



DATE: May 9, 2008

TO: Bellevue Planning Commission

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

SUBJECT: May 14, 2008 Public Hearings on 2008 Annual Comprehensive Plan Amendment  
Threshold Review and Site-specific Geographic Scoping

Sambica, Newport Professional Buildings, Oh, Lee, and Wilburton Mixed Use  
(Public hearings on four additional 2008 CPA applications is scheduled for June 11)

## INTRODUCTION

The 2008 List of Initiated Applications has been established to consider amendments to the Comprehensive Plan. The List—included at the end of this memo—is the tool the city uses to consider proposals to amend the Comprehensive Plan. Such consideration is limited to an annual process under the state Growth Management Act.

Threshold Review action produces proposed amendments for the annual CPA work program. This 2008 annual CPA work program consists of four steps:

1. Planning Commission study sessions and public hearing to recommend whether initiated proposals should be considered for Comprehensive Plan amendment (March-June);
2. City Council action on Planning Commission recommendations to establish the annual work program (summer);
3. Planning Commission study sessions and public hearing to consider and recommend on proposed Comprehensive Plan Amendments (fall); and
4. City Council action on Planning Commission recommendations to adopt amendments (fall).

## PLANNING COMMISSION ACTION

On May 14, 2008 the Planning Commission will hold public hearings to consider the first set of applications for the 2008 CPAs under Threshold Review (a second set of 2008 CPA applications will have public hearings scheduled on June 11, 2008). The Planning Commission is asked to recommend by motion those suggestions that should be initiated for Comprehensive Plan amendment under LUC 20.30I.140. The Commission is also asked to recommend by motion on geographic scoping under LUC 20.30I.130.A.1.a.ii.

Sample motion language (for reference): I move *initiation/no further consideration* of the name CPA suggestion for the 2008 Annual Comprehensive Plan Amendment process, *expanded/not expanded* through geographic scoping as outlined in the staff report.

## THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff are recommending that one of the first set of site-specific proposals (Sambica) should be included in the 2008 annual CPA work program. These recommendations are explained for each CPA, in Attachments 1-6.

### Staff Recommendation Summary

CPA Application SS-Site specific NSS- Non site specific	Description of Initiated Applications <i>Subarea</i>	Attachment <b>Staff recommendation for work program inclusion</b> <i>Geographic Scoping</i>
Newport Professional Buildings (SS) 08 103679 AC	Map change of 0.62 acres from PO (Professional Office) to CB (Community Business) 4307 and 4317 Factoria Blvd. SE <i>Factoria</i>	Attachment 1 <b>No</b> <i>Expand geographic scope to include 4301 Factoria Blvd</i>
Sambica (SS) 08-103705 AC	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 Samm. Pkwy SE et al <i>Newcastle</i>	Attachment 2 <b>Yes</b> <i>Do not expand geographic scope</i>
Oh (SS) 08-103739 AC	Map change of 0.32 acres from SF-H (Single Family-High) to MF-M (Multifamily-Medium) 12624 SE 30 <sup>th</sup> Street <i>Richards Valley</i>	Attachment 3 <b>No</b> <i>Do not expand geographic scope</i>
Lee (SS) 08 103731 AC	Map change of 0.56 acres from SF-M (Single Family-Medium) to PO (Professional Office) 1111 148 <sup>th</sup> Ave NE <i>Wilburton/NE 8<sup>th</sup> Street</i>	Attachment 4 <b>No</b> <i>Do not expand geographic scope</i>
Wilburton Village Mixed Use Development (SS) 08-103709 AC	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" <i>Wilburton/NE 8<sup>th</sup> Street</i>	Attachment 5 <b>No</b> <i>Do not expand geographic scope</i>
Wilburton Village Mixed Use Development (NSS) 08-103710 AC	Amend the Wilburton/NE 8 <sup>th</sup> Street Subarea Plan to amend and create policies in support of an overlay district to enable a mixed-use "Wilburton Village" <i>Wilburton/NE 8<sup>th</sup> Street</i>	Attachment 6 <b>No</b> N/A

## **PUBLIC NOTICE and COMMENT**

The List was introduced to the Planning Commission during study sessions on March 12 and April 2, 2008. Notice of the Applications was published in the Weekly Permit Bulletin on March 6, 2008 and mailed and posted as required by LUC 20.35.420. Notice of the May 14, 2008 Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on April 24, 2008.

The Department of Planning and Community Development contacted listed owners of property that would be affected by the expanded geographic scoping recommendation for the Newport Professional Buildings CPA application, and expanded the notice requirement to include newly-affected and adjacent property.

Public comments that have been received to date are included at the end of each Attachment.

## **ATTACHMENTS**

Each attachment contains a staff report recommendation, vicinity map (and geographic scoping map where applicable), the applicant's application materials, and any written public comments that have been received to date.

1. Newport Professional Buildings CPA materials
2. Sambica CPA materials
3. Oh CPA materials
4. Lee CPA materials
5. Wilburton Village Mixed Use Density Development CPA materials
6. Wilburton Village Mixed Use Policy Development CPA materials
7. Threshold Review Decision Criteria (LUC 20.30I.140) and Consideration of Geographic Scoping (LUC 20.30I.130.A.1.a.ii)



**2008 Annual Comprehensive Plan Amendments  
List of Initiated Applications**

Site-Specific (SS) Non Site-Specific (NSS) CPA application (AC) Rezone application (LQ)	Application Subarea	PC Threshold Review Public Hearing	Applicant	Contact Planner
Newport Professional Buildings (SS) 08-103679 AC	Map change of 0.62 acres from PO (Professional Office) to CB (Community Business) 4307 and 4317 Factoria Blvd. SE <i>Factoria</i>	<i>May 14, 2008</i>	Lorge	Nicholas Matz (425) 452-5371 <a href="mailto:nmatz@bellevuewa.gov">nmatz@bellevuewa.gov</a>
Sambica (SS) 08-103705 AC 08-103706 LQ	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 Samm. Pkwy SE <i>Newcastle</i>	<i>May 14, 2008</i>	Sambica	Nicholas Matz (425) 452-5371 <a href="mailto:nmatz@bellevuewa.gov">nmatz@bellevuewa.gov</a>
Oh (SS) 08-103739 AC 08-103740 LQ	Map change of 0.32 acres from SF-H (Single Family-High) to MF-M (Multifamily-Medium) 12624 SE 30 <sup>th</sup> Street <i>Richards Valley</i>	<i>May 14, 2008</i>	Oh	Nicholas Matz (425) 452-5371 <a href="mailto:nmatz@bellevuewa.gov">nmatz@bellevuewa.gov</a>
Lee (SS) 08-103731 AC 08-103733 LQ	Map change of 0.56 acres from SF-M (Single Family-Medium) to PO (Professional Office) 1111 148 <sup>th</sup> Ave NE <i>Wilburton/NE 8<sup>th</sup> Street</i>	<i>May 14, 2008</i>	Lee	Nicholas Matz (425) 452-5371 <a href="mailto:nmatz@bellevuewa.gov">nmatz@bellevuewa.gov</a>
Wilburton Village Mixed Use Development (SS) 08-103709 AC	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" <i>Wilburton/NE 8<sup>th</sup> Street</i>	<i>May 14, 2008</i>	KG Investments	Paul Inghram (425) 452-4070 <a href="mailto:pingham@bellevuewa.gov">pingham@bellevuewa.gov</a>
Wilburton Village Mixed Use Development (NSS) 08-103710 AC	Amend the Wilburton/NE 8 <sup>th</sup> Street Subarea Plan to amend and create policies in support of an overlay district to enable a mixed-use "Wilburton Village" <i>Wilburton/NE 8<sup>th</sup> Street</i>	<i>May 14, 2008</i>	KG Investments	Paul Inghram (425) 452-4070 <a href="mailto:pingham@bellevuewa.gov">pingham@bellevuewa.gov</a>
Newport Covenant Church (SS) 08-103697 AC	Map change of 5.5 acres from SF H (Single Family High) to (N) CB (Community Business) 12800 SE Coal Creek Parkway <i>Newport Hills/Factoria</i>	<i>Withdrawn by applicant</i>	Newport Covenant Church	Michael Kattermann (425) 452-2042 <a href="mailto:mkattermann@bellevuewa.gov">mkattermann@bellevuewa.gov</a>

<p>Vander Hoek Multifamily (SS) 08 103615 AC 08 103616 LQ</p>	<p>Map change of 0.27 acres from MF-H (Multifamily-High) to DNTN (Downtown) 117 102<sup>nd</sup> Ave SE <i>Southwest Bellevue/Downtown</i></p>	<p><i>June 11, 2008</i></p>	<p>Vander Hoek Corporation</p>	<p>Nicholas Matz (425) 452-5371 <a href="mailto:nmatz@bellevuewa.gov">nmatz@bellevuewa.gov</a></p>
<p>Pazooki (SS) 08 103680 AC 08 103683 LQ</p>	<p>Map change of 0.4 acres from SF-M (Single Family-Medium) to SF-H (Single Family-High) 504 98<sup>th</sup> Ave NE <i>North Bellevue</i></p>	<p><i>June 11, 2008</i></p>	<p>Pazooki</p>	<p>Nicholas Matz (425) 452-5371 <a href="mailto:nmatz@bellevuewa.gov">nmatz@bellevuewa.gov</a></p>
<p>South Kirkland TOD (SS) 08 103700 AC 08-103701 LQ</p>	<p>Map change of 3.64 acres from MF-M (Multifamily-Medium) to newly proposed Transit Oriented Development 10800 NE 38<sup>th</sup> Street <i>North Bellevue</i></p>	<p><i>June 11, 2008</i></p>	<p>King County Department of Transportation</p>	<p>Michael Bergstrom (425) 452-6866 <a href="mailto:mbergstrom@bellevuewa.gov">mbergstrom@bellevuewa.gov</a></p>
<p>Coal Creek UGB (NSS) 08-109519 AC</p>	<p>Amend the Potential Annexation Area boundary to include portions of Coal Creek Park within the Urban Growth Boundary (UGB)</p>	<p><i>June 11, 2008</i></p>	<p>City of Bellevue</p>	<p>Nicholas Matz (425) 452-5371 <a href="mailto:nmatz@bellevuewa.gov">nmatz@bellevuewa.gov</a></p>

# ATTACHMENT 1

Newport Professional Buildings

2008 Annual Threshold Review Recommendation and Consideration of Geographic Scoping  
Site-Specific Amendment

**Newport Professional Buildings**

**Staff recommendation:** Recommend that the City Council **not include** the Newport Professional Buildings CPA into the 2008 annual CPA work program. If the proposal is included, **do expand** the geographic scope of the proposal.

Permit Number: 08-103679 AC  
Subarea: Factoria  
Address: 4307 and 4317 Factoria Boulevard SE  
Applicant: Lorge

**PROPOSAL**

This privately-initiated application would amend the map designation on this site from PO (Professional Office) to CB (Community Business).

The application site is two parcels with small office buildings on them. The Newport Chiropractic Center is located at 4307 Factoria Boulevard SE, and a four-unit office building is located at 4317 Factoria Boulevard SE. There is a third parcel and dental office building bordering the application site to the northwest at 4301 Factoria Boulevard SE. This third parcel is recommended for inclusion through the expansion of the geographic scope of the proposal. It would expand the proposal area by 0.2 acres from 0.62 acres to a total 0.82-acre proposal.

If the CPA is adopted, the site would be rezoned. The applicant's proposal is to allow for a mixed-use development with ground floor office/retail and residential on upper floors. See Attachment A for the application materials and Attachment B for a site map.

**THRESHOLD REVIEW DECISION CRITERIA**

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should not be included** in the annual CPA work program.

This conclusion is based on the following analysis:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

*The appropriate land use designation on a specific site is a matter appropriately addressed through amendment of the Comprehensive Plan.*

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

*The three-year limitation does not apply to this proposal to amend the site designation because the question of appropriate designation was last examined in 1996. When the site was annexed in 1994 it was designated SF-H (Single Family-High). Then in 1996 the city-initiated "Factoria Inconsistencies" CPA proposed a PO (Professional Office) designation for the three parcels. The owner at 4307 Factoria Boulevard SE (and current applicant) requested consideration of O (Office) instead; the City Council remanded the proposal back to the Planning Commission for further consideration of that request. Ultimately, both the Commission recommendation and the final Council action under Ordinance No. 5028 confirmed the PO designation on the parcels.*

- 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

*This suggestion does not raise policy or land use issues that would be more appropriately addressed by an ongoing work program.*

- D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

*The suggestion can be reasonably reviewed within the resources and time frame of the current Annual Comprehensive Plan Amendment Work Program.*

- 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:

**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).

*The proposed amendment does not address significantly changed conditions since the last time the Plan map or text was amended. There are no unanticipated consequences of policy adopted regarding the designation history of this site or of Factoria Subarea policies supporting redevelopment. The idea that Factoria area commercial redevelopment happening where it is contemplated by the Plan, should also be tried out on this site by changing its land use from office to commercial is not a reaction to a changed condition. There are no changed conditions on the subject property or its surrounding area that rise to the magnitude of Comprehensive Plan change. Finally, the mere presence of outside Plan map or text changes such as those being implemented for St. Margaret's Church—with its shift in focus from commercial change to a specific affordable housing goal that left*

*intact the core commercial area focus—and the targeted strengthening of the Factoria Subarea’s commercial focus (FATS Update), also do not rise to the magnitude of Comprehensive Plan change.*

; 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

*If this proposal is included in the 2008 work program, then expansion of the geographic scope of the proposal should be considered to include the third parcel at 4301 Factoria Boulevard. This third parcel that makes up this PO area is similarly situated and shares characteristics of access, use, and development. See Attachment C for the expanded boundary.*

- 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 (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

*Preliminary analysis suggests that this request is likely inconsistent with current general policies in the Comprehensive Plan that focus commercial redevelopment on specific areas such as the Factoria commercial core.*

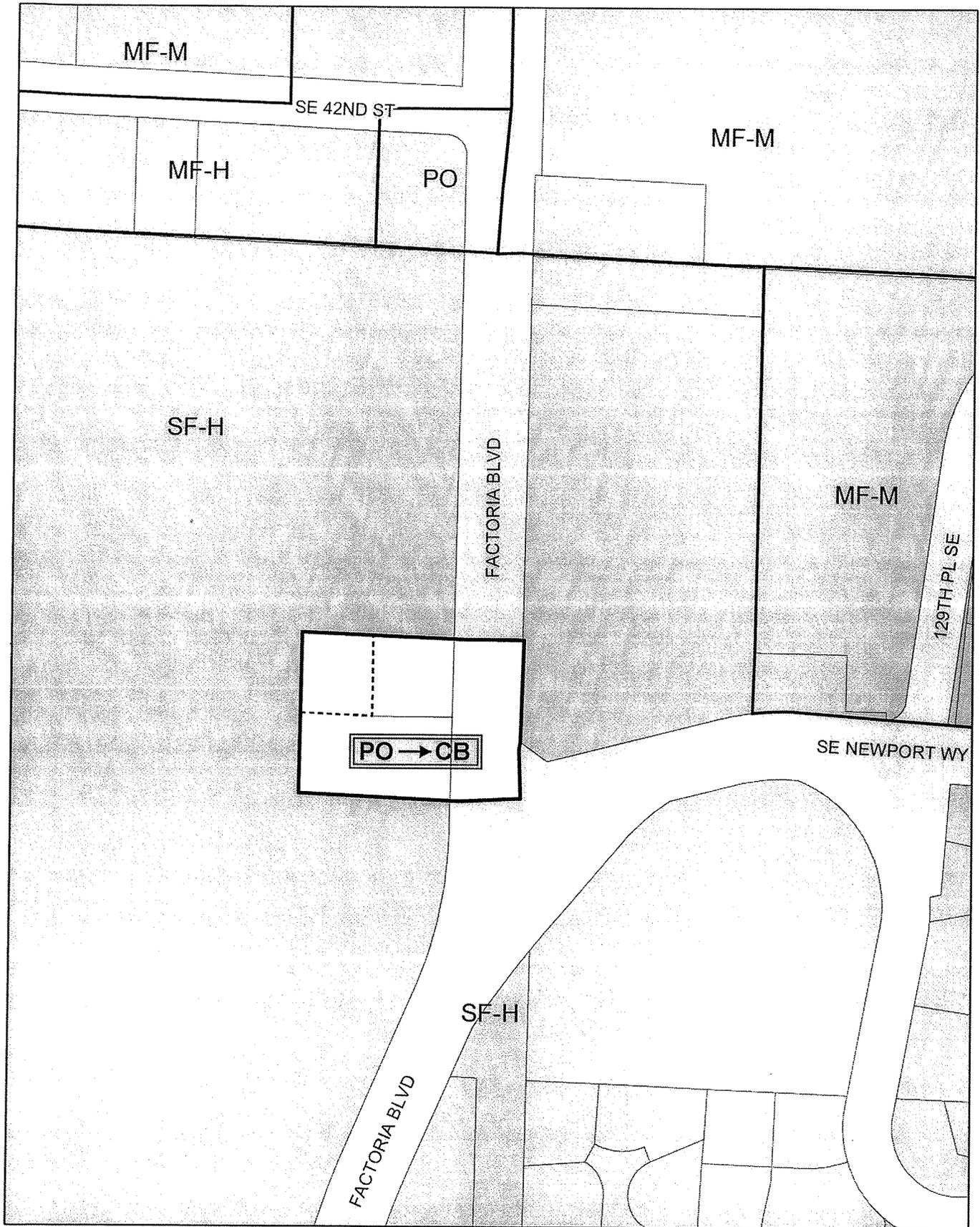
*If this proposed amendment is included in the annual work program additional analysis will be conducted prior to determining whether this request is fully consistent with all applicable and specific policies and regulations.*

- H. State law requires, or a decision of a court or administrative agency has directed such a change.

