



# Bellevue Planning Commission

July 8, 2020

## PLANNING COMMISSION AGENDA ITEM

### **SUBJECT**

Threshold Review Public Hearings: 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.

### **DIRECTION NEEDED FROM THE PLANNING COMMISSION**

<b>ACTION</b> <input checked="" type="checkbox"/>	<b>DIRECTION</b> <input checked="" type="checkbox"/>	<b>INFORMATION ONLY</b> <input type="checkbox"/>
Request	Summary Guidance	
1. Conduct a Threshold Review public hearing for each proposed amendment	Direct staff to first review and present the staff recommendation, then open the public hearing and accept public testimony. Close the public hearing.	
2. Conduct a study session following each public hearing to make a recommendation	Review the application, staff recommendation, public record, and testimony. Ask questions of staff, applicants and persons giving testimony; review the proposed resolution.	

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

Proposed Plan Amendment	Site-specific Proposal	Staff Recommendation
<b>100 Bellevue Way SE</b> 20 102643 AC 100 Bellevue Way SE <i>Southwest Bellevue/ Downtown</i>	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.	Include in the 2020 work program
<b>Safegard Self Storage</b> 20-102660 AC 20-102751 LQ 1015 164th Ave NE <i>Crossroads</i>	This privately-initiated application proposes a map amendment from Office (O) to Community Business (CB) on five parcels totaling 6.4 acres.	Include in the 2020 work program
<b>NE 8<sup>th</sup> Street Partners</b> 20-102741 AC 13635 and 13655 NE 8th Street <i>Wilburton/NE 8th St</i>	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.	Include in the 2020 work program
<b>Glendale Country Club NE</b> 20-102772 AC 13440 Main Street <i>Wilburton/NE 8th St</i>	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.	Include in the 2020 work program

Staff report recommendations were available with June 18 published public hearing notices for the July 8 Threshold Review public hearing.

#### **RECOMMENDATIONS SUMMARY**

The Threshold Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.30I.140. See Attachment 2. Based on a review and application of the criteria, and using a process as described in earlier February 26 and June 10 study sessions before the Planning Commission, Community Development staff developed Threshold Review recommendations.

The staff recommendations for the 2020 site-specific applications are summarized in the Summary Recommendations below. The full reports are available [online](#), provided in detail in the report materials provided to Commissioners along with the June 18, 2020, notice of Threshold Review public hearing,

and can be requested in print. All versions include the staff recommendation, the application materials, public comment summary, and a site map.

### **Summary Recommendation: 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.

Staff recommends including this proposed amendment in the 2020 work program because the application meets Land Use Code decision criteria for Threshold Review of a privately-initiated Comprehensive Plan Amendment at LUC 20.30I.140.

The proposed amendment is appropriately addressed through the Comprehensive Plan—previous amendment actions along the southern boundary line established a consistent framework for addressing split parcels and acknowledged community interest in making the boundary more regular and in resolving some of the odd parcel configurations.

The proposed amendment is in compliance with the three-year limitation rules; does not raise policy or a land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; can be reasonably reviewed within the resources and timeframe of the annual work program; and has established a significantly changed condition regarding a changed condition on realizing the land use vision for Downtown and adjacent neighborhoods.

Expansion of the geographic scope of the proposal to include property to the east and south was not recommended. Staff noted that additional site or sites do 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. A majority of the Planning Commission concluded on June 10 that only property actually split by the boundary would be the most appropriate to examine under this Threshold Review decision criterion.

The proposed amendment is consistent with current general policies in the Comp Plan for site-specific amendment proposals and with other policy implementation. The city now has the policies and tools to successfully manage the hard line transitions between similarly situated Downtown neighborhoods and their adjacent, high-density neighborhoods.

State law or a decision of a court or administrative agency has not required or directed the suggested change.

### **Summary Recommendation: Safegard 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 including this proposed amendment in the 2020 work program because the application meets Land Use Code decision criteria for Threshold Review of a privately-initiated Comprehensive Plan Amendment at LUC 20.30I.140.

Threshold Review Public Hearing: 2020 Annual Comprehensive Plan Amendments

July 8, 2020

Page | 3

The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan and is in compliance with the three-year limitation rules.

The proposed amendment does not raise policy or a land use issues that are more appropriately addressed by an ongoing work program approved by the City Council because the Crossroads Subarea Plan has been amended over the years to build in policy guidance regarding Crossroads' land use mix, with particular focus on multifamily buildout and opportunities for mixed use development and with an historically ongoing community focus as well.

