



DATE: April 25, 2008

TO: Bellevue Planning Commission

FROM: Paul Inghram AICP, Comprehensive Planning Manager 452-4070
pinghram@bellevuewa.gov
Nicholas Matz AICP, Senior Planner 452-5371
nmatz@bellevuewa.gov

SUBJECT: 2008 Annual Comprehensive Plan Amendments (CPA) Threshold Review staff recommendations, first set (Sambica, Newport Professional Buildings, Oh, Lee, and Wilburton Mixed Use)

INTRODUCTION

Attached please find the staff recommendations, maps, and applicant materials for the first set of the 2008 CPA Threshold Review applications. This material is being provided to you and to the applicants to coincide with the published public notice for the scheduled May 14, 2008 Planning Commission public hearing.

If you have any questions about these reports and materials, please contact the planner assigned to the application. The complete application files are available for review in the Planning Division offices at Bellevue City Hall.

The 2008 List of Initiated Applications has been established to consider amendments to the Comprehensive Plan. See Attachment 1.

RECOMMENDATIONS SUMMARY

1. Newport Professional Buildings 08-103679 AC **Attachment 1**
 - Staff recommendation: Do not include in CPA work program; if included, expand geographic scope
 - Included materials: staff recommendation, subarea map, geographic expansion map, applicant application
2. Sambica 08-103705 AC **Attachment 2**
 - Staff recommendation: Include in CPA work program; do not expand geographic scope
 - Included materials: staff recommendation, subarea map, applicant application
3. Oh 08-103739 AC **Attachment 3**
 - Staff recommendation: Do not include in CPA work program; do not expand geographic scope

- Included materials: staff recommendation, subarea map, applicant application
4. Lee 08-103731 AC **Attachment 4**
 - Staff recommendation: Do not include in CPA work program; do not expand geographic scope
 - Included materials: staff recommendation, subarea map, applicant application, public comments
 5. Wilburton Village Mixed Use 08-103709 AC **Attachment 5**
 - Staff recommendation: Do not include in CPA work program; do not expand geographic scope
 - Included materials: staff recommendation, subarea map, applicant application
 6. Wilburton Village Mixed Use (non site-specific policy) 08-103710 AC **Attachment 6**
 - Staff recommendation: Do not include in CPA work program
 - Included materials: staff recommendation, subarea map, applicant application

April 25, 2008



**2008 Annual Comprehensive Plan Amendments
List of Initiated Applications**

Site-Specific (SS) Non Site-Specific (NSS) CPA application (AC) Rezone application (LQ)	Application Subarea	PC Threshold Review Public Hearing	Applicant	Contact Planner
Newport Professional Building (SS) 08-103679 AC	Map change of 0.62 acres from PO (Professional Office) to CB (Community Business) 4307 and 4317 Factoria Blvd. SE <i>Factoria</i>	<i>May 14, 2008</i>	Lorge	Nicholas Matz (425) 452-5371 nmatz@bellevuewa.gov
Sambica (SS) 08-103705 AC 08-103706 LQ	Map change of 6.5 acres from SF-H (Single Family-High), NB (Neighborhood Business) and MF-M (Multifamily-Medium) to most appropriate designation for current and future uses 4114 West Lake Samm. Pkwy SE <i>Newcastle</i>	<i>May 14, 2008</i>	Sambica	Nicholas Matz (425) 452-5371 nmatz@bellevuewa.gov
Oh (SS) 08-103739 AC 08-103740 LQ	Map change of 0.32 acres from SF-H (Single Family-High) to MF-M (Multifamily-Medium) 12624 SE 30 th Street <i>Richards Valley</i>	<i>May 14, 2008</i>	Oh	Nicholas Matz (425) 452-5371 nmatz@bellevuewa.gov
Lee (SS) 08-103731 AC 08-103733 LQ	Map change of 0.56 acres from SF-M (Single Family-Medium) to PO (Professional Office) 1111 148 th Ave NE <i>Wilburton/NE 8th Street</i>	<i>May 14, 2008</i>	Lee	Nicholas Matz (425) 452-5371 nmatz@bellevuewa.gov
Wilburton Village Mixed Use Development (SS) 08-103709 AC	Map change of 12.6 acres from GC (General Commercial) to CB (Community Business) with an overlay district to enable a mixed-use "Wilburton Village" <i>Wilburton/NE 8th Street</i>	<i>May 14, 2008</i>	KG Investments	Paul Inghram (425) 452-4070 pinghram@bellevuewa.gov
Wilburton Village Mixed Use Development (NSS) 08-103710 AC	Amend the Wilburton/NE 8 th Street Subarea Plan to amend and create policies in support of an overlay district to enable a mixed-use "Wilburton Village" <i>Wilburton/NE 8th Street</i>	<i>May 14, 2008</i>	KG Investments	Paul Inghram (425) 452-4070 pinghram@bellevuewa.gov
Newport Covenant Church (SS) 08-103697 AC	Map change of 5.5 acres from SF-H (Single Family High) to (N) CB (Community Business) 12800 SE Coal Creek Parkway <i>Newport Hills/Factoria</i>	<i>Withdrawn by applicant</i>	Newport Covenant Church	Michael Kattermann (425) 452-2042 mkattermann@bellevuewa.gov

<p>Vander Hoek Multifamily (SS) 08 103615 AC 08 103616 LQ</p>	<p>Map change of 0.27 acres from MF-H (Multifamily-High) to DNTN (Downtown) 117 102nd Ave SE <i>Southwest Bellevue/Downtown</i></p>	<p><i>June 11, 2008</i></p>	<p>Vander Hoek Corporation</p>	<p>Nicholas Matz (425) 452-5371 nmatz@bellevuewa.gov</p>
<p>Pazooki (SS) 08 103680 AC 08 103683 LQ</p>	<p>Map change of 0.4 acres from SF-M (Single Family-Medium) to SF-H (Single Family-High) 504 98th Ave NE <i>North Bellevue</i></p>	<p><i>June 11, 2008</i></p>	<p>Pazooki</p>	<p>Nicholas Matz (425) 452-5371 nmatz@bellevuewa.gov</p>
<p>South Kirkland TOD (SS) 08 103700 AC 08-103701 LQ</p>	<p>Map change of 3.64 acres from MF-M (Multifamily-Medium) to newly proposed Transit Oriented Development 10800 NE 38th Street <i>North Bellevue</i></p>	<p><i>June 11, 2008</i></p>	<p>King County Department of Transportatio n</p>	<p>Michael Bergstrom (425) 452-6866 mbergstrom@bellevuewa.g ov</p>
<p>Coal Creek UGB (NSS) 08-109519 AC</p>	<p>Amend the Potential Annexation Area boundary to include portions of Coal Creek Park within the Urban Growth Boundary (UGB)</p>	<p><i>June 11, 2008</i></p>	<p>City of Bellevue</p>	<p>Nicholas Matz (425) 452-5371 nmatz@bellevuewa.gov</p>

ATTACHMENT 1

Newport Professional Buildings

2008 Annual Threshold Review Recommendation and Consideration of Geographic Scoping
Site-Specific Amendment

Newport Professional Buildings

Staff recommendation: Recommend that the City Council **not include** the Newport Professional Buildings CPA into the 2008 annual CPA work program. If the proposal is included, **do expand** the geographic scope of the proposal.

Permit Number: 08-103679 AC
Subarea: Factoria
Address: 4307 and 4317 Factoria Boulevard SE
Applicant: Lorge

PROPOSAL

This privately-initiated application would amend the map designation on this site from PO (Professional Office) to CB (Community Business).

The application site is two parcels with small office buildings on them. The Newport Chiropractic Center is located at 4307 Factoria Boulevard SE, and a four-unit office building is located at 4317 Factoria Boulevard SE. There is a third parcel and dental office building bordering the application site to the northwest at 4301 Factoria Boulevard SE. This third parcel is recommended for inclusion through the expansion of the geographic scope of the proposal. It would expand the proposal area by 0.2 acres from 0.62 acres to a total 0.82-acre proposal.

