



Planning Staff Report

DATE: November 21, 2007

TO: Chair Robertson and Members of the Bellevue Planning Commission

FROM: Paul Inghram, Comprehensive Planning Manager, 452-4070
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SUBJECT: St. Margaret's Episcopal Church Comprehensive Plan Amendment (07-117934 AC) December 12, 2007 Public Hearing

I. PROPOSAL

This proposal will change the Comprehensive Plan designation from Single Family-High (SF-H) to Multifamily-High (MF-H) for a 3.86 acre area located at 4228 Factoria Boulevard SE and including a portion of the adjacent parcel to the north. The City Council initiated this proposal into the threshold review process at the request of St. Margaret's Episcopal Church, which sought the amendment after the regular 2007 application period had expired. The change proposed would support a future rezone of the property to R-30, which allows a residential density of up to 30 units per acre, plus bonus provisions.

The applicant's stated objectives are to increase the allowed residential density to make an affordable housing project on the church site viable. Residential development on site could occur in addition to the existing church and thrift store uses.

See Attachment 1 for a map of the area of the proposed change.

II. STAFF RECOMMENDATION

This proposal satisfies the Decision Criteria for a Comprehensive Plan Amendment (see Section III) and **staff recommends approval of the Comprehensive Plan Amendment to change the site's Comprehensive Plan designation from Single Family-High (SF-H) to Multifamily-High (MF-H).**

III. DECISION CRITERIA

The Decision Criteria for a Comprehensive Plan Amendment are set forth in the Land Use Code, Section 20.30I.150. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposed amendment merits **approval**. This conclusion is based on the following analysis:

- A. There exists obvious technical error in the pertinent Comprehensive Plan provision, or**

Not applicable to this proposal.

B1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the city, the Countywide Planning Policies (CPP), the Growth Management Act and other applicable law; and

Comprehensive Plan

The proposed amendment is consistent with the general policies in the Comprehensive Plan, including the city's **Housing Element Goal** "to promote a variety of housing opportunities to meet the needs of all members of the community". The proposal is also consistent with policies supporting more affordable housing, as found in the **Housing Element** of the Comprehensive Plan:

Housing Element Policy HO-25. *Ensure that affordable housing opportunities are not concentrated, but rather are dispersed throughout the city.*

Housing Element Policy HO-26. *Involve both the public and private sectors in the provision of affordable housing.*

Housing Element Policy HO-28. *Provide incentives and work in partnership with not-for-profit and for-profit developers and agencies to build permanent low- and moderate-income housing.*

Factoria Subarea Plan

The proposed amendment is consistent with the general vision for the Factoria subarea that has community business, mixed use, and office development at the core of the area near the I-405/I-90 interchange that is then ringed by multifamily residential uses that transition to single family residential uses to the south and east.

Factoria Subarea Policy S-FA-28. This policy calls for design standards for the Factoria commercial area, and describes the core area, designated as District 2, as the commercial, employment and high-density residential activity center. The St. Margaret's site is located within District 2, near its south edge, adjacent to other multifamily uses.

Factoria Subarea Policy S-FA-2 *Protect single family neighborhoods from encroachment by more intense uses.* The St. Margaret's site is adjacent to other multifamily uses.

Factoria Subarea Policy S-FA-3 *Maintain land use densities that will not create vehicular congestion that exceeds adopted level of service standards.* While the addition of new residential uses on the site would likely result in additional traffic in the Factoria neighborhood, a traffic analysis of the area (dated September 13, 2007) concludes that traffic impacts that would be expected can be accommodated by the city's future transportation network, with the transportation improvement projects included in the Factoria plan (FATS 2) and the citywide Transportation Facility Program (TFP).

The proposal is located on the southern edge of the core area away from the most heavily congested portions of the subarea and interchange with I-90. The additional residential trips that are likely to be generated will generally be moving counter to the flow of trips being generated by nearby commercial and office uses and their location near the commercial center will facilitate greater non-motorized travel and transit use. Additionally, new development on the St. Margaret's site may help facilitate the planned intersection improvements at Factoria Boulevard at the high school entrance.

Growth Management Act

The proposal is consistent with GMA Planning Goals.