The proposed amendment can be reasonably reviewed within the resources and timeframe of the annual work program.

The proposed amendment addresses significantly changed conditions because Crossroads Subarea Plan amendments have redefined the shopping center's role in the community both as a revitalizing transit-oriented development and as a centerpiece for other elements. Changing land uses around this site raises the question of whether the Plan and its amendments anticipated the effect of its own changes on the appropriate use of this site for other than Office.

Expansion of the geographic scope of the proposal was not considered; the proposal is consistent with current general policies in the Comp Plan for site-specific amendment proposals and with other policy implementation; and state law or a decision of a court or administrative agency has not required or directed the suggested change.

### **Summary Recommendation: 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 including this proposed amendment in the 2020 work program because the application meets Land Use Code decision criteria for Threshold Review of a privately-initiated Comprehensive Plan Amendment at LUC 20.30I.140.

The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; is in compliance with the three-year limitation rules; does not raise policy or a land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and can be reasonably reviewed within the resources and timeframe of the annual work program.

The proposed amendment addresses significantly changed conditions where higher density multifamily development has emerged as a major residential land use pattern in the areas west and east of this site along NE 8th street, itself the recipient of an increasing transit focus. A number of neighborhood service and convenience uses have been developed within close proximity.

Expansion of the geographic scope of the proposal was not considered; the proposal is consistent with current general policies in the Comp Plan for site-specific amendment proposals and with other policy

implementation; and state law or a decision of a court or administrative agency has not required or directed the suggested change.

### **Summary Recommendation: 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.

Staff recommends including this proposed amendment in the 2020 work program because the application meets Land Use Code decision criteria for Threshold Review of a privately-initiated Comprehensive Plan Amendment at LUC 20.30I.140.

The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; is in compliance with the three-year limitation rules; does not raise policy or a land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and can be reasonably reviewed within the resources and timeframe of the annual work program.

The proposed amendment addresses significantly changed conditions where higher density multifamily development has emerged as a major residential land use pattern in the areas west and east of this site along NE 8th street, itself the recipient of an increasing transit focus. A number of neighborhood service and convenience uses have been developed within close proximity.

Expansion of the geographic scope of the proposal was not considered although commissioners expressed concern about potentially isolating this site without a land use reason, and then briefly examined including the entire golf course in the proposal. The proposal is consistent with current general policies in the Comp Plan for site-specific amendment proposals and with other policy implementation; and state law or a decision of a court or administrative agency has not required or directed the suggested change.

### **BACKGROUND/ANALYSIS**

The 2020 list of initiated applications has been established to consider amendments to the Comprehensive Plan. Consideration of proposals to amend the Comprehensive Plan is limited to an annual process under the state Growth Management Act.

Threshold Review action produces proposed amendments for the annual CPA work program. This 2020 annual work program consists of four steps:

#### **Threshold Review**

1. Planning Commission study sessions and public hearings to recommend whether initiated proposals should be considered for further review in the annual work program (*current step*);
2. City Council action on Planning Commission recommendations to establish the annual work program (July);

#### **Final Review**

Threshold Review Public Hearing: 2020 Annual Comprehensive Plan Amendments

July 8, 2020

Page | 5

3. Planning Commission study sessions and public hearings to consider and recommend on proposed Comprehensive Plan Amendments (early- and mid-fall);
4. City Council action on Planning Commission recommendations (late fall).

### **PUBLIC NOTICE**

The 2020 annual proposed amendments were introduced to the Planning Commission with a February 26 study session, and a June 10 study session examining the potential expansion of geographic scope for each of the privately-initiated applications.

Notice of the Application was published in the Weekly Permit Bulletin on February 21 and mailed and posted as required by LUC 20.35.420. Notice of the July 8 Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on June 18 and included notice sent to parties of interest. Owners and residents within the 500-foot noticing perimeter of the sites receive official notice, as do people signed up to receive such notices.

### **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
- ✓ A June 10 geographic scoping analysis 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 July 1, 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)
Safeguard Self Storage	1	Information (1)
NE 8th Street Partners	3	Information (3)
Glendale Country Club NE	30	Favor (18) Opposed (2) Information (10)

The next step in this continuous public engagement process includes the City Council's agenda item establishing the annual work program.

**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 Comprehensive Plan Amendment applications
2. Threshold Review Decision Criteria LUC 20.30I.140
3. Planning Commission resolution for 100 Bellevue Way SE
4. Planning Commission resolution for Safegard Self Storage
5. Planning Commission resolution for NE 8th Street Partners
6. Planning Commission resolution for Glendale Country Club NE