



2022 Annual Comprehensive Plan Amendment

Introduction of privately-initiated CPA

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Community Development

February 14, 2022



Information Only

Summary of 2022
Privately-Initiated
Comprehensive Plan
Amendment



Agenda

1. Review process for privately-initiated CPAs
2. Introduction of the amendment
3. Summary of public comment received





Annual Amendment Process

1. Threshold Review

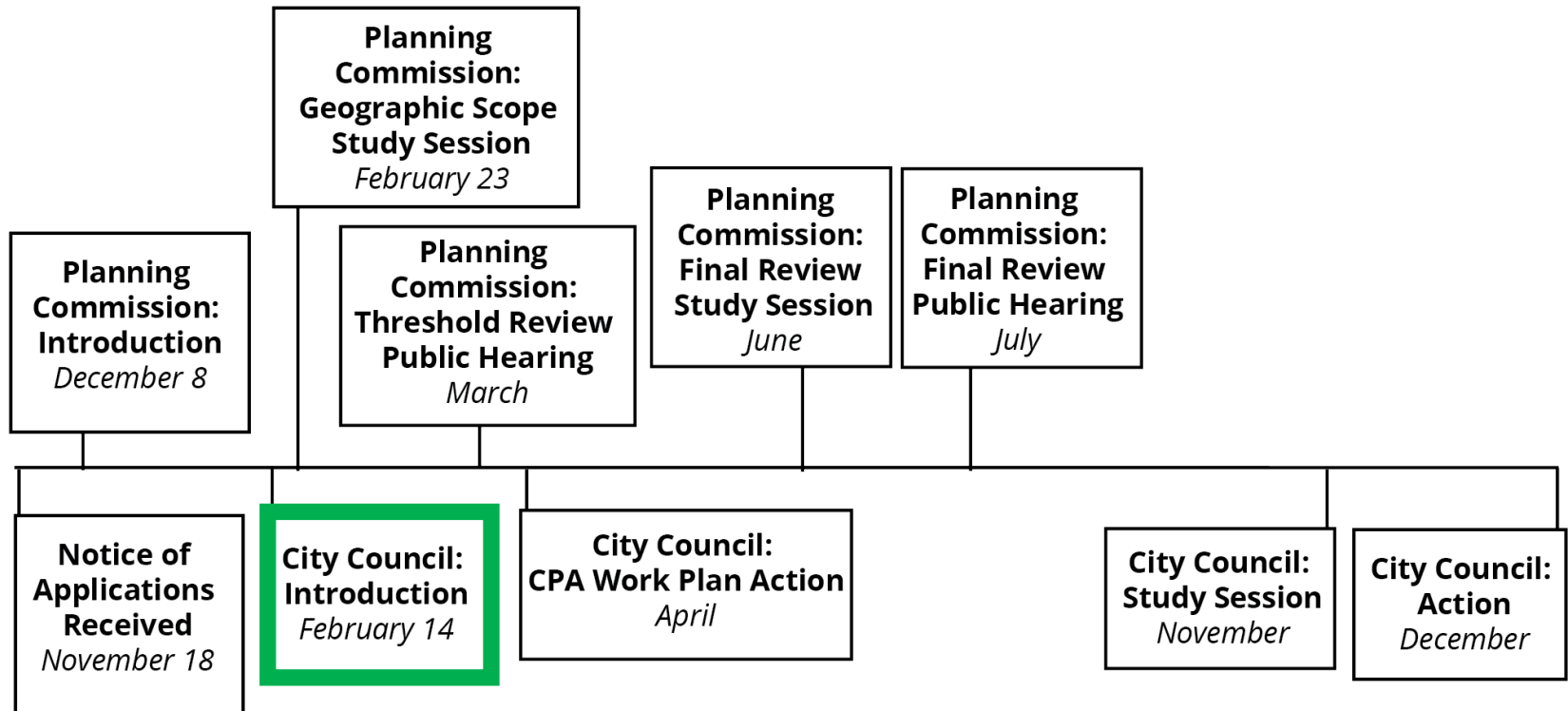
- Planning Commission considers geographic scope of the proposed amendment
- Planning Commission recommends and City Council decides whether amendment should be in the 2022 CPA work plan

2. Final Review

- Planning Commission recommends and City Council makes the ultimate decision based on the merits of the proposal



