

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
STUDY SESSION MINUTES

July 8, 2020
6:30 p.m.

Bellevue City Hall
Virtual

COMMISSIONERS PRESENT: Chair Morisseau, Vice Chair Moolgavkar, Commissioners deVadoss, Ferris, Laing, Malakoutian,

COMMISSIONERS ABSENT: None

STAFF PRESENT: Thara Johnson, Nicholas Matz AICP, Emil King AICP, Department of Community Development

COUNCIL LIAISON: Councilmember Barksdale

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER
(6:34 p.m.)

The meeting was called to order at 6:33 p.m. by Chair Morisseau who presided. She explained the meeting was being held remotely in compliance with the Governor's emergency order concerning the Public Open Meetings Act. She noted that during the meeting there would be no opportunity for oral communications from the public, and added that all written comments submitted prior to 3:00 p.m. would be summarized into the record as part of the pertinent agenda topic. Public comment and testimony related to topics scheduled for a public hearing will be allowed during the public hearing portion of the agenda.

2. ROLL CALL
(6:36 p.m.)

Upon the call of the roll, all Commissioners were present.

3. APPROVAL OF AGENDA
(6:37 p.m.)

A motion to approve the agenda was made by Commissioner Malakoutian. The motion was seconded by Commissioner Ferris and the motion carried unanimously.

4. REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS
(6:38 p.m.)

Liaison Councilmember Barksdale reported that in May the Council adopted an Interim Official Control that implements recommendations to reduce required parking minimums for certain housing developments in frequent-transit service areas in support of the Affordable Housing Strategy, and to conform the Land Use Code with state legislation aimed to increase the urban housing supply. At its meeting on July 6, the Council directed the Planning Commission to

process the permanent Land Use Code amendment as part of that control, with special attention to the following considerations: whether and how to allow an applicant parking minimums, which are lower than what is contained in the code; based on findings from the applicant's parking study earlier in the entitlement process than the current departure process; whether there should be a quarter-mile or a half-mile radius from a transit stop with frequent service; to what extent the Downtown should have visitor parking requirements; and what are possible incentives to further encourage affordable housing through the Land Use Code amendment. The issue will be before the Commission in the fall and it will have a relatively short time window for processing.

Commissioner Ferris asked if the parking code changes would apply only to affordable housing or for all housing types, and if it applied to all ranges of affordable housing or just to a specific range. Department of Planning and Community Development Assistant Director, Emil King said the parking changes apply to all housing units within a set distance of a frequent-transit service area.

5. STAFF REPORTS (6:41 p.m.)

Comprehensive Planning Manager Thara Johnson briefly reviewed with the Commissioners the Commission's calendar of upcoming meetings and agenda items. She noted the parking issue would be added to the calendar by the next Commission meeting.

Ms. Johnson said the window for applying for the vacant Commission seat closed earlier in the day. The applicants will be reviewed in the coming weeks. The hope is to have a new Commissioner onboard in the fall.

6. ORAL AND WRITTEN COMMUNICATIONS (6:46 p.m.)

Ms. Johnson reported that one inquiry had been received regarding the Commission vacancy and the process for submitting an application. Also received was correspondence from a representative of the Seattle Planning Commission inquiring about the nature of Bellevue's Planning Commission. A number of questions were posed relating to values and the composition and the goals of the Commission. In follow-up communications, the reason behind the inquiry was that they are contacting Planning Commissions around the county seeking similar feedback on the hope that they will be able to open a dialog with different Planning Commissions.

Continuing, Ms. Johnson said a number of comments had been received relating to the threshold review public hearing on the proposed Comprehensive Plan amendments. She said a summary of those comments would be provided by staff during the public hearing.

7. PUBLIC HEARING (6:52 p.m.)

A. Threshold Review Public Hearings: 2020 Annual Comprehensive Plan Amendments

i. 100 Bellevue Way SE

A motion to open the public hearing was made by Commissioner deVadoss. The motion was

seconded by Commissioner Ferris and the motion carried unanimously.

Senior Planner Nicholas Matz allowed that 2020 had been quite a year in terms of the statutory review process given the impacts of Covid-19 on all of the work done by the city. He thanked the Commissioners, the applicants and the public for their patience.

On behalf of the city, Mr. Matz acknowledged the land on which the city sits as the ancestral homeland of the Coast Salish people, the traditional home of all tribes and bands within the Duwamish and Snoqualmie Indian Tribe. He took the opportunity to honor and express the city's deepest respect to the original caretakers of the land, a people who are still here, continuing to honor their heritage.