Countywide Planning Policies

Countywide Planning Policies for King County are organized by topics in nine separate chapters. The framework policies in each chapter are implemented through local plans and regulations. Evidence of the consistency of the proposal with the framework policies is as follows:

- I. **Critical Areas** *The proposal will not affect the implementation of regulations dealing with critical areas.*
- II. **Land Use Pattern** *The proposal is consistent with the implementation of the desired urban land use pattern, by providing opportunities for residential use expansion within urban areas.*
- III. **Transportation** *The proposal will not affect the implementation of regional transportation systems.*
- IV. **Community Character and Open Space** *The proposal will not affect the implementation of regulations dealing with historic resources, urban design, human and community services, and open space lands and corridors.*
- V. **Affordable Housing** *The proposal is consistent with Affordable Housing Framework Policy FW-28 "All jurisdictions shall provide for a diversity of housing types to meet a variety of needs and provide for housing opportunities for all economic segments of the population. All jurisdictions shall cooperatively establish a process to ensure an equitable and rational distribution of low-income and affordable housing throughout the County in accordance with land use policies, transportation, and employment locations."*
- VI. **Contiguous and Orderly Development and Provision of Urban Services to Such Development** *Inside the UGA services are available to developed areas, and the site is already developed.*
- VII. **Siting Public Capital Facilities of a Countywide or Statewide Nature.** *Not applicable to this proposal.*

VIII. **Economic Development** *The proposal supports continued investment within the designated area.*

IX. **Regional Finance and Governance** *Not applicable to this proposal.*

B2. The proposed amendment addresses the interests and changed needs of the entire city as identified in its long-range planning and policy documents; and

The proposed amendment addresses the interests and changed needs of the entire city, as the city continues to encourage development of affordable housing opportunities dispersed throughout the city.

B3. 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 [below] for the definition of “significantly changed conditions;” and

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 proposal demonstrates evidence of significantly changed conditions. In recent years, Bellevue has become less effective in meeting housing targets for low and moderate income units. Low income units have almost always required direct assistance, and available funding falls far short of housing need. This shortfall has grown more critical as funding levels have remained stable while the cost to acquire or develop housing has increased dramatically. Also in recent years, Bellevue has become less effective at meeting moderate income housing targets as a result of both market factors and an incentive program that has not been used by developers. Bellevue’s stock of affordable and workforce housing has been further diminished by housing demolitions, redevelopment of older properties, rising housing costs and rents, and condominium conversions. This amendment will allow for a housing development to occur on the St. Margaret’s church site as a means to provide affordable housing in the community.

B4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and

The subject property appears to be suitable for development in general conformance with adjacent land use and the surrounding development pattern and with the potential zoning standards.

The site is bordered by two arterial streets that provide vehicle, transit and pedestrian access. The site’s proximity to the Factoria commercial core provides it with access to a

variety of retail opportunities, services, and employment. While the area to the west is designated for single family uses, that area is occupied by the Newport High School. A small professional office building in the PO designated area is also to the west. The single family designated area to the south is occupied by a church and multifamily zones and uses are located to the east and south.

B5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the city.

Amending the designation for this site provides the public with expanded housing opportunities, including the potential for more affordable housing consistent with the city's overall policies and standards for public health, safety and welfare of the city and its residents.

IV. STATE ENVIRONMENTAL POLICY ACT

The Environmental Coordinator for the City of Bellevue has determined that this proposal will not result in any probable, significant adverse environmental impacts. A final threshold determination of non-significance (DNS) was issued on November 19, 2007.

V. PUBLIC NOTICE AND COMMENT

The City Council initiated this application into the threshold review process at the request of St. Margaret's Episcopal Church on April 16, 2007, with direction to consider the most appropriate designation, whether CB or MF-H. A public hearing on the threshold review of the proposal was held with the Planning Commission on May 23, 2007. The Bellevue City Council included the proposal into the 2007 work program on June 25, 2007.

At the threshold review public hearing, the city received several comments in support of the proposal.