If the CPA is adopted, the site would be rezoned. The applicant's proposal is to allow for a mixed-use development with ground floor office/retail and residential on upper floors. See Attachment A for the application materials and Attachment B for a site map.

THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should not be included** in the annual CPA work program.

This conclusion is based on the following analysis:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

The appropriate land use designation on a specific site is a matter appropriately addressed through amendment of the Comprehensive Plan.

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

The three-year limitation does not apply to this proposal to amend the site designation because the question of appropriate designation was last examined in 1996. When the site was annexed in 1994 it was designated SF-H (Single Family-High). Then in 1996 the city-initiated "Factoria Inconsistencies" CPA proposed a PO (Professional Office) designation for the three parcels. The owner at 4307 Factoria Boulevard SE (and current applicant) requested consideration of O (Office) instead; the City Council remanded the proposal back to the Planning Commission for further consideration of that request. Ultimately, both the Commission recommendation and the final Council action under Ordinance No. 5028 confirmed the PO designation on the parcels.

- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and

This suggestion does not raise policy or land use issues that would be more appropriately addressed by an ongoing work program.

- D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

The suggestion can be reasonably reviewed within the resources and time frame of the current Annual Comprehensive Plan Amendment Work Program.

- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

Significantly changed conditions. Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046).

The proposed amendment does not address significantly changed conditions since the last time the Plan map or text was amended. There are no unanticipated consequences of policy adopted regarding the designation history of this site or of Factoria Subarea policies supporting redevelopment. The idea that Factoria area commercial redevelopment happening where it is contemplated by the Plan, should also be tried out on this site by changing its land use from office to commercial is not a reaction to a changed condition. There are no changed conditions on the subject property or its surrounding area that rise to the magnitude of Comprehensive Plan change. Finally, the mere presence of outside Plan map or text changes such as those being implemented for St. Margaret's Church—with its shift in focus from commercial change to a specific affordable housing goal that left

intact the core commercial area focus—and the targeted strengthening of the Factoria Subarea’s commercial focus (FATS Update), also do not rise to the magnitude of Comprehensive Plan change.

; and

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and

If this proposal is included in the 2008 work program, then expansion of the geographic scope of the proposal should be considered to include the third parcel at 4301 Factoria Boulevard. This third parcel that makes up this PO area is similarly situated and shares characteristics of access, use, and development. See Attachment C for the expanded boundary.

- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

Preliminary analysis suggests that this request is likely inconsistent with current general policies in the Comprehensive Plan that focus commercial redevelopment on specific areas such as the Factoria commercial core.

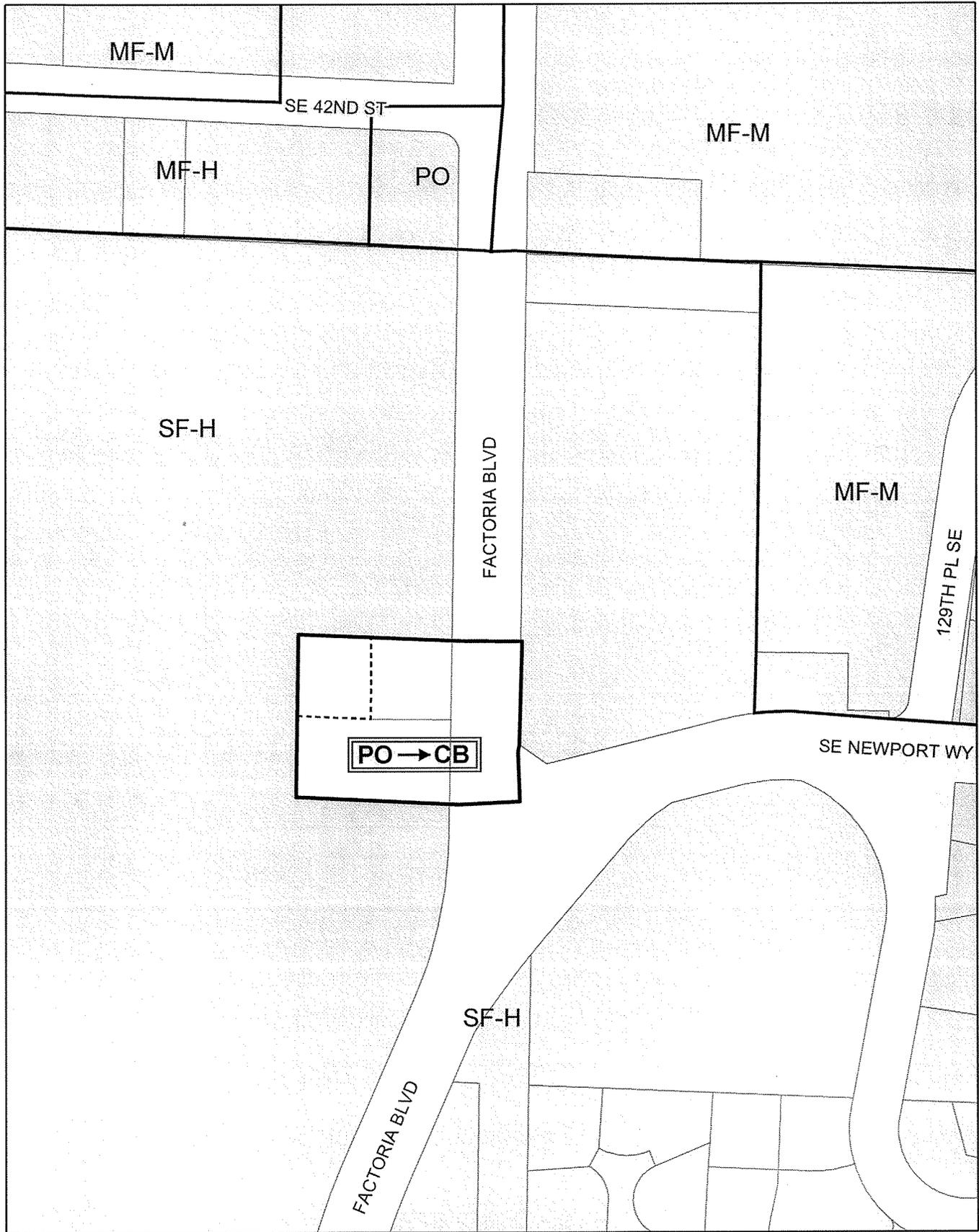
If this proposed amendment is included in the annual work program additional analysis will be conducted prior to determining whether this request is fully consistent with all applicable and specific policies and regulations.

- H. State law requires, or a decision of a court or administrative agency has directed such a change.

State law, or a decision of a court or administrative agency has not directed the suggested change.

