2020 Annual Comprehensive Plan Amendments

Threshold Review and Geographic Scoping

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Community Development
June 10, 2020

2020 Annual Plan Amendments

Planning Commission tonight

- Consider expansion of geographic scope
- Set Threshold Review public hearing date

Back

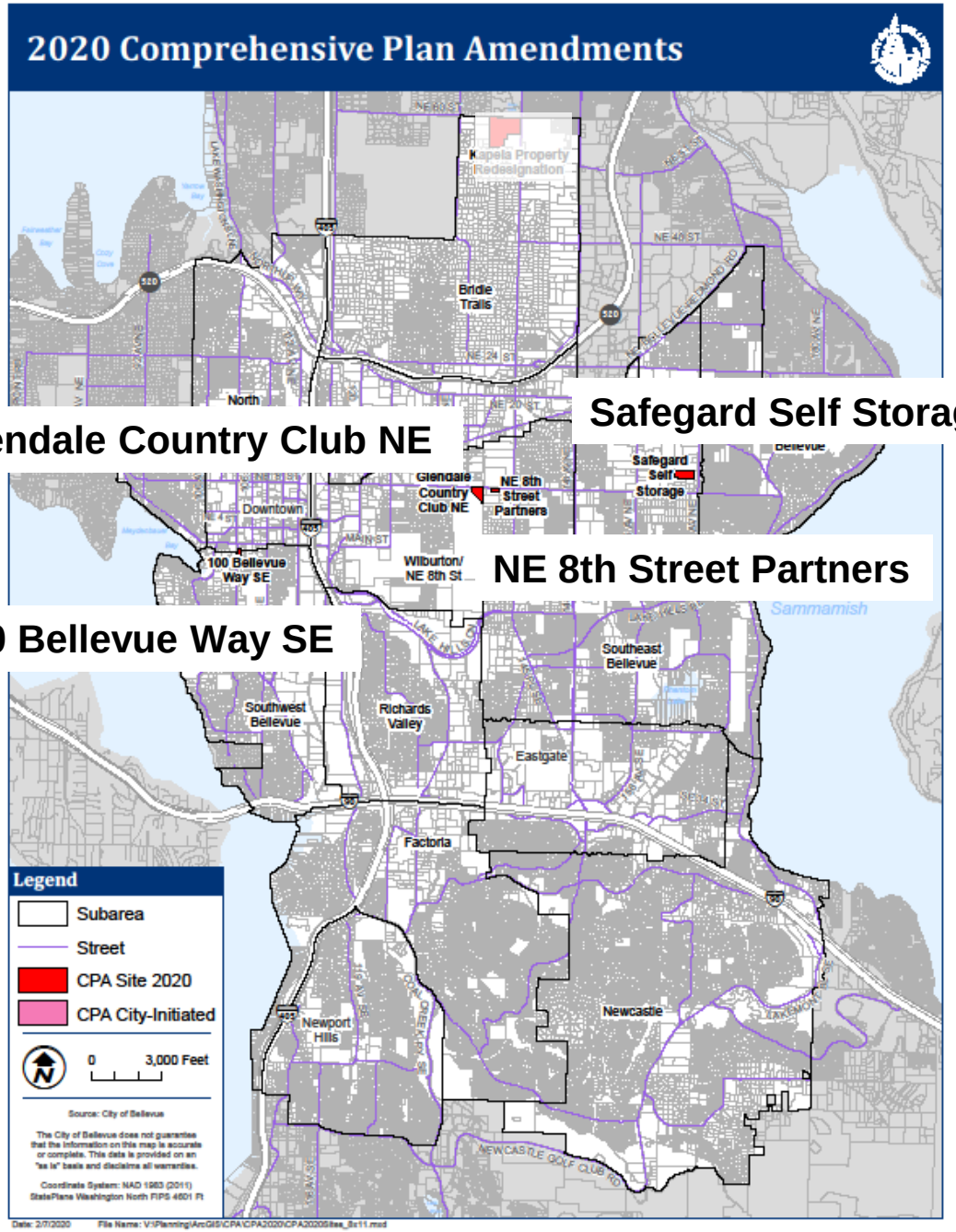
Direction/feedback requested on:

- Data for Threshold Review
- Results of real-time auditing of tonight's material

Agenda

1. Overview of the four 2020 applications
2. Expansion of geographic scope analysis
3. Overall Public Comments
4. Next Steps in the 2020 amendment process

