



DATE: April 25, 2008

TO: Bellevue Planning Commission

FROM: Paul Inghram AICP, Comprehensive Planning Manager 452-4070
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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

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

ATTACHMENT 6

Wilburton Village Mixed Use (Policy)

2008 Annual Threshold Review Recommendation
Non Site-Specific Amendment

Wilburton Village Mixed Use Development

Staff recommendation: Recommend that the City Council **not include** the Wilburton Village Mixed Use Development CPA into the 2008 annual CPA work program.

Permit Number: 08-103710 AC
Subarea: Wilburton/NE 8th Street
Address: N/A
Applicant: KG Investments

PROPOSAL

This privately-initiated application would amend policies S-WI-2 and S-WI-3 and create a new policy S-WI-54 in the Wilburton/NE 8th Street Subarea. The applicant proposes these policy amendments to support and promote the redevelopment of the “Wilburton Village” core as a mixed-use community, including a mix of retail, residential and/or office uses. See Attachment 6.

The amendment is proposed in tandem with a site-specific policy amendment. The policy amendment language would specifically allow for larger-scale planned developments, allow for consideration of the overlay district proposed above that would allow additional height and office density in this area, and augment that additional height and density with a new policy requiring the overlay district to ensure superior urban form, improved view sheds, and more graceful buildings, and allow for reduced and shared parking requirements.

If the CPA is adopted, new policy would be inserted in the Wilburton/NE 8th Street Subarea Plan addressing the overlay district and the additional height and density. A subsequent Land Use Code amendment would consider the regulations that would govern the height and density. See Attachment A for the application materials and Attachment B for a vicinity 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

Yes, the request would be appropriately addressed through the Comp 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

Technically, the three-year limitation does not apply to this proposal. The area was part of a city-initiated study and resulted in amendments to the Comprehensive Plan that were adopted in March 2008. Since the recent amendments were initiated by Council, and not the property owner, the three year limit rule doesn't apply. The recent Wilburton/NE 8th Street study considered many of the issues being raised by the proposal, including increased heights, densities, retail uses, and concepts for mixed use development. Further, that study provided the opportunity for property owners, stakeholders, and interested citizens to raise other issues that could have been more fully addressed during that process.

- 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

While a study of the Wilburton commercial area was recently completed, there is no ongoing work program for the area.

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

This request cannot be reasonably reviewed with current resources during the 2008 work program. Staff resources were focused on this area during the recently completed Wilburton/NE 8th Street study and have since shifted to other planning initiatives.

This new policy amendment request, and the related site-specific amendment request by the same applicant, support substantial additional increases in height and development intensity above the planned CB zoning for the area and above what is generally allowed in commercial areas outside of Downtown. Proper evaluation of the proposal would require visual analysis of heights, traffic analysis of greater densities, review of potential transit service, and consideration of creating a new Comprehensive Plan designation and related zoning category that do not currently exist. While it may be possible to borrow a like district category from other ongoing work, considerable effort would be required to translate some other designation for application in Wilburton.

- 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 City considered this area as part of the Wilburton/NE 8th Street study and adopted amendments to the Comprehensive Plan in March 2008. There have been no significant changes to conditions of the area since the date of those recent amendments. It may be more appropriate to consider additional Comprehensive Plan changes for this area at such time in the future as when and if a transit station is located near NE 8th Street and/or if expansion of NE 6th Street to the east becomes a reality and transit service is provided through the area on NE 6th Street.

; 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

N/A.

- 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

This request is consistent with some of the policies of the Comprehensive Plan related to the city's goals for mixed used development and to encourage economic development of existing commercial areas. However, the proposed mix and intensity of uses is inconsistent with the Wilburton/NE 8th Street's vision for commercial redevelopment in the subject area and the "retail village" concept specifically supported by the recent amendments. The proposed land use mix and intensity is dramatically different and would set this district up as a "node" of concentrated intensity without a sufficient level of transit service. The proposal may also be inconsistent with city policies to protect public views, to minimize traffic impacts, and to ensure that new development growth is appropriately accommodated by transportation facilities.

- 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

No comments have been received on this amendment as of April 18, 2008.

