



2020 Annual Comprehensive Plan Amendments

Threshold Review Recommendations

Radhika Moolgavkar, Planning Commission Chair

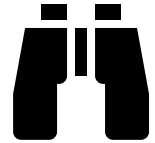
Anne Morisseau, former Commission Chair

Thara Johnson, Nicholas Matz AICP

Community Development August 3, 2020

Direction Needed from Council

- Review Planning Commission recommendations under LUC [20.30I.140](#)
- Determine which amendment proposals to include in the Annual Comprehensive Plan Amendment Work Program



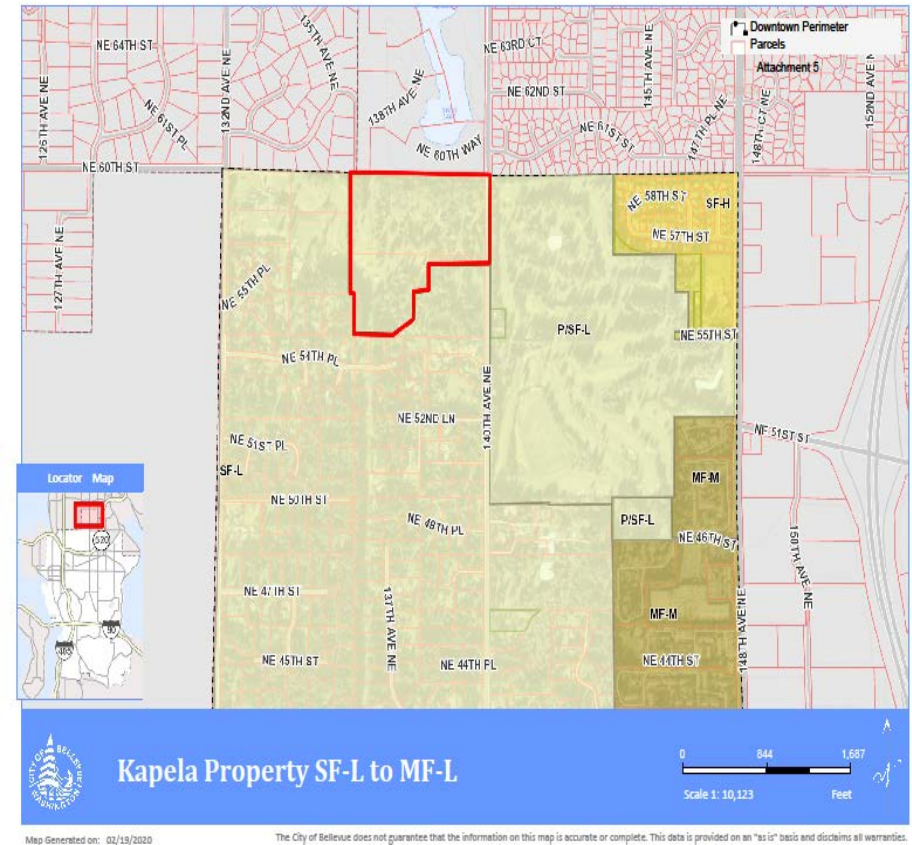


Threshold Review Criteria (LUC 20.30I.140)

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- | |
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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 annual process |
| 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 it |

Withdrawn CPA application

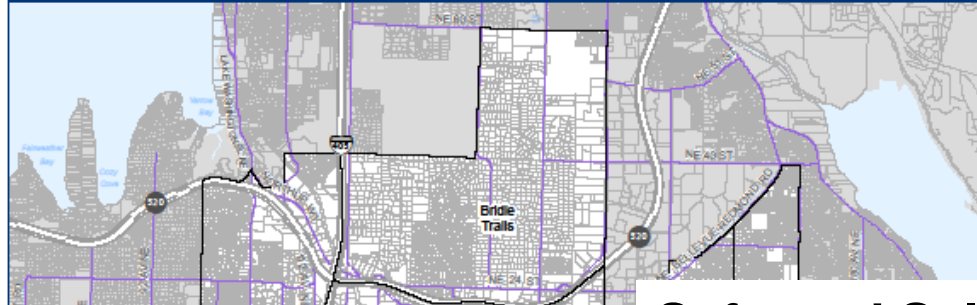
- **Kapela Property Redesignation**
- 5755 140th Ave NE *Bridle Trails*
- A privately-initiated map amendment from (SF-L) to (MF-L) totaling 30 acres.



