



DATE: March 6, 2008

TO: Chair Robertson and Members of 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: 2008 Annual Comprehensive Plan Amendments (CPA)

INTRODUCTION

Materials relating to the twelve potential Comprehensive Plan Amendment proposals for 2008 were provided for the Planning Commission's February 13, 2008, study session. Tonight's study session provides an opportunity to discuss some of the applications in more detail, in preparation for a spring Threshold Review public hearing.

Tonight's study session focuses on the proposals that are not expected to require an expansion of their geographic scope. For proposals where discussion of their geographic scope is needed, they will be presented in a future study session. In both instances, the Planning Commission is asked to provide direction for issues needing further study related to the proposals. A staff report and recommendation responding to the Threshold Review criteria will be available in advance of the public hearing.

Attachment 1 provides a list of the 2008 Comprehensive Plan amendment proposals. Attachment 2 includes the Threshold Review decision criteria.

For reference, please bring the spiral bound packet of 2008 Comprehensive Plan amendment proposals that was distributed with the February 13 meeting packet.

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 consist 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)

BACKGROUND AND ANALYSIS

Site specific proposed Comprehensive Plan Amendments (CPAs) not being considered for expansion of geographic scope:

1. 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 5.5-acre site from SF-H (Single Family-High) to NB (Neighborhood Business) or CB (Community Business). See Attachment 3.

The site is currently a church and is also used for other everyday and evening activities including a church preschool, bible study, and AA meetings. The church's parking lot is used as a Metro park and ride lot. Coal Creek Parkway separates a triangular portion of the proposal site from the main church site (the Parkway is also the dividing line between the Factoria and Newport Hills Subareas here).

The site is bordered on two sides by Coal Creek Parkway and Factoria Boulevard. It is across Factoria Boulevard from the Newport High school grounds. Single family housing directly abuts the site on the north, and is also located east of the proposal site but separated from it by the sixty-foot ROW of the adjacent Seattle City Light utility corridor. The site is not considered a candidate for expansion of geographic scope because the proposal is unique to the church property.

The church proposal for a mix of uses including church, retail, affordable housing, office or senior housing, appears reflective of their desire to take advantage of the present and future redevelopment they identify as taking place in the Subarea. The application particularly notes an opportunity to take advantage of FATS Update redevelopment policy in the Subarea's District 2 with its focus on commercial uses. However, the main proposal site is located in District 1 and the triangle piece is located in the Newport Hills Subarea, so discussion regarding this CPA may include a focus on expanding FATS Update policy outside of District 2.

The other likely issue is the Comprehensive Plan designation of the triangle across Coal Creek Parkway. This site is awkwardly placed for traffic access, and, while not environmentally constrained itself, is adjacent to Coal Creek Park and to private property that does appear to be environmentally constrained due to close proximity to the Coal Creek watershed.

2. 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 Bellevue site from MF-M (Multifamily-Medium) to a newly-proposed Transit Oriented Development designation. The TOD designation would include a transit passenger loading and unloading area, commuter park and ride, housing at up to 60 units per acre, and incidental retail and office development. See Attachment 4.

The proposal site is part of a Metro park and ride, split by the municipal boundary between Kirkland and Bellevue. With an additional 3.31 acres of the park and ride site in Kirkland, the entire TOD development would be located on nearly 7 acres. The park and ride is adjacent to office uses (in Kirkland) on the southwest and northwest, lies across 38th Street from multifamily to the southeast and across the BNSF rail corridor right-of-way from smaller office and single family to the northeast. These latter land uses and the adjacent portion of the rail corridor are in Bellevue. The site is not a candidate for expansion of geographic scoping because the proposal is unique to the park and ride property.

If the CPA is adopted a Land Use Code amendment and a rezone would be required to adopt a new TOD zoning district. Kirkland is contemplating a similar, concurrent amendment to their Comprehensive Plan.

