2020 Annual Comprehensive Plan Amendments

Final Review

Study Session

Nicholas Matz AICP
Community Development
September 23, 2020

2020 Annual Plan Amendments

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.

2020 Annual Plan Amendments

Planning Commission tonight

Study	Final Review staff review of issues
Set	Final Review public hearing
Request	Data needs

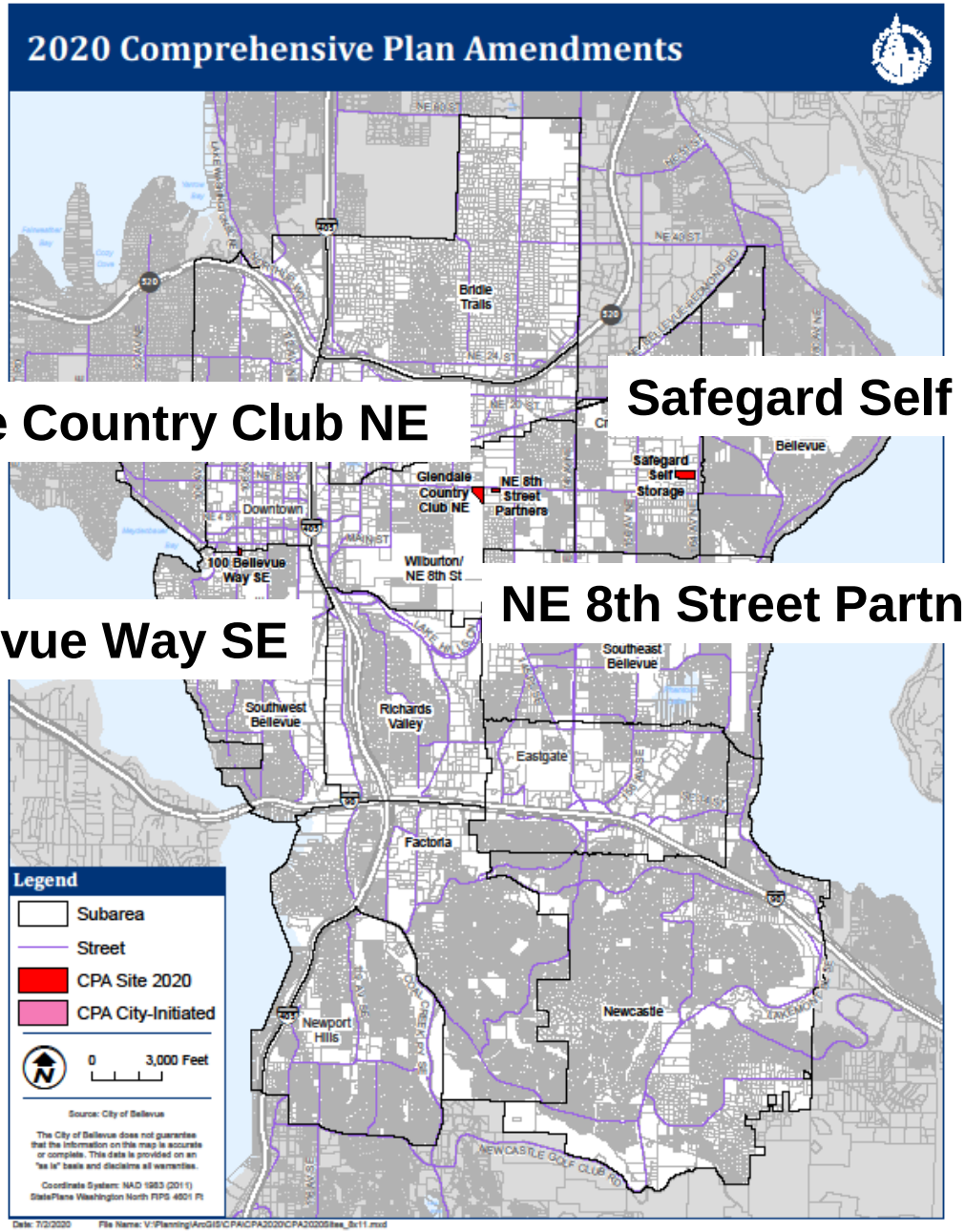
Final Review Criteria (LUC 20.30I)

A. Obvious technical error in the pertinent Comprehensive Plan provision; or

B. The following criteria have been met:

1. Consistent with the Comprehensive Plan, other goals and policies, the CPP, the GMA and other applicable law
2. Addresses the interests and changed needs of the entire City as identified in its long-range planning and policies
3. Addresses significantly changed conditions
4. Is suitable for development in general conformance with adjacent land use, surrounding development pattern, and with zoning standards under the potential zoning
5. Demonstrates a public benefit and enhances the public health, safety and welfare of the City.

