



# **2020 Annual Comprehensive Plan Amendments**

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**Threshold Review**

**Public Hearings**

Nicholas Matz AICP

Community Development

July 8, 2020



# 2020 Annual Plan Amendments

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## CITY OF BELLEVUE NATIVE LAND ACKNOWLEDGEMENT

On behalf of the City of Bellevue, we acknowledge the land we are on as the ancestral homelands of the Coast Salish people, the traditional home of all tribes and bands within the Duwamish and Snoqualmie Indian Tribe. We take this opportunity to honor and express our deepest respect to the original caretakers of this land; A people that are still here, continuing to honor their heritage.

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# 2020 Annual Plan Amendments

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Planning  
Commission  
tonight

Receive

the Threshold  
Review staff  
recommendation

Conduct

a public hearing  
for each  
application

Hold

a study session  
following each  
hearing, and

Make

recommendation  
via resolution for  
City Council  
action



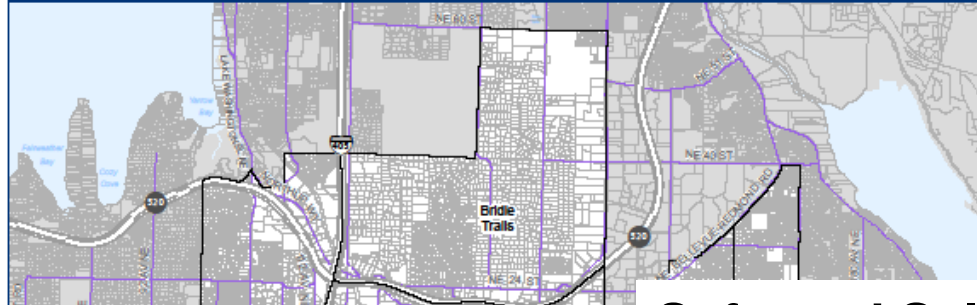
# Threshold Review Criteria (LUC 20.30I)

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- A. Appropriately addressed through the Plan
  - B. In compliance with the three-year limit rule
  - C. Does not raise policy issues outside the CPA
  - D. Can be reasonably reviewed within resources
  - E. Addresses significantly changed conditions
  - F. Geographic scope to match similar properties
  - G. Consistent with current general Plan policies
  - H. State law, court or admin decision requires CPA