Mr. Matz explained that the Comprehensive Plan is the city's foundational policy document. An amendment to the plan is the mechanism by which the city may modify its land use development or growth policies. Under the Growth Management Act, the Bellevue city code permits property owners to submit site-specific plan amendments. Such privately initiated applications are accepted and reviewed annually and when approved by the City Council lead to rezoning to ensure development regulations that are consistent with and implement the Comprehensive Plan. Review of the applications involves a two-step process as set forth in the Land Use Code. Under the threshold review process, decision criteria must be met to determine if a proposal qualifies for final review. The Commission conducts the threshold review public hearings and makes recommendations to the Council. Subsequent action by the Council on those recommendations establishes the final review work program.

Mr. Matz shared with the Commission the threshold review criteria and noted that an application must be found to meet all of the criteria in order to advance to final review. He said for the four applications submitted, the staff had determined that each had in fact meet all of the decision criteria. Each application proposes map amendments to reach an increased housing goal.

The 100 Bellevue Way SE is a privately-initiated amendment that proposes a map amendment from a split Downtown Mixed Use (DNTN-MU) and Office (O) to a single DNTN-MU designation on a site that is nearly one acre. The Downtown boundary splits the site from west to east. Mr. Matz said the recommendation of the staff was to advance the application to final review.

Mr. Matz noted that on June 10 the Planning Commission raised a question about how the split boundary came to be and what influence that has had. The boundary, which splits the property and the building on it, is not coterminous with a property or other surveyed line. While the west, north and east Downtown boundaries are clearly defined, the south boundary is jagged and splits some parcels and buildings as it makes its way from 100th Avenue SE and 108th Avenue SE. The current property boundaries were derived from the original platting decisions during historical platting laid over the area south of Main Street, and by zoning decisions to define a growing business and commercial area that was developing in Old Bellevue. That development saw Main Street as a spine rather than an edge. The first modern zoning of the evolving business district can be traced to 1953 and as zoning changed so did the extent of the commercial district. By 1971, the commercial and office uses had solidified along Main Street and to the south. Rezoning in the area kept up as offices and apartments layered up approaching the southern edges of the commercial areas. The Central Business District-Old Bellevue and Central Business District-Mixed Use zonings were established in 1981 after the 1979 establishment of the Downtown subarea plan. The current southern boundary generally occurs where business, commercial and residential zoning diverged from the historical development pattern.

Mr. Matz said the recommendation of staff to the commission was to advance the application out of threshold review to Council. He said staff had found that all of the decision criteria had been met. Highlighting some of the featured decision criteria findings, with regard to Criterion A, he noted that previous amendment actions established a consistent framework for addressing split parcels. The split designation on the site is a significantly changed condition because the plan should not prevent compatible redevelopment and be able to realize the land use vision both for the Downtown and its adjacent neighbor, which addresses Criterion E. Relative to Criterion F, only property actually split by the boundary would be appropriate to examine under expansion of the geographic scope, and the policies and tools in place can successfully manage hardline transitions between downtown neighborhoods and their adjacent neighbors, which satisfies Criterion G.

The Commissioners were informed that to date three public comments had been received, two of which were favorable and were made in regard to expansion of the geographic scope, and one of which sought information.

Chair Morisseau opened the floor to testimony from the applicants.

Mr. Jim Rivard, address 111 N. Post Street, Ste. 200 Spokane, WA 99201, managing partner of real estate for SRM Development, said the firm's first project in downtown Bellevue, The Meyden, happens to be directly across the street from the subject property. The Meyden is a mixed use project with retail on the main floor and apartments above and it was one of the first projects referred to in the Comprehensive Plan as a gateway project. The 100 Bellevue Way SE project has the potential to also be a gateway project, but the proposed Comprehensive Plan amendment will be needed. The original property purchased, on which is located the Jack In A Box restaurant, is not large enough on its own to support a true gateway project. Two other properties were then acquired, the site on which a veterinarians office is located, and the subject property on which there is a 7-Eleven, yielding a site of 1.5 acres, large enough to support a true gateway project that will complement the other two corner projects and the highrise that ultimately will be developed across the street.

Mr. Thaddeus Gregory, address 999 Third Avenue Suite 4600 Seattle WA 98104, explained that the subject property is located on the corner of Bellevue Way SE and Main Street, which is a highly trafficked intersection and a key southern gateway into the Downtown. The southern portion of a property holds a small strip mall, while the northern portion temporarily houses a repurposed former fast food restaurant. The strip mall portion is bisected by a split zoning designation, DNTN-MU to the north and O to the south. The proposal would create a uniform zoning of DNTN-MU. The main reason for the amendment is to fix the split zone issue, allowing development of housing on the site of, which is crucially needed, in a manner that will foster a transformative gateway and support the City Center South neighborhood as well as the larger Bellevue community.

