

DATE: September 18, 2017

TO: Mayor Stokes and City Councilmembers

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SUBJECT: 2017 Annual Comprehensive Plan Amendments (CPA)

This management brief provides an overview of the 2017 annual CPA work program for Final Review. No action is required by Council tonight.

2017 Final Review Amendments

Amendments to the Comprehensive Plan are proposed through the annual CPA work program. The City Council establishes this work program. Under the Growth Management Act, cities must consider amendments to their comprehensive plans no more frequently than once per year, which assures early and continuous public evaluation and review.

There are three amendments in the 2017 CPA Final Review. The first is Eastgate Office Park, a privately-initiated and site-specific proposal started in 2016, geographically expanded, then deferred to 2017. The remaining proposed amendments, Complete Streets and the Downtown Transportation Plan, were initiated by Council earlier this year (see Attachment A).

The City Council's previous actions, in agreeing to defer the Eastgate Office Park CPA to 2017 and initiating Complete Streets and the Downtown Transportation Plan CPAs, established the 2017 annual CPA work program. The Bellevue Technology Center (BTC) was the only new 2017 privately-initiated CPA and was withdrawn before a Planning Commission Threshold Review recommendation could be made or transmitted to Council.

Overview of the Annual Comprehensive Plan Amendment Process

The City's annual process includes evaluation and review steps referred to, respectively, as Threshold Review and Final Review. The purpose of Threshold Review is to evaluate whether applications should become proposed amendments. Final Review then reviews the merits of each proposal. Each involves examination of decision criteria and a Planning Commission public hearing and recommendation as follows:

Threshold Review

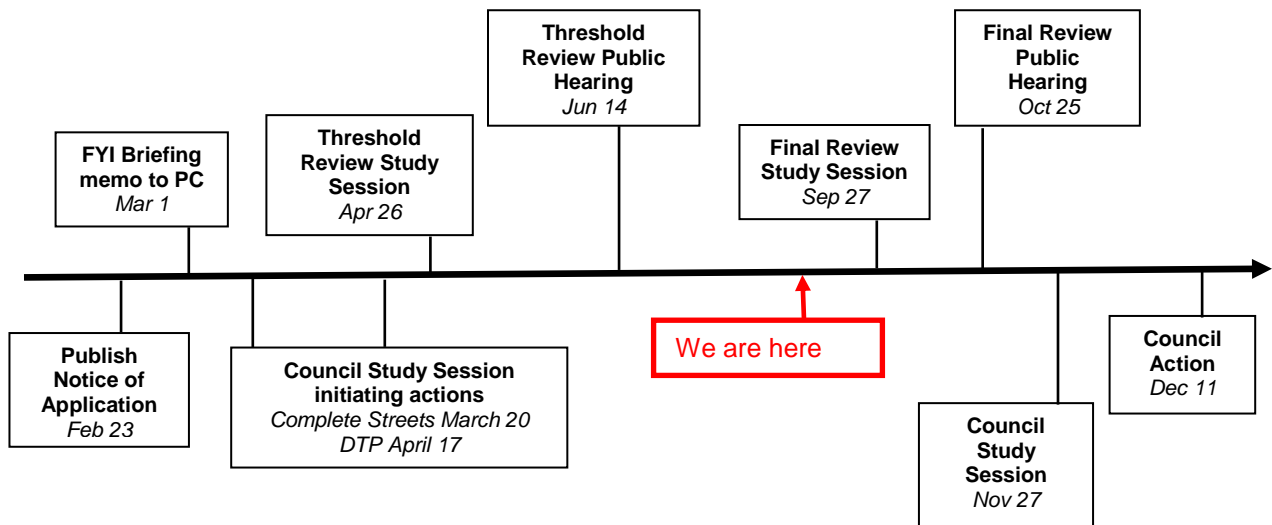
1. Planning Commission study sessions (April 26) and public hearing (June 14) to evaluate whether initiated proposals should be considered for CPA.

2. City Council action (July 18, 2016 for Eastgate Office Park; n/a on council-initiated CPAs) on Planning Commission recommendations on the annual work program.

Final Review

3. Planning Commission study sessions (September 27) and public hearing (October 25) to consider and provide recommendations on the merits of the proposed CPAs.
4. City Council action (November 27 and December 11) on Planning Commission recommendations to adopt, not adopt, or adopt with modifications.

