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TO: Bellevue Planning Commission

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SUBJECT: 2008 Annual Comprehensive Plan Amendments (CPA) List of Initiated Applications

In the annual Comprehensive Plan amendment application period (December-January) that just recently closed, the city received eleven requests for amendments. This memo provides a brief summary of each application and the full application materials are attached. No action is requested at this study session. Staff will provide a brief overview to introduce the applications. Additional review will be scheduled at upcoming meetings.

ANNUAL COMPREHENSIVE PLAN AMENDMENT PROCESS

The city's annual process includes evaluation and review steps referred to as Threshold Review and Final Review. Each review 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 then recommends on the merits of each proposed application. The four steps of the annual review process consists of:

Threshold Review

1. Planning Commission study sessions and public hearing to recommend whether initiated proposals should be considered for Comprehensive Plan amendment (March-May)
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)

The February 13, 2008 study session provides an overview of the proposals, with separate attachment materials for each application. A later study session will detail the proposals in preparation for a spring Threshold Review public hearing. At that future study session the Planning Commission will be asked to provide direction for issues needing further study related to the proposals. A staff report and recommendation responding to the Threshold Review

criteria—including expansion of geographic scoping—will be available in advance of the public hearing.

COMPREHENSIVE PLAN AMENDMENT REQUESTS

1. VanderHoek Multifamily 08 103615 AC

Subarea: Southwest Bellevue/Downtown
Address: 117 102nd Ave SE
Applicant: VanderHoek Corporation

This privately-initiated application would amend the map designation on this .27-acre site from MF-H (Multifamily-High) to DNTN-OB (Downtown-Old Bellevue), moving it from the Southwest Bellevue Subarea into the Downtown Subarea. See Attachment 2.

The proposal site currently is a parking lot. If the CPA is adopted, the site could be rezoned to allow redevelopment or expansion consistent with the land use provisions of the Downtown-Old Bellevue zoning district. This district generally allows the full range of residential densities and other limited commercial uses, in keeping with the Downtown Subarea Plan.

The applicant submitted this application last year during the 2007 CPA process. The Planning Commission recommended advancing the application out of Threshold Review, but did not recommend expansion of the geographic scope of the proposal to include property to the west. The applicant withdrew the application in June 2007, before the City Council took action on the Planning Commission's Threshold Review recommendation.

2. Newport Professional Buildings 08 107679 AC

Subarea: Factoria
Address: 4307-4317 128th Ave SE
Applicant: Dr. John P. Lorge

This privately-initiated application would amend the map designation on this two-parcel, .62-acre site from PO (Professional Office) to CB (Community Business). See Attachment 3.

The proposal site currently consists of small office buildings on each of the two parcels. If the CPA is adopted, the site could be rezoned to allow the range of uses permitted in the CB zone. The third parcel in the northwest corner of this small group of offices contains a dentist, but is not part of the application.

3. SF-H (R-4) Rezone 08 103680 AC

Subarea: West Bellevue
Address: 504 98th Ave NE
Applicant: Paul Pazooki

This privately-initiated application would amend the map designation on this .4-acre site from SF-M (Single Family-Medium) to SF-H (Single Family-High). See Attachment 4.

The site currently consists of a single family residence. If the CPA is adopted, the site could be rezoned to allow redevelopment at up to five units (R-5) per acre.

The same request at this site was the subject of a 2005 action known as the Wuhrman CPA. The City Council declined to advance that application out of Threshold Review.

4. Newport Covenant Church 08 103697 AC

Subarea: Factoria/Newport Hills
Address: 12800 SE Coal Creek Parkway
Applicant: Lynda Fisher

This privately-initiated application would amend the map designation on this 2.82-acre site from SF-H (Single Family-High) to NB (Neighborhood Business) or CB (Community Business). See Attachment 5.

The site is currently a church and is also used as a Metro park and ride lot. If the CPA is adopted, the site could be rezoned to allow redevelopment of the range of uses permitted in the NB or CB zones. Coal Creek Parkway separates a triangular portion of the proposal from the main church site. The Parkway is also the dividing line between the Factoria and Newport Hills Subareas.

