



Bellevue Planning Commission

June 10, 2020

PLANNING COMMISSION STUDY SESSION ITEM

SUBJECT

Threshold Review Geographic Scoping Study Session: 2020 Annual Comprehensive Plan Amendments

STAFF CONTACT(S)

Nicholas Matz AICP, Senior Planner, 452-5371
Community Development

POLICY ISSUES

The Comprehensive Plan is Bellevue's foundational policy document which guides the nature and intensity of development in the City and sets out the community's vision for the future, provides policies to guide city actions, and provides a framework to allow the city and community organizations to work towards common goals.

- Introduction and Vision, Comprehensive Plan

An amendment to the Plan is a mechanism by which the City may modify its land use, development or growth policies.

- Land Use Code (LUC) 20.30I.120 - Purpose

Under the Growth Management Act (GMA), the Bellevue City Code permits property owners to propose site-specific Comprehensive Plan amendments, and for anybody to propose non-site-specific (i.e. text) amendments. These privately-initiated applications are accepted and reviewed annually; they are not part of a broader city initiative. Site-specific amendments approved by the City Council lead to rezoning, to ensure development regulations that are consistent with and [implement](#) the Comprehensive Plan.

The city reviews these applications through a two-step process set forth in the Land Use Code at [LUC 20.30I](#). Under the first-step, Threshold Review, a proposed amendment is reviewed using decision criteria that must be met to determine if the proposal qualifies for Final Review.

The Planning Commission holds Threshold Review public hearings and makes recommendations. The City Council's subsequent action on those recommendations will establish the Final Review work program.

Tonight's study session continues introductory work from February that informs Threshold Review public hearings. The Commission will review the potential for expansion of the geographic scope of each site-specific proposed amendment. Consideration is given to nearby, similarly-situated property with shared characteristics. The Planning Commission can then give staff direction on the Threshold Review public hearing noticing requirements as to whether to include such expansion.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION <input checked="" type="checkbox"/>		DIRECTION <input checked="" type="checkbox"/>	INFORMATION ONLY <input type="checkbox"/>
Request		Summary Guidance	
1. Review the applications		See below and the applications page.	
2. Consideration of expansion of geographic scope LUC 20.30I.130.A.1.a.ii		Staff recommendation for motion: <i>I move expansion of geographic scope for the Kapela Property Redesignation .</i>	
3. Set Threshold Review public hearing dates at the end of tonight's Study Session		<i>I move the commission set a July Threshold Review public hearing date for the proposed plan amendments.</i>	
4. Data related to the Threshold Review* public hearing		Answers will be in the CD staff report recommendation.	

* Please be mindful that the amount and type of requested data is contingent upon availability of information and staff resources.

2020 Annual Comprehensive Plan Amendments List of Proposed Amendments
See Attachment 1

Proposed Plan Amendment	Site-specific <i>Subarea</i>	Applicant
100 Bellevue Way SE 20 102643 AC 100 Bellevue Way SE	Site-specific (subject to geographic scoping) <i>Southwest Bellevue/ Downtown</i>	Christopher Leady
Safegard Self Storage 20-102660 AC 20-102751 LQ 1015 164 th Ave NE	Site-specific (subject to geographic scoping) <i>Crossroads</i>	Lake Hills Business Associates
NE 8th Street Partners 20-102741 AC 13635 and 13655 NE 8 th Street	Site-specific (subject to geographic scoping) <i>Wilburton/NE 8th St</i>	NE 8 th St Partners
Kapela Property Redesignation 20-102753 AC 5755 140 th Ave NE	Site-specific (subject to geographic scoping) <i>Bridle Trails</i>	Overlake Farms Block III LLC
Glendale Country Club NE 20-102772 AC 13440 Main Street	Site-specific (subject to geographic scoping) <i>Wilburton/NE 8th St</i>	Glendale Country Club

Staff report recommendations will be available with the published public hearing notice for the proposed Threshold Review public hearings.

BACKGROUND/ANALYSIS

Consideration of the Expansion of the Geographic Scope of the proposal

Prior to the public hearing, the Planning Commission shall review the geographic scope of any proposed amendments. Expansion of the geographic scope may be recommended if nearby, similarly-situated property shares the characteristics of the proposed amendment's site. Expansion shall be the minimum necessary to include properties with shared characteristics...

