



2020 Annual Comprehensive Plan Amendments

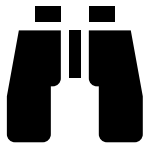
Final Review Recommendations

Radhika Moolgavkar, Planning Commission Chair
Thara Johnson, Janet Lewine AICP, Nicholas Matz AICP
Community Development November 16, 2020

Direction Needed from Council

“...the City Council may approve, or approve with modifications an amendment to the Comprehensive Plan if Final Review Decision Criteria are met...”

- Review Planning Commission recommendations under LUC 20.30I.150 tonight in study session.
- Provide direction to staff, then take ordinance action on December 14.





Final Review Criteria (LUC 20.301.150)

A. Obvious technical error in the pertinent Comprehensive Plan provision,
OR

B1. Consistent with the Comprehensive Plan, other goals and policies, the CPP, the GMA and other applicable law

B2. Addresses the interests and changed needs of the entire City as identified in its long-range planning and policies

B3. Addresses significantly changed conditions

B4. Is suitable for development in general conformance with adjacent land use, surrounding development pattern, and with zoning standards under the potential zoning

B5. Demonstrates a public benefit and enhances the public health, safety and welfare of the City.

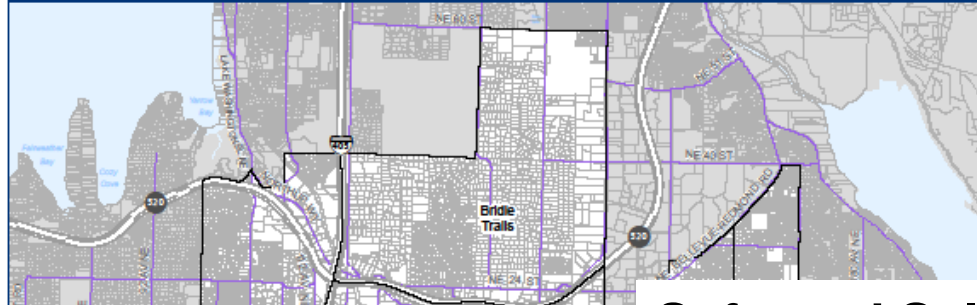
The four 2020s + one

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.	Approve
Safegard 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.	Approve
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.	Approve
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.	Approve
Affordable Housing C-1 Strategy* 20-20-112885 AC citywide	Prompted by passage of SHB 1377 this city-initiated proposed plan amendment includes policies for an incentive-based approach for increasing affordable housing potential, consistent with Affordable Housing Strategy C-1:	Approve