Continuing, Mr. Gregory said the Bellevue Way SE and Main Street intersection is designated in the Comprehensive Plan as a southern gateway into the Downtown. The requested uniform designation will allow for the development of a mixed use development, something highly valued in the Comprehensive Plan. The Comprehensive Plan calls out the City Center South neighborhood as a true mixed use neighborhood, and a mixed use development on the subject

property would help to provide much-needed housing conveniently located near the rapidly growing Downtown.

Higher density development can lead to transportation problems. However, the unique location of the subject property ameliorates potential issues given that within a five- or ten-minute walk the site is served by light rail, bus, bike lanes, the Grand Connection and the transit center. Light rail, once operational, will allow for an easy commute to the wider Puget Sound region. The proposal is consistent with the Growth Management Act as well as the goals of the Downtown subarea and the City Center South subarea.

Commissioner Ferris asked if the proposed development would include any affordable housing units. Mr. Rivard said he did not have an answer to the question given that the project has not gotten that far yet. Mr. Gregory noted that many projects utilize multifamily tax exemptions and he said they would be interested in looking into the option for the development.

A motion to close the public hearing was made by Vice Chair Moolgavkar. The motion was seconded by Commissioner Malakoutian and the motion carried unanimously.

ii. Safegard Self Storage

(7:22 p.m.)

A motion to open the public hearing was made by Commissioner Ferris. The motion was seconded by Commissioner Malakoutian and the motion carried unanimously.

Mr. Matz said the privately initiated Comprehensive Plan amendment proposes a map amendment from Office (O) to Community Business (CB) on five parcels totaling 6.4 acres in the Crossroads subarea. He said the recommendation of the staff was to advance the application out of threshold review into final review. He noted that the Crossroads subarea plan has been amended over the years to build in policy guidance regarding the land use mix, with a particular focus on multifamily buildout and opportunities for mixed use development in line with the historic ongoing community focus. The proposed amendment does speak to significantly changed conditions. Crossroads subarea plan amendments have redefined the shopping center's role in the community, both as a revitalizing transit-oriented development and as the centerpiece for other elements in the subarea. Changing land uses around the site do raise the question of whether the plan and its amendments anticipated the effect of its own changes on the appropriate use of the site for other than Office. The subject property lies to the west of 164th Avenue NE, north of NE 8th Street and east and north of Crossroads Community Park. There is existing multifamily to the north of the site.

Mr. Matz said the proposal does not raise issues appropriately addressed elsewhere, which addresses Criterion C. With regard to significantly changed conditions, the question was whether or not the subject site had the opportunity to address its changes in the same way surrounding properties to the south and west have, as well as the work going on in Crossroads, addressing Criterion E. Additionally, staff believe the proposal is consistent with policies in the city's Comprehensive plan that work to ensure that new infill development appropriately fits into the existing neighborhood, which addresses Criterion G.

The Commissioners were informed that only one written public comment had been received, though there had been calls seeking information. The one public comment was from the property owner and it encouraged consideration of the application.

Mr. Jeff Foster, architect with GGLO 1301 First Avenue, Suite 301 Seattle, WA 98101 said he was working with the property owner and her counsel on the proposed Comprehensive Plan amendment and the concurrent non-project rezone. He said the site lies adjacent to Crossroads Park and has an obvious relationship with the park. Also adjacent to the site are several public facilities that are within the park, including Youth Eastside Services, Bellevue Youth Theater, water spray playground, Crossroads skate park, Crossroads Park picnic pavilion and Crossroads Community Center. The site is also close to the Crossroads Shopping Center and an easy connection between the two could be made via the trail system that exists in the park. The intent is to create on the site a walkable mixed use neighborhood that will benefit the community. The park open space could be extended into the development, and future residents on the site could be connected to the park through pedestrian and bicycle pathways. Neighborhood-serving retail uses and potentially live/work housing would be located along the northern boundary of the site. Opening the site to the park and the surrounding neighborhood will support the shopping center and other nearby businesses. Full-time residents will enliven and keep eyes on the park, contributing to the safety and vitality of the area.

