

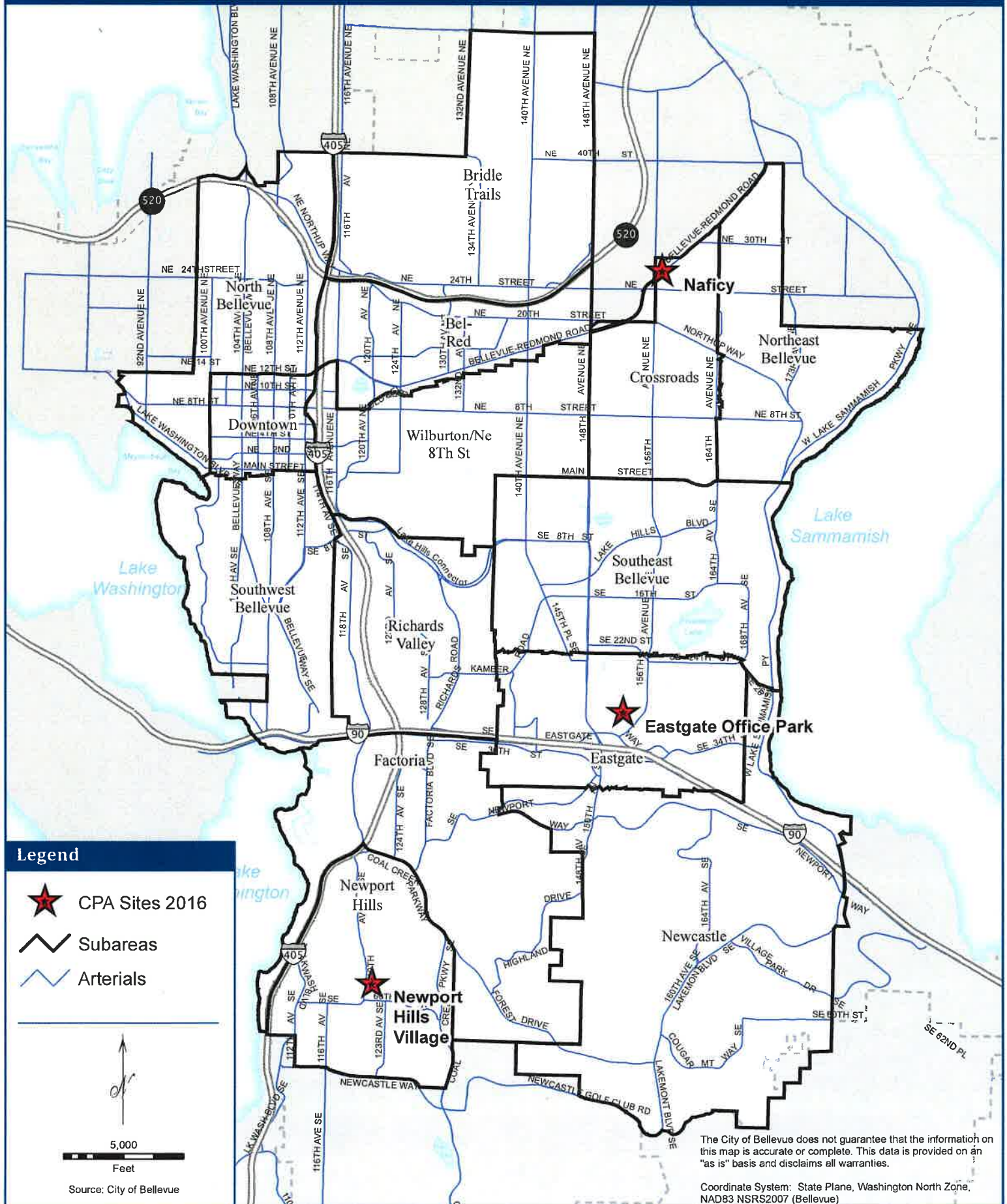


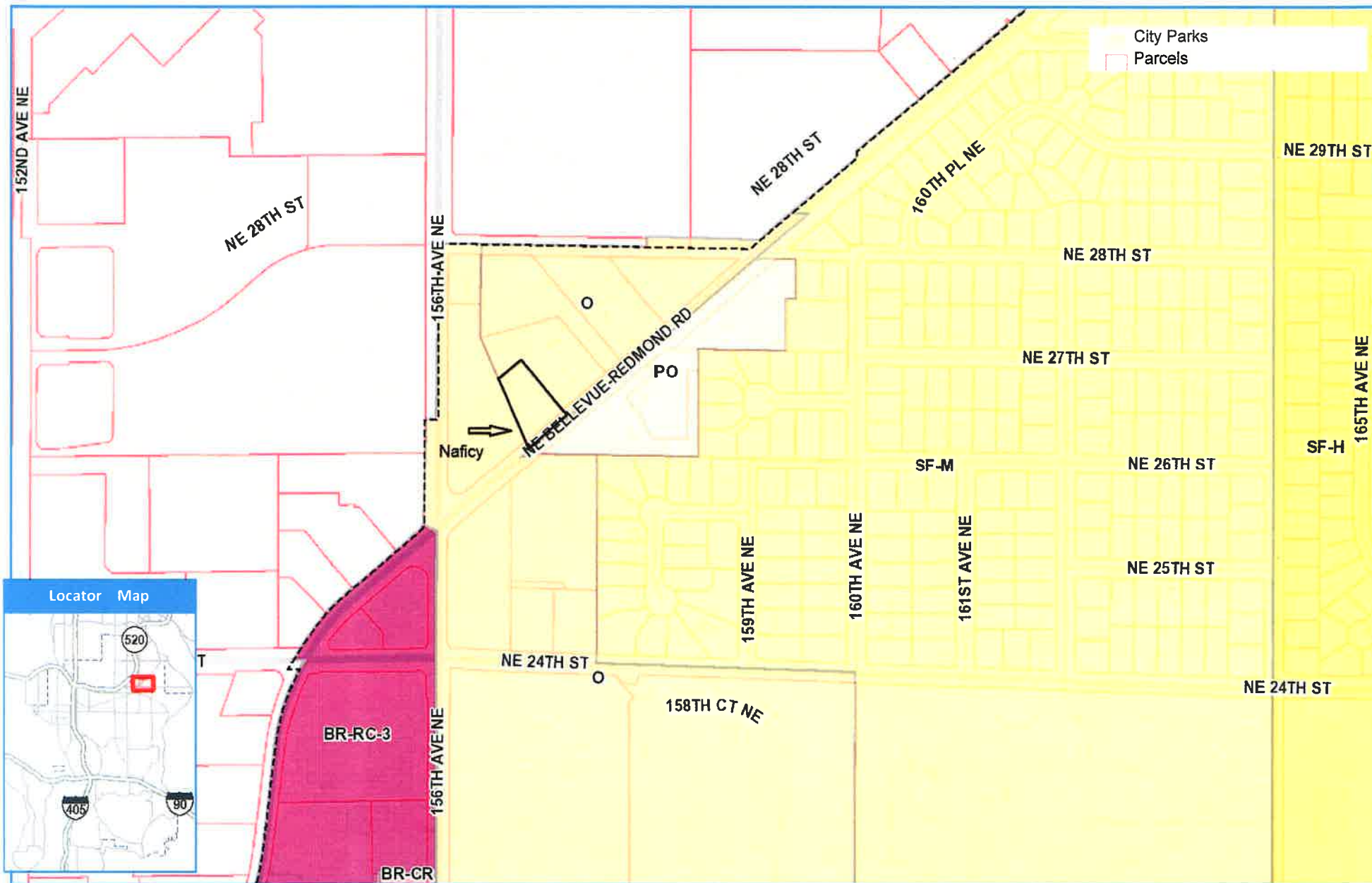
**2016 Annual Comprehensive Plan Amendments
List of Initiated Applications**

