



MEMORANDUM

DATE: December 26, 2008

TO: East Bellevue Community Council

FROM: Nicholas Matz AICP, Senior Planner 452-5371
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SUBJECT: Glossary Comprehensive Plan Amendment for new Camp and Conference Center designation (Sambica Comprehensive Plan Amendment 08-103705-AC)

On January 6, 2009, the East Bellevue Community Council will hold a courtesy public hearing on review of a Comprehensive Plan Amendment related to a new designation for **Camp and Conference Center (CCC)**. The idea for this amendment was originally initiated by Sambica for application to their property on West Lake Sammamish Parkway. The complete amendment has evolved over the course of review, and in addition to amendments to the Newcastle Subarea Plan to implement the new CCC designation to Sambica it includes amending the Comprehensive Plan Glossary with a new definition for “Camp and Conference Center”.

The courtesy hearing on January 6 is specifically on the Glossary amendment portion of the CPA; the Sambica site is not within the jurisdiction of the East Bellevue Community Council. However, the Glossary designation for Camp and Conference Center may be applicable in the future to property within the jurisdiction of the EBCC.

The Planning Commission held a November 19, 2008, public hearing date on the entire Sambica amendment. The City Council will study the amendment in January 2009. Their ordinance action will be returned to you for final action applicable within your jurisdiction.

Background

The purpose of the proposed CCC designation is to recognize a typically-unique set of camp and conference center uses on a single site not otherwise found in or allowed by the LUC and then frame it with regulatory master site planning and performance standards. Citywide, the implication of such a designation is that it would allow these unique uses to be able to continue into the future while maintaining compatibility with their surrounding community by first going through the Comprehensive Plan amendment process; avoid unexpected redevelopment with a new, different or more intense use that is less compatible with the neighborhood; and assure predictability in subsequent regulatory implementation.

Sammamish Bible Camp—Sambica—proposed to amend the Comprehensive Plan designations on their site with designations more appropriate for their existing and future uses. Newcastle Subarea framework policies were adopted in 2001 in anticipation of Sambica redevelopment. These policies direct a consideration of Sambica master planning processes holistically and in support of the current mix of land uses and their redevelopment, and encouraged the use of development review tools that could effectively address master planning issues.

The 2008 Sambica CPA application notes a long-term need to plan for more efficient use of their property and the implementation of facilities and uses necessary for its long-term stability and accomplishment of its mission. The problem, notes the application, is that current Comprehensive Plan designations and zoning are inconsistent with the range of existing uses (some are nonconforming to use and/or dimensions). The current zoning also impedes rebuilding that is being considered for the future, and doesn't allow for the location of uses to be reconfigured due to the multiple property lines and arrangement of parcels.

While there were numerous options to address the nonconformity of the Sambica uses, evaluation of the proposal led to combined policy and regulatory processes. This Comprehensive Plan amendment is the first, policy phase of those processes.

The entire amendment will amend the Comp Plan Glossary with a new definition for "Camp and Conference Center", amend the Newcastle Subarea Map on Sambica to Camp and Conference Center (CCC) and delete Subarea Planning District "A" boundary, and will amend Newcastle Subarea policies with new text articulating the intended uses and review processes for Sambica-CCC redevelopment

The recommended Comprehensive Plan **Glossary** amendment, that applies citywide and is therefore applicable to the EBCC, will:

- Add a new designation for **Camp and Conference Center** so that it can apply to Sambica and to potential other sites citywide. These other sites would be identified through future CPAs:

Camp and Conference Center – (CCC) – A land use designation that provides for a mix of group camp, conference, retreat, recreation, and functional use activities. These activities are primarily for use by organizations and schools and the families and individuals they enroll. The purpose of the designation is to maintain the compatibility of this unique mix of uses with the surrounding neighborhood by using site design standards through the LUC that both limit the overall intensity of the site and protect lower intensity uses from the effects of higher intensity uses.

The CCC designation is predominantly non-commercial but may include small-scale, neighborhood business retail and service uses that are functionally related in nature and size to the property designated CCC and which do not exceed 5,000 square feet individually or 10,000 square feet in total.

Actions subsequent to this Comprehensive Plan Amendment but prior to redevelopment will include City Council review and action to establish a new zoning district consistent with the Comprehensive Plan designation and corresponding Land Use Code amendments to establish the use and dimensional regulations and performance standards for the new zone.

The Planning Commission recommended by a vote of 7-0 that the City Council approve the Sambica CPA, including the new Glossary definition. This amendment was not conveyed to the East Bellevue Community Council prior to the Planning Commission's public hearing because the site-specific nature of the proposal kept it focused on Sambica until, rather late in the process,

a proposal for citywide application of a CCC designation evolved. The City Council will receive your feedback or comments on the proposed amendment before they take ordinance action.

If you have any questions before the January 6 courtesy hearing, please call me.

Attachments

- A. "C" Glossary section of the Comprehensive Plan showing proposed CCC definition

Attachment A1

Proposed Comprehensive Plan text amendments to the Glossary for a new Camp and Conference Center (CCC) land use designation

Comprehensive Plan Glossary:

Camp and Conference Center – (CCC) – A land use designation that provides for a mix of group camp, conference, retreat, recreation, and functional use activities. These activities are primarily for use by organizations and schools and the families and individuals they enroll. The purpose of the designation is to maintain the compatibility of this unique mix of uses with the surrounding neighborhood by using site design standards through the LUC that both limit the overall intensity of the site and protect lower intensity uses from the effects of higher intensity uses.

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