



Bellevue Planning Commission

March 13, 2019

PLANNING COMMISSION STUDY SESSION ITEM

SUBJECT

Threshold Review Geographic Scoping Study Session: 2019 Annual Comprehensive Plan Amendments

STAFF CONTACT(S)

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Community Development (CD)

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. 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. These 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 that 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](#). Under the first-step, Threshold Review, a proposed amendment is reviewed using decision criteria that must be met to determine if the proposal qualifies for Final Review.

The Planning Commission holds Threshold Review public hearings and makes recommendations in April. The City Council's action in May on those recommendations will establish the Final Review work program.

Tonight's study session continues introductory work in February that informs Threshold Review public hearings. The Commission will review the potential for expansion of the geographic scope of each site-specific proposed amendment. Consideration is given to nearby, similarly-situated property with shared characteristics. The Planning Commission can then give staff direction on the April public hearing noticing requirements as to whether to include such expansion.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION <input checked="" type="checkbox"/>	DIRECTION <input checked="" type="checkbox"/>	INFORMATION ONLY <input type="checkbox"/>
Request		Summary Guidance
1. Review the applications		See below and the applications page.
2. Consideration of expansion of geographic scope LUC 20.30I.130.A.1.a.ii		Staff recommendation for motion: <i>I move expansion of geographic scope for [only] the 12620 Northup Way CPA.</i>
3. Set an April 24, 2019, Threshold Review public hearing date at the end of tonight's Study Session		<i>I move the PC set an April 24 Threshold Review public hearing date for the Vision Zero for Gun Safety, The Park in Bellevue, Bellevue Technology Center, and 12620 Northup Way CPAs.</i>
4. Data related to the Threshold Review* public hearing		Answers will be in the CD staff report recommendation.

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

[2019 Annual Comprehensive Plan Amendments List of Proposed Amendments](#)

See Attachment 1

CPA	Site-specific Subarea	Applicant
Vision Zero for Gun Safety 19-103789 AC	<i>Citywide</i> (not subject to geographic scoping)	Vernon D. Schrag
The Park in Bellevue 19-104143 AC 1515 Bellevue Way NE	Site-specific (subject to geographic scoping) <i>North Bellevue</i>	Ed Segat Continental Properties LLC
Bellevue Technology Center 19-104146 AC 15801 NE 24 th Street (six parcels)	Site-specific (subject to geographic scoping) <i>Crossroads</i>	Jason Espirtu KBS SOR 156 th Avenue NE LLC
12620 Northup Way 19-104147 AC 12620 Northup Way	Site-specific (subject to geographic scoping) <i>BelRed</i>	Yu XaiHou Yuxh Realty

Staff report recommendations will be available with the April 4 published public hearing notice for the April 24, 2019, Threshold Review public hearings.

BACKGROUND/ANALYSIS

Consideration of the Expansion of the Geographic Scope of the proposal

Prior to the public hearing, the Planning Commission shall review the geographic scope of any proposed amendments. Expansion of the geographic scope may be recommended if nearby, similarly-situated property shares the characteristics of the proposed amendment's site. Expansion shall be the minimum necessary to include properties with shared characteristics...

-Land Use Code 20.30I.130.A.1.a.ii

The Park in Bellevue CPA 19-104143 AC

This privately-initiated application proposes a site-specific amendment to the 9.4-acre site at 1515 Bellevue Way NE from Multifamily-Medium (MF-M) to a Comprehensive Plan designation—Multifamily-Urban Residential (MF-UR), in the North Bellevue Subarea. This is a designation that does not exist in the Comprehensive Plan. See Attachment 2.

This privately-initiated application also proposes non-site-specific amendments to the Comprehensive Plan to add a Multifamily-Urban Residential (MF-UR) definition (allowing more than 30 units per acre) to the Glossary, and to delete Policy S-NB-39 in the North Bellevue Subarea Plan providing for conditions on any rezone in the vicinity of the intersection of Bellevue Way NE and NE 12th Street to minimize the impact of any development of adjoining single-family areas. See Attachment 3.



NOTE: Only the Planning Commission, City Council, or Development Services Director can initiate amendments to the text of the Land Use Code (LUC 20.30J). The following text is provided here as an informational courtesy only:

The applicant also requested the city initiate a Land Use Code Amendment to establish an “R-110” zone that would be consistent with an MF-UR designation under the Growth Management Act, allowing up to 110 units per acre, with a maximum building height of 75 feet, and amending LUC Sections 20.10.220, 20.10.440, 20.10.010 and 20.25B.

Staff recommends no expansion of geographic scope.

The site is on the west side of Bellevue Way about 500 feet north of the Downtown boundary. At first glance, it seems that properties to the north, east and south of the site share similar low, medium, and high multifamily land uses—a density characteristic of multifamily that is outside of the Downtown. All of the properties in turn, including the site, also share some boundary with areas of single-family built land use densities.

Similarly-shared characteristics are more than land use, though. The application signals a readiness for site redevelopment that has not been indicated by the other nearby multifamily sites. Were we to conclude that a shared multifamily land use designation alone is grounds for expansion of the geographic scope of the proposal, we would have to anticipate that the existing 184 housing units on the site under the existing designation would expand to a 1,034-housing unit capacity outcome under an MF-UR designation at the density contemplated by the requested LUCA. A proposal geographically expanded to the approximately 47 acres included in all of the multifamily designations—situated similarly by land use and proximity to single family land use densities—would further expand the existing 751 housing units to a 5,170-housing unit capacity. This potential outcome is not what “the minimum necessary” language intended for expanding the geographic scope of a plan amendment proposal.

