



2021 Annual Comprehensive Plan Amendments

Threshold Review

Public Hearings

Thara Johnson

Community Development

March 10, 2021



2021 Annual Plan Amendments

CITY OF BELLEVUE NATIVE LAND ACKNOWLEDGEMENT

On behalf of the City of Bellevue, we acknowledge the land we are on as the ancestral homelands of the Coast Salish people, the traditional home of all tribes and bands within the Duwamish and Snoqualmie Indian Tribe. We take this opportunity to honor and express our deepest respect to the original caretakers of this land; A people that are still here, continuing to honor their heritage.



2021 Annual Plan Amendments

Planning
Commission
tonight

Receive

the Threshold
Review staff
recommendation

Conduct

a public hearing
for each
application and
have discussion
following each
hearing

Make

recommendation
via resolution for
City Council
action

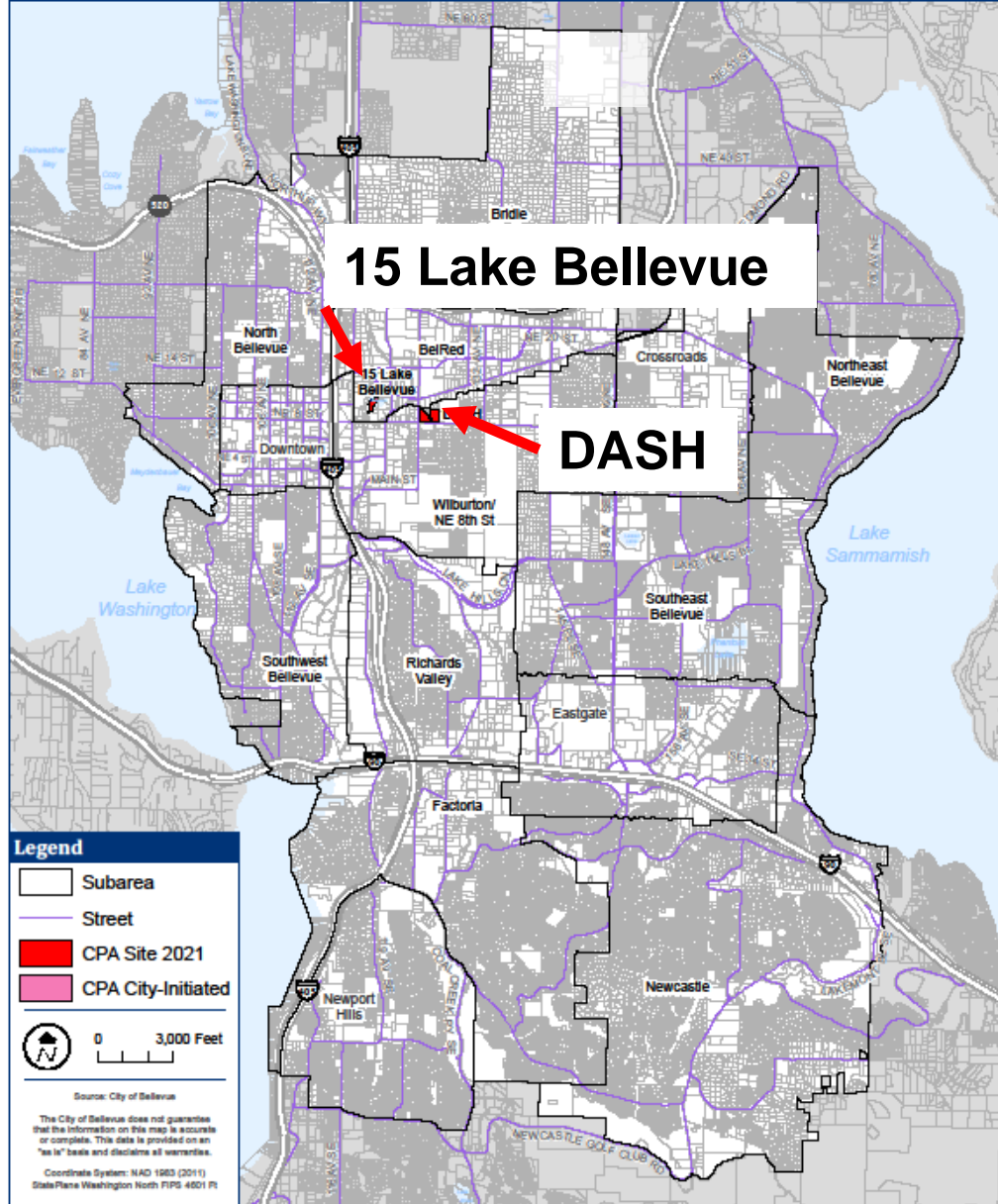


Threshold Review Criteria (LUC 20.30I)

-
- A. Appropriately addressed through the Plan
 - B. In compliance with the three-year limit rule
 - C. Does not raise policy issues outside the CPA
 - D. Can be reasonably reviewed within resources
 - E. Addresses significantly changed conditions
 - F. Geographic scope to match similar properties
 - G. Consistent with current general Plan policies
 - H. State law, court or admin decision requires CPA

The Two

2021 Comprehensive Plan Amendments





The two 2021s

Proposed Plan Amendment	Site-specific Proposal	Applicant
<p>15 Lake Bellevue 20 114296 AC 15 Lake Bellevue Dr. <i>BelRed</i></p>	<p>This privately-initiated application proposes a map amendment from BelRed-General Commercial (BR-GC) to BelRed-Office Residential (BR-OR-2) on a 2.8-acre site and amend Policy S-BR-96 for maximum building heights allowances.</p>	<p>American Capital Group</p>
<p>DASH Glendale 20-114270 AC 12600 NE 8th St and 900 124th Ave NE <i>Wilburton</i></p>	<p>This privately-initiated application proposes a map amendment from Multifamily-Medium (MF-M) to Neighborhood Mixed Use (NMU) on two parcels totaling 7.5 acres.</p>	<p>DASH</p>