DOCUMENT ROUTING FORM

Routed On: 01/31/2008

Prepared by: JSTAMS

Folder: 08 103710 AC

Target Date: 05/30/2008

Folder Name: Wilburton Village Mixed-Use Development

Site Address: 450 110th Ave NE

Folder Type: Comprehensive Plan Amendment

Sub Type: Private

Work Proposed: Non-Site Specific

Description:

Project Contact: KG Investment Properties III, LLC Jay Johnson

Phone: (425) 450-1550

Subject: Application Intake Process

Materials Routed:

Routed On: 01/31/2008

XXX Land Use

XXX Utilities

XXX Transportation

XXX Policy Planning



COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20 <u>08</u>	TECH INITIALS <u>JS</u>	PROJECT FILE # <u>08 103710AZ</u>
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1. Project name Wilburton Village Mixed-Use Development (Policy)
2. Applicant name KG Investments Properties LLC Agent name John C. McCullough
3. Applicant address 11225 SE Sixth St., Suite 215, Bellevue, WA 98004
4. Applicant telephone (425) 450-1550 fax (425) 450-5450 e-mail _____
5. Agent telephone (206) 812-3388 fax (206) 812-3389 e-mail Jack@mhseattle.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 _____
 Proposed amendment to change the map designation from existing _____ to proposed _____
 Site area (in acres or square feet) _____
 Subarea name _____
 Last date the Comprehensive Plan designation was considered ___/___/___
 Current land use district (zoning) _____
 Is this a concurrent rezone application? Yes No Proposed land use district designation _____
 Go to **BLOCK 3** Community Council: N/A East Bellevue

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.

See attached sheets.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):
 Last date the Comprehensive Plan policy or text was considered ___/___/___ unsure (late 90's?)
 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.

See attached sheets.

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.

See attached sheets.

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.

NA.

I have read the Comprehensive Plan and Procedures Guide

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

Signature of applicant Stuart Kramer Date 1/31/08

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 pro perty 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 Stuart Kramer Date 1/31/08
(Owner or Owner's Agent)

Comprehensive Plan Amendment Application

KG Investments

Policy Application

Block 1 – Proposed Site

This proposed comprehensive plan amendment is a non-site-specific amendment, but accompanies a companion site-specific application filed concurrently by the same applicant. In Block 2 below, specific policy language is proposed for incorporation in the Wilburton Subarea Plan. This policy language would establish the possibility of a new overlay zone in the Subarea, to promote future development of the Wilburton Village core area. The concurrent site-specific amendment being proposed would require the application of this potential overlay designation to certain properties in this core area.

Block 2 – Proposed Amendment language.

The proposed amendment would add new policy language to the Wilburton Subarea Plan to support and promote the redevelopment of the “Wilburton Village” core as a mixed-use community, including a mix of retail, residential and/or office uses. The Wilburton Village core is generally the area between 116th Avenue NE and 120th Avenue NE and between NE 2nd Street and NE 8th Street. The regulatory implementation of these policies would be achieved through the adoption of an overlay zone within the Land Use Code, and the application of this overlay to appropriate sites within the Wilburton Village core area. Two alternative approaches to implementation of this policy direction are proposed:

Alternative A: The Alternative A proposal would be generally similar to the CB zoning anticipated for the area under the 2007 Wilburton Subarea Amendments (not yet adopted), but would: provide for some additional structure height beyond that presently allowed in the CB

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zone, with height reductions and building modulation near 120th Avenue NE; allow retail uses in excess of 100,000 s.f.; and increase office FAR to 1.0.

Alternative B: The Alternative B proposal would allow for greater building heights than Alternative A, but would provide for building separation requirements and floorplate limitations to promote a more vertical urban form and improve views across the area. Retail floorplates would be limited to 75,000 s.f. and parking reductions would be available for mixed-use projects. Office FAR would be 1.0.

Both alternatives would implement a height bonus program that would allow additional building height based on bonuses for understructure parking, sustainable building elements, development of major public facilities, or provision of workforce housing (meaning housing affordable to renters and owners earning up to 120% of average median income).

Further refinement of the proposed policy language may be appropriate to guide the Land Use Code implementation toward one alternative or the other.

Policies to establish the Wilburton Village area would include the following:

POLICY S-WI-2. Support the provision of commercial services that complement Downtown such as large retail and auto sales, mixed use opportunities; services that provide convenient shopping for the adjacent neighborhoods; and larger-scale planned development. Implement this through zoning and development regulations.

Deleted: and

POLICY S-WI-3. Support the long-term development of a "retail village" in the commercial area on the west side of 120th Avenue to provide a transition from more intensive commercial areas to the west and the residential area to the east. Designate the area west of 120th Avenue between NE 8th and NE 2nd Streets, and on the east side of 116th Avenue from about NE 4th to SE 1st Streets General Commercial/Community Business (GC/CB). Without access improvements, the area is appropriate for General Commercial uses. As NE 4th Street (East Bellevue Transportation Plan project #582) is extended to increase access to the area, Community Business uses are appropriate. Consistent with Policy S-WI-54, consider an overlay zone to allow additional height and office density in this area.