# The Four

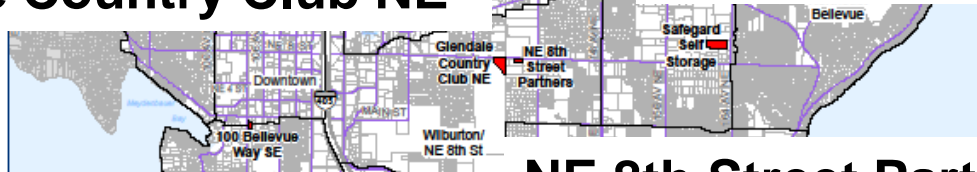


## 2020 Comprehensive Plan Amendments



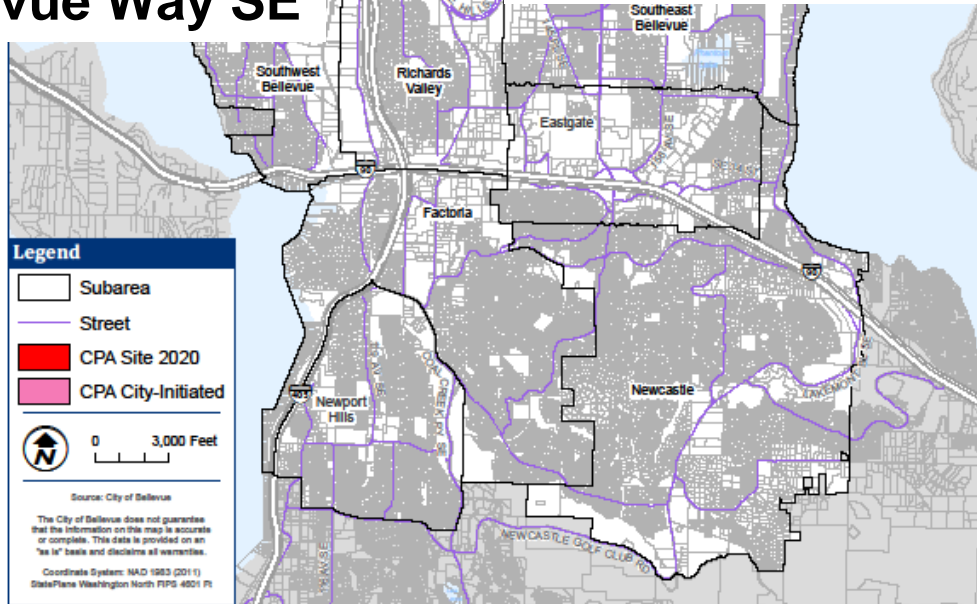
**Glendale Country Club NE**

**Safeguard Self Storage**



**100 Bellevue Way SE**

**NE 8th Street Partners**



**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 4801 F1

Date: 7/2/2020 File Name: V:\Planning\ArcGIS\CPA\CPA2020\CPA2020Sites\_8x11.mxd

# The four 2020s

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>	Proposed map amendment from 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>Safeguard Self Storage</b> 20-102660 AC 1015 164 <sup>th</sup> Ave NE <i>Crossroads</i>	Proposed 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 8 <sup>th</sup> Street <i>Wilburton/NE 8<sup>th</sup> St</i>	Proposed 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 8<sup>th</sup> St</i>	Proposed 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 8 <sup>th</sup> Street.	Include in the 2020 Work Program

# 100 Bellevue Way SE

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- Bellevue Planning Commission
- Threshold Review Public Hearings July 8, 2020