Mr. Foster said the proposal is consistent with and supported by the discussion contained in the Crossroads subarea plan policies, specifically Policy S-CR-79, which indicates that multifamily uses are commonly integrated into commercial areas in attractive mixed use developments. Such development at Crossroads could encourage reinvestment in the commercial area that enhances the commercial activity and community gathering opportunities.

Commissioner Ferris asked if the multifamily and townhouse units contemplated will be family oriented, or if they will be smaller in keeping with more of a dense urban development. Mr. Foster said the allowed density under CB is 30 units to the acre. The plan in hand remains a concept only and it will be up to whoever develops the site to decide on the exact program mix and target markets.

Commissioner deVadoss asked if the applicant had a chance to share the proposal with the East Bellevue Community Council and if so what feedback was given. Mr. Foster said neither he nor the applicant have had communication with the East Bellevue Community Council. Mr. Matz clarified that the site is not within the jurisdiction of the East Bellevue Community Council.

A motion to close the public hearing was made by Vice Chair Moolgavkar. The motion was seconded by Commissioner Ferris and the motion carried unanimously.

iii. NE 8th Street Partners

(7:37 p.m.)

A motion to open the public hearing was made by Commissioner Malakoutian. The motion was seconded by Commissioner Bhargava and the motion carried unanimously.

Mr. Matz said the privately-initiated application proposes a map amendment from Office (O) to Multifamily-High (MF-H) on two parcels that total nearly one acre in the Wilburton subarea. The site lies within the jurisdiction of the East Bellevue Community Council. The application refers to the site as a donut hole with regard to other land use designations along NE 8th Street. The original 1981 Wilburton subarea plan gave the site a multifamily designation. The site was changed to office in a 1996 plan amendment action, and the applicant now seeks to revert back to a multifamily designation. The office zoning on the site has been consistent with the current use,

which is a veterinarian's building and a small two-story office building. The area was annexed into the city in 1969 with an office zoning. Comprehensive Plan policies call for balancing responsibilities, but often overlooked are the small businesses that are often excluded from such considerations by virtue of their renter status. Older sites that are not within the employment centers outlined in the Comprehensive Plan have served an ideal role for small business owners who have used the sites to provide services and office functions for the local community. The balancing act of the land use growth strategy seeks to enhance the health and vitality of the existing neighborhoods by providing commercial uses and development which serves community needs.

Mr. Matz noted that on June 10 the Planning Commission raised a question regarding the application for Multifamily-High versus Multifamily-Medium, the latter of which is the designation of the adjacent properties to the east, south and west. Multifamily-High technically touches the site from across NE 8th Street. The difference in density between Multifamily-Medium and Multifamily-High is 10 units per acre. On such a small site, that increase is unlikely to create a measurable impact on surrounding residential areas, however, the impacts would typically be measured in building size and placement, in the amount of parking, and traffic. The Land Use Code intends to manage the impacts of on lower residential densities through the use of transition zones that apply between single family and multifamily districts; they do not apply between medium and high or between low and medium multifamily districts. Transition would apply if the site were to be redeveloped as office. The upshot is that the multifamily will get the same level of Land Use Code protection whether the subject site develops as R-20 or R-30. There is nothing to favor Multifamily-Medium over Multifamily-High on the site since most of the multifamily densities in Wilburton and points farther east along NE 8th Street are the result of historical development to which later zoning and ultimately Comprehensive Plan designations were attached.

In terms of the staff recommendation to advance the application out of threshold review, two of the decision criteria rose to the top. There have been no plan amendment actions since the 1996 event to align the existing office zoning with the existing with the post-GMA consistency requirements for Comprehensive Plans, which satisfies Criterion B. In regard to significantly changed conditions, Criterion E, the emergence of higher density multifamily development as a major residential land use pattern in the areas to the west and east of the subject property along NE 8th Street, itself the recipient of an increasing transit focus, is a significant changed condition.

Mr. Matz noted that three public comments had been received in regard to the application prior to publication of the packet. A fourth was subsequently received that recommended a modest rezone to align the site with nearby multifamily zoning would be consistent with surrounding uses. The author of the comment was pleased to hear the applicant conducted voluntary outreach to residents and businesses and held an open house event, and added his understanding that there are no current plans to redevelop the properties, change the tenants of the buildings, or renegotiate current leases.

Mr. TC Wu of NE 8th Street Partners II LLC 9500 Roosevelt Way NE Suite 100 Seattle WA 98115, a local Eastside resident and managing partner of the NE 8th Street Partners ownership group, spoke as the applicant. He said he works just a few blocks from the properties and noted that being able to easily manage the properties was one of the considerations in making the purchase. There are currently no plans to redevelop the site but given that the existing residential tenants love the location and the nearby amenities, the site has great potential to provide high-quality housing consistent with the surrounding neighborhood and growth of the city. He stated

his appreciation for the recommendation of the staff to move the application on to final review.