The King County proposal for this site recognizes city policy to encourage diversity in housing (including affordable housing components) and transit-supportive land use in mixed-use settings. The application also identifies change agents in the form of the SR520 Finance Plan calling for bridge tolling, the success of other TOD projects in the county and nation, and rapid increases in the cost of housing.

3. 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 5.

The site is currently the Sambica camp and conference center. Existing uses include conference meeting, kitchen and short-term camp stay facilities, camp staff offices and permanent staff housing, shorefront facilities shared with the Strandvik residential community, other recreational

facilities, and a retail building. Other existing uses include summer youth camps and year around before- and after-school care facilities. The site is not a candidate for expansion of geographic scoping because the proposal is unique to the Sambica property.

The Sambica application notes a long-term need to plan for more efficient use of their property and the implementation of facilities and uses necessary for its long-term stability and accomplishment of its mission as a faith-based camp. The problem, notes the application, is that current designations do not allow the range of uses currently on the property (many are nonconforming) or being considered for the future, and doesn't allow for the most appropriate locations of the uses due to the multiple property lines and arrangement of parcels.

Newcastle Subarea Comprehensive Plan amendments that were adopted in 2001 created a framework for this discussion:

Policy S-NC-10a: Consider Sambica master planning processes holistically, and in support of the current mix of land uses and their redevelopment. Refer to Subarea Planning District "A" on the Newcastle Subarea Land Use Plan Map.

Policy S-NC-10b: Encourage the use of development review tools for Sambica that can effectively address master planning issues, including the conditional use permit and the planned unit development.

If the CPA is adopted, the site would require a subsequent Land Use Code amendment and rezone.

4. Wilburton Village Mixed Use Development 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

This privately-initiated application would amend the map designation on 12.6 acres of properties in the Wilburton/NE 8th Street Subarea from GC (General Commercial) to CB (Community Business) with a proposed overlay district to enable a mixed-use "Wilburton Village." The amendment is proposed in tandem with a non site-specific policy amendment for a larger portion of the Subarea but that includes these sites. See Attachment 6.

The sites proposed for amendment currently consist of the Best Buy store (457 120th Ave NE) and various retail auto sales dealerships within the 116th Ave NE property addresses. The sites are not candidates for expansion of geographic scoping because the proposal is unique to the property owned by the applicant.

The sites proposed for amendment are located within the area affected by the recent adoption of Ordinance No. 5803 regarding a CPA to implement the Wilburton/NE 8th Street Study. This CPA amended the designation on this area to be a combined GC/CB, and adopted policies that would guide redevelopment in the transition to CB. The proposal would apply a new overlay

designation that would be supported by the Wilburton Village Mixed Use Development non site-specific amendment also proposed by the applicant (see item 5).

If the CPA is adopted, a subsequent Land Use Code amendment and rezone would be needed.

Non Site-Specific (SS) proposed Comprehensive Plan Amendments:

5. Wilburton Village Mixed Use Development 08-103710 AC

Subarea: Wilburton/NE 8th Street

Address: N/A

Applicant: KG Investments

This privately-initiated application would amend policies S-WI-2 and S-WI-3 and create a new policy S-WI-54 in the Wilburton/NE 8th Street Subarea. The applicant proposes these policy amendments to support and promote the redevelopment of the “Wilburton Village” core as a mixed-use community, including a mix of retail, residential and/or office uses. See Attachments 7 and 8.

The amendment is proposed in tandem with a site-specific policy amendment (item 4). The policy amendment language would specifically allow for larger-scale planned developments, allow for consideration of the overlay district proposed above that would allow additional height and office density in this area, and augment that additional height and density with a new policy requiring the overlay district to ensure superior urban form, improved view sheds, and more graceful buildings, and allow for reduced and shared parking requirements.

