



# MEMORANDUM

DATE: May 11, 2012

TO: Chair Turner and members of the Bellevue Planning Commission

FROM: Paul Inghram AICP, Comprehensive Planning Manager 452-4070  
[pinghram@bellevuewa.gov](mailto:pinghram@bellevuewa.gov)  
Nicholas Matz AICP, Senior Planner 452-5371  
[nmatz@bellevuewa.gov](mailto:nmatz@bellevuewa.gov)  
Janet Lewine AICP, Associate Planner 452-4884  
[jlewine@bellevuewa.gov](mailto:jlewine@bellevuewa.gov)

SUBJECT: 2012 site-specific annual Comprehensive Plan Amendment (CPA) Threshold Review and Geographic Scoping

On May 9, 2012, the Planning Commission held individual public hearings to hear testimony and receive comments on four site-specific applications for Comprehensive Plan amendment. The Planning Commission is asked to recommend whether the applications should be initiated into the 2012 Comprehensive Plan amendment work program under LUC 20.30I.140 and to recommend the appropriate geographic scope for each application in accordance with LUC 20.30I.130.A.1.a.ii. At the study session on May 16, the Planning Commission is scheduled to complete its deliberations and make recommendations to the City Council.

Sample motion language (for reference):

I move to recommend *initiation/no further consideration* of the [name] Comprehensive Plan amendment application for the 2012 Annual Comprehensive Plan work program, and *expand/not expand* through geographic scoping to include the *named* properties].

A staff report providing analysis of each application and a staff recommendation was posted online on April 19, made available to the applicants, and mailed to the Planning Commission. Additional materials submitted by applicants and members of the public were provided to the Commission at the May 9 public hearings.

*Please bring your copies of the staff reports and other materials to the meeting.*

## **THRESHOLD REVIEW**

Consistent with the state Growth Management Act, the city of Bellevue limits requests to amend the Comprehensive Plan to an annual process. The purpose of this annual process is to consider all proposed amendments concurrently so that the city can weigh the cumulative effect of the various proposals.

Bellevue's process consists of two major stages. After applications are received each year, the Planning Commission reviews them to determine which should be considered for the

Comprehensive Plan amendment work program. This is referred to as Threshold Review. Threshold Review distinguishes between those proposals that are “ripe” for consideration and other proposals that might be more appropriately addressed through other means, such as a wider subarea study or a Land Use Code amendment, or those that are not timely for consideration.

The Threshold Review decision is not a decision as whether a proposal should be adopted. Because of the concurrent review nature of the process, Threshold Review is not based on whether a proposal has economic merit, its potential site design, or potential environmental impacts such as traffic. Threshold Review seeks only to determine whether a proposal meets the criteria for further review in the next step of the process, “Final” review.

A recommendation for an application to advance past Threshold Review is not an endorsement of the proposal by the city and should not be construed as to whether or not a proposal will be ultimately recommended for adoption. If a project is included in the annual work program, more detailed analysis would occur to assess the merits of the proposal and its potential impacts.

The annual amendment review process can be summarized as:

### **Threshold Review**

#### **Is a proposal appropriate and timely for including in the annual work program?**

1. Planning Commission study sessions and public hearings
2. City Council action on Planning Commission recommendations - establishes the annual work program

### **Final Review**

#### **Should the proposal be adopted into the Comprehensive Plan?**

3. Planning Commission study sessions and public hearings
4. City Council action on Planning Commission recommendations – adopts or denies amendments

The Planning Commission may recommend to the City Council the inclusion of a proposed amendment to the Comprehensive Plan in the annual CPA work program if all of the decision criteria set forth in LUC 20.30I.140 (see Attachment 1) have been met. The Department of Planning and Community Development staff reports include an analysis of the criteria for each application and may be used as guide for the Commission’s review.

Criterion E is often the focus of Threshold Review. It asks whether the proposal addresses significantly changed conditions *since the last time the pertinent Comprehensive Plan map or text was amended*. The criterion further notes that “significantly changed conditions” are “unanticipated consequences of adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.” That is, a significant change must be something that the Comprehensive Plan did not anticipate.

Historically, general changes to the city that were anticipated by the Comprehensive Plan have been ruled to *not* be significantly changed conditions. This includes general growth in population and employment, new buildings, infrastructure improvements, and other changes consistent with

the plan and zoning. Additionally, the passage of time is not considered a significantly changed condition. That a proposal is “good idea” is not sufficient to find “significantly changed conditions” under the test.

## **RECOMMENDATIONS SUMMARY**

1. Holy Cross Lutheran Church 12-104586 AC (4315 129<sup>th</sup> Pl SE)
  - **Staff recommendation:** Include in CPA work program; do not expand geographic scope
  - Proposed map change from Single Family-High to Multifamily-Medium
  - 3-acre site
2. Leggate-Balwada 12-104612 AC (225, 231, 325 and 335 105<sup>th</sup> Ave SE)
  - **Staff recommendation:** Do not include in CPA work program; do not expand geographic scope
  - Proposed map change from Single Family-High to Multifamily-Medium
  - .94-acre site
3. Banner Bank 12-104617 AC (12433-12443-12453 Bel-Red Rd NE)
  - **Staff recommendation:** Do not include in CPA work program; if included, expand the geographic scope to include adjacent property at 1000 124<sup>th</sup> Ave NE and 12501, 12505, 12515, 12715, 12721 and 12737 Bel-Red Rd NE (Planning Commission direction focused on 1000 124<sup>th</sup> Ave NE and 12501, 12505 Bel-Red Rd NE)
  - Proposed map change from Bel-Red Office/Residential Transition to Bel-Red Commercial/Residential
  - 10.91-acre site, if fully geographically expanded; 6.18 acres according to Planning Commission direction
4. Lorge-Benis/Newport Professional 12-104629 AC (4307 and 4317 Factoria Blvd SE)
  - **Staff recommendation:** Do not include in CPA work program; if included, expand the geographic scope to include adjacent property at 4301 Factoria Blvd SE
  - Proposed map change from Professional Office to Community Business
  - .83-acre site, geographically expanded

## **ADDITIONAL COMMENT**

Additional comments received following the May 9 public hearings are attached.

## **ATTACHMENTS**

1. Threshold Review Decision Criteria (LUC 20.30I.140) and Consideration of Geographic Scoping (LUC 20.30I.130.A.1.a.ii)
2. Additional public comments received after the May 9 public hearings

*Please bring your copies of the staff reports and other materials including written public testimony provided to the Commission at the May 9, 2012, public hearing to the meeting.*