The Four


2020 Comprehensive Plan Amendments
Glendale Country Club NE
Safegard Self Storage
NE 8th Street Partners
100 Bellevue Way SE
Bridle Trails
Downtown
Wilburton/ NE 8th St
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: 7/2/2020

The four 2020s + one

Proposed Plan Amendment	Site-specific Proposal	City Council Action
100 Bellevue Way SE 20 102643 AC 100 Bellevue Way SE *Southwest Bellevue/ Downtown*	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
Safegard Self Storage 20-102660 AC 1015 164th Ave NE *Crossroads*	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 8th Street *Wilburton/NE 8th St*	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 *Wilburton/NE 8th St*	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 8th Street.	Include in the 2020 Work Program
Affordable Housing C-1 Strategy* 20-20-112885 AC citywide	Prompted by passage of SHB 1377 this city-initiated proposed plan amendment would develop policy for an incentive-based approach for increasing affordable housing potential, consistent with Affordable Housing Strategy C-1: Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.	Initiate into the 2020 work program

100 Bellevue Way SE

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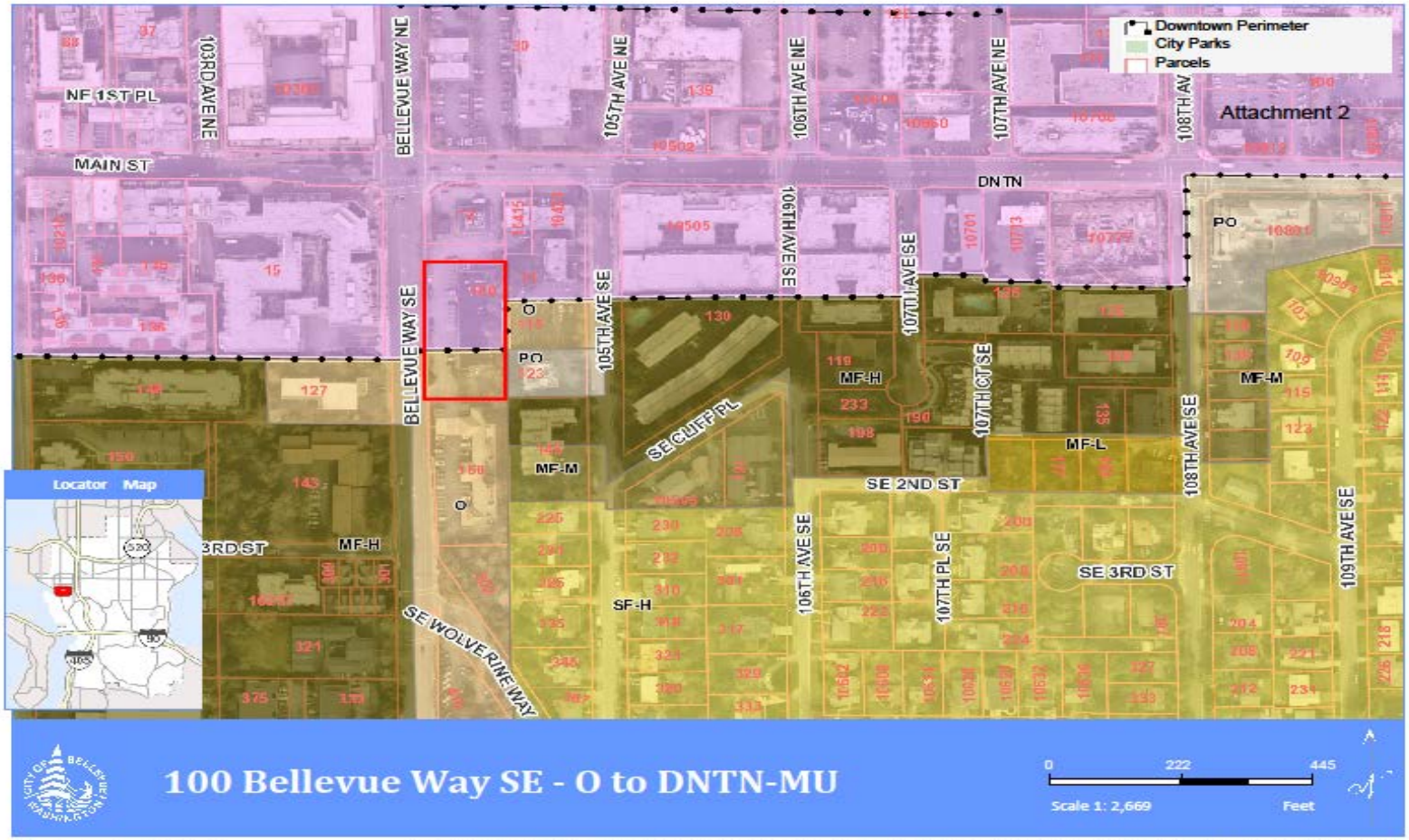
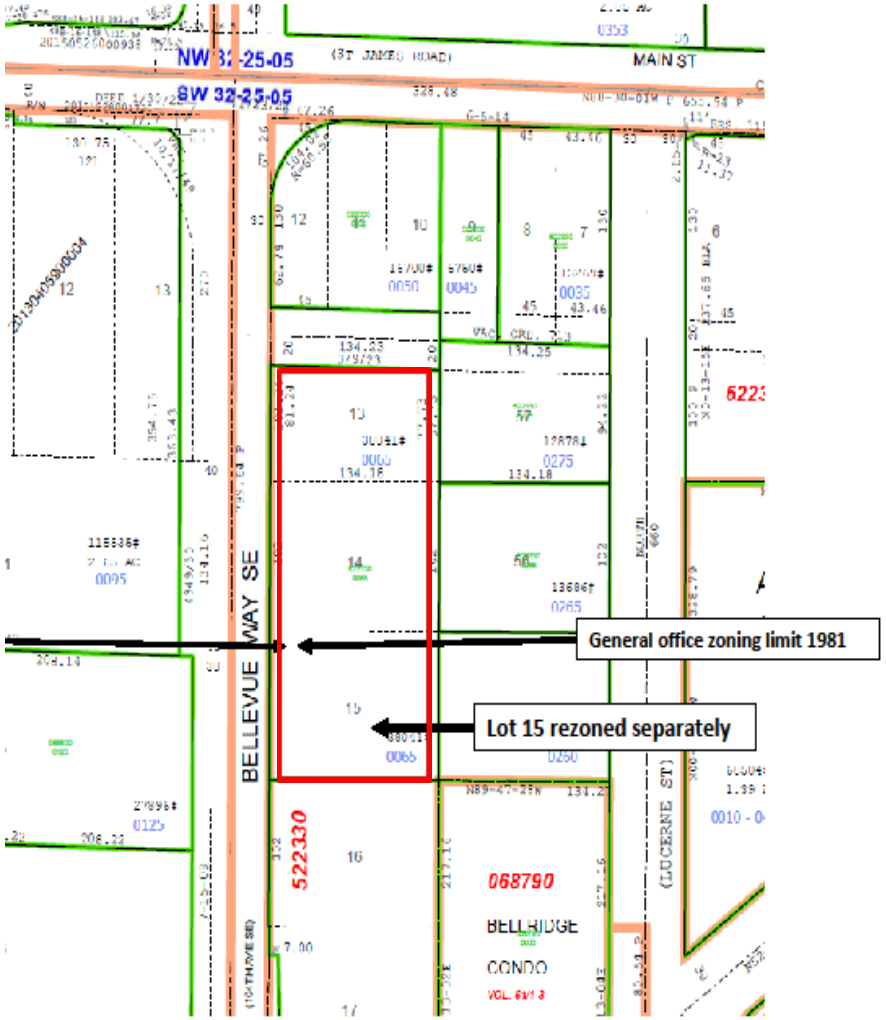
Downtown (Mixed Use) DNTN-MU and Office (O) to all DNTN-MU



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



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

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

LUC Requirements		Site remains split	Site in single designation
Designation	Lot areas	Density	Density
Downtown MU portion Office portion	24,000 sf* 14,000 sf	24,000 square feet @3.25 FAR = **78,000** square feet of building capacity within 70' height and 75% lot coverage limits .5 FAR for non-Downtown Office = ca. 7,000 sf building capacity[1]	43,000 square feet @ 3.25 FAR = **140,000** square feet of building capacity within 70' height and 75% lot coverage limits

