2016 Annual Comprehensive Plan Amendments

Threshold Review

Planning Commission Recommendation

Bellevue City Council Study Session

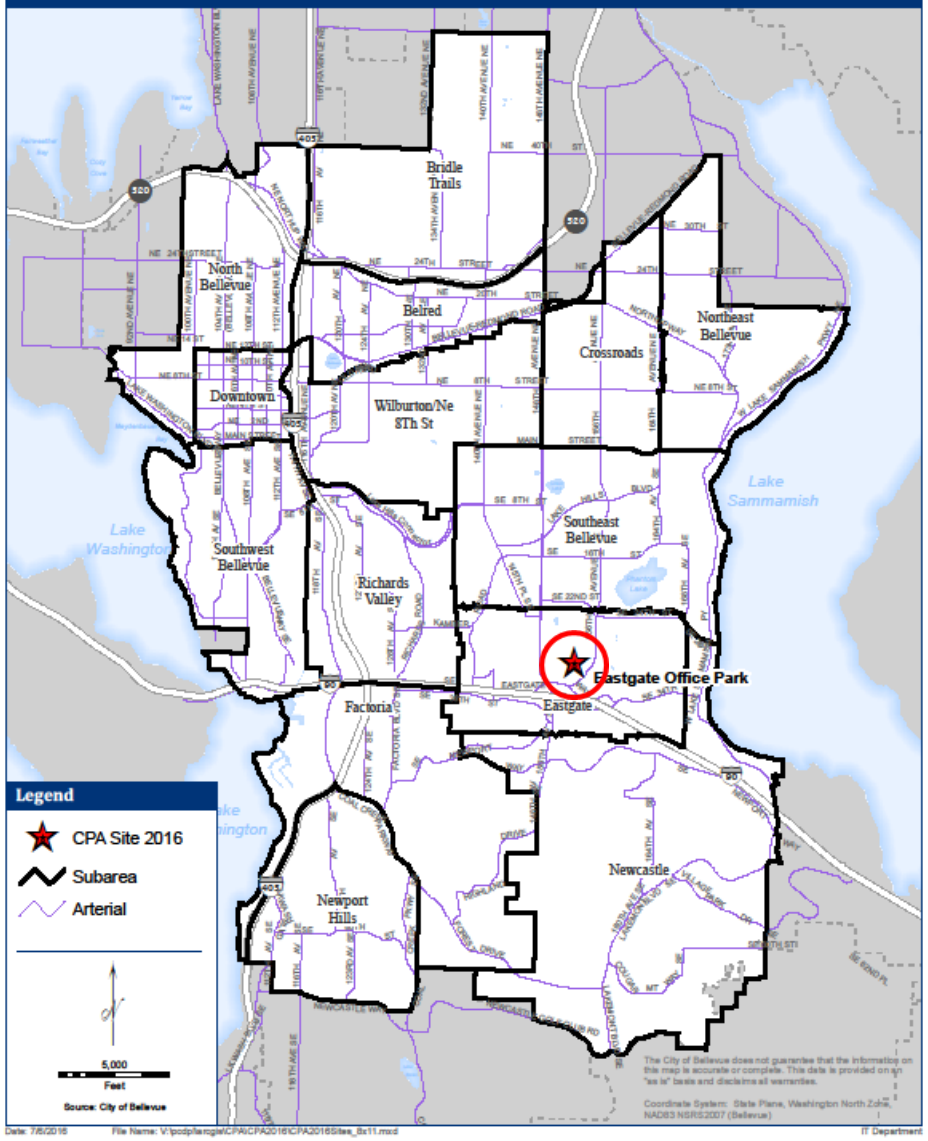
July 18, 2016

2016 Annual Comprehensive Plan Amendments (CPA) Threshold Review

- Two part process
- **Part 1:** Threshold Review—Tonight's Focus
  A. Appropriately addressed through the Comprehensive Plan
  B. Is in compliance with the 3-year limit
  C. Does not raise issue more appropriate for other ongoing work program
  D. Can be reasonably reviewed within resources
  E. Addresses significantly changed conditions
  F. Expansion of the geographic scope considers shared characteristics nearby
  G. Consistent with current general policies in the Comprehensive Plan
- **Part 2:** Final Review