*State law, or a decision of a court or administrative agency has not directed the suggested change.*

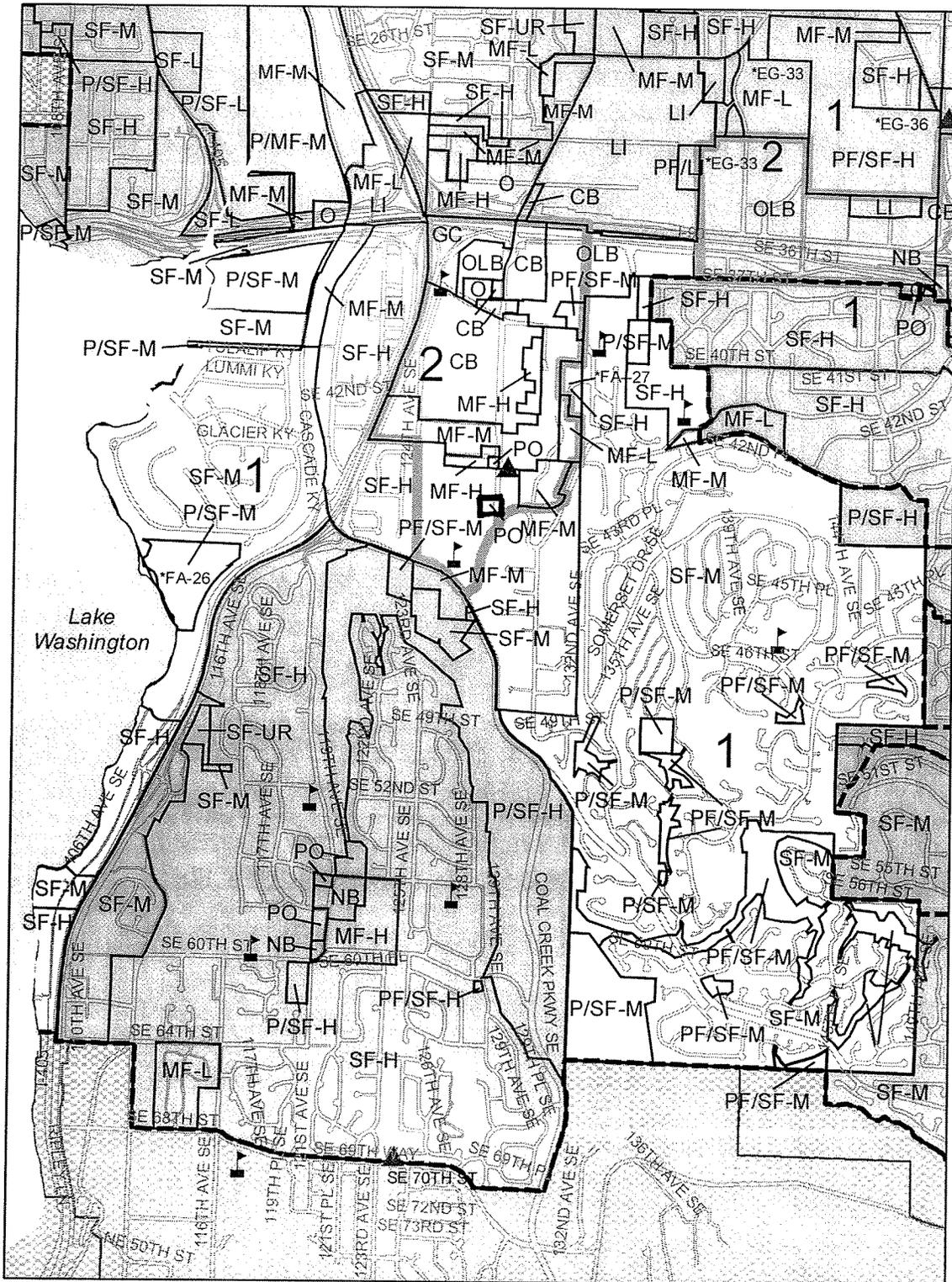
#### **PUBLIC COMMENT**

Several telephone inquiries, most of them from building tenants, have been received on this suggestion as of April 18, 2008.



March 2008

Newport Professional Building  
 Proposed Comprehensive Plan Designations  
 4307 and 4317 Factoria Blvd SE



**FIGURE S-FA.1**  
**Factoria 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
- ▣ Public Facility
- ▣ Planning Districts
- ▣ Bellevue City Limits (6/2005)
- ▣ Lakes



# R.W. THORPE & ASSOCIATES, INC.

Seattle • Anchorage • Denver • Winthrop

▯ Planning • Landscape • Environmental • Economics ▯

**PRINCIPALS:**

Robert W. Thorpe, AICP, President  
Stephen Speidel, ASLA, Vice President

**ASSOCIATES:**

Jennifer Lee, ASLA

## Letter of Transmittal

Date: 1/30/2008  
RWT/A Number: 0712130  
Project: Lorge Bellevue LU  
Amendment

**To:**

City of Bellevue Planning & Community Development  
Paul Inghram, Comprehensive Planning Manager  
PO Box 90012  
Bellevue, WA 98009

We are sending you:

Copies	Date	Description
3	1/30/2008	Comprehensive Plan Amendment Application - For sites 1624059070 & 1624059206
3	1/30/2008	Lorge Land Use Study - Attachment to Comprehensive Plan Amendment Application

These are transmitted as checked below:

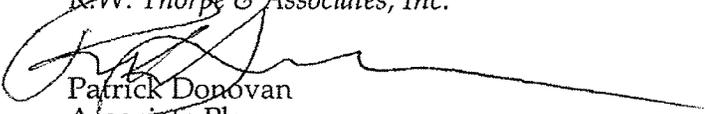
For your use	✓	For your review and comment	For your approval
As requested		Returned for corrections	Approved as noted

**Comments:**

Please contact the Patrick Donovan, Associate Planner at (206) 624-6239 or [planning@rwta.com](mailto:planning@rwta.com) with any questions or comments you may have with respect to this submittal.

Sincerely,

*R.W. Thorpe & Associates, Inc.*



Patrick Donovan  
Associate Planner



### COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20	TECH INITIALS	PROJECT FILE #
---------------------------------------	---------------	----------------

- Project name Newport Professional Buildings / Lorge Comprehensive Plan Land Amendment
- Applicant name Dr. John P. Lorge Agent name R.W. Thorpe & Associates
- Applicant address 4307 Factoria Blvd SE, Bellevue, WA 98006-1936
- Applicant telephone (425) 747-5657 fax ( ) \_\_\_\_\_ e-mail drlorge@drlorge.com
- Agent telephone (206) 624-6239 fax (206) 625-0930 e-mail planning@rwta.com

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

**BLOCK 1**  
 Property address and/or 10-digit King County parcel number 1624059070 & 1624059206  
 Proposed amendment to change the map designation from existing PO to proposed CB  
 Site area (in acres or square feet) .62-Acres (-9070= .21 acres & -9206= .41 acres)  
 Subarea name Factoria  
 Last date the Comprehensive Plan designation was considered \_\_\_/\_\_\_/\_\_\_  
 Current land use district (zoning) Professional Office (PO)  
 Is this a concurrent rezone application?  Yes  No Proposed land use district designation \_\_\_\_\_  
 Go to **BLOCK 3** Community Council: N/A East Bellevue 1

**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.

Block 2 is not applicable to the proposed amendment.

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**

**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 vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed. The site-specific proposed amendment is necessary to address significantly changed Land Use, Transportation, and Housing conditions since the last time the pertinent Comprehensive Plan was amended. For example the City Council initiated Comprehensive Plan Amendment (07-117934AC), involving St. Margaret's Episcopal Church located east of the amendment site in addition to a change within the Factoria Subarea policy framework to incorporate the 2005 Factoria Area Transportation Study (FATS) recommended urban design strategies both represent a "significantly changed condition". Please see attached "Large Land Use Study" for additional supporting research.

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 amendment is consistent with the Threshold Review Decision Criteria as outlined within LUC Section 20.30I.140. Please see page 3 of the attached "Large Land Use Study" for a complete analysis of the Threshold Review Decision Criteria.

**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.

Block 4B is not applicable to the proposed amendment.

I have read the Comprehensive Plan and Procedures Guide 1

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

Signature of applicant

Date

1/29/08

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

RUTHANNE ASSOC. INC.  
AICP

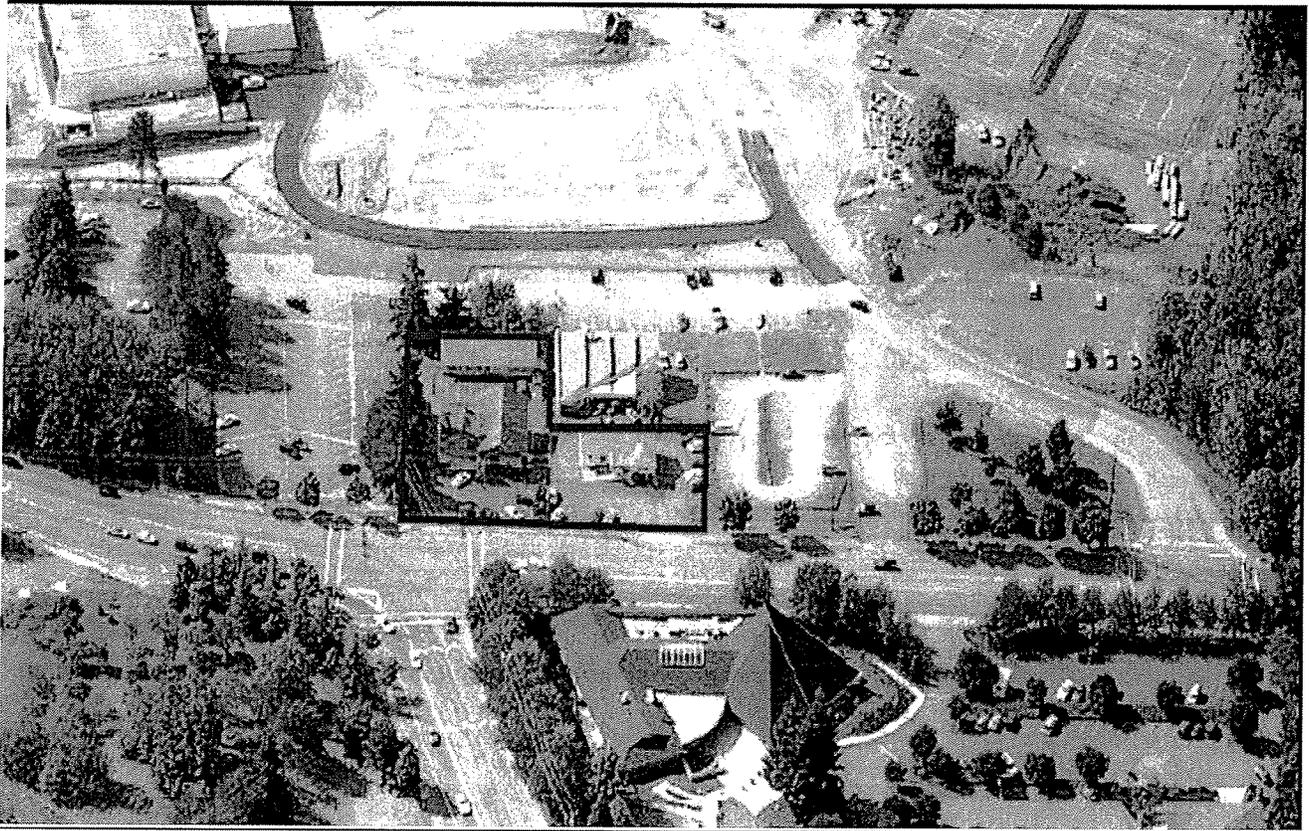
(Owner or Owner's Agent)

Date

01/29/08

ruta@ruta.com

Lorge Land Use Study  
4307 Factoria Blvd SE, Bellevue, WA



Prepared by:

R.W. Thorpe & Associates, Inc.  
Planning / Landscape Architecture / Economics  
705 Second Avenue, Suite 710  
Seattle, Washington 98104

January 30, 2008

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## I. Executive Summary:

The purpose of this Land Use Study is to provide background information for a proposed amendment to the Bellevue Comprehensive Plan Land Use Map to allow for the redesignation of approximately +/- .62-Acres of land located at 4307 and 4301 Factoria Blvd SE, from Professional Office (PO) to Community Business (CB) (See Figure #1 - Vicinity Map). The proposed amendment would support a future rezone of the property to land use designation CB, which allows for mixed commercial and residential developments. **Based on the "Threshold Decision Criteria for a Comprehensive Plan Amendment" as provided within the Bellevue Municipal Code (BMC), Section 20.30I.140, it is the professional opinion of R.W. Thorpe & Associates that the proposed amendment merits approval and support by City of Bellevue Planning Staff, Planning Commission, and City Council. Our conclusion is based upon the amendments compatibility with the Goals and Policies of the Factoria Subarea Plan, Bellevue Comprehensive Plan, King Countywide Planning Policies as demonstrated within the analysis provided below and the attached Compatibility Matrix.**

It is the intent of the applicant to allow for the future potential of redeveloping the proposed amendment site with a Higher and Better Use consisting of a mixed-use structure with ground floor office/retail space and residential dwelling units located on the upper floors (Please See Figure #2 - Conceptual Massing Study).

## II. Site Information / Existing Conditions

The proposed amendment area is located along Factoria Boulevard SE amid St. Margaret's Episcopal Church and the Holy Cross Lutheran Church to the east and the Newport High School campus to the west. Additionally, the amendment site is one third of a mile (1/3) south of the Kimschott Factoria Square Mall and approximately one-half (1/2) a mile north of Coal Creek Parkway SE. Currently five businesses are located within three structures located within the proposed amendment area. Newport Chiropractic Center is located within parcel 1624059070 (4307 Factoria Boulevard SE) and a four-unit office building is located within parcel 1624059206 (4317 Factoria Boulevard SE).

## III. Assessment Criteria

The Threshold Decision Criteria for a Comprehensive Plan Amendment are set forth in the City of Bellevue Land Use Code, Section 20.30I.140. Based upon our analysis of the criteria it is our professional opinion that the proposed amendment merits approval. Our recommendation is based upon the following analysis:

**A. BMC 20.30I.140(A):** *The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and*

- **RWT/A Response:** It is the professional opinion of R.W. Thorpe & Associates that the proposed amendment to the City of Bellevue Comprehensive Plan Land Use Map is a matter that is appropriately addressed through the Comprehensive Plan amendment process.

**B. BMC 20.30I.140(B):** *The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and*

- **RWT/A Response:** The proposed amendment has not been the subject of a comprehensive plan amendment proposal within the past three years.

**C. Review Criteria 20.30I.140(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*

- **RWT/A Response:** R.W. Thorpe & Associates feels that the annual Comprehensive Plan Amendment process is the most appropriate means by which the City Council should address the proposed change.

**D. Review Criteria 20.30I.140(D)** *The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and*

- **RWT/A Response:** The proposed amendment represents two relatively small parcels that should not require an exuberant amount of time or resources to review.

**E. Review Criteria 20.30I.140 (E).** *The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "Significantly Changed Conditions"; and*

- **RWT/A Response: The site-specific proposed amendment addresses "significantly changed Land Use, Transportation, and Housing conditions" since the last time the pertinent Comprehensive Plan was amended.**
  - **Land Use:** The City Council initiated Comprehensive Plan Amendment (07-117934AC), involving St. Margaret's Episcopal Church is located east of the proposed amendment site and represents a "significantly changed condition". If approved Amendment 07-117934AC would allow the future development of Affordable Housing within the Episcopal Church site by redesignating the site from Single Family High Density (SF-H) to Multifamily High Density (MF-H). **The Episcopal Church amendment is similar to the proposed amendment addressed by this study in that both amendments would allow for the future potential of redevelopment of underutilized property and urban infill.**

Additionally, as Bellevue matures as a city the amount of vacant developable land has become scarce. An analysis of Bellevue's capacity for growth released in 2003 identified, with the exception of the Downtown area, only

961 acres of vacant and redevelopable land. **The City of Bellevue must look to property such as the proposed amendment site for redevelopment and infill to accommodate future growth and jobs.**

- **Transportation:** A change within the Factoria Subarea policy framework and list of associated transportation facility projects to incorporate the 2005 Factoria Area Transportation Study (FATS) recommended urban design strategies represents a "significantly changed condition". Approval of the proposed amendment would address this significantly changed transportation condition by constructing well-integrated mixed-use structures that would be transit-supportive and pedestrian-oriented.

Additionally, the recommended implementation of a multi-modal transportation system represents a city-wide "significantly changed condition". The proposed amendment addresses the changes in city-wide transportation conditions by supporting the goals and policies of the Comprehensive Plan Transportation Element. If approved the proposed amendment would allow for well-integrated mixed-use structures that discourage the use of single occupant vehicles by providing more accessible features that accommodate users of transit, carpooling, pedestrians, and bicyclists.

- **Housing:** As mentioned in the Comprehensive Plan Land Use Policy #3, the city must accommodate growth targets of 10,117 additional households for the 2001- 2022 period. The proposed amendment demonstrates the type of redevelopment and urban infill that will be necessary to accommodate future growth targets.

**F. Review Criteria 20.301.140 (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

- **RWT/A Response:** The following is a brief outline of the uses currently surrounding the proposed amendment site. The analysis demonstrates that the requested land use amendment includes at the minimum, similarly situated properties with like characteristics. Please see Figure #3 - Future Land Use Designation Map.

**NORTH:** A dental office not included within the proposed amendment abuts both parcels of the proposed amendment site. Additionally, a Newport High School parking area is directly north the proposed amendment site. A veterinary clinic, apartment complexes, and a fire station are located approximately one-tenth (1/10) of a mile north of the proposed amendment site. Additionally, the Factoria Mall is approximately one-third (1/3) of a mile north of the proposed amendment site.

