



## Planning Commission

# TRANSMITTAL

DATE: November 26, 2014

TO: Mayor Balducci and Members of the City Council

FROM: Aaron Laing, Chair  
Members of the Bellevue Planning Commission

SUBJECT: Final Review Recommendation for 2014 **privately-initiated** site-specific Comprehensive Plan Amendment (CPA): **Mountvue Place 14-123964 AC**

### I. RECOMMENDATION

With this Transmittal the Planning Commission recommends by a unanimous vote that the City Council:

- APPROVE the Mountvue Place site-specific Comprehensive Plan Amendment to amend the map designation on this 4.67 acre site at 14510 NE 20<sup>th</sup> Street from BelRed-Commercial-Residential (BR-CR) and BelRed-General Commercial (BR-GC) to all BelRed-Commercial Residential.

This proposal satisfies the Final Review Decision Criteria for a Comprehensive Plan Amendment as set forth in the Land Use Code in Section 20.30I.150. The Planning Commission came to this recommendation through the Final Review steps in the CPA process, and after taking and hearing testimony from the CPA site's property owners and others.

The Commission concluded that the proposed amendment addresses the interests and changed needs of the entire city, and addresses significantly changed conditions, where the split designation of the site—an historical result of subarea planning in this area to create clear district areas for commercial and warehouse focuses—was unanticipated during the BelRed planning process and is inconsistent with the new impetus afforded by the BelRed Subarea intent for mixed use redevelopment.

### II. BACKGROUND

The City Council directed the application for Final Review following Threshold Review of the privately-initiated Mountvue Place Comprehensive Plan Amendment (CPA) on September 8, 2014.

This site is located on NE 20<sup>th</sup>, west of the Fred Meyer and the intersection of NE 20<sup>th</sup> Ave NE and 148<sup>th</sup> Ave NE, and is developed with four buildings including various retail, office and storage warehouse land uses, according to the King County Assessor.

The applicant's stated purpose is to eliminate the split zoning so as to permit a unified development of the site under BelRed policy direction. This direction is to develop a sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past.

If the CPA were adopted the BR-GC portion of the site—roughly the north one-third of the property--could be rezoned to provide a unified development site for a mix of housing, retail, office and services envisioned by the BR-CR designation.

### **III. PUBLIC NOTICE AND COMMENT**

The application was introduced to the Planning Commission during study session on March 12, 2014. Notice of the Application was published in the Weekly Permit Bulletin on March 13, 2014, and mailed and posted as required by LUC 20.35.420.

Notice of the May 14, 2014, Threshold Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on April 24, 2014, and included notice sent to parties of record.

Notice of the November 12, 2014 Final Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on October 23, 2014 and included notice sent to parties of record.

Pursuant to the requirements of the Growth Management Act, state agencies must be given 60 days to review and comment on proposed amendments to the Comprehensive Plan. A list of the 2014 amendment to the Bellevue Comprehensive Plan was provided to state agencies on October 7, 2014, for review.

The Planning Commission made its Final Review recommendation on the proposal after considering the staff report recommendation, the proposal application, the record provided, and public testimony submitted in writing or given at the November 12, 2014 public hearing.

The Commission received written comment letters from the applicant and applicant's agent, and from David Plummer. These are included in the Council Document Library materials.

### **IV. STATE ENVIRONMENTAL POLICY ACT**

The Environmental Coordinator for the City of Bellevue has determined that this proposal will not result in any probable, significant adverse environmental impacts. A final threshold determination of non-significance (DNS) was issued on October 23, 2014.

## **V. REVIEW PROCESS AND APPLICATION OF DECISION CRITERIA**

The Final Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code, Section 20.30I.150. A proposal must meet all of the criteria to be recommended for approval.

This conclusion is based on the following analysis:

### **A. There exists obvious technical error in the pertinent Comprehensive Plan provision, or**

This criterion does not apply.

### **B1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the city, the Countywide Planning Policies (CPP), the Growth Management Act and other applicable law; and**

The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City for urban growth and redevelopment. This includes Goal for the BelRed Subarea, to develop a sustainable urban development pattern that dramatically reshapes the future of the Subarea, while allowing the area to transition gracefully from its past.