Suggested Policy Discussion Questions and Strategies

Safegard Self Storage

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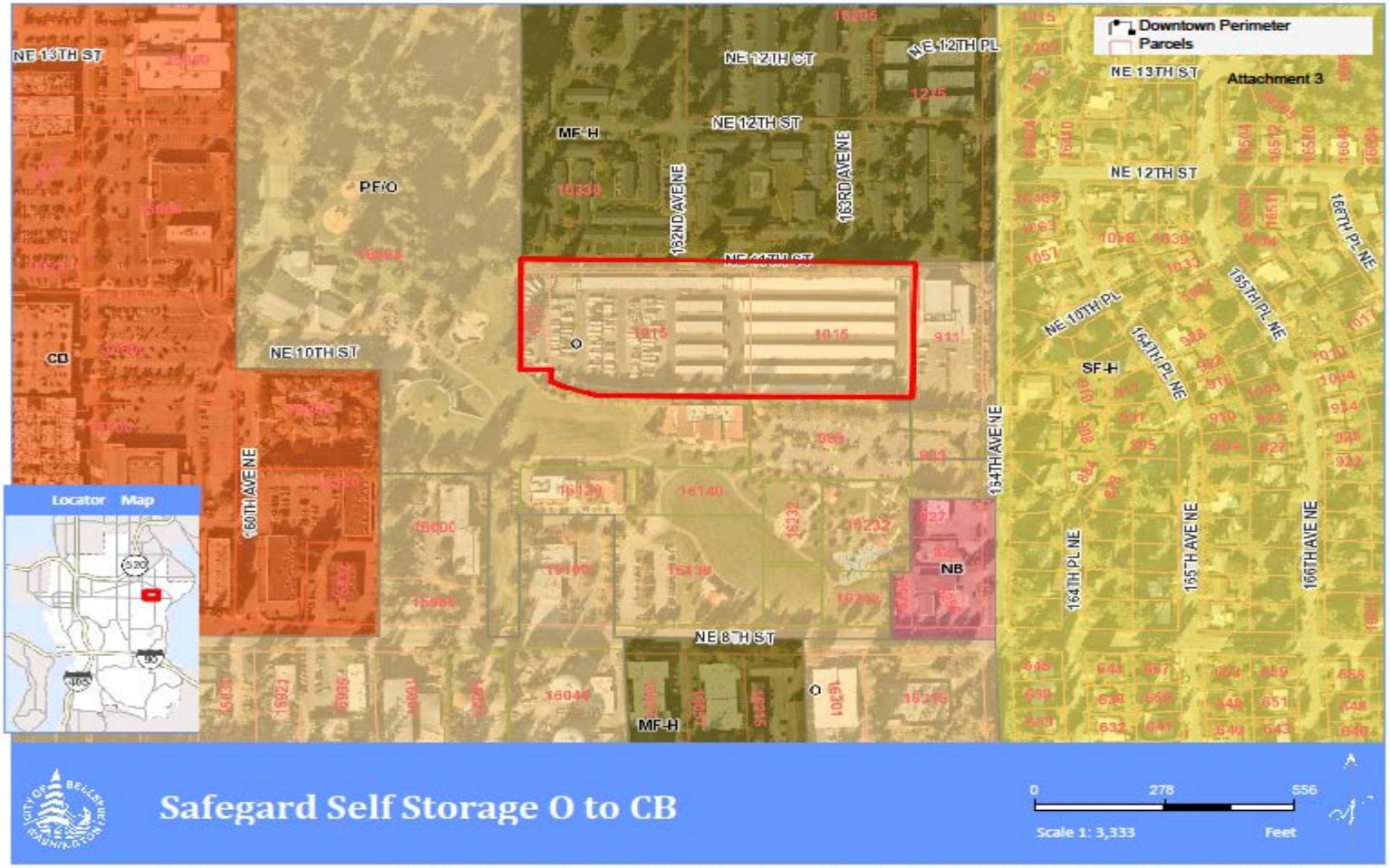
Office (O) to Community Business (CB)



Map Generated on: 02/19/2020

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Office (O) to Community Business (CB)

Office (O) to Community Business (CB)

LUC Requirements		Site remains O	Site becomes CB
Designation	Lot areas	Capacity	Capacity
Office	278,046 sf*	92,500 sf* of building capacity @.33 FAR	N/A
Office with residential		(No more than half allowed in residential) then 46,000 sf = 46 units at 1,000 sf size per unit	N/A
All residential		N/A	191 units with approximately 5,000 sf of ground floor commercial within 45’ height limit