The Comprehensive Plan shows the land use designation corresponding with the dental office as Professional Office (PO), the Newport High School and its parking area as Single Family High (SF-H), the veterinary clinic designated as PO and the apartment complexes designated as Multi-Family-High Density (MFH).

**EAST:** To the East, the amendment site is fronted by Factoria Boulevard SE, which separates it from St. Margaret's Episcopal Church and the Holy Cross Lutheran Church. SE Newport Way, which runs directly east of the proposed amendment site, separates these two churches to the north and south respectively. Future development of Affordable Housing is being considered for the Episcopal Church site through a City Council initiated Comprehensive Plan Amendment (07-117934AC), which would redesignate the land use from SF-H to MF-H. Further to the east of the proposed amendment site are town-homes and single-family homes.

The two church sites directly east of the proposed amendment site are designated SF-H with a small portion of property north of the intersection of 129th Ave SE and the SE Newport Way designated as Multi-Family Medium Density (MF-M).

**SOUTH:** The Newport High School campus extends south of the proposed amendment site approximately one-half of a mile to the intersection of Coal Creek Parkway and Factoria Boulevard SE. The entire Newport High School Campus has been designated by the Comprehensive Plan as a SF-H land use.

**WEST:** The Newport High School campus extends west of the subject site approximately one-third of a mile where it abuts 124th Ave SE.

As previously stated the entire Newport High School campus has been designated by the Comprehensive Plan as a SF-H land use.

**G. Review Criteria 20.30L.140 (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*

- **RWT/A Response:** The proposed amendment is highly compatible with the applicable Goals and Policies of the Factoria Subarea and Comprehensive Plan. Analysis by our staff and Certified Planners does not reveal any incompatibility with the Washington State Growth Management Act (GMA) or King County Countywide Planning Policies. Please see the attached Decision Criteria / Land Use Compatibility Matrix for a full analysis of the applicable Comprehensive Plan.

**H. Review Criteria 20.30I.140 (H).** *State law requires, or a decision of a court or administrative agency has directed such a change. (Ord. 5650, 1-3-06, § 2)*

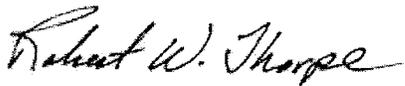
- **RWT/A Response:** The proposed amendment was not submitted in response to a State Law requirement, decision of a court, or at the direction of an administrative agency.

#### **IV. Summary**

The above analysis demonstrates that the proposed amendment meets the "Threshold Decision Criteria for a Comprehensive Plan Amendment" as outlined within the Bellevue Municipal Code (BMC), Section 20.30I.140. The amendment represents a public benefit by providing an opportunity for the city to align itself with the "community vision" as established within the Comprehensive Plan. **The amendment is highly compatible with the applicable Goals and Policies of the Factoria Subarea and Bellevue Comprehensive Plan. Analysis by our staff and Certified Planners does not reveal any incompatibility with the Washington State Growth Management Act (GMA) or King County Countywide Planning Policies.** It is therefore the professional opinion of R.W. Thorpe & Associates that the proposed amendment merits approval and support by City of Bellevue Planning Staff, Planning Commission, and City Council.

Please contact the undersigned for questions or clarification of the analysis in this report. Qualifications of report Team can be found at <http://www.rwta.com/>.

Respectfully,  
R.W. Thorpe & Associates, Inc.



Robert W. Thorpe, AICP  
President



Patrick Donovan  
Associate Planner

---

**UNDERLYING ASSUMPTIONS  
OF STUDY**

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This Study is constrained by the assumptions and limiting conditions contained therein, including the understanding that the report is to be utilized by the client(s) and their real estate agents to aid in the determination of the current status of the property.

The office of R. W. Thorpe & Associates, Inc. does hereby certify that:

We have no present or contemplated future interest in the real estate that is the subject of this Study.

We have no personal interest or bias concerning the subject matter of this Study.

To the best of our knowledge and belief, the statements of fact contained in this Study, upon which analyses, opinions and conclusions expressed herein are true and correct.

This Study sets forth all the limiting conditions affecting any analyses, opinions and/or conclusions expressed.

With the exceptions of discussions with jurisdictional staff concerning methodology and preliminary analysis of data, no one other than the undersigned prepared this Study or analyses, conclusions and opinions concerning the subject real estate set forth in this Study.

It is our opinion that this Study is based on information and data relevant to the date of the Study. Although subsequent historical data exists, any other analysis at a later date would require the updating of the Study to reflect current plans, policies, and regulations.

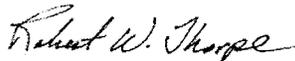
Please note that with ever-changing land use regulations to comply with Washington GMA, information contained in this Study may need to be verified periodically.

We have utilized the current Appraisal Institutes definitions.

According to the Appraisal of Real Estate Twelfth Edition page 302 Copyright 2003 by the Appraisal Institute, the definition of Highest and Best Use is as follows:

*The reasonable probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.*

*R. W. Thorpe & Associates*



Robert W. Thorpe, AICP  
President

Decision Criteria / Land Use Compatibility Matrix					
Complete Analysis of BMC Section 20.30L.140(G)					
Symbol Key	"++" Highly Compatible	"+" Somewhat Compatible	"S" Subjective	"-" Somewhat Incompatible	"--" Highly Incompatible
<b>Table #1 - Bellevue Comprehensive Plan Analysis</b>					
<b>POLICY LU-3.</b> Accommodate growth targets of 10,117 additional households and 40,000 additional jobs for the 2001- 2022 period. These targets represent the city's commitment to develop the zoning and infrastructure to accommodate this level of growth; they are not a commitment that the market will deliver these numbers.					Compatibility Current/Future  S / ++
<b>Response to Goal / Policy:</b> If approved the proposed amendment would allow for the future potential of a mixed-use office/retail and residential development. The amendment would comply with LU-3 by providing residential dwelling units to meet the future growth targets.					
<b>POLICY LU-4.</b> Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.					Compatibility Current/Future  S / ++
<b>Response to Goal / Policy:</b> Approval of the proposed amendment would support a future rezone of the property to Community Business (CB). This would allow for the future potential of a mixed-use development that would increase the available office/retail area currently available, while achieving the maximum residential density allowed on the net buildable acreage of the amendment site.					
<b>POLICY LU-13.</b> Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.					Compatibility Current/Future  S / ++
<b>Response to Goal / Policy:</b> The proposed amendment complies with LU-13 by helping to reduce the consumption of undeveloped / raw land within the City of Bellevue by proposing to redevelop the existing amendment site to provide for additional office/retail space and residential units.					
<b>POLICY LU-23.</b> Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.					Compatibility Current/Future  S / ++
<b>Response to Goal / Policy:</b> As outlined within the Housing Element of the Comprehensive Plan the City of Bellevue plans to accommodate over 80 percent of their projected 20 year residential growth within the downtown area and within mixed-use developments located in commercial areas. The proposed amendment would support a future rezone to CB and would achieve Policy LU-23 by allowing for a mixed-use development within the Factoria Commercial District.					
<b>POLICY LU-27.</b> Encourage mixed residential/commercial development in all Neighborhood Business and Community Business land use districts where compatibility with nearby uses can be demonstrated.					Compatibility Current/Future  + / ++
<b>Response to Goal / Policy:</b> The land-owners intent by requesting a Comprehensive Plan Land use redesignated from Professional Office (PO) to Community Business (CB), is to provide for the future potential to achieve a Higher & Better Use of the amendment site by constructing a mixed-use structure that provides ground floor office/retail space and the maximum allowable residential density on the upper floors. The analysis of surrounding land uses provided above demonstrates the proposed amendments conformance with adjacent land uses and development patterns.					

<b>POLICY LU-36.</b> <i>Encourage continued development of office uses in designated districts.</i>	Compatibility Current/Future S / ++
<b>Response to Goal / Policy:</b> It is the intent of the applicants that if approved the proposed amendment would support the future development of mixed use structures, which would provide for an increase in overall area available for office/retail use. It is also the intent of the applicants to maintain similar office/retail uses to those currently on site within the proposed mixed use structures.	
<b>POLICY HO-11.</b> <i>Encourage housing opportunities in mixed residential/commercial settings throughout the city.</i>	Compatibility Current/Future S / ++
<b>Response to Goal / Policy:</b> The proposed amendment would achieve Policy HO-11 by allowing for the amendment site to be redesignated from Professional Office (PO) to Commercial Business (CB), which supports the future potential of redevelopment of the site with mixed-use urban infill.	
<b>POLICY HO-13.</b> <i>Ensure that mixed-use development complements and enhances the character of the surrounding residential and commercial areas.</i>	Compatibility Current/Future S / ++
<b>Response to Goal / Policy:</b> As provided in the above analysis of "LUC Review Criteria 20.30L140 the proposed amendment demonstrates its conformance with adjacent land uses and development patterns in addition to demonstrating how it would enhance and complement the future vision of the area.	
<b>Table #2 - Factoria Subarea Plan Goals &amp; Policies</b>	
<b>POLICY S-FA-2.</b> <i>Protect single-family neighborhoods from encroachment by more intense uses.</i>	Compatibility Current/Future ++ / ++
<b>Response to Goal / Policy:</b> St. Margaret's Episcopal Church and the Newport High School respectively border the proposed amendment site to the East and West. Single-family neighborhoods do not directly border any part of the proposed amendment site.	
<b>POLICY S-FA-4.</b> <i>Encourage infill development and redevelopment in a manner that is compatible with surrounding uses and meets adopted design guidelines.</i>	Compatibility Current/Future ++ / ++
<b>Response to Goal / Policy:</b> It is the intent of the applicant to provide for infill mixed-use development that meets all adopted design guidelines as set by the Bellevue Municipal Code. Additionally, the proposed amendment would support the implementation of the Factoria Area Transportation Study (FATS) recommended urban design strategies adapted into the Factoria Subarea Plan by constructing well-integrated mixed-use structures that would be transit-supportive and pedestrian-oriented.	
<b>POLICY S-FA-7.</b> <i>Restrict all future office expansion to districts shown on the Land Use Plan (Figure S-FA.1).</i>	Compatibility Current/Future ++ / ++
<b>Response to Goal / Policy:</b> The proposed amendment would not expand office uses onto any other sites within the Factoria Subarea.	

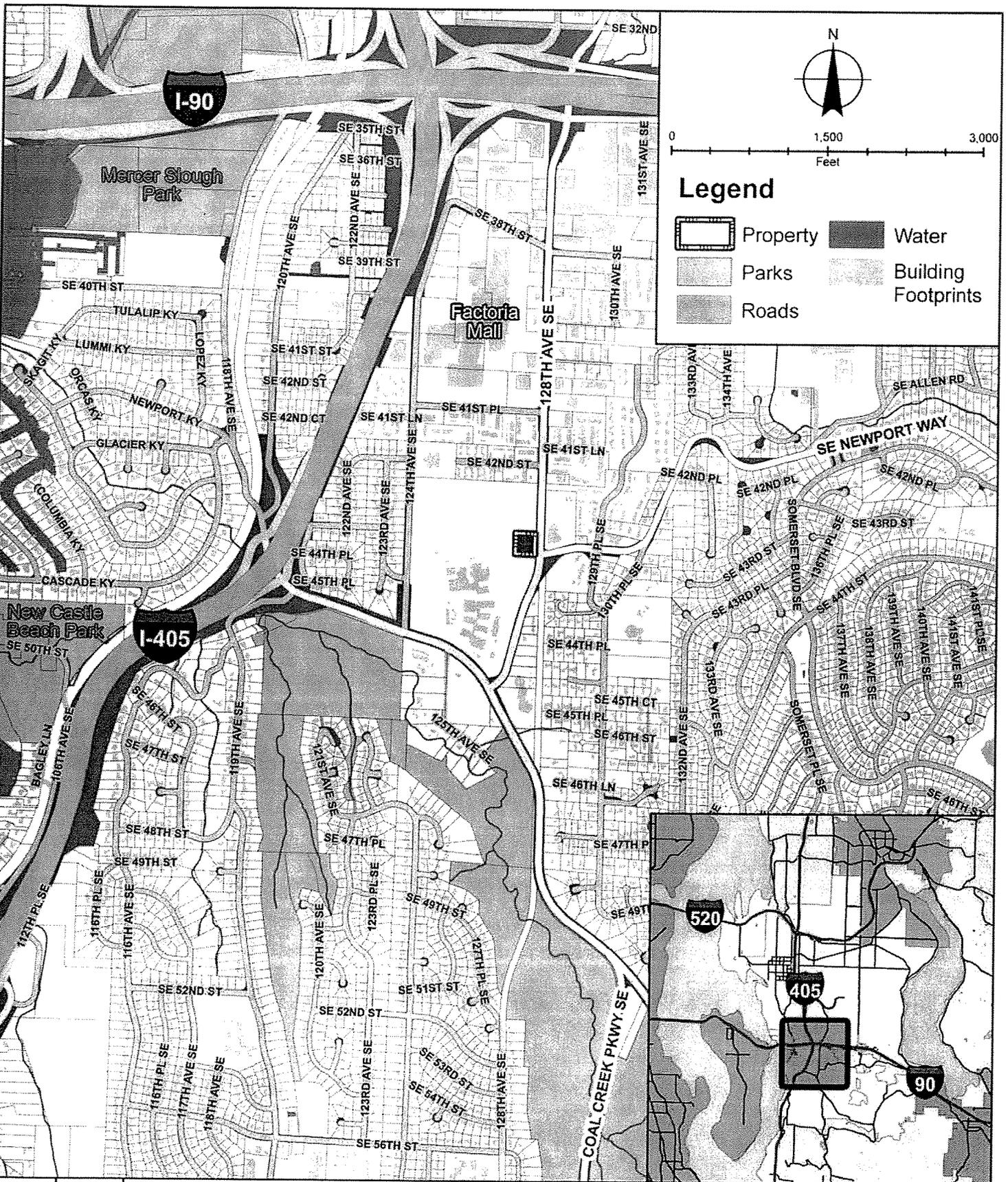
<b>POLICY S-FA-11.</b> <i>Encourage mixed-use residential and commercial development within community level retail districts.</i>	Compatibility Current/Future ++ / ++
<b>Response to Goal / Policy:</b> If approved the proposed amendment would allow for the future potential of redevelopment of a mixed-use residential and commercial development along Factoria Boulevard SE (Factoria Boulevard), which is currently characterized by office, commercial, and retail development.	
<b>POLICY S-FA-14.</b> <i>Implement the Factoria Area Transportation Study (FATS) Update transportation and urban design recommendations.</i>	Compatibility Current/Future S / ++
<b>Response to Goal / Policy:</b> If approved the proposed amendment supports a future rezone of the amendment site to CB and would align all future potential development of mixed use structures with the FATS Update transportation and urban design recommendations so as to front Factoria Boulevard SE and would provide direct pedestrian connections between the sidewalk and the primary building entrance. Please see Figure #2 - Conceptual Massing Study.	

<b>Table #3 - Growth Management Act</b>	
<b>GMA Goal #1 - Urban Growth.</b> <i>Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.</i>	Compatibility Current/Future ++ / ++
<b>Response to Goal / Policy:</b> The proposed amendment site is located within an urban area that currently has adequate public facilities and services available to serve future tenants and owners in an efficient manner.	
<b>GMA Goal #2 - Reduce Sprawl.</b> <i>Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.</i>	Compatibility Current/Future + / ++
<b>Response to Goal / Policy:</b> The proposed amendment complies with GMA Goal #2 by helping to reduce the consumption of undeveloped/raw land within the City of Bellevue by proposing to redevelop the existing amendment site to provide for additional office/retail space and residential units.	
<b>GMA Goal #3 - Transportation.</b> <i>Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.</i>	Compatibility Current/Future S / ++
<b>Response to Goal / Policy:</b> The proposed amendment supports the Factoria Area Transportation Study (FATS) Update and its recommended transportation and urban design strategies. The proposed amendment would encourage the future potential for a well-integrated, transit supportive, pedestrian oriented, mixed-use structure that compliments the existing land uses in Factoria's commercial core.	
<b>GMA Goal #4 - Housing.</b> <i>Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.</i>	Compatibility Current/Future S / ++

<b>Response to Goal / Policy:</b> The proposed amendment would support a future rezone of the amendment property to Community Business (CB), which would achieve GMA Goal #4 by allowing a mixed-use development that would increase the available office/retail area while achieving the maximum residential density allowed on the net buildable acreage of the amendment site.	
<b>GMA Goal #5 - Economic Development.</b> <i>Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.</i>	Compatibility Current/Future  S / ++
<b>Response to Goal / Policy:</b> The proposed amendment would support a future rezone to Community Business (CB) which would achieve GMA Goal #5 by promoting the retention of existing businesses located within the site while recruiting new business by expanding the available square footage for office/retail space.	
<b>GMA Goal #10 - Environment.</b> <i>Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.</i>	Compatibility Current/Future  + / ++
<b>Response to Goal / Policy:</b> No critical areas and or environmentally sensitive areas would be adversely impacted by the proposed amendment. All future development would adhere to the City of Bellevue Development guidelines, which may enhance the sites ability to protect air quality, water quality and the availability of water.	
<b>GMA Goal #12 - Public Facilities and Services.</b> <i>Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.</i>	Compatibility Current/Future  ++ / ++
<b>Response to Goal / Policy:</b> The proposed amendment site is located within an urban area that currently has adequate public facilities and services available to serve future tenants in an efficient manner.	

<b>Table #4 - County Wide Planning Policies</b>	
<b>CWPP - Critical Areas</b>	Compatibility Current/Future  ++ / ++
<b>Response to Goal / Policy:</b> No critical areas and or environmentally sensitive areas would be adversely impacted by the proposed amendment.	
<b>CWPP - Land Use Pattern</b>	Compatibility Current/Future  S / ++
<b>Response to Goal / Policy:</b> The proposed amendment is consistent with the implementation of the desired pedestrian/ transit oriented land use pattern envisioned for the Factoria Subarea, by providing a land use designation which allows for mixed-use development.	

