



Bellevue Planning Commission

Wednesday, April 13, 2011

6:30 to 10:00 p.m. ▪ Council Conference Room 1E-113
Bellevue City Hall ▪ 450 110th Ave. NE ▪ Bellevue, WA 98004

Agenda

- 6:30 p.m.
1. **Call to Order**
Hal Ferris, Chair
 2. **Roll Call**
 3. **Public Comment***
Limited to 5 minutes per person or 3 minutes if a public hearing has been held on your topic
 4. **Approval of Agenda**
 5. **Communications from City Council, Community Council, Boards and Commissions**
 6. **Committee Reports**
Jay Hamlin
 7. **Staff Reports**
Paul Inghram, PCD
- 6:45 p.m.
8. **Study Session**
 - A. 2011 Comprehensive Plan Amendment Application
Review geographic scoping for the Ren-Fu proposal
Nicholas Matz, PCD
 - B. Camp and Conference Center LUCA
Review regulatory concept for the CCC district
Nicholas Matz, PCD and Carol Hamlin, DSD
 - C. Enatai Tree Preservation Study
Request the Commission to forward report to Council
Andrew Kidde and Patricia Knight, PCD
 - D. Affordable Housing Work Program
Briefing on Council's March 21 discussion
Janet Lewine, PCD
 - E. 130th Station Area Planning
Briefing on project
Paul Inghram, PCD and Kevin McDonald, Transportation

- 9:30 p.m.
9. **Other Business**
 10. **Public Comment*** - *Limited to 3 minutes per person*
 11. **Next Planning Commission Meeting – April 20** - Tentative agenda topics include:
 - Shoreline Master Program Update Open House
 12. **Adjourn**
- Agenda times are approximate*

Planning Commission members

Hal Ferris, Chair

Pat Sheffels

Jay Hamlin

Daniel Himebaugh

William Lai, Vice Chair

Douglas Mathews

Kevin Turner

Staff contact:

Paul Inghram 452-4070

Jeanie Christensen 452-7857

** Unless there is a Public Hearing scheduled, "Public Comment" is the only opportunity for public participation.*

Wheelchair accessible. American Sign Language (ASL) interpretation available upon request. Please call at least 48 hours in advance. Assistance for the hearing impaired: dial 711 (TR).



DATE: April 6, 2011

TO: Chair Ferris and the Bellevue Planning Commission

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

SUBJECT: 2011 Annual Comprehensive Plan Amendments (CPA) List of Initiated Applications – April 13, 2011, Planning Commission Study Session

The city received one request for amendments in the annual Comprehensive Plan amendment application period (December-January) for 2011. (See Attachment 1.) This memo combines introducing the application to the Commission with the initial review required to set the geographic scope for site-specific CPA applications.

After the presentation tonight, the Commission is asked to 1) direct any additional questions to staff; 2) to review and reach consensus as to whether or not expansion of the geographic scope of the application should occur; and 3) establish a Threshold Review public hearing date. A staff report and recommendation responding to the Threshold Review criteria (Attachment 4) will be available in advance of the public hearing.

ANNUAL COMPREHENSIVE PLAN AMENDMENT PROCESS

The city's annual process includes evaluation and review steps referred to, respectively, as Threshold Review and Final Review. Each involves examination of decision criteria and a Planning Commission public hearing and recommendation. The purpose of Threshold Review is to evaluate proposals for inclusion in the annual CPA work program. Final Review includes a recommendation on the merits of each proposed application. The four steps of the annual CPA process consist of:

Threshold Review

1. Planning Commission study session and public hearing to recommend whether initiated proposals should be considered for Comprehensive Plan amendment (February-April)
2. City Council action on Planning Commission recommendations to establish the annual work program (spring)

Final Review

3. Planning Commission study sessions and public hearing to consider and recommend on proposed Comprehensive Plan Amendments (summer/fall)
4. City Council action on Planning Commission recommendations to adopt amendments (fall)

COMPREHENSIVE PLAN AMENDMENT REQUEST

1. **Ren-Fu** 11-102908 AC

Subarea: Southwest Bellevue
Address: 1112 and 1114 Bellevue Way SE
Applicant: Jinxiang Ren and Gubin Wie, Lily Fu
Request: Change SF-High to MF-Medium

Background

This privately-initiated application includes three properties under two ownerships (Ren-Wie are husband and wife, and then Fu, respectively).

This application would amend the map designation on the total 0.48-acre site from SF-H (Single Family-High) to MF-M (Multifamily-Medium). The site is currently three separate lots with houses on two of the lots. The third lot to the east is an unoccupied tract. (See Attachment 2.) If the CPA is adopted, the site could be rezoned to allow redevelopment at up to twenty units per acre (R-20). The current R-4 zoning allows density up to 4 units per acre.

The Southwest Bellevue Subarea Plan guides redevelopment in this corridor by specifying the location of land uses in the Bellevue Way SE corridor in order to lend stability to development expectations for this important city corridor. Single family exists south of the Triangle Pool at about SE 19th St. Multifamily exists north of SE 8th Street. In between these areas the Subarea Plan identifies an established mix of single family, multifamily, professional office and neighborhood business in recognition of these sites' actual and longtime uses.

Multifamily development is consistent along the east side of Bellevue Way from 112th Avenue north to Downtown Bellevue, with the exception of commercial uses in some locations, including Neighborhood Business and Professional Office at SE 16th Street, and Office just south of Downtown. In this vicinity the multifamily zoning is R-10 and R-15 which has seen a number of townhouse style developments. (R-10 and R-15 zoning are consistent with the Comprehensive Plan designation of Multifamily-Low and Multifamily-Medium). The NB zoning includes the Chevron and Chace's.

The west side of Bellevue Way in the vicinity of the subject site is zoned for single family development, although it includes the First Baptist Church, Bellevue Church of Christ, and the Pilgrim Lutheran Church. Bellevue Nursery is located in the triangle parcel just south of SE 8th, although it too is zoned single family.

The Ren-Fu properties gain access from Bellevue Way on a driveway shared with other property between them and the street. The properties between them and Bellevue Way are designated Multifamily-Low and Multifamily-Medium. Two of these properties between the Ren-Fu site and Bellevue Way are developed with four-plexes (8 units total) built in 1959. A single house occupies the third parcel.

The Ren-Fu properties are adjacent to the 107th Avenue single family neighborhood to the east, which accesses 108th Avenue.

Geographic scoping

The Land Use Code states that expansion of the geographic scope is recommended for a site-specific proposal if nearby, similarly-situated property shares the characteristics of the proposed amendment site. Expansion shall be the minimum necessary to include properties with shared characteristics. Staff does not recommend expansion of the geographic scope of the proposed Ren-Fu CPA.

Those properties located between Bellevue Way and Ren-Fu and that accesses off of Bellevue Way are already designated for multifamily development.

The single family properties to the north and east have access to the east from 108th Avenue (rather than Bellevue Way) and are part of a cohesive single family neighborhood. Any expansion to the north or east, if it were considered, would need to include a number of single family homes of the same block.

The property to the south is already designated for multifamily development and extends from Bellevue Way east past the Ren-Fu site.

The topographic break that helps to separate the development along Bellevue Way and the single family neighborhood to the east, and distinctly different platting patterns to the north and east of Ren-Fu, along with the recent age of these developed or redeveloped properties, suggest there are no shared characteristics near Ren-Fu that warrant expansion of the geographic scope.

PLANNING COMMISSION ACTION

The Commission is requested to reach a consensus on the extent of the expansion of the geographic scope of the application, and then to establish a Threshold Review public hearing date. The Threshold Review public hearing is tentatively scheduled for May 11 (although May 4 is also a possibility at the time of writing this).

Finally, please direct to staff any additional questions or issues you would like addressed. Staff will address them in the staff report and recommendation responding to the Threshold Review criteria. The staff report will be available in advance of the public hearing.

ATTACHMENTS

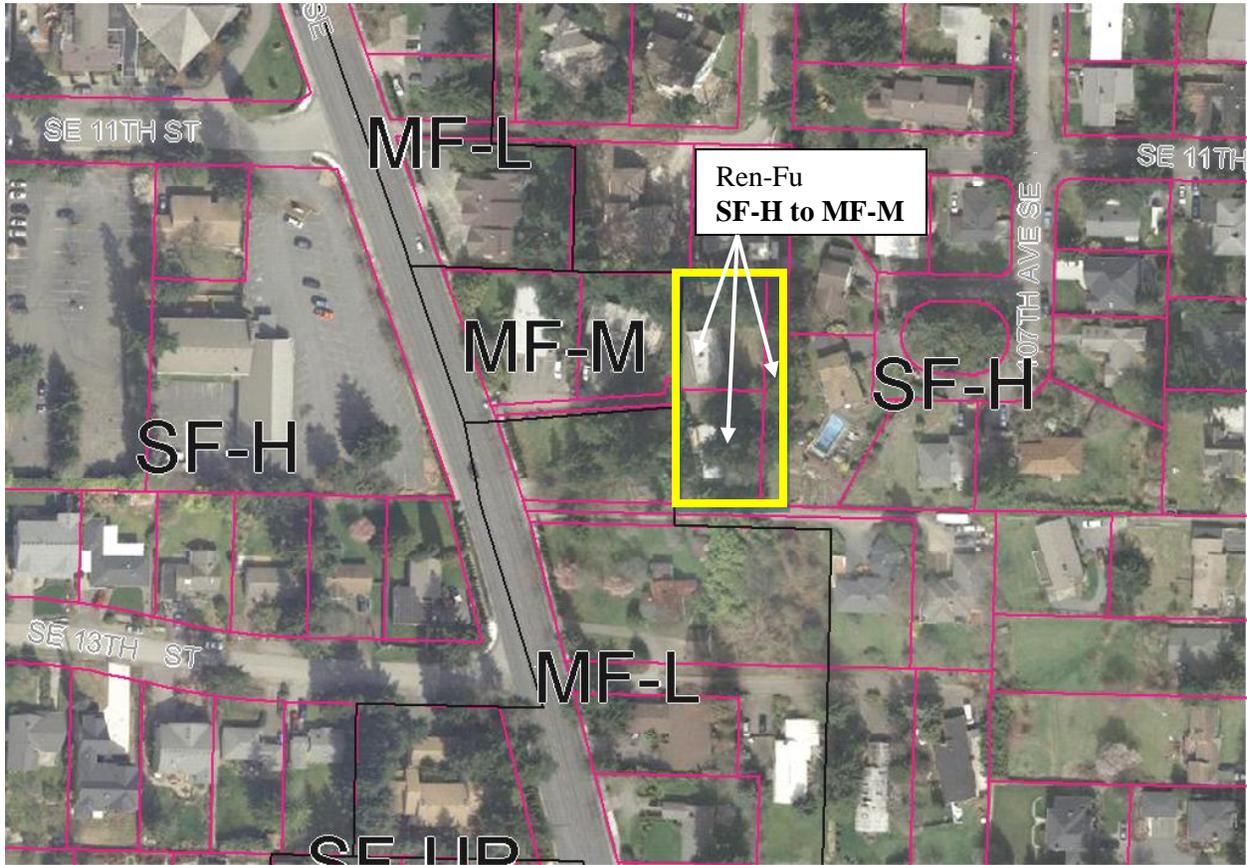
1. 2011 List of Initiated Annual CPAs
2. Ren-Fu CPA location map
3. Ren-Fu CPA application materials



**2011 Annual Comprehensive Plan Amendments
List of Initiated Applications**

<i>CPA number (AC)</i>	Proposal <i>Subarea</i>	Applicant
Ren-Fu <i>11 102908 AC</i>	Map change of .48 acres from SF-H (Single Family – High) to MF-M (Multifamily-Medium) 1112 and 1114 Bellevue Way SE <i>Southwest Bellevue</i>	Ren/Fu

ATTACHMENT 2



Ren-Fu CPA
1112-1114 Bellevue Way SE
Location map
2-23-11



Application for
COMPREHENSIVE PLAN AMENDMENT

CPA YEAR 20 APPLICATION DATE: 1-11-11	TECH INITIALS JB	AMANDA PROJECT FILE: 11 102908 AC
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1. Project name REN-FU CPA (Bellevue Way SE 1112-1114)
2. Applicant name JINXIANG REN & GUBIN WEI Agent name JINXIANG REN
3. Applicant address 827 102nd Ave SE Bellevue WA 98004
4. Applicant telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net
5. Agent telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net

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

BLOCK 1
 Property address and/or 10-digit King County parcel number 1112 Bellevue Way SE Bellevue, WA 98004 (0524059229) and 0524059183
 Proposed amendment to change the map designation from existing SF-H to proposed MF-M
 Site area (in acres or square feet) 8276 + 4200 = 12476 square feet
 Subarea name Southwest Bellevue Subarea
 Last date the Comprehensive Plan designation was considered 1996 SW Bellevue Subarea Plan
 Current land use district (zoning) R-4
 Is this a concurrent rezone application? Yes No Proposed land use district designation R-15
 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.