POLICY S-WI-54. Consider an overlay zone allowing additional height and office density for larger property developments in the mixed-use "retail village" area identified in Policy S-WI-3, where development regulations can ensure that such height provides for a superior urban form, improved viewsheds and more graceful buildings. In such mixed-use developments, permit a reduction in parking requirements to support shared parking among different uses.

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.

The amendment is being proposed in order to complete the work initiated under the Wilburton Subarea Plan review in 2007, with specific attention to the Wilburton Village core area. With the anticipated introduction of a new arterial connection through the core area on 120th Avenue NE and NE 4th Street, the introduction of a light-rail corridor alignment and the assemblage of the majority of the core area in one ownership, there is now an opportunity to provide for the coordinated and timely build-out of the Wilburton Village as a mixed-use community, while also implementing the infrastructure planning and construction for the NE 4th Street extension.

Further, the proposed amendments to the Wilburton/NE 8th Street Subarea Plan and changes to the Comprehensive Plan map designations are consistent with Bellevue's community and economic development strategy to pursue redevelopment and reinvestment in older commercial areas of the city.

The **Land Use Element** supports economic development in those areas designated for commercial use, including those commercial areas outside of Downtown.

Land Use Element Policy LU-31. Encourage and foster economic development in areas designated for commercial use.

Land Use Element Policy LU-32. Maintain commercial areas outside the Downtown which can provide additional business opportunities and serve other parts of the community.

Allowing multifamily residential uses to be integrated into commercial districts, as proposed for the Wilburton Village core area, is encouraged by city policies.

- Land Use Element Policy LU-7. Support inclusion of residential uses in commercial districts where compatibility can be demonstrated.

- Land Use Element 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.

Additionally, the **Economic Development Element** supports land use standards and strategies that support economic development.

- Economic Development Element Policy ED-20. Encourage economic development in designated locations through a mix of incentives, regulations, and strategic investments that support the city's adopted plans.

Improvements to the area's urban design character are also supported by policies in the Urban Design Element.

- Urban Design Element Policy UD-4. Ensure that development relates, connects, and continues design quality and site functions from site to site.

- Urban Design Element Policy UD-5. Include accessible and attractive places for the generally public, employees and visitors to wait, to be outdoors, or to socialize in more intensive commercial development. Less intensive commercial development should include such places for employees and visitors.

Amendments to the **Wilburton/NE 8th Street Subarea Plan** are intended to be consistent with the general direction for the Wilburton commercial area to continue to provide commercial

development opportunities that are complementary to Downtown and that serve the surrounding neighborhoods. The proposed amendments further this policy direction without expanding the area of commercial uses, consistent with:

- Wilburton/NE 8th Subarea Policy S-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

Some of the proposed policy amendments seek to more clearly establish the city's policy direction for the commercial areas. The amendments also support allowing mixed use within the commercial areas.

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.

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

An amendment to the Comprehensive Plan and the redesignation of a specific site are matters appropriately addressed through 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.

The property at issue has not been the subject of a comprehensive plan amendment proposal initiated by the public in the last three years. The property at issue has been the subject of a City-initiated comprehensive plan amendment (Wilburton Subarea review) initiated in the 2007 docket.

- 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.

The City initiated a comprehensive plan amendment for the Wilburton Subarea in the 2007 docket. This docket has not been acted on as yet. This proposed amendment raises policy and

land use issues that arose from this 2007 docket consideration, as well as issues relating to the extension of NE 4th Street and Bel-Red Subarea planning now underway. With the upcoming conclusion of the 2007 docket, there is not a more appropriate and ongoing work program approved by the City Council for consideration of this proposed amendment.

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

The proposed amendment addresses follow-on issues related directly to the 2007 Wilburton Subarea docket matter, planning for the extension of NE 4th Street, and Bel-Red Subarea planning now underway. As such consideration of this proposed amendment is timely and can reasonably be reviewed within the time frame of the 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. See LUC 20.50.046 for the definition of "Significantly Changed Conditions".

The proposed amendment is necessary to address the significant increases in population, the demand for urban housing, and the rapid pace of development that has recently occurred in this area. The zoning change to R-4 would bring the subject property into conformity with the surrounding properties, which already closely resemble the R-4 zoning requirements.

Although the City initiated a comprehensive plan amendment for the Wilburton Subarea in the 2007 docket, this docket matter has not been acted on as yet. Therefore, it has been several years since the last time the pertinent Comprehensive Plan map or text was amended. The forthcoming action on these subarea plan amendments will introduce significant new policies regarding the extension of NE 4th Street.