The Four

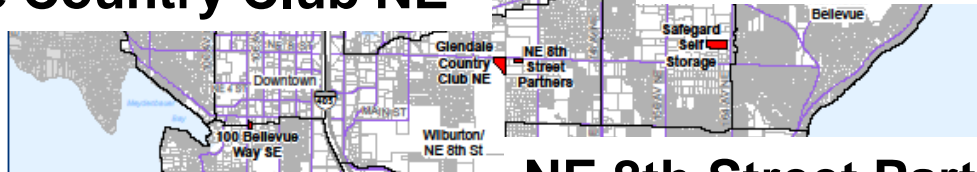


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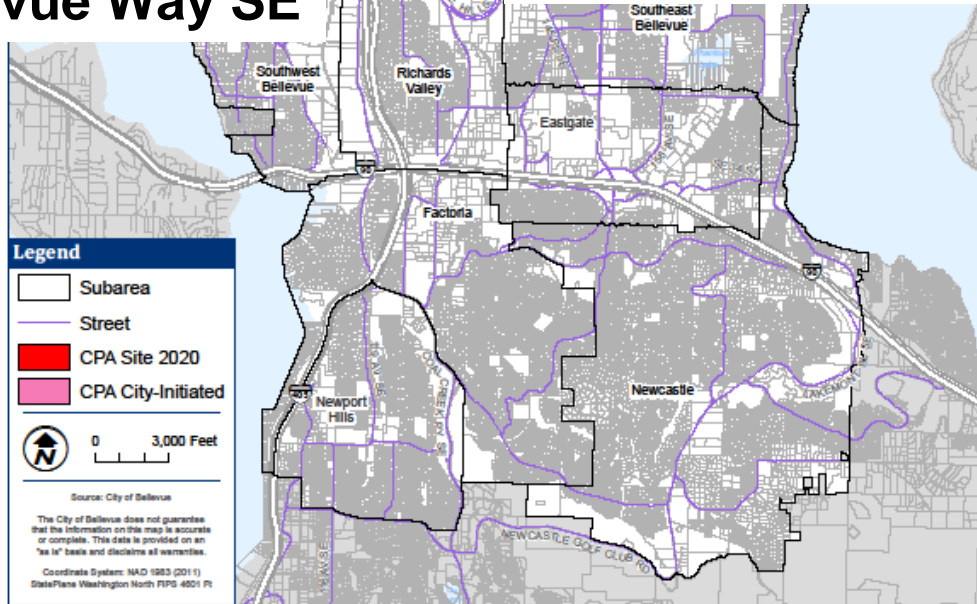
Glendale Country Club NE