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**



Application for
COMPREHENSIVE PLAN AMENDMENT

CPA YEAR 20 APPLICATION DATE: <u>11-11</u>	TECH INITIALS <u>JB</u>	AMANDA PROJECT FILE: <u>11 102909 LQ</u>
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1. Project name REN-FU CPA (Bellevue Way SE 1112-1114)
2. Applicant name LILY FU Agent name JINXIANG REN
3. Applicant address 227 Bellevue Way NE #295 Bellevue WA 98004
4. Applicant telephone (425) 444-9903 fax (425) 453-7107 e-mail lilysfu@gmail.com
5. Agent telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net

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

BLOCK 1

Property address and/or 10-digit King County parcel number 1114 Bellevue Way SE Bellevue, WA 98004 (0524059227)

Proposed amendment to change the map designation from existing SF-H to proposed MF-M

Site area (in acres or square feet) 8276

Subarea name Southwest Bellevue Subarea

Last date the Comprehensive Plan designation was considered 1996 SW Bellevue Subarea Plan

Current land use district (zoning) R-4

Is this a concurrent rezone application? Yes No Proposed land use district designation R-15

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.

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**

COMPREHENSIVE PLAN AMENDMENT CONCURRENT REZONE

Comprehensive Plan Amendment (AC): Applications will be accepted from December 1 through January 31 for the immediately following year.

Concurrent Rezone (LQ): A change in the land use district classification (zoning) applicable to the property being considered for a site-specific Comprehensive Plan Amendment. A concurrent rezone may only be submitted together with a proposal for a CPA.

APPLICATION DOCUMENTS: Submit the document copies specified for your application type. Proposals for site-specific CPA applications may be submitted with or without a concurrent rezone application. Use the concurrent rezone column only if you are submitting a rezone application together with a proposed CPA.

Initial for waiver	Comprehensive Plan Amendment Initiating Application	Concurrent Rezone
This Chart	1	
Application	1	
"Bill To" Form	1	
<i>5/11 NKM</i> Verification of Ownership		1
Narrative Description addressing Threshold Review Decision Criteria ^A		1 ^B
<i>NKM</i> <i>urn in by</i> <i>applicat later</i> Environmental Checklist or Previous Environmental Review ^C	3 copies of the Checklist; if previous determination has been made, 3 copies of all DNS materials or draft/final EIS. Studies supplemental to the Checklist (e.g., soils, traffic, wetland, hydrologic) are typically required as well. Include Supplemental Sheet #28 for Nonproject Action.	
<i>6/11 NKM</i> Noticing Requirements	See Footnote D	See Footnote E
Subarea Map with Property Identified	5	
Metes & Bounds Legal Desc.		1
<i>NA</i> Other Requirements	If a predevelopment conference was held, submit 1 copy of letter.	
Fees	Permit Processing provides current fee information (425-452-4898). Fees are due at submittal and may be due at issuance and/or in monthly billings.	

(over)



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 Comprehensive Plan Vision (Web link). Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

The proposed amendment will make it happen for high-quality, high-density residential multi-family redevelopment of the three parcels (shown in Exhibits 1, 2 and 3) along with other adjacent MF parcels. As shown in Exhibit 4, Parcel 1108 and 1110 are zoned MF-M, and Parcel 1124 MF-L while our subject parcels are zoned SF-H. These parcels are distinctively within the same subdivision boundary (i.e. one block east of Bellevue Way SE.), and use the same access driveway. The proposed CPA is credible and legitimate as it is consistent with the SW Bellevue Subarea Plan Vision to revitalize the SW neighborhood along Bellevue Way corridor, and will serve its land use goal by providing for land use patterns and densities which minimize the conflict between zoning and existing land use. With distinctive boundary and border between SF and MF, the proposed parcels will serve more reasonable land development due to economies of scale. With local and regional transit services within walking distances, the proposed CPA will utilize public transportation more efficiently. In addition, it will enhance the visual appearance and create a sense of community as is compatible with the residential setting.

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 CPA consistently meets 20.30I.140 Threshold Review Decision Criteria A through G. Particularly in E, the proposed amendment addresses significantly changed conditions since the last time the 1996 SW Bellevue Subarea Plan was introduced. The SW Plan anticipated that historically changed condition will make it successful for high-quality high-density residential redevelopment to serve Bellevue Way Transit Corridor and create a sense of community; and in G the proposed CPA not only consistently implements the City of Bellevue Comprehensive Plan for site-specific amendment proposals particularly along the eastside of Bellevue Way Corridor, but also supports credible residential redevelopment, as well as King County Planning Policies, State Growth Management Act and federal law.

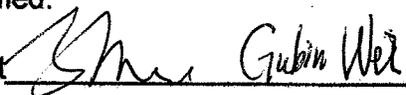
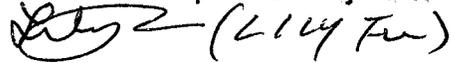
BLOCK 4b complete this section only for a site-specific concurrent rezone

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.

The proposed rezone MF-M meets 20.30A.140 Rezone Decision Criteria A through E. A and B are clearly addressed in Block 3. C) The rezone is warranted because it's appropriate for reasonable development of the subject properties (economies of scale); D) It will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and E) the rezone will bring about neighborhood renovation and public welfare to the community as a whole.

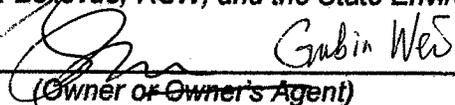
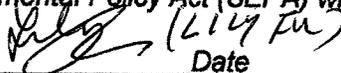
I have read the Comprehensive Plan and Procedures Guide

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

Signature of applicant  Gubin Weis Date  (Lily Fu) 1/11/2011

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  Gubin Weis Date  (Lily Fu) 1/11/2011
(Owner or Owner's Agent)

CITY OF Bellevue

**EXHIBIT 1:
1112 BELLEVUE WAY SE**

City of Bellevue: Zoning Report



City Zoning Information

Bellevue Comp Plan	MF-M ()
Bellevue Comp Plan	SF-H ()
Bellevue Zoning	R-4 ()

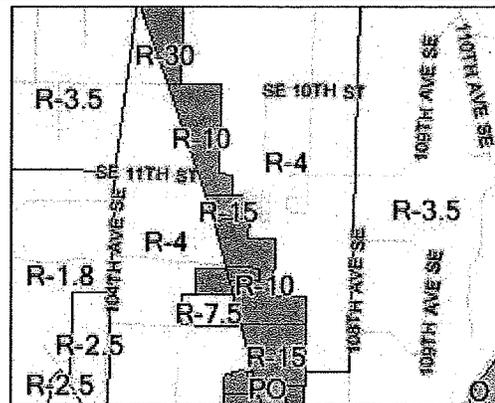
Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

King County Assessments Information

Appraised Land Value	\$404,000
Appraised Improvement Value	\$20,000
Total Value	\$424,000

City Tax Lot Information

Section:	5
Quarter Section:	NW
Township ID:	24
Range:	5
Approximate Lot SqFt	8,276
Approximate Lot Acres	0.190348



Legend

CITY OF Bellevue

EXHIBIT 2:
No Site Address

City of Bellevue: Zoning Report



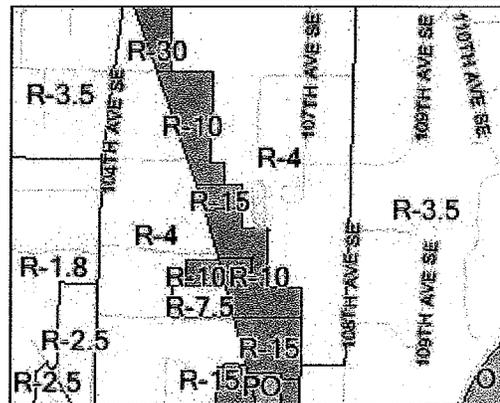
City Zoning Information

Bellevue Comp Plan SF-H ()
 Bellevue Zoning R-4 ()

Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

King County Assessments Information

Appraised Land Value \$1,000
 Appraised Improvement Value \$0
 Total Value \$1,000

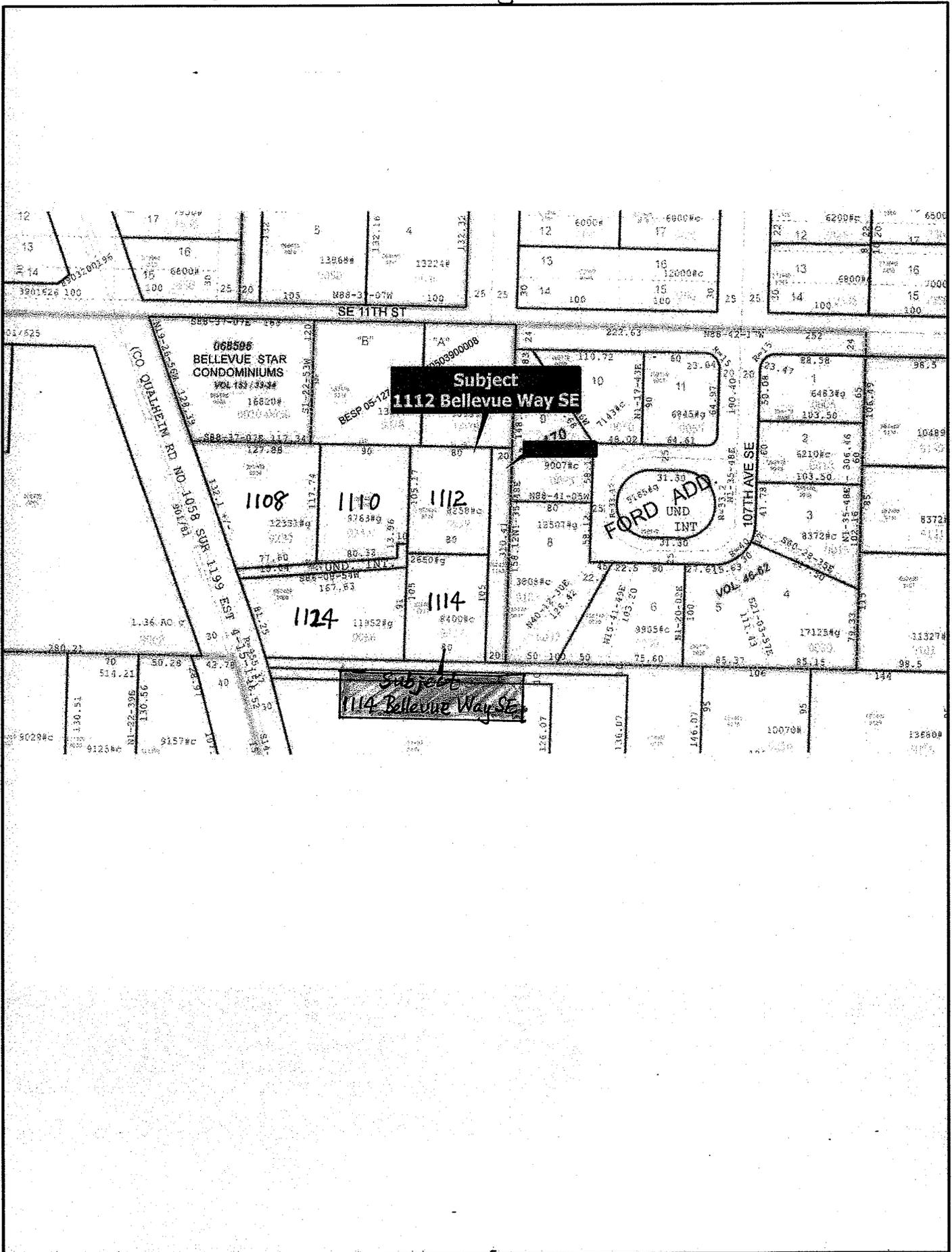


Legend

City Tax Lot Information

Section: 5
 Quarter Section: NW
 Township ID: 24
 Range: 5
 Approximate Lot SqFt 4,200
 Approximate Lot Acres 0.0966

EXHIBIT 4: Subject Parcels and Boundary





MEMORANDUM

DATE: April 6, 2011

TO: Chair Ferris and Members of the Planning Commission

FROM: Carol Hamlin, Senior Land Use Planner 452-2731
Development Services Department chamlin@bellevuewa.gov
Nicholas Matz AICP, Senior Planner 452-5371
Department of Planning and Community Development nmatz@bellevuewa.gov

SUBJECT: Camp and Conference Center (CCC) Land Use Code Amendment
April 13, 2011, Planning Commission Study Session

At the study session on April 13, 2011, staff will present follow-up material on a proposed Land Use Code Amendment (LUCA) to implement Comprehensive Plan direction provided by the new Camp and Conference Center (CCC) designation. After the staff presentation we request your questions to staff in preparation for proposing draft code language at a future study session.

BACKGROUND

The CCC designation was adopted in February, 2009, as part of a Comprehensive Plan Amendment (CPA) establishing the new designation and associated policies. See Attachment 1 for adopting Ordinance No. 5859, including the CCC Comprehensive Plan Glossary definition and the Newcastle Subarea policies adopted for use at the Sambica site (below).