PUBLIC COMMENT

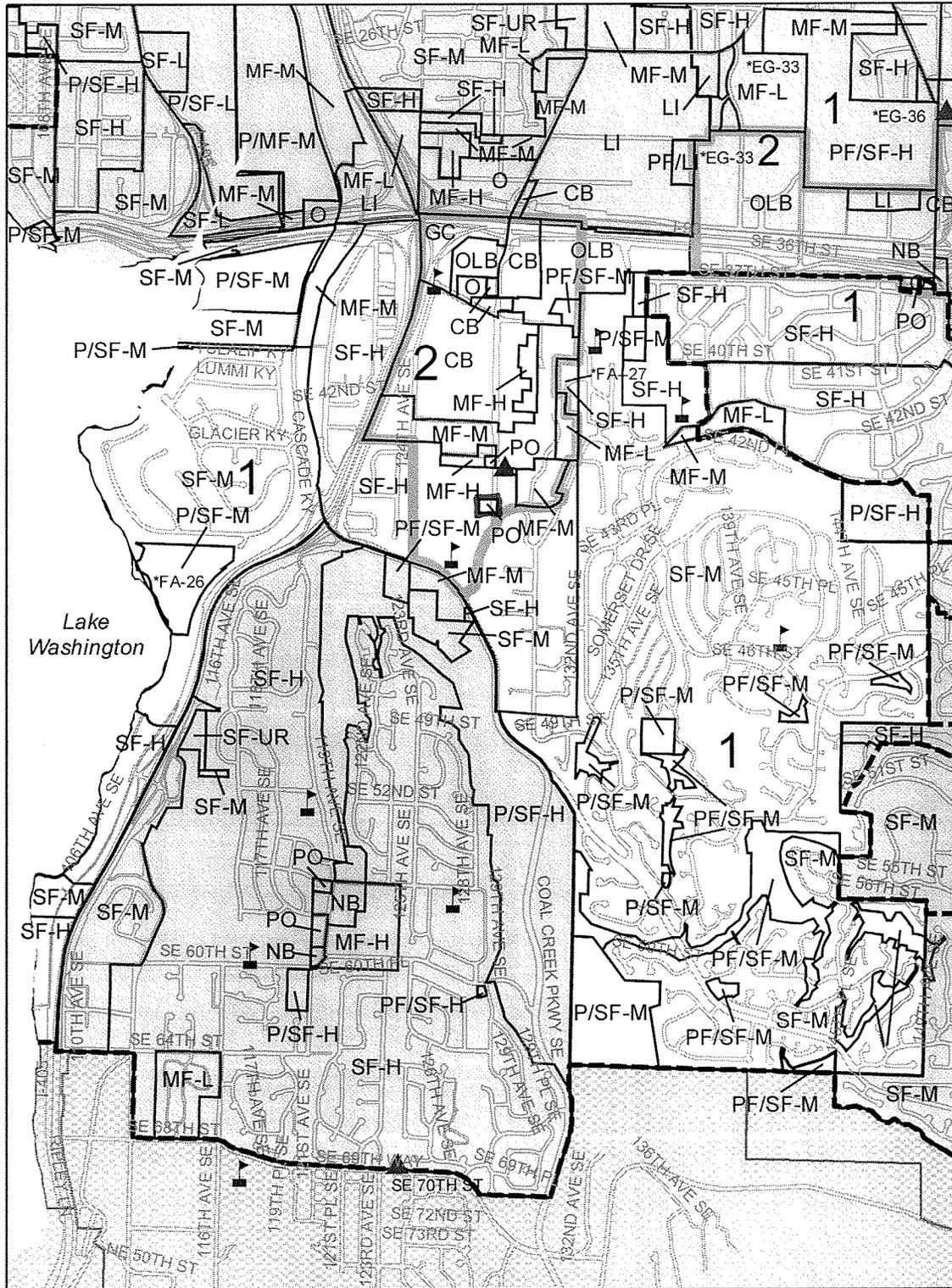
Several telephone inquiries, most of them from building tenants, have been received on this suggestion as of April 18, 2008.



March 2008



Newport Professional Building
 Proposed Comprehensive Plan Designations
 4307 and 4317 Factoria Blvd SE



**FIGURE S-FA.1
Factoria Land Use Plan**

- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

- Fire Stations
- Public Schools
- Planning Districts
- Bellevue City Limits (6/2005)
- Lakes



R.W. THORPE & ASSOCIATES, INC.
Seattle • Anchorage • Denver • Winthrop
 ☞ Planning • Landscape • Environmental • Economics ☞

PRINCIPALS:
 Robert W. Thorpe, AICP, President
 Stephen Speidel, ASLA, Vice President

ASSOCIATES:
 Jennifer Lee, ASLA

Letter of Transmittal

Date: 1/30/2008
 RWT/A Number: 0712130
 Project: Lorge Bellevue LU
 Amendment

To:
 City of Bellevue Planning & Community Development
 Paul Inghram, Comprehensive Planning Manager
 PO Box 90012
 Bellevue, WA 98009

We are sending you:

Copies	Date	Description
3	1/30/2008	Comprehensive Plan Amendment Application - For sites 1624059070 & 1624059206
3	1/30/2008	Lorge Land Use Study - Attachment to Comprehensive Plan Amendment Application

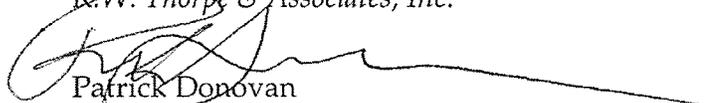
These are transmitted as checked below:

For your use	✓	For your review and comment	For your approval
As requested		Returned for corrections	Approved as noted

Comments:

Please contact the Patrick Donovan, Associate Planner at (206) 624-6239 or planning@rwta.com with any questions or comments you may have with respect to this submittal.

Sincerely,
R.W. Thorpe & Associates, Inc.


 Patrick Donovan
 Associate Planner



COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20	TECH INITIALS	PROJECT FILE #
---------------------------------------	---------------	----------------

1. Project name Newport Professional Buildings / Lorge Comprehensive Plan Land Amendment
2. Applicant name Dr. John P. Lorge Agent name R.W. Thorpe & Associates
3. Applicant address 4307 Factoria Blvd SE, Bellevue, WA 98006-1936
4. Applicant telephone (425) 747-5657 fax () e-mail drlorge@drlorge.com
5. Agent telephone (206) 624-6239 fax (206) 625-0930 e-mail planning@rwta.com

This is a proposal to initiate a site-specific Comprehensive Plan Amendment (Go to **Block 1**)
 This is a proposal to initiate a non site-specific Comprehensive Plan Amendment (Go to **Block 2**)

BLOCK 1

Property address and/or 10-digit King County parcel number 1624059070 & 1624059206

Proposed amendment to change the map designation from existing PO to proposed CB

Site area (in acres or square feet) .62-Acres (-9070= .21 acres & -9206= .41 acres)

Subarea name Factoria

Last date the Comprehensive Plan designation was considered / /

Current land use district (zoning) Professional Office (PO)

Is this a concurrent rezone application? Yes No Proposed land use district designation

Go to **BLOCK 3**

Community Council: N/A ¹ East Bellevue ¹

BLOCK 2

Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in strike-out/underline format. Attach additional pages as needed.

Block 2 is not applicable to the proposed amendment.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):

Last date the Comprehensive Plan policy or text was considered / /

Go to **BLOCK 3**



BLOCK 3

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed. The site-specific proposed amendment is necessary to address significantly changed Land Use, Transportation, and Housing conditions since the last time the pertinent Comprehensive Plan was amended. For example the City Council initiated Comprehensive Plan Amendment (07-117934AC), involving St. Margaret's Episcopal Church located east of the amendment site in addition to a change within the Factoria Subarea policy framework to incorporate the 2005 Factoria Area Transportation Study (FATS) recommended urban design strategies both represent a "significantly changed condition". Please see attached "Large Land Use Study" for additional supporting research.

Go to **BLOCK 4**

BLOCK 4a

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

The proposed amendment is consistent with the Threshold Review Decision Criteria as outlined within LUC Section 20.30I.140. Please see page 3 of the attached "Large Land Use Study" for a complete analysis of the Threshold Review Decision Criteria.

BLOCK 4b complete this section only for a site-specific concurrent rezone

Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezone Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.

Block 4B is not applicable to the proposed amendment.

I have read the Comprehensive Plan and Procedures Guide 1

NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant

Date

1/29/08

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW, and the State Environmental Policy Act (SEPA) will be met.