Mr. Harold Moniz, senior planner for CollinsWoerman, 710 2nd Avenue, Suite 1400, Seattle, representing the applicant, said the subject property is comprised of two parcels which are a little over 9/10ths of an acre in size. The site is less than 700 feet from the NE 8th Street/140th Avenue NE intersection. It is a small island of O zoning surrounded by MF-H. There is a commercial office node near the intersection of NE 8th Street and 140th Avenue NE. The site is well served by transit, including by the Rapid Ride Line B. The site presents an excellent opportunity for infill transit-oriented development housing. The requested change in designation from O to MFH to allow for R-30 zoning to be consistent with the zoning directly adjacent to the property. The theoretical capacity of the site a R-30 is 28 units.

Ms. Jessica Roe, a land use attorney with McCullough Hill Leary PS 701 Fifth Avenue, Suite 6600 Seattle, WA 98104, agreed with the staff recommendation that the proposal meets the decision criteria. It meets the significantly changed conditions criterion due to the emergence of NE 8th Street as a major transit corridor. Designated office in the 80s, it has been isolated from the rest of the commercial core in the neighborhood. The significant investments in transit along NE 8th Street and the incoming operation of light rail means a multifamily designation will be the best fit for the properties.

Ms. Dana Nunnely 11020 127th Place NE, Kirkland, WA 98033 (a) added her endorsement for the proposed amendment. She said she has lived her entire life on the Eastside, graduated from Bellevue High School, and delivered both of her children at Overlake Hospital. She said she currently lives in Kirkland where she serves as chair of the Kirkland Cultural Arts Commission and is vice-president of the Kirkland Parks and Community Foundation. She said the proposed request for the site seems very reasonable as it aligns with the multifamily zoning that is already in the area. The suggested amendment would simply change the zoning on the property to be congruent with everything else in the surrounding area. The due diligence done by the applicant included the housing and businesses within 500 feet of the site.

A motion to close the public hearing was made by Commissioner Malakoutian. The motion was seconded by Commissioner Ferris and the motion carried unanimously.

iv. Glendale Country Club NE

(7:55 p.m.)

A motion to open the public hearing was made by Commissioner Malakoutian. The motion was seconded by Commissioner Ferris and the motion carried unanimously.

Mr. Matz noted that the subject property is also within the jurisdiction of the East Bellevue Community Council. The 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 triangle-shaped property fronts on NE 8th Street. The recommendation of the staff is to advance the application out of threshold review. While part of the overall Glendale golf course, the site in question is not itself being used for recreational golf purposes. Mr. Matz also noted that the openness of the general golf course site was made possible because the golf course is on land that was cleared by Japanese-American farmers who were interned during WWII. After the war, the 60 or so Bellevue households that were interned did not generally return to farm, in part because they faced persistent and organized racism. Since they had done the back-breaking work of clearing the land of timber, the

land was available for non-farm purposes.

Mr. Matz said two of the decision criteria stood out for the staff recommendation. The emergence of higher density multifamily development as a major residential land use pattern in the areas west and east of the site along NE 8th Street is a significantly changed condition, satisfying Criterion E. There also have been a number of neighborhood service and convenience uses developed within close proximity.

The expansion of the geographic scope of the proposal was not considered, though commissioners on June 10 expressed concern about potentially isolating the site without a land use reason. The commission briefly examined the notion of including the entire golf course in the proposal by looking west rather than east as the staff report does. Adjacent to the powerline corridor and to the southeast there are single family areas and vacant residentially owned property owned by The Neighborhood Church. The constraining boundaries of NE 8th Street, the powerline corridor and the golf course do not lend themselves to other similarly situated characterizations, which was the reason behind the recommendation not to expand the geographic scope.

Mr. Matz said a total of 30 public comments were received, 19 of which came in following the June 10 Planning Commission meeting. Eighteen of the comments expressed favorable consideration of the proposal, two were opposed, and ten sought information. One also advised the commission on the role of the East Bellevue Community Council. The comments in favor noted the long-term financial stability of the golf course was behind the application; that the proposal represents a low-density approach to residential uses in the corridor; that wetlands on the site will be preserved; and that the change is coming forward so that the golf course itself can adapt to a changing community and continue to be a vibrant member of the Wilburton community.