The new designation came about as a result of the Sambica CPA process. The Sammamish Bible Camp—better known as Sambica—initially sought a CPA for its camp and conference facilities located in southeast Bellevue near Lake Sammamish. The reason for this was that many of the existing uses are nonconforming and the Sambica organization felt that the existing Bellevue Comprehensive Plan designations and various land use districts on their property did not align with their existing facilities, or with the potential land uses and facilities envisioned in their master planning efforts. Sambica is long-established, and historically valued by the surrounding community. The organization's desire is to upgrade its buildings and structures over time to maintain their function, and to provide relevant services to its users. Sambica also seeks flexibility to adapt to changing trends and the economics of the camp and conference center business. The community's desire has been to manage Sambica redevelopment to minimize impacts to the surrounding residential areas and maintain a residential character.

To address these objectives, the CPA process was used first to create a unique designation for camp and conference centers. While this designation applies only to Sambica today, in the future other sites seeking a CCC designation could do so through the site-specific CPA process.

A previous study session on this proposed LUCA was held on July 28, 2010 (see Attachment 2). Discussion and review since then has been long and involved between city departments, and between the city and representatives of Sambica, but has ultimately proved productive.

ANALYSIS AND REVIEW

Implementing the CCC Comprehensive Plan designation (see Attachment 3) means proposing a new CCC zoning district and adapting new and existing LUC rules to the CCC circumstance. The model circumstance against which to consider a CCC district is Sambica, although we ask the Commission to consider the potential for different owners of the Sambica site, as well as the potential for other CCC sites citywide. These sites consist of multiple individual uses, structures, and facilities; are planned on connected, multiple parcels of land, and may develop or redevelop over an extended period of time.

The new district should be able to anticipate any number of combinations of proposed camp and conference center development with a clear understanding on the part of both applicants and regulators as to how the process fits to these combinations.

The new code proposal is shaped around four **backbone principles**:

- Distinguish the mix of existing and anticipated future land uses
- Assure the predominant non-commercial character of a camp and conference center
- Provide predictability in development processes
- Maintain compatibility with the surrounding neighborhood

Key elements of the CCC district and rules are intended to limit the overall intensity of a CCC site and maintain compatibility with a surrounding neighborhood by:

- defining the types of uses in a camp and conference center and their connections to each other;
- adapting existing LUC processes including the Master Development Plan and Design Review;
- setting new standards for reviewing master planning over time through a physical site plan;
- establishing specific dimensional, landscape, and other site development standards as a measure of overall site intensity; and
- providing site, building and street design guidelines for qualitative design solutions.

Proposed Review Process

Staff requests Commission review of a proposal that would focus on the need for a development review tool that looks at a whole, multi-part site that would develop over extended time. Rather than create a new application process for the CCC designation, we suggest using the Master Development Plan permit process in that it would best allow review of such multi-parcel, multi-building sites. The MDP is an administrative Process II (LUC 20.35.200) decision. Its approval is subject to decision criteria that focus on a unified site design, consistent with other aspects of the Land Use Code and of the Comprehensive Plan. Modifications to an approved MDP can follow a minor amendment process.

Requiring this MDP process articulates long-term plan intent. Staff thinks it would help surrounding neighborhoods to understand compatibility issues and provide predictability in development process. It would define permitted uses at specific locations within the CCC site regardless of internal property

lines. But it is also so that anybody can see a proposal from the perspective of today's existing situation, all the way to tomorrow's ultimate build-out. The various pieces and steps that develop in a CCC would fit into the MDP framework along the way.

Proposed Allowed Uses

Using a proposed CCC district definition (see Attachment 1) we drafted a list of potential uses that are specific to a CCC. This captures a group of unique camp and conference center uses that could be permitted to be mixed up in a number of combinations. We propose to define the camp and conference center use as a *Principal Use*:

A CCC's principal uses are group day or residence camps and professional, educational, or religious meetings, conferences, seminars, and retreats; and their associated structures, facilities and activities including food preparation and eating, lodging, recreation, administration, and maintenance functions.

That principal use is then translated into a permitted use chart as:

Principal and Subordinate Uses	Key
Principal uses, facilities, and activities	P

We propose to define other functionally related uses as *Subordinate Uses*:

A CCC is used primarily by organizations and schools and the families and individuals they enroll. However, a CCC may include additional subordinate uses when these uses are functionally related to the CCC's predominant non-commercial purpose. These uses include dwelling units for CCC staff, restaurants, other recreation uses as permitted, and miscellaneous retail trade uses which do not exceed 5,000 square feet individually or 10,000 square feet in total on a single CCC site.

Single Site Review – Standards and Requirements

We will largely propose the MDP and Design Review tools for use as they already exist in the Land Use Code and are well understood processes.

To be able to assure some upfront understanding of the ultimate build out of a CCC regardless of the level of detail available at the time of application, we propose minimum standards that must be met for any MDP approval. Minimum standards would address existing conditions, a master site plan location of proposed development, and a written list of proposed uses. A Master Development Plan may show CCC site development in geographically-defined phases. The use of the Binding Site Plan (BSP) is to bind multiple parcels to a single approved site plan (see next section – Dimensional Requirements) and the use of the Single Site Agreement (SSA) to assure individual building permit applications do not create the potential for liability across multiple parcels and ownerships should be included in LUC requirements.

Dimensional Requirements

A benefit of a CCC designation should be to allow a unified master plan to cross multiple interior property boundaries without dissolving those boundaries. This flexibility is necessary in Sambica’s case in order to maintain legal property boundaries. However, a tool already exists to address that and create for review what is essentially considered a single site plan. It is the binding site plan (BSP).

The BSP process would allow an MDP applicant to apply dimensional requirements over an entire site versus a single, legally-described parcel. The BSP essentially defines the total boundary of a site by binding the various parcels to a single approved site plan.

Staff thinks dimensional standards should be proposed in anticipation that most CCCs will be located adjacent to residentially-zoned property. Proposed setbacks, maximum impervious surface, maximum lot coverage by structures, and building heights would all reflect this:

Minimum Setback			Maximum Impervious Surface	Maximum Lot Coverage	Building Height	FAR
Front	Rear	Side				
20'	25'	5' with two side total of minimum 15'	65%	40%	30'/35'/40'	**1

Building height of proposed structures should be subject to the maximum height per the new single family regulations and then allow increased height for functionally related recreational activities, such as gymnasiums, outdoor swimming pool coverings (bubbles), and theaters. This increased height would be similar to the provisions used to place functionally related uses (i.e. performing arts center, library or gymnasium) for schools in residential areas.

Through the MDP process, review could ensure that structures with increased height are located within the interior of the CCC property boundary and that adequate screening/separation is provided from single family residential areas.

¹To get a sense of the total intensity of site development, staff will propose a Total Development Intensity (TDI) factor which would be measured in terms of Floor Area Ratio (FAR). This figure would be a measure of the building total gross square feet proposed on a CCC site. It is recommended to not exceed a certain limit in consideration of policy for development intensity limits outside of Downtown. In deference to the model circumstance framework for the CCC identified here under the Analysis and Review section of this memo and before we propose an FAR number, staff suggests “place holding” this FAR calculation while we explore existing and potential FAR ranges for Sambica with their property representatives.

Additional Development Standards

Landscaping requirements are intended to strengthen the transition areas at the perimeter of a CCC especially when that perimeter is adjacent to a lower-intensity use. In fact, both dimensional and landscaping requirements are intended to encourage higher intensity of use in the center of a CCC or adjacent to major public ROW.

Sign requirements are proposed in consideration of a signage environment that is similar to the NB district. This is a district that is often located near to or adjacent to residential zones, and its signage requirements reflect that. To ensure an appropriate CCC signage environment, we propose additional restrictions: prohibit rooftop signs; restrict the location of building-mounted signs away from facing residential zones; and control the extent and time of illuminated signs.

Parking would be regulated through what we call an “unspecified use” parking analysis. Unspecified use regulations require analysis of the site parking demand and would balance the maximum number of stalls which might individually be required by multiple land uses against the overall patterns and demands of site use on a daily or weekly basis.

Design Guidelines

Design Guidelines for sites, buildings, and street frontage are intended to impart the design flavor of a CCC and reflect its purpose. Examples of these in a CCC include:

Site design examples

- *Provide visual and functional connections between uses within the CCC District by incorporating areas of vegetation, outdoor spaces and pedestrian connections.*
- *Consider surrounding vegetation, topography, street patterns, parking configuration and building massing in order to result in a compatible fit between proposed development and adjacent non-CCC residential development.*

Building design examples

- *Each structure must promote quality design and enhance the coordination of development within the Master Development Plan for multiple building developments. Materials, finishes, and details should be complementary to each other and be consistent with the design intent of the CCC MDP.*
- *Locate service areas for trash dumpsters, loading docks and mechanical equipment away from public rights-of-way and residentially-zoned property where possible. Screen views of those elements if they cannot be located away from public frontages.*

Street frontage design example

- *Design entries to be clearly identifiable from public rights-of-way adjacent to the CCC District.*
- *Avoid blank facades on buildings located on the perimeter of the CCC District or on buildings that are highly visible from public rights-of-way or private offsite streets.*

- *Provide ground floor building elements that are accessible and comfortable to pedestrians through use of human-scale design elements, such as recessed entries, entrance canopies, planters, benches, variations in paving materials and lighting features.*

REQUESTED ACTION

Please direct questions to staff at tonight's study session, as we are continuing to work with Sambica as the model for the CCC district. Staff will request a May 11, 2011, study session at which we will present the outcome of FAR place holding discussions and draft code language. A public hearing is likely to be scheduled this summer, and is dependent on the Planning Commission's overall schedule.

ATTACHMENTS

1. Proposal to define a CCC District in the Land Use Code at 20.10.397 and Ordinance 5859
2. Minutes of the previous CCC study session on July 28, 2010
3. Map of Sambica CCC Comprehensive Plan designation

Attachment 1

Proposed Camp and Conference Center designation for the Land Use Code

LUC 20.10.397 Camp and Conference Center (CCC)

A camp and conference center (CCC) provides areas for a unified mix of group day or residence camps and professional, educational, or religious meetings, conferences, seminars, and retreats and their associated facilities and activities. These are used primarily by organizations and schools and the families and individuals they enroll.

The purpose of the designation is to maintain the compatibility of this unique mix of uses with surrounding neighborhoods by limiting the overall intensity of the site, and protect lower intensity uses from the effects of higher intensity uses.

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5859

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended (Chapter 36.70A RCW); adopting 2008 amendments to the Comprehensive Plan, known as the Sambica CPA, amending the Glossary and the Newcastle Subarea Plan; and establishing an effective date.

WHEREAS, on September 15, 2008, the City Council initiated the Sambica Comprehensive Plan Amendment ("CPA") to modify the Glossary and the Newcastle Subarea Plan; and

WHEREAS, the Planning Commission held a public hearing on November 19, 2008, with regard to the Sambica CPA; and

WHEREAS, the Planning Commission recommended that the City Council approve such proposed amendment; and

WHEREAS, the City Council has considered the Sambica CPA concurrently with the other 2008 Comprehensive Plan amendments; and

WHEREAS, the City Council finds that the Sambica CPA satisfies the decision criteria established in Part 20.30(I) of the Land Use Code; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City Environmental Procedures Code (Chapter 22.02 BMC); now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Glossary of the City of Bellevue's Comprehensive Plan is hereby amended by the addition of a new definition as follows:

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

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

Section 2. Policy S-NC-10 of the Newcastle Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

POLICY S-NC-10. Encourage a land use pattern throughout the Subarea which accommodates future growth, ensures efficient use of facilities and services, protects existing neighborhoods, encourages historic community uses to continue, and provides the opportunity for an adequate amount of retail and professional services to meet local needs.

Section 3. Policy S-NC-10a of the Newcastle Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

POLICY S-NC-10a. Support a master site planning process for redevelopment of the Sambica CCC-designated parcels. A master site plan will limit the overall intensity of the site to a predominantly non-commercial character consistent with the CCC designation and achieve an integrated site design with transition and performance standards that protect lower intensity uses from the effects of higher intensity uses. A master site plan should address standards of building height and location, landscape buffers, impervious surface ratios, combined trip generation, limited signage size, and parking.

Section 4. Policy S-NC-10b of the Newcastle Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

POLICY S-NC-10b. Encourage the use of development review tools for Sambica that distinguish the mix of land uses proposed for Sambica redevelopment to assure the predominant non-commercial character of the camp and conference center, provide predictability in development processes, and maintain compatibility with the surrounding neighborhood.

***Discussion:** The Sammamish Bible Camp—Sambica—was established along the shores of Lake Sammamish in 1919. It is historically valued by the surrounding community. As Sambica changes over time to maintain its functions and to provide relevant services to its users its buildings and structures will change too.*

The current uses as of 2008 at Sambica include group camp facilities, conference and retreat facilities, day care, and outdoor and indoor recreation activities. Other uses that are part of Sambica include lodging

and dining, active recreation, administrative offices, staff housing, maintenance and storage, and a camp store.

