



MEMORANDUM

DATE: December 28, 2006

TO: Chair Mathews
Bellevue Planning Commission
CPA applicants

FROM: Paul Inghram AICP, Comprehensive Planning Manager 452-6866
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SUBJECT: 2006 Annual Comprehensive Plan Amendments (CPA)

Enclosed please find the staff reports and recommendations for the 2006 annual Comprehensive Plan Amendment Work Program. These documents are made available upon publishing of the public hearing notice, and are provided as a courtesy to you.

On January 17, 2006 the Planning Commission will hold public hearings and make recommendations on the 2006 Comprehensive Plan Amendments. The 2006 annual CPA Work Program consists of four privately-initiated site-specific CPAs:

- Wilburton-Gateway
- Public (formerly Shurgard) Storage
- Hancock/Muren
- Bellewood Apartments

and two non site-specific (policy) CPAs”

- Crossroads Center Plan
- Wilburton/NE 8th St. Corridor Study



DATE: December 28, 2006

TO: Chair Mathews
Bellevue Planning Commission

FROM: Nicholas Matz AICP, Senior Planner, 452-5371
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SUBJECT: Hancock/Muren Comprehensive Plan Amendment (06-102786 AC)
January 17, 2007 Public Hearing

I. PROPOSAL

This privately-initiated Comprehensive Plan Amendment (CPA) proposes a Southeast Bellevue Subarea Plan map change from SF-L (Single Family-Low) to SF-M (Single Family-Medium) on 4 acres of property located at 1801, 1805, 1905, and 1911 156th Ave SE. See Attachment 1.

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 Southeast Bellevue Subarea Plan map from SF-L (Single Family-Low) to SF-M (Single Family-Medium) on 4 acres located at 1801, 1805, 1905, and 1911 156th Ave SE, on property referred to as the Hancock/Muren CPA.

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

The proposed amendment is consistent with the Comprehensive Plan and other goals and policies in these planning documents for urban growth development.

Comprehensive Plan

The proposal would change four existing single family-sized lots with SF-L designations to SF-M. All four lots each have existing houses on them.

The Southeast Bellevue Subarea Plan supports maintaining the livability of this older, established neighborhood area when redevelopment occurs. Subarea policies note goals for keeping the area livable, protecting designated open space and wetlands, and allowing for non-motorized connections.

- **POLICY S-SE-13:** Encourage owners of adjacent public and private properties to develop in a manner which complements and enhances the area [associated with the Phantom Lake-Larsen Lake wetlands areas.]

There are additional land use and housing policies that support policy goals.

The **Land Use General Element** of the Comprehensive Plan is the framework for policies which balance needs to meet the GMA and county goal of compact urban development—developing at urban densities—while reusing lower density land efficiently.

The city's land use strategies will be to ensure that new infill development fits into the neighborhoods, so that compact urban development leads to appropriate infill that addresses compatibility, environmental issues and non-motorized access.

To accomplish GMA goals and meet Bellevue's housing needs, the **Housing Element Overview of the GMA** notes that Bellevue must protect the existing housing in both single family and multifamily neighborhoods while pursuing opportunities to increase the supply and diversity of housing.

The following policies address these framework Land Use and Housing Element goals for the Southeast Bellevue Subarea:

- Housing Element **Policy HO-17.** Encourage infill development on vacant or underutilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.
- Land Use Element **Goal 2:** [Support a land use pattern that] Maintains and strengthens the vitality, quality and character of Bellevue's residential neighborhoods.
- Land Use Element **Goal 6:** [Support a land use pattern that] Makes efficient use of urban land.

- Land Use Element **Policy 9**: Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.
- Land Use Element **Policy 13**: Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.

Growth Management Act

In its current form, the proposal is consistent with GMA Planning Goals of Urban Growth, Reduce Sprawl, Housing, and Environment.

The proposal is inapplicable to Transportation, Economic Development, Property Rights, Permits, Natural Resource Industries, Open Space and Recreation, Citizen Participation and Coordination, Public Facilities and Services, Historic Preservation, and Shoreline Management.

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, including reducing the consumption of land by concentrating development, and encouraging infill development by making efficient use of land in urban residential 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** *This proposal represents a higher density housing type, which is supported by regional goals to provide a range of housing types.*
- 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 contiguous to developed areas.*

VII. Siting Public Capital Facilities of a Countywide or Statewide Nature.

Not applicable to this proposal.

VIII. Economic Development *Not applicable to this proposal.*

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 amendment addresses the interests and changed needs of the entire City. It is responsive to implementing policies outlined in Section B1 above.

