

Comprehensive Plan Amendment	Significantly Changed Conditions text included in the Planning Commission Recommendation
<p>Downtown Transportation Plan – Downtown Subarea Plan 17-120230 AC</p> <p>Amend the Downtown Subarea Plan with transportation and facility-related amendments resulting from the 2013 update of the Downtown Transportation Plan, a functional plan which supports and implements the Comprehensive Plan.</p>	<p><i>The proposed amendment addresses significantly changed conditions in updating the Downtown Subarea Plan to be consistent with the Downtown Transportation Plan, with the latter’s integrated focus on enhanced multimodal mobility and support for neighborhood livability in the Downtown. This needs to be addressed for the Downtown to sustain its role as a regional Urban Center. The Subarea Plan’s last (2004) Update lacked this.</i></p> <p><i>The Transportation Commission identified what remains valid or needs to go alongside a gap analysis of current Downtown Subarea Plan transportation policies. Commissioners also identified significantly changed conditions—East Link and the Grand Connection, and 2015 system-wide updates to the Transportation Element—to demonstrate evidence of changes related to the pertinent Plan text, where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.</i></p>
<p>Bellevue Technology Center – Crossroads – 14-123945 AC</p> <p>Replace existing Policy S-CR-66 in the Crossroads Subarea Plan with a new policy to “encourage potential uses and/ or development standards for the property east of 156th Avenue NE between Northup Way and NE 24th Street (commonly known as the Bellevue Technology Center, formerly the Unigard campus) ...”</p>	<p><i>The proposal does not address significantly changed conditions on the subject property or its surrounding area where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.</i></p> <p><i>The application does not demonstrate significantly changed conditions on the site or its surrounding area. The City-wide Comprehensive Plan update was adopted by the City Council in 2015. It lays out the City’s overall growth strategy, specifically in the Land Use, Economic Development, and Neighborhood Elements. Placing more growth on this site is not part of that overarching strategy, of managing growth and development while working to protect and enhance neighborhoods.</i></p> <p><i>While the specific text of the Crossroads Subarea Plan was not included in the updates to the general elements of the Plan, there has been no significant change since the 2015 Plan adoption with regard to the City’s overall growth strategy. The passage of time is also not a significantly changed condition. The Crossroads Subarea Plan remains effective, in part because policies apply to a site that was sensitive to its owner and surrounding community in 1972, and its continued impact on the community is sensitive today. The sensitivity of this site for the adjacent neighborhood and special conditions on the office use continue to be appropriate, despite the passage of time.</i></p>

<p>Eastgate Office Park 16-123765 AC</p> <p>Amend the map designation on 21 acres from Office (O) to Office Limited Business (OLB)</p>	<p><i>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);</i></p> <p><i>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.</i></p>
<p>Park Lands Policy 16-122081 AC</p> <p>Amend policy and/or text with new policies restricting or regulating review in changes in use of acquired park lands and park property by citizens, the Parks Board and in the city's formal rezone process. Require city owned park lands be designated in the Plan, zoned with a new "Park" designation and limiting uses solely to active and passive recreation and open space.</p>	<p><i>The proposal does not address significantly changed conditions on the subject property or its surrounding area where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.</i></p> <p><i>Policy implementation here did not create an unanticipated consequence suggesting that additional policy is necessary. Policy PA-37 mandates a "public review process for the conversion to non-recreational use of park lands and facilities." This policy implementation was in place governing the Balatico property conveyance as well as the provisions in the East Link MOU. The City Attorney's Office...has already detailed the public review process for these actions. This policy anchors the city's—and specifically the City Council's—ability to protect taxpayer investments through prescribed statute. PA-37's predecessor was adopted in 1985 (the Parks Element was first adopted in 1974). It thus has over 30 years of successful operation. The applicant did not bring forward the opportunity to consider such citywide consequences in the recent 2015 Comprehensive Plan Update.</i></p>
<p>St. Luke's 15-103696 AC</p> <p>Amend the map designation on 4.3 acres from Single Family-Medium (SF-M) to Multifamily-Medium (MF-M).</p>	<p><i>The proposal 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.</i></p> <p><i>Residential zoning and the conditional use permit process that permits religious institutions in residentially-zoned neighborhoods has in the past considered them primarily a religious service. As these institutions have now begun to further their community-based missions around their facilities their appropriate role in neighborhoods and the city was something not anticipated by the Comprehensive Plan. Also, as city policy addresses the growing need for affordable housing and the roles that non-traditional providers have played (such as St. Margaret's) and can play (such as St. Luke's) the Comprehensive Plan did not anticipate using such sites for affordable housing.</i></p>

<p>Mountvue Place 14-123964 AC</p> <p>Amend the map designation on 4.67 acres from BelRed-Commercial/ Residential (BR-CR) and BelRed-General Commercial (BR-GC) to all BelRed-Commercial/ Residential.</p>	<p><i>The proposal addresses significantly changed conditions resulting from 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.</i></p> <p><i>The split designation of this site was not identified during the BelRed planning process and it was not foreseen that the split site would prevent implementation of the BelRed Retail-Commercial district. The BelRed process did not specifically focus on the historical path whereby the site acquired its split zoning.</i></p> <p><i>Historical amendments to the BelRed Subarea plan never treated the property consistently. The first adoption of the Bel-Red/Northrup Subarea Plan in 1981 (Resolution 3646) showed the site as <u>all</u> General Commercial (GC). 1988 amendments (Resolution 5059/5060) appear to have split the boundary to create a Retail-Commercial (R-C) area in the eastern, narrowing part of the Subarea nearer to Fred Meyer. The 2009 BelRed Subarea Plan maintained the previously established designation boundary that splits the parcel.</i></p>
<p>Bellevue Apartments 12-132257 AC</p> <p>Amend the map designation on 1.84 acres from O (Office) to Multifamily-High (MF-H).</p>	<p><i>The proposal addresses significantly changed conditions resulting from the unanticipated consequences of adopted policy in the area surrounding and near the subject property:</i></p> <ul style="list-style-type: none"> <i>• Higher density multifamily development has emerged as a major residential land use pattern in the area, even on this site which was zoned for Office (and also allowed residential as a conditional use);</i> <i>• A number of neighborhood service and convenience uses have been developed within close proximity; e.g. the Walgreen's pharmacy built across NE 8th Street from the site, following a 2001 Comprehensive Plan amendment;</i> <i>• The new King County "Rapid Ride B Line" has been established on the NE 8th Street arterial abutting this site, providing a greatly enhanced form of transit (bus rapid transit) serving this location;</i> <i>• The City's adoption of GMA-era design standards and administrative design review process, now applicable to this site.</i> <p><i>Comprehensive plan amendment review scrutinizes site-by-site land use changes within the larger community context of the plan. Specifically to Bellevue Apartments, this site is unique in this area. The multifamily use is inconsistent with the office zoning on the site. It was developed under the limitations of this office zoning. While the neighborhood around it has continued to develop with a mix of uses, some of which are very supportive of multifamily, there was never an opportunity for this site to consider a residential density higher than the 20 units per acre office designation allowance. A residential use in an exclusively office zone is a significant condition unique amongst the multifamily residential neighborhoods in this area.</i></p>