The camp and conference center designation also allows for redevelopment which may include active recreation facilities including gymnasiums and pools. Redevelopment may also include small-scale, neighborhood business retail and service uses that are functionally related in nature and size to the property designated CCC and which do not exceed 5,000 square feet individually or 10,000 square feet in total.

Section 5. The Newcastle Subarea Plan Map contained in the City of Bellevue's Comprehensive Plan is hereby amended as set forth in Attachment E1 and by this reference fully incorporated herein.

Section 6. This ordinance shall take effect and be in force five days after its passage and legal publication. This ordinance, the Newcastle Subarea Plan and map, and the city's Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

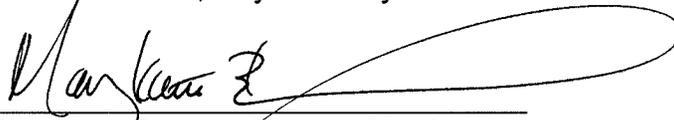
Passed by the City Council this 17th day of Feb, 2009, and signed in authentication of its passage this 17th day of Feb, 2009.

(SEAL)



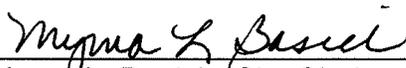
Grant S. Degginger, Mayor

Approved as to form:
Lori M. Riordan, City Attorney



Mary Kate Berens, Deputy City Attorney

Attest:



Myrna L. Basich, City Clerk

Published: 2/20/09

ATTACHMENT E1

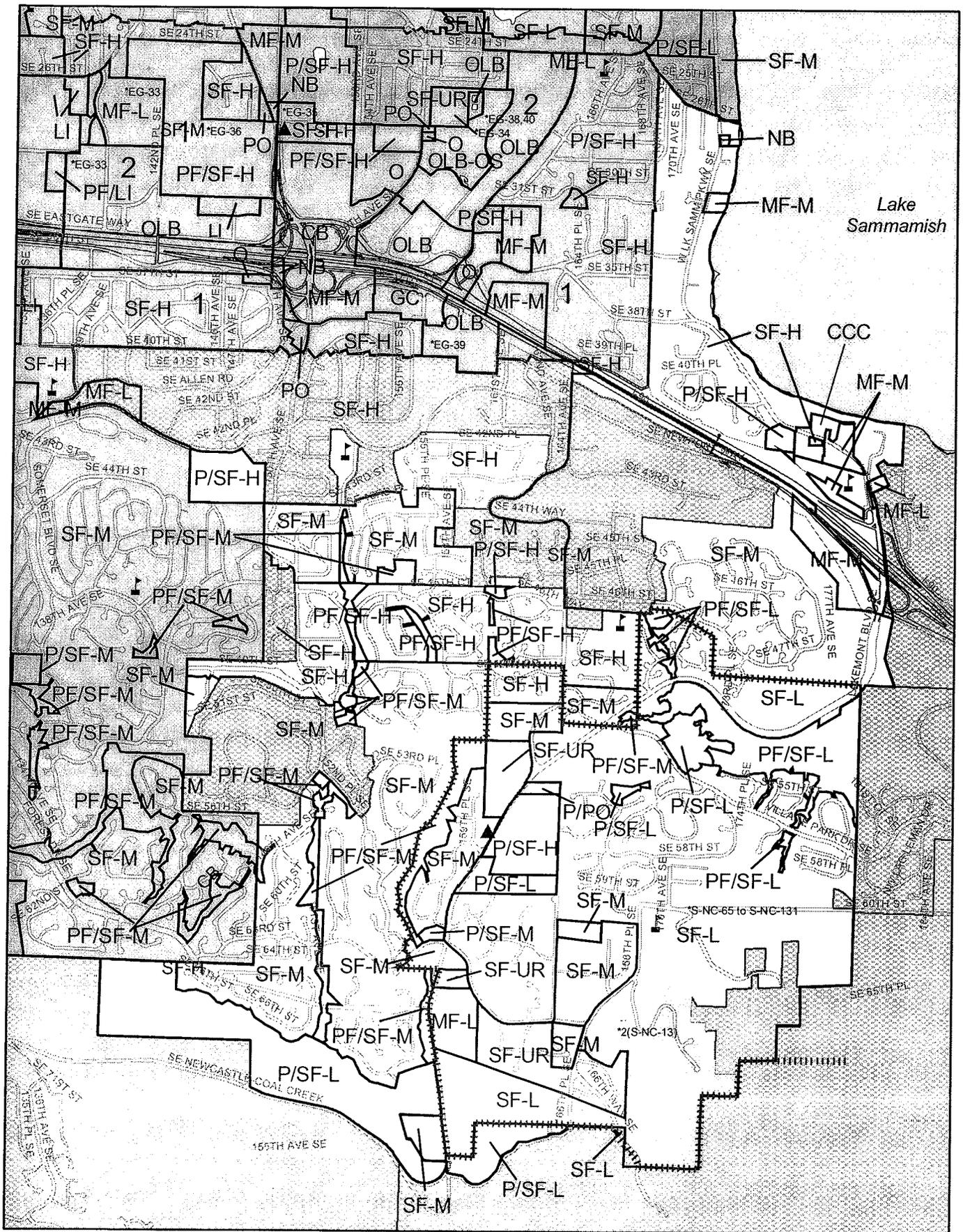


FIGURE S-NC.2
Newcastle Land Use Plan



- 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
- ▭ Lakes
- ▬▬▬▬ Bellevue City Limits (6/2008)
- ||||| Village Overlay



ATTACHMENT 2

concept is excellent. He said Sambica supports having such a designation and zoning for its seven-acre campus. For many years Sambica has believed that the district approach the city has implemented in other areas would be appropriate for its campus. The combination of development standards tailored to the district, with a master development plan and design review, represents a good approach. Additional time is needed to ferret out all of the details and review the specifics.

4. APPROVAL OF AGENDA

The agenda as printed was approved by consensus.

5. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCILS, BOARDS AND COMMISSIONS – None

6. STAFF REPORTS

Comprehensive Planning Manager Paul Inghram thanked Commissioner Hamlin for arranging the location for the Commission's retreat on July 20, and Microsoft for allowing the use of their space. He also thanked Scott Rhodes who brought his Tesla electric car to show the Commissioners prior to the meeting.

7. STUDY SESSION

A. Camp and Conference Center (CCC) Land Use Code Amendment

Commissioner Hamlin disclosed that he is married to Senior Planner Carol Hamlin, the DSD staff person working on the CCC Land Use Code amendment. He said he has no specific interest in the affected property or in the application of the amendment. He added that the property owner had been informed of his relationship to Ms. Hamlin and had indicated their comfort in having him involved in the discussions and the deliberations for the amendment. He said he would evaluate the amendment fairly and openly.

Senior PCD Planner Nicholas Matz commented that while the Sambica property is the catalyst for the proposed amendment, the proposal is for a designation that could be used anywhere in the city. He noted that the amendment is consistent with the Comprehensive Plan amendment that was discussed and recommended by the Commission in 2008 and adopted by the City Council in 2009.

Mr. Matz said the Sambica property is located on the southern end of West Lake Sammamish Parkway and has been in operation as a camp since 1920. The use is well established and highly valued by the community. The existing designations for the site do not align with the current physical facilities or the potential master planning efforts Sambica has been undertaking focused on maintaining their functions while continuing to provide relevant services to their users. The local community desires redevelopment of the site is managed in a way that will minimize impacts to the surrounding residential areas. The CPA process was used in a manner addressing the joint objectives for redeveloping Sambica while at the same time capitalizing on the larger opportunity to create the Camp & Conference Center designation. The current focus is on codifying the policy work into regulation. Once the Land Use Code amendment has been approved, Sambica and any other applicable site would need to rezone to the CCC designation.

The purpose of the proposed regulations is to: distinguish the mix of existing and future land uses proposed for redevelopment with a regulatory framework that relies largely on existing

COMMISSIONER

Land Use Code examples such as the Medical Institution District to transition from current uses to future uses; assure the predominant non-commercial character of a camp and conference center by creating a special district and permitted uses that are unique to the designation; provide predictability in the development processes with a master site planning process, design review, and specific site and building design guidelines; and maintain compatibility with surrounding neighborhoods through the use of dimensional requirements and development standards which are based on existing code and which recognize the typically larger but coherent site pattern of a camp and conference center.

Ms. Hamlin said staff has proposed five specific development review tools. The framework for such tools is a proposed new LUC Special and Overlay Districts section at 20.25M. The tools include first a definition of what the CCC district is in the Land Use Districts and what the CCC use is in the new section 20.25M within the existing Special and Overlay Districts sections of the Land Use Code, respectively. Second, a Master Development Plan (MDP) will be required as the master site planning process for developing or redeveloping CCC-designated parcels. Third, the creation of a permitted CCC use chart at 20.25M.020 which identifies the principally permitted uses in the CCC, and then defines how the range of subordinate uses typically associated with a CCC can be permitted. Fourth, there will be a requirement for dimensional and development standards based on existing regulations. Finally, there will be a requirement for Design Review to implement the MDP through site and building design guidelines.

Ms. Hamlin asked for direction from the Commission relative to conducting an additional study session or going directly to drafting the Land Use Code amendment for public hearing in September.

Commissioner Sheffels asked if Sambica is considered to have access to the shoreline, and if so, how the Shoreline Master Program will apply. She pointed out that the only other site in the city that could possibly be considered for the CCC designation also has shoreline access. Ms. Hamlin said Sambica does have access to the shoreline, and any associated issues will be addressed as part of the Shoreline Master Program update.

Commissioner Sheffels asked if Sambica has any plans for lighting their sports fields, something that could result in spillover light negatively impacting the neighboring residential areas. Ms. Hamlin said staff would be sure and address that situation.

Commissioner Himebaugh asked how the MDP process would work. Ms. Hamlin said it would entail a Process II application which includes an administrative review, and would come in as a design review. The master plan would show the entire bounds of the property; the underlying property lines (the presence of which can be addressed with a Single Site Agreement; where buildings are planned to be, though not necessarily their design or height; parking layout; and landscaping and tree retention.

Commissioner Turner asked what other areas could potentially receive the CCC designation. Mr. Matz said there is no minimum or maximum size, rather the focus is on the intensity of impact that must be measured. The Sisters of St. Joseph of Peace property in southwest Bellevue is one possible site.

Mr. Inghram clarified that the Sambica property is the only site in the city designated CCC in the Comprehensive Plan. Any other property owner desiring the designation would first have to seek a Comprehensive Plan amendment.

Commissioner Turner asked if any City of Bellevue property would qualify for the CCC

designation. Mr. Inghram said if the city identified a property it thought was appropriate, it would have to seek a Comprehensive Plan amendment the same as anyone else. To date, the city has not identified any of its properties that would be appropriate for the CCC designation.

Commissioner Himebaugh called attention to the section of the staff report focused on dimensional requirements and development standards and pointed out that there was no draft code language in place. Mr. Matz explained that the topic was just being introduced and that no draft code language had been written yet for any part of the amendment. One of the reasons Sambica is seeking additional time is to see just what those numbers will be and how they would work for their site. Staff hopes not to reinvent the wheel so will look at existing dimensional standards and development requirements in use in other areas to see if they could be adapted. He said staff has no objection to scheduling another study session prior to the public hearing, by which time some of the particulars could be down on paper.

Commissioner Mathews referred to the top of page 11 of the staff report and asked if it would make sense to add education as a functional use activity. Mr. Matz replied that the word "educational" is used in the definition of the CCC use.

Commissioners agreed that another study session should be scheduled prior to the public hearing in order to see more of the details.