The Four


2020 Comprehensive Plan Amendments
Kapela Property Redesignation
Bridle Trails
North
Glendale Country Club NE
Safegard Self Storage
NE 8th Street Partners
Downtown
100 Bellevue Way SE
Wilburton/ NE 8th St
Sammamish
Southeast Bellevue
Southwest Bellevue
Richards Valley
Eastgate
Factoria
Newcastle
Newport Hills
Legend
Subarea
Street
CPA Site 2020
CPA City-Initiated
0
3,000 Feet
Source: City of Bellevue
The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.
Coordinate System: NAD 1983 (2011) StatePlane Washington North FIPS 4601 Ft
Date: 2/7/2020

The four 2020s

Proposed Plan Amendment	Site-specific Proposal	Applicant
100 Bellevue Way SE 20 102643 AC 100 Bellevue Way SE *Southwest Bellevue/ Downtown*	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.	Christopher Leady
Safegard Self Storage 20-102660 AC 20-102751 LQ 1015 164th Ave NE *Crossroads*	This privately-initiated application proposes a map amendment from Office (O) to Community Business (CB) on five parcels totaling 6.4 acres.	Lake Hills Business Associates
NE 8th Street Partners* 20-102741 AC 13635 and 13655 NE 8th Street *Wilburton/NE 8th St*	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.	NE 8th St Partners
~~**Kapela Property Redesignation**~~ ~~20-102753 AC~~ ~~5755 140th Ave NE~~ ~~*Bridle Trails*~~	~~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.~~	~~Overlake Farms Block III LLC~~
Glendale Country Club NE* 20-102772 AC 13440 Main Street *Wilburton/NE 8th St*	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 area is triangle-shaped and fronts on NE 8th Street.	Glendale Country Club