2016 Comprehensive Plan Amendments

City of Bellevue
GIS Services



Eastgate Office Park CPA

Map Generated on: 03/08/2016

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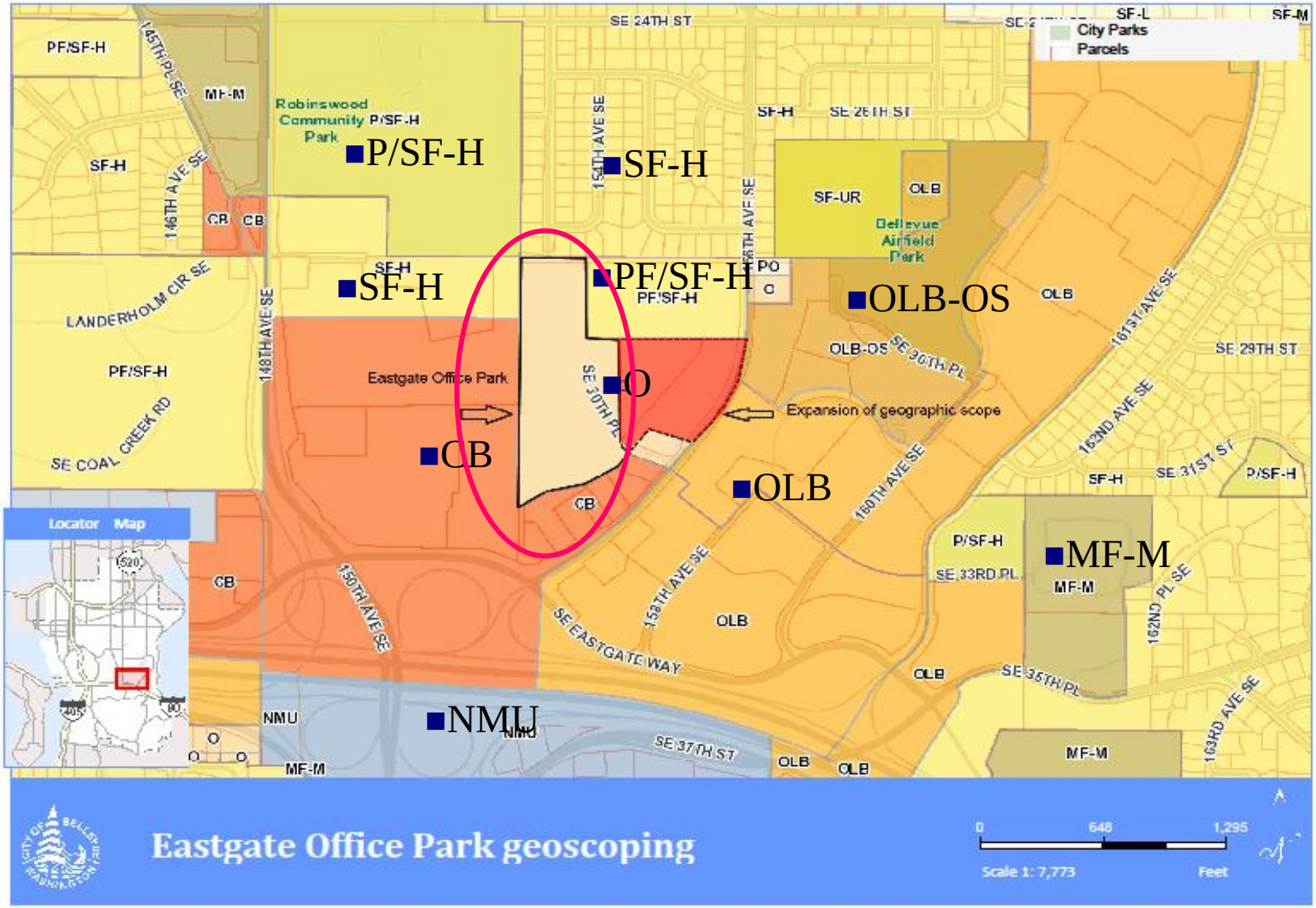
Eastgate Office Park geoscoping
City Parks
Parcels
P/SF-H
SF-H
PF/SF-H
O
CB
OLB
OLB-OS
MF-M
NMU
Eastgate Office Park
Robinswood Community Park
Bellevue Airfield Park
Expansion of geographic scope
SE 24TH ST
SE 26TH ST
SE 29TH ST
SE 31ST ST