Mr. Clint Whitney, general manager of the Glendale Country Club 13440 Main Street Bellevue WA 98008, voiced support for the application and asked the Commission to agree with the recommendation of the staff. The club was founded in 1925 in south Seattle by a number of prominent Jewish business leaders. Sadly, at that time they were not allowed to join other established country clubs in the greater Seattle area. The club was then moved to Bellevue in the late 1950s. The history of the club is one of openness and inclusiveness and enjoys a diverse and welcoming membership. The club is an integral part of the community and hosts civic activities, charitable organizations, and state, PGA and amateur championships annually. The proposal is to change the land use designation to allow for in-fill housing on a very small part of the club's overall property. Based on the location and topography of the site in the northeast corner of the overall site, it would be very difficult to be put to use for a traditional golf purpose. There is only about 26,000 square feet of buildable area on the subject site, which is less than one half of one percent of the total country club property. The club intends to remain where it is serving as a vital part of the community for many generations to come. The proposal, if approved, will allow the club to reinvest in its facilities and membership. Volunteer open house events were held in February to share the vision for the site.

Mr. Mike Hatcher, an architect with Clark Barnes 1401 W. Garfield Street Seattle WA 98109, concurred with the staff recommendation. The site is located along NE 8th Street, which is a significant transit corridor that is populated with both multifamily residential directly adjacent to the site and a commercial node directly to the east. The site is in close proximity to a Rapid Ride stop which connects to Downtown, Redmond and beyond. The site offers a great opportunity on which to locate transit-oriented development. The vision of the club is for modest in-fill housing

that fits with the neighborhood, and the proposal is consistent with the surrounding zoning. To the east of the site is R-30 zoning, which corresponds to a Multifamily-High designation. The club is requesting Multifamily-Medium that would support a lower R-15 or R-10 zoning. The club believes a less-dense in-fill development of the site would be more compatible with the surrounding neighborhood while still leveraging the transit options. During the open house events, the homeowner's association to the east indicated a desire to see the site access moved further to the west away from the existing access point on NE 8th Street, and the applicant is willing to make that change.

Mr. Ian Morrison McCullough Hill Leary PS 701 Fifth Avenue, Suite 6600 Seattle, WA 98104 agreed with the staff recommendation relative to the threshold criteria. The last time the city looked at the country club site as a whole was around 1996. Since then, the city has made a successful investment in making NE 8th Street a transit corridor. The time is right to take the small underutilized section of the club's property and align it with the city's vision to support the club in continuing as a golf course, which is consistent with the Wilburton subarea policies. He said the applicant did reach out to the East Bellevue Community Council and will respect their process going forward.

Commissioner deVadoss asked why the significantly changed conditions should apply only to a portion of the existing country club property. Mr. Morrison said there is more detail in the application itself. He explained that there is an existing Wilburton subarea plan policy that strongly encourages the continuation of the golf course use at the Glendale Country Club. The small portion of the overall site that is the focus of the application is not used for golf course purposes. Isolated, the site in question can both further the existing Wilburton subarea policy that speaks about continuation of the golf course use and better fit the existing plan for NE 8th Street and the investments made by the city in terms of transit.

Commissioner Bhargava asked if consideration had been given to additional development opportunities along the corridor to the north end of the country club site similar to what is being considered for the subject parcel. Mr. Morrison said the short answer is no. The remainder of the corridor along NE 8th Street and the north side of the country club property is all in golf course use. There is no desire to cut short fairways, greens and putting greens along the corridor.

Mr. Whitney said it is the desire of the entire membership, the board of trustees and all of the committees to see the golf course property remain as a golf course. No one wants to make any impact to any of the fairways or playable areas. The subject site is an undeveloped portion of the golf course and has been such since its inception. Revenues resulting from moving ahead with redeveloping the subject portion of the site will be reinvested in the golf course property to enhance the course and to ensure its long-term viability as a golf facility.

Commissioner deVadoss said it seemed to him that selective application of what may or may not be significantly changed conditions could be seen as a way to game the system.

Ms. Ellen Lenhart 216 131st Avenue NE Bellevue WA 98005 thanked the Commissioners and staff for the time and energy put into their work. She spoke in support of the proposed Comprehensive Plan amendment. She said her residence on NE 131st Street is adjacent to the Glendale County Club property. The proposal represents a win-win for the city and the country club. It will preserve the beautiful open green space. The plans for developing the subject site includes preserving wetlands and expanding the amount of open space. The plans integrate the proposed developed into the surrounding neighborhood with a modest low-density zoning change. The proposal has been reviewed and approved by the nearest neighbors. It will maximize

the long-term financial stability of the club, which is important to the community.