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

ATTACHMENTS

1. 2008 List of Initiated Annual Comprehensive Plan Amendments
2. Annual Threshold Review criteria (LUC 20.301.143)
3. Newport Covenant Church map location
4. South Kirkland TOD map location
5. Sambica map location
6. Wilburton Village Mixed Use Development (site-specific) map location
7. Wilburton Village Mixed Use (non site-specific) map location
8. Wilburton Village Mixed Use applicant-proposed policies



2008 Annual Comprehensive Plan Amendments

<p><i>CPA number (AC)</i> <i>Rezone number (LQ)</i></p>	<p>Proposal <i>Subarea</i></p>	<p>Applicant</p>
<p>VanderHoek Multifamily <i>08 103615 AC</i> <i>08 103616 LQ</i></p>	<p>Map change of 0.27 acres from MF-H (Multifamily-High) to DNTN (Downtown) 117 102nd Avenue SE <i>Southwest Bellevue/Downtown</i></p>	<p>Vanderhoek Corporation</p>
<p>Newport Professional Building <i>08 103679 AC</i></p>	<p>Map change of 0.62 acres from PO (Professional Office) to CB (Community Business) 4307 Factoria Boulevard SE <i>Factoria</i></p>	<p>Lorge</p>
<p>SF-H (R-4) Rezone <i>08 103680 AC</i> <i>08 103683 LQ</i></p>	<p>Map change of 0.4 acres from SF-M (Single Family-Medium) to SF-H (Single Family-High) 504 98th Avenue NE <i>North Bellevue</i></p>	<p>Pazooki</p>
<p>Newport Covenant Church <i>08 103697 AC</i></p>	<p>Map change of 5.5 acres from SF-H (Single-Family High) to NB/CB (Neighborhood Business or Community Business) 12800 SE Coal Creek Parkway <i>Newport Hills/Factoria</i></p>	<p>Newport Covenant Church</p>
<p>South Kirkland TOD <i>08 103700 AC</i> <i>08-103701 LQ</i></p>	<p>Map change of 3.64 acres from MF-M (Multifamily-Medium) to newly proposed Transit Oriented Development 10800 NE 38th Street <i>North Bellevue</i></p>	<p>King County Department of Transportation</p>
<p>Sambica <i>08-103705 AC</i> <i>08-103706 LQ</i></p>	<p>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, et al <i>Newcastle</i></p>	<p>Sambica</p>
<p>Oh Rezone <i>08-103739 AC</i> <i>08-103740 LQ</i></p>	<p>Map change of 0.32 acres from SF-H (Single Family-High) to MF-M (Multifamily-Medium) 12624 SE 30th Street <i>Richards Valley</i></p>	<p>Oh</p>
<p>Lee Rezone <i>08 103731 AC</i> <i>08 103733 LQ</i></p>	<p>Map change of 0.56 acres from SF-M (Single Family-Medium) to PO (Professional Office) 1111 148th Avenue NE <i>Wilburton/NE 8th Street</i></p>	<p>Lee</p>
<p>Wilburton Village Mixed Use Development <i>08-103709 AC</i></p>	<p>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 120th Ave NE and 120, 126, 316, and 400 116th Ave NE <i>Wilburton/NE 8th St.</i></p>	<p>KG Investments</p>
<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 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 and establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation <i>adjacent to Factoria and Newcastle</i></p>	<p>City of Bellevue</p>

ATTACHMENT 2

20.30I.140 Threshold Review Decision Criteria

The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive Plan in the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and
- B. The proposed amendment is in compliance with the three year limitation rules set forth in LUC 20.30I.130.A.2.d; and
- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and
- D. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and
- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