SE 33RD PL
SE 35TH PL
SE 37TH ST
SE 30TH PL
SE EASTGATE WAY
LANDERHOLM CIR SE
SE COAL CREEK RD
145TH PL SE
146TH AVE SE
148TH AVE SE
150TH AVE SE
154TH AVE SE
156TH AVE SE
158TH AVE SE
160TH AVE SE
161ST AVE SE
162ND AVE SE
162ND PL SE
163RD AVE SE
Locator Map
Scale 1: 7,773
0
648
1,295
Feet
Map Generated on: 02/18/2016
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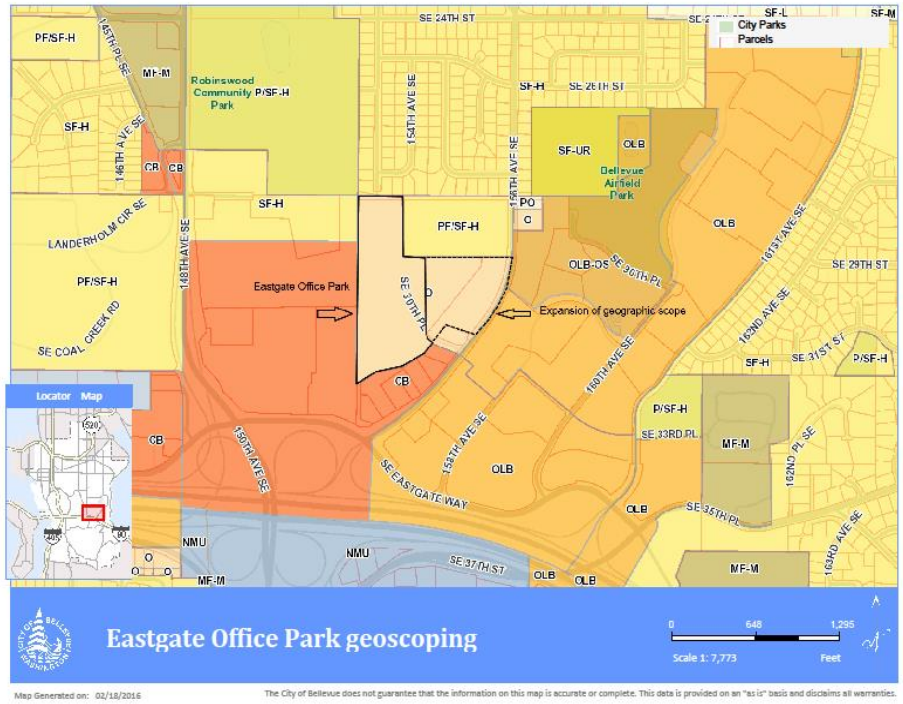
Eastgate Office Park CPA summary