<b>CWPP - Transportation</b>	Compatibility Current/Future S / ++
<b>Response to Goal / Policy:</b> As previously mentioned the proposed amendment supports the Factoria Area Transportation Study (FATS) Update and its recommended transportation and urban design strategies. The FATS Update encourages the potential for mixed-use developments similar to the proposed amendment in order to create a well integrated, transit supportive, pedestrian oriented, mixed-use neighborhood in Factoria's commercial core.	
<b>CWPP - Community Character and Open Space</b>	Compatibility Current/Future ++ / ++
<b>Response to Goal / Policy:</b> The proposed amendment is not anticipated to affect the implementation of regulations dealing with historic resources, urban design, human and community services, and open space lands and corridors.	
<b>CWPP - Affordable Housing</b>	Compatibility Current/Future -- / S
<b>Response to Goal / Policy:</b> The proposed amendment represents a future opportunity to increase the supply and variety of housing available along Factoria Boulevard SE without encroaching on existing residential areas. The FATS Update recommends mixing housing and commercial uses in the same building as a method to help reduce vehicle use. Additionally, the proposed amendment lends itself to the future potential for affordable housing.	
<b>CWPP - Contiguous and Orderly Development and Provision Of Urban Services to Such Department</b>	Compatibility Current/Future ++ / ++
<b>Response to Goal / Policy:</b> As previously mentioned the services are available to the proposed amendment site, which is located within a developed urban area.	
<b>CWPP - Siting Public Capital Facilities of a Countywide or Statewide Nature.</b>	Compatibility Current/Future NA
<b>Response to Goal / Policy:</b> This policy is not applicable to the proposed amendment.	
<b>CWPP - Economic Development</b>	Compatibility Current/Future S / ++
<b>Response to Goal / Policy:</b> The proposed amendment would support economic development by recruiting new business through expansion of the available square footage for office/retail space.	
<b>CWPP - Regional Finance and Governance</b>	Compatibility Current/Future NA
<b>Response to Goal / Policy:</b> This policy is not applicable to the proposed amendment.	



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JH	app'd
Job	date
0712130	01/23/08

**R.W. Thorpe & Associates, Inc.**  
 Seattle / Anchorage / Denver / Winthrop  
 710 Hoge Building 705 2nd Avenue Seattle, WA 98104

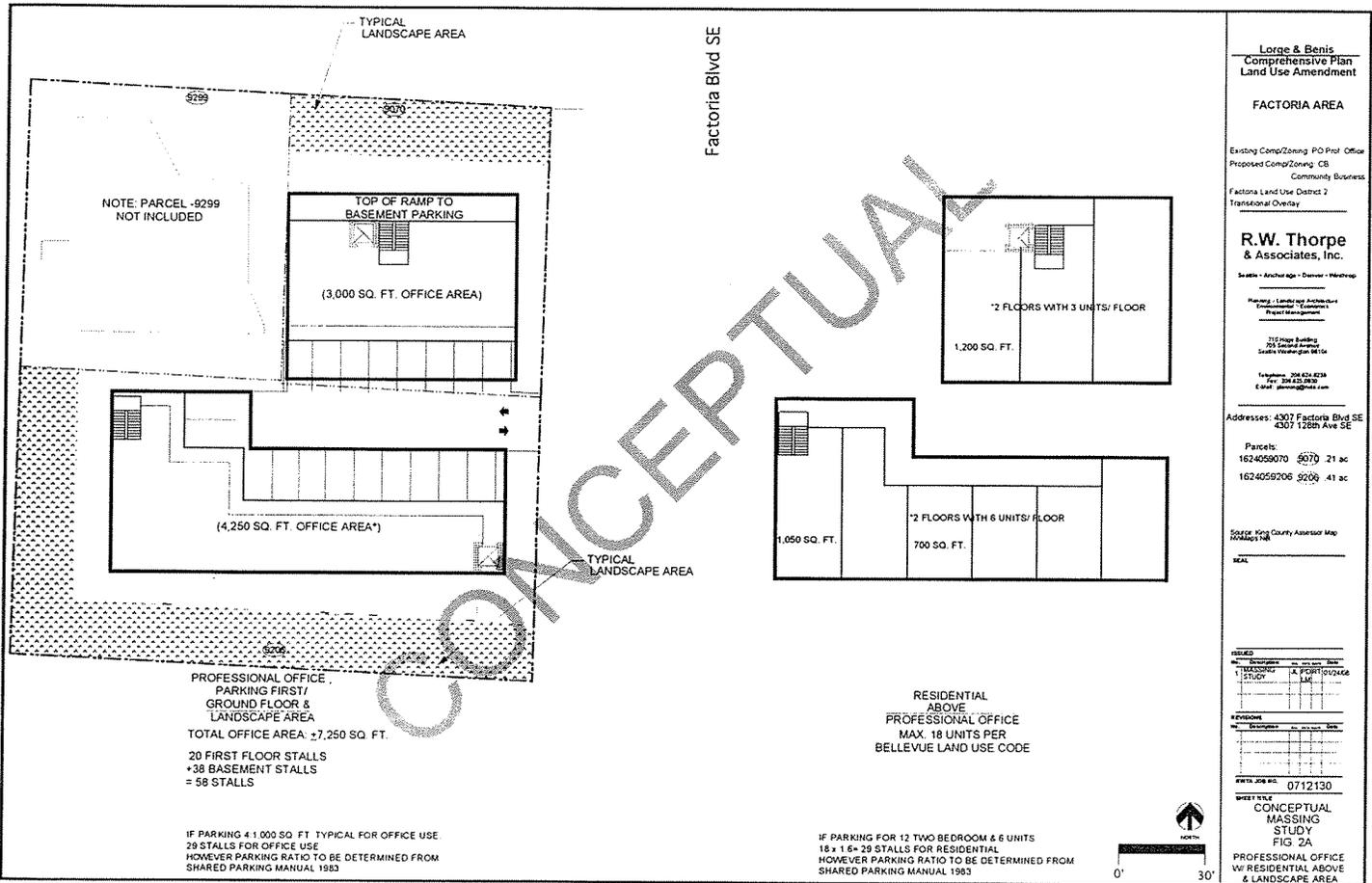
Phone: 206.624.6239  
 Fax: 206.625.0930  
 E-mail: [planning@rwta.com](mailto:planning@rwta.com)  
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 Planning  
 Landscape Architecture  
 Project Management  
 Environmental  
 Economics

**FIG. 1**

**LORGE PROPERTY**  
**Bellevue, WA**

**VICINITY MAP**

Source: King County (2007), City of Bellevue (2007)



**Lorge & Benis**  
Comprehensive Plan  
Land Use Amendment

**FACTORIA AREA**

Existing Comp/Zoning: PO Prof. Office  
Proposed Comp/Zoning: CS  
Community Business  
Factoria Land Use District 2  
Transitional Overlay

**R.W. Thorpe & Associates, Inc.**

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205 Second Avenue  
Seattle, Washington 98101

Telephone: 206-432-8238  
Fax: 206-432-9830  
E-Mail: rtw@rtw.com

Addresses: 4307 Factoria Blvd SE  
4307 128th Ave SE

Parcels:  
1624059070 9207 21 ac  
1624059206 9206 41 ac

Source: King County Assessor Map  
200401108

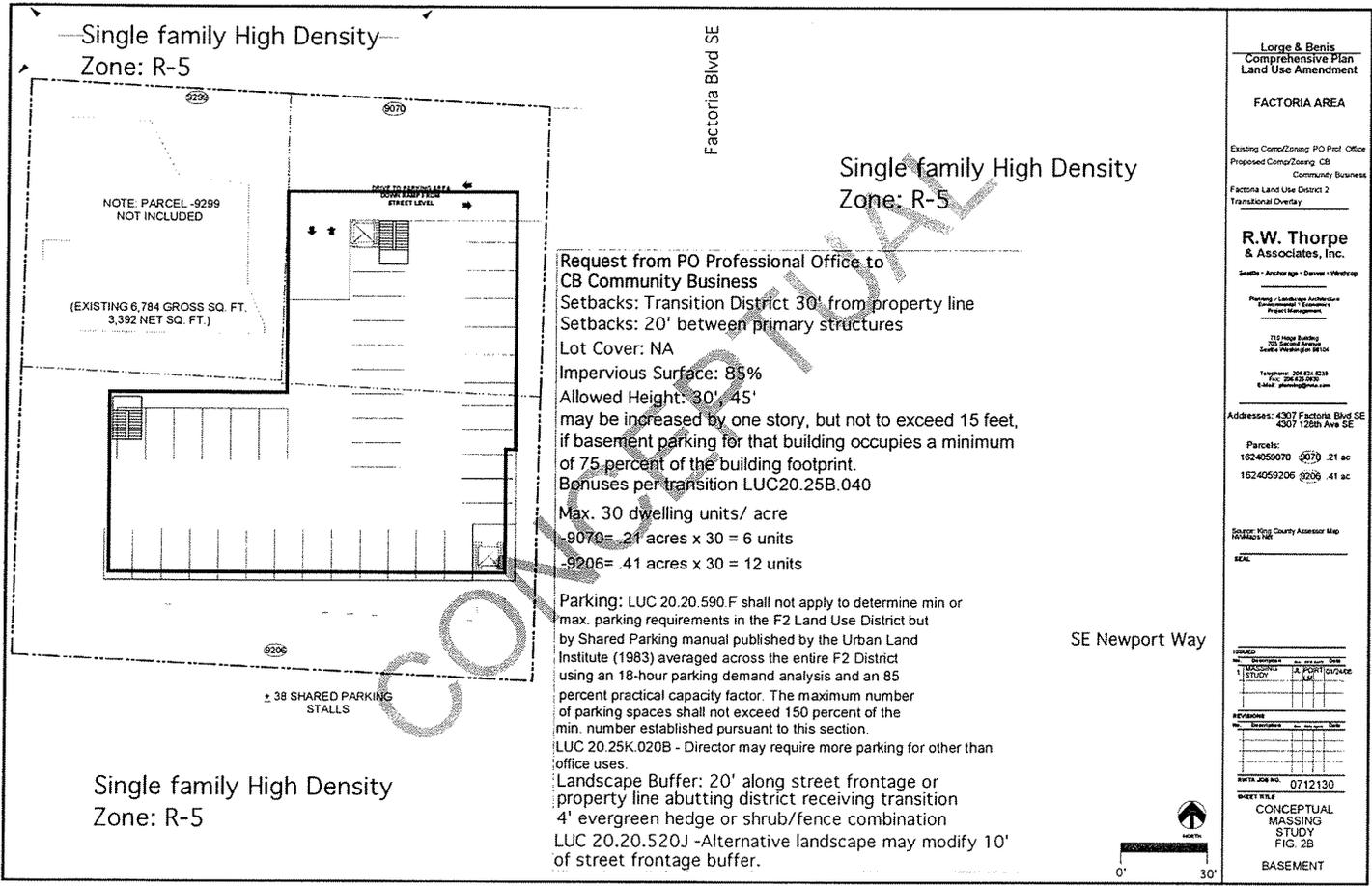
NAL

REVISION

No.	Description	Date	By
1	ISSUED	10/24/06	AM

PROJECT: 0712130

DATE: 10/24/06



Factory Blvd SE

Single family High Density  
Zone: R-5

Request from PO Professional Office to  
CB Community Business  
Setbacks: Transition District 30' from property line  
Setbacks: 20' between primary structures  
Lot Cover: NA  
Impervious Surface: 85%  
Allowed Height: 30', 45'  
may be increased by one story, but not to exceed 15 feet,  
if basement parking for that building occupies a minimum  
of 75 percent of the building footprint.  
Bonuses per transition LUC20.25B.040  
Max. 30 dwelling units/ acre  
-9070= .21 acres x 30 = 6 units  
-9206= .41 acres x 30 = 12 units  
Parking: LUC 20.20.590 F shall not apply to determine min or  
max. parking requirements in the F2 Land Use District but  
by Shared Parking manual published by the Urban Land  
Institute (1983) averaged across the entire F2 District  
using an 18-hour parking demand analysis and an 85  
percent practical capacity factor. The maximum number  
of parking spaces shall not exceed 150 percent of the  
min. number established pursuant to this section.  
LUC 20.25K.020B - Director may require more parking for other than  
office uses.  
Landscape Buffer: 20' along street frontage or  
property line abutting district receiving transition  
4' evergreen hedge or shrub/fence combination  
LUC 20.20.520J -Alternative landscape may modify 10'  
of street frontage buffer.

Loge & Benis  
Comprehensive Plan  
Land Use Amendment

FACTORIA AREA

Existing Comp/Zoning: PO Prof. Office  
Proposed Comp/Zoning: CB  
Community Business  
Factory Land Use District 2  
Transitional Overlay

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Parcels:  
1624059070 9070 .21 ac  
1624059206 9206 .41 ac

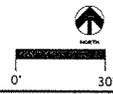
Source: King County Assessor Map

Scale:

SE Newport Way

NO.	DESCRIPTION	DATE	BY
1	CONCEPTUAL MASSING STUDY	07/12/13	JL

SHEET TITLE  
CONCEPTUAL  
MASSING  
STUDY  
FIG. 2B  
BASEMENT



# Legend



Property

Future Land Use:



PO: Professional Office



O: Office



OLB: Office, Limited Business



CB: Community Business



GC: General Business



P/SF-L: Park / Single Family, Low Density



PF/SF-L: Public Facility / Single Family, Low Density



SF-M: Single Family, Medium Density



PF/SF-M: Public Facility / Single Family, Medium Density



P/SF-M: Park / Single Family, Medium Density



SF-H: Single Family, High Density



MF-L: Low Density

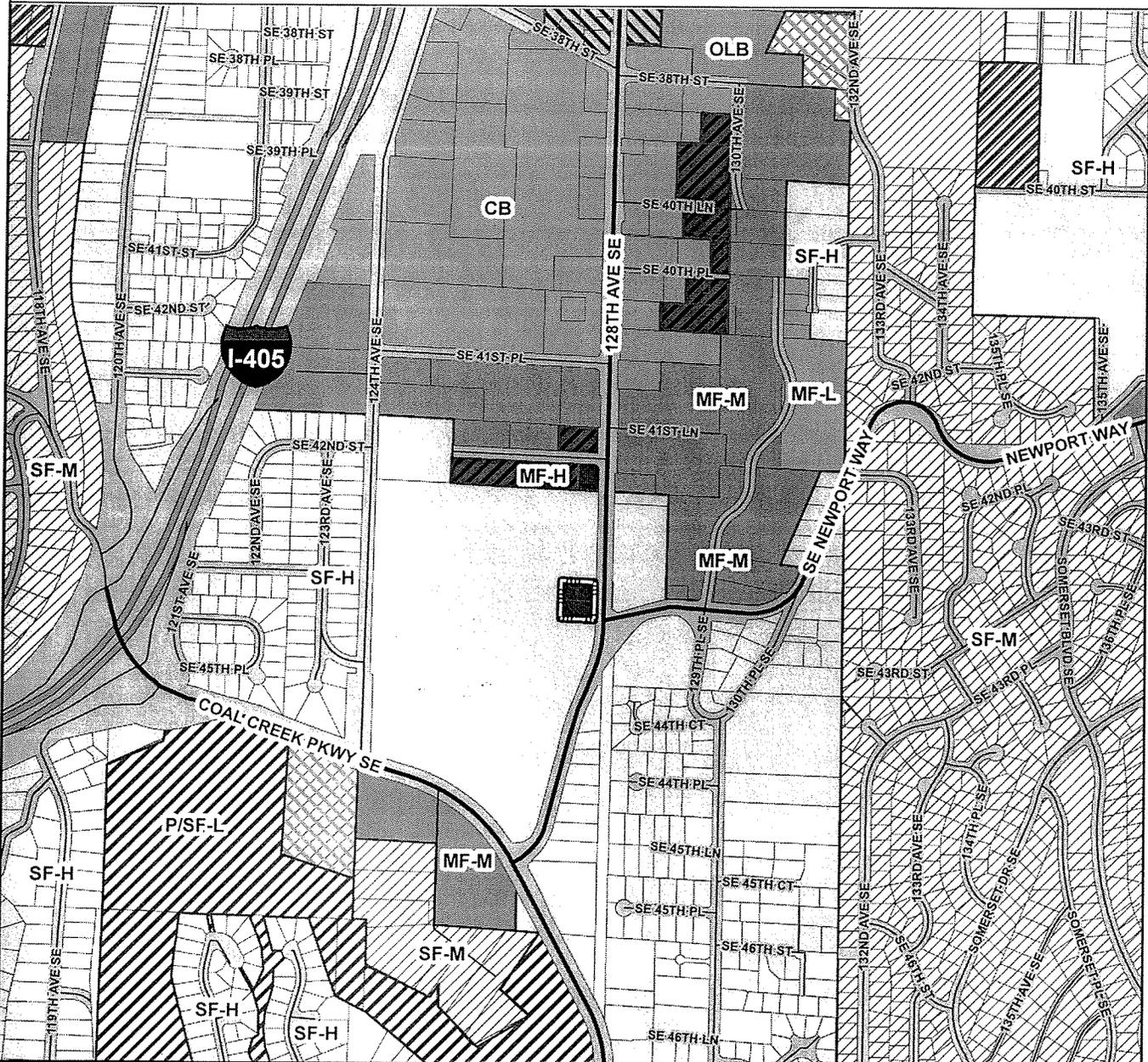


MF-M: Medium Density



MF-H: High Density

Source: King County (2007)  
City of Bellevue (2007)



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JH	app'd
Job	date
0712130	01/24/08

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Planning  
Landscape Architecture  
Project Management  
Environmental  
Economics

FIG. 3



## LORGE PROPERTY Bellevue, WA

## Future Land Use Map

0 250 500 1,000 Feet

**Matz, Nicholas**

---

**From:** Matz, Nicholas  
**Sent:** Wednesday, March 19, 2008 11:11 AM  
**To:** carolinekaufman@yahoo.com  
**Subject:** Application materials for Newport Professional Buildings Comp Plan Amendment (CPA) City of Bellevue

Paul Jensen-

You requested a copy of the application materials for the Newport Professional Buildings CPA. Please let me know if there is anything else at this time.

