



Planning Commission

TRANSMITTAL

DATE: November 16, 2017

TO: Mayor Stokes and Members of the City Council

FROM: Stephanie Walter, Chair
Members of the Planning Commission

SUBJECT: Final Review Recommendation for 2017 Comprehensive Plan Amendments
(CPA): **Eastgate Office Park, File No. 16-123765- AC**

The Planning Commission recommends by a 6-0 vote that the City Council adopt the recommended Eastgate Office Park CPA into the Comprehensive Plan.

I. SUMMARY OF PROPOSAL

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). The sites are developed with low-rise office buildings and surface- and under-building parking. See Attachment A.

II. PLANNING COMMISSION RECOMMENDATION

The Planning Commission finds that all the Final Review Decision Criteria have been met for this proposed Comprehensive Plan Amendment as set forth in the Land Use Code (LUC 20.30I.150). The Commission's recommendation highlights the following decision criteria conclusions:

The proposed amendment *addresses significantly changed conditions* (since the last time the pertinent CP map or text was amended) because Eastgate Land Use and Transportation Project changes to the pertinent Eastgate Subarea map and text were not considered for the site, overlooking the historical, geographical and developmental characteristics it holds in common with nearby OLB-designated areas.

The property *could be suitably developed under the potential zoning classifications* because the site can be developed consistently with what's around it as well as what could be developed on it.

III. BACKGROUND

The City Council directed Final Review of the privately-initiated Eastgate Office Park Comprehensive Plan Amendment (CPA), on July 18, 2016.

The city and applicant agreed to defer the CPA application to the 2017 annual work program because legislative action had not yet been taken on proposed Eastgate Land Use Code amendments (LUCA), and because the applicant's proposed designation contemplated rezoning to one of two proposed Eastgate zoning districts (OLB and OLB-2).

The staff recommendation to change the Comprehensive Plan designation does not presuppose whether the site is more appropriate for the OLB or OLB-2 zoning designation. Both zoning categories are consistent with an OLB Comprehensive Plan designation. If the CPA is approved, a separate property-specific rezone would follow. This Process III action entails a public hearing and recommendation of a City Hearing Examiner, and a final decision by the City Council.

IV. PUBLIC NOTICE AND COMMENT

The application was introduced to the Planning Commission at a March 9, 2016 study session. Notice of the Application was published in the Weekly Permit Bulletin on February 18, 2016, and mailed and posted as required by LUC 20.35.420. Notice of the June 1, 2016, Threshold Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on May 12, 2016. The application was deferred to the 2017 CPA work program. On October 4, 2017, the Planning Commission held a study session to review the proposed amendment. Notice of the November 1, 2017, Final Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on October 12, 2017, and included notice sent to parties of record.

The applicant offered testimony at the November 1, 2017, public hearing. No other testimony was given.

V. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The Environmental Coordinator reviewed the proposal under the State Environmental Policy Act and determined that it will not result in any probable, significant adverse environmental impacts, issuing a Determination of Non-Significance on October 12, 2017.

VI. REVIEW PROCESS AND APPLICATION OF DECISION CRITERIA

The Planning Commission finds that the Final Review Decision Criteria have been met for this proposed Comprehensive Plan Amendment as set forth in the Land Use Code (LUC 20.30I.150). A proposal must be found to have met all the decision criteria to be recommended for approval.

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

Not applicable to this proposal.

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 because it balances

growth in specific areas while maintaining the environment and assuring the health and vitality of established neighborhoods.

This is implemented through strategy and policy which assure that “land use policies support a clear strategy for managing growth and development in a manner consistent with the city’s economic strategy, while working to protect and enhance neighborhoods.”

The OLB designation would manage redevelopment at capacities appropriate for Eastgate’s Employment Center designation. This is consistent with redevelopment study economics recognized for nearby OLB-designated areas, and in the balance of the I-90 business area of which this site is part. The OLB designation protects and enhances adjacent neighborhoods with site design requirements, transition area standards, and increased trail connectivity.

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 proposed CPA is consistent with Countywide Planning Policies for:

DP-4: *Concentrate housing and employment growth within the designated Urban Growth Area. Focus housing growth within countywide designated Urban Centers and locally designated local centers. Focus employment growth within countywide designated Urban and Manufacturing/ Industrial Centers and within locally designated local centers.*

DP-39: *Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses.*

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 because it aligns with Eastgate’s corridor-wide policy themes of: coherent natural and urban design elements, goods and services provided through greater mixed uses close to workers and residents, more intensity in exchange for public amenities, and improved transportation connectivity within the area (Eastgate/I-90 Land Use and Transportation Project).

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 proposed amendment addresses significantly changed conditions where changes related to the pertinent Plan map or text have implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole because Eastgate Land Use and Transportation Project changes to the pertinent Eastgate Subarea map and text were not considered for the site, overlooking the historical, geographical and developmental characteristics it holds in common with nearby OLB-designated areas (Eastgate Land Use Plan p. 131);

The Eastgate Subarea Land Use Plan map shows the Office-designated area as part of Planning District 2 where office and commercial uses have historically been concentrated. The sites were originally subdivided as a contained part of the I-90 Business Park, located predominantly east of 156th Ave SE. The Eastgate Office Park sites on the west of 156th Ave SE share common elements of access to freeways and to supporting retail as well as deference to adjacent residential.

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 could be suitably developed under potential zoning classifications because the site can be developed consistently with what's around it as well as what could be on it.

The subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern consisting of commercial zoning to the west, east and south, and residential zoning to the north and northwest, and with zoning standards under the potential OLB and OLB-2 zoning classification. OLB and OLB-2 standards share dimensional similarities.

