



Bellevue Planning Commission

June 9, 2021

PLANNING COMMISSION STUDY SESSION ITEM

SUBJECT

Final Review Study Session on the privately initiated DASH Glendale & Evergreen Court Site Specific Amendment to the Comprehensive Plan (20-114270 AC)

STAFF CONTACT(S)

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Community Development Department

POLICY ISSUES

The Comprehensive Plan is Bellevue's foundational policy document which guides the nature and intensity of development in the City and sets out the community's vision for the future, provides policies to guide city actions, and provides a framework to allow the city and community organizations to work towards common goals.

- Introduction and Vision, Comprehensive Plan

An amendment to the Plan is a mechanism by which the City may modify its land use, development or growth policies.

- Land Use Code (LUC) 20.30I.120 - Purpose

Under the Growth Management Act (GMA), the Bellevue City Code permits property owners to propose site-specific Comprehensive Plan amendments, and for anybody to propose non-site-specific (i.e. text) amendments. The privately-initiated applications are accepted and reviewed annually; they are not part of a broader city initiative. Site-specific amendments approved by the City Council lead to rezoning, to ensure development regulations are consistent with and [implement](#) the Comprehensive Plan. The city reviews these applications through a two-step process set forth in the Land Use Code at [LUC 20.30I](#).

The 2021 Threshold Review first step was completed with April 5, 2021 City Council action establishing the annual work program. Under the Final Review second step, the merit of each proposed amendment is evaluated using [decision criteria](#) found in LUC 20.30I.150 and listed below to determine if the proposal should be adopted into the Comprehensive Plan.

20.30I.150 Final review decision criteria.

The Planning Commission may recommend and the City Council may adopt or adopt with modifications an amendment to the Comprehensive Plan if:

A. There exists obvious technical error in the pertinent Comprehensive Plan provision; or

B. The following criteria have been met:

*1. The proposed amendment is **consistent** with the Comprehensive Plan and other goals and policies of the City, the Countywide Planning Policies, the Growth Management Act and other applicable law; and*

2. The proposed amendment addresses the **interests and changed needs of the entire City** as identified in its long-range planning and policy documents; and
3. The proposed amendment addresses **significantly changed conditions** since the last time the pertinent Comprehensive Plan map or text was amended. See [LUC 20.50.046](#) for the definition of “Significantly Changed Conditions;” and
4. If a site-specific proposed amendment, the subject property is **suitable for development** in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and
5. The proposed amendment demonstrates a **public benefit** and enhances the public health, safety and welfare of the City. (Ord. 5650, 1-3-06, § 2)

The Planning Commission holds Final Review public hearings and then makes recommendations. The City Council’s subsequent action on those recommendations amends the Comprehensive Plan.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION <input type="checkbox"/>	DIRECTION <input checked="" type="checkbox"/>	INFORMATION ONLY <input type="checkbox"/>
Request	Summary Guidance	
1. Study and review the staff agenda memo.	See below and the applications page.	
2. Set Final Review public hearing date at the end tonight’s Study Session	“I move the commission set a July 28 Final Review public hearing date for the proposed plan amendment.”	
3. Identify any additional data needed for Final Review* public hearing	Answers will be in the Community Development staff report recommendation.	

* Please be mindful that the amount and type of requested data is contingent upon availability of information and staff resources.

Conducted between staff and the Planning Commission, tonight’s Final Review study session provides opportunities for Commissioners to make information requests prior to publishing the Final Review staff recommendation. At the July 28 Final Review public hearing, the Commission will be asked to review the staff recommendation, hold the public hearing, and make a recommendation to the City Council on the proposed amendment, using the decision criteria set forth in [LUC 20.30I.150](#).

BACKGROUND/ANALYSIS

Proposal

DASH Glendale & Evergreen Court - 20-114270 AC

This privately initiated application proposes a map amendment from Multifamily Medium (MF-M) to Neighborhood Mixed Use (NMU).

Work Program

Given that the DASH property was not originally included in the Wilburton Study area, given the high demand for housing in the city, given the proposal's consistency with the city's Affordable Housing Strategy, and given the timing and financing constraints of the applicant, the City Council found that the DASH Glendale proposal met the decision criteria for Threshold Review and on April 5, 2021 [voted 7-0](#) to include the DASH Glendale proposal in the 2021 annual Comprehensive Plan Amendment (CPA) work program.