Nicholas Matz AICP  
Senior Planner  
425 452-5371

# ATTACHMENT 2

Sambica

2008 Annual Threshold Review Recommendation and Consideration of Geographic Scoping  
Site-Specific Amendment

**Sambica**

**Staff recommendation:** Recommend that the City Council **include** the Sambica CPA into the 2008 annual CPA work program. Do **not expand** the geographic scope of the proposal.

Permit Number: 08-103705 AC  
Subarea: Newcastle  
Address: 4114 West Lake Sammamish Parkway SE, et. al.  
Applicant: Sambica

**PROPOSAL**

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.

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.

If the CPA is adopted, the site would require a subsequent Land Use Code amendment and rezone. See Attachment A for the application materials and Attachment B for a vicinity map.

**THRESHOLD REVIEW DECISION CRITERIA**

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should be included** in the annual CPA work program.

This conclusion is based on the following analysis:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

*The appropriate land use designation on this multiply-addressed site is a matter appropriately addressed through amendment of the Comprehensive Plan.*

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

*The three-year limitation does not apply to this proposal to amend the site designation. Comprehensive Plan amendments were last adopted in 2001.*

- 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

*This suggestion does not raise policy or land use issues that would be more appropriately addressed by an ongoing work program.*

- D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

*The suggestion can be reasonably reviewed within the resources and time frame of the current Annual Comprehensive Plan Amendment Work Program.*

- 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:

**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).

*The proposed amendment addresses significantly changed conditions since the last time the Plan map or text was amended, and these changes are related to the pertinent Plan map or text (see S-NC-10a and -10b below).*

*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. 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.*

*The Comprehensive Plan does not function as an integrated whole if it cannot assure stability to a long-time use like Sambica and to its surrounding, long-established neighborhood.*

; 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

*Expansion of the geographic scope of this amendment proposal should not be considered because the proposal is unique to the mix of Sambica-owned property and uses.*

- 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 (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

*Preliminary analysis suggests that this request is likely consistent with current general policies in the Comprehensive Plan. These previously-referenced policies at S-NC-10a and S-NC-10b serve as consistent precursor policies for the amendment work this time around. The proposed amendment work represented by this application is also consistent with guidance policies in the Citywide Focus and Residential/Neighborhood Area sections of the Land Use Element.*

*The application's likely consistency with Comprehensive Plan policies means it is also likely consistent with policy implementation in the CPPs and GMA for urban growth areas development. Because the focus of these policy sets are typically larger and regional in scale, if this proposed amendment is included in the annual work program additional analysis will be conducted prior to determining whether this request is fully consistent with all applicable and specific policies and regulations.*

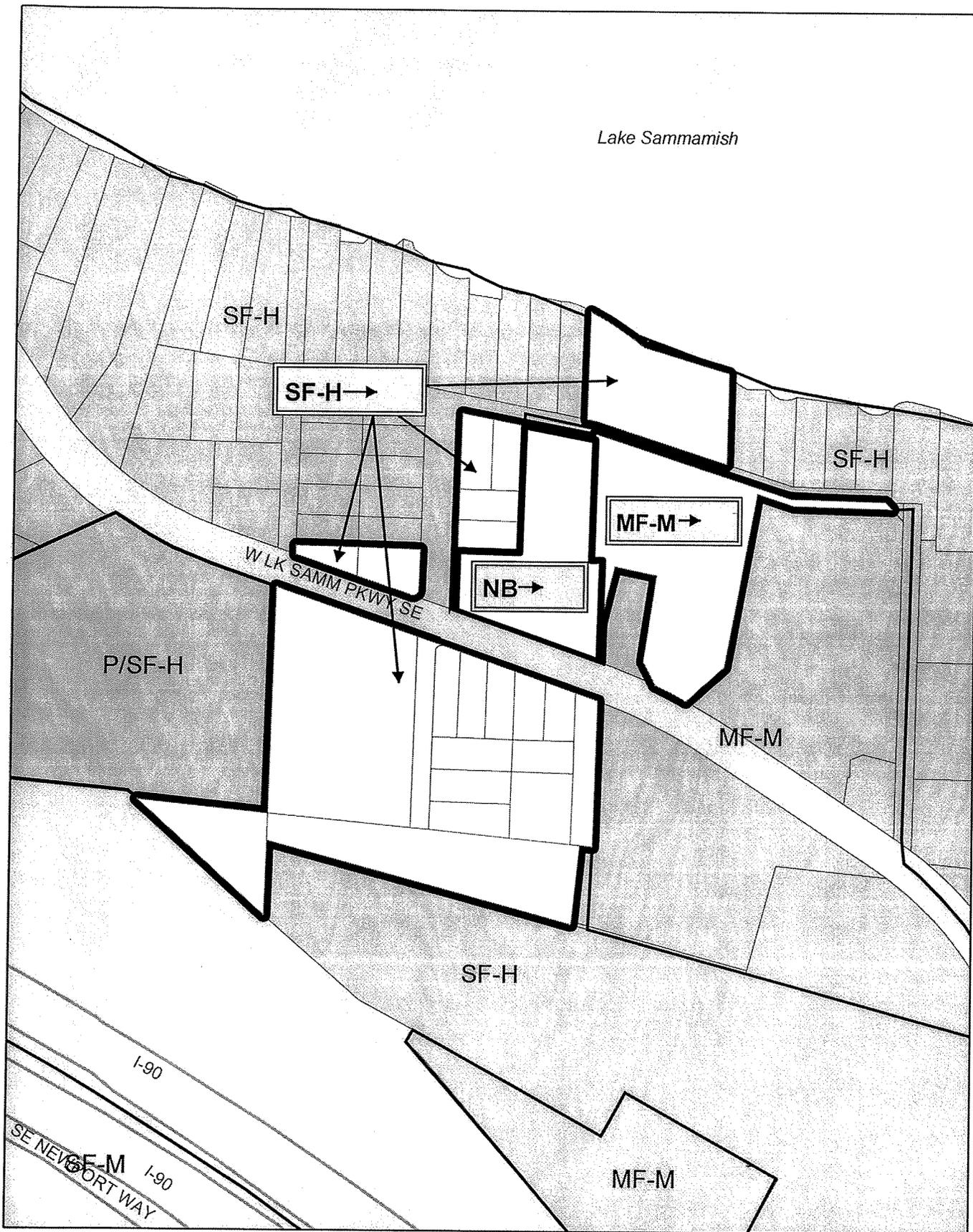
- H. State law requires, or a decision of a court or administrative agency has directed such a change.

*State law, or a decision of a court or administrative agency has not directed the suggested change.*

**PUBLIC COMMENT**

Several inquiry comments have been received on this amendment as of April 18, 2008.

Lake Sammamish



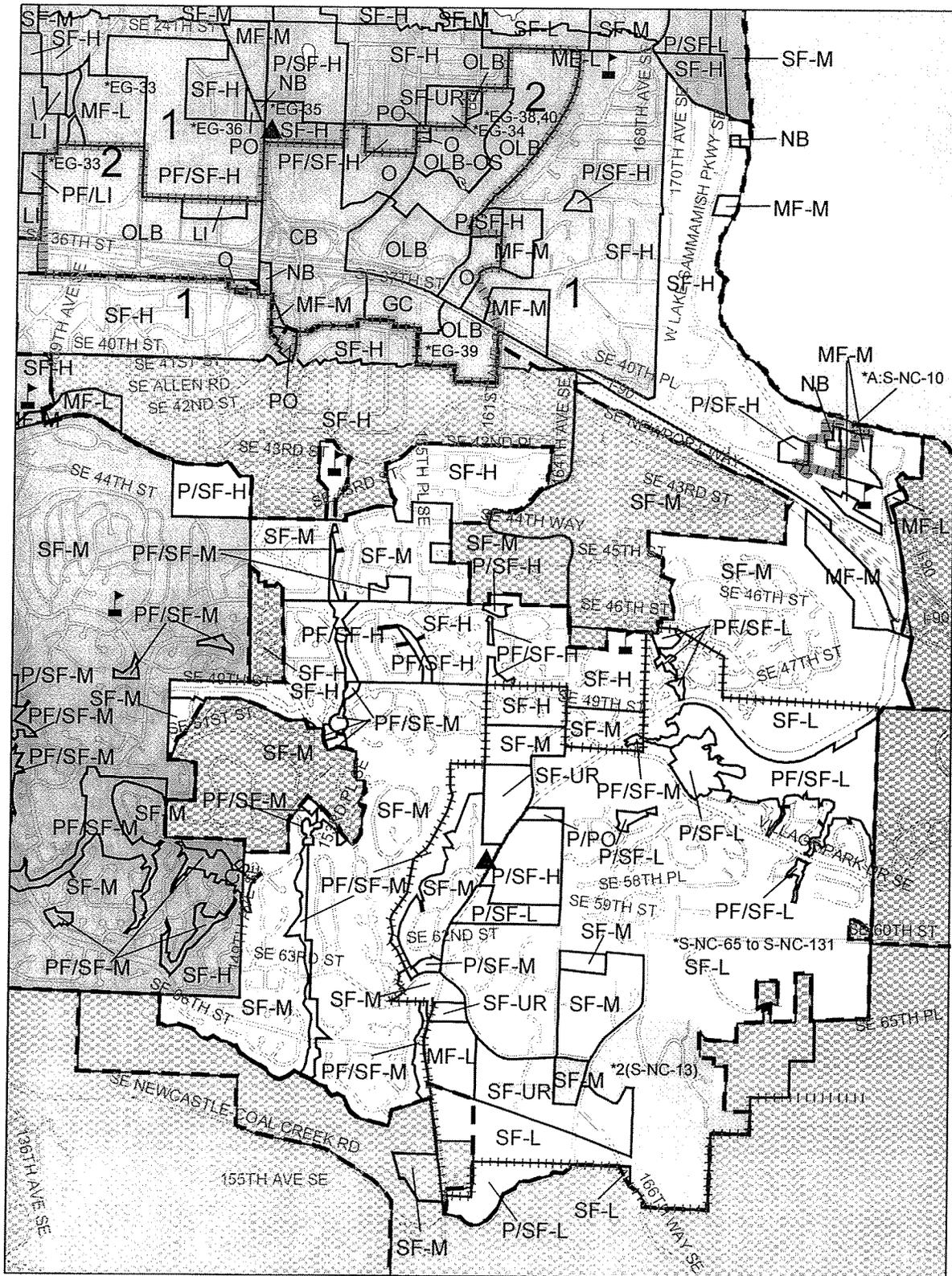
### Sambica

### Proposed Comprehensive Plan Designations



March 2008





**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
- Planning Districts
- Lakes
- Bellevue City Limits (6/2005)
- Village Overlay

Amended Ord. 5654  
Newcastle Subarea Plan

# DOCUMENT ROUTING FORM

Routed On: 01/31/2008  
Prepared by: CBURGESO

**Folder:** 08 103705 AC

**Target Date:** 05/30/2008

**Folder Name:** Sambica

**Site Address:** 4114 W Lake Sammamish Pkwy SE

**Folder Type:** Comprehensive Plan Amendment

**Sub Type:** Private

**Work Proposed:** Site Specific

**Description:**

**Project Contact:** STALZER AND ASSOCIATES WILLIAM STALZER

**Phone:** (206) 264-1150

**Subject:** Application Intake Process

**Materials Routed:**

**Routed On:** 01/31/2008

XXX	Land Use
XXX	Utilities
XXX	Transportation
XXX	Policy Planning



### COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20	TECH INITIALS	PROJECT FILE #
1/31/08	CB	08-103705AC

- Project name Sambica
- Applicant name Mike McCorkle, Exec. Director Agent name Bill Stalzer
- Applicant address 4114 West Lake Sammamish Parkway SE
- Applicant telephone (425) 746-9110 fax (425) 746-7082 e-mail mike@sambica.com
- Agent telephone (206) 264-1150 fax (206) 264-1152 e-mail bstalzer@seanet.com

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

**BLOCK 1**  
 Property address and/or 10-digit King County parcel number See attached list of parcel numbers.  
 Proposed amendment to change the map designation from existing \_\_\_\_\_ to proposed See attached.  
 Site area (in acres or square feet) 6.49 acres (282,921 sf)  
 Subarea name Newcastle  
 Last date the Comprehensive Plan designation was considered 12/10/01.  
 Current land use district (zoning) NB, R-20, R-5  
 Is this a concurrent rezone application? (Yes) No Proposed land use district designation See Rezone Application.  
 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.

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Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):  
 Last date the Comprehensive Plan policy or text was considered 12/10/01.  
 Go to **BLOCK 3**



**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 vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

See attachment.

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 20.301.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

See attachment.

**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.

See attachment.

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 Mitchell McCollle - Executive Dir Date 1-30-08

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 Mitchell McCollle - Exec. Director Date 1-30-08  
(Owner or Owner's Agent)

Sambica Comprehensive Plan Amendment  
 List of Tax Parcels

Parcel Number:	Square Feet	Acres
804370-0055	6,300	0.14
804370-0060	3,100	0.07
804370-0110	55,053	1.26
804370-0150	5,000	0.11
804370-0155	5,000	0.11
804370-0160	5,542	0.13
804370-0165	5,958	0.14
804370-0170	72,167	1.66
804370-0325	6,044	0.14
804370-0330	6,500	0.15
804370-0335	6,500	0.15
804370-0365	5,000	0.11
804370-0370	10,588	0.24
804370-0380	74,923	1.72
132405-9033	15,246	0.35

**Total**

**282,921**

**6.48**

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## Sambica Comprehensive Plan Amendment Application Responses

### Block 1 Response

Change the map designation(s) to allow in the Sambica district the mix of uses currently on the Sambica camp properties, resort/group camp uses, and uses envisioned by the existing NB, MF-M, and SF-H land use designations.

### Block 3 Response

The amendment is needed to implement Policy S-NC-10a that was adopted in 2001 for the Sambica district and that states:

“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.”

The current land use designations either do not allow some of the camp and resort-type uses historically on the property or contemplated for the future, or do not allow for the uses in the most appropriate locations from a master planning perspective. Many of the uses are considered non-conforming which severely restricts Sambica's ability to master plan the property in a holistic manner. An additional complication is the fact that the relationship between many uses and facilities and the multiple property lines is an imperfect one in light of subdivision and zoning regulations, and this fact further restricts Sambica's ability to plan for long-term development of the property in a rational and sensitive manner.

Sambica's long-term plans call for a 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. Plans envision camping facilities, outdoor and indoor recreation facilities, dining facilities, group quarters, residential housing, offices, a day care facility, auditorium, lodge and restaurant for camp groups and the public, camp and religious related retail uses, RV sites for camp groups and staff, and parking.

The ability to master plan the property by placing facilities and uses in locations that allow for the coherent and efficient operation of Sambica and minimize impacts on the surrounding community is essential for the long-term stability of Sambica, the accomplishment of its religious mission, and relations with the community.

### Block 4a Response

- A. Consideration of a map designation which implements Policy S-NC-10a is appropriately addressed through the Comprehensive Plan.
- B. Review of the Sambica district was last done in 2001.
- C. The proposed amendment is not the subject of an ongoing work program approved by the City Council.
- D. The amendment can be reasonably reviewed through the annual amendment process.
- E. Since 2001, the condition of many of the facilities on the Sambica property has changed significantly requiring repair or modification. In other instances the facilities have become simply inadequate or outdated for the purpose(s) for which they originally were built. Other uses in Sambica's long-term plans were not considered in 2001. The nonconforming nature of many of the current and planned uses has exacerbated Sambica's ability to maintain the facilities while continuing to serve the community consistent with its mission. The condition and nature of current facilities has necessitated that Sambica have the ability to improve and

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- locate them where it makes the most sense for its long-term stability and for the surrounding community. A map amendment that recognizes the mix of uses in Sambica's long-term plans and that provides the flexibility to master plan the property accomplishes both goals.
- F. The proposed amendment does not expand the geographic scope of the Sambica district in the Newcastle subarea plan.
  - G. The proposed amendment is consistent with Policy S-NC-10a which specifically applies to the Sambica properties.
  - H. The change has not been directed by state law or a legal decision.

Block 4b Response

- A. The implementation of an overlay zone and the addition of SLUC 75 to accomplish the purposes of Policies S-NC-10a and S-NC-10b are consistent with the Comprehensive Plan. Policy S-NC-10b states:  
"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." -
- B. The implementation of an overlay zone and the addition of SLUC 75 to allow for the holistic planning of the Sambica property so that Sambica can accomplish its mission in a way that minimize impacts on the surrounding community are of benefit to the public health, safety and welfare.
- C. The proposed overlay zone and the addition of SLUC 75 are consistent with Policies S-NC-10a and S-NC-10b and are appropriate for the reasonable development of the property consistent with its historic use and the long-term mission of Sambica.
- D. An overlay zone requiring master planning of the property and a conditional use permit assures that development will not be materially detrimental to uses or property in the immediate vicinity.
- E. An overlay zone and the addition of SLUC 75 have merit and value for the community as a whole by allowing Sambica to continue to function as an important part of the community into the future in a manner that is appropriate for its location.

## Sambica Comprehensive Plan Amendment Application Responses

### Block 1 Response

Change the map designation(s) to allow in the Sambica district the mix of uses currently on the Sambica camp properties, resort/group camp uses, and uses envisioned by the existing NB, MF-M, and SF-H land use designations.

### Block 3 Response

The amendment is needed to implement Policy S-NC-10a that was adopted in 2001 for the Sambica district and that states:

“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.”