5. South Kirkland TOD 08 103700 AC

Subarea: North Bellevue
Address: 10800 NE 38th St. (Bellevue)
 10500 Northup Way (Kirkland)
Applicant: King County Department of Transportation

This privately-initiated application would amend the map designation on this 3.64-acre site from MF-M (Multifamily-Medium) to a newly-proposed Transit Oriented Development designation. The TOD zoning classification would include a transit passenger loading and unloading area, park and ride, housing at up to 60 units per acre, and incidental retail and office development with an FAR of 2.0. See Attachment 6.

The site is currently a Metro park and ride lot, split by the municipal boundary between Kirkland and Bellevue. Thus there are an additional 3.31 acres of the site in Kirkland. If the CPA is adopted a Land Use Code Amendment would be required to adopt a TOD zone. Kirkland is contemplating a similar, concurrent amendment to their Comprehensive Plan.

6. Sambica 08 103705 AC

Subarea: Newcastle
Address: 4114 West Lake Sammamish Parkway SE
Applicant: Mike McCorkle

This privately-initiated application would amend the map designation on this 6.5-acre site from SF-H (Single Family-High), NB (Neighborhood Business), and MF-M (Multifamily-Medium) to the most appropriate designation for current and future uses. See Attachment 7.

The site is currently Sambica camp. Existing uses include housing, meeting and camp facilities, and a retail building. If the CPA is adopted, a Land Use Code Amendment would be initiated to consider allowing recreational group camps through the conditional use process in all zones in the city.

7. Oh Rezone 08 103739 AC

Subarea: Richards Valley
Address: 12624 SE 30th Street
Applicant: Seung K (SK) Oh

This privately-initiated application would amend the map designation on this .32-acre site from SF-H (Single Family-High) to MF-M (Multifamily-Medium). See Attachment 8.

The site currently consists of a single family residence. If the CPA is adopted, the site could be rezoned to allow redevelopment at up to twenty (R-20) dwelling units per acre.

8. Lee Rezone 08 103731 AC

Subarea: Wilburton/NE 8th Street
Address: 1111 148th Ave NE
Applicant: Thomas Lee

This privately-initiated application would amend the map designation on this .56-acre site from SF-M (Single Family-Medium) to PO (Professional Office). See Attachment 9.

The site is currently a single family residence accessed from 148th Avenue. If the CPA is adopted, the site could be rezoned to allow redevelopment of the range of uses permitted in the PO zone.

9. Wilburton Village Mixed Use Map Amendment 08 103709 AC

Subarea: Wilburton/NE 8th Street
Address: 457 120th Ave NE and 120, 126, 316, and 400 116th Ave NE
Applicant: KG Investments Properties

This privately-initiated application would amend the map designation on this 12.6 acres from GC (General Commercial) to CB (Community Business), requiring the application of a Wilburton Village Overlay District to these sites. See Attachment 10.

10. Wilburton Village Mixed Use Policy Amendment 08 1103710 AC

Subarea: Wilburton/NE 8th Street
Applicant: KG Investments Properties

This privately-initiated application would amend Wilburton/NE 8th Street Subarea Plan Policies S-WI-2 and S-WI-3, and add a new policy S-WI-54, to designate an overlay district in the Wilburton/NE 8th Street Subarea allowing for additional height and office density. See Attachment 11.

11. Coal Creek Urban Growth Boundary 08 109519 AC

Subarea: Adjacent to the Factoria and Newcastle subareas

Applicant: City of Bellevue

This city-initiated application would amend the Potential Annexation Area (PAA) boundary at the south edge of the city to include portions of city-owned Coal Creek Park within the Urban Growth Boundary (UGB). It would also establish a P/SF-M (Public/Single Family-Medium) designation for these portions of the park. The city has already made an application with King County to amend their Comprehensive Plan so as to move the park portions from their current Rural designation to Urban.

If the CPA is adopted, these portions of the park would likely be annexed into the City of Bellevue and the property rezoned with Bellevue Land Use Code designations. See Attachment 12.