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

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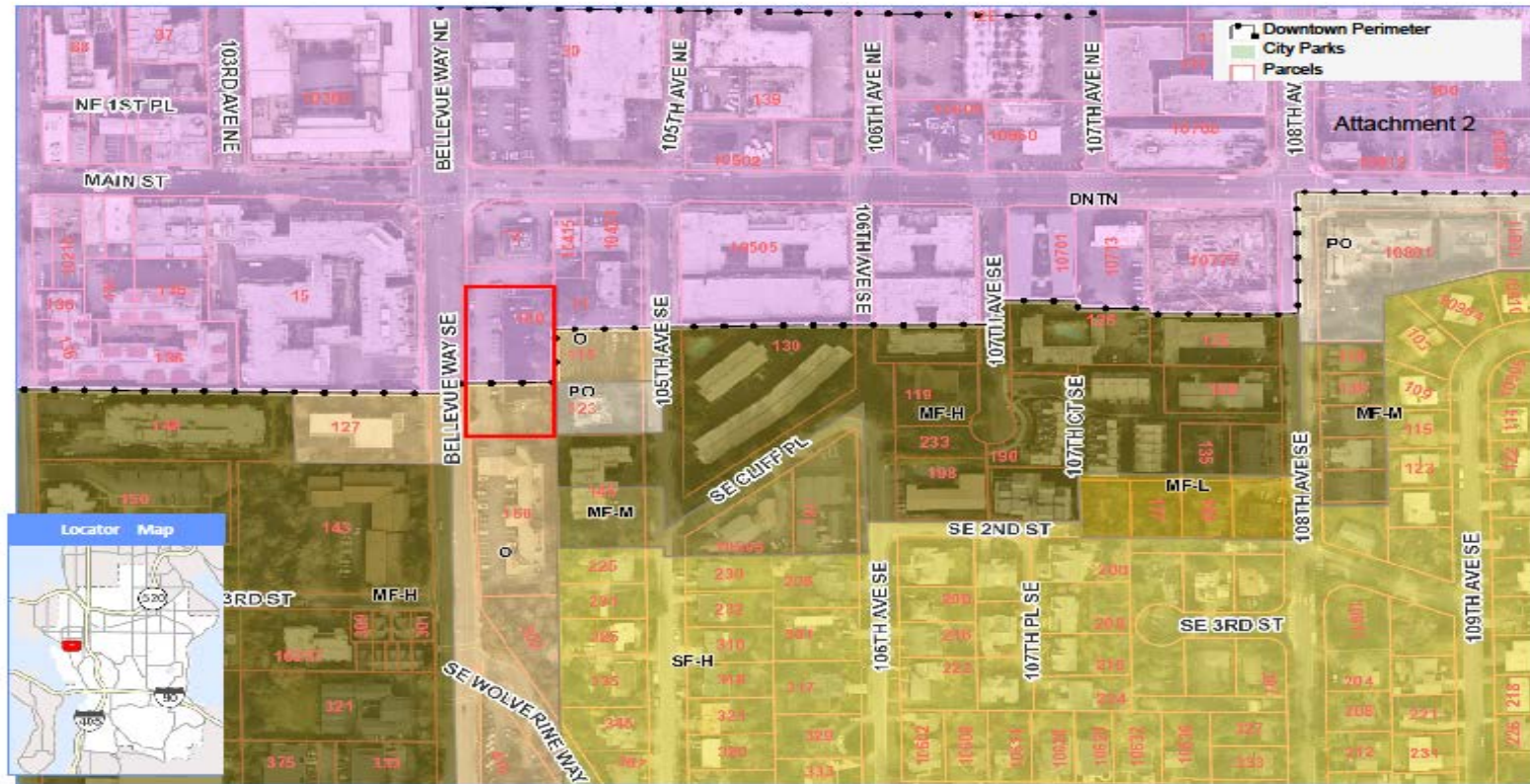
Coordinate System: NAD 1983 (2011)
StatePlane Washington North FIPS 4801 F1

Date: 7/2/2020 File Name: V:\Planning\ArcGIS\CPA\CPA2020\CPA2020Site_8x11.mxd

Planning Commission Recommendation

Proposed Plan Amendment	Site-specific Proposal	Planning Commission Recommendation
100 Bellevue Way SE 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
Safeguard Self Storage 20-102660 AC 1015 164 th 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
NE 8th Street Partners* 20-102741 AC 13635 and 13655 NE 8 th Street <i>Wilburton/NE 8th 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
Glendale Country Club NE* 20-102772 AC 13440 Main Street <i>Wilburton/NE 8th 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 th Street.	Include in the 2020 Work Program