Housing policies identify the city's interest in encouraging infill development on vacant or underutilized sites that have adequate urban services and [to] ensure that the infill is compatible with the surrounding neighborhoods.

Changed needs address the balancing of goals for compact urban development—developing at urban densities—while reusing lower density land efficiently on these infill sites.

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 are defined as: 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 addresses changes related to the pertinent Plan map or text as a significantly changed condition, where change is the adoption of policies calling for the efficient use of land in urban areas to implement the GMA. The question of efficient use of land for compact urban development did not exist when the designation on this site was first adopted.

Although the city does not need to increase the supply of available land to meet housing and employment GMA targets, the Comprehensive Plan allows for the question of appropriate density on qualifying sites. The subject parcels can provide for an appropriate level of increased density in a manner that is compatible with the neighborhood character and protective of the ecological functions of the nearby Lake Hills Greenbelt.

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 zoning standards under the potential zoning classifications.

Issues affecting this capacity include: an apparent wetland on a portion of the site, and potential redevelopment capacity that can only be achieved through re-subdivision, due to the existing lot configuration.

Development capacity

The following chart illustrates a basic capacity analysis using the Dimensional Requirements chart in the Land Use Code. This analysis does not illustrate any site-specific development proposals. The purpose of such basic analysis is to consider an upper threshold for impacts of traffic from land use density changes.

Development Trip Capacity (one single family unit produces 1 pm peak trip)

Existing Plan	Existing Plan capacity	Proposed Plan	Future capacity (R-3.5)	new pm peak trips at buildout	net new pm peak trips
SF-L	4*	SF-M	13 DU**	13 x 1 = 13	13 – 4 = 9

*Residential units in the R-1 are calculated by multiplying the acreage x 1 = 4 and in the 3.5 are calculated by multiplying the acreage x 3.5 = 13**.

A fully developed site under the proposed Single Family-Medium designation would generate 9 new net pm peak trips (Thirteen new trips minus 4 existing Plan capacity trips). Development at this threshold does not trigger Traffic Standards Code mitigation requirements. The additional dwelling units are also not projected to create impacts on the level of service in the mobility management areas (MMA).

The northernmost of the four lots contains a wetland whose Critical Areas regulation would affect site development capacity. Although untyped on the subject site, the wetland likely is characteristic of the previously-typed portion of the wetland that lies north of the subject site. This adjacent wetland area is a Category IV wetland, and applying the same typing to the wetland area on the subject site would likely result in a 40-foot buffer. This in turn would make the area of the wetland and buffer about six-tenths of an acre.

The increased density on the buildable portion of the site is balanced with best available science-based buffers intended to maintain wetland function and values. These regulations build in an expectation of diminished density through their capacity formula. They essentially adjust the development capacity to match the influence of an environmentally critical area on a site. The regulations have also strengthened impervious surface area limits, an impact that has been overlooked in the past where increased single-family densities are concerned.

It is likely that other regulated critical areas exist on the other lots. However for purposes of this basic analysis the effect of the wetlands on SF-M capacity can serve as a stand-in for the effect of critical areas on potential SF-M capacity. Estimates of revised capacity therefore are between 9 and 11 potential units (calculated using LUC 20.25H.045.B—Critical Areas Dwelling Unit Capacity formula.)

This same northernmost lot area contains easements for multiple sewer lines including 24” and 36” METRO lines. Pedestrian access easements exist on the northern and eastern edges of the site. These easements will not affect the calculation of density, but will affect the location of lots.

Staff has concluded that site redevelopment would be able to balance compact urban development with environmental and infrastructure protection, although less than the maximum density would be achieved. Achieving compact urban development while protecting the regulated wetland areas, and allowing for nonmotorized access along the northern edge will likely require that the current four lot layout be reconfigured through subdivision.

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

Appropriately fitting compact urban development into established neighborhoods through policy and regulatory implementation provides a public benefit and enhances the 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 nonsignificance (DNS) was issued on December 28, 2006.

V. PUBLIC NOTICE AND COMMENT

Notice of the Application was published in the Weekly Permit Bulletin and the King County Journal on February 23, 2006. The Bellevue City Council initiated this CPA on July 17, 2006. The amendment proposal was presented to the Planning Commission during a study session on November 15, 2006. Notice of the Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin and the King County Journal on December 28, 2006.