8. STUDY SESSION

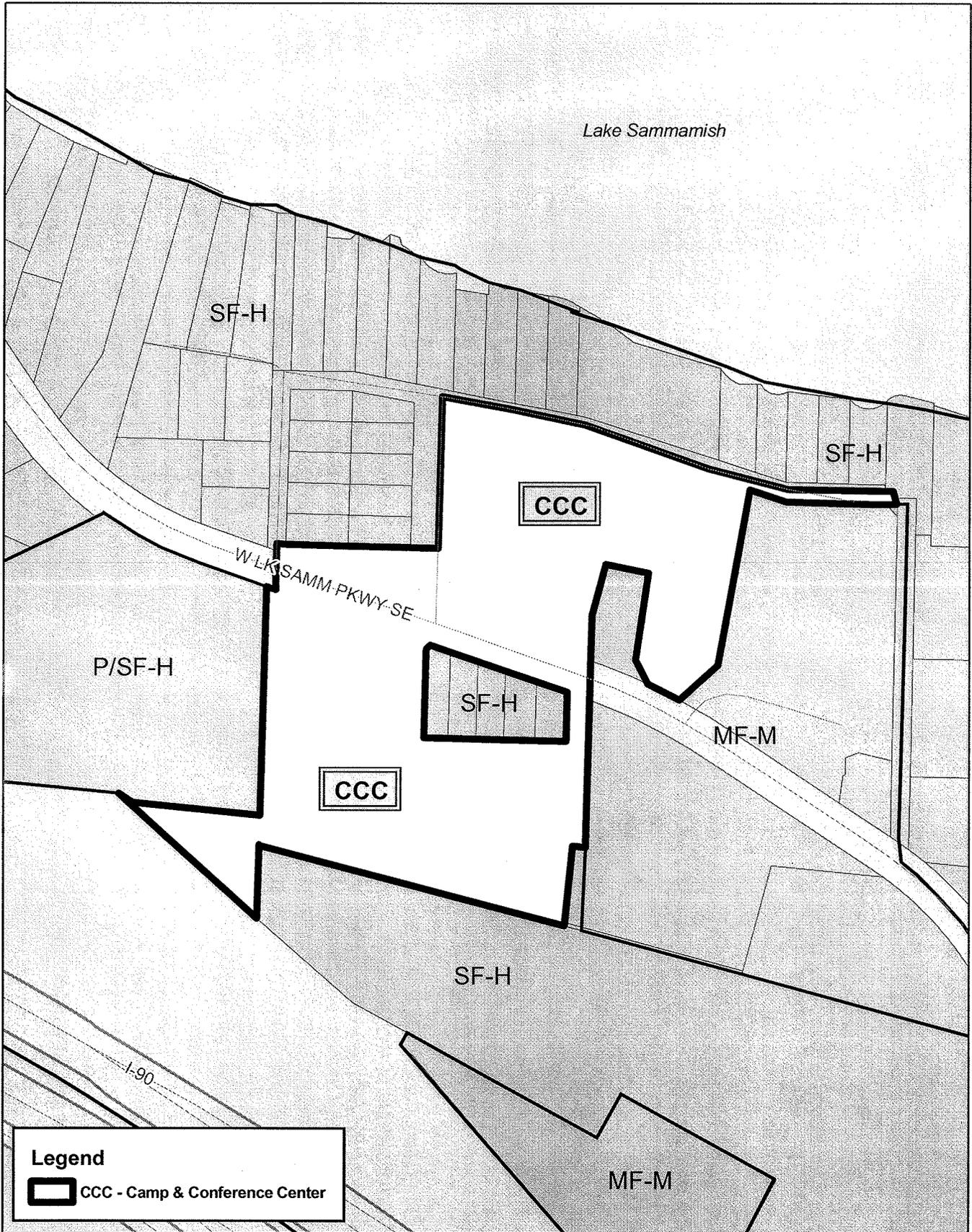
A. Shoreline Master Program Update

Associate Planner Heidi Bedwell reported that following the last Commission meeting on the Shoreline Master Program update Utilities staff met with community members and has begun an engagement process to address the issues raised related to lake management. She said the Commission will be kept up to date.

Ms. Bedwell commented that piers, docks, watercraft moorage and bulkheads have been regulated since the original adoption of the Shoreline Master Program. Prior to 2006 the standards for moorage limited the overall length, governed the setback from property lines, and the height above water. Bulkheads were also regulated and limited generally to 30 inches, with an additional allowance for height based on specific circumstances. Currently, most waterfront properties have a dock or a pier, and many but not all have a bulkhead or some form of stabilization. Pictures of docks, piers, boat lifts and bulkheads were shared with the Commission.

Environmental Planning Manager Michael Paine pointed out that vegetation is not uniform across the landscape. Many of the lots along the shorelines are in very good condition, while others are heavily developed. Some have wetland areas that have not been damaged, but others have lawns right down to the water's edge, though they may have wetland soils underneath which, if left alone, would see the wetland plants reassert themselves.

Ms. Bedwell said there are several sections of the WAC guidelines that focus on provisions for docks and piers. In addition to emphasizing that structures be limited to the minimum size necessary, the rules state that docks and piers are intended to allow watercraft access. Single family residences do not have to demonstrate that they need a dock or a pier. The structures must be designed and constructed to avoid impacts, and where that is not possible to minimize and mitigate the impacts. The materials must be approved by other state agencies. The guidelines are intended to serve as general criteria by which local provisions are to be measured



Legend

 CCC - Camp & Conference Center



Sambica
Comprehensive Plan Designations



DATE: April 13, 2011

TO: Chair Ferris and Members of the Planning Commission

FROM: Andrew Kidde, Mediation Program Manager, PCD 452-5288
akidde@bellevuewa.gov
Patricia Knight, Community Outreach Coordinator, PCD 452-7917
pknight@bellevuewa.gov

SUBJECT: Status Report on Enatai Tree Preservation Study

This memorandum provides the Planning Commission with an update on the status of the Enatai Tree Preservation Study.

Staff is requesting that the Commission forward a report of this information to City Council. No other action is requested at this time.

BACKGROUND

In February of 2010, staff briefed the Planning Commission on Council's direction regarding a request from some residents of the Enatai neighborhood to adopt regulations that would preserve trees in their neighborhood. In its referral to the Planning Commission, the City Council included the following set of guiding principles to provide clear direction about what the Council would like to accomplish with this effort:

1. The issues around tree preservation vary by area and within neighborhoods; therefore, the discussion of these issues and how to address them should be led by neighborhood residents, with city assistance, and seek to engage all potentially-affected residents and property owners;
2. The Planning Commission's initial efforts should be focused on engaging the neighborhood in a discussion about whether there is general interest in preserving trees and what approach would have broad support;
3. Neighborhood residents and City staff should work together to ensure that clear and accurate information is provided and that potentially-affected residents understand the implications of any proposal;
4. The Planning Commission's recommendation should reflect very strong neighborhood support and strive for consensus – conversely, the Commission is not obligated to recommend further City action if it does not believe there is sufficient support;
5. If enhanced tree preservation standards are recommended:
 - they should be tested to ensure they are workable and appropriate on typical single family lots (far less than the one-acre size applied in Bridle Trails);
 - the process for applying the standards should be clearly defined, streamlined, and provide flexibility for Council to maintain its discretionary authority and address individual neighborhood circumstances;

- boundaries of the potentially-affected area should be logical and based on attributes such as tree canopy, property lines, local support/opposition, and neighborhood identity; and
6. Any recommendation should balance the objectives of tree preservation with the needs of owners to maintain and develop their properties.

Based on Council's guidance, the Commission concurred with the staff proposal for taking the first step in the process and testing the level of interest in this issue with the entire neighborhood. The remainder of this memo briefly describes the process for engaging the neighborhood, the results of that outreach, and staff recommendations for next steps.

PUBLIC OUTREACH & RESULTS

Staff considered the boundaries of the potentially affected area, and determined that the Enatai neighborhood was bounded to the south by 1-90, to the west by Lake Washington, and to the east by Bellevue Way, and on the north by the boundary of the Enatai Neighborhood Association. Staff also determined that the neighborhood includes the Killarney Circle Neighborhood Association which is located entirely within the Enatai Neighborhood Association.

The first three principles articulated by Council were the basis for the outreach program and the initial step in particular. In March 2010, staff worked with Enatai residents that have been active on this issue to develop a process and survey instrument for gauging residents' feelings about how they valued the trees in their neighborhood and how they felt about tree preservation efforts that the city might undertake. A survey (Attachment 1) was mailed to every owner of property in Enatai and Killarney Circle (958 in total). A total of 338 responses (35%) were received, which is fairly high for this kind of survey.

A summary of the survey results is included as Attachment 2. Following are three key results that form the basis for staff's recommendation on next steps:

- 93% of respondents considered trees to be an important neighborhood asset; that they were valued for their natural beauty, promoting privacy, providing wildlife habitat and shade, reducing air pollution, and increasing property values;
- Responses were evenly split regarding whether the number of trees being cut down was a concern; and
- Responses were nearly split regarding whether additional tree preservation regulation was required (47.7 % indicated current regulations for removal of trees were either sufficient or more than required to protect trees; 42.6% indicated current regulations were not sufficient).

Given the Council's 4th principal, that "Planning Commission's recommendation should reflect very strong neighborhood support and strive for consensus," staff does not believe that the survey results demonstrate sufficient support for the City to take action on enhanced tree preservation standards. Staff therefore believes that the Planning Commission should not recommend such action. (It is notable that a similar survey of the Bridal Trails community during that process found 69% preferred adopting new regulations to require retaining some trees on single family lots.)

In order to learn more about residents' feelings on this issue and provide the neighborhood with feedback on the results of the survey, staff coordinated with residents to conduct a Neighborhood

Workshop on tree preservation on June 30, 2010 at Bellevue Christian Church in the Enatai neighborhood. The presentation included results of survey, information on the tree canopy, discussion of pruning and safety, existing regulation and enforcement. Eighteen residents of the Enatai neighborhood attended.

NEXT STEPS

Based on the results of the survey and Council's fourth principle, clear and strong support is lacking to develop tree preservation regulations beyond what currently exists. If no additional regulations are developed, principles 5 and 6 would not apply. There are some additional actions that the city could take to reinforce voluntary tree preservation and the values that were identified as important in survey responses. These include:

- Posting materials that were presented at the follow-up workshop on the city's website;
- Creating a separate page on the city's website devoted to information about the city's tree canopy with link to the citywide and neighborhood-specific information that is available;
- GIS monitoring to track tree canopy by neighborhood; and
- A BTV segment on Bellevue's tree canopy and the importance of trees for the urban ecosystem

PCD staff welcomes comments and suggestions regarding these and other possible activities that could increase the awareness of the value of trees and promote voluntary tree preservation. Staff will follow up by coordinating with other city departments to implement next steps.

RECOMMENDATION

Staff is recommending that the Commission forward a report of the information in this memo to the City Council with a conclusion that no further action on developing regulations for the Enatai neighborhood is needed at this time.

Attachments:

- 1) Copy of survey instruments
- 2) Summary of survey results



Enatai/Killarney Circle Neighborhood Survey on Tree Preservation

Your responses to this survey will help the City understand your opinions about trees in your neighborhood a property owner in the Enatai neighborhood. Please return this survey by April 5, 2010.

1. How many years have you owned property in Enatai/Killarney Circle? _____ years
Check if this is your: _____ primary residence _____ part time residence _____ undeveloped property

2. What is the nearest intersection to your property?
Intersection of _____ Avenue SE and SE _____ Street

3. Do you live in Enatai _____ or Killarney Circle _____ (Please check one.)

4. Do you consider trees an important neighborhood asset? _____ yes _____ no
If yes, what are the most important benefits of trees in your neighborhood?
(Rank the top 3 benefits in order with #1 being the most important benefit)
_____ shade _____ privacy _____ reduce air pollution _____ natural beauty
_____ reduce flooding _____ wildlife habitat _____ increase property values
Other, (please specify) _____

5. Do you think trees cause problems? _____ yes _____ no
If yes, what problems do trees cause in your neighborhood?
(Rank the top 3 problems in order with #1 being the biggest problem)
_____ block sun _____ block views _____ storm damage to structures/fences
_____ tree pollen _____ falling branches / leaves
Other, (please specify) _____

6. Are you concerned about the number of trees being cut down in your neighborhood?
_____ Yes _____ No If yes, could you please describe what has caused your concern:

7. Do you think trees are an important aspect of Enatai/Killarney's distinctive character?
_____ Yes _____ No Comments _____

8. Are you aware that the City of Bellevue currently regulates the removal of trees in certain situations? _____ Yes _____ No
Currently the removal of trees on property in Enatai may trigger the following City ordinances:
a) when an area of over 1,000 square feet is being cleared (typically 20 mature trees) a clear and grade permit is required (LUC 23.76.025).
b) when a property is being redeveloped, expanded, or subdivided there is a limitation on the number of trees that may be removed as part of that process (LUC 20.20.900).
c) existing plat conditions may require tree preservation on specific properties.
d) special provisions govern trees in critical areas (e.g. steep slopes, streams, and wetlands).

For single family properties that are not in critical areas and are **not undergoing development**, any number of trees may be removed, provided that a clear and grade permit is obtained if more than 1000 square feet is disturbed.



Enatai / Killarney resident,

A group of your neighbors have expressed concern to City of Bellevue staff about the loss of trees in the neighborhood. They feel that an abundance of trees is an important part of the Enatai/Killarney Circle character, and they are interested in exploring what can be done to preserve trees, and whether the City of Bellevue can play a role in that effort.

In response to this issue...

The City of Bellevue staff, in collaboration with your concerned neighbors, would like to know how you feel about tree preservation in your neighborhood, and whether you too feel that something more should be done.

We are asking you to complete the attached survey. In addition to obtaining information through this survey, we will follow up with an open house event here at City Hall and probably community discussions in your neighborhood.

We plan on sharing our findings back with the community. We can then engage in further discussion about tree preservation efforts in Enatai/Killarney Circle that would be consistent with what the community wants.

Thank you for taking your time to fill out the survey, and feel free to contact Patricia at 425-452-7917 for more information about this process.

Sincerely,

Andrew Kidde, Mediation Program Manager

Patricia Knight, Neighborhood Outreach Coordinator



PLANNING & COMMUNITY DEVELOPMENT
CITY OF BELLEVUE
P O BOX 90012
BELLEVUE WA 98009-9805



9. Given the existing regulations, do you think: (Circle one)

- A. The current regulations regarding the removal of trees are sufficient for protection of trees in Enatai.
- B. The current regulations regarding the removal of trees are not sufficient for the protection of trees in Enatai.
- C. The current regulations regarding the removal of trees are more than is required for the protection of trees in Enatai.