BMC 20.40.046 characterizes "significantly changed conditions" 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 to need to be addressed for the comprehensive plan to function as an integrated whole.

Several changed conditions support the proposed comprehensive plan amendment:

- The anticipated adoption of amendments to Policy ___ regarding the NE 4th Street extension have implications of a magnitude to need to be addressed for the comprehensive plan to function as an integrated whole. While these changes were a part of the 2007 Wilburton docket item, the need for this street extension in order to serve anticipated growth in the City has become more acute than was originally anticipated in the review of the 2007 Wilburton docket item. The increased anticipated capacity and volumes on this street extension necessitate a review of the land use opportunities in the Wilburton Village core area.
- The anticipated adoption of amendments to the Bel-Red Subarea Plan and to BROTS have implications of a magnitude to need to be addressed for the comprehensive plan to function as an integrated whole.
- The anticipated adoption of an approved light-rail corridor along the NE 6th Street right-of-way (adjacent to the Wilburton Village core area) has implications of a magnitude to need to be addressed for the comprehensive plan to function as an integrated whole.
- The assemblage by one property owner of a majority of the land area within the Wilburton Village core area and of the right-of-way necessary to implement the new NE 4th Street extension was not fully contemplated in the 2007 Wilburton docket item. This assemblage provides a broader range of development opportunities within this area, and a superior opportunity to implement a master-planned development.

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.

NA.

- 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

The proposed amendment is consistent with current general policies in the Comprehensive Plan, the Countywide Planning Policies and the Growth Management Act.

Comprehensive Plan

Proposed amendments to the Wilburton/NE 8th Street Subarea Plan and changes to the Comprehensive Plan map designations are consistent with Bellevue's community and economic development strategy to pursue redevelopment and reinvestment in older commercial areas of the city.

The **Land Use Element** supports economic development in those areas designated for commercial use, including those commercial areas outside of Downtown.

Land Use Element Policy LU-31. Encourage and foster economic development in areas designated for commercial use.

Land Use Element Policy LU-32. Maintain commercial areas outside the Downtown which can provide additional business opportunities and serve other parts of the community.

Allowing multifamily residential uses to be integrated into commercial districts, as proposed for the Wilburton Village core area, is encouraged by city policies.

- Land Use Element Policy LU-7. Support inclusion of residential uses in commercial districts where compatibility can be demonstrated.

- Land Use Element 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.

Additionally, the **Economic Development Element** supports land use standards and strategies that support economic development.

- Economic Development Element Policy ED-20. Encourage economic development in designated locations through a mix of incentives, regulations, and strategic investments that support the city's adopted plans.

Improvements to the area's urban design character are supported by the Urban Design Element.

- Urban Design Element Policy UD-4. Ensure that development relates, connects, and continues design quality and site functions from site to site.
- Urban Design Element Policy UD-5. Include accessible and attractive places for the generally public, employees and visitors to wait, to be outdoors, or to socialize in more intensive commercial development. Less intensive commercial development should include such places for employees and visitors.

Amendments to the **Wilburton/NE 8th Street Subarea Plan** are intended to be consistent with the general direction for the Wilburton commercial area to continue to provide commercial development opportunities that are complementary to Downtown and that serve the surrounding neighborhoods. The proposed amendments further this policy direction without expanding the area of commercial uses, consistent with:

- Wilburton/NE 8th Subarea Policy S-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

Some of the proposed policy amendments seek to more clearly establish the city's policy direction for the commercial areas. The amendments also support allowing mixed use within the commercial areas.

Countywide Planning Policies

The proposed amendment is also consistent with the King County Countywide Planning Policies (“KCCPP”). KCCPP Framework Policy 11 provides land use patterns in the county must protect the natural environment by reducing the consumption of land and concentrating development. Urban growth areas (“UGA”) must be designated in order to concentrate development and must provide enough land to accommodate future urban development. KCCPP, Framework Policy 12. Anticipated growth must be allocated in order to ensure the efficient use of land, limit development in rural areas, ensure efficient use of infrastructure, promote a land use pattern that can be served by public transportation, and provide sufficient opportunities for growth within the jurisdiction. KCCPP, Framework Policy 12(a). The proposed amendment relates to land within the UGA and by providing for infill development, it will protect the natural environment by reducing the consumption of land and concentrating development. It would also help ensure the land and infrastructure supporting development is used efficiently, promote a land use pattern that can be served by public transportation, and provide more opportunities for growth within the City. Land Use Policy 25a requires each city to plan and accommodate household and employment targets by, among other things, ensuring adequate zoning capacity, which this proposed amendment would help the City realize.

