW LU-X8		New policy that clarifies the city position to support annexation of the remaining planned annexation area.	<u>Support the comprehensive annexation of the city's remaining Planned Annexation Area.</u>	Concur
54	MOVED AN-10	<i>Require owners of land annexing to the city to be subject to their proportionate share of the city's bonded indebtedness.</i>	No change. Relocated from Annexation Element.		Concur
55	MOVED AN-7	<i>Make every effort, whether by interlocal agreement or other mechanism, to ensure that land which lies within King County's jurisdiction, but which simultaneously lies within Bellevue's Potential Annexation Area, develops according to the Comprehensive Plan policies or other development standards the City of</i>	Move to LU Element, shorten and add in concept from existing AN-18.	<del>Make every effort, whether by interlocal agreement or other mechanism, to ensure that land which lies within King County's jurisdiction, but which simultaneously lies within Bellevue's Potential Annexation Area, develops according to the Bellevue Comprehensive Plan policies or other and development standards the City of</del>	<del>Make every effort, whether by interlocal agreement or other mechanism, to ensure that land which lies within King County's jurisdiction, but which simultaneously lies within Bellevue's Potential Annexation Area, develops according to the Bellevue Comprehensive Plan policies or other and development standards the City of</del>

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		<i>Bellevue has developed for these particular areas.</i>		<i>Bellevue has developed for these particular areas. <u>Where possible, joint development review should occur.</u></i>	<i>Bellevue has developed for these particular areas. <u>Where possible, joint development review should occur.</u></i>
56	MOVED AN-13	<i>After annexation, transfer all review authority for all land currently undergoing development review in King County to the City of Bellevue.</i>	No change. Retain in LU Element.		Concur