# Downtown (Mixed Use) DNTN-MU and Office (O) to all DNTN-MU



100 Bellevue Way SE O to DNTN MU

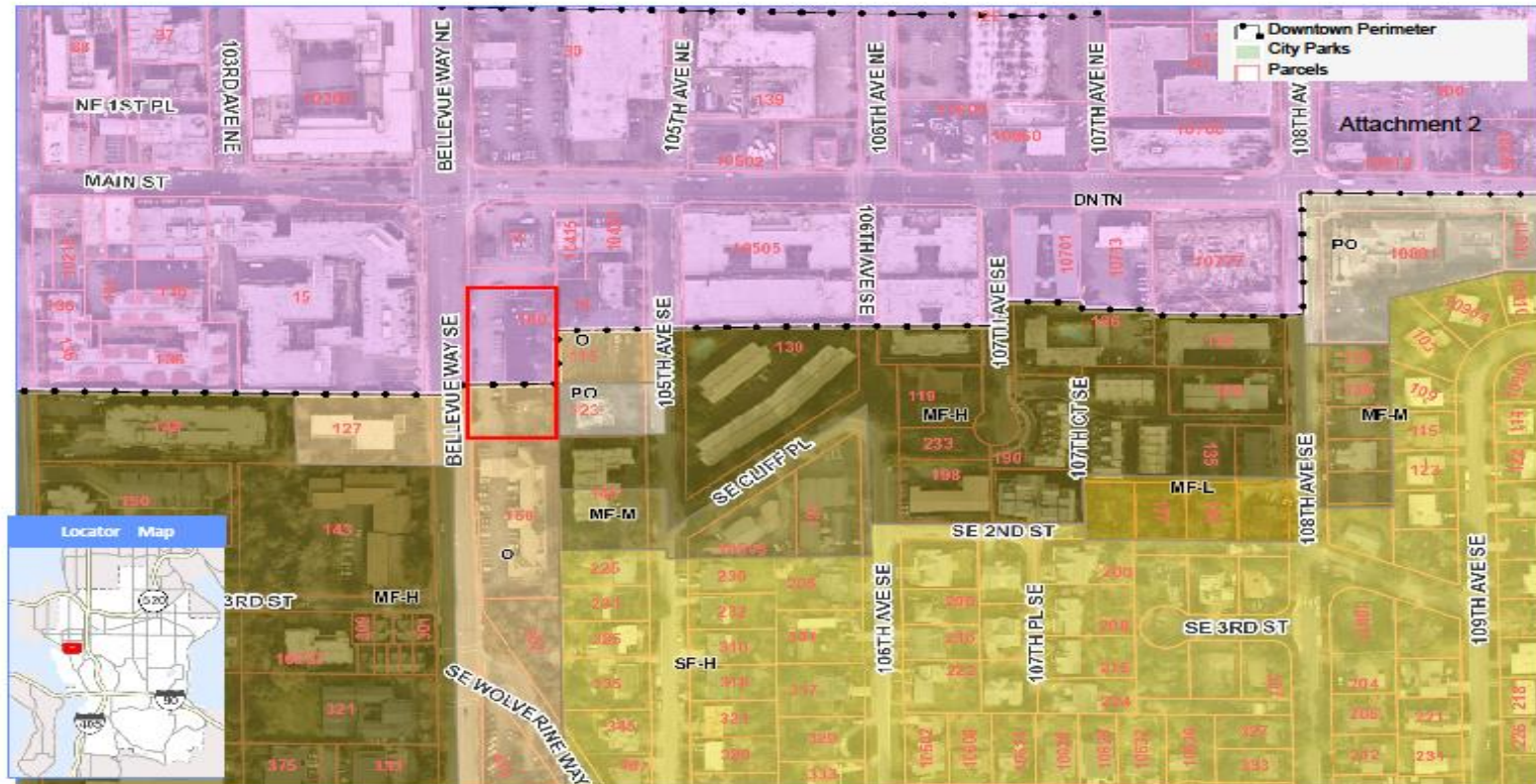
0 163 326  
Scale 1: 1,955 Feet

Map Generated on: 02/26/2020

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# Downtown (Mixed Use) DNTN-MU and Office (O) to all DNTN-MU



Map Generated on: 05/29/2020

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# 100 Bellevue Way SE - Staff Recommendation

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**This proposal meets all the Threshold Review criteria to be included in the annual Work Program.**