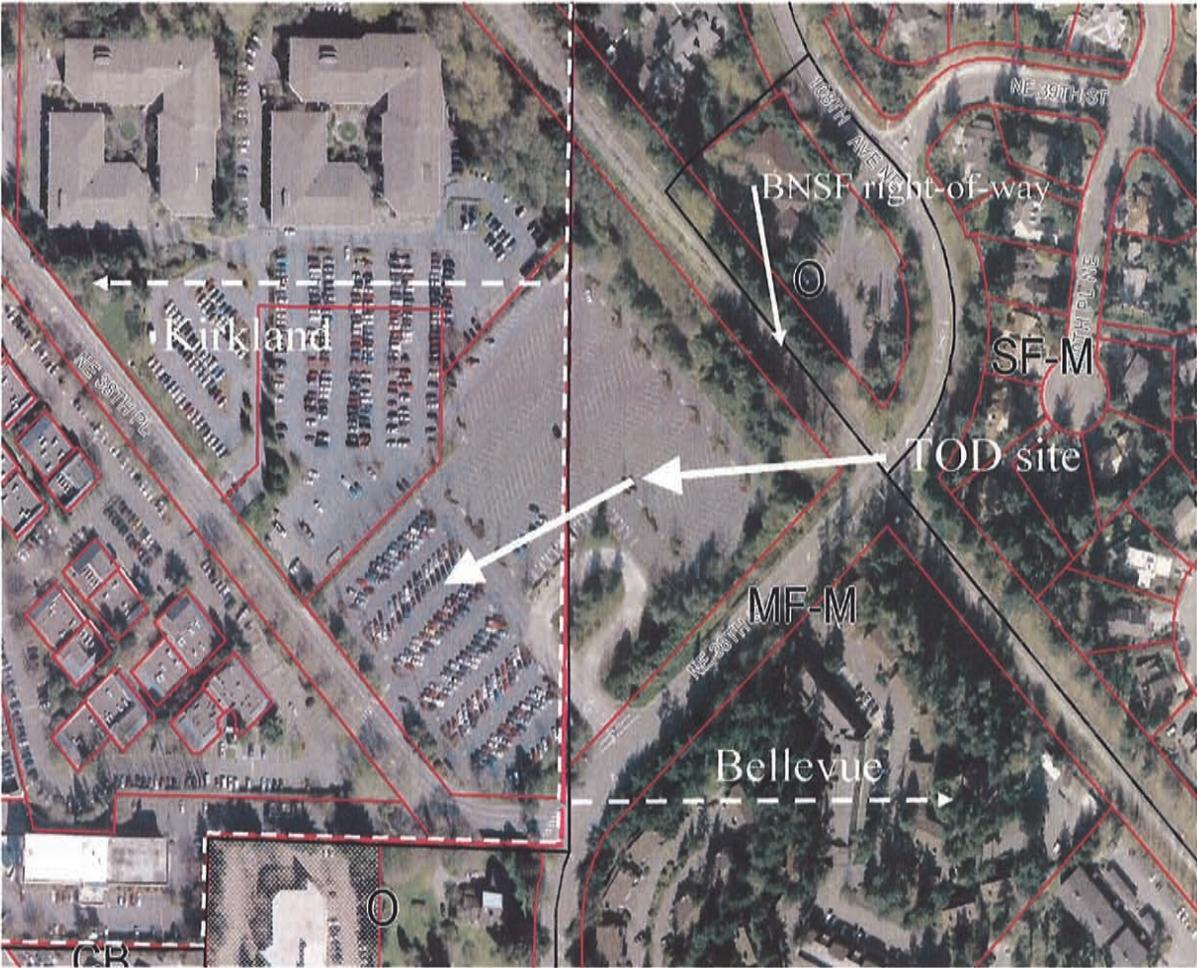
LUC 20.50.046 Significantly changed conditions. Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and
- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code; or
- H. State law requires, or a decision of a court or administrative agency has directed such a change.

Attachment 3
Newport Covenant Church



Attachment 4
South Kirkland TOD



Attachment 5
Sambica



Attachment 6
Wilburton Village Mixed Use Development



Attachment 7
Wilburton Village Mixed Use Development
Non Site-specific policy and regulations



Attachment 8
Wilburton Village Mixed Use Development
Non site-specific
Applicant-proposed policies

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

Discussion: ...

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

Discussion: ...

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