Signature

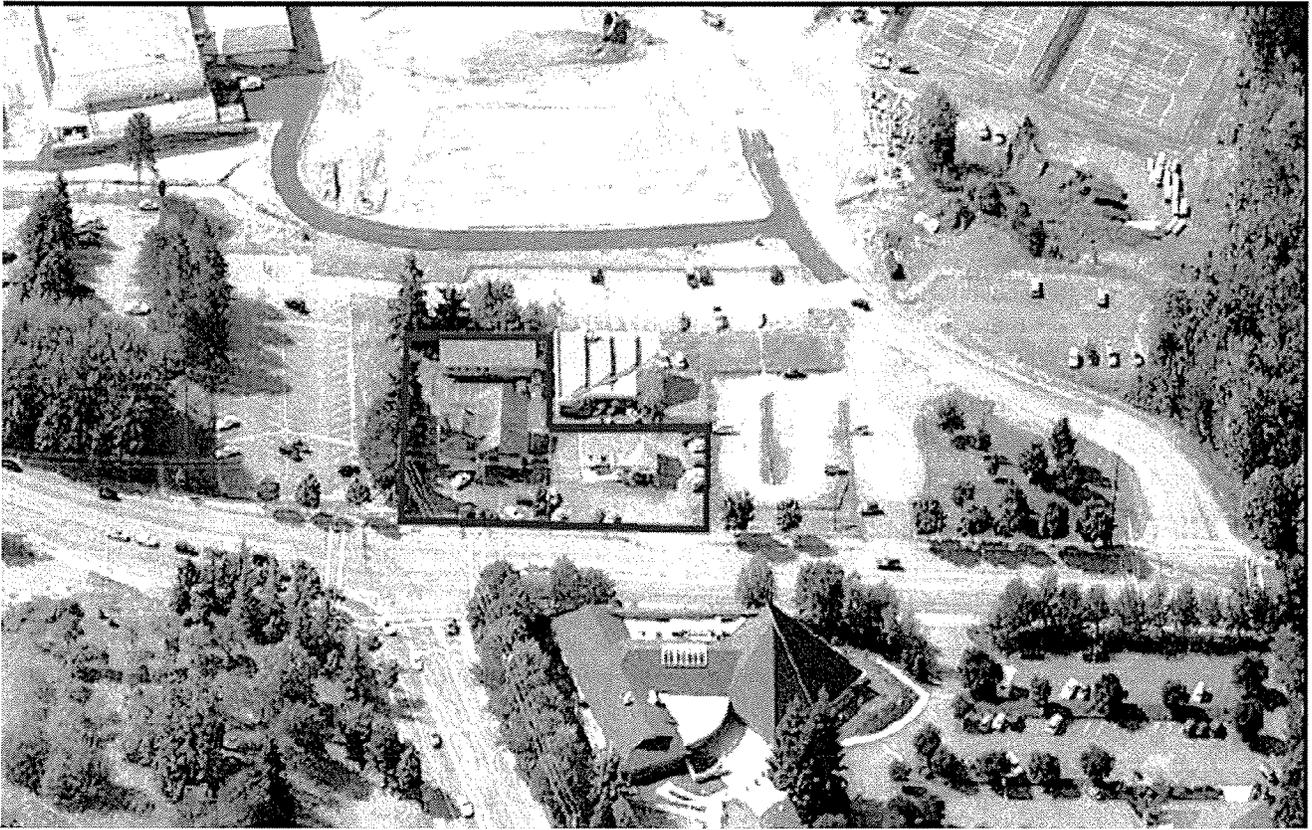
Date

01/29/08

(Owner or Owner's Agent)

RUTHANNE ACP, INC. rutha@rutha.com

Lorge Land Use Study
4307 Factoria Blvd SE, Bellevue, WA



Prepared by:

R.W. Thorpe & Associates, Inc.
Planning / Landscape Architecture / Economics
705 Second Avenue, Suite 710
Seattle, Washington 98104

January 30, 2008

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I. Executive Summary:

The purpose of this Land Use Study is to provide background information for a proposed amendment to the Bellevue Comprehensive Plan Land Use Map to allow for the redesignation of approximately +/- .62-Acres of land located at 4307 and 4301 Factoria Blvd SE, from Professional Office (PO) to Community Business (CB) (See Figure #1 - Vicinity Map). The proposed amendment would support a future rezone of the property to land use designation CB, which allows for mixed commercial and residential developments. **Based on the "Threshold Decision Criteria for a Comprehensive Plan Amendment" as provided within the Bellevue Municipal Code (BMC), Section 20.30I.140, it is the professional opinion of R.W. Thorpe & Associates that the proposed amendment merits approval and support by City of Bellevue Planning Staff, Planning Commission, and City Council. Our conclusion is based upon the amendments compatibility with the Goals and Policies of the Factoria Subarea Plan, Bellevue Comprehensive Plan, King Countywide Planning Policies as demonstrated within the analysis provided below and the attached Compatibility Matrix.**

It is the intent of the applicant to allow for the future potential of redeveloping the proposed amendment site with a Higher and Better Use consisting of a mixed-use structure with ground floor office/retail space and residential dwelling units located on the upper floors (Please See Figure #2 - Conceptual Massing Study).

II. Site Information / Existing Conditions

The proposed amendment area is located along Factoria Boulevard SE amid St. Margaret's Episcopal Church and the Holy Cross Lutheran Church to the east and the Newport High School campus to the west. Additionally, the amendment site is one third of a mile (1/3) south of the Kimschott Factoria Square Mall and approximately one-half (1/2) a mile north of Coal Creek Parkway SE. Currently five businesses are located within three structures located within the proposed amendment area. Newport Chiropractic Center is located within parcel 1624059070 (4307 Factoria Boulevard SE) and a four-unit office building is located within parcel 1624059206 (4317 Factoria Boulevard SE).

III. Assessment Criteria

The Threshold Decision Criteria for a Comprehensive Plan Amendment are set forth in the City of Bellevue Land Use Code, Section 20.30I.140. Based upon our analysis of the criteria it is our professional opinion that the proposed amendment merits approval. Our recommendation is based upon the following analysis:

A. BMC 20.30I.140(A): *The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and*

- **RWT/A Response:** It is the professional opinion of R.W. Thorpe & Associates that the proposed amendment to the City of Bellevue Comprehensive Plan Land Use Map is a matter that is appropriately addressed through the Comprehensive Plan amendment process.

B. BMC 20.30I.140(B): *The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and*

- **RWT/A Response:** The proposed amendment has not been the subject of a comprehensive plan amendment proposal within the past three years.

C. Review Criteria 20.30I.140(C) - *The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and*

- **RWT/A Response:** R.W. Thorpe & Associates feels that the annual Comprehensive Plan Amendment process is the most appropriate means by which the City Council should address the proposed change.

D. Review Criteria 20.30I.140(D) *The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and*

- **RWT/A Response:** The proposed amendment represents two relatively small parcels that should not require an exuberant amount of time or resources to review.

E. Review Criteria 20.30I.140 (E). *The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "Significantly Changed Conditions"; and*

- **RWT/A Response:** **The site-specific proposed amendment addresses "significantly changed Land Use, Transportation, and Housing conditions" since the last time the pertinent Comprehensive Plan was amended.**
 - **Land Use:** The City Council initiated Comprehensive Plan Amendment (07-117934AC), involving St. Margaret's Episcopal Church is located east of the proposed amendment site and represents a "significantly changed condition". If approved Amendment 07-117934AC would allow the future development of Affordable Housing within the Episcopal Church site by re-designating the site from Single Family High Density (SF-H) to Multifamily High Density (MF-H). **The Episcopal Church amendment is similar to the proposed amendment addressed by this study in that both amendments would allow for the future potential of redevelopment of underutilized property and urban infill.**

Additionally, as Bellevue matures as a city the amount of vacant developable land has become scarce. An analysis of Bellevue's capacity for growth released in 2003 identified, with the exception of the Downtown area, only

961 acres of vacant and redevelopable land. **The City of Bellevue must look to property such as the proposed amendment site for redevelopment and infill to accommodate future growth and jobs.**

- **Transportation:** A change within the Factoria Subarea policy framework and list of associated transportation facility projects to incorporate the 2005 Factoria Area Transportation Study (FATS) recommended urban design strategies represents a "significantly changed condition". Approval of the proposed amendment would address this significantly changed transportation condition by constructing well-integrated mixed-use structures that would be transit-supportive and pedestrian-oriented.

Additionally, the recommended implementation of a multi-modal transportation system represents a city-wide "significantly changed condition". The proposed amendment addresses the changes in city-wide transportation conditions by supporting the goals and policies of the Comprehensive Plan Transportation Element. If approved the proposed amendment would allow for well-integrated mixed-use structures that discourage the use of single occupant vehicles by providing more accessible features that accommodate users of transit, carpooling, pedestrians, and bicyclists.