<i>CPA number (AC)</i>	Site-specific Proposal <i>Subarea</i>	Applicant
Naficy Mixed Use <i>16-123605 AC</i>	Proposed map change of 0.574 acres from Office (O) to Bel-Red Residential-Commercial Node 3 (BR-RC-3) 15700 Bel-Red Rd NE <i>Crossroads</i>	Naficy
Eastgate Office Park <i>16-123765 AC</i>	Proposed map change of 14 acres from Office (O) to Office Limited Business (OLB) 15325-15395 SE 30th PI <i>Eastgate</i>	Eastgate Office Park Property LLC
Newport Hills Comprehensive Plan <i>16-123752 AC</i>	Proposed map change of approximately 4.4 acres from Neighborhood Business (NB) to Multifamily-High (MF-H) 5600 119th Ave SE <i>Newport Hills</i>	Newport Hills Village LLC
<i>CPA number (AC)</i>	Non-site-specific Proposal <i>citywide</i>	Applicant
Park Lands Policy #1 <i>15-129232 AC</i>	Propose three new policies to the Parks, Recreation and Open Space Element restricting or regulating changes in use of park lands and park property	Bidwell
Park Lands Policy #2 <i>16-122081 AC</i>	Propose four new policies to the Parks, Recreation and Open Space Element restricting or regulating changes in use of park lands and requiring city-owned park lands to be zoned with a 'Park' zoning designation	Smith