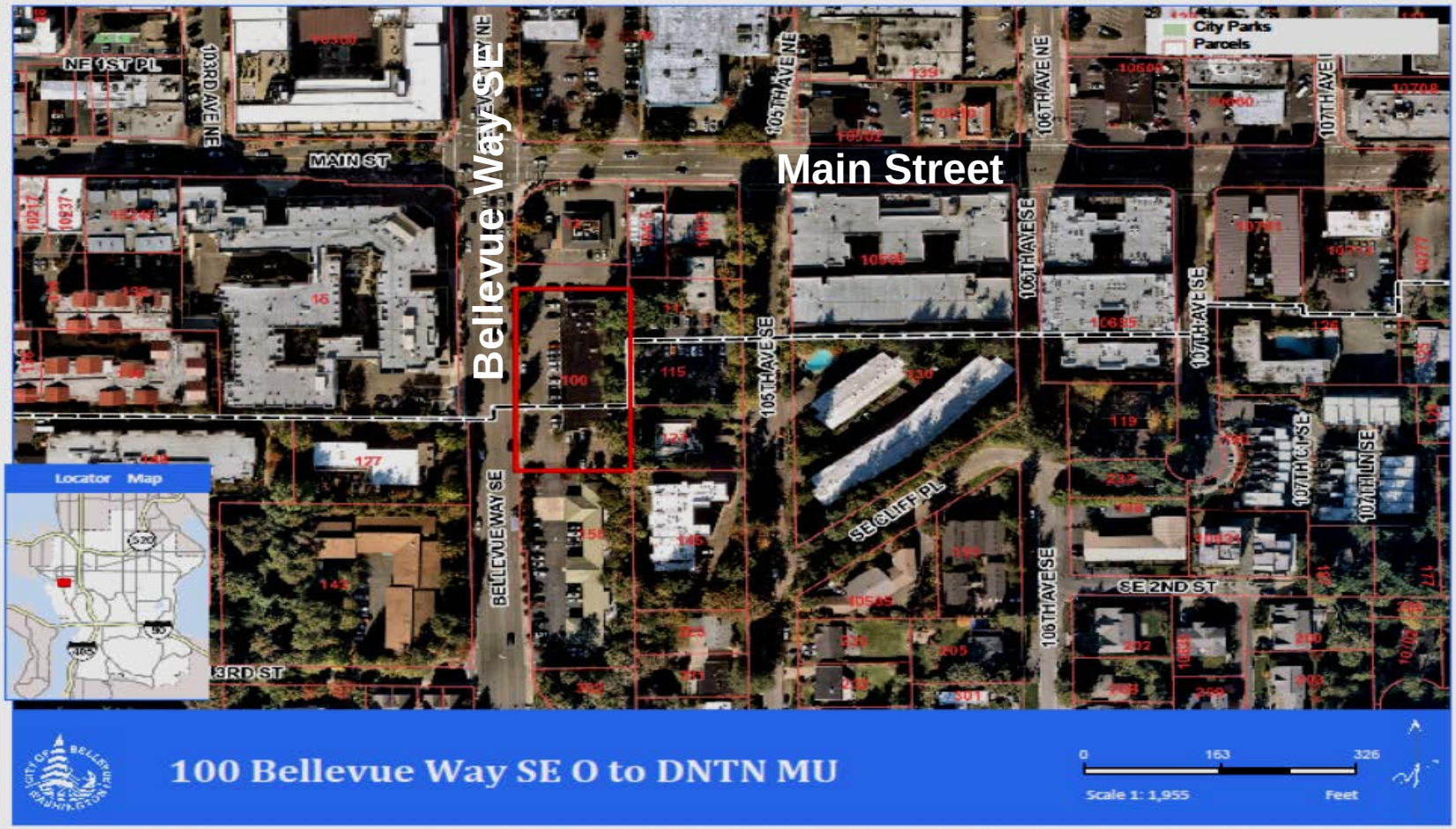
Expansion of geographic scope

- Review each application
- Discuss and use consensus to guide staff to set noticing distance

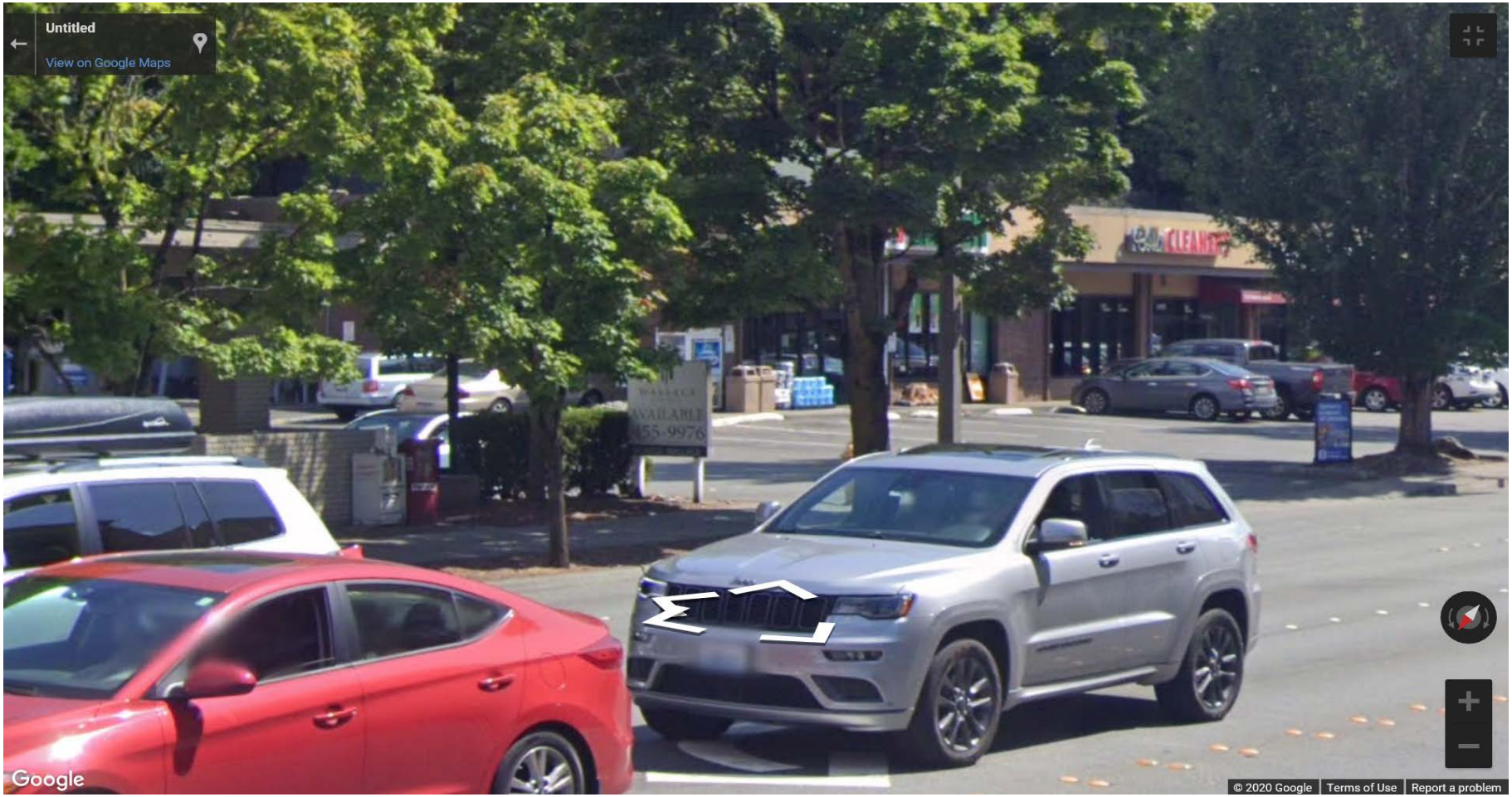
When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics

