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TO: Mayor Stokes and City Councilmembers

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SUBJECT: 2016 Annual Comprehensive Plan Amendments List of Initiated Applications

The City received three site-specific and two non-site-specific amendment requests in the annual 2016 Comprehensive Plan amendment (CPA) application period (December-January). This memo provides an overview of the proposals and is for information purposes only. See Attachment 1 for a complete application list and citywide map.

ANNUAL COMPREHENSIVE PLAN AMENDMENT PROCESS

The City's annual process includes evaluation and review steps referred to, respectively, as Threshold Review and Final Review. Each involves examination of decision criteria and a Planning Commission public hearing and recommendation. The purpose of Threshold Review is to evaluate proposals for inclusion in the annual CPA work program. Final Review then recommends on the merits of each application. The annual CPA process this year consists of:

Threshold Review

1. Planning Commission study sessions and public hearing to recommend whether initiated proposals should be considered for Comprehensive Plan amendment.
2. City Council action on Planning Commission recommendations to establish the annual work program.

Final Review

3. Planning Commission study sessions and public hearing to consider and recommend on proposed Comprehensive Plan Amendments.
4. City Council action on Planning Commission recommendations to adopt amendments.

COMPREHENSIVE PLAN AMENDMENT REQUESTS – Site-specific

1. Naficy Mixed Use 16-123605 AC

Subarea: Crossroads
Address: 15700 Bel-Red Rd
Applicant: Naficy

Background

This privately-initiated application would amend the map designation on this 0.574 acre site from Office (O) to BelRed Residential-Commercial node 3 (BR-RC-3). There is a concurrent rezone application. See Attachments 2 and 3.

The applicant's stated purpose is that the re-designation and rezone of the subject property and the neighboring properties in this vicinity from Office to BelRed Residential Commercial Node 3 would allow for a denser mixed use center and provide additional housing to support the growth protections stated in the comprehensive plan, and add to the pedestrian activity in the neighborhood.

This site is developed with a medical/dental office building and surface parking.

2. Eastgate Office Park 16-123765 AC

Subarea: Eastgate
Address: 15325-15395 SE 30th Pl
Applicant: Eastgate Office Park Property, LLC

Background

This privately-initiated application would amend the map designation on this 14-acre site from Office (O) to Office Limited Business (OLB). See Attachments 4 and 5.

The applicant states that the Eastgate/I-90 Land Use and Transportation Project visioning missed a major opportunity to incorporate the Study's transit-oriented, walkable and neighborhood-sensitive policies to add moderate density at the Eastgate Office Park. Although the Eastgate Office Park site fell within the project study area, the applicant states that the Eastgate/I-90 economic analysis appeared to assume the project was not a viable candidate for redevelopment, so it was omitted from any serious evaluation of its potential for the transit-oriented office redevelopment that could support the City's vision.

This site is developed with a 280,000 square feet of office in four buildings along with surface parking.

3. Newport Hills Comprehensive Plan 16-123752 AC

Subarea: Newport Hills
Address: 5600 119th Ave SE
Applicant: Newport Hills Village LLC

Background

This privately-initiated application would amend the map designation on approximately 4.4 acres of this 5.2-acre site from Neighborhood Business (NB) to Multifamily-High (MF-H). See Attachments 6 and 7.

The applicant proposes to amend about 85% of the current NB area (leaving NB in the frontage approximately 150' deep along 119th Ave SE) to support redevelopment of this entire site into a mixed-use concept that includes more housing.

The applicant describes the Newport Hills Shopping Center as fairly under-utilized, stating that although the site's NB designation is supported by policy advocating mixed-use redevelopment, the NB zone does not allow for the proper residential densities or heights that would support such redevelopment, and that policy and the NB designation do not go quite far enough in promoting the density necessary to create the mixed use development that was the vision for the area.

The two properties on the site consist of approximately 48,000 s.f. of single-story retail shopping buildings and surface parking.

COMPREHENSIVE PLAN AMENDMENT REQUESTS – Non-site-specific

4. Park Lands Policy #1 15-129232 AC

Applicant: Geoff Bidwell

Background

Non site-specific CPAs are proposed to amend policy and/or text in the Comprehensive Plan.

The applicant proposes three new policies in the Parks, Recreation and Open Space Element restricting or regulating review in changes in use of acquired park lands and park property, variously, by citizens, the Parks Board and the City's formal rezone process. See Attachment 8.

5. Park Lands Policy #2 16-122081 AC

Applicant: Mary Smith

Background

Non site-specific CPAs are proposed to amend policy and/or text in the Comprehensive Plan.

The applicant proposes three new policies in the Parks, Recreation and Open Space Element restricting or regulating review in changes in use of acquired park lands and park property, variously, by citizens, the Parks Board and the City's formal rezone process, and requiring City-owned park lands to be zoned with a 'Park' zoning designation. See Attachment 9.

PLANNING COMMISSION ACTION

The Planning Commission will study these applications and their geographic scope at a March 9, 2016 Study Session. Staff will ask them to establish an April 13, 2016, Threshold Review public hearing date. See Attachment 10.

COUNCIL INITIATION OF CPAS UNDER LUC 20.30I.130.B.1

The City Council directed staff to prepare a potential Council-initiated CPA (LUC 20.30I.130.B.1) for the annual CPA work program to include Vision Zero transportation work. On December 7, 2015, the Council unanimously adopted a resolution endorsing Vision Zero, an ambitious approach to traffic safety, which seeks to eliminate serious injuries and traffic deaths in Bellevue by 2030. Vision Zero is supported by a number of agencies, including the Washington State Department of Transportation and King County.

The Council directed the City's Transportation Commission to review the Comprehensive Plan and determine how traffic safety improvements can be incorporated during the 2016 amendment cycle. City staff are presenting these findings during the March 7, 2016, Council Study Session. Affirmative Council action would add Vision Zero amendments to the Planning Commission's 2016 annual work program for Final Review.

ATTACHMENTS

1. 2016 List and Map of Initiated Annual CPAs
2. Naficy Mixed Use CPA location map
3. Crossroads Subarea Plan map
4. Eastgate Office Park CPA location map
5. Eastgate Subarea Plan map
6. Newport Hills Village CPA location map
7. Newport Hills Subarea Plan map
8. Parks Lands Policy #1 CPA proposed policy text
9. Parks Lands Policy #2 CPA proposed policy text
10. Threshold Review criteria including expansion of geographic scope