



Bellevue Planning Commission

February 27, 2019

PLANNING COMMISSION STUDY SESSION ITEM

SUBJECT

Introductory Study Session: 2019 Annual Comprehensive Plan Amendments (CPA)

STAFF CONTACT(S)

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POLICY ISSUES

The Comprehensive Plan is a document which guides the nature and intensity of development in the City. An amendment to the Plan is a mechanism by which the City may modify its land use, development or growth policies.

-LUC 20.30I.120 - Purpose

Pursuant to the state Growth Management Act (GMA), the Bellevue City Code permits property owners to propose site-specific Comprehensive Plan amendments, and for any person or entity to propose non-site-specific (i.e. text) Comprehensive Plan amendments. These privately-initiated applications are accepted and reviewed annually; they are not part of a broader city initiative. Proposed site-specific amendments, if approved, lead to rezoning.

The city processes these applications through procedures and criteria set forth in the Land Use Code at LUC 20.30I. The city considers the scope of geographic expansion to accurately define a proposal's geographic extent; Threshold Review determines whether a proposal is eligible for a full, or Final review; and Final Review itself gives substantial consideration to a proposal's merits framed by the Comprehensive Plan. This memo:

- Introduces the four privately proposed site-specific Comprehensive Plan amendments (CPA) in 2019 Threshold Review; and
- Reviews the purpose and use of Bellevue's two-part plan amendment process.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION

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DIRECTION

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INFORMATION ONLY

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1. Review the applications and the Threshold Review criteria (Attachment). Determine if there is any data that would help the Planning Commission to inform a decision for Threshold Review. Please be mindful that the amount and type of requested data is contingent upon availability of information and staff resources.

A second Planning Commission Study Session is scheduled for March 13, 2019. This study session will examine whether shared characteristics with similarly situated property exist, in preparation for consideration of the expansion of the geographic scope of the proposal (LUC 20.30I.140.F).

- Audit the Background and Analysis information for evaluating comprehensive plan amendment process effectiveness and efficiency as it unfolds throughout 2019.

[2019 Annual Comprehensive Plan Amendments List of Proposed Amendments](#)
[\(link to original application materials\)](#)

CPA	Site-specific Proposal Subarea	Applicant
Vision Zero for Gun Safety 19-103789 AC <i>citywide</i>	<p>This privately-initiated non-site-specific application proposes a set of policy amendments to the Human Services Element implementing a goal to achieve zero deaths and serious injuries from gun violence in Bellevue by 2035. It includes policies on comprehensive risk review and assessment, coordination of regional best practices on prediction, risk avoidance, counseling, and use of data-driven enforcement; implementing gun safety strategies supporting a safe city; and promoting healthy living with sense of safety contributing to successful businesses and neighborhoods.</p>	Vernon D. Schrag
The Park in Bellevue 19-104143 AC 1515 Bellevue Way NE <i>North Bellevue</i>	<p>This privately-initiated application proposes a site-specific amendment to the 9.4-acre site from Multifamily-Medium (MF-M) to a Comprehensive Plan designation—Multifamily-Urban Residential (MF-UR)—that does not exist in the Comprehensive Plan.</p> <p>This privately-initiated application also proposes non-site-specific amendments to the Comprehensive Plan to add a Multifamily-Urban Residential (MF-UR) definition (allowing more than 30 units per acre) to the Glossary, and to delete Policy S-NB-39 in the North Bellevue Subarea Plan providing for conditions on any rezone in the vicinity of the intersection of Bellevue Way NE and NE 12th Street to minimize the impact of any development of adjoining single-family areas.</p> <p>NOTE: Only the Planning Commission, City Council, or Development Services Director can initiate amendments to the text of the Land Use Code (LUC 20.30J). The following text is provided here as an informational courtesy:</p> <p>The applicant also requests the city initiate a Land Use Code Amendment to establish an “R-110” zone that would be consistent with the MF-UR designation under the Growth Management Act, allowing up to 110 units per acre, with a maximum building height of 75 feet, and amending LUC Sections 20.10.220, 20.10.440, 20.10.010 and 20.25B.</p>	Ed Segat, Continental Properties LLC

CPA	Site-specific Proposal <i>Subarea</i>	Applicant
Bellevue Technology Center 19-104146 AC 15801 NE 24 th Street (six parcels) <i>Crossroads</i>	<p>This privately-initiated application proposes a site-specific amendment to approximately 4.7 acres (880300-0040) of the Bellevue Technology Center (BTC) site from Office (O) to Multifamily-Medium (MF-M); and proposes site-specific directed amendments to the Crossroads Subarea Plan with seven new policies that would apply to redevelopment of the entire 47-acre BTC site. These proposed policies would enable transit-oriented development densities, add a multi-part affordable housing component, identify urban design considerations for neighborhood edges and conservation easements, encourage multi-modal mobility options, and seek to strengthen economic vitality in the BTC area through implementing transit-oriented development. Then it would amend Crossroads Subarea Plan Figure S-CR.1 accordingly.</p> <p>This privately-initiated application also proposes non-site-specific amendments to the Comprehensive Plan which would direct city actions to encourage innovative transportation demand management techniques for new transit-oriented development in the city; add improvements to the Transportation Facility Plan (TFP) for transit-oriented development that support and implement the city's adopted Multimodal Level-of-Service (MMLOS) metrics and targets (as applicable); and encourage neighborhood stability by providing transportation mitigation measures when improving the regional [transportation] system.</p>	Jason Espirtu KBS SOR 156 th Avenue NE LLC
12620 Northup Way 19-104147 AC 12620 Northup Way <i>BelRed</i>	This privately-initiated application would amend a 1.47-acre site in the BelRed Subarea from BelRed-General Commercial (BR-GC) to BelRed-Community Retail (BR-CR).	Yuxh Realty Yu XaiHou

BACKGROUND/ANALYSIS

Purpose and use of two-step review

Growth Management Act procedures (RCW 36.70A.470(2)) allow any interested person or persons to suggest plan amendments. With this “come one, come all” approach, cities determine if a proposal should receive further consideration as part of the amendment process. This determination is Bellevue’s Threshold Review (*Merriam-Webster online: threshold--the place or point of beginning*).

Threshold Review is the first part in Bellevue’s two-step annual process. The process was developed in 2001 (Ordinance No. 5328) and then revised in 2005 (Ordinance No. 5650). Consistent with administrative procedures at WAC 365-196-640 (6), Threshold Review determines whether a proposal is appropriate for annual plan amendment review. Applications that have passed over the threshold, so to

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speak, will be considered together in the work program established by City Council action for Final Review.

Using Final Review to address merit-based issues

As the second part Final Review addresses specific merit-based issues and fulfills GMA requirements that amendments proposed to the Comprehensive Plan be considered cumulatively (WAC 365-196-640 (5)). Final Review addresses issues such as how the Plan's Land Use Strategy locates jobs and housing growth; where the geography of the city's planning areas affects the Land Use Strategy; why consistency of treatment across amendments is important in plan review; and when it is appropriate to review a potential environmental impact such as traffic.

ATTACHMENT(S)

1. City map of 2019 Comprehensive Plan Amendment applications
2. The Park in Bellevue aerial site map
3. Bellevue Technology Center aerial site map
4. 12620 Northup Way aerial site map
5. Threshold Review Decision Criteria