10. What factors do you consider in deciding whether to cut down or prune a tree?

(Rank the top 2 considerations in order with #1 being the biggest consideration)

_____ increase light _____ increase views _____ safety _____ landscape aesthetics
 _____ reduce falling leaves and branches _____ reduce moss and dampness on roofs
 _____ Other, (please specify) _____

11. In order to protect trees in Enatai, do you think the City is doing just the right amount, not enough, or too much for each of the following:

(For each item please check only one answer that most accurately corresponds to your opinion)

	Just right	Not enough	Too much
A. Informing people about the value of trees and alternative ways to address tree issues	_____	_____	_____
B. Regulating to help retain trees:	_____	_____	_____
C. Enforcing and levying penalties for existing code	_____	_____	_____
D. Balancing property rights and tree preservation	_____	_____	_____

12. Do you have any additional comments about trees in Enatai?

Thank you for completing this survey!

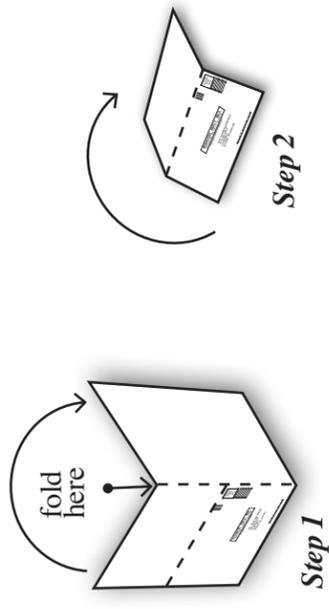
Optional:

- _____ I am interested in being on the mailing list for additional information
- _____ I am interested in participating in neighborhood discussions about tree issues:

Name _____ Address _____
 E-mail _____ Phone _____

Instructions for mailing back the survey.

1. Fold sheet in half along the fold line to 8.5" x 11" so that these instructions are on the outside.
2. Fold down again along the second fold line with "Business Reply Mail" postage showing.
3. Tape is optional, no staples please.
4. Drop it in the mail by _____.

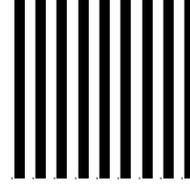


Step 1. Fold down first.

Step 2. Fold down second.



NO POSTAGE
 NECESSARY
 IF MAILED
 IN THE
 UNITED STATES



BUSINESS REPLY MAIL
 FIRST-CLASS MAIL PERMIT NO. 823 BELLEVUE, WA

POSTAGE WILL BE PAID BY ADDRESSEE

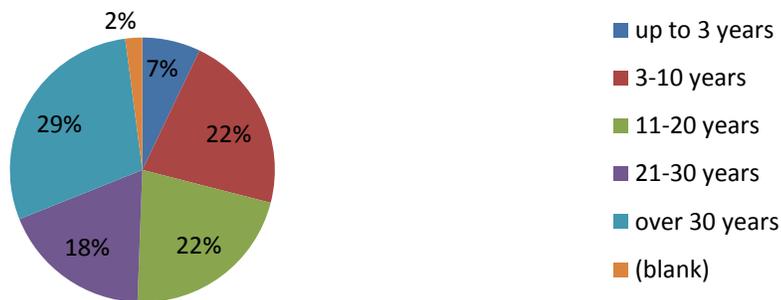
ATTN: NEIGHBORHOOD OUTREACH
 CITY OF BELLEVUE
 P O BOX 90012
 BELLEVUE WA 98009-9805



Enatai/ Killarney Circle Tree Survey Results

How many years have you owned property in Enatai/Killarney Circle?

Years of property ownership	Response Total	Response Percent
up to 3 years	24	7%
3-10 years	74	22%
11-20 years	73	22%
21-30 years	62	18%
over 30 years	98	29%
(blank)	7	2%
Grand Total	338	100%



Over two thirds of respondents had owned their property 11 years or more.

Check if this is your:

Type of residence	Response Total	Response Percent
Part-time residence	9	3%
Primary residence	325	96%
Undeveloped property	1	0%
(blank)	3	1%
Grand Total	338	100%

Over 96 percent of respondents said this was their primary residence.

Do you live in:

Enatai or Killarney Circle	Response Total	Response Percent
Enatai	298	88.2%
Killarney Circle	33	9.8%
(blank)	7	2.1%
Grand Total	338	100%

Over 88 percent of respondents lived in Enatai and almost 10 percent in Killarney Circle.

Do you consider trees an important neighborhood asset?

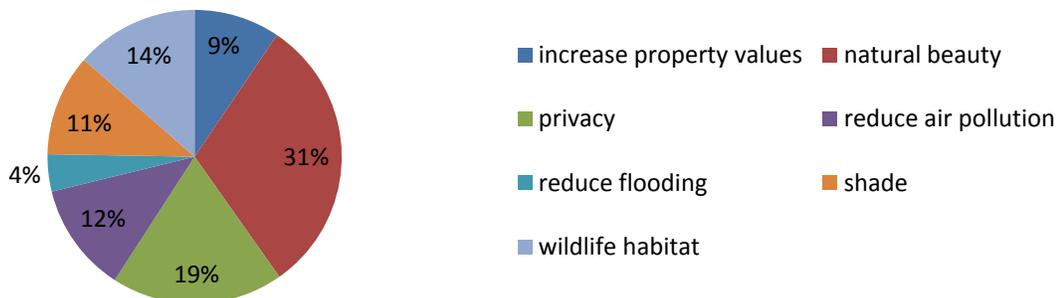
Trees considered an important asset	Response Total	Response Percent
No	10	3.0%
Yes	316	93.5%
(blank)	12	3.6%
Grand Total	338	100.0%



Over 93 percent of respondents said that trees are an important asset.

If yes, what are the most important benefits of trees in your neighborhood

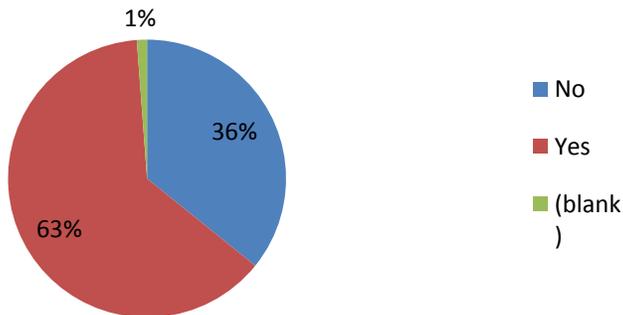
Most important benefits of trees	Response Total	Response Percent
increase property values	88	9.5%
natural beauty	286	30.8%
privacy	176	18.9%
reduce air pollution	112	12.0%
reduce flooding	38	4.1%
shade	104	11.2%
wildlife habitat	126	13.5%
Grand Total	930	100.0%



Of those tree benefits checked, almost 31 percent were for trees' natural beauty. Another 19 percent were for privacy and over 13 percent were for wildlife habitat. Of those benefits that were written in, 35 percent were for noise reduction.

Do you think trees cause problems?

Do trees cause problems?	Response Total	Response Percent
No	121	35.8%
Yes	213	63.0%
(blank)	4	1.2%
Grand Total	338	100.0%



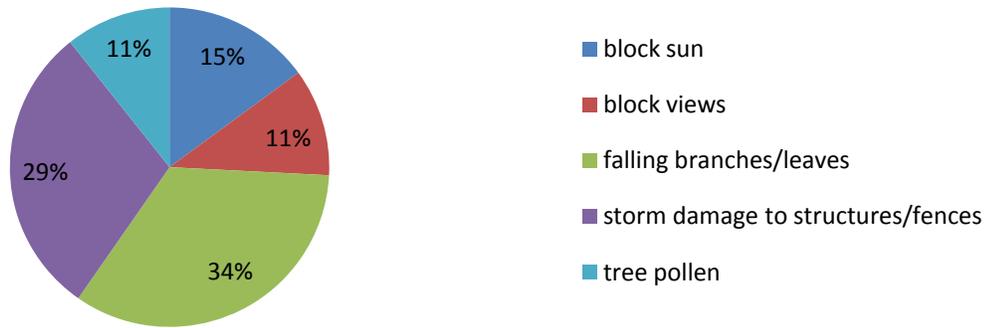
Exactly 63 percent of survey respondents said that trees cause problems.

Years owning property	# of respondents that think trees cause problems	% of respondents that think trees cause problems in each category
up to 3 years	13	54.2%
3-10 years	54	73.0%
11-20 years	40	54.8%
21-30 years	40	64.5%
over 30 years	61	62.2%
(blank)	5	71.4%
Grand Total	213	63.0%

Exactly 63 percent of respondents said that trees cause problems. Residents that had owned their property between three and 10 years had the highest proportion of respondents saying that trees cause problems at 73 percent, whereas residents that had owned their property less than 3 years had the lowest proportion of respondents saying that trees cause problems at just over 54 percent.

If yes, what problems do trees cause in your neighborhood?

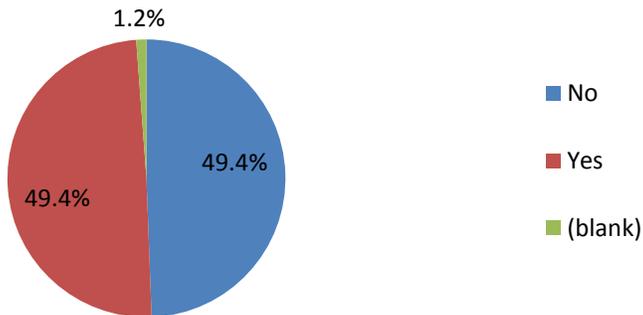
Problems trees cause	Response Total	Response Percent
block sun	74	14.9%
block views	54	10.9%
falling branches/leaves	168	33.9%
storm damage to structures/fences	147	29.6%
tree pollen	53	10.7%
Grand Total	496	100.0%



Of those tree problems checked, over a third were for falling branches and leaves and another 30 percent were for storm damage to structures and fences. Fifteen percent were for blocking sun and 11 percent for block views and tree pollen. Of those that wrote in another problem, damage to utilities and maintenance issues were the most common.

Are you concerned about the number of trees being cut down in your neighborhood?

Concerned over the number of trees being cut down in their neighborhood	Response Total	Response Percent
No	167	49.4%
Yes	167	49.4%
(blank)	4	1.2%
Grand Total	338	100.0%



There was an even split between the number of survey respondents who said they were concerned about the number of trees being cut down in their neighborhood and those who were not. Forty percent of those that are concerned wrote in that they were concerned about excessive cutting done during new construction. Another 17 percent were concerned about the loss of neighborhood character and/or beauty, and five percent were concerned with safety issues resulting from the loss of trees.

Years at Primary Residence	# of respondents that are concerned with cutting of trees	% of respondents that are concerned with cutting of trees in each category
up to 3 years	8	33.3%
3-10 years	34	45.9%
11-20 years	40	54.8%
21-30 years	29	46.8%
over 30 years	54	55.1%
(blank)	2	28.6%
Grand Total	167	49.4%

More than half of the residents who lived at their residence over 30 years or between 11 and 20 years were concerned with the cutting of trees, while only a third of residents who lived at their residence less than 3 years were concerned.

Do you think trees are an important aspect of Enatai/Killarney Circle's distinctive character?

Trees are important to neighborhood character	Response Total	Response Percent
No	26	7.7%
Yes	309	91.4%
(blank)	3	0.9%
Grand Total	338	

Over 300 or 91 percent of survey respondents said that trees are important to neighborhood character.

Are you aware that the City of Bellevue currently regulates the removal of trees in certain situations?

Awareness of City tree removal regulations	Response Total	Response Percent
No	77	22.8%
Yes	246	72.8%
(blank)	15	4.4%
Grand Total	338	100.0%

Nearly 73 percent of survey respondents said that they were aware of the City's tree removal regulations.

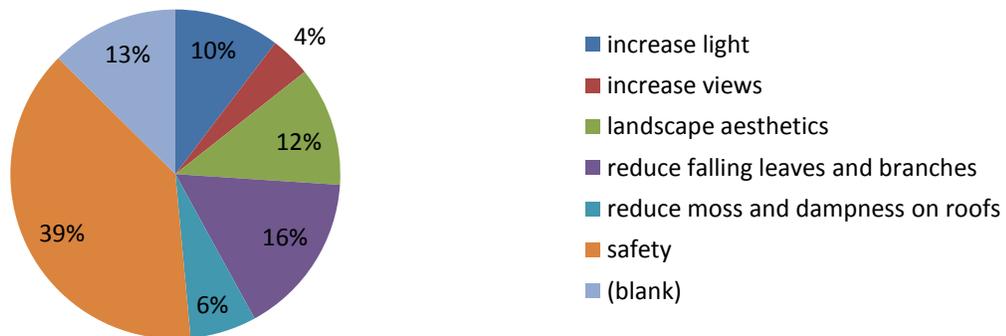
Given the existing regulations, do you think:

Current regulations regarding the removal of trees are _____ to protect trees	Response Total	Response Percent
More than is required	31	9.2%
Not sufficient	144	42.6%
Sufficient	130	38.5%
(blank)	33	9.8%
Grand Total	338	

Nearly 43 percent of survey respondents said that city regulations on tree removal were not sufficient for protecting trees, while another 39 percent said city regulations were sufficient and 9 percent said city tree removal regulations were more than what was required.