## **Summary of Criteria Evaluation**

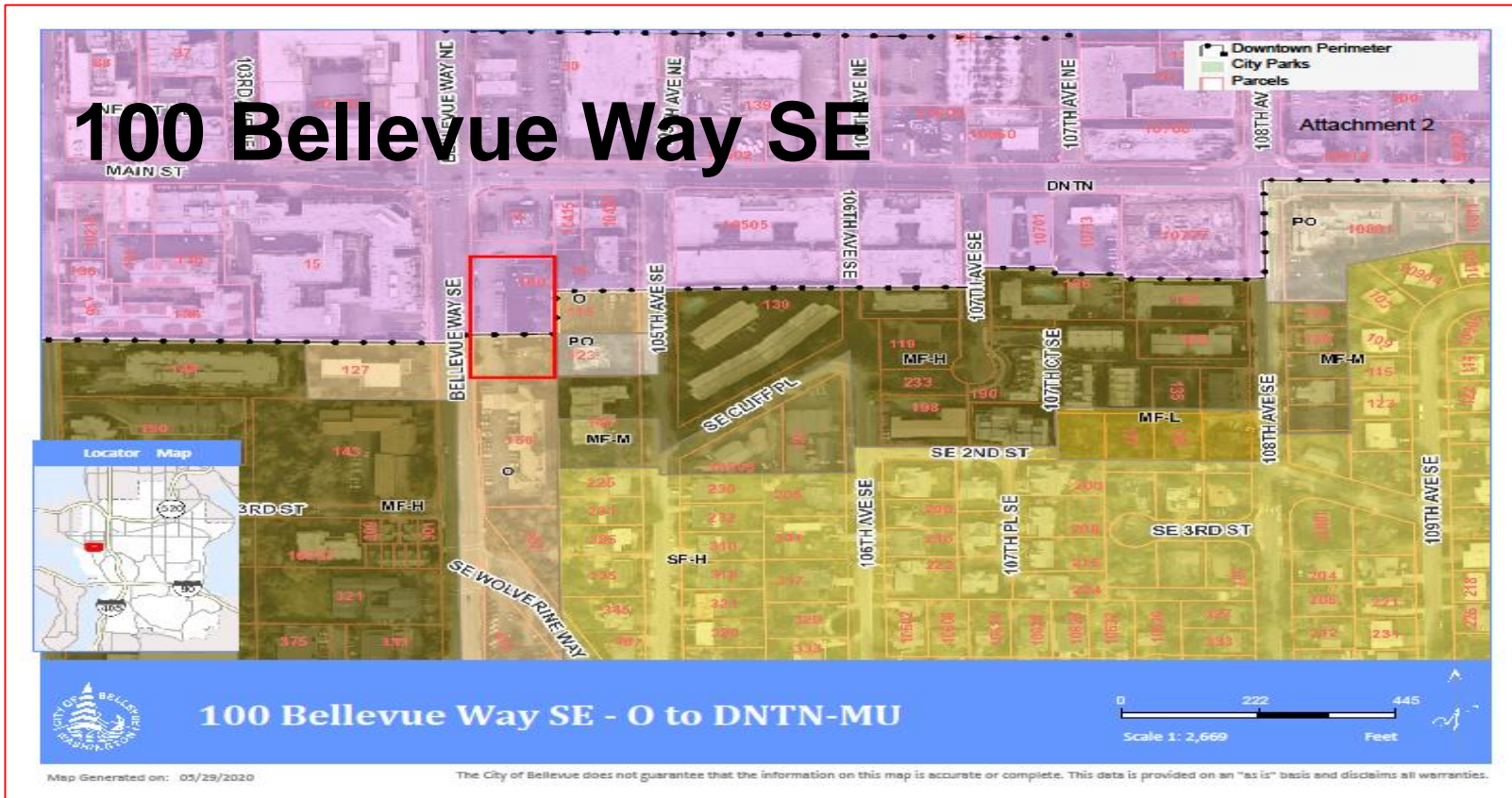
- Previous amendment actions established a consistent framework for addressing split parcels. (A)
- The split designation is a significantly changed condition. The plan should not prevent compatible redevelopment, realizing the land use vision for Downtown and adjacent neighborhoods. (E)
- Only property actually split by the boundary would be appropriate to examine under expansion of the geographic scope. (F)
- The policies and tools now can successfully manage hardline transitions between Downtown neighborhoods and their adjacent neighbors. (G)