The current land use designations either do not allow some of the camp and resort-type uses historically on the property or contemplated for the future, or do not allow for the uses in the most appropriate locations from a master planning perspective. Many of the uses are considered non-conforming which severely restricts Sambica's ability to master plan the property in a holistic manner. An additional complication is the fact that the relationship between many uses and facilities and the multiple property lines is an imperfect one in light of subdivision and zoning regulations, and this fact further restricts Sambica's ability to plan for long-term development of the property in a rational and sensitive manner.

Sambica's long-term plans call for a 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. Plans envision camping facilities, outdoor and indoor recreation facilities, dining facilities, group quarters, residential housing, offices, a day care facility, auditorium, lodge and restaurant for camp groups and the public, camp and religious related retail uses, RV sites for camp groups and staff, and parking.

The ability to master plan the property by placing facilities and uses in locations that allow for the coherent and efficient operation of Sambica and minimize impacts on the surrounding community is essential for the long-term stability of Sambica, the accomplishment of its religious mission, and relations with the community.

### Block 4a Response

- A. Consideration of a map designation which implements Policy S-NC-10a is appropriately addressed through the Comprehensive Plan.
- B. Review of the Sambica district was last done in 2001.
- C. The proposed amendment is not the subject of an ongoing work program approved by the City Council.
- D. The amendment can be reasonably reviewed through the annual amendment process.
- E. Since 2001, the condition of many of the facilities on the Sambica property has changed significantly requiring repair or modification. In other instances the facilities have become simply inadequate or outdated for the purpose(s) for which they originally were built. Other uses in Sambica's long-term plans were not considered in 2001. The nonconforming nature of many of the current and planned uses has exacerbated Sambica's ability to maintain the facilities while continuing to serve the community consistent with its mission. The condition and nature of current facilities has necessitated that Sambica have the ability to improve and

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# ATTACHMENT 3

Oh

2008 Annual Threshold Review Recommendation and Consideration of Geographic Scoping  
Site-Specific Amendment

Oh

**Staff recommendation:** Recommend that the City Council **not include** the Oh CPA into the 2008 annual CPA work program. Do **not expand** the geographic scope of the proposal.

Permit Number: 08-103739 AC  
Subarea: Richards Valley  
Address: 12624 SE 30<sup>th</sup> Street  
Applicant: Oh

**PROPOSAL**

This privately-initiated application would amend the map designation on this 0.32-acre site from SF-H (Single Family-High) to MF-M (Multifamily-Medium).

The application site is an existing single family home. If the CPA is adopted, the site would be rezoned to allow up to 20 dwelling units per acre, which would allow approximately 6 units on this site. See Attachment A for the application materials and Attachment B for a vicinity map.

**THRESHOLD REVIEW DECISION CRITERIA**

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should not be included** in the annual CPA work program.

This conclusion is based on the following analysis:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

*The appropriate land use designation for the property at 12624 SE 30<sup>th</sup> Street is a matter appropriately addressed through amendment of the Comprehensive Plan.*

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

*The three-year limitation does not apply to this proposal to amend the site designation.*

- 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

*This suggestion does not raise policy or land use issues that would be more appropriately addressed by an ongoing work program.*

- D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

*The suggestion can be reasonably reviewed within the resources and time frame of the current Annual Comprehensive Plan Amendment Work Program.*

- 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:

**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).

*The proposed amendment does not address significantly changed conditions since the last time the Plan map or text was amended. There is a reason that the area that this application site is part of has never experienced Comprehensive Plan amendment pressure. It has developed—with its layering of density ranges from single family-medium to multifamily-high and then office—predictably and with stability, with its implementation of adopted Comprehensive Plan pattern and policy.*

*The application suggests that the single family site's dilapidated state and market attraction to redevelopment are results of the proximity of the multifamily uses that are to the west and south. The implication is that this is evidence of significantly changed conditions. The same argument could be made, however, in regard to the proximity of the adjacent single family to the north and east having the same effect. The changed conditions are not of the Comprehensive Plan implementation but of owner decisions regarding this property.*

; 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

*Expansion of the geographic scope of this amendment proposal should not be considered. This site sits along an edge that forms a land use boundary between adjacent single family and multifamily districts. Although slightly larger than parcels adjacent to it on the west, north, and east, the site is consistent with an*

*existing lot pattern throughout this boundary area that in turn has adapted to the different area residential densities (single family to the east of the application site, and duplex and fourplex sites west of it along SE 30<sup>th</sup>). Expanding the geographic scope is thus not recommended, in the absence of any other clearly-defined and similarly-situated properties within this border edge area.*

- 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 (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

*This request is likely inconsistent with current general policies in the Comprehensive Plan. The city does not need to amend land use designations to increase the supply or type of housing (Policy LU-5). The idea that this site will be successfully redeveloped if it tries out a multifamily designation instead of being redeveloped under its existing single family designation is likely inconsistent with Neighborhood Quality and Vitality policies in the Housing Element and with Residential/Neighborhood Areas policies in the Land Use Element.*

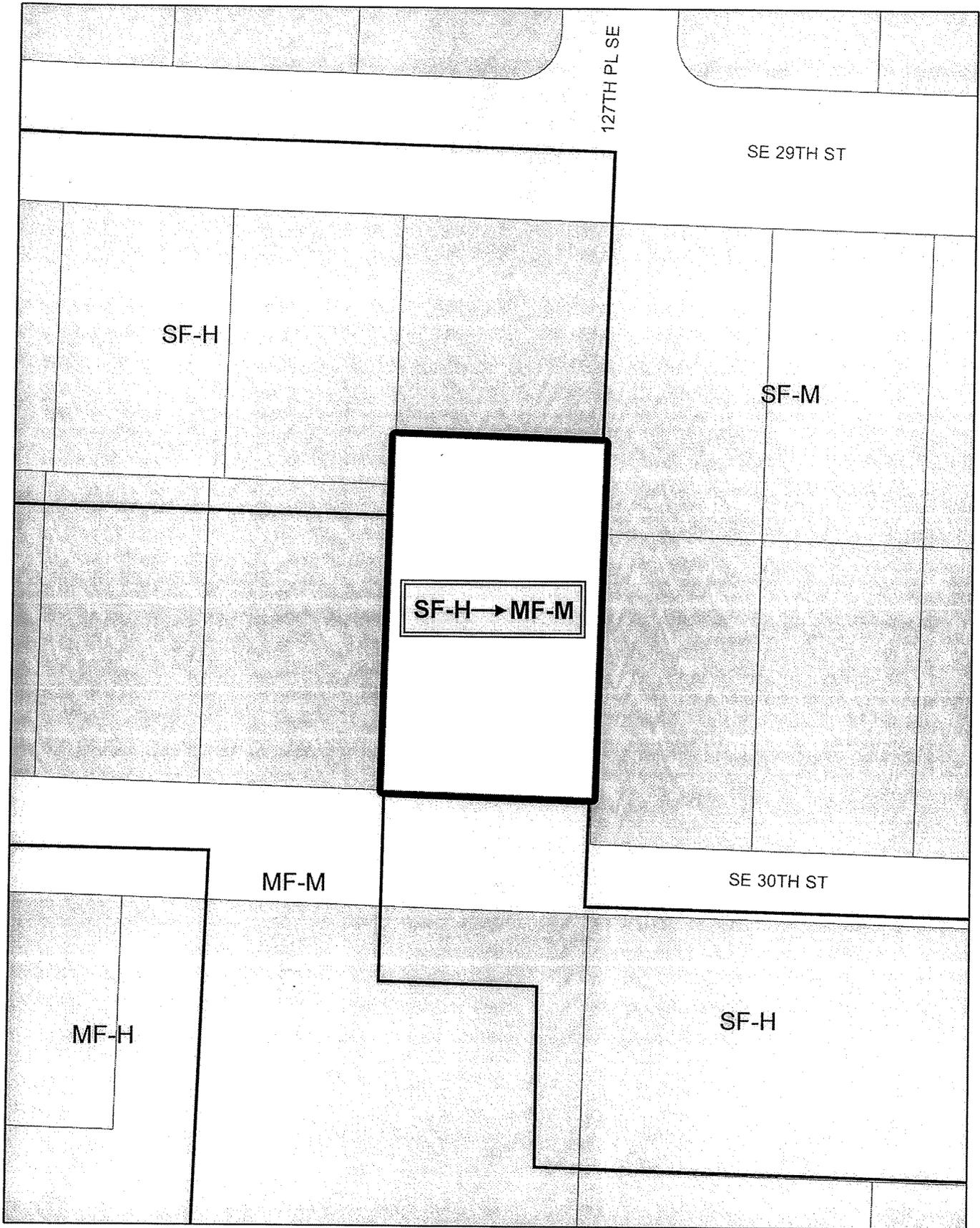
*The application's likely inconsistency with Comprehensive Plan policies means it is also likely inconsistent with policy implementation in the CPPs and GMA for urban growth areas development. Because the focus of these policy sets are typically larger and regional in scale, if this proposed amendment is included in the annual work program additional analysis will be conducted prior to determining whether this request is fully consistent with all applicable and specific policies and regulations.*

- H. State law requires, or a decision of a court or administrative agency has directed such a change.

*State law, or a decision of a court or administrative agency has not directed the suggested change.*

#### **PUBLIC COMMENT**

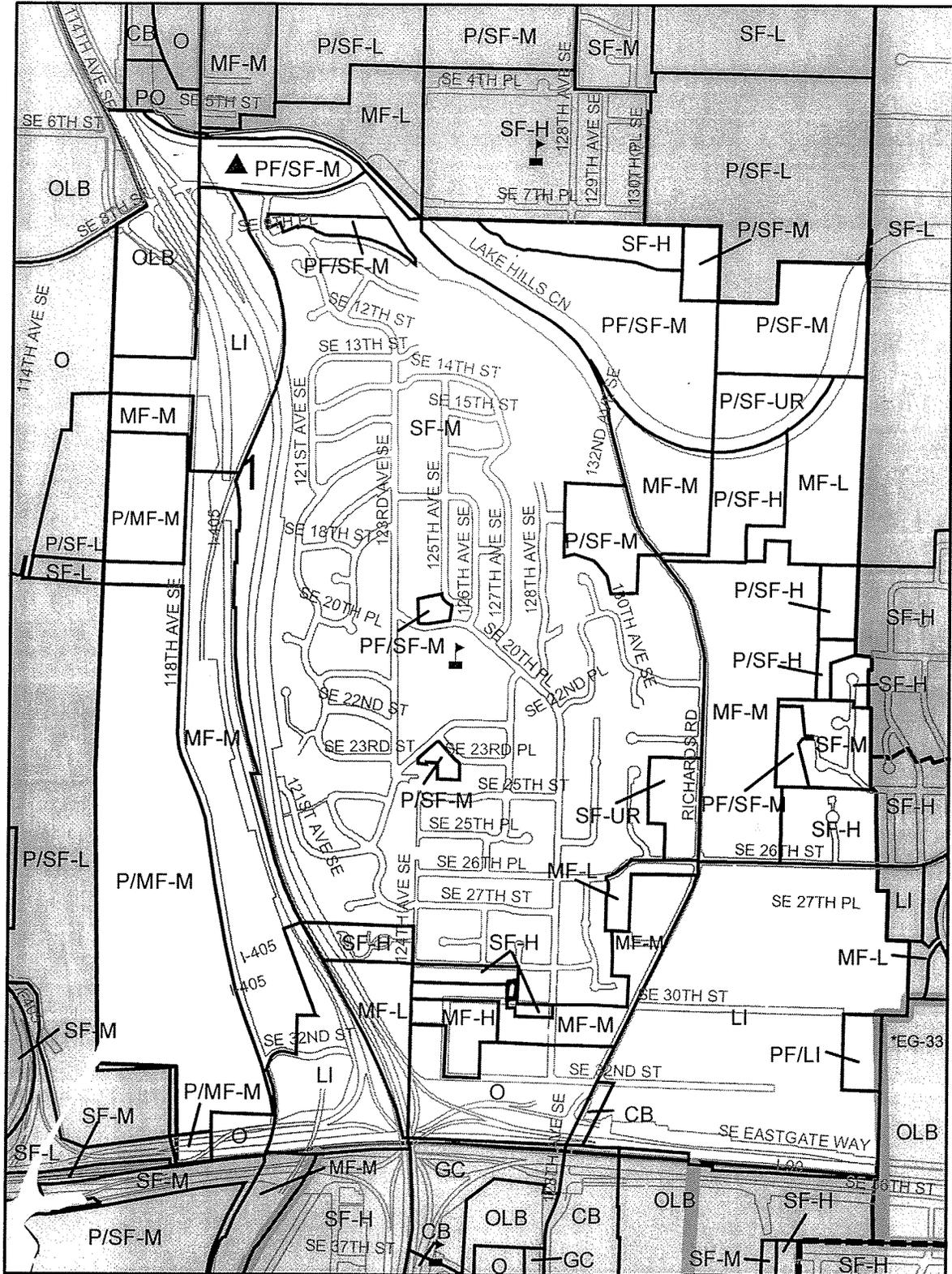
Several telephone inquiries have been received on this suggestion as of April 18, 2008.



March 2008



Oh CPA  
 Proposed Comprehensive Plan Designations  
 12624 SE 30th St



**FIGURE S-RV.1**  
**Richards Valley Land Use Plan**

- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

- ▲ Fire Stations
- ▣ Public Schools
- ▬ Planning Districts
- ▬ Bellevue City Limits (6/2005)
- ▬ Lakes

# DOCUMENT ROUTING FORM

Routed On: 02/01/2008  
Prepared by: CBURGESO

**Folder: 08 103739 AC**

**Target Date: 05/31/2008**

**Folder Name:** Oh Rezone R-20 Comp Plan Amen and Rezone

**Site Address:** 12624 SE 30th St

**Folder Type:** Comprehensive Plan Amendment

**Sub Type:** Private

**Work Proposed:** Site Specific

**Description:**

**Project Contact:** TELEBYTE WILLIAM PALMER

**Phone:** (253) 858-3644

**Subject:** Application Intake Process

**Materials Routed:**

**Routed On:** 02/01/2008

XXX	Land Use
XXX	Utilities
XXX	Transportation
XXX	Policy Planning



### COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20	TECH INITIALS	PROJECT FILE #
1/31/08	CB	08-103739 AC

1. Project name **OH REZONE - R-4 - R20 COMPREHENSIVE PLAN AMENDMENT & CONCURRENT REZONE**
2. Applicant name Seung K (SK) Oh Agent name William M. Palmer
3. Applicant address 1264 SE 30<sup>th</sup> Street, Bellevue, Washington 98005
4. Applicant telephone [206] 399-8078 fax [206] 306-0555 e-mail skoh7@yahoo.com
5. Agent telephone [253] 858-3644 fax [253] 858-3654 e-mail wpconslts@telebyte.net

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

#### BLOCK 1

Property address and/or 10-digit King County parcel number 0924059162

Proposed amendment to change the map designation from existing R-4 to proposed R-20

Site area (in acres or square feet) 13,860 S.F.

Subarea name FACTORIA/EASTGATE Richards Valley

Last date the Comprehensive Plan designation was considered Nov., 2004

Current land use district (zoning) R-4

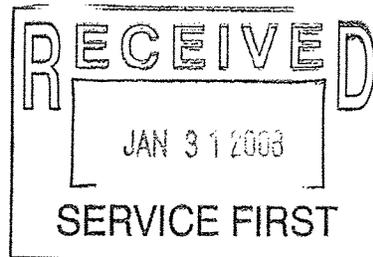
Is this a concurrent rezone application?  Yes  No Proposed land use district designation R-20

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.



JAN 31 2008

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**

PERMIT PROCESSING



**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 vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

Comprehensive plans while incorporating goals and policies designed to shape the future of a city or a county are not static documents like blueprints for the construction of a building. The planning staff who prepare the plans for adoption by the legislative body in this case the City Council may have a good overall perspective of the City and its Subarea planning districts, however, seldom do City staff have the time or resources to inventory each individual property characteristics as part of the data collection process. Even when the data is reasonably specific, it is still not possible to evaluate the experience in a neighborhood over time with existing land uses.

In this instance, the applicant's property borders on two sides R-20 Zoned properties. His driveway faces the entrance to an apartment complex. West of the applicant's property are more apartments and duplexes. The proposed Concurrent Comprehensive Plan Amendment and Rezone will allow the applicant to redevelop his property similar to that of his neighbors. One could argue that the proposed R-20 Zone might be extended further to the east to 124<sup>th</sup> Avenue SE. However, there is a topographic break between the applicant's lot and the four lots that step down the hill to 124<sup>th</sup>.

If the City is looking for a place to draw boundaries, land use changes work best when lot lines coincide with changes in topography. The merit of this application is the proposed zone change would place the applicant's property in a more homogenous environment with other multiple-family developed properties.

See also, the response to the questions in BLOCK 4 for further elaboration on the merits of the applicant's proposed comprehensive plan and concurrent rezone amendment.

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JAN 31 2008

Go to **BLOCK 4**

PERMIT PROCESSING

**BLOCK 4a**

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.301.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

*A. The proposed amendment represents a matter appropriately addressed through the Comprehensive Plan:*  
and

**Comment:**

A rezone can only be processed by the City if it is first provided for in the Comprehensive Plan. If not then the Plan has to be amended to allow for the proposed rezone. In this case the applicant is applying to amend the Comprehensive Plan and Zoning Map through the Concurrent Plan / Zone amendment process.

*B. The proposed amendment is in compliance with the three year limitation rules set forth in LUC 20.301.130.A.2.d; and*

**Comment:**

Whereas there have been amendment to the plan as recently as April, 2007 the last full update of the plan occurred in November of 2004. None of the intervening plan amendments addressed the immediate area in which the applicant's property is found.

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*

**Comment:**

The applicant is not aware of any work program commitments the City Council might of made regarding the immediate area in which the applicant's property is located.

D. *The proposed amendment can be reasonably reviewed within the resources and time frame of the annual Comprehensive Plan work program; and*

**Comment:**

The proposed amendment is small in scope and while somewhat more involved than a more routinely processed rezone, it is typical of the kind of amendment requests the City has processed in previous annual Comprehensive Plan work programs.