Mr. Andrew Steffan 10620 SE 27th Place Bellevue WA 98004 noted his support for the proposed Glendale Country Club Comprehensive Plan amendment. He said the proposed amendment would enable development flexibility on a small parcel of land in the northeast corner of the club's property, and would enhance the long-term financial stability of the club while respecting the neighborhood with modest low-density development. The majority of the parcel, which extends significantly beyond the northeast fairway, would be maintained as wetlands and an open space. Glendale Country Club has been part of the community for more than 60 years. The amendment would strengthen the financial viability of the club and help to ensure its five million square feet of environmentally friendly open space will remain for decades to come.

Mr. Brian Whiteside 73 Cascade Key Bellevue WA 98006 added his support for the proposed Glendale Country Club Comprehensive Plan amendment. He said he has been a Bellevue resident for over 30 years and moved his businesses to Bellevue 25 years ago. He said he has been a member of the club for 15 years and truly appreciates the getaway from city life that it provides. He said the possible land sale will help ensure the club will be around for a long time to come.

Ms. Maureen Rammell 1020 122nd Avenue SE, Bellevue WA 98005 said she lives, works and plays in Bellevue and is proud of Glendale Country Club for identifying a piece of land that is grossly underutilized and seeking to maximize it for the greater good. The city is in dire need of housing and she said as a residential realtor practicing in Bellevue for more than 28 years she sees a dramatic need that could be addressed by converting empty dead space into residential use. There is no question the proposal will maximize the highest and best use of the property for the benefit of not only the club but for all surrounding Bellevue residents. Developing the space will help to enhance the values of nearby surrounding properties. The one-time opportunity will fill several needs. Thankfully the Glendale site as a whole is not for sale. There is no downside associated with the proposal.

Mr. Lewis Nickols 13798 NE 5th Place Bellevue WA 98005, a resident of Bellevue since 1964 and a member of Glendale Country Club since 1967, voiced support for the proposed Comprehensive Plan amendment. The city will benefit by seeing more low-density multifamily housing developed, and by increased revenues. The club will benefit by reinvesting in maintaining the site as a viable green space in the middle of Bellevue.

Ms. Theresa Gallo 4726 Lakehurst Lane Bellevue WA 98006 said she is a long-time resident of Bellevue and a member of the Glendale Country Club. She voiced her support for the proposed Comprehensive Plan amendment in that it will give the club the ability to sell a piece of property it does not use. The result will be more housing and the ability for the club to make upgrades and improvements to its facilities. Glendale is an enjoyable green space that gives enjoyment to many residents of the city.

Mr. Phillip Wood, 45 Cascade Key Bellevue WA 98006, said he has been a Bellevue resident for 23 years. He noted his support for the proposed Comprehensive Plan amendment. He said he liked the idea of repurposing an underutilized property for additional housing. Redevelopment of the property will also support the long-term viability of the club.

A motion to close the public hearing was made by Commissioner Malakoutian. The motion was seconded by Vice Chair Moolgavkar and the motion carried unanimously.

****BREAK****

(8:33 p.m.)

8. STUDY SESSION

A. Threshold Review Recommendations: 2020 Annual Comprehensive Plan Amendments

(8:38 p.m.)

i. 100 Bellevue Way SE

Commissioner Bhargava asked if there are any requirements for street level retail or other land uses for the site. Mr. Matz said it is fair to say the development would look like the projects that have been built to the west across Bellevue Way and to the east along 105th Avenue NE where ground floor retail is included, likely as part of the bonus system to maximize the amount of developable square feet of residential in DNTN-MU zoning.

Commissioner Ferris said she had no specific questions about the application but stressed her desire to see some affordable housing included on the site. There is a lot of high-end housing in the downtown area and the subject property is a good location for including some affordable housing or workforce housing.

A motion to adopt the recommendation of the staff to move the 100 Bellevue Way SE application forward was made by Commissioner Ferris. The motion was seconded by Commissioner Bhargava and the motion carried unanimously.

ii. Safeguard Self Storage

Commissioner deVadoss asked staff to summarize their findings relative to significantly changed conditions. Mr. Matz said the term refers to changes in conditions affecting the site since the Comprehensive Plan relative to the site was last adopted, and whether the existing plan had anticipated the conditions under which a plan amendment is proposed. The staff report concluded that the Crossroads subarea plan has been amended over the years to build in guidance regarding its land use mix, a particular focus has been given to multifamily and mixed use. The subject site has not had the opportunity to address itself to that change in policy direction. Things have changed around the site and the applicant is suggesting the site should be addressed in light of the redevelopment focus that is occurring to the west and south.