Annual Comprehensive Plan Amendment Process



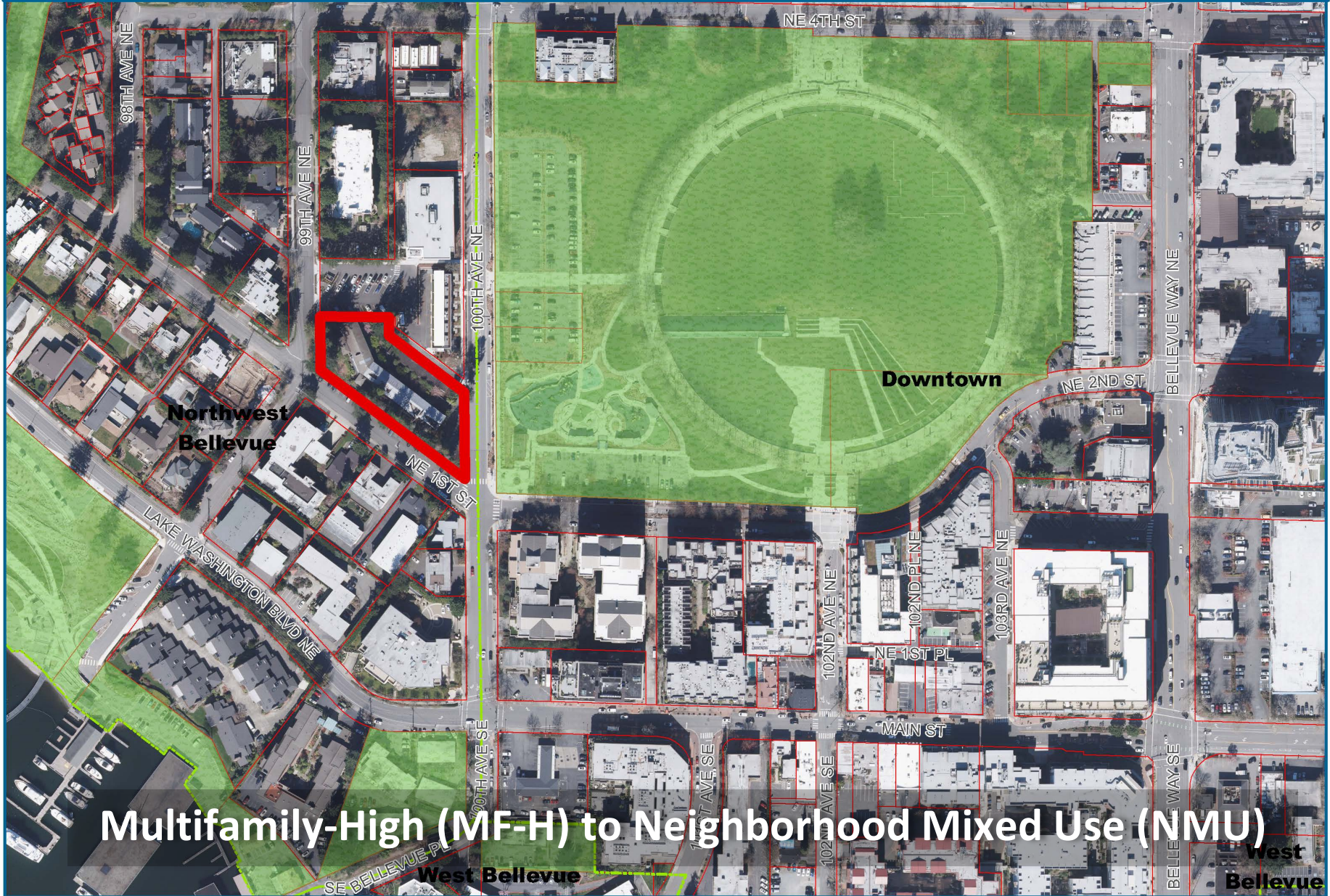


Amendment Summary

Proposed Plan Amendment	Site-specific Proposal	Applicant
<p>115 100th Ave NE (Former Chimney Condominiums) 21 1020225 AC 115 100th Ave NE <i>Northwest Bellevue</i></p>	<p>This privately-initiated application proposes a map amendment from Multifamily High (MF-H) to Neighborhood Mixed Use (NMU) on a one-acre site.</p>	<p>Ben Wei/ Wymond Investment, LLC</p>