Site Analysis

The existing 2-parcel site area covers just over 7.6 acres. Evergreen Court, an 84 unit 3-story multifamily complex built in 1977 sits on the west parcel providing full-service retirement living (meals, housekeeping, transportation and activities) mainly for seniors with low to moderate incomes. Glendale Apartments, an 82 unit 2-story multifamily complex built in 1970, sits on the east parcel providing housing with income and rents based on 50% and 60% Washington State Housing Finance Tax Credit limits. The density of the two properties are 23 and 22 units per acre respectively.

Surrounding uses include 1 to 2-story office buildings to the west and north and 1, 2 and 3-story multi-family residential buildings to the east and south. 124th Ave NE, a minor arterial, separates the site from properties to the west, and NE 8th St, a major arterial, separates the site from properties to the south. Transportation facilities to the north and east are narrow access roads providing less separation between uses.

Amending the land use designation of the site from Multifamily Medium (MF-M) to Neighborhood Mixed Use (NMU) would allow for a subsequent rezone from R-20 to NMU enabling DASH to redevelop the buildings at higher densities and greater heights. Additionally, the NMU designation would permit development of non-residential neighborhood serving uses such as retail and services. The table below provides a comparison of land use requirements and the potential capacity for residential units and neighborhood serving uses. Please note the estimates for residential units under the NMU designation were based on several factors that may vary depending on the design of the development. They were not based on any submittals provided by the applicant.

Designation	Lot area	LUC Dimensional Standards	Residential Capacity	Non-Residential Capacity
Multifamily Medium		20 units per acre (Note: units less than 600 sqft count as 1/2 unit if in senior congregate care or assisted living use)	152 units (or up to 304 units if units are less than 600 sqft and in senior citizen or congregate care senior housing, or assisted living)	Not permitted
Neighborhood Mixed Use	7.64 acres = 332,964 square feet	1 FAR or up to 2 FAR if 1 FAR is exempted for affordable housing 75' Height Ground floor neighborhood serving uses	332,964 square feet of residential building capacity or up to 570,795 square feet of a mix of market and affordable housing building capacity ~350 market rate residential units or ~800 mix of market and affordable housing units assuming an average of 800 square feet per unit for 6 stories of residential use	~47,500 square feet of neighborhood serving retail and service uses

The sites are served currently by King County Metro’s RapidRide B Bus Rapid Transit (BRT) line, and in the future, they will be served by EastLink light rail scheduled to open in 2023 with access from Wilburton Station, located one-half mile away.

The Transportation Department reviewed the proposal and determined that no significant transportation impacts would be expected from the increased number of vehicle trips that could result from the proposed amendment. The Utilities Department also found that any future project or development related impacts to water, wastewater and drainage would be mitigated at the time of development.

Suggested Policy Discussion Questions and Strategies

1. How would this proposal address the *interests and changed needs of the entire community* as well as *significantly changed conditions* in the surrounding area within the framework of the Comprehensive Plan including the Wilburton/NE 8th Street Subarea Plan?
2. Under the potential zoning classifications, how would the subject property be suitable for development in general conformance with adjacent land use and the surrounding development pattern?

Goals and policies in the existing Wilburton/NE 8th Street Subarea Plan, adopted originally in 1981, seek to protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas. The Subarea Plan has not undergone a full update since adoption. However, the Plan map has been amended under other CPA proposals.

The proposed amendment highlights the issue of balancing new opportunities for more efficient land use development with protecting residential areas from impacts of other uses.

3. What additional information is needed for the Commission to review a recommendation for this proposal?

NEXT STEPS

After the Planning Commission provides policy direction regarding tonight's policy discussion items, staff will develop a Final Review recommendation. This recommendation will be published and made available by July 1 for a July 28 public hearing.

ATTACHMENT(S)

Attachment A: April 5, 2021 City Council Meeting Minutes

Attachment B: DASH Aerial Site Map

Attachment C: DASH Surrounding Zoning Districts Map