15 Lake Bellevue



- Bellevue Planning Commission
- Threshold Review Public Hearings March 10 2021

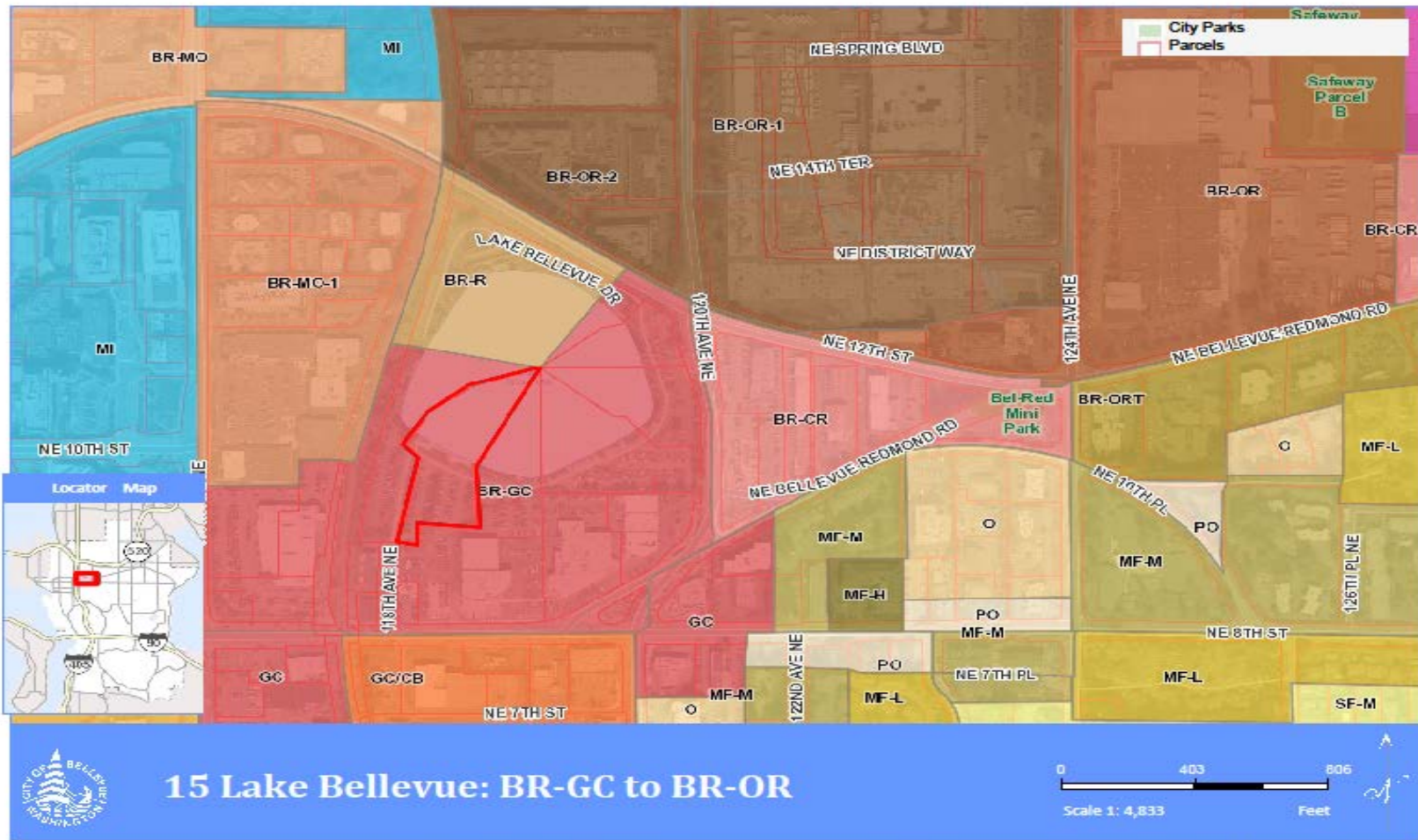
15 Lake Bellevue



Map Generated on: 12/08/2020

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15 Lake Bellevue





15 Lake Bellevue - Staff Recommendation

This proposal meets all the Threshold Review criteria to be included in the annual Work Program.

Summary of Criteria Evaluation

- The amendment raises policy issues that are appropriately addressed by an ongoing work program. (C)
- The application cannot be reasonably reviewed within the resources and timeframe of the work program. (D)
- Addresses significantly changed conditions. (E)
- Does not meet geographic scoping criteria. (F)
- The amendment is inconsistent with Comprehensive plan policies. (G)