-Land Use Code (LUC) 20.30I.130.A.1.a.ii

100 Bellevue Way SE - 20 102643 AC

This privately-initiated application proposes a map amendment from a split Downtown (Mixed Use) DNTN-MU and Office (O) to a single DNTN-MU on a 0.87-acre site. See Attachment 2.

Staff recommends no expansion of geographic scope.

The site consists of a single retail strip building and associated parking. The site is on the east side of Bellevue Way SE and south of the closed Jack-in-the-Box restaurant at the southeast corner of the intersection of Bellevue Way SE and Main Street.

The applicant and adjacent property owner have submitted requests to expand the geographic scope of the proposal to include property adjacent to the east, and known as Radford. It is marked with an X. The requests note that adding this property will allow multiple parcels to be assembled into a development that more coherently represents plan intent for this gateway intersection.

The Radford addition does not share in the characteristic of being split by the Downtown boundary. There is thus no criterion applied of similarly-situated, at the minimum necessary to be included in an expansion of geographic scope.

There are other existing Office-designated properties adjacent to the west, south and east, with additional Professional Office and multi-family-designated properties to the east and southeast. The policy issue in this application, though, is about the consequence of amending a split designation.

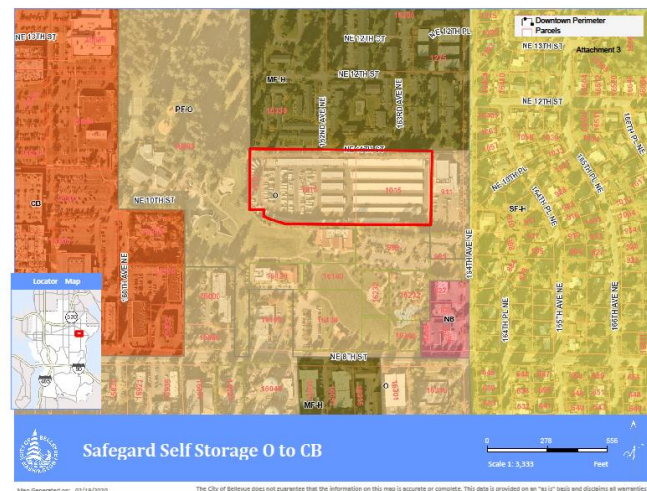
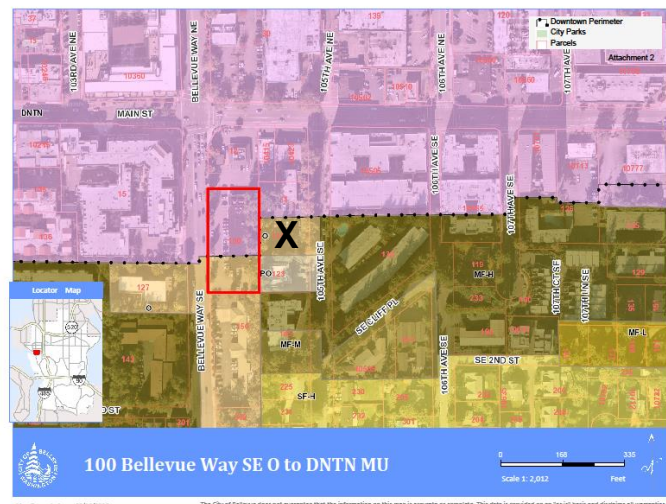
Safeguard Self Storage 20-102660 AC

This privately-initiated application proposes a map amendment from Office (O) to Community Business (CB) on five parcels totaling 6.4 acres.

Staff recommends no expansion of geographic scope.

The site consists of a personal storage unit facility and outdoor storage of recreational vehicles. The site is accessed off of 164th Avenue NE north of NE 8th Street. It is in close proximity to adjacent land uses including Crossroads Park (Public/Office) to the south and west; the Salvation Army building (Office) to the east; and a Multifamily area (High) to the north.