- **Housing:** As mentioned in the Comprehensive Plan Land Use Policy #3, the city must accommodate growth targets of 10,117 additional households for the 2001- 2022 period. The proposed amendment demonstrates the type of redevelopment and urban infill that will be necessary to accommodate future growth targets.

F. Review Criteria 20.30I.140 (F). When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and

- **RWT/A Response:** The following is a brief outline of the uses currently surrounding the proposed amendment site. The analysis demonstrates that the requested land use amendment includes at the minimum, similarly situated properties with like characteristics. Please see Figure #3 - Future Land Use Designation Map.

NORTH: A dental office not included within the proposed amendment abuts both parcels of the proposed amendment site. Additionally, a Newport High School parking area is directly north the proposed amendment site. A veterinary clinic, apartment complexes, and a fire station are located approximately one-tenth (1/10) of a mile north of the proposed amendment site. Additionally, the Factoria Mall is approximately one-third (1/3) of a mile north of the proposed amendment site.

Large Land Use Study

The Comprehensive Plan shows the land use designation corresponding with the dental office as Professional Office (PO), the Newport High School and its parking area as Single Family High (SF-H), the veterinary clinic designated as PO and the apartment complexes designated as Multi-Family-High Density (MFH).

EAST: To the East, the amendment site is fronted by Factoria Boulevard SE, which separates it from St. Margaret's Episcopal Church and the Holy Cross Lutheran Church. SE Newport Way, which runs directly east of the proposed amendment site, separates these two churches to the north and south respectively. Future development of Affordable Housing is being considered for the Episcopal Church site through a City Council initiated Comprehensive Plan Amendment (07-117934AC), which would redesignate the land use from SF-H to MF-H. Further to the east of the proposed amendment site are town-homes and single-family homes.

The two church sites directly east of the proposed amendment site are designated SF-H with a small portion of property north of the intersection of 129th Ave SE and the SE Newport Way designated as Multi-Family Medium Density (MF-M).

SOUTH: The Newport High School campus extends south of the proposed amendment site approximately one-half of a mile to the intersection of Coal Creek Parkway and Factoria Boulevard SE. The entire Newport High School Campus has been designated by the Comprehensive Plan as a SF-H land use.

WEST: The Newport High School campus extends west of the subject site approximately one-third of a mile where it abuts 124th Ave SE.

As previously stated the entire Newport High School campus has been designated by the Comprehensive Plan as a SF-H land use.

G. Review Criteria 20.30I.140 (G). *The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code; or*

- **RWT/A Response:** **The proposed amendment is highly compatible with the applicable Goals and Policies of the Factoria Subarea and Comprehensive Plan. Analysis by our staff and Certified Planners does not reveal any incompatibility with the Washington State Growth Management Act (GMA) or King County Countywide Planning Policies.** Please see the attached Decision Criteria / Land Use Compatibility Matrix for a full analysis of the applicable Comprehensive Plan.

H. Review Criteria 20.30I.140 (H). *State law requires, or a decision of a court or administrative agency has directed such a change. (Ord. 5650, 1-3-06, § 2)*

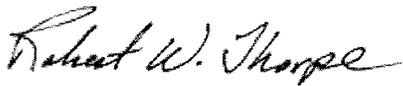
- **RWT/A Response:** The proposed amendment was not submitted in response to a State Law requirement, decision of a court, or at the direction of an administrative agency.

IV. Summary

The above analysis demonstrates that the proposed amendment meets the "Threshold Decision Criteria for a Comprehensive Plan Amendment" as outlined within the Bellevue Municipal Code (BMC), Section 20.30I.140. The amendment represents a public benefit by providing an opportunity for the city to align itself with the "community vision" as established within the Comprehensive Plan. **The amendment is highly compatible with the applicable Goals and Policies of the Factoria Subarea and Bellevue Comprehensive Plan. Analysis by our staff and Certified Planners does not reveal any incompatibility with the Washington State Growth Management Act (GMA) or King County Countywide Planning Policies.** It is therefore the professional opinion of R.W. Thorpe & Associates that the proposed amendment merits approval and support by City of Bellevue Planning Staff, Planning Commission, and City Council.

Please contact the undersigned for questions or clarification of the analysis in this report. Qualifications of report Team can be found at <http://www.rwta.com/>.

Respectfully,
R.W. Thorpe & Associates, Inc.



Robert W. Thorpe, AICP
President



Patrick Donovan
Associate Planner

**UNDERLYING ASSUMPTIONS
OF STUDY**

This Study is constrained by the assumptions and limiting conditions contained therein, including the understanding that the report is to be utilized by the client(s) and their real estate agents to aid in the determination of the current status of the property.

The office of R. W. Thorpe & Associates, Inc. does hereby certify that:

We have no present or contemplated future interest in the real estate that is the subject of this Study.

We have no personal interest or bias concerning the subject matter of this Study.

To the best of our knowledge and belief, the statements of fact contained in this Study, upon which analyses, opinions and conclusions expressed herein are true and correct.

This Study sets forth all the limiting conditions affecting any analyses, opinions and/or conclusions expressed.

With the exceptions of discussions with jurisdictional staff concerning methodology and preliminary analysis of data, no one other than the undersigned prepared this Study or analyses, conclusions and opinions concerning the subject real estate set forth in this Study.

It is our opinion that this Study is based on information and data relevant to the date of the Study. Although subsequent historical data exists, any other analysis at a later date would require the updating of the Study to reflect current plans, policies, and regulations.

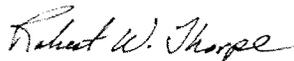
Please note that with ever-changing land use regulations to comply with Washington GMA, information contained in this Study may need to be verified periodically.

We have utilized the current Appraisal Institutes definitions.

According to the Appraisal of Real Estate Twelfth Edition page 302 Copyright 2003 by the Appraisal Institute, the definition of Highest and Best Use is as follows:

The reasonable probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

R. W. Thorpe & Associates



Robert W. Thorpe, AICP
President

Decision Criteria / Land Use Compatibility Matrix Complete Analysis of BMC Section 20.301.140(G)					
Symbol Key	"++" Highly Compatible	"+" Somewhat Compatible	"S" Subjective	"-" Somewhat Incompatible	"--" Highly Incompatible
Table #1 - Bellevue Comprehensive Plan Analysis					
POLICY LU-3. Accommodate growth targets of 10,117 additional households and 40,000 additional jobs for the 2001- 2022 period. These targets represent the city's commitment to develop the zoning and infrastructure to accommodate this level of growth; they are not a commitment that the market will deliver these numbers.					Compatibility Current/Future S / ++
Response to Goal / Policy: If approved the proposed amendment would allow for the future potential of a mixed-use office/retail and residential development. The amendment would comply with LU-3 by providing residential dwelling units to meet the future growth targets.					
POLICY LU-4. Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.					Compatibility Current/Future S / ++
Response to Goal / Policy: Approval of the proposed amendment would support a future rezone of the property to Community Business (CB). This would allow for the future potential of a mixed-use development that would increase the available office/retail area currently available, while achieving the maximum residential density allowed on the net buildable acreage of the amendment site.					
POLICY LU-13. Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.					Compatibility Current/Future S / ++
Response to Goal / Policy: The proposed amendment complies with LU-13 by helping to reduce the consumption of undeveloped / raw land within the City of Bellevue by proposing to redevelop the existing amendment site to provide for additional office/retail space and residential units.					
POLICY LU-23. Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.					Compatibility Current/Future S / ++
Response to Goal / Policy: As outlined within the Housing Element of the Comprehensive Plan the City of Bellevue plans to accommodate over 80 percent of their projected 20 year residential growth within the downtown area and within mixed-use developments located in commercial areas. The proposed amendment would support a future rezone to CB and would achieve Policy LU-23 by allowing for a mixed-use development within the Factoria Commercial District.					
POLICY LU-27. Encourage mixed residential/commercial development in all Neighborhood Business and Community Business land use districts where compatibility with nearby uses can be demonstrated.					Compatibility Current/Future + / ++
Response to Goal / Policy: The land-owners intent by requesting a Comprehensive Plan Land use redesignated from Professional Office (PO) to Community Business (CB), is to provide for the future potential to achieve a Higher & Better Use of the amendment site by constructing a mixed-use structure that provides ground floor office/retail space and the maximum allowable residential density on the upper floors. The analysis of surrounding land uses provided above demonstrates the proposed amendments conformance with adjacent land uses and development patterns.					