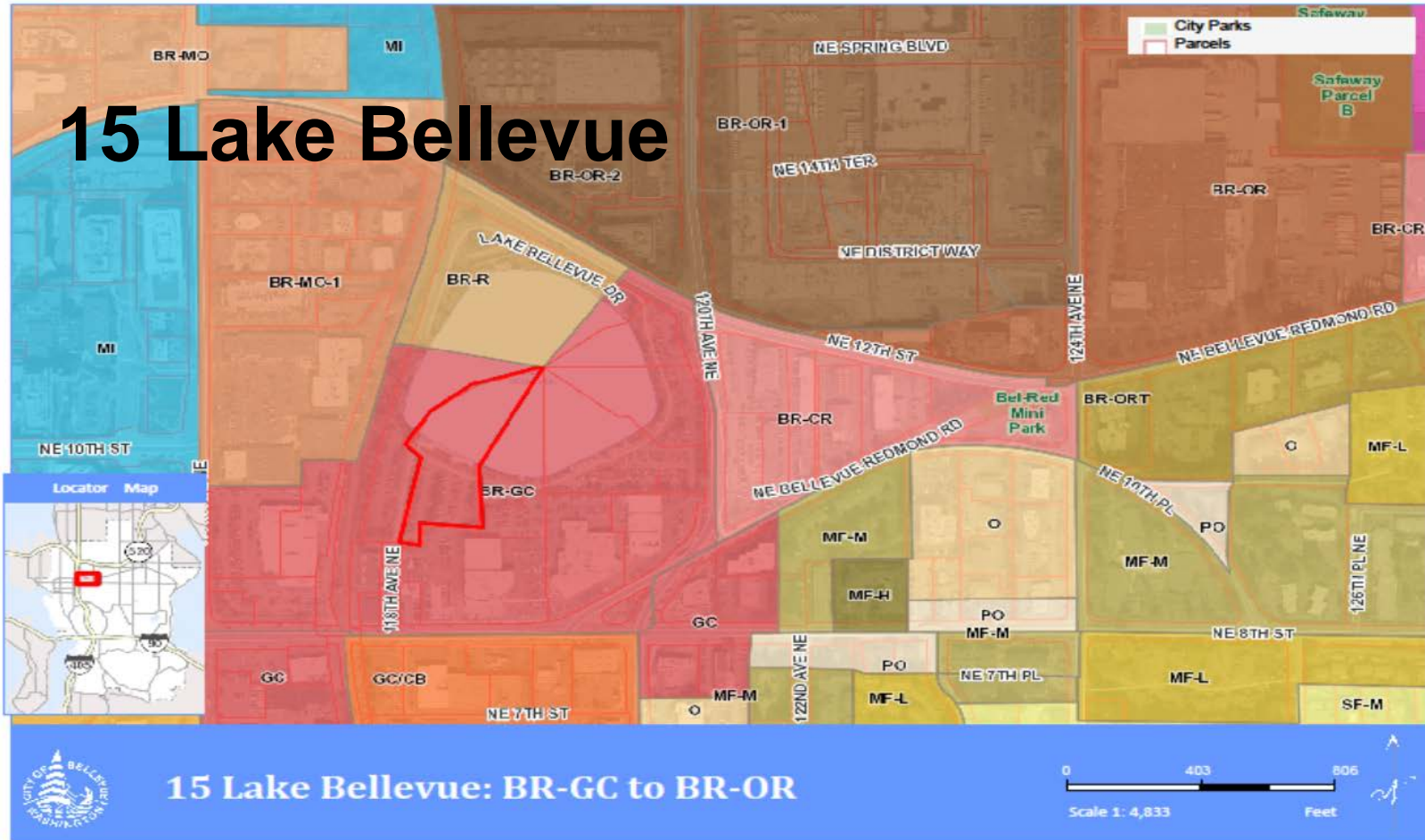


15 Lake Bellevue Way – Public Comments

- Three public comments have been submitted on this application to date.
 - Bellevue Planning Commission
 - Threshold Review Public Hearings March 10 2021