BR-CR development intensities are anticipated at roughly half the intensities of the western BelRed districts, consistent with the purpose of the District:

**Glossary Bel-Red-Commercial/Residential (Bel-Red-CR)** The purpose of the Bel-Red-CR Land Use District is to provide an area for a mix of housing, retail, office and services. Multiple uses are encouraged on individual sites, in individual buildings, and in the district as a whole.

**Policy S-BR-2** Promote a differentiated economic niche for BelRed, retaining many existing businesses while attracting new businesses in a form not found elsewhere in Bellevue. Take advantage of opportunities afforded by BelRed's strategic location between Downtown Bellevue and Redmond's Overlake employment center, as well as the opportunities brought about by light rail and high capacity transit coming through the area.

**Policy S-BR-5** Develop land uses consistent with the BelRed Land Use Plan map.

**Policy S-BR-8** Encourage mixed use development, promoting opportunities to live, work, shop and recreate within close proximity.

**Policy S-BR-40** Encourage a diversity of housing types, from high density, multistory housing in transit nodes, to medium density housing outside nodes, to other innovative housing forms, such as live/work and work/live units.

**Mixed use retail/Housing Area Policy S-BR-94** Promote additional development of retail uses in these areas, together with mixed use development that incorporates housing.

**Policy LU-4** Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

**Policy LU-13** Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.

### **Growth Management Act**

The proposal is consistent with GMA planning goals encouraging urban growth where adequate public facilities and services exist or can be provided in an efficient manner in specific areas, and by ensuring that those public facilities and services necessary to support development are adequate to serve the development at the time development is available for occupancy and use without decreasing current service levels below Bellevue standards.

### **Countywide Planning Policies**

The Comprehensive Plan is consistent with the framework Countywide Planning Policies (CPP) for King County including critical areas, land use pattern, transportation, community character and open space, and contiguous and orderly development.

#### **B2. The proposed amendment addresses the interests and changed needs of the entire city as identified in its long-range planning and policy documents; and**

The proposed amendment addresses the interests and changed needs of the entire city. The applicant's stated purpose is to eliminate the split zoning so as to permit a unified development of the site under BelRed policy direction. This would advance implementation of the Bel-Red Subarea Plan.

#### **B3. 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 [below] for the definition of "significantly changed conditions"; and**

**Significantly changed conditions are defined as:** Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. *This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046).*

The proposal does address significantly changed conditions resulting from changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.

The split designation of this site was not identified during the BelRed planning process and it was not foreseen that the split site would prevent implementation of the BelRed Retail-

Commercial district. The BelRed process did not specifically focus on the historical path whereby the site acquired its split zoning.

Historical amendments to the BelRed Subarea plan never treated the property consistently. The first adoption of the Bel-Red/Northup Subarea Plan in 1981 (Resolution 3646) showed the site as all General Commercial (GC). 1988 amendments (Resolution 5059/5060) appear to have split the boundary to create a Retail-Commercial (R-C) area in the eastern, narrower part of the Subarea nearer to Fred Meyer. The 2009 BelRed Subarea Plan maintained the previously established designation boundary that splits the parcel.

**B4. 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**

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.

Using information provided by PCD about likely redevelopment of the site under the proposal, the Transportation Department estimates of trip generation concluded that an increase in trips as a result of rezoning and redevelopment would not create unacceptable traffic impacts at the site's access point. A separate concurrency analysis would be required with a development application.

**B5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the city.**

The proposal demonstrates a public benefit by aligning with policies for urban growth areas redevelopment, and by clarifying the relationship between this site's designation and its evolving use. It therefore enhances the public health, safety and welfare of the city and its residents.