The existing use is nonconforming to the underlying Office designation and zoning. Nearby Office-zoned property includes the city park and the Salvation Army building. Neither are nonconforming to the



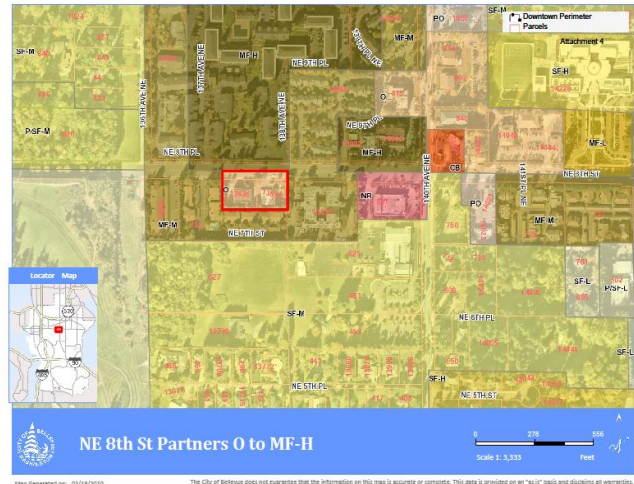
underlying designation; there are no other nearby properties sharing this nonconforming use characteristic. There is thus no criterion applied of similarly-situated at the minimum necessary to be included in an expansion of geographic scope.

NE 8th Street Partners 20-102741 AC

This privately-initiated application proposes a map amendment from Office (O) to Multifamily-High (MF-H) on two parcels on a nearly one-acre site.

Staff recommends no expansion of geographic scope.

The site consists of a small office building on one lot and a veterinarian clinic on the other lot, both with associated parking. The site fronts on the south side of NE 8th Street, and is surrounded by adjacent Multifamily Residential designations at a High (R-30) density.

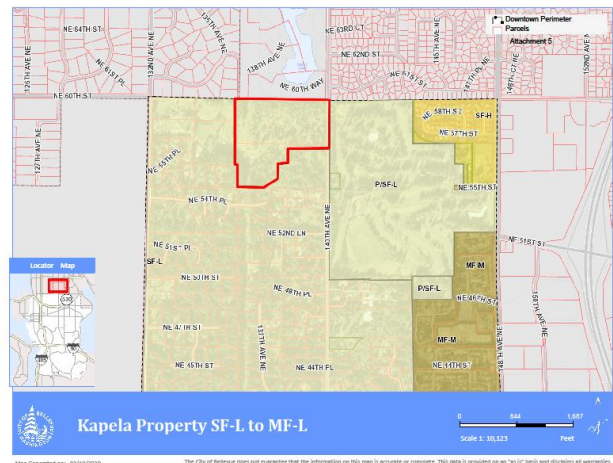


There are no other nearby Office-designated parcels which are similarly-situated, with the characteristic of being surrounded by a residential use designation.

Kapela Property Redesignation 20-102753 AC

This privately-initiated application proposes a map amendment from Single Family-Low (SF-L) to Multifamily-Low (MF-L) on two parcels totaling 30.1 acres.

The site is not developed. The site consists of two parcels, both of which now are addressed on 140th Avenue NE. The site is adjacent to residentially-designated property to the west and developed with a horse training and development facility; to the north with property developed at a multifamily density and located in Kirkland; and adjacent to the east across 140th Avenue NE to the Bellevue Municipal Golf Course.



Staff recommends expansion of geographic scope.

The site is adjacent to the southeast to a third 9-acre parcel with similar characteristics. It is accessed off 140th, it is undeveloped, it has the same single family Low designation, and the same subarea plan policy (S-BT-54) covers both site and scoped parcel.

Staff recommends the Planning Commission give consensus direction to include this parcel in the Kapela Property Redesignation proposed plan amendment, for purposes of extending notice provisions and to examine the geographically expanded site under Threshold Review. If the City Council acts to include this geographic expansion in as part of the 2020 proposed plan amendment work program then the three-year rule at LUC 20.30I.130.A.2.d will apply.

Glendale Country Club NE 20-102772 AC

This privately-initiated application proposes a map amendment from Single Family-Low (SF-L) to Multifamily-Medium (MF-M) on a 3.3-acre portion of the (currently undivided) Glendale Country Club property.

The site is part of the Glendale Golf Course but is not being used for recreational golf purposes. The site is—or would be if the property owner detaches it from the golf course through subdivision action—triangle-shaped and fronts on the south side of NE 8th Street.