POLICY LU-36. <i>Encourage continued development of office uses in designated districts.</i>	Compatibility Current/Future
	S / ++
Response to Goal / Policy: It is the intent of the applicants that if approved the proposed amendment would support the future development of mixed use structures, which would provide for an increase in overall area available for office/retail use. It is also the intent of the applicants to maintain similar office/retail uses to those currently on site within the proposed mixed use structures.	
POLICY HO-11. <i>Encourage housing opportunities in mixed residential/commercial settings throughout the city.</i>	Compatibility Current/Future
	S / ++
Response to Goal / Policy: The proposed amendment would achieve Policy HO-11 by allowing for the amendment site to be redesignated from Professional Office (PO) to Commercial Business (CB), which supports the future potential of redevelopment of the site with mixed-use urban infill.	
POLICY HO-13. <i>Ensure that mixed-use development complements and enhances the character of the surrounding residential and commercial areas.</i>	Compatibility Current/Future
	S / ++
Response to Goal / Policy: As provided in the above analysis of "LUC Review Criteria 20.30I.140 the proposed amendment demonstrates its conformance with adjacent land uses and development patterns in addition to demonstrating how it would enhance and complement the future vision of the area.	
Table #2 - Factoria Subarea Plan Goals & Policies	
POLICY S-FA-2. <i>Protect single-family neighborhoods from encroachment by more intense uses.</i>	Compatibility Current/Future
	++ / ++
Response to Goal / Policy: St. Margaret's Episcopal Church and the Newport High School respectively border the proposed amendment site to the East and West. Single-family neighborhoods do not directly border any part of the proposed amendment site.	
POLICY S-FA-4. <i>Encourage infill development and redevelopment in a manner that is compatible with surrounding uses and meets adopted design guidelines.</i>	Compatibility Current/Future
	++ / ++
Response to Goal / Policy: It is the intent of the applicant to provide for infill mixed-use development that meets all adopted design guidelines as set by the Bellevue Municipal Code. Additionally, the proposed amendment would support the implementation of the Factoria Area Transportation Study (FATS) recommended urban design strategies adapted into the Factoria Subarea Plan by constructing well-integrated mixed-use structures that would be transit-supportive and pedestrian-oriented.	
POLICY S-FA-7. <i>Restrict all future office expansion to districts shown on the Land Use Plan (Figure S-FA.1).</i>	Compatibility Current/Future
	++ / ++
Response to Goal / Policy: The proposed amendment would not expand office uses onto any other sites within the Factoria Subarea.	

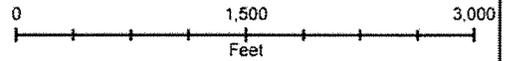
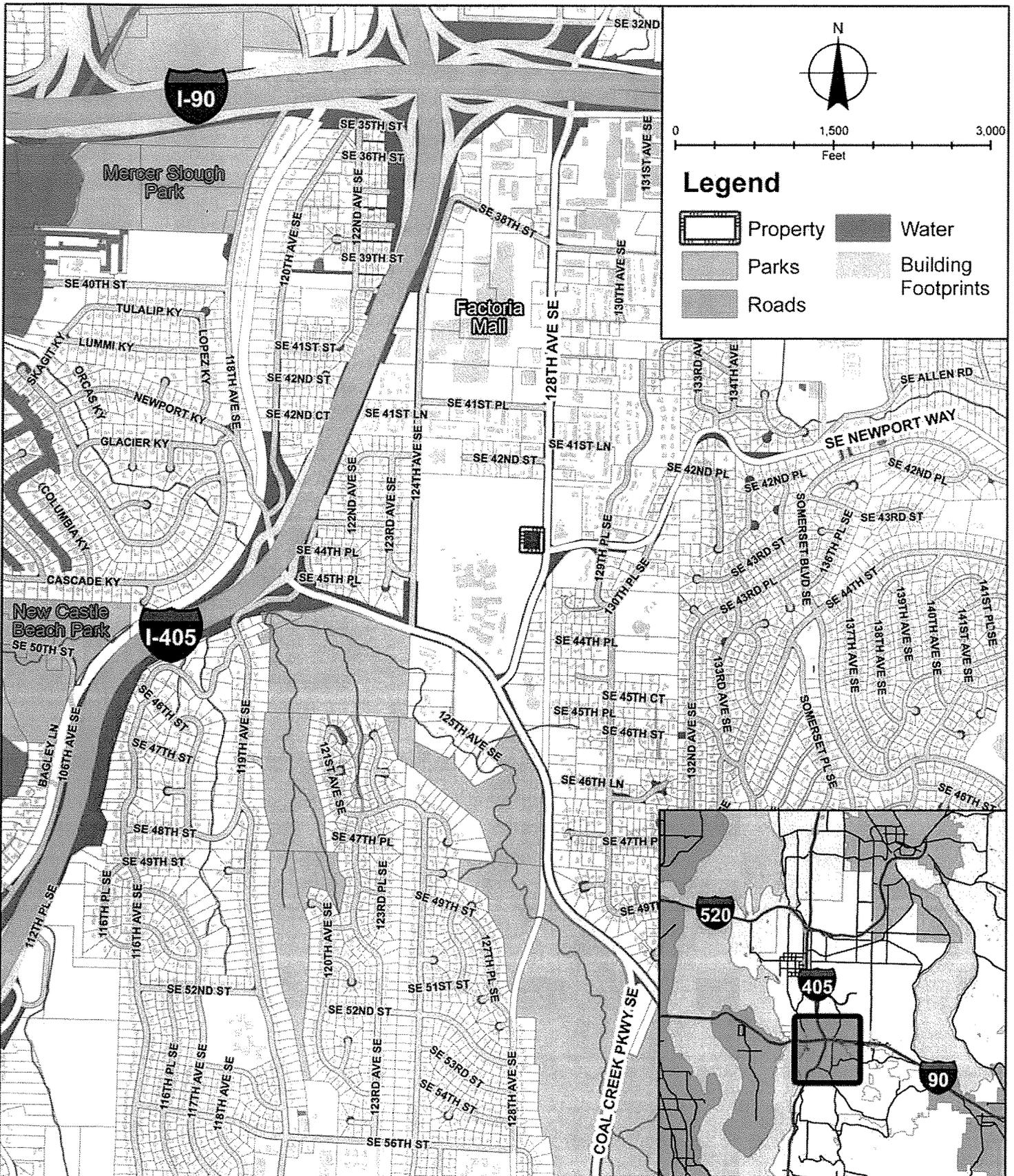
POLICY S-FA-11. <i>Encourage mixed-use residential and commercial development within community level retail districts.</i>	Compatibility Current/Future ++ / ++
Response to Goal / Policy: If approved the proposed amendment would allow for the future potential of redevelopment of a mixed-use residential and commercial development along Factoria Boulevard SE (Factoria Boulevard), which is currently characterized by office, commercial, and retail development.	
POLICY S-FA-14. <i>Implement the Factoria Area Transportation Study (FATS) Update transportation and urban design recommendations.</i>	Compatibility Current/Future S / ++
Response to Goal / Policy: If approved the proposed amendment supports a future rezone of the amendment site to CB and would align all future potential development of mixed use structures with the FATS Update transportation and urban design recommendations so as to front Factoria Boulevard SE and would provide direct pedestrian connections between the sidewalk and the primary building entrance. Please see Figure #2 - Conceptual Massing Study.	