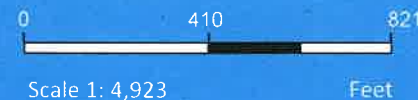
2016 Comprehensive Plan Amendments

ATTACHMENT 1

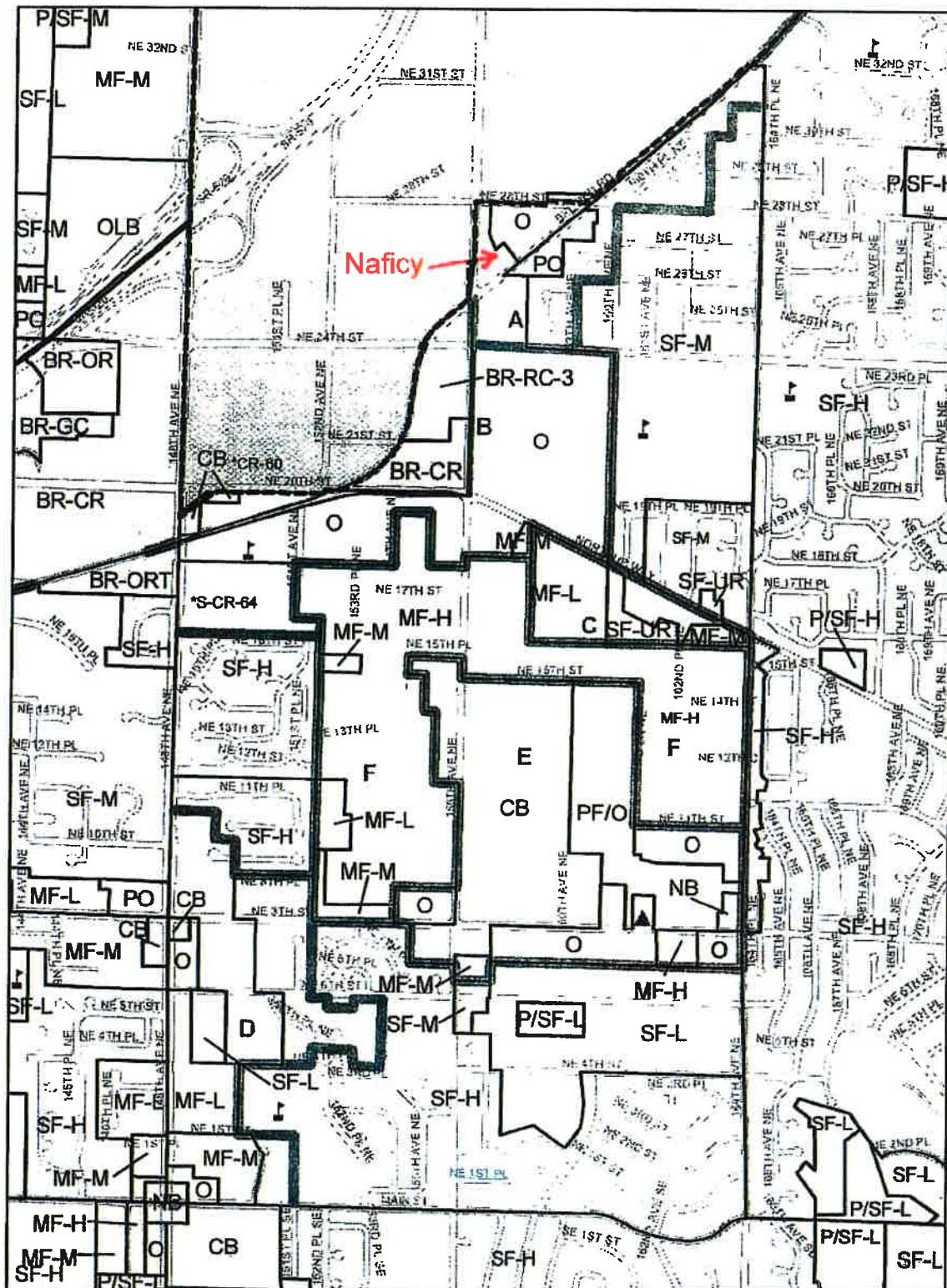




Naficy CPA



ATTACHMENT 2



Crossroads Land Use Plan

SF Single Family
MF Multi Family
-L Low Density