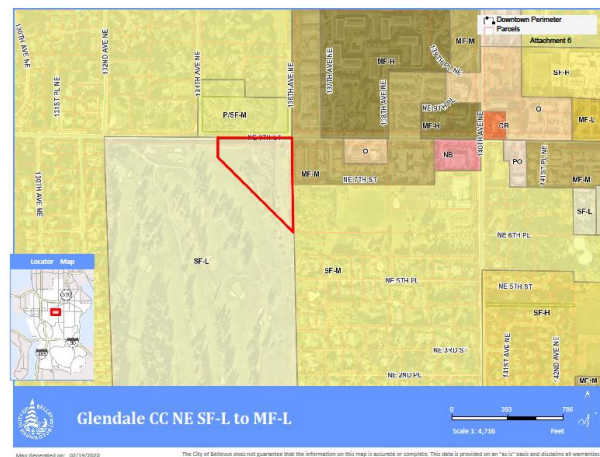
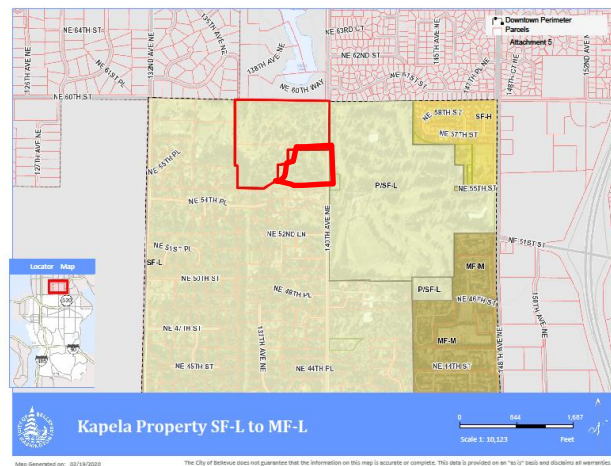
Staff recommends no expansion of geographic scope.

The site is adjacent to a PSE power line corridor and multifamily residential to the east and to the golf course to the west. Also adjacent to the power line corridor and to the southeast are single family areas. and residentially-zoned property owned by the Neighborhood Church. The constraining presence of NE 8th Street, the power line corridor, and the golf course do not lend themselves to a similarly-situated characterization.

Effective community engagement, outreach and public comments at Threshold Review

Applicants, residents and communities are engaging across a variety of media in proactive public participation during the 2020 annual plan amendment review process. The city's early and continuous community engagement includes:

- ✓ Responsive early outreach to requests for information and to become parties of interest
- ✓ Responding in writing to each written public comment submitted and returning phone calls
- ✓ Expanded web page material at Comprehensive Plan Amendments with the review schedule, the applications list, and a "What's Next" timeline
- ✓ A February 26 "Introductory and statutory process review" Planning Commission study session
- ✓ Official Weekly Permit Bulletin notice as required



Public comments come in throughout the process. All written comments are included in the public record, for reference and for use by decision-makers. At the various steps, the comments are included in their original form to the Planning Commission as attachments to staff report recommendations. They are also posted on the CPA web site.

Below is a summary of the comments received through June 3, 2020. This chart is provided solely for informational purposes and does not represent the city staff position, thinking, analysis or judgement regarding a Threshold Review recommendation.

Proposed Plan Amendment	Number	Summary
100 Bellevue Way SE	3	Favor- geoscope (2) Information (1)
Safegard Self Storage	1	Information (1)
NE 8th Street Partners	3	Information (3)
Kapela Property Redesignation	55	Favor (1) Oppose (15) Information (39)
Glendale Country Club NE	11	Opposed (2) Information (9)

Using Final Review to address merit-based issues

The applications that advance past Threshold Review are those that will be considered together in the work program. This work program is Bellevue's Final Review and examines the merits of proposed amendments. The Final Review timeframe is through the end of the year.

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 with other, similar amendments is important in plan review; and is appropriate when reviewing a potential environmental impact such as traffic.

ATTACHMENT(S)

1. City map of 2020 proposed plan amendment applications
2. 100 Bellevue Way SE map location
3. Safegard Self Storage map location
4. NE 8th Street Partners map location
5. Kapela Property Redesignation map location
6. Glendale Country Club NE map location
7. Threshold Review Decision Criteria