Location of 115 100th Ave NE

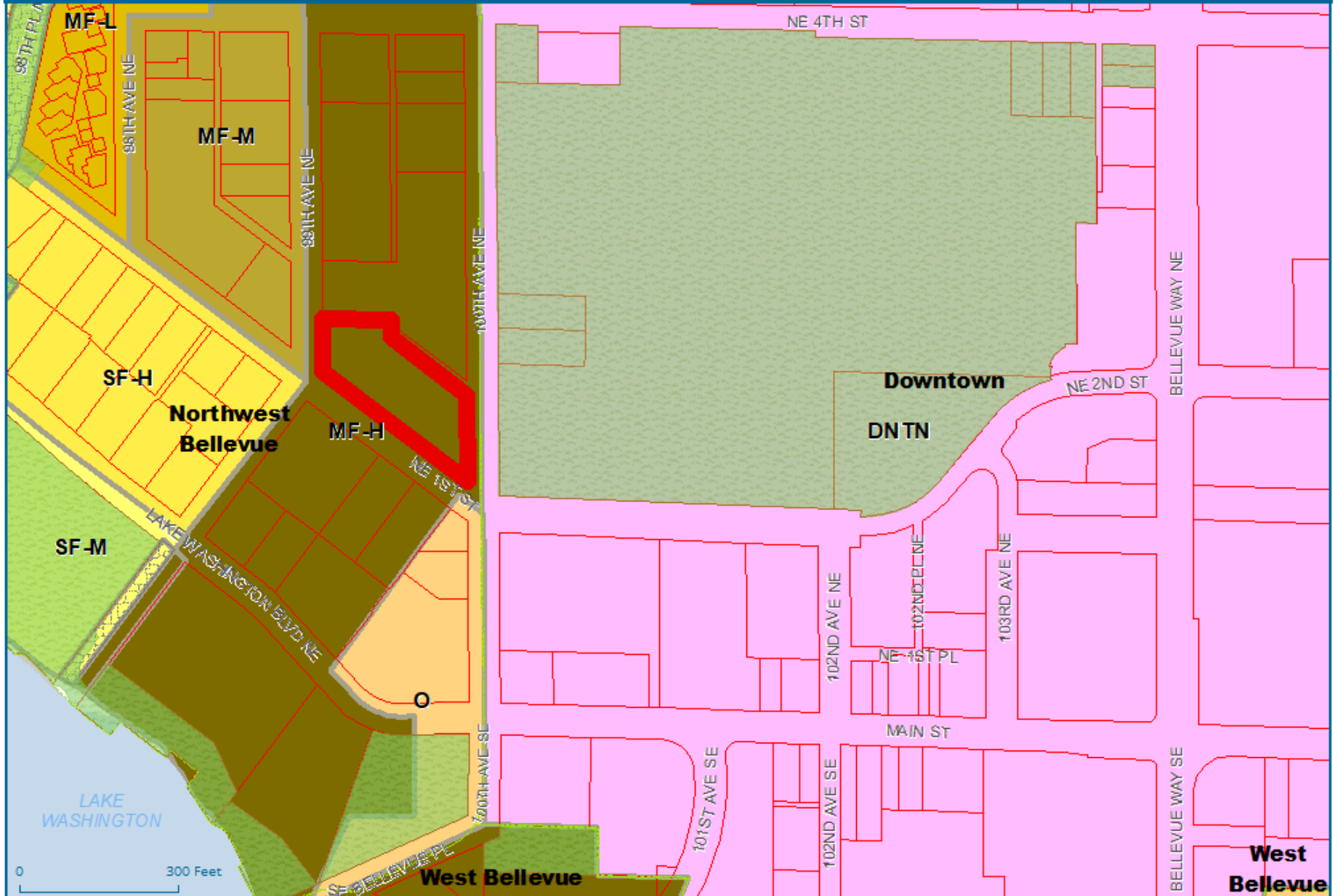
2022 Privately-Initiated Comprehensive Plan Amendment



Multifamily-High (MF-H) to Neighborhood Mixed Use (NMU)

Land Use Map of 115 100th Ave NE

2022 Privately-Initiated Comprehensive Plan Amendment





Comparison of Land Use Districts

	MF-H/R-30	NMU
Purpose	R-20 and R-30 Districts are intended to provide moderate density residential, be convenient to centers of employment and have primary access to arterial streets.	Purpose of NMU District is to provide an area with a mix of retail, service, office and residential uses with an emphasis on neighborhood retail and service uses. This district is designed to be compatible with nearby neighborhoods and is easily accessible from the nearby office and residential uses.
Height	30 feet, bonuses up to 40 feet	45 feet, no bonuses
Max Units	30 units per acre, with 15% density bonus available	1.0 FAR (approximately 40 units), with additional 1.0 FAR available
Uses	Multifamily housing	First-floor commercial, multifamily housing, hotel

This parcel is almost entirely within the Transition Area Design District. The description above is based on the restrictions in that district relative to each zone.



Public Comment to Date

- 38 Comments submitted through February 9, 2022
- Lochleven Community Association is engaged
- Key issues mentioned in comments
 - Process-related
 - Building height
 - Retail and hotel uses
 - Parking
 - Housing units



Community Engagement

- Continuous community engagement through entire process
- [CPA web page](#) updated periodically as comments submitted
- Public comments continue to be accepted
(knesse@bellevuewa.gov)
- Planning Commission will set public hearing for the Threshold Review (likely March)
- Opportunities for oral comments at Planning Commission and City Council meetings



Next Steps

- **February 23:** Planning Commission Study Session to consider Geographic Scope
- **March:** Planning Commission Public Hearing for Threshold Review
- **April:** City Council – Determine whether to include proposal in 2022 CPA work plan



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