The CAC recommendation from the Eastgate Land Use and Transportation Study focused on the I-90 Office park which “comprises the corridor’s greatest concentration of office development and largest employment center. This district has an expanded mix of retail and service uses from Office and Limited Business to serve those who are employed in the area...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...”

Using information provided about likely redevelopment of the site under the proposal, the

applicant worked with city staff to analyze potential traffic impacts using the city's transportation planning model. The Transportation Department reviewed this analysis and concluded that the proposal would increase pm peak trips in the system but would not exceed the congestion allowance threshold in any area. A more detailed analysis would be required with a development application, examining operational impacts to see if mitigation were needed.

The Utilities Department reviewed the proposed amendment for water, sewer and drainage capacity concerns, concluding that no impacts are expected to water supply; that assuming maximum density, additional peak flow could exacerbate a potential capacity issue downstream but that more analysis of a specific development or project proposal could determine if mitigation were needed; and that no impacts are expected to surface water drainage.

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

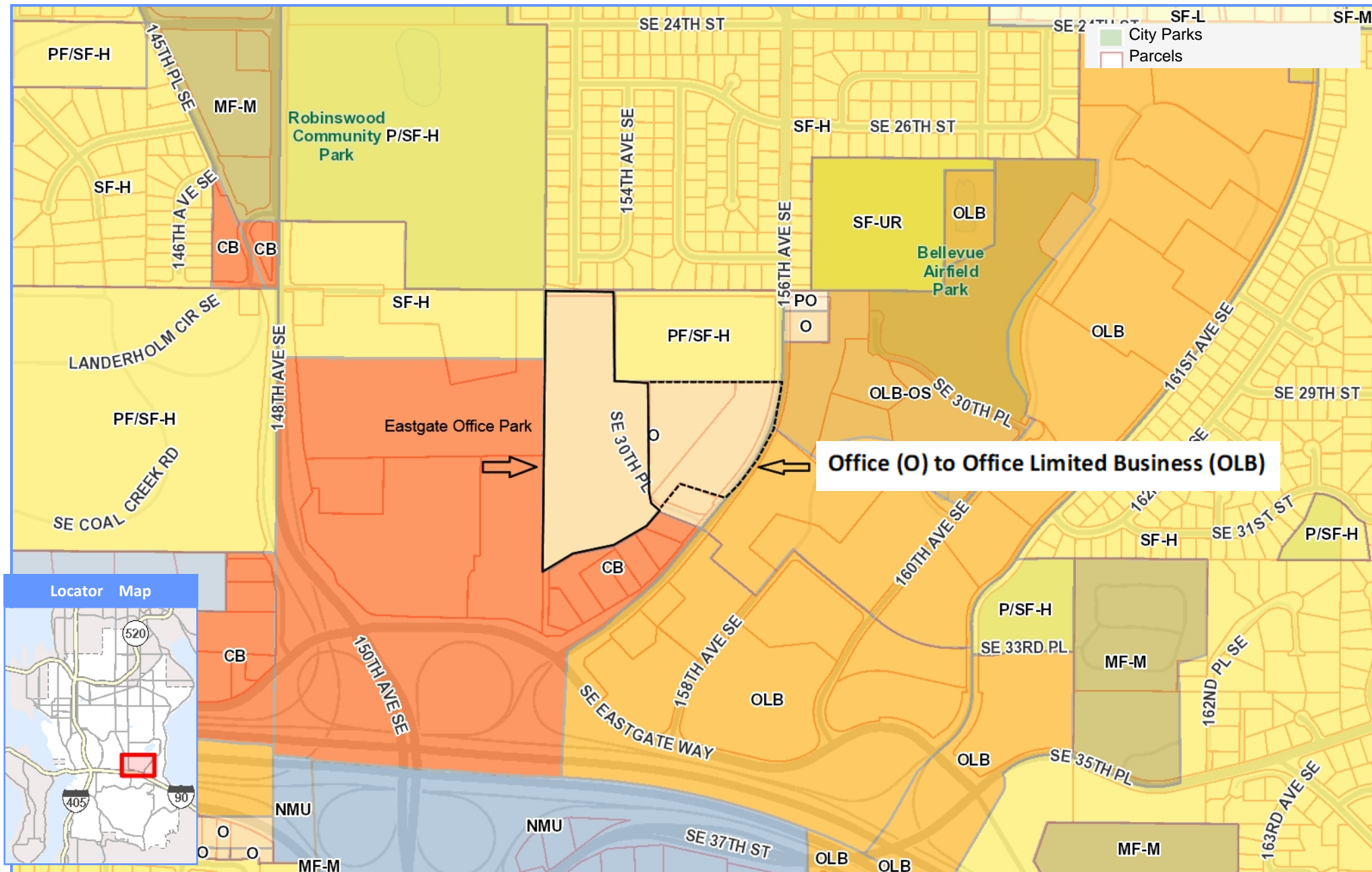
The proposed amendment demonstrates a public benefit because it builds on the employment and office center success hoped for in redevelopment of the Eastgate corridor. The proposal enhances the public health, safety and welfare of the city by allowing a greater mix of complementary land uses, modest but effective motorized and non-motorized transportation improvements, and appropriate increased development intensity to meet demand for continued job and economic growth.

VII. CONCLUSION

The Planning Commission recommends by a 6-0 vote that the City Council adopt the Eastgate Office Park CPA into the Comprehensive Plan.

VIII. ATTACHMENTS

B1. Eastgate Office Park Office to OLB – Planning Commission Recommendation



Eastgate Office Park CPA