-M Medium Density
-H High Density
-UR Urban Residential

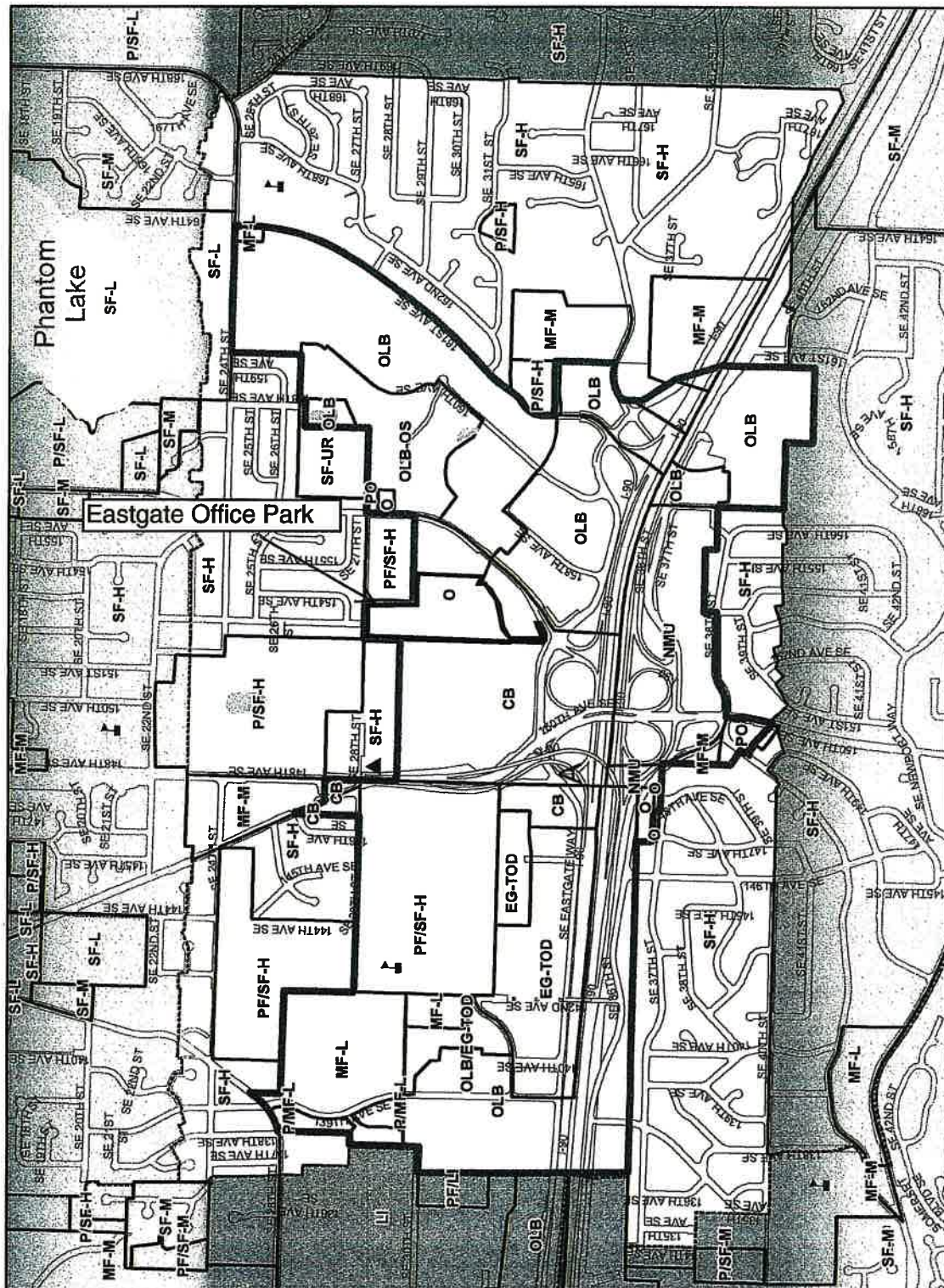
PO Professional Office
O Office
OLB Office, Limited Business
OLB-OS Office, Open Space
NB Neighborhood Business
CB Community Business