Pursuant to the requirements of the Growth Management Act, state agencies must be given 60 days to review and comment on proposed amendments to the Comprehensive Plan. A list of the 2006 site-specific Amendments to the Bellevue Comprehensive Plan was provided to state agencies on October 20, 2006 for review.

Several public comments were received on the Hancock/Muren proposal from the nearby residents and from a courtesy hearing of the East Bellevue Community Council (EBCC).

Two residents expressed concerns about the development impacts that would be associated with upzoning, including the removal of vegetative cover, additional vehicle trips, the replication here of the subdivision built just north of the site, and accuracy in property line locations.

No one attended the EBCC courtesy hearing; councilmembers themselves emphasized the possible choice between the zoning classifications (R-2.5 and R-3.5) that are consistent with SF-M, and they noted a longstanding consideration for pedestrian trail linkages from 154th to 156th Ave SE across the northernmost lot.

VI. NEXT STEPS

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

VII. ATTACHMENTS

1. Site map
2. Comprehensive Plan Southeast Bellevue Subarea map

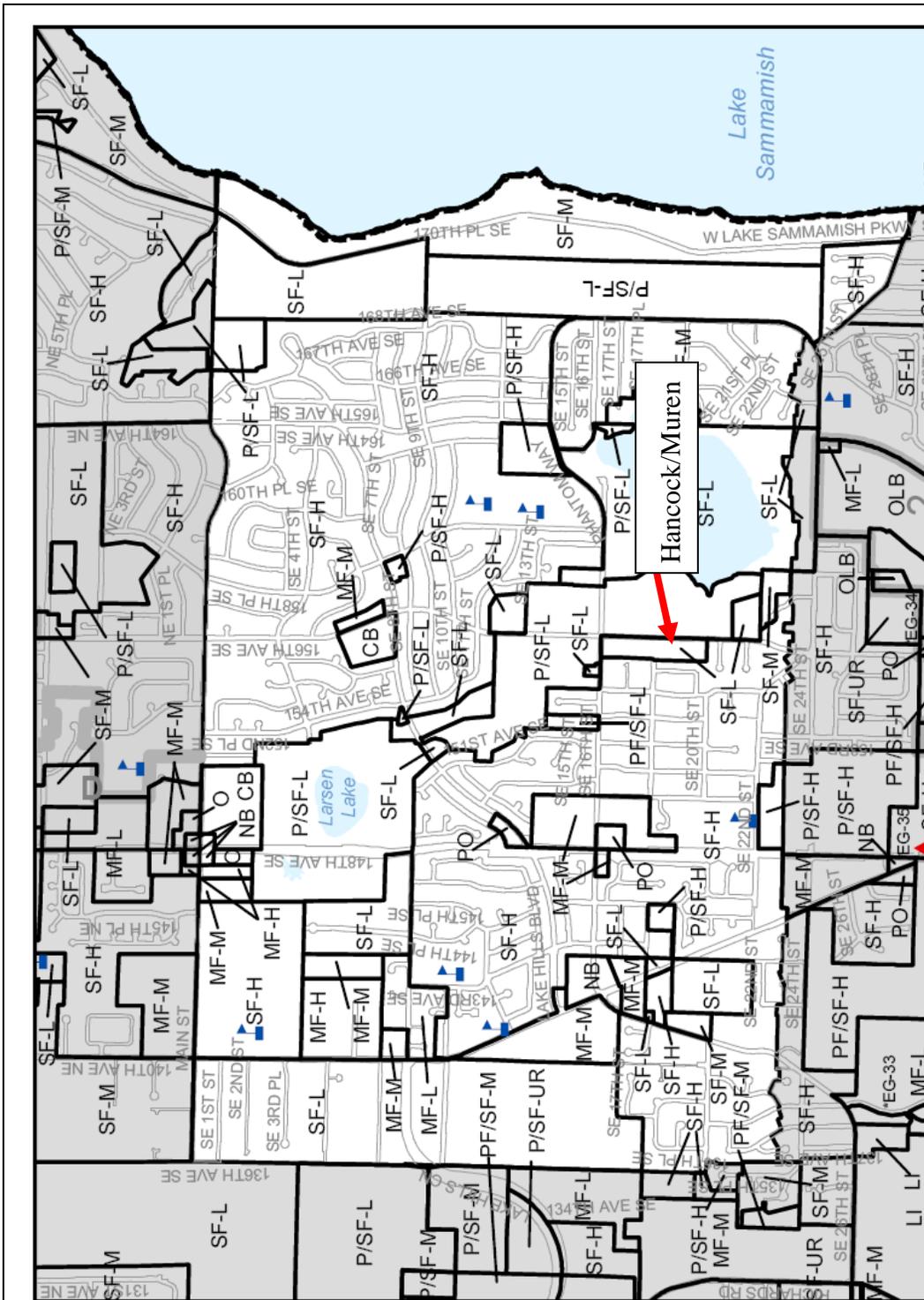


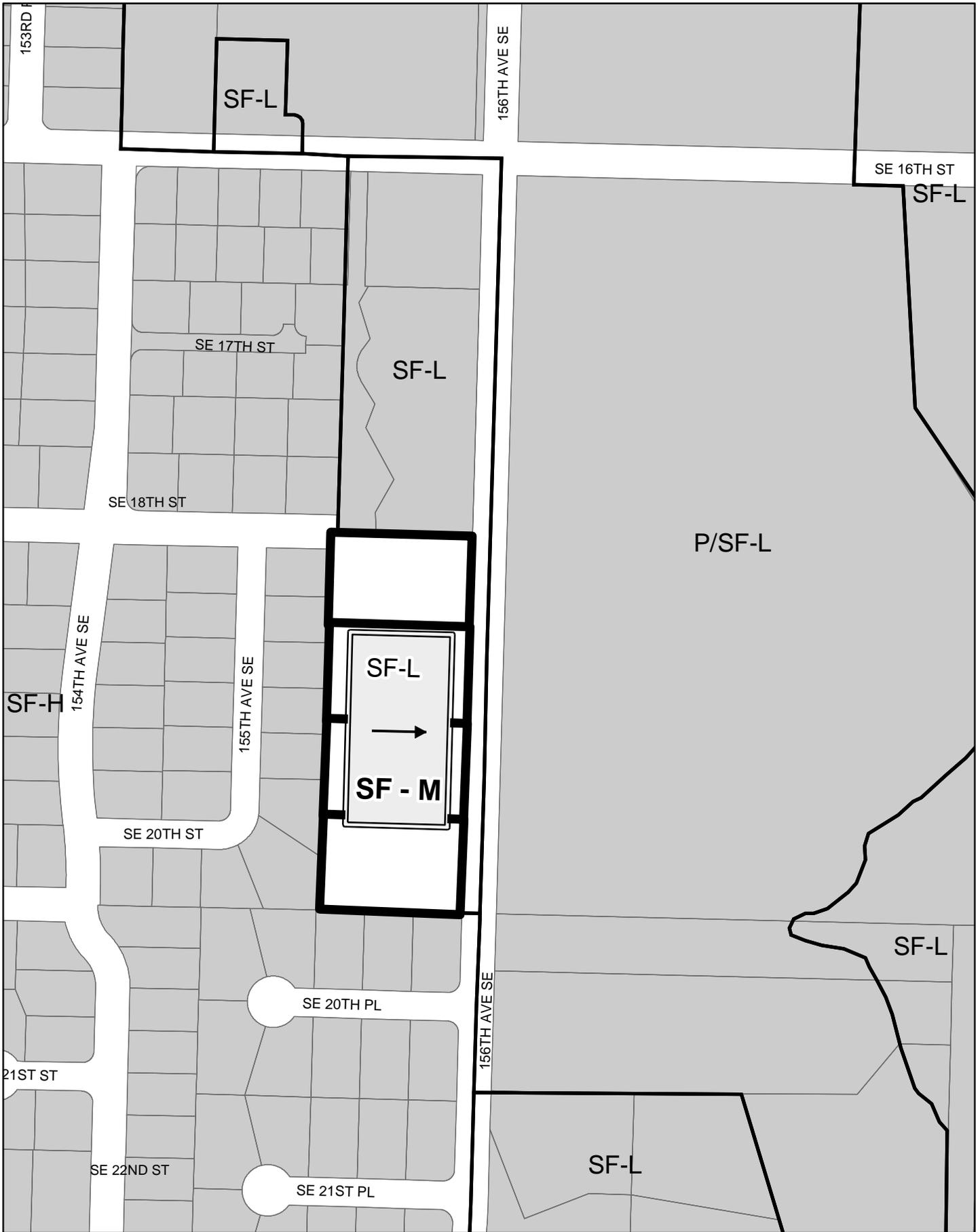
FIGURE S-SE.1
Southeast Bellevue Land Use Plan

- 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 (Dashed)
- Lakes



Hancock/Muren CPA
 Proposed Comprehensive Plan Designations

1905 156th Ave SE