E. *The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "significantly changed conditions;" and*

**Comment:**

While it is true the City's Comprehensive Plan makes provisions for a twenty-year time period in its land use allocations, it can not accurately predict the demand for multiple-family dwelling units. The applicant's property in an R-20 Zone would qualify for about six dwelling units. As increment in the total housing allowance for multiple-family housing, it represents a rather insignificant change. See also the discussion found in BLOCK 3 and the following comments presented in response to Question F. Also, it is a fair assessment to characterize this particular plan amendment and rezone request as a "map correction" more than an amendment proposal that might introduce new zoning in an area otherwise substantially developed with single-family homes.

F. *When expansion of the geographic scope of an amendment proposal is being considered, share characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and*

**Comment:**

See Comments provided for the question in BLOCK 3. The proposed rezone would provide incentive for the applicant to develop his site in keeping the other multiple family uses on his street. As noted in previous discussions, this site lies immediately adjacent to a R-20 Zone area on the west and to an R-20 Zoned area on the South. The site is at the crest of the hill on SE 30<sup>th</sup> Street. The property to the west including the applicant's lot is relatively level. It is this level property that is zoned R-20 on both sides of the street. East of the site beginning near the east property line SE 30<sup>th</sup> slopes downhill to 128<sup>th</sup> Avenue SE. At that point on the slope the zoning is R-3.5 on both sides of the street. Given the physical characteristics of the applicant's property, it is more similar to the property to the west and south of his site than are the lots located to the east and north of the site. Regarding the property on the north, there are two different single-family residential zones - R-4 along the south side of SE 29<sup>th</sup> Street extending from 124<sup>th</sup> Avenue SE to an approximate alignment with 127<sup>th</sup> Place SE. From there the zoning changes to R-3.5 as it extends east to 128<sup>th</sup> Avenue SE.

On the north side of SE 29<sup>th</sup> Street, the lots that abut that side of the street are all zoned R-3.5. When the zoning pattern is examined in detail the out of logic sequence is this strip of R-4 Zoning found on the south side of SE 29<sup>th</sup> that drops down to include the applicant's property on SE 30<sup>th</sup>. What one finds in such analysis is the applicant's property is the only site on SE 30<sup>th</sup> Street that is zoned R-4, because the lots that immediately abut the subject site on the east drop to an R-3.5 Zone. The rationale for the decision made by the City back in 2004 seems to have ignored the characteristics of the applicant's property and the immediate environment along both sides of SE 30<sup>th</sup>.

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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, or other state or federal law, and the Washington Administrative Code; or

**Comment:**

The City's Factoria / Eastgate Subarea Plan is most pertinent to the applicant's proposal and in particular Policy S-EG-11. The Subarea Plan contains three Residential Development Policies that are pertinent to the consideration of this proposed amendment for which comment is appropriate. Policy S-EG-7 "Maintain single-family housing as the predominate residential land use in the Subarea in land area and appearance." In as much as the site size is a modest third of an acre, the proposed change will not change the character of the Eastgate are by this one change.

Policy S-EG-8 "Limit multifamily housing to locations accessible directly from arterials, as depicted on the Land Use Plan (Figure S-EG.1)." An examination of the zoning pattern in the comprehensive plan and zoning map for this area reveals multiple-family zoning extending from 128<sup>th</sup> Avenue on the west to 124<sup>th</sup> on the east. Even though this is the zoning pattern for the larger context area surrounding the applicant's site, there is along SE 30<sup>th</sup> Street where multiple-family residents pass through a single-family zoned area to gain access to a north-south arterial. That is the existing situation. The applicant's proposed change in zoning will not change the existing access patterns and will not in the final analysis exacerbate the situation for the possibility of adding five additional dwelling units at build out of his property.

Policy S-EG-9 "Discourage multifamily and commercial traffic from passing through single-family neighborhoods." See above response to Policy S-EG-8.

Policy S-EG-11 is referenced above as a compliance policy of the proposed comprehensive plan amendment and concurrent rezone. "Encourage more opportunities for affordable housing in the Subarea by maintaining and rehabilitating existing housing stock." The reason this Policy is listed in the compliance category is the words "Encourage more opportunities for affordable housing...." It is not necessarily true that "maintaining and rehabilitating existing housing stock" will result in "affordable housing." While a term used in used in the Growth Management Act, "affordable housing" it is an issue treated in most jurisdictions in western Washington as a "step child" subservient to the other twelve goals of GMA and their comprehensive plans. Like it or not the only real "affordable housing" alternative is rental apartments and on the east side of Puget Sound, what is "affordable housing" depends on the household income levels of at least median levels.

Interesting as it may seem if the focus of the City is on maintaining and rehabilitating existing housing stock that is a misplaced objective. The truly affordable house in the context of Bellevue's generally moderate to high income families is the unmaintained and dilapidated house. Nobody wants to admit this fact and no one wants to contemplate subdivisions with run-down houses. So it is a laudable objective to promote the maintenance and rehabilitation of structures, but if the City is going to do so, to the extent possible it needs to promote incentives for homeowners and investors to upgrade their houses. The referenced policy here as presently worded has no meaning.

An on-site inspection would reveal that the applicant's house and property is in need of maintenance. His incentive to "maintain and rehabilitate" in the context of a multifamily environment is limited. He can meet the affordable housing portion of this policy by the proposed comprehensive plan and concurrent zone amendment and from there going on to develop the site with multifamily units.

When this proposal is considered in the greater context of the City-wide goals and policies, it can be found that it would implement the City's Land Use policies including but not limited to: LU-4, LU-5 LU-9, LU-21, and LU-23.

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# ATTACHMENT 4

Lee

2008 Annual Threshold Review Recommendation and Consideration of Geographic Scoping  
Site-Specific Amendment

Lee

**Staff recommendation:** Recommend that the City Council **not include** the Lee CPA into the 2008 annual CPA work program. Do **not expand** the geographic scope of the proposal.

Permit Number: 08-103731 AC  
Subarea: Wilburton/NE 8<sup>th</sup> Street  
Address: 1111 148<sup>th</sup> Ave NE  
Applicant: Lee

**PROPOSAL**

This privately-initiated application would amend the map designation on this 0.56-acre site from SF-M (Single Family-Medium) to O (Office).

The application site is an existing single family house, with access directly from 148<sup>th</sup> Ave NE. If the CPA is adopted, the site would be rezoned to allow the range of office and commercial uses permitted under Office zoning. See Attachment A for the application materials and Attachment B for a vicinity map.

**THRESHOLD REVIEW DECISION CRITERIA**

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should not be included** in the annual CPA work program.

This conclusion is based on the following analysis:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

*The appropriate land use designation for the property at 1111 148<sup>th</sup> Ave. NE is a matter appropriately addressed through amendment of the Comprehensive Plan.*

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

*The three-year limitation does not apply to this proposal to amend the site designation.*

- 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

*This suggestion does not raise policy or land use issues that would be more appropriately addressed by an ongoing work program.*

- D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

*The suggestion can be reasonably reviewed within the resources and time frame of the current Annual Comprehensive Plan Amendment Work Program.*

- 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:

**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).

*The proposed amendment does not address significantly changed conditions since the last time the Plan map or text was amended. This site is distinctly bounded by the land uses—an established church and existing single family neighborhood—and linear features—148<sup>th</sup> Avenue NE and Kelsey Creek—adjacent to it. There are no unanticipated consequences from adopted policies that seek to manage stability amongst adjacent land uses or to protect residential and natural area uses with these land uses so clearly defined to each other. The impact of changed conditions on the subject property or its surrounding area due to the proximity of and access to 148<sup>th</sup> Ave NE are foreseen by the Comprehensive Plan and are not unique to this site. No areawide changes related to the pertinent Plan map or text have been made.*  
; 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

*Expansion of the geographic scope of this amendment proposal should not be considered. The application's interest in an Office designation is specific to the individual parcel. This specificity is enhanced by the boundaries to the site—148<sup>th</sup> Ave NE on the east, a church on the north, and an established single family neighborhood—and Kelsey Creek—to the south and west. These existing single-family parcels to the west do not share similar characteristics of access, platting history, and size, and are thus not similarly situated.*

- 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 (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

*Preliminary analysis suggests that this request is likely inconsistent with current general policies in the Comprehensive Plan:*

*Policy LU-37: Discourage the creation of additional potential for office development beyond the areas currently designated in the Land Use Plan Map, unless an area-wide planning process identifies office uses as appropriate for a non-residential area under transition from an earlier use that is in decline.*

*The city's longstanding Comprehensive Plan approach has been to address such additional potential only through area wide studies. This site's specificity and bounded land uses argue against an office land use designation under this policy, and those same distinct land uses and edges around this site argue against evidence of decline.*

*The existing residential use coexists with the adjacent Kelsey Creek in the Kelsey Creek drainage basin designation and setbacks. A more intense office use, with larger areas devoted to building footprints and surface parking areas, will likely be inconsistent with Environmental Stewardship policies in the Environmental Element.*

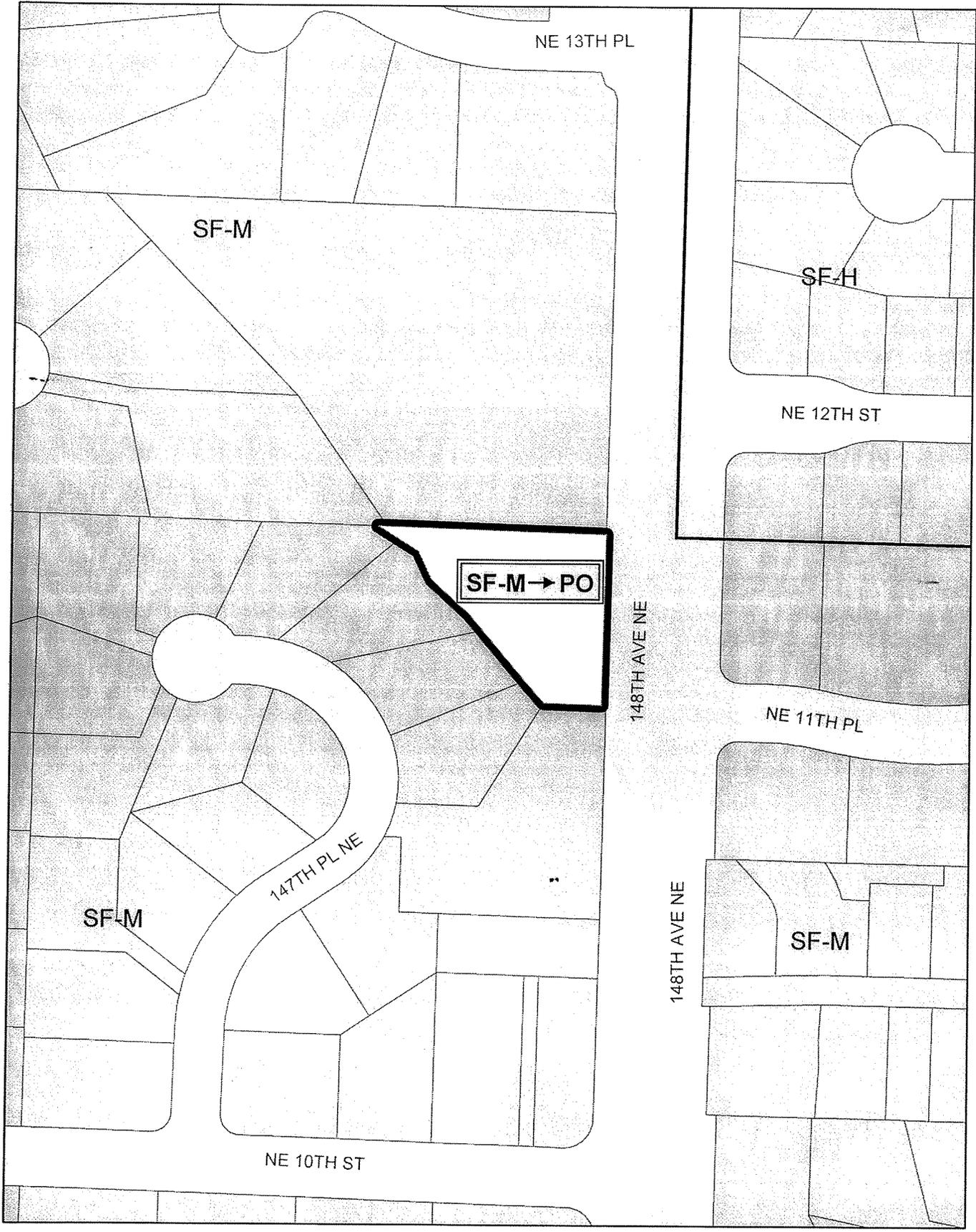
*If this proposed amendment is included in the annual work program additional analysis will be conducted prior to determining whether this request is fully consistent with all applicable and specific policies and regulations.*

- H. State law requires, or a decision of a court or administrative agency has directed such a change.

*State law, or a decision of a court or administrative agency has not directed the suggested change.*

#### **PUBLIC COMMENT**

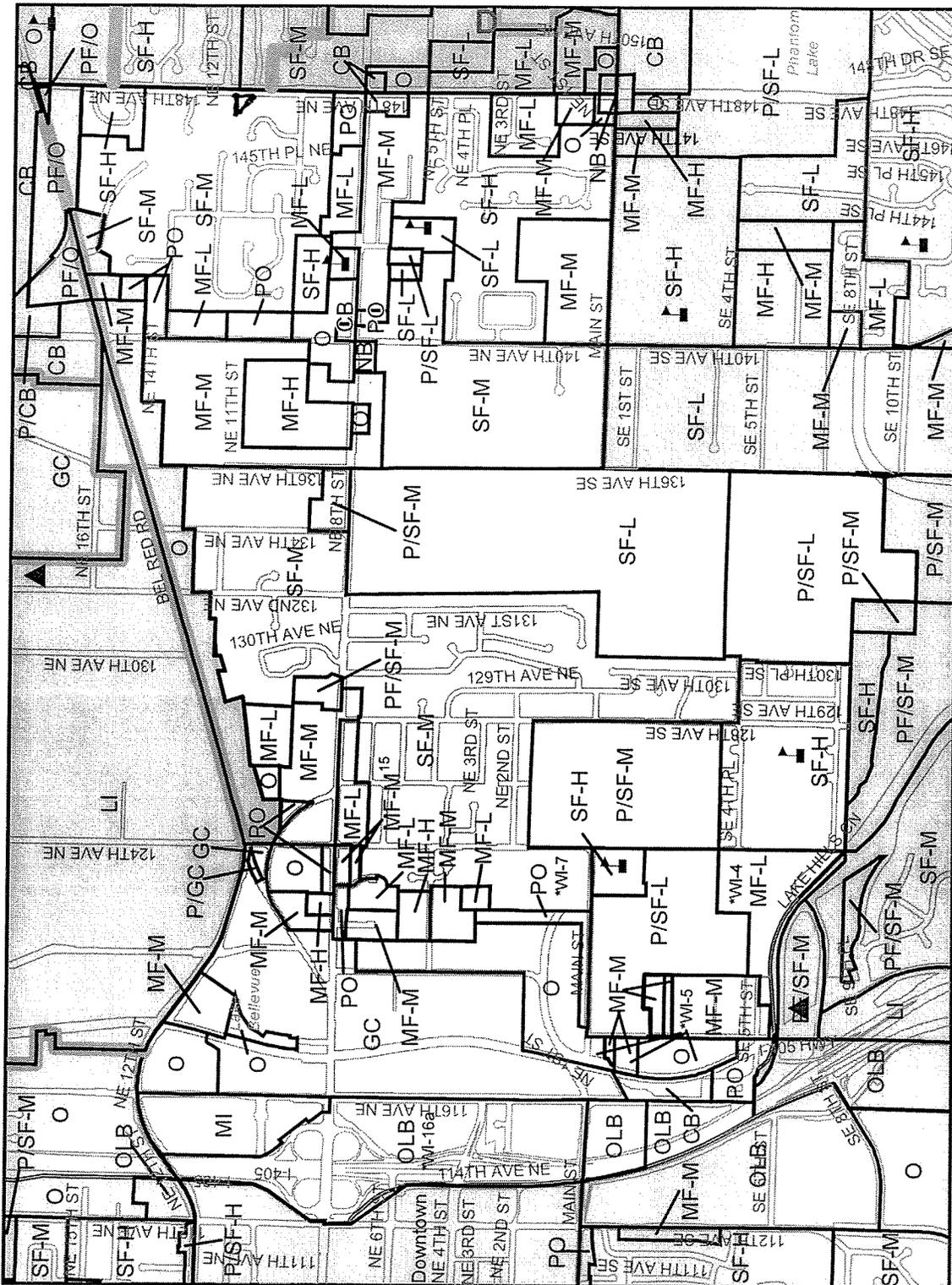
One written public comment and several telephone inquiries have been received on this suggestion as of April 18, 2008.