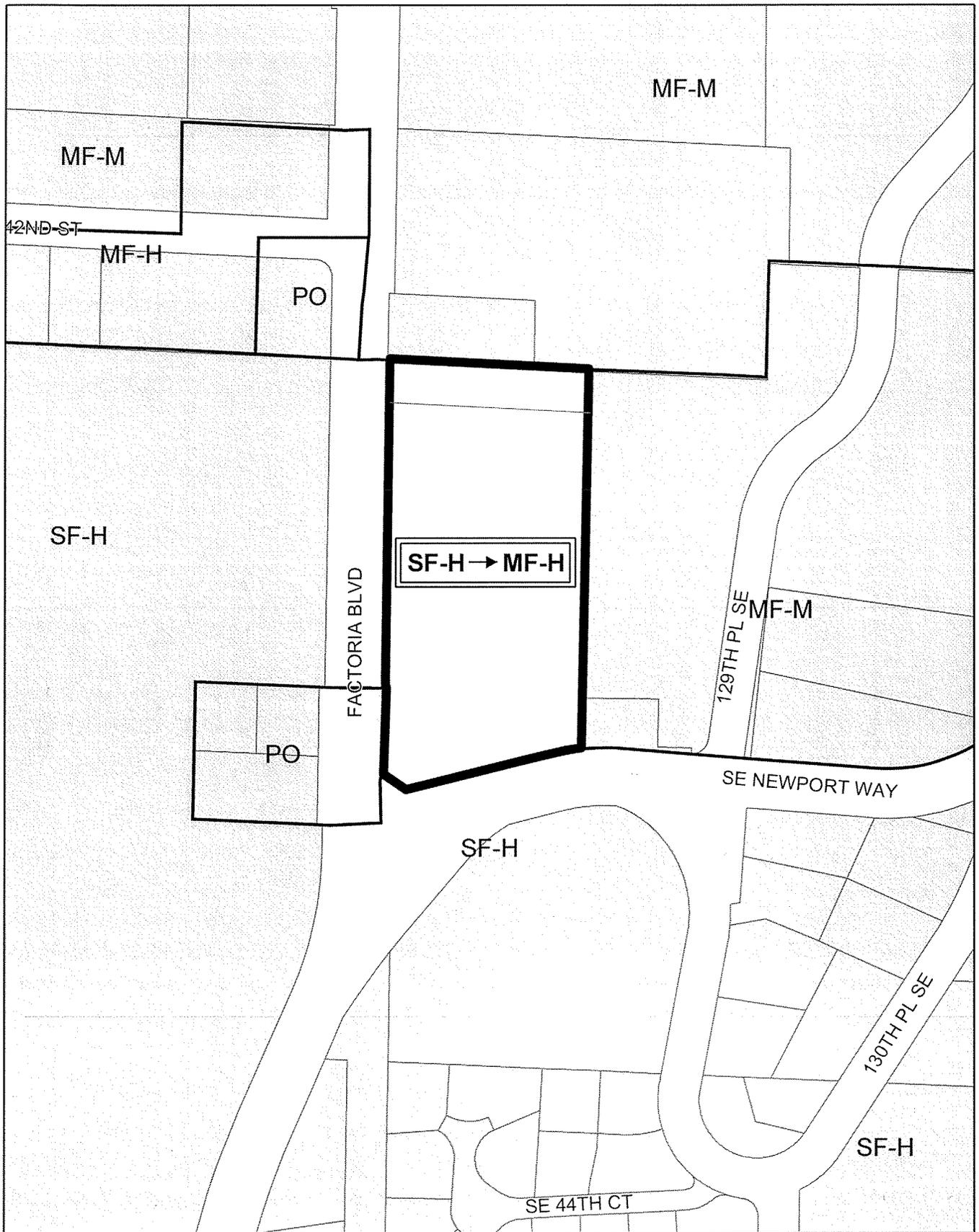
Notice of the final review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on November 19, 2007.

VI. NEXT STEPS

We request the Planning Commission to conduct and close the public hearing, discuss the proposal, ask questions of staff, and make a recommendation.

VII. ATTACHMENTS

1. Comprehensive Plan Subarea map



May 2007



St Margaret's Church
 Proposed Comprehensive Plan Designations
 4228 Factoria Blvd SE