Safegard Self Storage

Suggested Policy Discussion Questions and Strategies

NE 8th Street Partners

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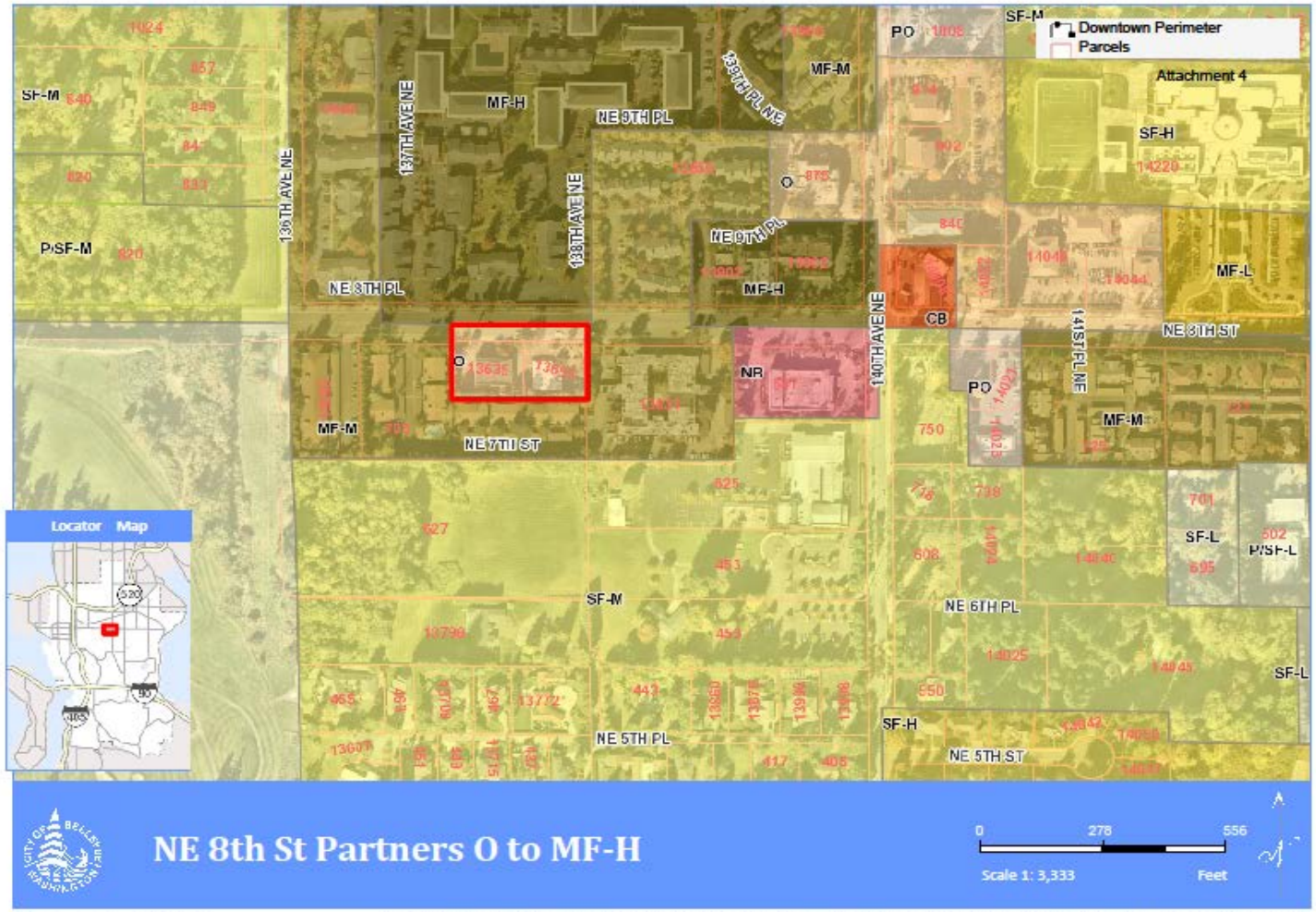
Office (O) to Multifamily-High (MF-H)



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

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

LUC Requirements		Site remains O	Site becomes multifamily
Designation	Lot area	Capacity	Capacity
Office	40,570 sf*	20,000 square feet of building capacity @.5 FAR 10 units of residential capacity (half the allowed floor area) at 1,000 square feet size per unit	
Multifamily Medium			18 units
Multifamily High			28 units