ATTACHMENTS

1. 2008 List of Initiated Annual Comprehensive Plan Amendments

[attachments 2-12 are provided under separate cover]

2. VanderHoek Multifamily application materials
3. Newport Professional Buildings application materials
4. SF-H (R-4) Rezone application materials
5. Newport Covenant Church application materials
6. South Kirkland TOD application materials
7. Sambica application materials
8. Oh Rezone application materials
9. Lee Rezone application materials
10. Wilburton Village Mixed Use (map amendment) application materials
11. Wilburton Village Mixed Use (policy amendment) application materials
12. Coal Creek UGB map



2008 Annual Comprehensive Plan Amendments

<i>CPA number (AC) Rezone number (LQ)</i>	<i>Proposal Subarea</i>	<i>Applicant</i>
VanderHoek Multifamily <i>08 103615 AC 08 103616 LQ</i>	Map change of .27 acres from MF-H (Multifamily-High) to DNTN-OB/A (Downtown-Old Bellevue/District A) 117 102 nd Ave SE <i>Southwest Bellevue/Downtown</i>	Vanderhoek Corporation
Newport Professional Building <i>08 107679 AC</i>	Map change of .62 acres from PO (Professional Office) to CB (Community Business) 4307 128 th Ave SE <i>Factoria</i>	Dr. John P. Lorge
SF-H (R-4) Rezone <i>08 103680 AC 08 103683 LQ</i>	Map change of .4 acres from SF-M (Single Family-Medium) to SF-H (Single Family-High) 504 98 th Ave NE <i>North Bellevue</i>	Paul Pazooki
Newport Covenant Church <i>08 103697 AC</i>	Map change of 2.82 acres from SF-H (Single-Family High) to NB/CB (Neighborhood Business or Community Business) 12800 Coal Creek Parkway SE <i>Newport Hills/Factoria</i>	Linda Fisher/ Newport Covenant Church
South Kirkland TOD <i>08 103700 AC 08-103701 LQ</i>	Map change of 3.64 acres from MF-M (Multifamily-Medium) to [new proposed] Transit Oriented Development. 10800 NE 38 th St (Bellevue) 10500 Northrup Way (Kirkland) <i>North Bellevue</i>	King County Department of Transportation
Sambica <i>08-103705 AC 08-103706 LQ</i>	Map change of 6.5 acres from SF-H (Single Family-High), NB (Neighborhood Business) and MF-M (Multifamily-Medium) to most appropriate designation for current and future uses 4114 West Lake Sammamish Parkway SE <i>Newcastle</i>	Sambica
Oh Rezone <i>08-103739 AC 08-103740 LQ</i>	Map change of .32 acres from SF-H (Single Family-High) to MF-M (Multifamily-Medium) 12624 SE 30 th Street <i>Richards Valley</i>	Oh
Lee Rezone <i>08 103731 AC 08 103733 LQ</i>	Map change of .56 acres from SF-M (Single Family-Medium) to PO (Professional Office) 1111 148 th Ave NE <i>Wilburton/NE 8th Street</i>	Lee
Wilburton Village Mixed Use Development <i>08-103709 AC</i>	Map change of 12.6 acres from GC (General Commercial) to CB (Community Business) with an overlay district to enable a mixed-use "Wilburton Village" 457 120 th Ave NE and 120, 126, 316, and 400 116 th Ave NE <i>Wilburton/NE 8th St.</i>	KG Investments

<p>Wilburton Village Mixed Use Development <i>08-103710 AC</i></p>	<p>Amend the Wilburton/NE 8th Street Subarea Plan to create policy in support of an overlay district to enable a mixed-use “Wilburton Village” <i>Wilburton/NE 8th St.</i></p>	<p>KG Investments</p>
<p>Coal Creek UGB <i>08-109519 AC</i></p>	<p>Amend the Potential Annexation Area boundary to include portions of Coal Creek Park within the UGB <i>adjacent to Factoria and Newcastle</i></p>	<p>City of Bellevue</p>