What factors do you consider in deciding whether to cut down or prune a tree?

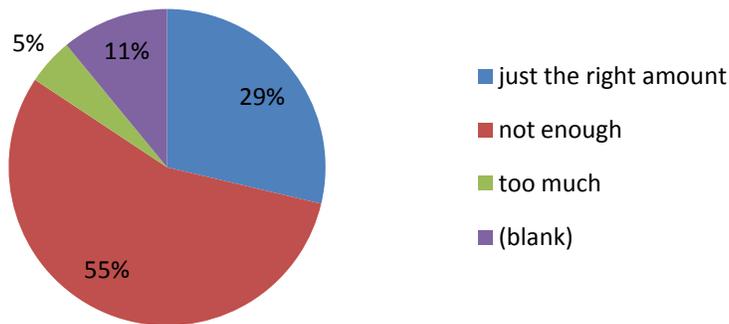
Factors considered when deciding whether to cut down or prune a tree	Response Total	Response Percent
increase light	70	10.4%
increase views	27	4.0%
landscape aesthetics	79	11.7%
reduce falling leaves and branches	108	16.0%
reduce moss and dampness on roofs	44	6.5%
safety	263	38.9%
(blank)	85	12.6%
Grand Total	676	



Safety was the most frequent box checked, capturing nearly 39 percent of the responses for factors considered when deciding whether to cut down or prune a tree. Another 16 percent were for reducing the amount of falling leaves and branches, 12 percent were for landscape aesthetics and 10 percent for increasing light. Of 'other' responses written in, over 44 percent were in regards to the health of a tree. Another 8 percent wrote in 'reducing falling leaves and branches.'

In order to protect trees in Enatai, do you think the City is informing people about the value of trees and alternative ways to address tree issues:

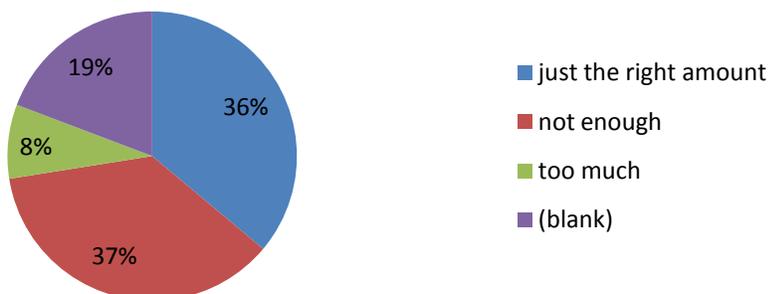
Amount of information about the value of trees and alternative ways to address tree issues is	Response Total	Response Percent
just the right amount	97	28.7%
not enough	188	55.6%
too much	16	4.7%
(blank)	37	10.9%
Grand Total	338	100.0%



Over 55 percent of survey respondents said that the City was not providing enough information about the value of trees and alternative ways to address tree issues, whereas 29 percent said the City was providing just the right amount and almost 5 percent said the City was providing too much information.

In order to protect trees in Enatai, do you think the City is enforcing and levying penalties for existing code:

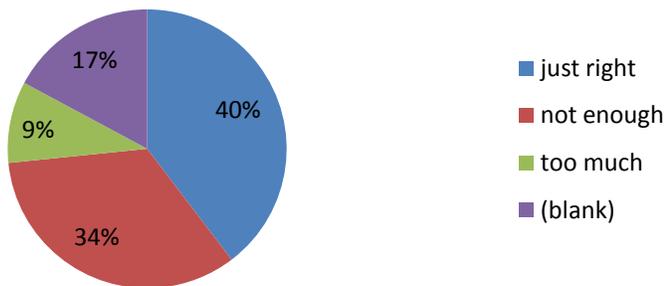
Amount of enforcement and levying of penalties is	Response Total	Response Percent
just the right amount	122	36.1%
not enough	123	36.4%
too much	28	8.3%
(blank)	65	19.2%
Grand Total	338	100.0%



There were nearly an equal number of respondents who said the City was not doing enough enforcement of existing tree regulations and those who said the City was doing just the right amount of enforcement. Just over 8 percent said the City was doing too much enforcement.

In order to protect trees in Enatai, do you think the City is balancing property rights and tree preservation:

Is the amount the City is doing to balance property rights and tree preservation...	Response Total	Response Percent
just right	134	39.6%
not enough	114	33.7%
too much	32	9.5%
(blank)	58	17.2%
Grand Total	338	100.0%



Nearly 40 percent of survey respondents said that the City was doing the right amount to balance property rights and tree preservation. Almost 34 percent said the City was not doing enough and almost 10 percent said that the City was doing too much to balance property rights and tree preservation.



DATE: April 4, 2011

TO: Chair Ferris and Members of the Planning Commission

FROM: Janet Lewine, Associate Planner, PCD, 425 452-4884
jlewine@bellevuewa.gov

SUBJECT: Prioritizing the affordable housing work program

This memorandum provides a summary of Council's March 21, 2011 discussion on the Planning Commission's request to advance the affordable housing work program.

Background

At the January 12 Planning Commission meeting the Commission discussed the need to move ahead with the affordable housing work program. The Commission concurred that detached ADUs and other affordable housing work items should be on the Commission's docket as soon as practicable.

At the January 18 Council meeting Planning Commission Chair Hal Ferris addressed Council on the need to prioritize the affordable housing work program. Council directed staff to return with an update on the affordable housing work program.

At the March 21 Council Study Session Acting PCD Director Dan Stroh presented the existing housing work program as shown in Attachment 1. Mr. Stroh explained that two work items, reduced parking ratios and the multifamily tax exemption, are addressed in the existing work program. A third item discussed by Council, a change from dwelling unit per acre to floor area ratio (FAR) density calculation, is not in the current work program. Council was supportive of items in the existing housing work program, and with review of parking ratios as part of the city's station area planning work. Council also concurred with review of FAR density calculation as part of scoping potential items for the 2014 Comprehensive Plan update.

Council members commented on related housing issues, including:

Principles on Housing: Council members asked for a housing objective, noting that the community was supportive of the process of setting a housing vision and housing targets in Bel-Red. Staff will return to Council with draft "Council Principles on Housing", starting with the direction established in the Comprehensive Plan.

Detached ADUs: Council members reported many comments from the public on detached ADUs including concern about the appropriateness of detached ADUs in single family neighborhoods. Council suggested a robust program of community engagement would be necessary for this issue.

Zero Lot Line Housing Issue: Council member Chelminiak reported a request for code flexibility to allow zero lot line projects. Generally, zero lot line developments may already be permitted through the city's planned unit development (PUD) permit. Staff will return to Council with additional information on this issue.

Next Steps

Staff will return to Council in May to present draft Council Principles on Housing, to seek direction for moving forward on the overall work program, and to respond to questions raised.

Attachments

1. Existing Housing Work Program

Existing Housing Work Program As presented in the March 21, 2011 City Council Study Session Item

1. Housing Trust Fund and ARCH Administration

The regional consortium ARCH is the City's primary vehicle for work on affordable housing. Ongoing work through ARCH includes review of projects funded by Bellevue's housing trust fund and federal Community Development Block Grants, as well as HUD and King County consortium funds. In addition, the City last year expanded its ARCH administrative role to serve as administrator for the centralized housing trust fund and for centralized contracting on behalf of the entire ARCH Eastside consortium.

2. Land Use Code Amendment to Enable Detached Accessory Dwelling Units

Staff is moving forward with a proposed City-wide Code amendment that would enable development of detached ADUS ("mother in laws"), subject to certain conditions. While the City has allowed *attached* ADUs for a number of years, i.e. units attached to the primary residence, Bellevue does not currently permit *detached* units (in separate structures on the same lot as the primary residence). The Code change to allow detached units is supported by the Comprehensive Plan, and would promote widely dispersed affordable housing opportunities. The Planning Commission has had early briefings on this proposal; subsequent Commission work awaits completion of the Shoreline Master Program update.

3. Multifamily Property Tax Exemption Program

Consideration of the multifamily property tax exemption, which is one of Mr. Ferris' proposed items, is already in staff's work program. State law enables cities to provide a multi-year property tax exemption for multifamily development; for projects meeting certain affordability requirements the exemption can last up to twelve years. City and ARCH staff have been working on a proposal for application of this tool in Bellevue, which will be forthcoming for Council consideration later this year. This is a matter of funding policy, and does not involve Planning Commission review.

4. Bel-Red housing "catalyst" project through station area planning

The station area planning work program will include efforts to identify potential housing "catalyst" projects in the Bel-Red station areas. Early transit oriented development (TOD) housing projects would help spur the market for housing in these new neighborhoods, and include a share of affordable units. This work is in its early stages.

Two other items have been discussed as part of the housing work program, but are on hold pending further developments:

1. Develop an innovative housing ordinance that allows flexibility for innovative site design and affordability. To ensure an ordinance that will both encourage a range of housing options and ensure compatibility with surrounding neighborhoods, staff believes that the best approach to developing this ordinance would involve a "demonstration" project on a publicly-owned site. Until an appropriate public demonstration site is identified, staff is not proposing to proceed with this work item.

2. Update of the Downtown amenity incentive system to promote housing affordability. This would be part of the broader Code update, the "Downtown Livability Initiative," which is currently unfunded and deferred until completion of the Downtown Transportation Plan.



DATE: April 13, 2011

TO: Bellevue Planning Commission

FROM: Kevin McDonald, AICP, Senior Transportation Planner, 452-4558
kmcdonald@bellevuewa.gov
Paul Inghram, AICP, Comprehensive Planning Manager, 425-4070
pinghram@bellevuewa.gov

SUBJECT: 130th Avenue NE Station Area Planning

In the study session on April 13, staff will brief the Commission on the project to develop a station area plan surrounding the planned 130th Avenue NE light rail station in the Bel-Red Subarea. No action is requested of the Planning Commission at the April 13 meeting. Due to the meeting's agenda and priority of other agenda items, staff expects to make a brief presentation. Information included here is intended to keep the Commission informed of the project.

BACKGROUND

In 2009, the Bellevue City Council adopted policies and regulations intended to transform the Bel-Red Subarea from a light industrial and auto-oriented commercial corridor to a series of vibrant, mixed-use, livable neighborhoods supported by light rail transit. The Planning Commission, along with several other City boards and commissions, was very involved with the plan update reviewing and recommending to Council the draft policies and projects in the plan.

[Sound Transit](#) is planning to build and operate light rail through the Bel-Red Subarea, en route between downtown Bellevue and the Overlake Transit Center, with stations at 120th Avenue NE and 130th Avenue NE. The Bel-Red plan anticipates new development with a mixture of uses, higher densities and taller building heights centered around both of the light rail stations.

While the area directly adjacent to the planned 120th Avenue NE station is primarily under a single ownership, the 130th Avenue NE station area includes many smaller parcels. This presents a challenging setting for coordinated redevelopment in the area around the transit station. On the other hand, there are opportunities here to create a unique mixed-use neighborhood that embraces walkability and transit, takes advantage of and enhances natural amenities, and has a well connected pedestrian and bicycle system, consistent with the vision for this area in the Bel-Red Subarea Plan.

Figure 1 on the following page shows the approximate area for the 130th Avenue NE station area planning work, in the context of the Bel-Red Subarea land use plan map. The planning area is not the traditional $\frac{1}{4}$ or $\frac{1}{2}$ mile radius circle, but instead reflects natural barriers like the West Tributary stream and wetland complex, and manmade edges such as NE 20th Street and

Bel-Red Road. Even these are not hard boundaries, as some elements such as planning for pedestrian and bicycle circulation, and stream corridor restoration may pierce these edges.