Threshold Review Recommendation

15 Lake Bellevue



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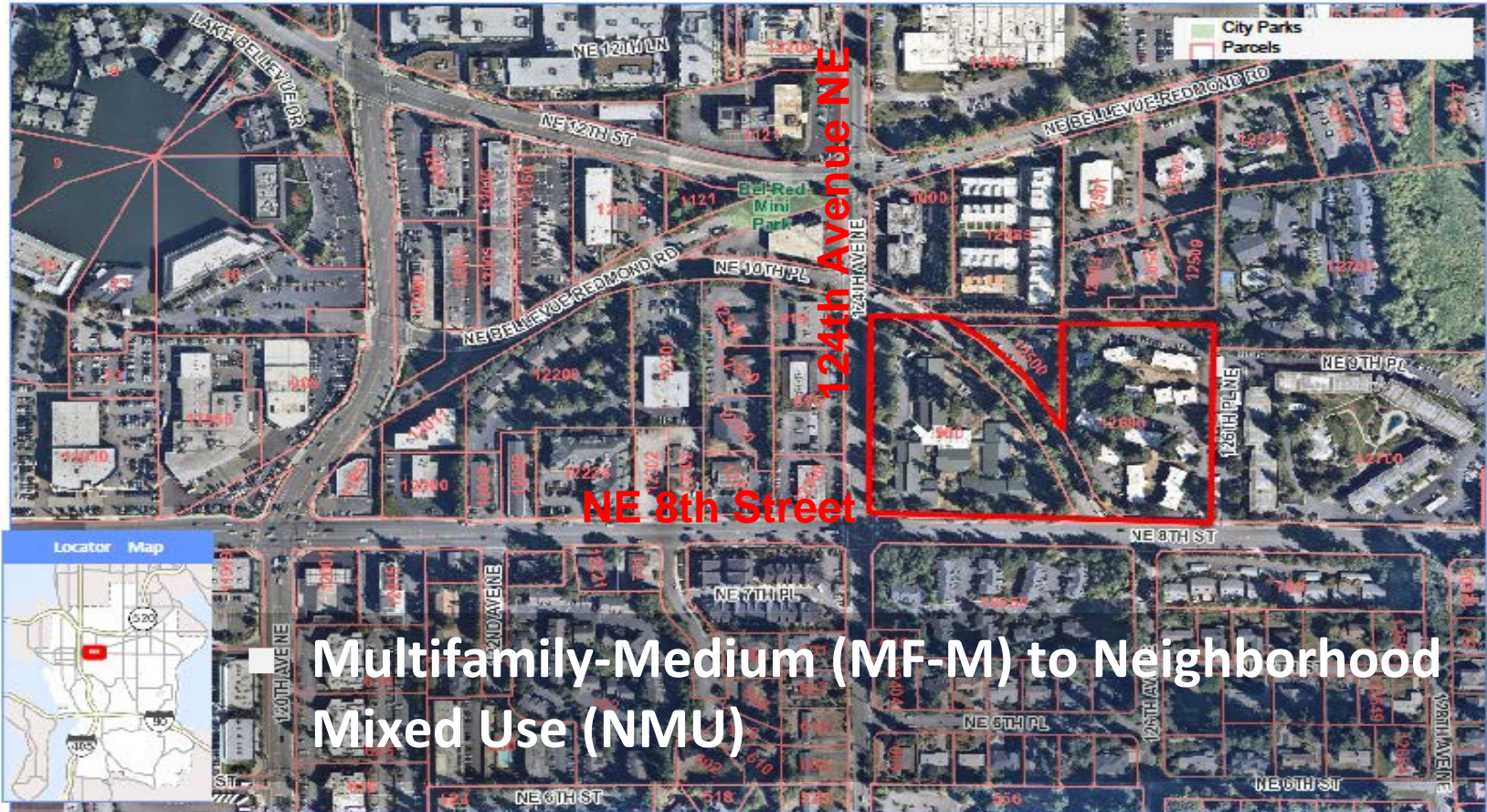
- Threshold Review March 10, 2021



DASH Glendale

- Bellevue Planning Commission
- Threshold Review Public Hearings July 8, 2020

Multifamily Medium (MF-M) to Neighborhood Mixed Use (NMU)