# 100 Bellevue Way – Public Comments

- [illegible]

# Threshold Review Recommendation



- Threshold Review Study Session July 8, 2020

# Safeguard Self Storage

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- Bellevue Planning Commission
- Threshold Review Public Hearings July 8, 2020



# Office (O) to Community Business (CB)

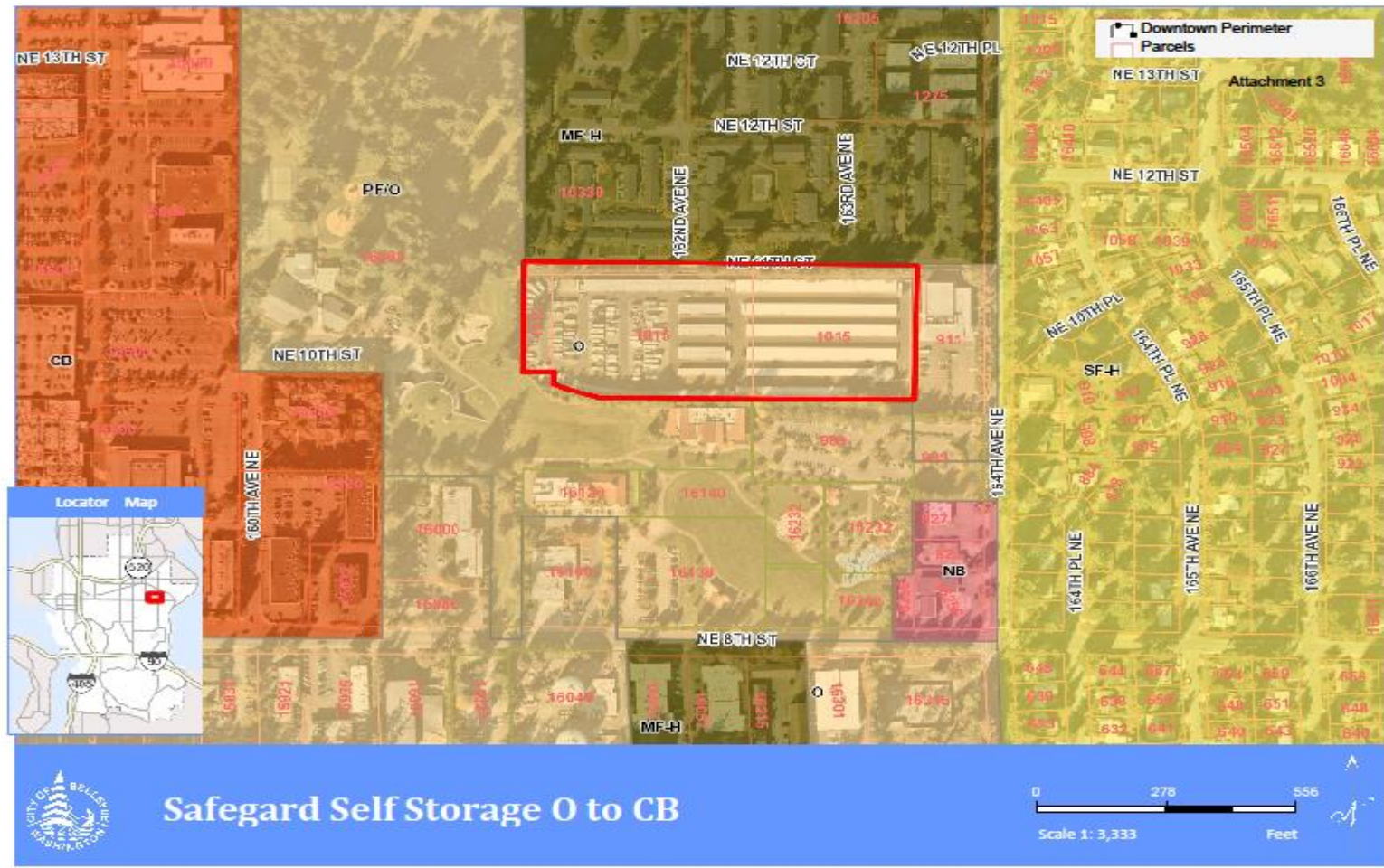


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# Office (O) to Community Business (CB)



# Safeguard Self Storage - Staff Recommendation

**This proposal meets all the Threshold Review criteria to be included in the annual Work Program.**

## Summary of Criteria Evaluation

- The proposal does not raise issues appropriately addressed elsewhere. The Crossroads Subarea Plan has been building in policy regarding its land use mix, with particular and ongoing community focus on multifamily buildout and opportunities for mixed use. (C)
- Crossroads Subarea Plan changes redefined the shopping center's role both as a revitalizing transit-oriented development and as a centerpiece for other elements. Changing land uses around this site ask whether the Plan anticipated the effect of its own changes on the appropriate use of this site for other than Office. (E)
- The proposed amendment is consistent with "the city's land use strategies [that] work to ensure that new infill development appropriately fits into existing neighborhoods." (G)



# Safeguard Self Storage – Public Comments

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- One public comment has been submitted on this application to date.

- Bellevue Planning Commission
- Threshold Review Public Hearings July 8, 2020



# Threshold Review Recommendation



- Threshold Review Study Session July 8, 2020



# NE 8th Street Partners

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- Bellevue Planning Commission
- Threshold Review Public Hearings July 8, 2020

