

CITY COUNCIL REGULAR SESSION

Threshold Review of the Planning Commission recommendations and the criteria set forth in Part 20.30I.140 LUC to determine by motion which amendment proposals will be included in the 2020 annual Comprehensive Plan Amendment work program.

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EXECUTIVE SUMMARY

To establish the 2020 annual comprehensive plan amendment work program, the City Council acts by motion to add privately-initiated plan amendments (tonight) and (if applicable) by separately initiating City-sponsored amendments.

City Council's legislative authority to determine which or all of the 2020 Threshold Review recommendations is codified at LUC 20.30I.130.B.2.b. A privately-initiated application must be found to meet all of the Threshold Review Decision Criteria in order to advance into the annual work program and its Final Review merit-based process.

RECOMMENDATION

Move to adopt the 2020 annual Comprehensive Plan Amendment (CPA) work program as recommended by the Planning Commission through their Resolutions (Attachments C-F).

BACKGROUND/ANALYSIS

Consideration of proposals to amend the Comprehensive Plan may be done no more frequently than once every year under the state Growth Management Act (GMA). This process consists of five steps:

1. Planning Commission Threshold Review study, evaluation, and public hearings to recommend whether proposals should be considered for further review in the annual work program;
2. City Council action on Planning Commission recommendations to establish the annual work program;
3. Proposals included in the annual work program are referred back to the Planning Commission for Final Review;
4. Planning Commission Final Review study, evaluation, and public hearings; and
5. City Council legislative action on the Planning Commission's Final Review Recommendation.

2020 Annual Comprehensive Plan Amendments List of Proposed Amendments

The chart on the next page summarizes the applications in reference to the Summary Recommendations that follow. The complete application materials are available on the City web site at the link below¹. The link includes the original applications, staff recommendations, links to Planning Commission agendas, and to all public comments.

¹<https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/comprehensive-plan/comprehensive-plan-amendments>

The Kapela Property Redesignation plan amendment application was withdrawn before the Planning Commission’s June 10 Threshold Review geographic scoping study session.

CPA	Proposal	Planning Commission Recommendation
100 Bellevue Way SE 20 102643 AC 100 Bellevue Way SE Southwest Bellevue/ Downtown	<ul style="list-style-type: none"> 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
Safeguard Self Storage 20-102660 AC 20-102751 LQ 1015 164th Ave NE Crossroads	<ul style="list-style-type: none"> 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
NE 8th Street Partners 20-102741 AC 13635 and 13655 NE 8th Street Wilburton/NE 8th St	<ul style="list-style-type: none"> 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
Glendale Country Club NE 20-102772 AC 13440 Main Street Wilburton/NE 8th St	<ul style="list-style-type: none"> 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

See Attachment B for the complete text of the Threshold Review Decision Criteria. The chart below summarizes the decision criteria in reference to the Summary Recommendation that follows for the remaining proposals. The complete staff recommendation and the Planning Commission minutes are available on the City web site at the link below¹.

Threshold Review Decision Criteria LUC 20.30I.140
A – Appropriately addressed through Plan
B – Compliance with three-year limit
C – Does not raise policy issues outside CPA
D – Reasonably reviewed with resources
E – Addresses significantly changed conditions
F – Expand geographic scope
G – Consistent with current general Plan policies
H – State law, court or admin decision requires it

¹<https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/comprehensive-plan/comprehensive-plan-amendments>

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.

The Planning Commission 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, recognizing that amendments to the Downtown boundary are significant policy issues, and while previous amendment actions along Downtown Bellevue’s 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; it has established a significantly changed condition on plan intent realizing the land use vision for Downtown and adjacent neighborhoods (Decision Criteria A and E.)

Summary Recommendation: 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.

The Planning Commission 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 does not raise policy or 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 (Decision Criterion C.)
- 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 (Decision Criterion E.)

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.

The Planning Commission 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.

¹<https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/comprehensive-plan/comprehensive-plan-amendments>

- The proposed amendment addresses significantly changed conditions where higher density multifamily development and the potential for redevelopment 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 (Decision Criterion E.)

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.

The Planning Commission 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 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 (Decision Criterion E.)