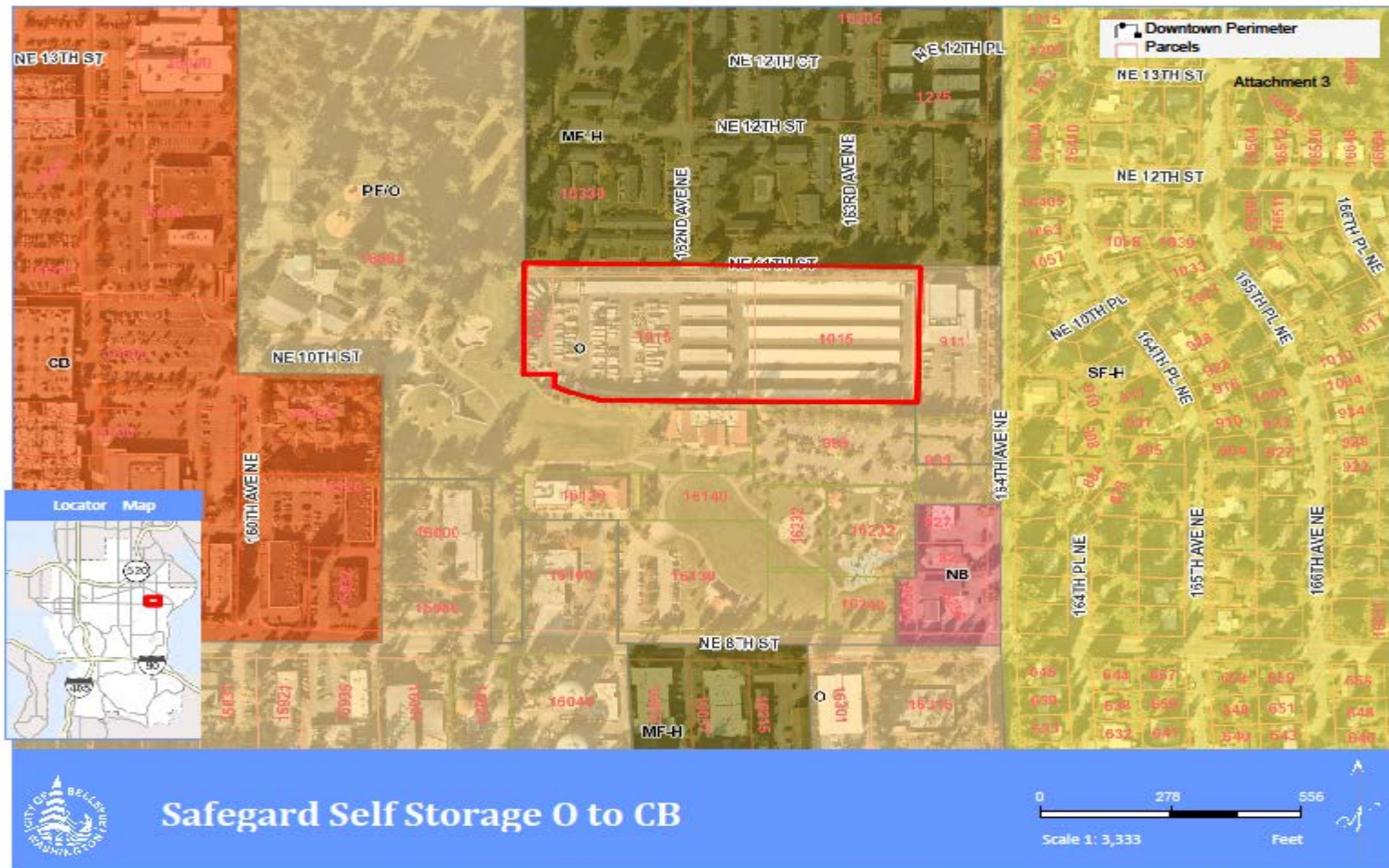
Downtown (Mixed Use) DNTN-MU and Office (O) to all DNTN-MU