(LUC 20.30I.140.F)

100 Bellevue Way SE Downtown (Mixed Use) DNTN-MU and Office (O) to all DNTN-MU

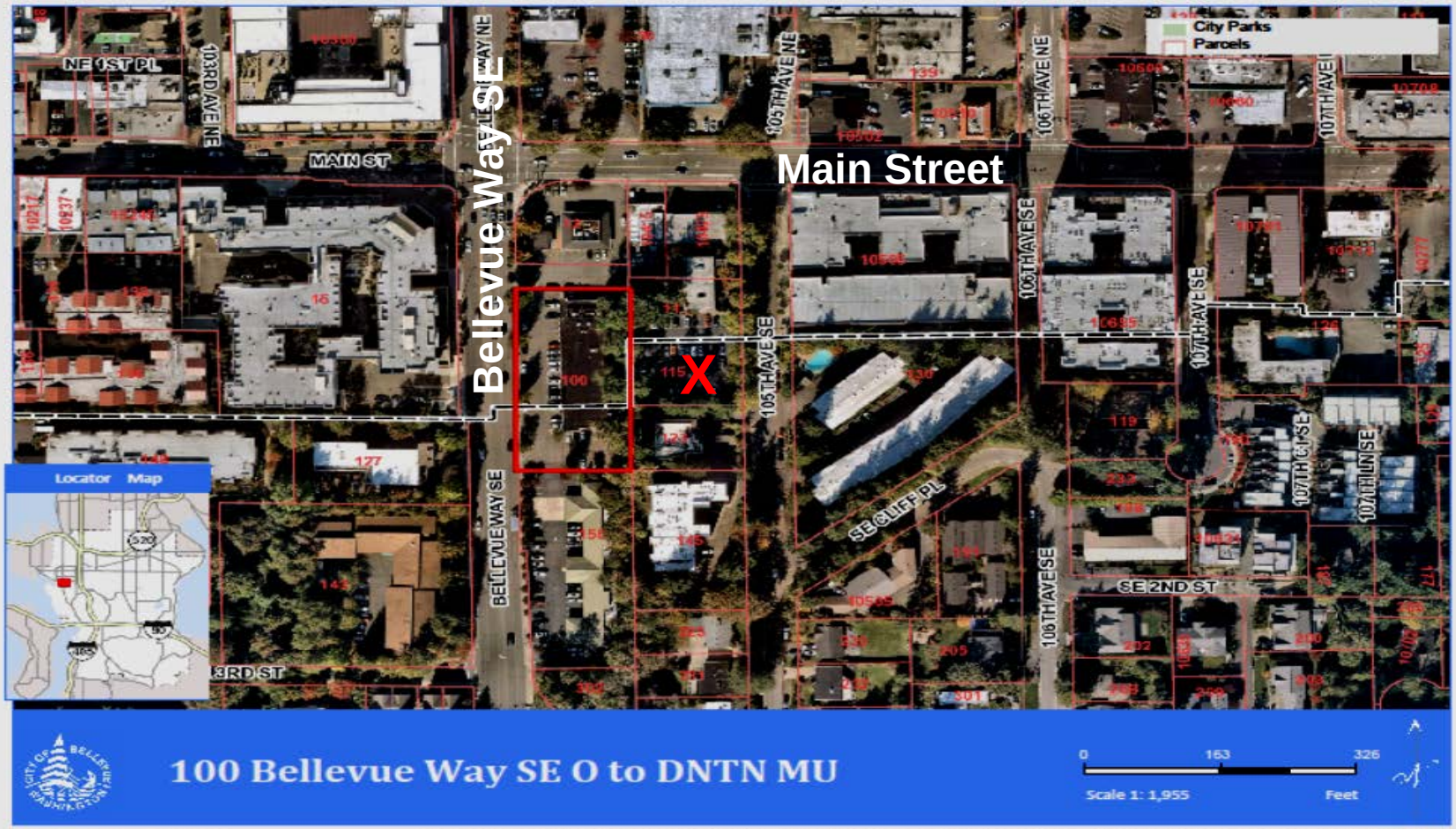


100 Bellevue Way SE