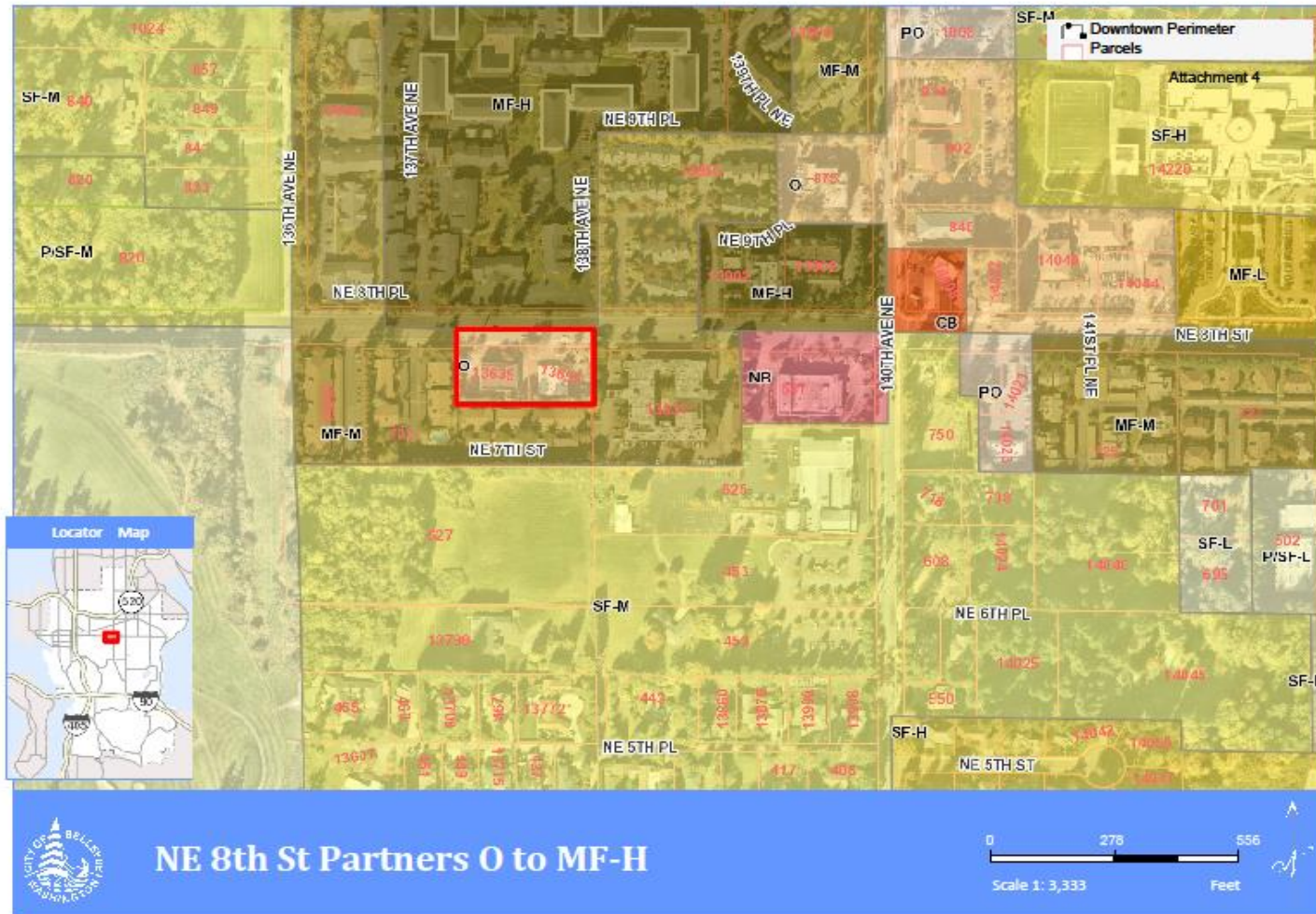


# Office (O) to Multifamily-High (MF-H)





# Office (O) to Multifamily-High (MF-H)



# NE 8th Street Partners - Staff Recommendation

**This proposal meets all the Threshold Review criteria to be included in the annual Work Program.**

## **Summary of Criteria Evaluation**

- There have been no plan amendment actions since a 1996 event amended the Plan designation to Office for this site to align the existing office zoning—established under King County—with post-GMA consistency requirements for comprehensive plans. (B)
- The emergence of higher density multifamily development 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—is a significantly changed condition. A number of neighborhood service and convenience uses have been developed within close proximity. (E)



# NE 8th Street Partners – Public Comments

- [illegible]