The Four

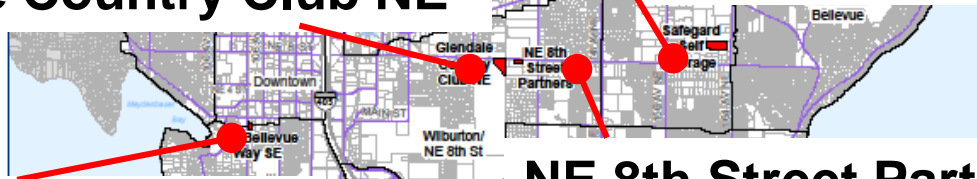


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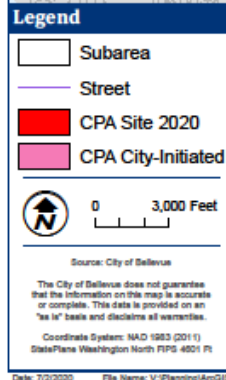
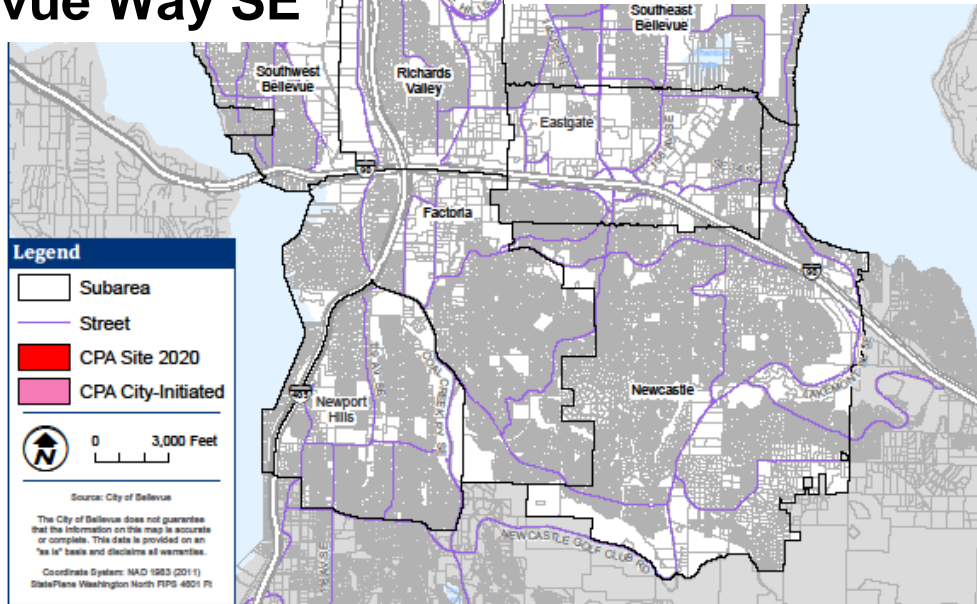
Glendale Country Club NE