Suggested Policy Discussion Questions and Strategies

Glendale Country Club NE

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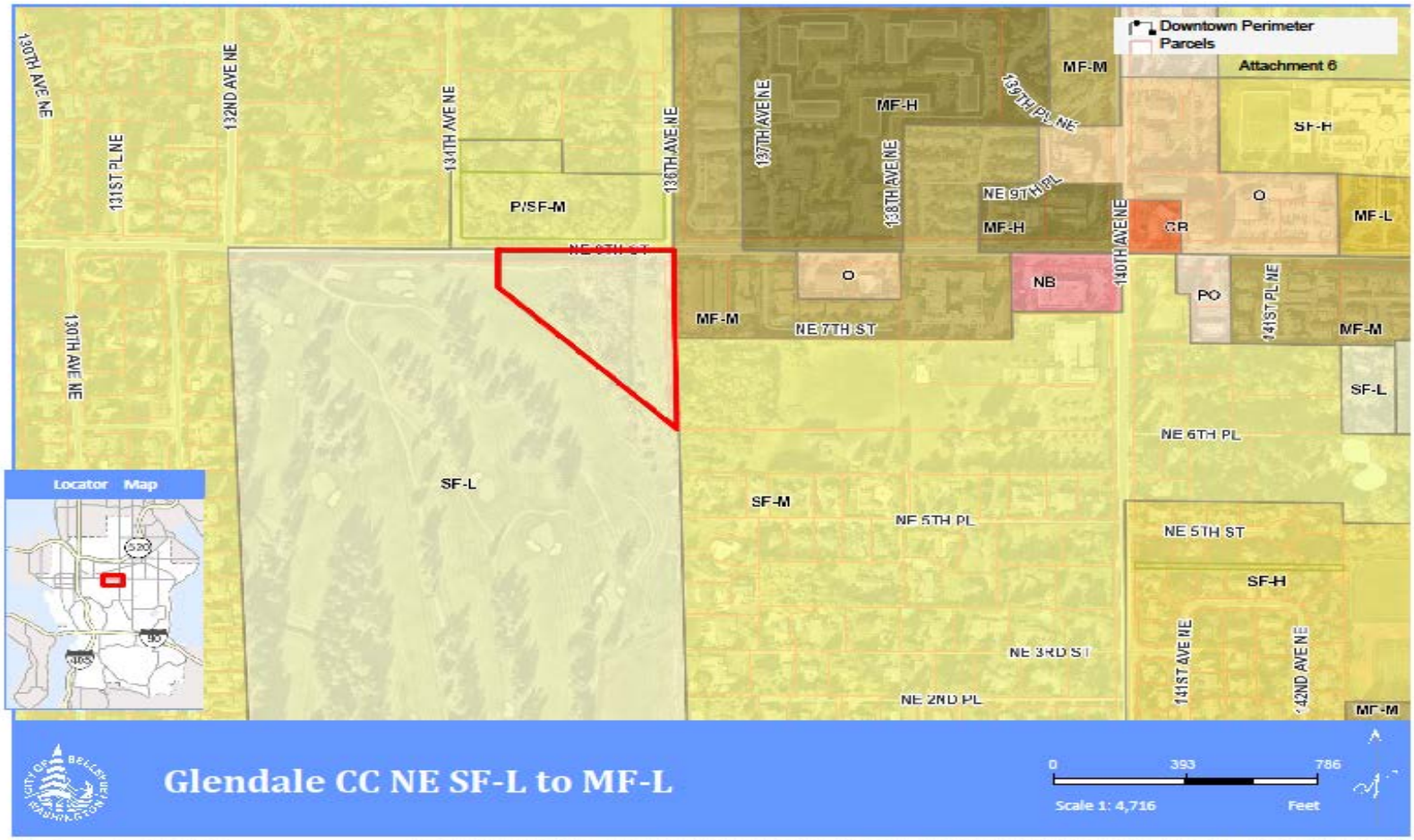
Single Family-Low (SF-L) to Multifamily-Medium (MF-M)



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

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

LUC Requirements		Site remains residential
Designation	Lot area	Capacity
Single family Low	145,733 sf*	3 units
Multifamily Medium		Critical areas represent 63.2 per cent of the site; the density-intensity calculation capacity estimate is 25 units
Multifamily High		Critical areas represent 63.2 percent of the site; the density-intensity calculation capacity estimate is 37 units

Glendale Golf Club NE

Suggested Policy Discussion Questions and Strategies

2020 Next Steps

- Staff recommendation for Final Review recommendations published with hearing notice on October 8.
- EBCC holds a courtesy public hearing on October 6, 2020.
- Planning Commission conducts Final Review October 28 public hearings.
- Council review in November/ December, 2020.

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Direction / Feedback

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

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