Bellevue Technology Center CPA 19-104146 AC

This privately-initiated application proposes a site-specific amendment to approximately 4.7 acres (880300-0040) of the Bellevue Technology Center (BTC) site at 15805 NE 24th Street, 2010 and 2344 156th Avenue NE, and 15800, 15850, and 15860 Northup Way NE from Office (O) to Multifamily-Medium (MF-M); and proposes site-specific directed amendments to the Crossroads Subarea Plan with seven new policies that would apply to redevelopment of the entire 47-acre BTC site.



These proposed policies would enable transit-oriented development densities, add a multi-part affordable housing component, identify urban design considerations for neighborhood edges and conservation easements, encourage multi-modal mobility options, and seek to strengthen economic vitality in the BTC area through implementing transit-oriented development. Then Crossroads Subarea Plan Figure S-CR.1 would be amended accordingly. See Attachment 4.

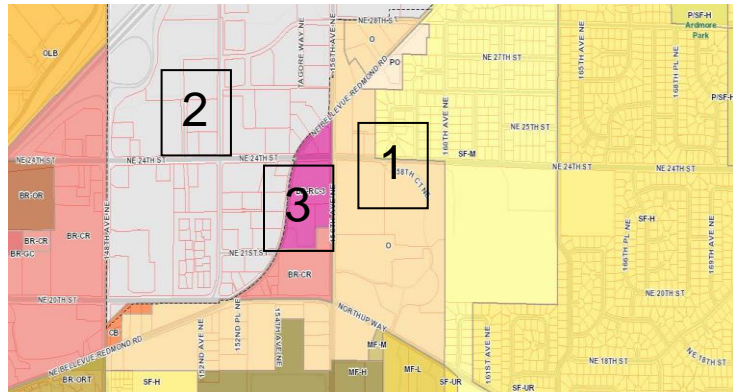
This privately-initiated application also proposes non-site-specific amendments to the Comprehensive Plan which would direct city actions to encourage innovative transportation demand management techniques for new transit-oriented development in the city; add improvements to the Transportation Facility Plan (TFP) for transit-oriented development that support and implement the city's adopted Multimodal Level-of-Service (MMLOS) metrics and targets (as applicable); and encourage neighborhood stability by providing transportation mitigation measures when improving the regional [transportation] system.

Staff recommends no expansion of geographic scope.

The site is bounded on three sides by public streets, and on the fourth (eastern) side by Interlake High School and by the backyards of seven single family homes in the Park Place and Bellewood East neighborhoods.

The site **(1)** is in the center of an arc of Office-designated property in Crossroads that curves around the Overlake Urban Center area in Redmond **(2)** and the easternmost “foot” **(3)** of the BelRed neighborhood. Although these Office properties share zoning and major street boundaries characteristics, the other properties lack the shared characteristic of the BTC site's size.

Office-designated areas in north Crossroads



The proposed plan amendment could not be expanded to these other sites and still provide a potential increased density benefit.

12620 Northup Way CPA 19-104147 AC

This privately-initiated application would amend a 1.47-acre site at 12620 Northup Way NE in the BelRed Subarea from BelRed-General Commercial (BR-GC) to BelRed-Commercial Residential (BR-CR).

See Attachment 5.

Staff recommends expansion of the geographic scope.

The site is located on Northup Way NE between 124th Avenue NE and 127th Avenue NE near the intersection of the 124th Avenue/SR 520 access ramp. The site shares similar characteristics of topography, access, and vacant land status with property immediately to the west at 12400 Northup Way NE. to include this site.



Effective community engagement, outreach and public comments at Threshold Review

Applicants, residents and communities are engaging across a variety of media in proactive public participation during the 2019 annual CPA review process. The city's early and continuous community engagement includes:

- ✓ Responsive early outreach to requests for information and to become parties of interest
- ✓ Responding in writing to each written public comment submitted and returning phone calls
- ✓ Expanded web page material at Comprehensive Plan Amendments with the review schedule, the applications list, and a "What's Next" timeline
- ✓ A February 27 "Introductory and statutory process review" Planning Commission study session
- ✓ Official Weekly Permit Bulletin notice as required

Public comments come in throughout the process. All written comments are included in the public record, for reference and for use by decision-makers. At the various steps, the comments are included in their original form to the Planning Commission as attachments to staff report recommendations. They are posted on the [web site](#).

Below is a summary of the comments received through March 6. This is provided solely for informational purposes and does not represent the city staff position, thinking, analysis or judgement regarding a Threshold Review recommendation.

Proposed CPA	Number	Summary
Vision Zero for Gun Safety	3	Favor (2) Oppose (1)
The Park in Bellevue	5 1 phone	Information (3) Oppose (3)
Bellevue Technology Center	31 2 phone	Favor (1) Information (5) Oppose (27)
12620 Northup Way	1	Information (1)

Using Final Review to address merit-based issues

The applications that advance past Threshold Review (See Attachment 6) are those that will be considered together in the work program. This work program is Bellevue's Final Review and examines the merits of proposed amendments. The Final Review timeframe is July through the end of the year.

The second part, merit-based Final Review addresses specific merit-based issues and fulfills GMA requirements that amendments proposed to the Comprehensive Plan be considered cumulatively (WAC 365-196-640 (5)). Final Review addresses issues such as how the Plan's Land Use Strategy locates jobs and housing growth; where the geography of the city's planning areas affects the Land Use Strategy; why consistency with other, similar amendments is important in plan review; and when reviewing a potential environmental impact such as traffic is appropriate.

ATTACHMENT(S)

1. City map of 2019 Comprehensive Plan Amendment applications
2. The Park in Bellevue map location
3. Text of North Bellevue Subarea Plan Policy S-NB-39
4. Bellevue Technology Center map location
5. 12620 Northup Way map location
6. Threshold Review Decision Criteria