Safeguard Self Storage

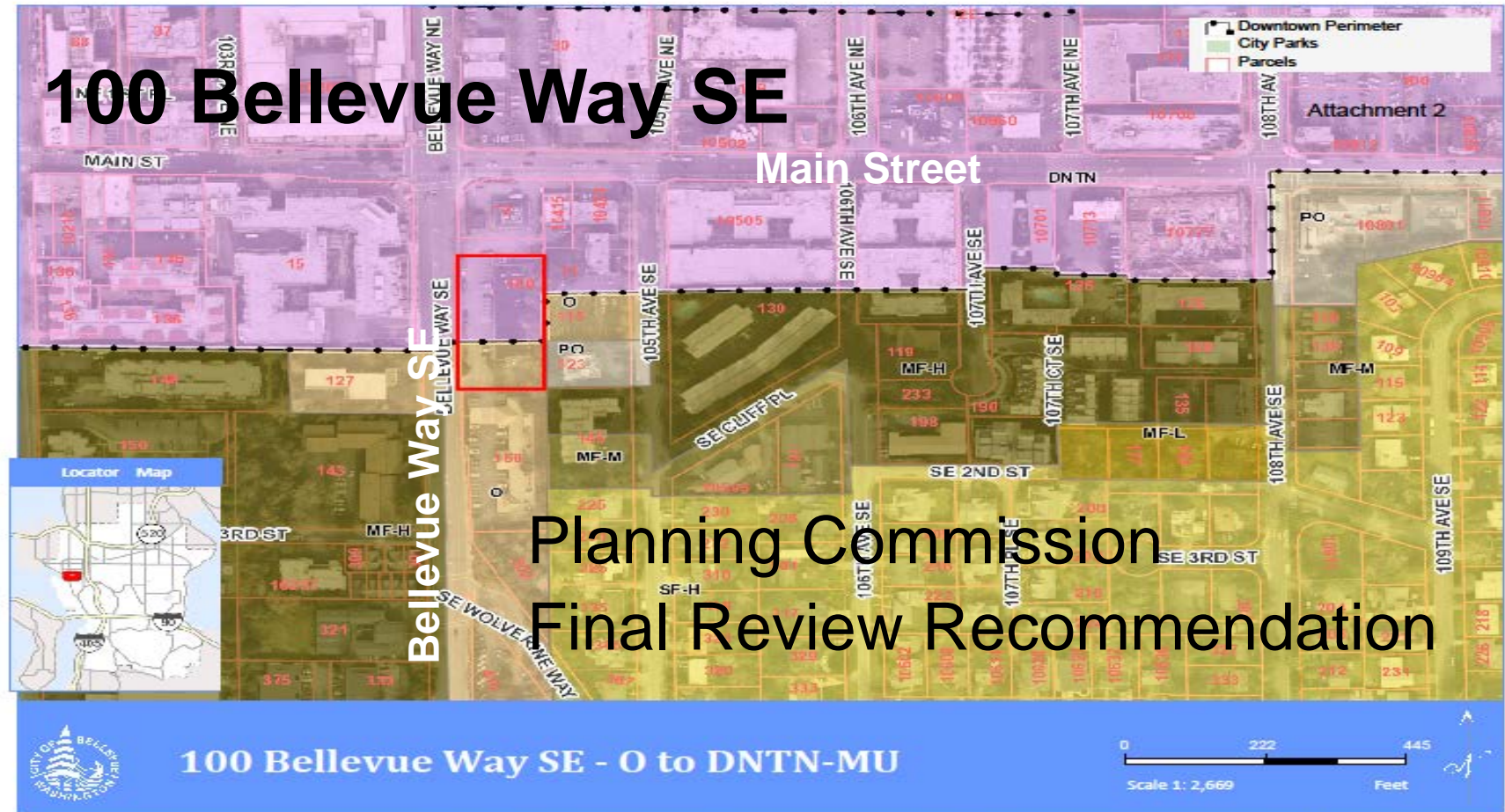


100 Bellevue Way SE

NE 8th Street Partners



100 Bellevue Way SE Office (O) to DNTN-MU



Map Generated on: 03/29/2020

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Safeguard Self Storage Office (O) to Community Business (CB)



NE 8th Street Partners Office (O) to Multifamily-High (MF-H)



Map Generated on: 02/19/2020

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Glendale Country Club NE

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



Map Generated on: 10/27/2020

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Action C-1

- July 20 Council direction to initiate an incentive-based approach for increasing affordable housing potential on eligible properties 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.
- Comprehensive Plan Amendment (CPA) to allow for density increase incentives on eligible properties
- Land Use Code Amendment (LUCA) with development regulations and criteria for the incentives
- Apply bonus the same as existing citywide affordable housing incentive (not needed in BelRed, Downtown & Eastgate).
- Eligible properties meet City policy and recent state legislation House Bill 1377.
- Only applies to eligible properties developing affordable housing.



Proposed Qualifying Properties

- Multifamily and mixed-use residential districts
 - Public surplus property
 - Non-profit housing property
 - Faith-owned property
- Single family residential districts
 - Faith-owned property

Excludes: Parks & Community Services Department owned property
 Property owned by public utilities (except vacant)
 Downtown, BelRed, and Eastgate TOD Areas



C-1 Policy Amendments:

- Supporting policy language for bonuses and incentives on eligible properties
- Policy that provides direction to implement the bonuses and incentives outside of growth corridors
- Policy to provide direction for creation of a demonstration program for affordable housing projects in multi-family zones

C-1 Post Amendment Steps

- Demonstration Pilot Project with Policy HS-35
- Begin work early in 2021 on the associated Land Use Code Amendment that was initiated with the plan amendment in July 2020.



Affordable Housing Strategy C-1



Bellevue Planning Commission
Final Review Recommendation



2020 Annual Comprehensive Plan Amendments (CPA) Final Review

Early and Continuous Engagement Timeline

- Planning Commission study and public hearings on Threshold Review proposals (February - July)
- City Council initiating public amendments and establishing work program (July and August)
- Courtesy public hearing with EBCC (October)
- Planning Commission study and public hearings on Final Review amendments (September - November)

Community Engagement

Proposed amendment	Number of Final Review comments	Number speaking at the hearing
100 Bellevue Way SE	2	1
Safeguard Self Storage	1	1
NE 8th Street Partners	5	1
Glendale Country Club NE	4	7
Affordable Housing C-1 Strategy	101	7

2020 Next Steps

- Provide direction to staff, then take ordinance action on December 14.



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