GC General Commercial
LI Light Industrial
PF Public Facility
P Park

Comprehensive Plan
Fire Stations
Public Schools
Planning Districts
Bellevue City Limits (2008)
Lakes



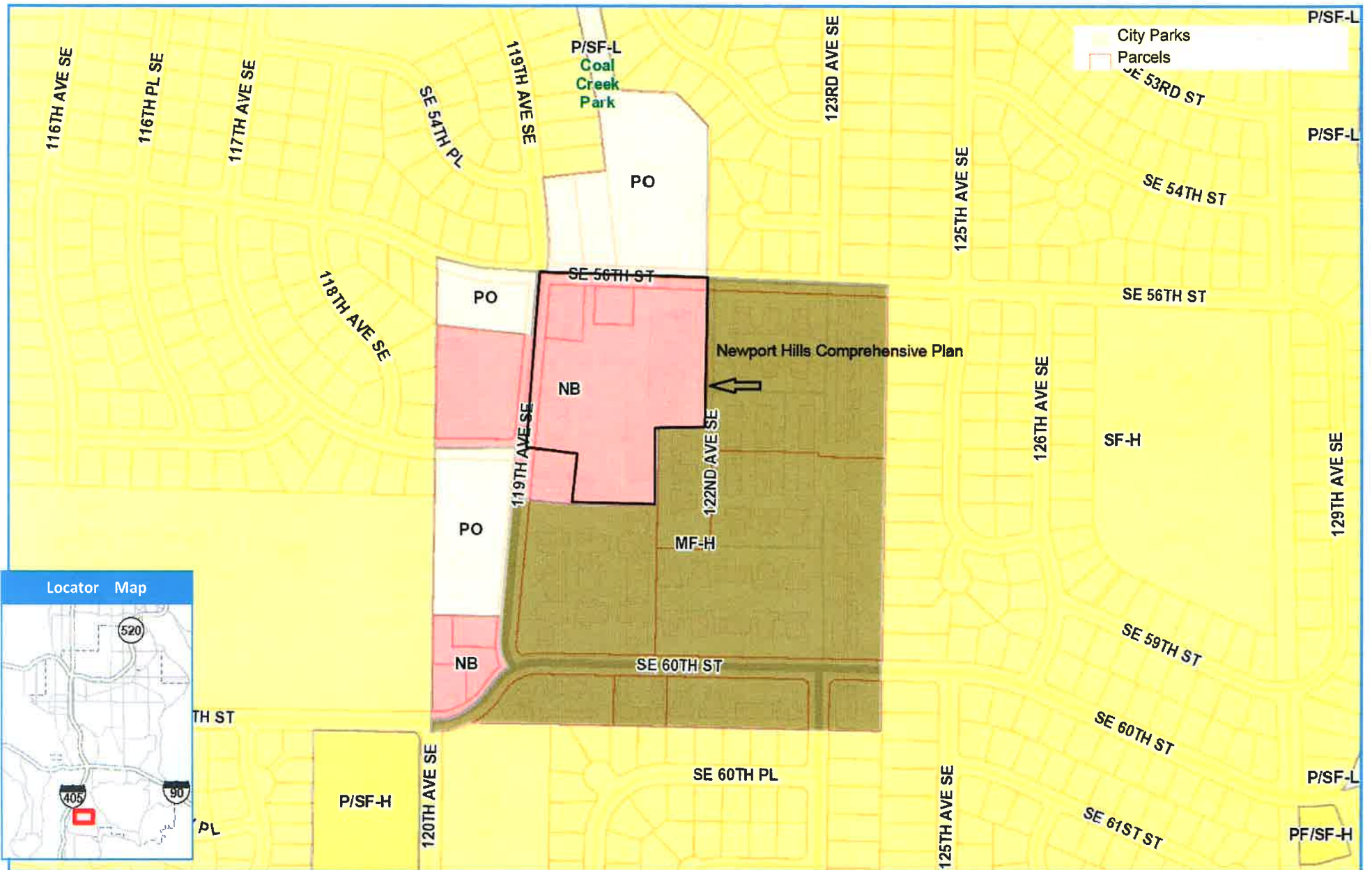
ATTACHMENT 4



Eastgate Land Use Plan

SF	Single Family	PO	Professional Office	GC	General Commercial
MF	Multi Family	O	Office	LI	Light Industrial
-L	Low Density	OLB	Office, Limited Business	PF	Public Facility
-M	Medium Density	OLB-OS	Office, Open Space	P	Park
-H	High Density	NB	Neighborhood Business	NMU	Neighborhood Mixed Use
-UR	Urban Residential	CB	Community Business	EG-TOD	Eastgate-Transit Oriented Development
				OLB/EG-TOD	OLB and Eastgate-Transit Oriented Development

- ▲ Fire Stations
- ▤ Public Schools
- ▬ Planning Districts
- ▬ Bellevue City Limits (2015)
- ▨ Lakes
- ▨ Outside of Bellevue



Newport Hills CP CPA



ATTACHMENT 6

SF Single Family
MF Multi Family
-L Low Density
-M Medium Density
-H High Density
-UR Urban Residential

PO	Professional Office
O	Office
OLB	Office, Limited Business
OLB-OS	Office, Open Space
NB	Neighborhood Business
CB	Community Business

GC	General Commercial
LI	Light Industrial
PF	Public Facility
P	Park

 Fire Stations
 Public Schools
 Planning Districts
 Bellevue City Limits (6/2005)
 Lakes

☒ property to be returned

CP Amendment Proposals years 2015 through 2016

Block2 - PA xx1

Protect and prevent park lands, acquired through city wide bond measures (i.e., Bellevue taxpayers), from being used for purposes that are inconsistent with park dedicated uses, unless such uses are approved by citizens of the city.

Block2 - PA xx2

Require park property restricting public use and/or park access for longer than a 6 month duration, shall be deemed permanent and require review and approval by the City Parks and Community Services Board for closures related to non-park uses.

Block2 - PA xx3

Require park lands that are to be converted (or partially converted) for uses other than park dedicated use, shall be formally re-zoned and subject to the city public review process.

CP Amendment Proposals for year 2016

Block 2 1)

Prohibit park lands acquired through city-wide bond measures (i.e., Bellevue taxpayers) from being used for non-park purposes, unless such uses are approved through a city-wide ballot measure.

Block 2 2)

Per RCW 79A.25.100 and RCFB Manual 7 use of any park property for non-park uses that exceeds access for longer than six months duration shall be deemed permanent and shall require approval by the City Parks and Community Services Board and City Council.

Block 2 3)

Require City owned park lands to be designated as such in the Comprehensive Plan and zoned with a 'Park' zoning designation, limiting uses solely to active and passive recreation and open space.

Block 2 4)

Prior to using any dedicated public park land for non-recreational or open space use, the Comprehensive Plan shall be amended and the property shall be rezoned as a condition of such use.

20.30I.140 Threshold Review Decision Criteria

The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive Plan in the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and
- B. The proposed amendment is in compliance with the three year limitation rules set forth in LUC 20.30I.130.A.2.d; and
- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and
- D. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and
- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

LUC 20.50.046 Significantly changed conditions. 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); and

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and
- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code; or
- H. State law requires, or a decision of a court or administrative agency has directed such a change.

(ii) Consideration of Geographic Scope

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...