Table #3 - Growth Management Act	
GMA Goal #1 - Urban Growth. <i>Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.</i>	Compatibility Current/Future ++ / ++
Response to Goal / Policy: The proposed amendment site is located within an urban area that currently has adequate public facilities and services available to serve future tenants and owners in an efficient manner.	
GMA Goal #2 - Reduce Sprawl. <i>Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.</i>	Compatibility Current/Future + / ++
Response to Goal / Policy: The proposed amendment complies with GMA Goal #2 by helping to reduce the consumption of undeveloped/raw land within the City of Bellevue by proposing to redevelop the existing amendment site to provide for additional office/retail space and residential units.	
GMA Goal #3 - Transportation. <i>Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.</i>	Compatibility Current/Future S / ++
Response to Goal / Policy: The proposed amendment supports the Factoria Area Transportation Study (FATS) Update and its recommended transportation and urban design strategies. The proposed amendment would encourage the future potential for a well-integrated, transit supportive, pedestrian oriented, mixed-use structure that compliments the existing land uses in Factoria's commercial core.	
GMA Goal #4 - Housing. <i>Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.</i>	Compatibility Current/Future S / ++

Response to Goal / Policy: The proposed amendment would support a future rezone of the amendment property to Community Business (CB), which would achieve GMA Goal #4 by allowing a mixed-use development that would increase the available office/retail area while achieving the maximum residential density allowed on the net buildable acreage of the amendment site.	
GMA Goal #5 - Economic Development. <i>Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.</i>	Compatibility Current/Future S / ++
Response to Goal / Policy: The proposed amendment would support a future rezone to Community Business (CB) which would achieve GMA Goal #5 by promoting the retention of existing businesses located within the site while recruiting new business by expanding the available square footage for office/retail space.	
GMA Goal #10 - Environment. <i>Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.</i>	Compatibility Current/Future + / ++
Response to Goal / Policy: No critical areas and or environmentally sensitive areas would be adversely impacted by the proposed amendment. All future development would adhere to the City of Bellevue Development guidelines, which may enhance the sites ability to protect air quality, water quality and the availability of water.	
GMA Goal #12 - Public Facilities and Services. <i>Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.</i>	Compatibility Current/Future ++ / ++
Response to Goal / Policy: The proposed amendment site is located within an urban area that currently has adequate public facilities and services available to serve future tenants in an efficient manner.	

Table #4 - County Wide Planning Policies	
CWPP - Critical Areas	Compatibility Current/Future ++ / ++
Response to Goal / Policy: No critical areas and or environmentally sensitive areas would be adversely impacted by the proposed amendment.	
CWPP - Land Use Pattern	Compatibility Current/Future S / ++
Response to Goal / Policy: The proposed amendment is consistent with the implementation of the desired pedestrian/ transit oriented land use pattern envisioned for the Factoria Subarea, by providing a land use designation which allows for mixed-use development.	

CWPP - Transportation	Compatibility Current/Future S / ++
Response to Goal / Policy: As previously mentioned the proposed amendment supports the Factoria Area Transportation Study (FATS) Update and its recommended transportation and urban design strategies. The FATS Update encourages the potential for mixed-use developments similar to the proposed amendment in order to create a well integrated, transit supportive, pedestrian oriented, mixed-use neighborhood in Factoria’s commercial core.	
CWPP - Community Character and Open Space	Compatibility Current/Future ++ / ++
Response to Goal / Policy: The proposed amendment is not anticipated to affect the implementation of regulations dealing with historic resources, urban design, human and community services, and open space lands and corridors.	
CWPP - Affordable Housing	Compatibility Current/Future -- / S
Response to Goal / Policy: The proposed amendment represents a future opportunity to increase the supply and variety of housing available along Factoria Boulevard SE without encroaching on existing residential areas. The FATS Update recommends mixing housing and commercial uses in the same building as a method to help reduce vehicle use. Additionally, the proposed amendment lends itself to the future potential for affordable housing.	
CWPP - Contiguous and Orderly Development and Provision Of Urban Services to Such Department	Compatibility Current/Future ++ / ++
Response to Goal / Policy: As previously mentioned the services are available to the proposed amendment site, which is located within a developed urban area.	
CWPP - Siting Public Capital Facilities of a Countywide or Statewide Nature.	Compatibility Current/Future NA
Response to Goal / Policy: This policy is not applicable to the proposed amendment.	
CWPP - Economic Development	Compatibility Current/Future S / ++
Response to Goal / Policy: The proposed amendment would support economic development by recruiting new business through expansion of the available square footage for office/retail space.	
CWPP - Regional Finance and Governance	Compatibility Current/Future NA
Response to Goal / Policy: This policy is not applicable to the proposed amendment.	



Legend

- Property
- Parks
- Roads
- Water
- Building Footprints

dmr	ckd
JH	app'd
Job	date
0712130	01/23/08

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Planning
 Landscape Architecture
 Project Management
 Environmental
 Economics

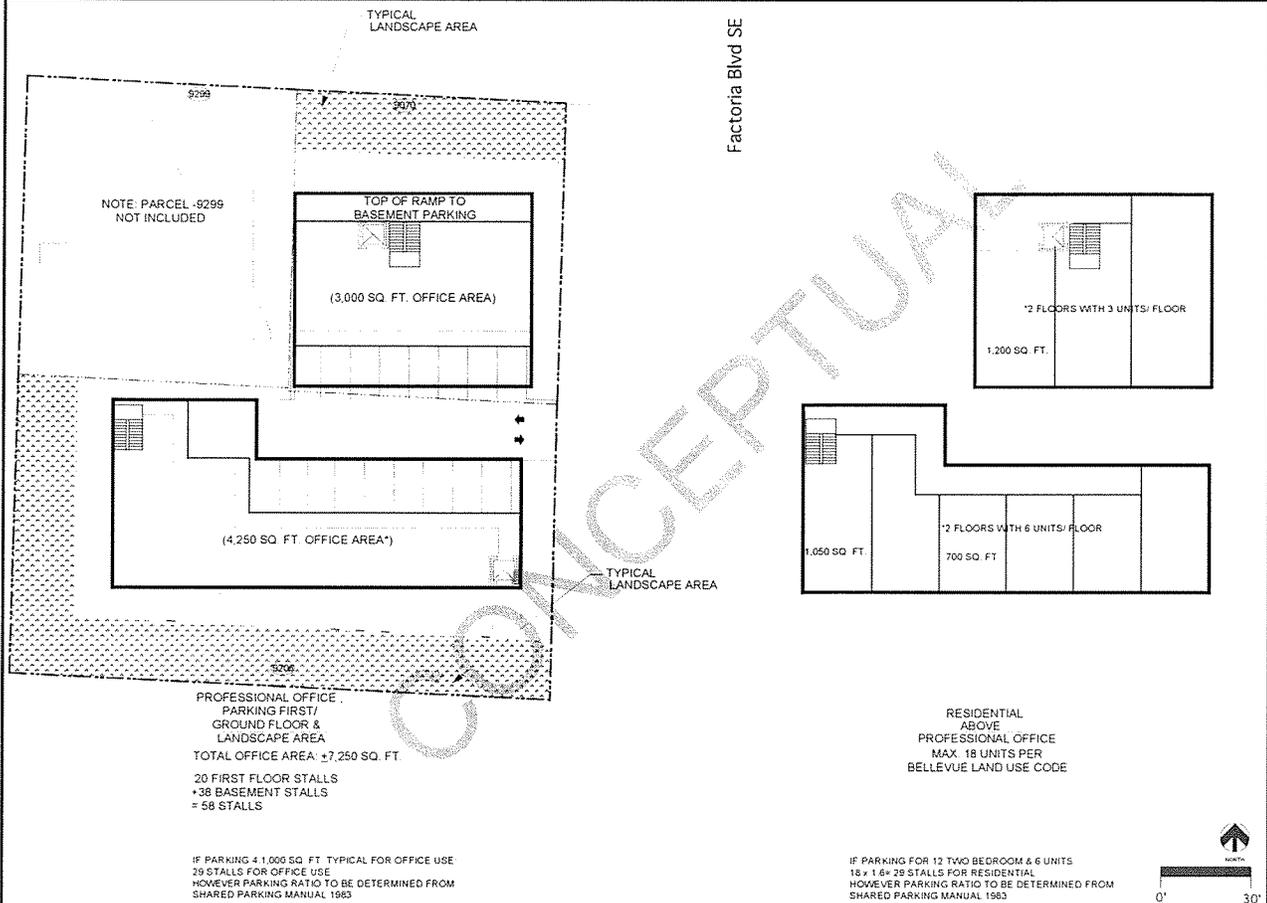
FIG. 1

**LORGE PROPERTY
 Bellevue, WA**

VICINITY MAP

Source: King County (2007), City of Bellevue (2007)

Factoria Blvd SE



NOTE: PARCEL - 9299 NOT INCLUDED

TOP OF RAMP TO BASEMENT PARKING
(3,000 SQ. FT. OFFICE AREA)

(4,250 SQ. FT. OFFICE AREA*)

*2 FLOORS WITH 3 UNITS/ FLOOR
1,200 SQ. FT.