# Threshold Review Recommendation



- Threshold Review Study Session July 8, 2020



# Glendale Country Club NE

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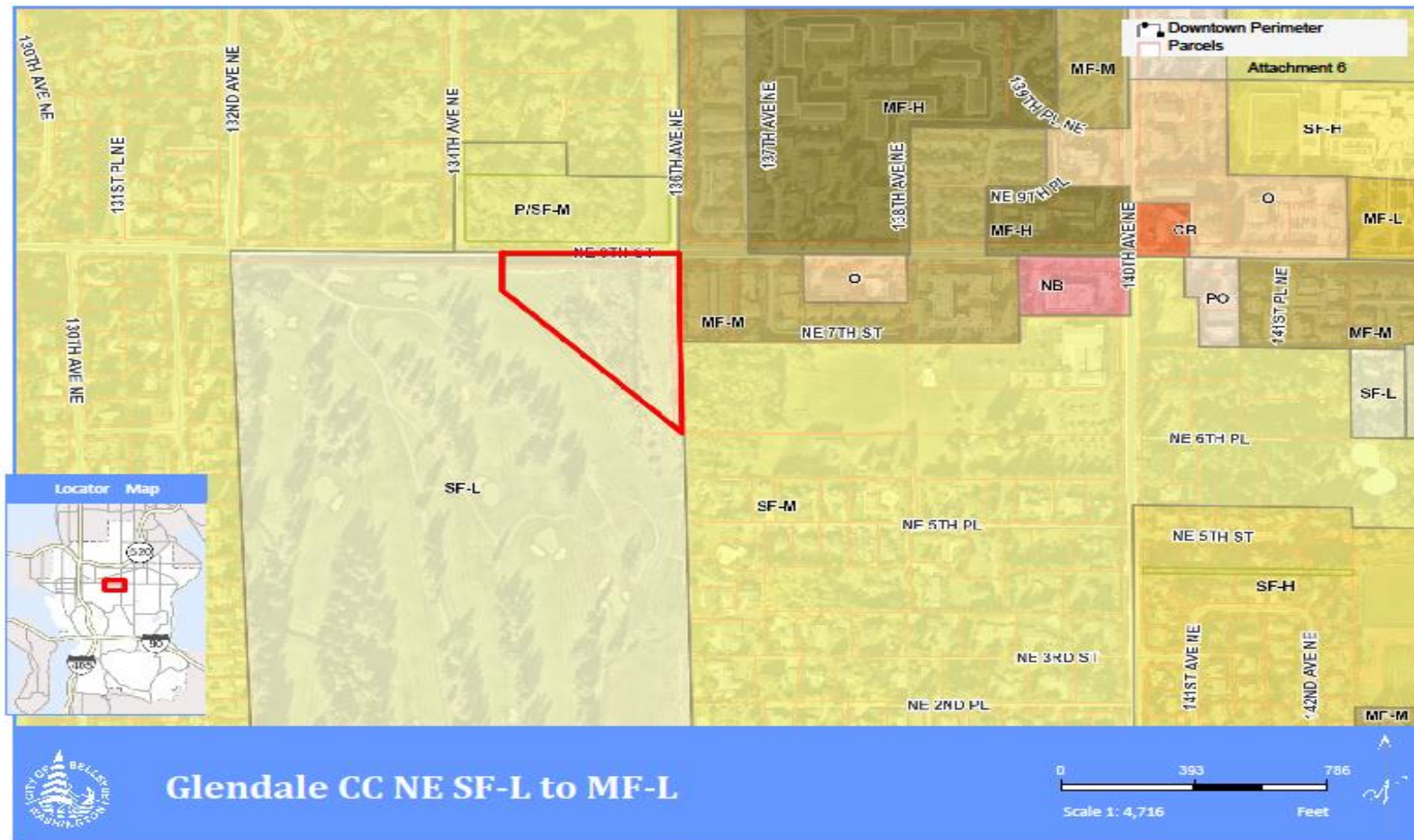
- Bellevue Planning Commission
- Threshold Review Public Hearings July 8, 2020

# Single Family-Low (SF-L) to Multifamily-Medium (MF-M)





# Single Family-Low (SF-L) to Multifamily-Medium (MF-M)



# Glendale Country Club NE - Staff Recommendation

**This proposal meets all the Threshold Review criteria to be included in the annual Work Program.**

## **Summary of Criteria Evaluation**

- The emergence of higher density multifamily development 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—is a significantly changed condition. A number of neighborhood service and convenience uses have been developed within close proximity. (E)
- 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 by looking west rather than the staff report's east. (F)



