



Bellevue Planning Commission

November 1, 2017

PLANNING COMMISSION STUDY SESSION ITEM

SUBJECT

Final Review Study Session on 2017 Annual Comprehensive Plan Amendments (CPA)

STAFF CONTACT(S)

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Planning and Community Development

POLICY ISSUES

Should the City of Bellevue amend all or part of its Comprehensive Plan through the annual CPA work program for Final Review?

The Final Review process includes study sessions following tonight's public hearings for each of the four proposed Comprehensive Plan amendments (Eastgate Office Park, Old Seattle Times Building, Complete Streets, and Downtown Transportation Plan.)

The Commission is asked to review the proposed amendment staff recommendations, hold the public hearing, and make a recommendation to the City Council on each proposed amendment, using the decision criteria set forth in [LUC 20.30I.150](#). PCD staff will prepare a Transmittal Memo for signature, and Chair Walter will present it to the Council in Study Session on November 27, 2017. The City Council is scheduled to act in December.

DIRECTION NEEDED FROM PLANNING COMMISSION

ACTION



DIRECTION



INFORMATION ONLY



FOLLOW UP FROM OCTOBER 4, 2017 STUDY SESSION

The Planning Commission received a presentation from PCD staff about each of the proposed amendments. Commissioners asked for information related to each of the amendments, and that is included here. The staff recommendation summary is Attachment A.

1. Eastgate Office Park (17-123765 AC)

The Eastgate Office Park CPA ([15325-15395 SE 30th Pl, 15400 and 15500 SE 30th Pl](#)) proposes a 21-acre map change on three sites from Office (O) to Office Limited Business (OLB).

Commissioners expressed interest in clarifying the use intent in the OLB-2 zone, and what is meant by mixed use.

The Comprehensive Plan Glossary defines Office-Limited Business:

Office, Limited Business (OLB) — *A land use designation that provides areas for office, hotels, or motels. Uses such as eating establishments, retail sales, and services are permitted to provide the amenity of shopping and services within easy walking distance to support nearby businesses and employees.*

Both Office (O) and Office, Limited Business (OLB) provide for a variety of office uses. OLB differs from O in that it also provides for hotels and motels, as well as retail uses and amenities that provide nearby services to office workers. The OLB designation would be consistent with two possible zoning districts—OLB and OLB-2—whose development standards in Eastgate have been adopted through [Ordinance No. 6366](#).

The Land Use Code defines Office-Limited Business 2 zoning:

OLB-2 - *The purpose of the OLB 2 District is to provide an area of integrated complexes made up of offices, hotels, or motels, eating and drinking establishments, and retail sales within walking distance to support business and employees. The OLB 2 District has greater intensity and a larger mix of uses than the OLB District. Such districts are located in areas that abut and have convenient access to freeways, major highways, and transit.*

2. Old Seattle Office Building (17-121068 AC)

Commissioners asked to demonstrate the gradations in apparent density along the 108th Ave SE frontage from Main Street south. The applicant provided a street-level view of the frontage to demonstrate this. See Attachment B.

3. Complete Streets (17-109009 AC)

The purpose of this amendment is to amend the Comprehensive Plan with policies that address identified gaps in Bellevue’s approach to implementing Complete Streets.

Commissioners expressed interest in learning about how the amendment text explains Complete Streets, and how it links to Complete Streets implementation. In response, Attachment C is a paste-up of the proposed amendment within the Transportation Element, showing Complete Streets component explanations and implementation. With this, Complete Streets policy then becomes part of the implementation toolkit* for the city and other jurisdictions as well as residents and businesses. Links indicate how to measure success.

*Ordinance No. 6308 added a new Complete Streets section to the Transportation Development Code (14.60) of the BCC, endorsed the NACTO Urban Street Design Guide for use by the city, and acknowledged the role of Vision Zero concepts and policies (subsequently adopted through Comprehensive Plan Amendment [Ordinance No. 6334](#)).

4. Downtown Transportation Plan (17-120230 AC)

The purpose of this amendment is to propose transportation policy and facility-related changes to the [Downtown Subarea Plan](#) as a result of the 2013 adoption and subsequent implementation of the [Downtown Transportation Plan](#) update. The DTP is a functional plan which supports the Comprehensive Plan.

Commissioners expressed interest in distinguishing between proposed 2013-2014 changes and those changes proposed after the 2016 Planning Commission request to “refresh” the proposal. That is included here as Attachment D.

The updated map of priority streets is in the Downtown Transportation Plan [here](#).

ATTACHMENT(S)

- A. 2017 CPA FR Staff Recommendation Summary
- B. 10777 Main Street 108th Ave SE Streetscape_03
- C. Transportation Element Explanatory Paste-Up
- D. Downtown Subarea Plan Policy Refresh Memo