Looking SE along Bellevue Way towards site building

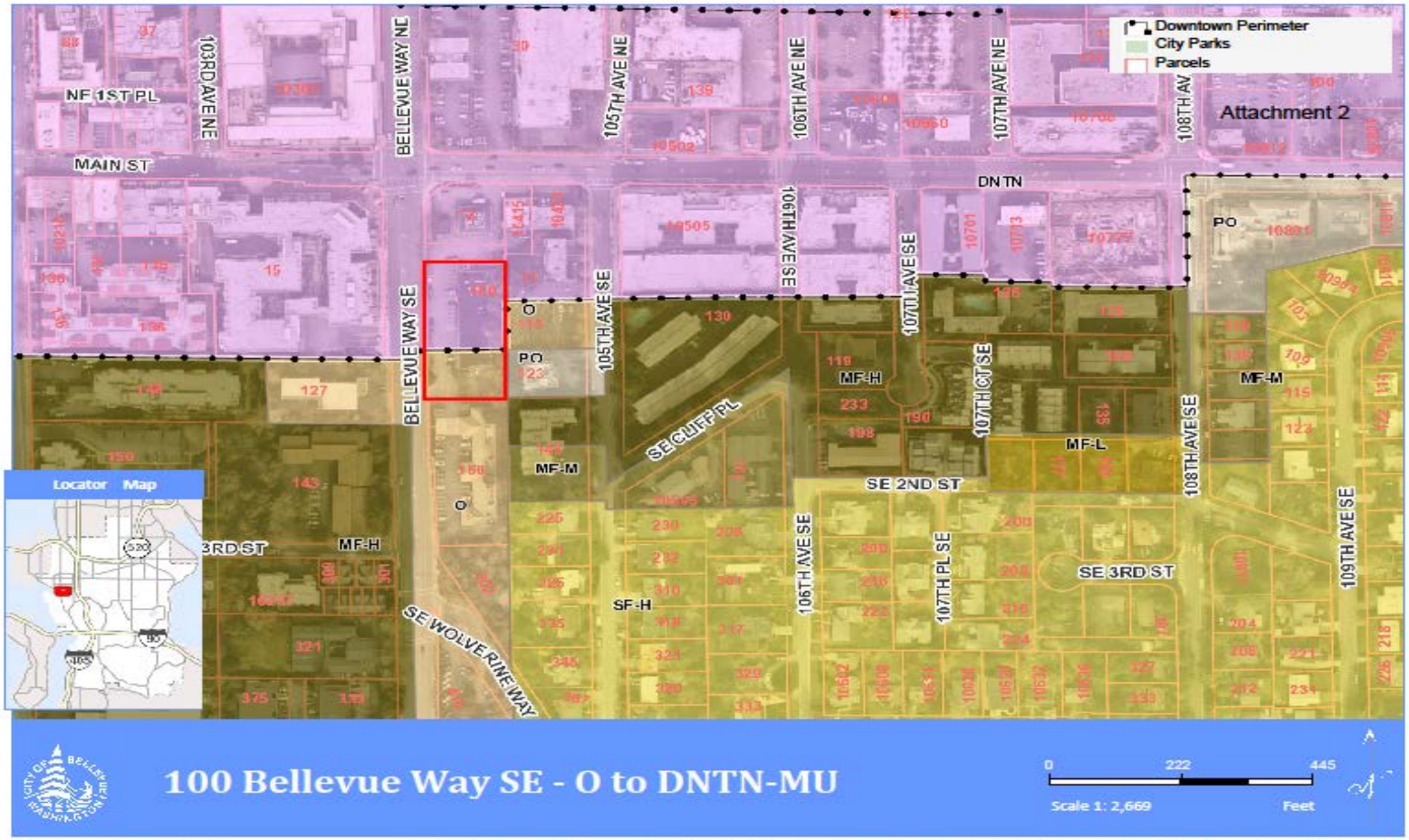
100 Bellevue Way SE Downtown (Mixed Use) DNTN-MU and Office (O) to all DNTN-MU