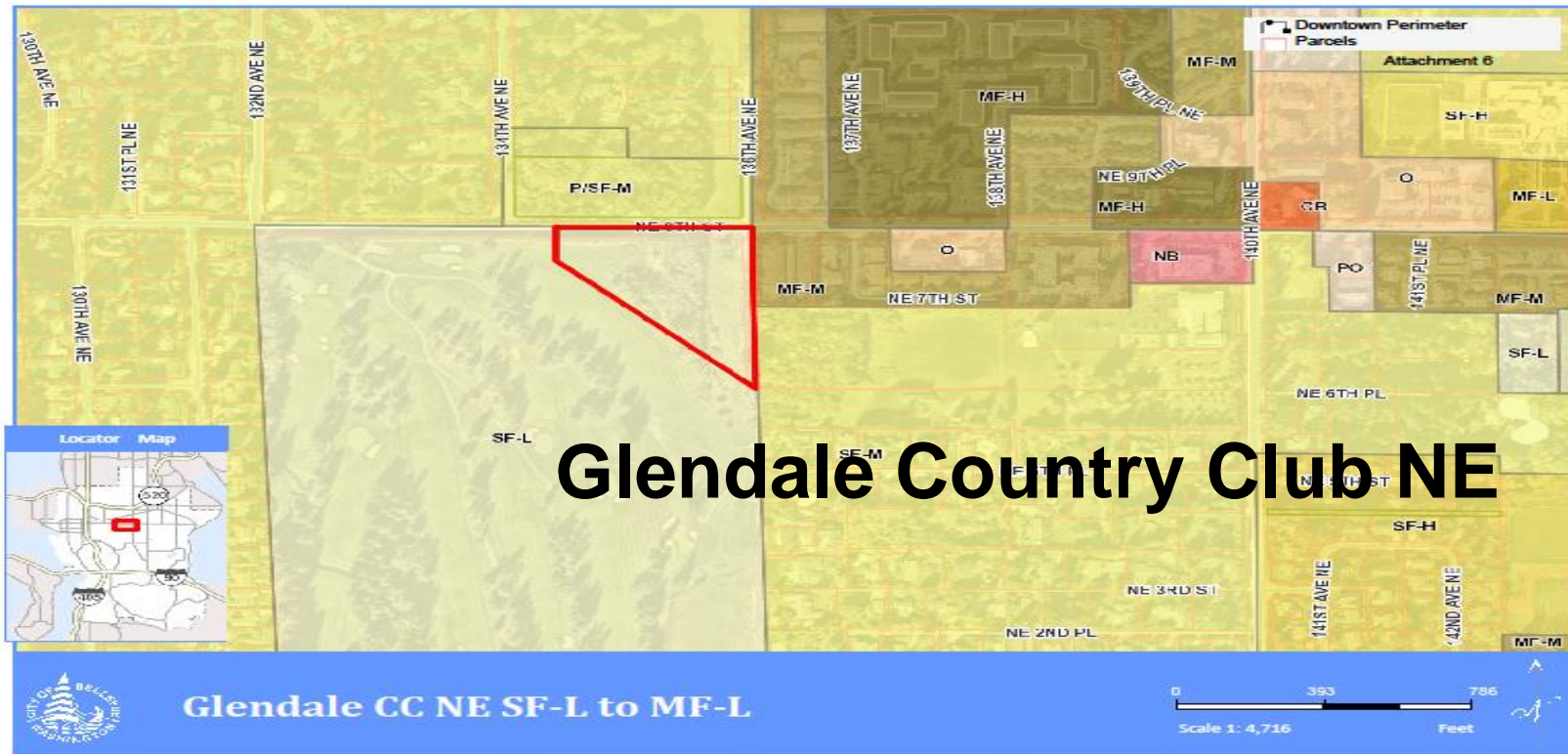
# Glendale Country Club NE – Public Comments

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- Thirty public comments have been submitted on this application to date.

- Bellevue Planning Commission
- Threshold Review Public Hearings July 8, 2020

# Threshold Review Recommendation



Threshold Review Study Session July 8, 2020

# 2020 Next Steps

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- Planning Commission Threshold Review recommendations presented to City Council on August 3.
- Planning Commission conducts Final Review with September 23 study session and October 28 public hearings.
- Bellevue Planning Commission
  - Threshold Review Study Session July 8, 2020



# Direction / Feedback

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- Results of real-time auditing of tonight's material
- Anticipating fall review work





# **2020 Annual Comprehensive Plan Amendments**

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**Public Hearings**

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Community Development

July 8, 2020