Growth Management Act

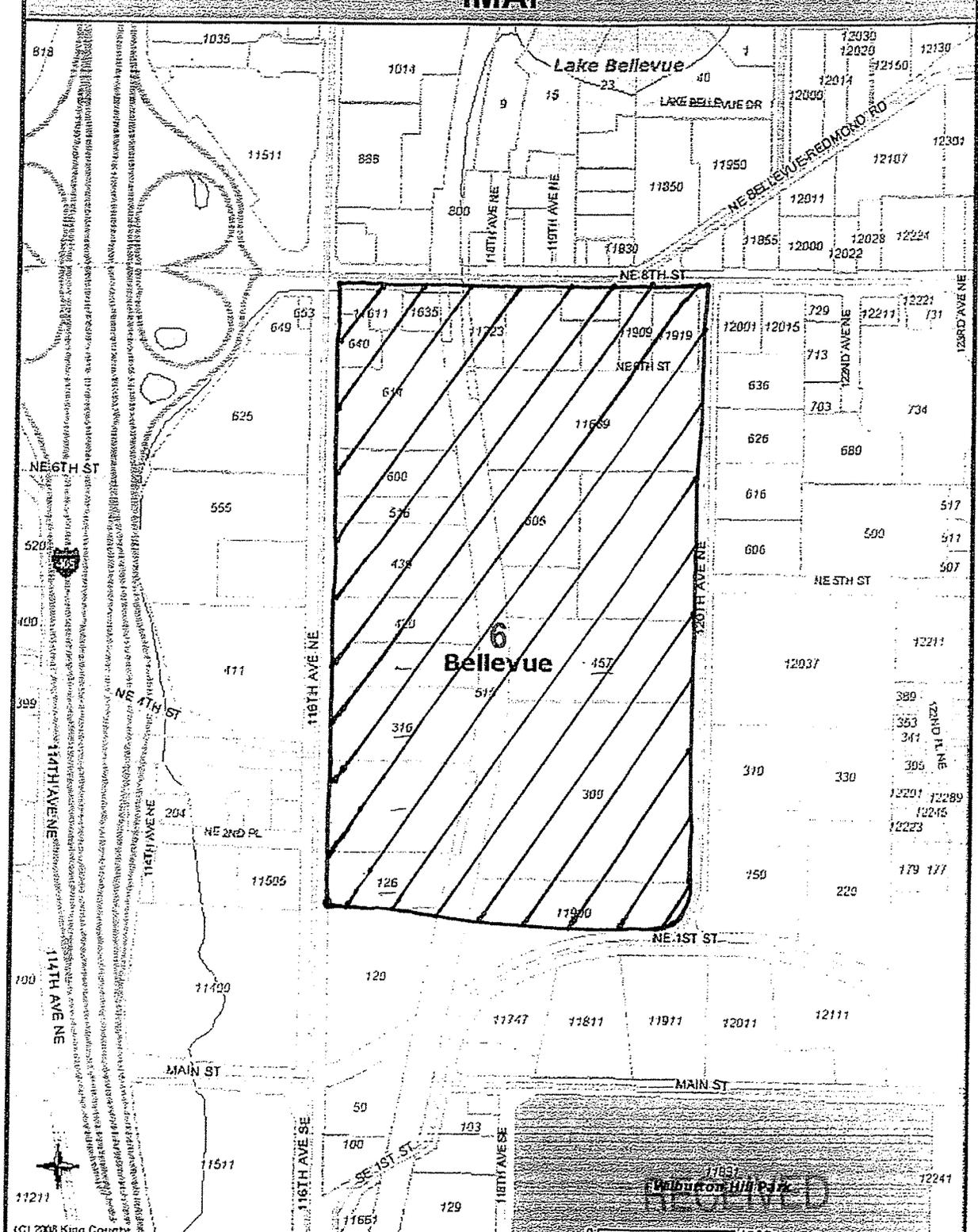
The proposed amendment is also consistent with the Growth Management Act (“GMA”). The GMA requires the state’s fastest growing counties (including King County) and the cities within them to prepare comprehensive plans and accommodate the state’s 20 year population forecasts. The GMA is intended to ensure cities and counties plan for growth by making more efficient use of urban land in order to prevent sprawl, protect rural and resource lands, and

reduce service delivery costs. See Comprehensive Plan, p. 35. The proposed amendment would create additional residential development capacity in a city which has very little vacant land and must rely on infill development. This proposal would help ensure Bellevue is able to accommodate its 20 year population forecast, make more efficient use of its land, reduce sprawl, protect rural and resource lands from development, and reduce service delivery costs.

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

NA.

IMAP



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