100 Bellevue Way SE

Looking NW along 105th Ave SE towards Radford site

100 Bellevue Way SE



Safegard Self Storage Office (O) to Community Business (CB)

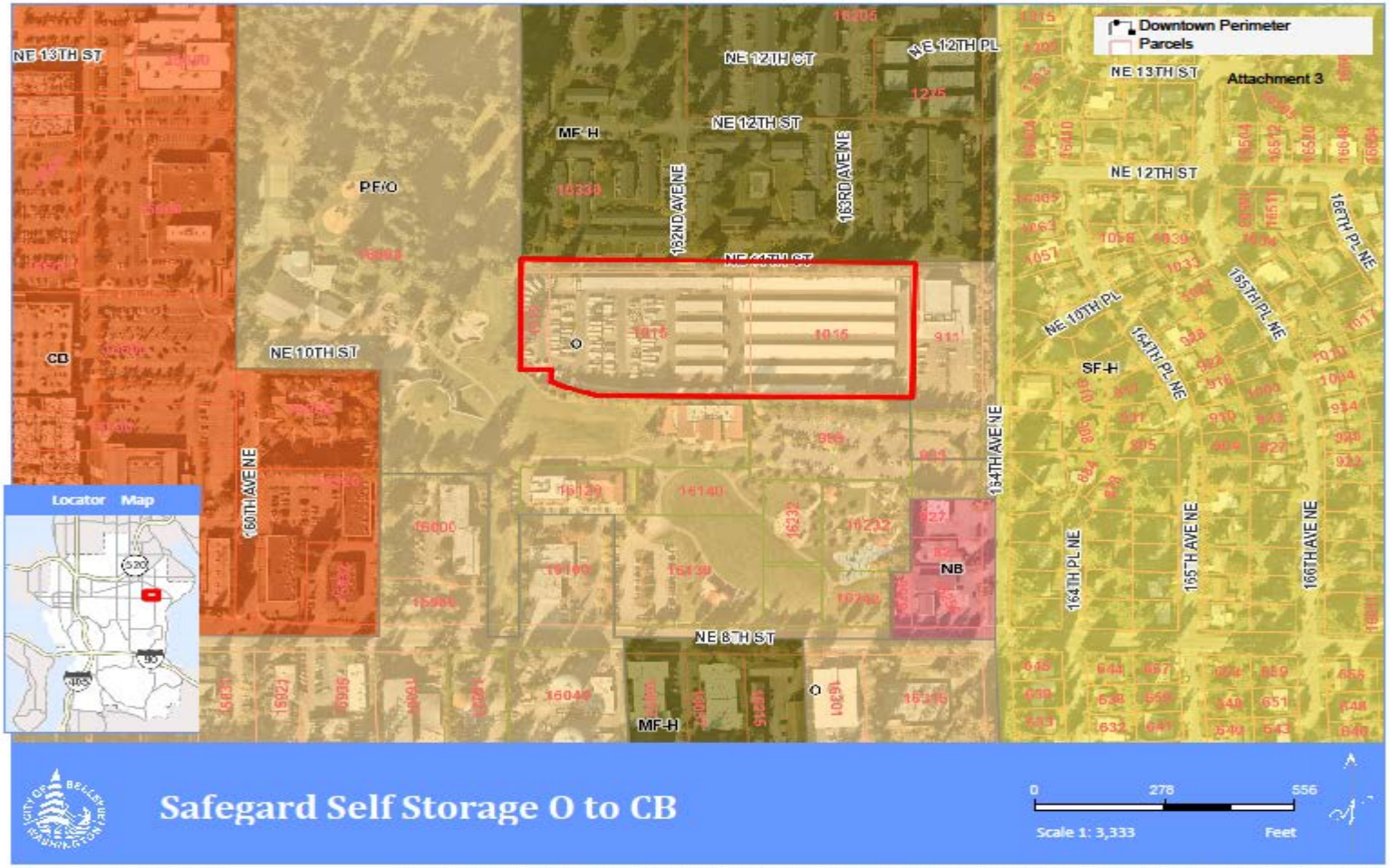
Safegard Self Storage

Looking W at entrance off of 164th at boundary

Safegard Self Storage

Looking NE across Crossroads Park towards site

Safegard Self Storage



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NE 8th Street Partners Office (O) to Multifamily-High (MF-H)