Planning Commission recommendation (6-0): Include the Eastgate Office Park site-specific proposal, with geographic expansion, in the 2016 CPA work program.

PC recommendation: include in work program/ expand geographic scope



- Site was part of the Eastgate Study and these amendments have been adopted. If potential of this area was overlooked then there is no other ongoing venue for reviewing the designation of this site.
- Addresses significantly changed conditions of Eastgate process establishing OLB and OLB-2 designations allowing for mixed uses and TOD around the park and ride and additional policies.

Park Lands Policies #1 CPA

Park Lands Policy #1

- Would amend policy and/or text in the Comprehensive Plan with three new policies in the Parks, Recreation and Open Space Element
- Restrict or regulate review in changes in use of acquired park lands and park property by citizens, Parks Board and city's formal rezone process.

Park Lands Policy #1

- PA xx1

Prevent park lands acquired through city wide bond measures (i.e. Bellevue taxpayers) from being used for purposes that are inconsistent with dedicated park uses, unless such uses are approved by citizens of the city.

- PA xx2

Use of park property that restricts public use and/or park access for longer than 6 months shall be deemed permanent and requires review and approval by the City Parks and Community Services Board for closures related to non-park uses.

- PA xx3

Require park lands that are to be converted (or partially converted) for uses other than dedicated park use to be formally re-zoned and subject to the city public review process.

Park Lands Policies #1 CPA summary

Planning Commission recommendation (7-0): Include the Park Lands Policies non-site-specific proposal in the 2016 CPA work program.

PC recommendation: Include in work program

- Threshold Review criteria *LUC 20.30I.140* have been satisfied.
- In particular:

  The proposal can be **reasonably reviewed [LUC 20.30I.140 D]** by City Council to determine if further or additional policy is necessary because park acquisition and disposition actions associated with **changing conditions were not anticipated by the Comprehensive Plan [*LUC 20.30I.140 E].***

  These include changing conditions that were not known or anticipated by the City Council at the time of voters passing the levy for parks purchase.

  The proposed amendment allows Council to review current conditions and determine if policy changes are necessary.

Staff recommendation: Do not include in work program

Decision Criteria not met:

- Presents a matter not **appropriately addressed** through the Comprehensive Plan. ***LUC 20.30I.140 A***
- Issues raised are more appropriately addressed by an **ongoing work program** approved by City Council (Sound Transit MOU). ***LUC 20.30I.140 C***
- Proposal is **inconsistent with CPP and GMA policy implementation** for regional open space goals. ***LUC 20.30I.140 G***

Park Lands Policies #2 CPA

Park Lands Policy #2

- Would amend policy and/or text in the Comprehensive Plan with three new policies in the Parks, Recreation and Open Space Element. A fourth policy would require city-owned park lands to be designated with new “Park” designation, limiting uses on these lands solely to active and passive recreation and open space.

- Restrict or regulate review in changes in use of acquired park lands and park property by citizens, Parks Board and city’s formal rezone process.

Park Lands Policy #2

- 1)

Prohibit park lands acquired through city wide bond measures (i.e. Bellevue taxpayers) from being used for non-park purposes, unless such uses are approved through a city-wide ballot measure.

- 2)

Per RCW 79A.25.100 and RCFB Manual 7, use of any park property for non-park uses that restricts access for longer than six months shall be deemed permanent and shall require approval by the City Parks and Community Services Board and City Council.

- 3)

Require City owned park lands to be designated as such in the Comprehensive Plan and zoned with a ‘Park’ zoning designation, limiting uses solely to active and passive recreation and open space.

- 4)

Prior to using any dedicated public park land for non-recreational or open space use, the Comprehensive Plan shall be amended and the property shall be rezoned as a condition of such use.

Park Lands Policies #2 CPA summary

Planning Commission recommendation (7-0): Include the Park Lands Policies non-site-specific proposal in the 2016 CPA work program.

PC recommendation: Include in work program

- Threshold Review criteria *LUC 20.30I.140* have been satisfied.
- In particular:

  The proposal can be **reasonably reviewed [LUC 20.30I.140 D]** by City Council to determine if further or additional policy is necessary because park acquisition and disposition actions associated with **changing conditions were not anticipated by the Comprehensive Plan [*LUC 20.30I.140 E].***

  These include changing conditions that were not known or anticipated by the City Council at the time of voters passing the levy for parks purchase.

  The proposed amendment allows Council to review current conditions and determine if policy changes are necessary.

Staff recommendation: Do not include in work program

Decision Criteria not met:

- Presents a matter not **appropriately addressed** through the Comprehensive Plan; city-owned park lands are already designated in the Plan and zoning already permits a range of park, recreation and open space uses. ***LUC 20.30I.140 A***

- In requiring city-owned park lands to be designated and a new zoning category and permitted uses list the proposal raises issues that would only be appropriately addressed by an **ongoing work program** approved by City Council. ***LUC 20.30I.140 C***

- Proposal is **inconsistent with CPP and GMA policy implementation** for regional open space goals. ***LUC 20.30I.140 G***

Vision Zero CPA

Initiated by City Council: Include in the 2016 CPA work program.

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