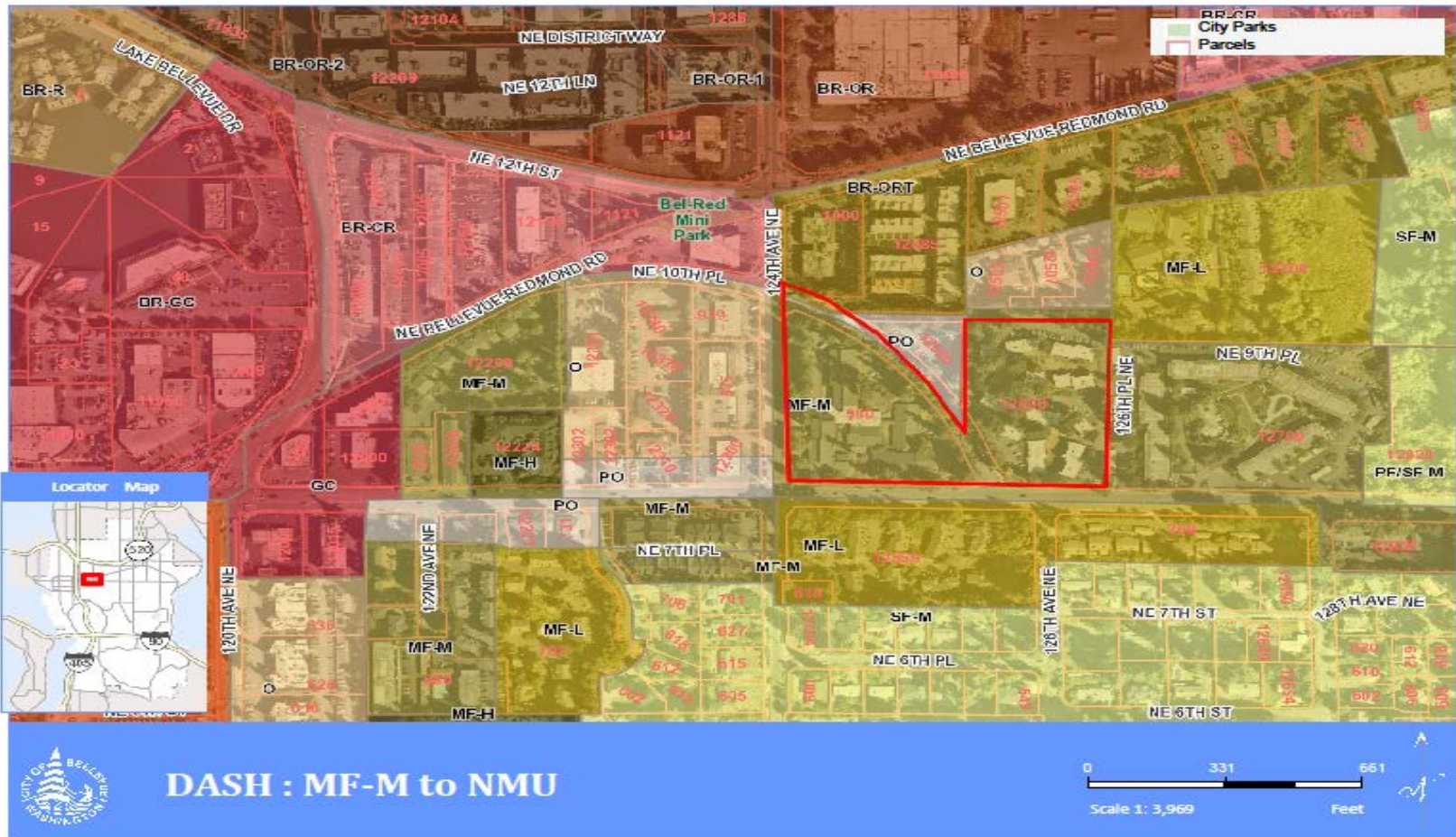
■ Multifamily-Medium (MF-M) to Neighborhood Mixed Use (NMU)



DASH - MF-M to NMU



Multifamily Medium (MF-M) to Neighborhood Mixed Use (NMU)



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DASH Glendale - Staff Recommendation

This proposal meets all the Threshold Review criteria to be included in the annual Work Program.

Summary of Criteria Evaluation

- The proposal does not raise issues appropriately addressed elsewhere. (C)
- The proposed amendment can be reasonably reviewed within the resources and timeframe of the annual work program. (D)
- The amendment addresses significantly changed conditions. (E)
- The proposed amendment is consistent with “a major objective of the Land Use Element to maintain the vitality, quality, and character of Bellevue’s neighborhoods while recognizing that neighborhoods will continue to adapt even while maintaining their character.” (G)



DASH Glendale – Public Comments

- Seven public comments have been submitted on this application to date.
- Bellevue Planning Commission
- Threshold Review Public Hearings March 10 2021



2021 Next Steps

- Planning Commission Threshold Review recommendations presented to City Council on April 5.
- Planning Commission conducts Final Review with June and July study sessions and public hearings.
 - Bellevue Planning Commission
 - Threshold Review Study Session July 8, 2020



Direction / Feedback

- Results of real-time auditing of tonight's material
- Anticipating fall review work



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