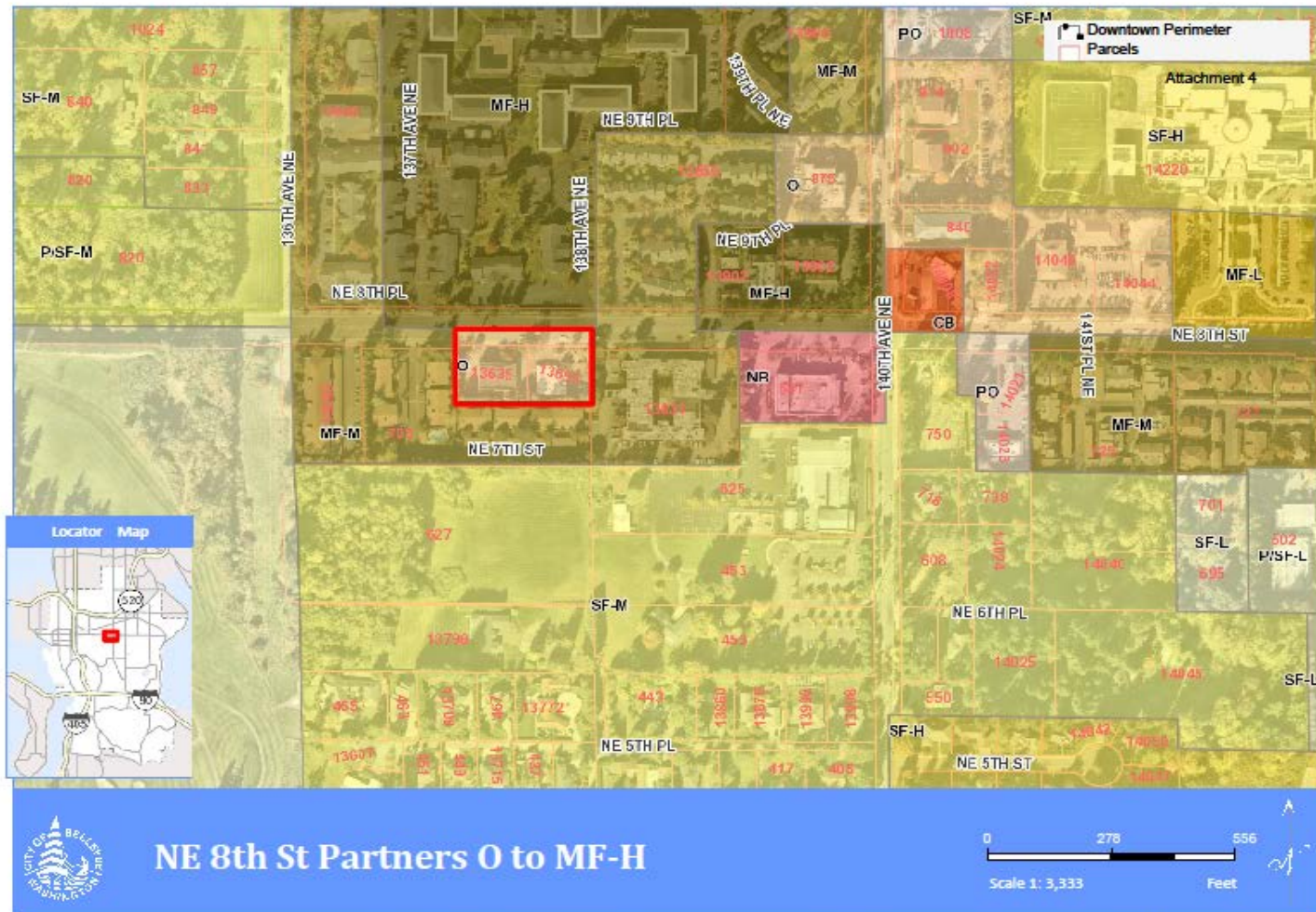
Map Generated on: 05/29/2020

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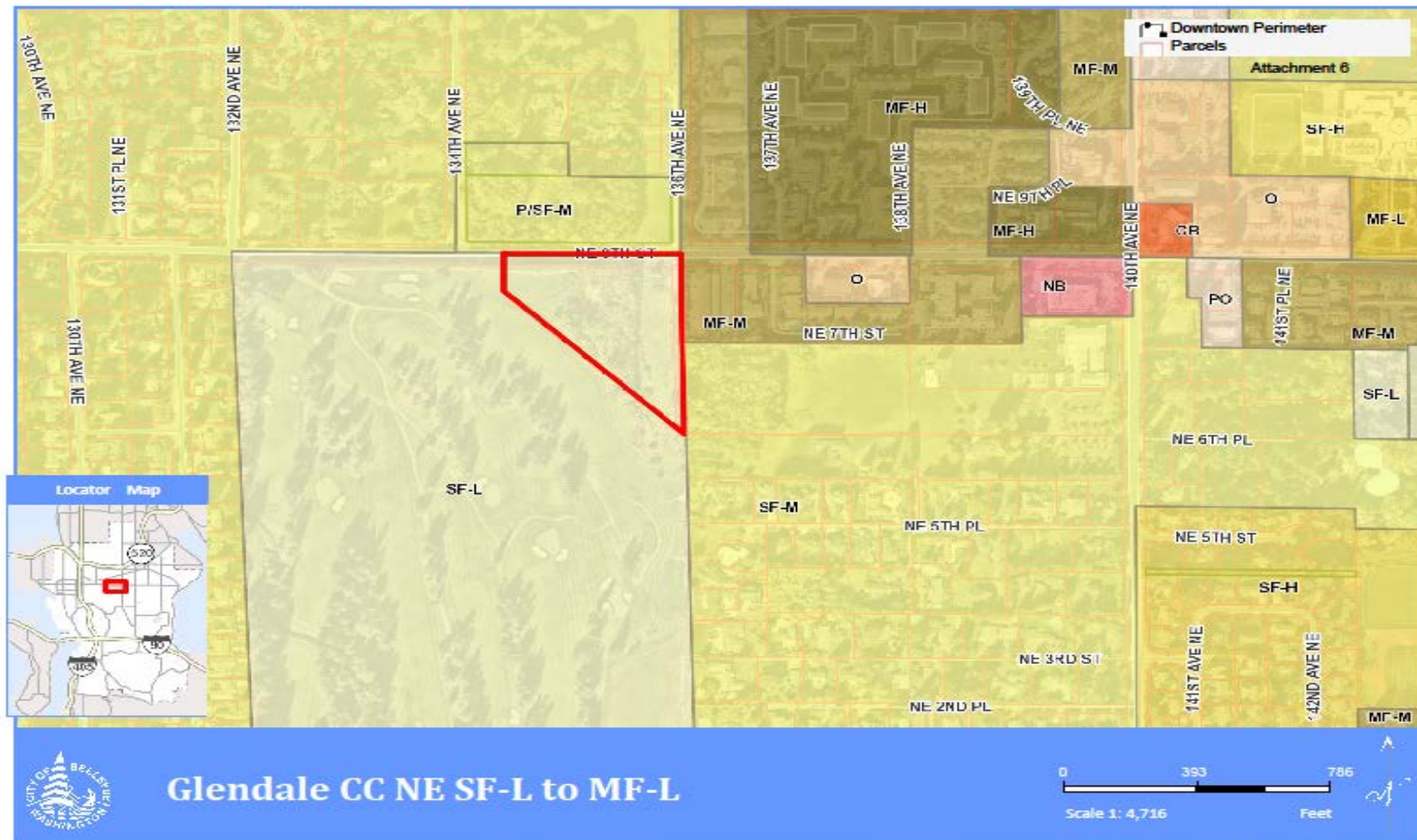
Office (O) to Community Business (CB)



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



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



Community Engagement

Proposed CPA	Number of comments up to Threshold Review hearing date	Number speaking at the hearings
100 Bellevue Way SE	3	2
Safeguard Self Storage	1	2
NE 8th Street Partners	3	4
Glendale Country Club NE	30	10

2020 Next Steps

- Review Planning Commission recommendations under LUC [20.301.140](#).
- Determine which amendment proposals to include in the Annual Comprehensive Plan Amendment Work Program.
- Robust, COVID-19 awareness influencing ongoing community engagement through sessions and hearings.
- Council-initiated amendments align with any amendments advanced tonight.
- Planning Commission conducts Final Review September study sessions and October public hearings.
- Recommendations to City Council in November/ December.



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