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 for 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 virtual Planning Commission study session
- ✓ Official Weekly Permit Bulletin notice as required
- ✓ A July 8 Threshold Review Planning Commission virtual public hearing

¹<https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/comprehensive-plan/comprehensive-plan-amendments>

Public comments come in throughout the process. All written comments are included in the public record. Public comments are also posted on the proposed Comprehensive Plan amendments web site.

Only the applicants spoke to the 100 Bellevue Way SE and Safeguard Self Storage applications at the July 8 virtual Planning Commission Threshold Review public hearing. One person spoke affirmatively to the NE 8th Street Partners application, and seven people provided affirmative testimony to the Glendale Country Club NE application. This latter testimony emphasized the intent of the Glendale Country Club in providing underutilized land to respond to housing demand while assuring the future financial success of the golf course in its role as a community asset.

Proposed CPA	Number of comments through the public hearing date		Number speaking at the public hearings
100 Bellevue Way SE	3	Favored the proposal: 2 Opposed the proposal: 0 Sought info on the proposal: 1	Favored the proposal: 2 Opposed the proposal: 0
Safeguard Self Storage	1	Favored the proposal: 0 Opposed the proposal: 0 Sought info on the proposal: 1	Favored the proposal: 2 Opposed the proposal: 0
NE 8th Street Partners	3	Favored the proposal: 0 Opposed the proposal: 0 Sought info on the proposal: 3	Favored the proposal: 4 Opposed the proposal: 0
Glendale Country Club NE	30	Favored the proposal: 18 Opposed the proposal: 2 Sought info on the proposal: 10	Favored the proposal: 10 Opposed the proposal: 0

POLICY & FISCAL IMPACTS

Policy Impact

Pursuant to the GMA, the Bellevue City Code at Part 20.30I LUC permits property owners to initiate site-specific Comprehensive Plan Amendments and for anyone to propose non-site-specific, or Citywide amendments. Privately-initiated applications are accepted and reviewed annually; they are not part of a broader City initiative. Proposed site-specific amendments approved by the City Council lead to rezoning to ensure development regulations that are consistent with and implement the Comprehensive Plan.

Potential policy impacts identified by the Planning Commission in its Threshold Review would be considered in Final Review:

- How the Downtown boundary came to be at **100 Bellevue Way SE** and its ramifications based on the series of split-site plan amendment designations approved by City Council;

¹<https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/comprehensive-plan/comprehensive-plan-amendments>

- How Crossroads Subarea Plan has been amended over the years to build in policy guidance regarding Crossroads' land use mix by redefining the shopping center's role in the community both as a revitalizing transit-oriented development and as a centerpiece for other elements addressed by the **Safeguard Self Storage** application;
- The Comprehensive Plan's balancing responsibilities necessary between the appropriate designation of the **NE 8th Street Partners** site—an example of an older site not within the plan's employment centers and which has served an ideal role for small business owners who have used the site to provide local services—and the Plan's Land Use growth Strategy which seeks to enhance the health and vitality of existing neighborhoods while providing for commercial uses and development that serve community needs.
- Potentially isolating the proposed multifamily housing site from the **Glendale Country Club NE** golf course—not itself being used for recreational golf purposes—without a land use nexus.

Fiscal Impact

There is no fiscal impact to establishing the Annual Comprehensive Plan Amendment work program.

OPTIONS

1. Move to adopt the 2020 annual Comprehensive Plan Amendment (CPA) work program as recommended by the Planning Commission through their Resolutions (Attachments C-F).
2. Move to take other action on the 2020 annual Comprehensive Plan Amendment work program by advancing some or modifying the recommendations for the proposed plan amendments.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. City map of 2020 Comprehensive Plan amendment applications
- B. Threshold Review Decision Criteria LUC 20.30I.140
- C. Planning Commission Resolution for the 100 Bellevue Way SE proposed plan amendment
- D. Planning Commission Resolution for the Safeguard Self Storage proposed plan amendment
- E. Planning Commission Resolution for the NE 8th Street Partners proposed plan amendment
- F. Planning Commission Resolution for the Glendale Country Club NE proposed plan amendment

AVAILABLE IN COUNCIL LIBRARY

N/A

¹<https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/comprehensive-plan/comprehensive-plan-amendments>