1,050 SQ. FT. *2 FLOORS WITH 6 UNITS/ FLOOR
700 SQ. FT.

PROFESSIONAL OFFICE
PARKING FIRST/
GROUND FLOOR &
LANDSCAPE AREA
TOTAL OFFICE AREA: ~7,250 SQ. FT.
20 FIRST FLOOR STALLS
+ 38 BASEMENT STALLS
= 58 STALLS

IF PARKING 4:1, 000 SQ. FT. TYPICAL FOR OFFICE USE
29 STALLS FOR OFFICE USE
HOWEVER PARKING RATIO TO BE DETERMINED FROM
SHARED PARKING MANUAL 1993

RESIDENTIAL
ABOVE
PROFESSIONAL OFFICE
MAX 18 UNITS PER
BELLEVUE LAND USE CODE

IF PARKING FOR 12 TWO BEDROOM & 6 UNITS
18 x 16 = 29 STALLS FOR RESIDENTIAL
HOWEVER PARKING RATIO TO BE DETERMINED FROM
SHARED PARKING MANUAL 1993



**Lore & Benis
Comprehensive Plan
Land Use Amendment**

FACTORIA AREA

Existing Comp/Zoning: PO Prof Office
Proposed Comp/Zoning: CB
Community Business
Factoria Land Use District 2
Transitional Overlay

**R.W. Thorpe
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Environmental • Economic
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Addresses: 4307 Factoria Blvd SE
4307 128th Ave SE
Parcels:
162-4069070 9679 21 ac
162-4069206 9206 41 ac

Source: King County Assessor Map
7/04/05 5/08
SEAL

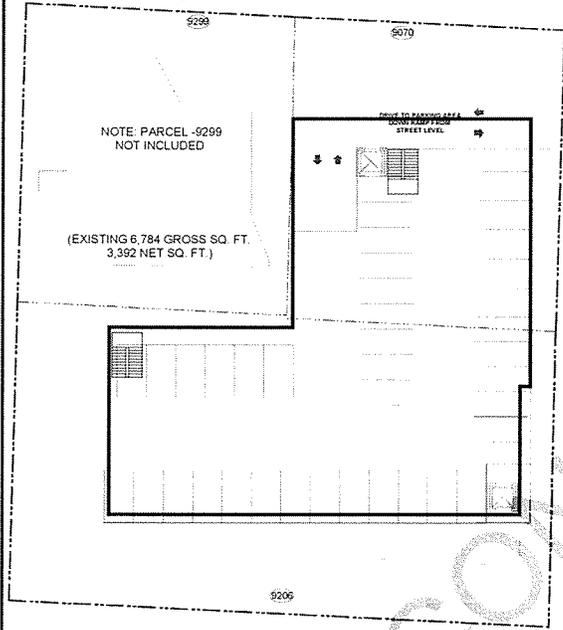
#REVISED	
NO.	DESCRIPTION
1	PRELIMINARY
2	STUDY
3	FINAL

#REVISED	
NO.	DESCRIPTION
1	PRELIMINARY
2	STUDY
3	FINAL

HWY. JOB NO. 0712130

SHEET TITLE
**CONCEPTUAL
MASSING
STUDY
FIG. 2A**
PROFESSIONAL OFFICE
W/ RESIDENTIAL ABOVE
& LANDSCAPE AREA

Single family High Density
Zone: R-5



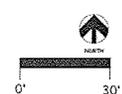
Single family High Density
Zone: R-5

Factoria Blvd SE

Single family High Density
Zone: R-5

Request from PO Professional Office to
CB Community Business
Setbacks: Transition District 30' from property line
Setbacks: 20' between primary structures
Lot Cover: NA
Impervious Surface: 85%
Allowed Height: 30', 45'
may be increased by one story, but not to exceed 15 feet,
if basement parking for that building occupies a minimum
of 75 percent of the building footprint.
Bonuses per transition LUC20.25B.040
Max. 30 dwelling units/ acre
-9070= .21 acres x 30 = 6 units
-9206= .41 acres x 30 = 12 units
Parking: LUC 20.20.590.F shall not apply to determine min or
max. parking requirements in the F2 Land Use District but
by Shared Parking manual published by the Urban Land
Institute (1983) averaged across the entire F2 District
using an 18-hour parking demand analysis and an 85
percent practical capacity factor. The maximum number
of parking spaces shall not exceed 150 percent of the
min. number established pursuant to this section.
LUC 20.25K.020B - Director may require more parking for other than
office uses.
Landscape Buffer: 20' along street frontage or
property line abutting district receiving transition
4' evergreen hedge or shrub/fence combination
LUC 20.20.520J -Alternative landscape may modify 10'
of street frontage buffer.

SE Newport Way



Lorge & Benis
Comprehensive Plan
Land Use Amendment

FACTORIA AREA

Existing Comp/Zoning PO Prof Office
Proposed Comp/Zoning CB
Community Business
Factoria Land Use District 2
Transitional Overlay

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4307 1728th Ave SE

Parcels:
162-4059070 9070 21 ac
162-4059206 9206 41 ac

Source: King County Assessor Map
10/20/05 1/04

SEAL

ISSUED			
No.	Description	By	Date
1	STUDY	LM	

REVISIONS			
No.	Description	By	Date

SWTA A/R NO. 0712130

SHEET TITLE
**CONCEPTUAL
MASSING
STUDY
FIG. 2B**

BASEMENT

Legend

- | | | | | | |
|--|-------------------------------|--|--|--|-----------------------------------|
| | Property | | GC: General Business | | SF-H: Single Family, High Density |
| | Future Land Use: | | P/SF-L: Park / Single Family, Low Density | | MF-L: Low Density |
| | PO: Professional Office | | PF/SF-L: Public Facility / Single Family, Low Density | | MF-M: Medium Density |
| | O: Office | | SF-M: Single Family, Medium Density | | MF-H: High Density |
| | OLB: Office, Limited Business | | PF/SF-M: Public Facility / Single Family, Medium Density | | |
| | CB: Community Business | | P/SF-M: Park / Single Family, Medium Density | | |

Source: King County (2007)
City of Bellevue (2007)



drn	ckd
JH	app'd
Job	date
0712130	01/24/08

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 Planning
 Landscape Architecture
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 Environmental
 Economics

FIG. 3

LORGE PROPERTY
Bellevue, WA

Future Land Use Map
 0 250 500 1,000 Feet

Matz, Nicholas

From: Matz, Nicholas
Sent: Wednesday, March 19, 2008 11:11 AM
To: carolinekaufman@yahoo.com
Subject: Application materials for Newport Professional Buildings Comp Plan Amendment (CPA) City of Bellevue

Paul Jensen-

You requested a copy of the application materials for the Newport Professional Buildings CPA. Please let me know if there is anything else at this time.

Nicholas Matz AICP
Senior Planner
425 452-5371