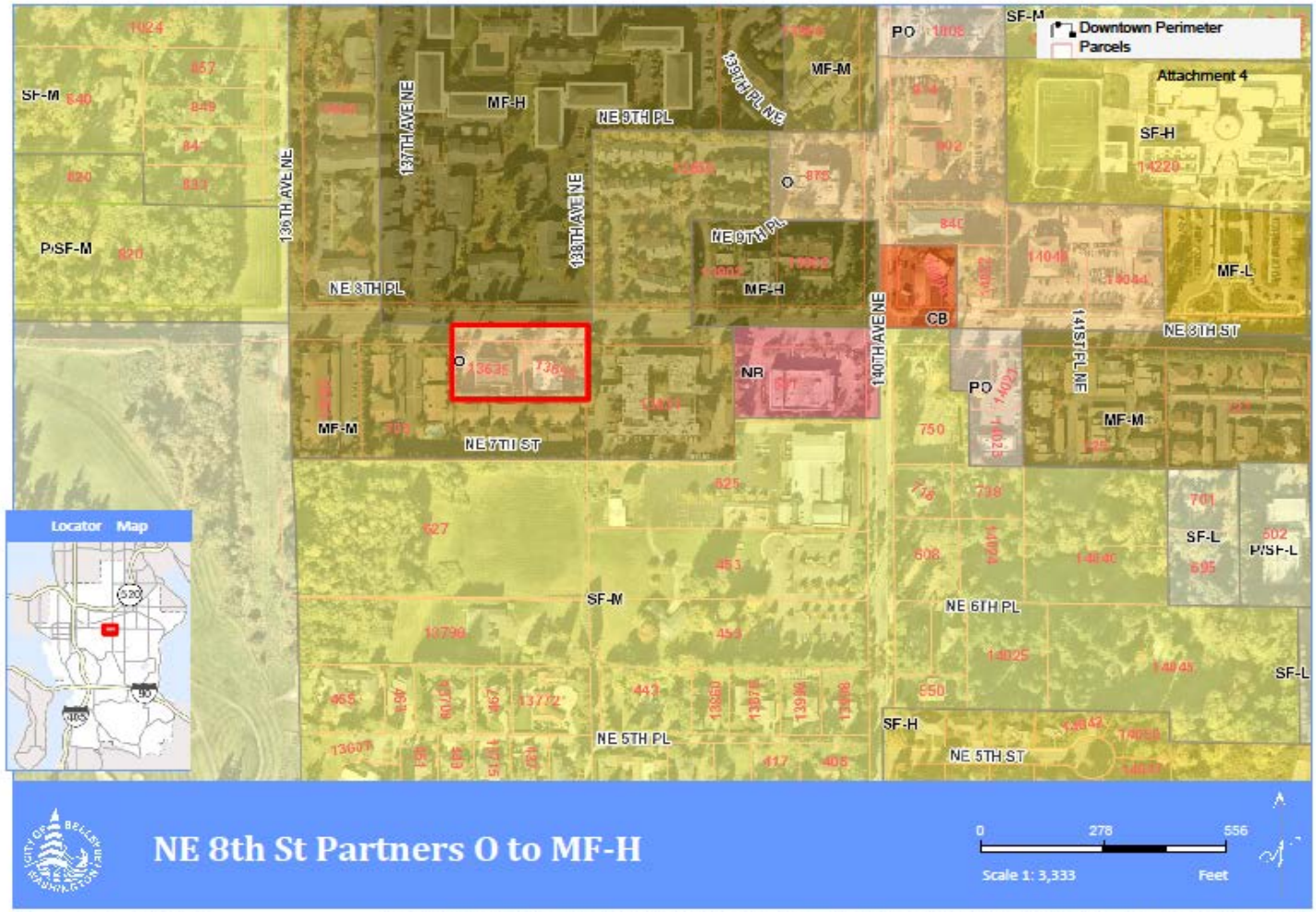
NE 8th Street Partners

Looking W along NE 8th Street frontage

NE 8th Street Partners

Looking S along eastern boundary towards multifamily

NE 8th Street Partners



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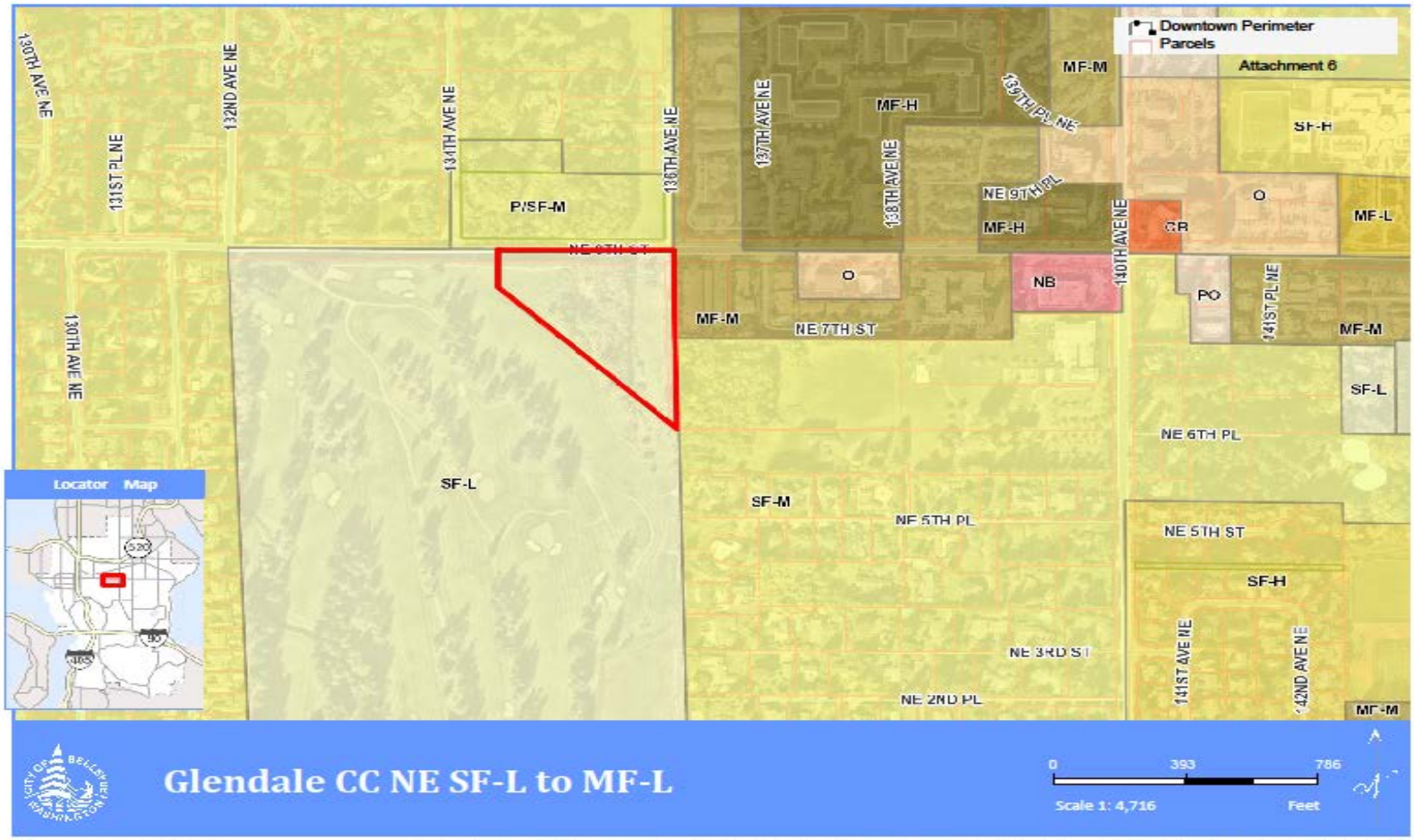
Glendale Country Club NE Single Family-Low (SF-L) to Multifamily-Medium (MF-M)

Glendale Country Club NE

Looking SW towards fairway from NE 8th

Looking S towards site from NE 8th

Glendale Country Club NE



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2020 Annual Plan Amendments

- Effective community engagement, outreach and public comments at Threshold Review

Engagement waypoints ✓	**Summary status: up to date**

Direction / Feedback

Set Threshold Hearing Date

Data for Threshold Review

Results of real-time auditing of tonight's material

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