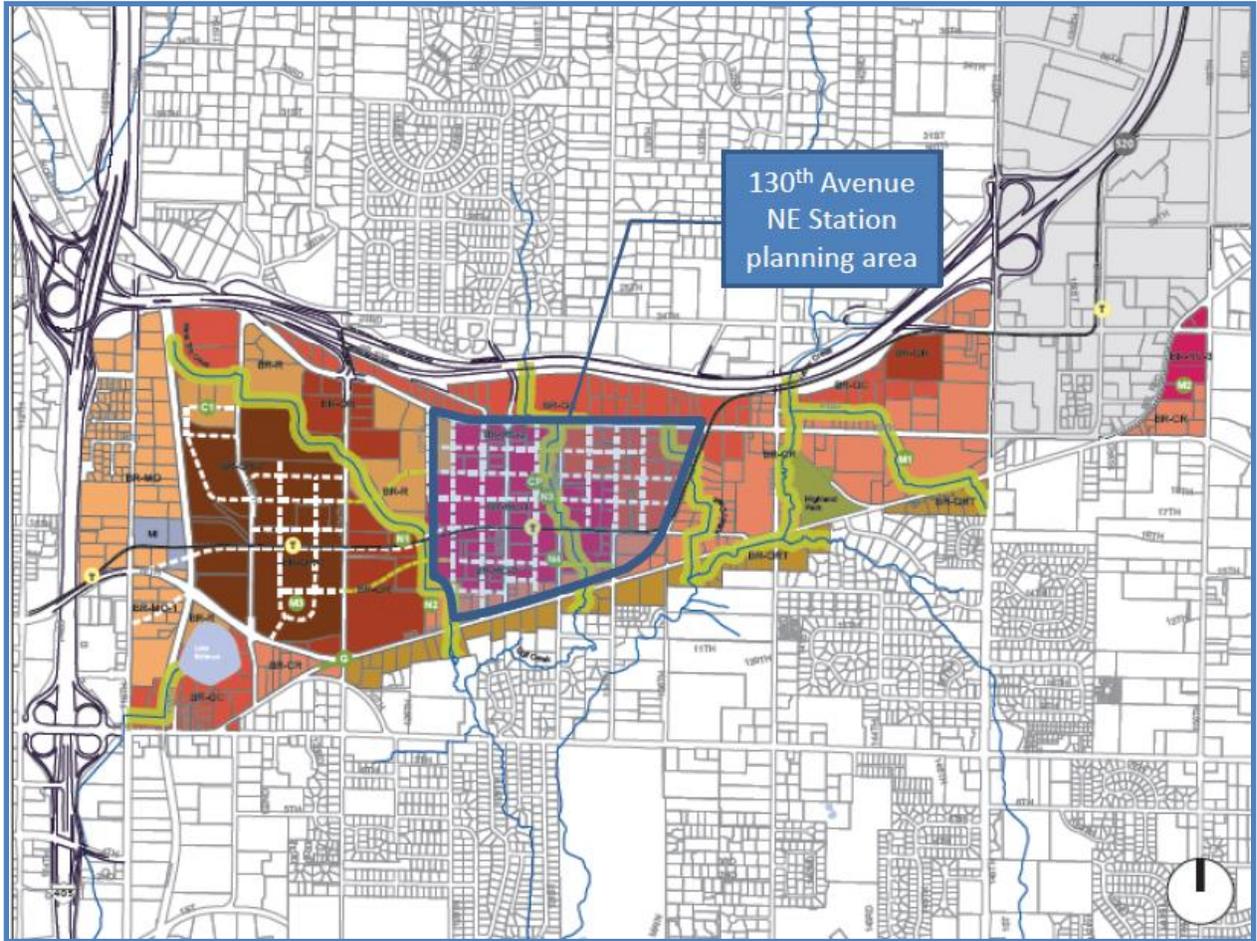


Figure 1

Figure 2 illustrates the point about how the edges of a station area can be defined by the walk access within 5 minutes (orange) or 10 minutes (yellow) of a station. In a complete grid system such as that planned for the 130th Avenue NE station area, the walkshed can take on a diamond shape.

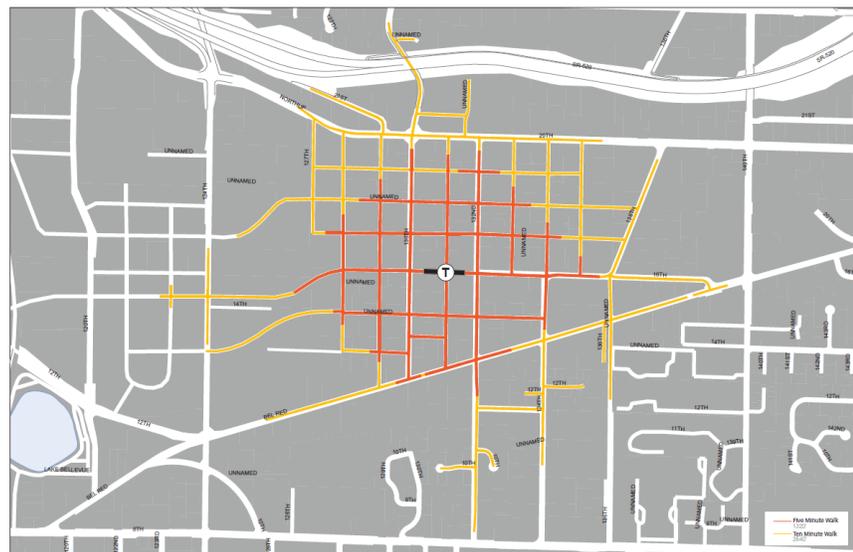


Figure 2

Station Area Planning 101

Since Bellevue has just recently embarked on the first of several station area plans around planned East Link stations (beginning with the 130th Avenue NE station area), below is some background information about the station area planning process and the relationship to the more familiar subarea plan.

- What is station area planning?

Station area plans are typically developed around planned light rail stations (although bus rapid transit stations may also be the focus). Detailed planning is done for the area within a 1/4 to 1/2 mile radius or walking distance of a station - a geographic scope that is more focused than for subarea planning or a comprehensive plan. Station area planning is also distinct from the work that a transit agency does on the design and construction of station platforms. While station area planning may help influence design and operation of stations; overall it is often focused on land use, development, urban design and infrastructure in close proximity to the station rather than on the station itself. The scope of each station area planning effort is tailored to the context of the particular station.

- What is included in a station area plan?

Specific issues that station area planning typically address are more detailed and specific than a subarea plan due to the smaller, more focused planning area. The geographic and topical scope of any individual station area planning effort may vary widely depending on the relationship to the surrounding area and the propensity for redevelopment. The table below provides a comparison for what is typically included in a subarea versus a station area plan.

Subarea Plan	Station Area Plan
<ul style="list-style-type: none">• Goals and policies focused on land use, urban design, the environment, transportation, housing, parks, etc. (similar to a Comprehensive Plan element but focused on a specific geographic area)• Land use plan map• Planned transportation, parks, and other infrastructure projects and improvements• Planning-level finance plan and phasing plan for improvements	<ul style="list-style-type: none">• Specific implementation actions• Market analysis to identify sites that are near term redevelopment opportunities• Design concepts for neighborhoods and for commercial areas• Financing and phasing for specific infrastructure investments including types and locations of pedestrian connections, bicycle routing to stations, bicycle parking, open space and stormwater facilities• Bus routing/stops to serve neighborhood and station plus pick-up/drop-off by private vehicle• Recommended changes to policy, land use code or design standards

- Why is it important to do station area planning prior to light rail operations?

Many cities have found that conducting the station area planning process during engineering design for light rail is an effective means to identify potential changes to the light rail station and local actions that can result in the most benefit from the transit investment.

For example, the City of Seattle began an extensive station area planning process in 1998 (prior to adoption of the Sound Transit Central Link FEIS). Station area planning in Seattle built upon recently completed neighborhood plans. While each station area is unique, the process identified prospective zoning changes and infrastructure investments at each planned light rail station in the city. The initial station area planning process concluded in 2001, well before the start of light rail service in 2009. Now, city investments are occurring and new development projects are springing up around several of the SE Seattle and Capitol Hill light rail stations in accordance with the station area plans.

In Bellevue, a “Light Rail Best Practices” report was prepared that identified various actions taken by other light rail cities around the country. Developing light rail station area plans before design and development of stations was identified as a key “best practice”. The station area planning process can help to identify mitigation and betterments as well as coordination and timing of city capital investments with light rail construction. Betterments are enhancements that the transit agency implements to supplement the mitigation of adverse impacts.

Sound Transit has defined the light rail alignment and station location at the 130th Avenue NE station and is embarking on final design. This is an opportune time for Bellevue to proactively plan for the area around this station to identify local actions, investments, and key redevelopment opportunities that can be coordinated with light rail construction.

130th Avenue NE Station Area Planning

The 130th Avenue NE station area planning process will prepare a detailed plan for land redevelopment, environmental enhancements, and new transportation facilities around the station, building on the framework of the adopted [Bel-Red Subarea Plan](#) and the updated zoning in the [Land Use Code](#). The station area plan will address the details, connections and opportunities for redevelopment, and will identify conditions essential to catalyze vibrant transit-oriented development. Key issues the plan will address:

- Details for implementing Bel-Red Subarea Plan policies and zoning strategies paying attention to urban design, land use-particularly housing, open space, the pedestrian realm, bicycle facilities, and streets – particularly 130th Avenue NE and the planned NE 16th Street.
- Strategies to build off of existing strengths and characteristics to guide the development of a transit-oriented neighborhood.
- Design guidance for redevelopment within the station area to provide and enhance walking and bicycling access to the station.
- Improvements to non-motorized access to the planned station from adjacent neighborhoods and regional trails (planned BNSF Trail, SR 520 Trail), and within the area surrounding the station.

- Analyze potential bus transit needs and plans for integrating bus transit to the light rail station area and the future park and ride facility.
- Identify opportunities of station area redevelopment to coordinate with public actions to enhance the Goff Creek corridor and to implement the future parks identified in the Bel-Red plan.
- Strategies to implement natural drainage practices, and integrate these features into streets, stream corridors – particularly Goff Creek, parks and open space, and private development sites.
- Ongoing opportunities to coordinate with the Sound Transit – including the planned light rail station and the park and ride lot design and location.
- Document opportunities through station area planning to reduce per capita vehicle miles traveled and transportation-related greenhouse gas emissions.

Best Practices Research

The City and consultant team are identifying station area planning efforts from other North American cities to identify the best practices related to both the process for developing station area plans, and the content of such plans including implementation strategies. Research focuses on station areas similar to the 130th Avenue NE Station that are redevelopment areas of existing industrial and commercial uses and include degraded natural systems.

Final Report

A final report is expected to be a model for other station area planning efforts in Bellevue. The report will include the elements of the station area plan as described above, plus relevant components of previous and related work, such as the Bel-Red Subarea Plan and zoning, Bel-Red Street Development Standards, NE 15th/16th Street corridor design, Goff Creek corridor plan, and others that will establish the context for redevelopment in the station area. A station area planning “toolkit” will contain the component pieces of station area planning and implementation that could be mixed and matched at other station areas in the city of Bellevue.

Funding

130th Avenue NE station area planning is substantially funded with a grant from the Washington State Department of Commerce through the American Recovery and Reinvestment Act of 2009. Council accepted this grant funding in June of 2010. Grant funding is matched with City funds, and in-kind contributions of staff time from the Transportation Department and the Planning and Community Development Department.

Professional Services

The city has retained the firm VIA Architecture to head a multidisciplinary consultant team to work with staff and the community on this project. VIA brings to the project an extensive portfolio of station area planning and transit oriented development work from throughout the United States and Canada. The project team includes proficiencies in real estate market analysis, non-motorized transportation, greenhouse gas emissions analysis (a key deliverable as required by the terms of the grant agreement), landscape architecture, and civil engineering.

Community Involvement

Staff has met several times with a group of property owners and business owners near the planned 130th Avenue NE light rail station. These meetings will continue and will supplement larger community events and individual neighborhood meetings.

An interactive project web site: <http://www.bellevuewa.gov/130th-station.htm> allows those interested to learn details about the project and to provide comments on-line.

Staff will also provide briefings to Boards and Commissions (Transportation Commission, Planning Commission, Parks & Community Services Board, Environmental Services Commission).

Related Projects

Station area planning work is dependent on, and is being coordinated with several other current projects, in particular:

- NE 15th/16th Street design

The City is developing design options for the planned NE 15th/16th Street through the Bel-Red Subarea. This roadway was described in the Bel-Red Subarea Plan and is now being more precisely designed. This process and the design outcome will affect station area planning for the 130th Avenue NE Station – particularly in regard to the number of travel lanes and the provisions for bicyclists.

- Sound Transit East Link light rail alignment and station design

A Supplemental DEIS was released November 12 with a 60-day public comment period, and a hearing on November 30. The SDEIS contained changes to the light rail alignment definition since the DEIS was issued in December 2008. Sound Transit released preliminary engineering drawings for agency review in late November, 2010 - staff provided comments that are being considered as design proceeds. Bellevue will continue to coordinate efforts to integrate the rail alignment/station design with the design plans for NE 15th/16th Street and the areas surrounding the planned stations.

- Bel-Red Street Development Standards

The Bel-Red Subarea Plan and zoning regulations describe and map the planned internal street circulation pattern, including several street typologies. Existing, redesigned, and new streets will form the framework for the redevelopment that will transform the area around the station. Draft street standards have been prepared and are undergoing staff review.

- Bel-Red streams hydrology and hydraulics/Goff Creek culvert and channel alignment

For the West Tributary, Goff Creek and the Unnamed Tributary, the City was undertaken an analysis of the watershed hydrology to better plan for redevelopment and restoration. Station area planning will rely on this work to help determine the nature of improvements and open space along the Goff Creek corridor, and culvert sizing and placement under NE

16th Street and the light rail guideway. A specific analysis of Goff Creek has identified recommended alignments and enhancement strategies focusing on the currently piled segments of the stream.

Timeline

Under the terms of the grant contract, the work on station area planning must be complete no later than February 2012, although the final report may be complete prior to that date.