Commissioner deVadoss thanked Mr. Matz for that summary.

A motion to approve the Safeguard Self Storage application for inclusion in the 2020 annual Comprehensive Plan amendment work program was made by Commissioner Malakoutian. The motion was seconded by Vice Chair Moolgavkar and the motion carried unanimously.

iii. NE 8th Street Partners

Commissioner Malakoutian asked what the comparative difference would be in going from Multifamily-Medium to Multifamily-High. Referring to his comments during the staff presentation, Mr. Matz said calculations will be made in final review should the application be

passed on.

A motion to approve the NE 8th Street Partners amendment for inclusion in the 2020 annual Comprehensive Plan amendment work program was made by Commissioner Malakoutian. The motion was seconded by Commissioner Ferris and the motion carried unanimously.

iv. Glendale Country Club NE

Commissioner Ferris asked how much of the green space and open space will be left if the site is redeveloped. Mr. Matz said that question will be addressed in the next phase of review if the application is passed on. The development potential of a site is not typically looked at as part of threshold review, although its ability to development under the potential zone is part of Final Review. He added that the site is extensively constrained by wetlands and wetland buffers and the potential impact on development of those critical areas will be addressed.

A motion to approve the Glendale Country Club NE amendment for inclusion in the 2020 annual Comprehensive Plan amendment work program was made by Commissioner Malakoutian. The motion was seconded by Vice Chair Moolgavkar and the motion carried 5-1, with Chair Morisseau and Commissioners Bhargava, Moolgavkar, Malakoutian and Ferris voting yes, and Commissioner deVadoss voting no.

Mr. Matz informed the Commissioners that their recommendations would be presented to the City Council on August 3. Action by the Council to adopt the 2020 work program is expected during that meeting. If the work program is established with all four privately initiated site-specific amendments, the Commission will be asked to conduct its final review work in the fall with a study session in September and a public hearing in October. The Commission's final recommendations will then be forwarded to the Council for action before the end of the year.

Mr. Matz said staff would welcome any comments regarding real-time auditing of the materials and process.

Commissioner Malakoutian suggested that during public hearings commissioners with any follow-up questions to their initial questions should be permitted to ask them right away without having to wait for the other Commissioners to ask their questions in turn. Additionally, he said he would prefer to hold the public hearing and move next directly to the study session on each application. Chair Morisseau said she along with Vice Chair Moolgavkar, staff and Councilmember Barksdale would discuss the suggestions and come back with recommendations.

Chair Morisseau referred to the process in place for amendments for areas under the jurisdiction of the East Bellevue Community Council. She noted the Commission first works on an amendment, then passes it on to the City Council, which then in turn must pass it on to the East Bellevue Community Council. She asked if the Commission, Council and staff could discuss a better way of utilizing the city's resources where there are obvious jurisdictional overlaps. Mr. Matz said he would be happy to do some research and get back to the Commission. At the base level the Commission should have clarity on the current process.

Commissioner Ferris commented that the way the meeting was run worked very well from her perspective. She agreed, however, with the suggestion of Commissioner Malakoutian to have the study session immediately follow the public hearing for each application.

9. OTHER BUSINESS – None

(9:04 p.m.)

10. APPROVAL OF MINUTES

(9:04 p.m.)

A. June 24, 2020

A motion to approve the minutes as submitted was made by Commissioner Ferris. The motion was seconded by Vice Chair Moolgavkar and the motion carried unanimously.

11. CONTINUED ORAL COMMUNICATIONS – None

(9:06 p.m.)

12. EXECUTIVE SESSION – None

(9:07 p.m.)

13. ADJOURNMENT

(9:08 p.m.)

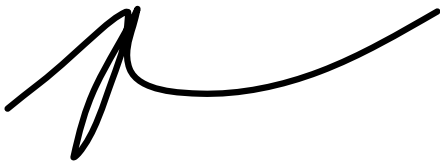
A motion to adjourn was made by Vice Chair Moolgavkar. The motion was seconded by Commissioner Bhargava and the motion carried unanimously.

Chair Morisseau adjourned the meeting at 9:08 p.m.



Thara Johnson
Staff to the Planning Commission

__9/18/2020__
Date



Radhika Moolgavkar
Chair of the Planning Commission

__9/18/20__
Date