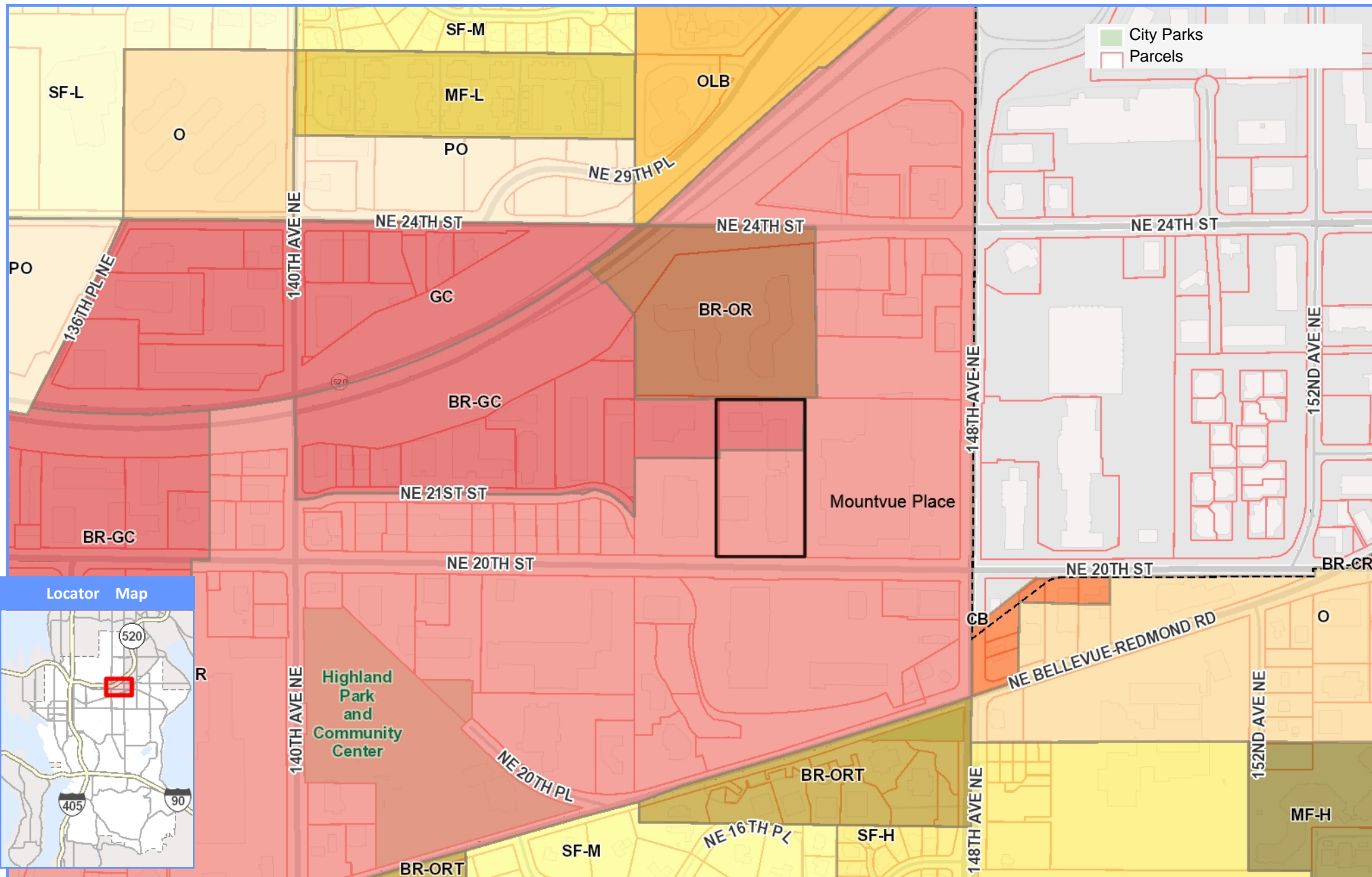
## **VI. CONCLUSION**

The Planning Commission recommends by a unanimous vote that the City Council **approve** the Mountvue Place site-specific Comprehensive Plan Amendment (CPA).

## **ATTACHMENTS**

PC-1. Mountvue Place CPA site area

*Council note: The application file materials, public comments, staff recommendation and other related materials are located in the Council Document Library.*



## Mountvue Place CPA

0 504 1,008

Scale 1: 6,048

Feet