Identify Benchmark Dates: Early and Continuous Public Participation



The City Council normally studies and takes legislative agenda action on the **Commission's Threshold Review Public Hearing** recommendation. The Council's direction creates the formal work program.

The **Final Review Study Session** details the initial merit-based review of the CPAs conducted between staff and the Planning Commission. This study session gives Commissioners the ability to request additional research of staff prior to the recommendation and public hearing.

The **Final Review Public Hearing** is noticed and published, along with the staff recommendation, at least 14 days before the hearing date. Bellevue City Code defines this as a Process IV action. The hearing includes the staff recommendation based on the decision criteria, formal applicant presentation opportunities, and public testimony. The staff recommendation, application and public testimony form the basis for the record of the Planning Commission's recommendation, which it deliberates and renders in a study session following the hearing. The Commission's recommendation is then transmitted to City Council.

Council Study Session and Council Action. Following the Final Review Public Hearing, the City Council takes legislative agenda action by Ordinance on the Commission's recommendation. The Council bases its action on the entire legislative

record, and constituents can provide oral and written comment to Council until Ordinance action.

Threshold Review Privately-Initiated CPA

1. Eastgate Office Park 16-123765 AC, 15325-15395 SE 30th Pl

This privately-initiated application would amend the map designation on this 21-acre site from Office (O) to Office Limited Business (OLB) (see Attachment B).

The City Council advanced this application out of Threshold Review in 2016. The site was geographically expanded to include two more single-building offices in the existing Office district directly to the east of the site and adjacent to 156th Ave SE.

The applicant and City agreed to defer Final Review to 2017 due to the legislative status of amendments proposed to the Land Use Code from the Eastgate Land Use and Transportation Study. These amendments would influence this site's rezoning potential under the proposed Comprehensive Plan designation.

The applicant states that Eastgate/I-90 Land Use and Transportation Study 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 280,000 square feet of office in four buildings and parking.

Council initiation of CPAs under LUC 20.30I.130.B.1

2. Complete Streets (17-109009 AC)

The Bellevue Comprehensive Plan has 31 adopted policies that support the concept and ethic of Complete Streets. Policies express a commitment in Bellevue to provide safe and reliable mobility options for people throughout the city, whether walking, riding a bicycle, taking transit and/or driving a car. These policies articulate the completeness, connectedness and resiliency of the transportation system.

At the direction of the City Council in Ordinance No. 6038, the Transportation Commission reviewed existing policies and identified gaps to fill that would express and support Bellevue's Complete Streets ethic. The Transportation Commission recommended several policy amendments for the Transportation Element to more fully embed a Complete Streets ethic in the scoping, planning, designing, implementing, operating, and maintaining of the street corridors and networks in Bellevue.

In March 2017, the Commission presented a policy recommendation to the Council after which time the Council initiated the Complete Streets CPA into the 2017 annual process.

3. Downtown Transportation Plan (17-120230 AC)

With direction and funding for the [Downtown Transportation Plan](#) (DTP) from the City Council, the Transportation Commission, between 2010 and 2013, studied the mobility needs for all modes of travel to, from and within Downtown, and developed recommendations for each mode to accommodate anticipated demand in 2030. Upon submittal of the DTP to Council in October 2013, Council provided further direction to implement the DTP through projects and with transportation-related policy in the Downtown Subarea Plan. Policy recommendations would amend the Subarea Plan for transportation-related concerns that are also supportive of and related to the Downtown Livability Initiative (DTL). The Transportation Commission, though, made no policy recommendations that are an outcome of DTL work.

Policy development for the Downtown Subarea Plan was completed in January 2014. In early 2017, the Transportation Commission “refreshed” its three-year-old policy recommendation to ensure that the current Commission was fully supportive of the recommendations and that the policy recommendations acknowledged changed circumstances, such as planning for the Grand Connection and adoption of the 2015 major Comprehensive Plan Update.

The Transportation Commission transmitted its policy recommendation to the City Council in April 2017. Council then initiated the Downtown Transportation Plan CPA into the 2017 annual process.

Attachments

- A. 2017 List of Initiated Annual CPAs
- B. Map of Eastgate Office Park CPA Location

Available in Council Document Library

- A. Complete Streets CPA policy proposals
- B. Downtown Transportation Plan CPA policy proposals