March 2008



Lee CPA  
 Proposed Comprehensive Plan Designations  
 1111 148th Ave NE



**FIGURE S-WI.1**  
**Wilburton/NE 8th 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

- <sup>15</sup>R-15 density limit
- Fire Stations
- Public Schools
- Planning Districts
- Bellevue City Limits (6/2004)
- Lakes

# DOCUMENT ROUTING FORM

Routed On: 02/01/2008  
Prepared by: CBURGESO

**Folder: 08 103731 AC**

**Target Date: 05/31/2008**

**Folder Name:** Lee R-2.5 to Professional Office Concurrent CPA and Rezone

**Site Address:** 1111 148th Ave NE

**Folder Type:** Comprehensive Plan Amendment

**Sub Type:** Private

**Work Proposed:** Site Specific

**Description:**

**Project Contact:** TELEBYTE WILLIAM PALMER

**Phone:** (253) 858-3644

**Subject:** Application Intake Process

**Materials Routed:**

**Routed On:** 02/01/2008

XXX	Land Use
XXX	Utilities
XXX	Transportation
XXX	Policy Planning



### COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20	TECH INITIALS	PROJECT FILE #
---------------------------------------	---------------	----------------

1. Project name LEE R-2.5 TO PROFESSIONAL OFFICE CONCURRENT CPA AND REZONE
2. Applicant name Thomas Lee Agent name William M. Palmer
3. Applicant address 12428 SE 27<sup>th</sup> Street, Bellevue, Washington 98005
4. Applicant telephone [425] 747-9600 fa [425] 747-4687 e-mail thomasleekpp@hotmail.com
5. Agent telephone [253] 858-3644 fax [253] 858-3654 nail wpcnslts@telebyte.net

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

**BLOCK 1**

Property address and/or 10-digit King County parcel number 2725059107

Proposed amendment to change the map designation from existing R-2.5 to proposed PO

Site area (in acres or square feet) 24,412 S.F.

Subarea name BEL-RED/NORTHUP

Last date the Comprehensive Plan designation was considered 11/104

Current land use district (zoning) Residential - 2.5

Is this a concurrent rezone application? Yes  No  Proposed land use district designation Professional Office

Go to **BLOCK 3** Community Council: N/A East Bellevue 1

**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.

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SERVICE FIRST

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**



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**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 vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

Comprehensive plans while incorporating goals and policies designed to shape the future of a city or a county are not static documents like blueprints for the construction of a building. There are constant societal changes that can never be fully anticipated when a plan is prepared and first adopted. Some changes easily recognized revolve around the development of new public utilities and road improvements; others are more subtle changes as in the case of a shift in the business sector causing a decentralization of employment centers. When home computers became affordable this technology change meant it was possible for individuals to conduct business at home. The high-speed internet connections further enhanced the opportunity for some businesses to operate from homes and remote locations. Information sharing, teleconferencing and cellular communications are all factors that have and are changing our societal view of the traditional workplace.

More than employees working from remote locations, individuals and small businesses with five or less employees now can conduct business from practically any location. If one of these small businesses involves only the principal and perhaps a part-time assistant, it is likely that person will conduct business from home. However, if a business involves three to five people, their need for space is larger than can be accommodated in most homes. Also, such a business will likely involve neighborhood impacts perhaps not welcome by other residents as well as exceeding the home occupation provisions of the City of Bellevue's Zoning Ordinance.

The kinds of uses that fit the above description of a small business typically are encompassed by the City's Professional Office Zone. While some small professional office businesses of necessity maintain a full-time staff person on site, often it is the case that business is conducted in many different locations within the City and the greater metropolitan area. Some real Estate offices fit that description, likewise an office for an insurance adjuster, or a professional consultant in the field of land use planning. Such small offices are by-and-large low traffic generators and have few if any environmental impacts beyond what is contained in a structure.

What precipitated this request for a comprehensive plan and concurrent rezone is the lack of space to accommodate a small business as described herein. A review of the goals and policies contained in the Bel-Red/Northup Subarea Plan reveals no specific provisions for a small-scale professional office facility. There is an assumption that most businesses might locate in a Light Industrial or General Commercial zoned area such as is reflected in POLICY S-BR-8 "Preserve the bulk of the Light Industrial (LI) and General Commercial (GC) designated area for uses that are not high traffic generators." However POLICY S-BR-6, "Allow opportunities for a complementary mix of businesses and maintain a strong economic base," is followed by a discussion text that reads as follows:

"It is important that the City provide a place where small businesses and entrepreneurs can flourish. Historically, Bel-Red has been that place and the City should continue to encourage activities here."

POLICY S-BR-11. "Maintain areas for offices that are low-rise and oriented towards low-traffic generating uses." This policy too is followed by discussion text:

"Different kinds of office uses are appropriate in different parts of the City. Many businesses do not want to locate in a downtown area. They may want freeway access or to be near certain other businesses. Bel-Red should continue to provide a place for these businesses. Some office uses are appropriate in Light Industrial Districts, but large

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office complexes such as office parks or large buildings that are only used as offices are not."

What these policies are indicating is that there are going to be instances when the City can and should consider amendments to the comprehensive plan that are not tied to a physical change in the environment. Rather such amendments would respond to the changing dynamic of the business environment. If the City is indeed trying to "allow opportunities for a complementary mix of businesses and maintain a strong economic base," some of the comprehensive plan's land use allocations will have to be changed many times throughout the life of the comprehensive plan.

This particular application requests a change in the plan and zoning map from R 2.5 to PO (Professional Office) to accommodate the applicant's real estate office. His business is small, i.e. fitting the characteristic of a small business as described in the foregoing discussion. If the City offered a Mixed-use Zone for other than a zoned commercial area such as in the downtown area, such zone would be more appropriate to the applicant's desires. Absent that alternative, this comprehensive plan amendment / concurrent would allow the conversion of an existing residence to office space.

Unlike the platted property to the west, this particular site has direct access to 148<sup>th</sup> Avenue NE. Also, it is separated from that subdivision by a creek that runs along the western boundary of the site. North of the site is Bellevue Christian Church, which has associated with it a park-n-ride lot. On the South is the only other single-family residential property between Bel-Red Road and NE 8<sup>th</sup> Street on the west side of 148<sup>th</sup> that takes direct access on 148<sup>th</sup> Avenue NE. The east side of the subject property is 148<sup>th</sup> Avenue NE and it has a median strip divider that restricts left turn movements except at intersections.

#### 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 20.301.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

*A. The proposed amendment represents a matter appropriately addressed through the Comprehensive Plan:*

*and*

**Comment:**

A rezone can only be processed by the City if it is first provided for in the Comprehensive Plan. If not then the Plan has to be amended to allow for the proposed rezone. In this case the applicant is applying to amend the Comprehensive Plan and Zoning Map through the Concurrent Plan / Zone amendment process.

*B. The proposed amendment is in compliance with the three year limitation rules set forth in LUC 20.301.130.A.2.d; and*

**Comment:**

Whereas there have been amendment to the plan as recently as April, 2007 the last full update of the plan occurred in November of 2004. None of the intervening plan amendments addressed the immediate area in which the applicant's property is found.

*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*

**Comment:**

The applicant is not aware of any work program commitments the City Council might of made regarding the immediate area in which the applicant's property is located other than transportation system improvements. Such street / intersection improvements do not directly address comprehensive plan changes such as is proposed by the applicant.

*D. The proposed amendment can be reasonably reviewed within the resources and time frame of the annual Comprehensive Plan work program; and*

**Comment:**

The proposed amendment is small in scope and while somewhat more involved than a more routinely processed rezone, it is typical of the kind of amendment requests the City has processed in previous annual Comprehensive Plan work programs.

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E. *The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "significantly changed conditions;" and*

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**Comment:**

While it is true the City's Comprehensive Plan makes provisions for a twenty-year time period in its land use allocations, it can not predict the rate at which entrepreneurs will start new businesses. Since many of these new businesses are small in scale, there is often not appropriate space in previously designated centers to accommodate these businesses' needs. Thus, some continue to operate in private homes, even though the home occupation provisions of the Zoning Ordinance are exceeded or migrate to other parts of the Puget Sound Region where their business activities can be accommodated with fewer restrictions. See also the discussion found in BLOCK 3.

It is true that comprehensive plans provide "blueprints" to manage growth and development within a community. However, since it is not possible for a jurisdiction to anticipate just what kind of development issues they will face within that 20 year period of time, they include Land Use Policies like Policies S-BR- 6, 8 & 11. If the City truly intends that these policies be implemented, there will be and should be comprehensive plan amendments / rezone requests on a somewhat frequent basis that are necessary to assist in the expansion of Bellevue's economy.

F. *When expansion of the geographic scope of an amendment proposal is being considered, share characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and*

**Comment:**

As described in response to questions posed in BLOCK 3 of this form, the subject property lies adjacent to Bellevue Christian Church. Normally churches have limited activity on a weekly basis with services confined to weekends. In this case there is activity on the site on nearly a daily basis, because the church allows its parking lot to be used as a park-n-ride facility. Unlike other residential properties in the immediate vicinity, the applicant's site is situated immediately adjacent to the southern entrance to the church's parking lot.

The applicant can not share the church's southern access as there is a topographic drop off to the level of the applicant's house. However, his house is exposed to the traffic that goes in and out of the church's parking lot on a daily basis. The proposed Professional Office Rezone would bring more compatibility between the two uses and represents only a minor change in the City's land use / zoning pattern.

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, or other state or federal law, and the Washington Administrative Code; or*

**Comment:**

Earlier discussion text herein has dealt with the compliance of this plan amendment / concurrent rezone request with the policies set forth in the Bel-Red/Northup Subarea Plan. That portion of the City's General Comprehensive Plan is most pertinent to the applicant's proposal. However, this proposal would implement also the City's Land Use Element Goal and may of its Land Use policies including but not limited to: LU-9, LU-12, LU-13, LU-26, LU-32 and LU-33.

To the extent the City's Comprehensive Plan and ordinances was developed consistent with the Growth Management Act that is not at issue in this proposed amendment/concurrent rezone request. However, GMA gives discretion to local jurisdictions to provide for the needs of their communities. Since there is nothing in this application that would contravene the GMA or other state or federal law, the City can amend its comprehensive plan to provide for the needs of its citizens.

**Matz, Nicholas**

---

**From:** Pam Toelle [pamtoelle@qwest.net]  
**Sent:** Wednesday, April 09, 2008 1:20 PM  
**To:** Matz, Nicholas  
**Cc:** Inghram, Paul  
**Subject:** Lee Comp Plan Amendment  
**Attachments:** Lee Comp Plan Amendment.doc

Hello Nicholas,

Happy Spring Break!

I am appending my statement opposing the Lee Comp Plan Amendment for you and for the Planning Commission. I presume that it will be routed to them via you.

Will keep in touch.

Pam

14845 NE 13<sup>th</sup> Street  
Bellevue WA 98007  
April 9, 2008

Planning Commission  
City of Bellevue  
P.O. Box 90012  
Bellevue, WA 98009

**RE: Lee Comprehensive Plan Amendment 08-103731-AC**

Dear Planning Commissioners:

I respectfully request that you **do not recommend initiation** of the proposed land use change of the Lee property at 1111 148<sup>th</sup> Avenue NE in the Wilburton Subarea.

The property owner is asking for a land use change that is not in conformance with the long range planning goals of the Wilburton Subarea Plan or goals of the city as a whole. The applicant's desire to bring office uses to a property surrounded by single-family residential land does not meet the decision criteria for amending the Comprehensive Plan.

### **Wilburton Subarea Plan**

#### **Goal:**

**To separate residential, recreational, and open space areas from commercial areas and to protect open space...**

*Discussion: Protect residential and open space areas from encroachment by other uses.*

**POLICY S-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential uses.**

*Discussion: This plan establishes appropriate areas for non-residential uses. Beyond these areas, non-residential uses, except for those normally permitted in residential areas, (such as streets, parks, churches, schools, utility substations, and home occupations) should not be permitted to encroach into residential areas.*

- The Comprehensive Plan is very clear about preserving and protecting residential neighborhoods from more intensive uses.

**Matz, Nicholas**

---

**From:** pgbrun@comcast.net  
**Sent:** Wednesday, April 09, 2008 2:21 PM  
**To:** Matz, Nicholas  
**Subject:** Lee Comp Plan Amendment

Dear Nicholas,

I am writing to ask that the Lee Comp Plan amendment, located at 1111- 148th Ave NE, be denied. This area is all residential, including the church located next door. Many of the residents in the Fox Glen, Fox Chase and Highland Firs neighborhood oppose this request as well.

Thank you,  
Sincerely,  
Maggie Bentley  
15027 NE 11th PL  
Bellevue, 98007  
Highland Firs

**Matz, Nicholas**

---

**From:** pgbrun@comcast.net  
**Sent:** Monday, March 10, 2008 10:25 AM  
**To:** Matz, Nicholas  
**Subject:** re:08-103731-AC

Nicholas,

Thank you for answering my questions on Friday regarding the Lee proposal at 1111 148th Ave. NE. Please add me to the email list for this project.

Thanks,  
Maggie Bentley  
15027 NE 11th PL, 98007  
425-643-0538

## Matz, Nicholas

---

**From:** David F. Plummer [pdf3@comcast.net]  
**Sent:** Sunday, March 09, 2008 8:52 PM  
**To:** Matz, Nicholas  
**Subject:** Re: File Number: 08-103731 AC

Hello Mr. Matz!

I am opposed to the proposed rezone and CP amendment and ask that it be denied for the following reasons:

1. The proposal, if adopted, would constitute 'spot zoning;' there is nothing in the applicant's file that justifies the change in the Comprehensive Plan and the current zoning;

2. Operating a real estate office in this location does not recognize the hazards imposed on 148th Ave. NE traffic resulting from client traffic entering and exiting to/from the new business ; traffic speeds and flows southbound on 148th Ave. NE, especially at peak traffic hours, would be endangered and impeded by such business-client traffic;

3. Operation of a business in this location is not compatible with the existing Comprehensive Plan, and nearby residential developments.

Please advise if there will be a public hearing on this proposed CPA and rezone.

RSVP,

David F. Plummer

14414 NE 14th Place  
Bellevue, WA 98007

On Mar 6, 2008, at 4:36 PM, <NMatz@bellevuewa.gov>  
<NMatz@bellevuewa.gov> wrote:

> Mr. Plummer-  
>  
> There is nothing to email yet, but there is the application file if  
> you'd like to come in to Service First and request it for review. The  
> CPA application name is the Lee Rezone.  
>  
> Nicholas Matz AICP  
> 425 452-5371  
>  
> -----Original Message-----  
> From: David F. Plummer [mailto:pdf3@comcast.net]  
> Sent: Thursday, March 06, 2008 2:56 PM  
> To: Matz, Nicholas  
> Subject: File Number: 08-103731 AC  
>  
> Hello Mr. Matz!  
>  
> Could you email me any available material regarding the subject file  
> number?  
>  
> RSVP,  
>  
> David Plummer  
>  
>

**Matz, Nicholas**

---

**From:** David F. Plummer [pdf3@comcast.net]  
**Sent:** Thursday, March 06, 2008 2:56 PM  
**To:** Matz, Nicholas  
**Subject:** File Number: 08-103731 AC

Hello Mr. Matz!

Could you email me any available material regarding the subject file number?

RSVP,

David Plummer

**Matz, Nicholas**

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**From:** Wallace Williams [waliswilyams@msn.com]  
**Sent:** Thursday, March 27, 2008 3:46 PM  
**To:** Matz, Nicholas  
**Subject:** Project # 08-103731

Good Afternoon,

We wanted to share our thoughts regarding the Lee rezone request #08-103731. We are the immediate property owners, which is located to the south of the subject's property. We also happen to support mixed use designations in the urban neighborhood, so we have no objections to this rezone request. However we do have some concerns that hopefully would minimize any disruptions to our residential environment. Our main concern is to insure the protection of Kelsey Creek which flows through our property. Due to the potential of increased vehicle and pedestrian traffic, we would like to see additional screening be provided along our property line. At one time the original owners of the Lee property had a fence line along our property line which fell into disrepair as they got older. We just want to see that both properties are enhanced and also protected by this rezone. In conclusion, our goal is to be respectful neighbors and good stewards of our environment.

Thank You,

**Wallace & Gina Williams**

# ATTACHMENT 5

Wilburton Village Mixed Use (Density)

2008 Annual Threshold Review Recommendation and Consideration of Geographic Scoping  
Site-Specific Amendment

**Wilburton Village Mixed Use Development**

**Staff recommendation:** Recommend that the City Council **not include** the site-specific Wilburton Village Mixed Use Development CPA into the 2008 annual CPA work program. Do **not expand** the geographic scope of the proposal.

Permit Number: 08-103709 AC  
Subarea: Wilburton/NE 8<sup>th</sup> Street  
Address: 457 120<sup>th</sup> Ave NE and 120, 126, 316 and 400 116<sup>th</sup> Ave NE  
Applicant: KG Investments

**PROPOSAL**

This privately-initiated application would amend the map designation on 12.6 acres of properties in the Wilburton/NE 8<sup>th</sup> 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 5.

The sites proposed for amendment currently consist of the Best Buy store (457 120<sup>th</sup> Ave NE) and various retail auto sales dealerships within the 116<sup>th</sup> Ave NE property addresses.

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 8<sup>th</sup> 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.

If the CPA is adopted, the site would require a subsequent Land Use Code amendment and rezone. See Attachment A for the application materials and Attachment B for a vicinity map.

**THRESHOLD REVIEW DECISION CRITERIA**

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should not be included** in the annual CPA work program.

This conclusion is based on the following analysis:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

*Yes, the request would be appropriately addressed through the Comp Plan.*

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

*Technically, the three-year limitation does not apply to this proposal. The site was part of a city-initiated study and resulted in amendments to the Comprehensive Plan that were adopted in March 2008. Since the recent amendments were initiated by Council, and not the property owner, the three year limit rule doesn't apply. The recent Wilburton/NE 8th Street study considered many of the issues being raised by the proposal, including increased heights, densities, retail uses, and concepts for mixed use development. Further, that study provided the opportunity for property owners, stakeholders, and interested citizens to raise other issues that could have been more fully addressed during that process.*

- 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

*While a study of the Wilburton commercial area was recently completed, there is no ongoing work program for the area.*

- D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

*This request cannot be reasonably reviewed with current resources during the 2008 work program. Staff resources were focused on this area during the recently completed Wilburton/NE 8th Street study and have since shifted to other planning initiatives.*

*This new amendment request, and the related policy amendment request by the same applicant, support substantial additional increases in height and development intensity above the planned CB zoning for the area and above what is generally allowed in commercial areas outside of Downtown. Proper evaluation of the proposal would require visual analysis of heights, traffic analysis of greater densities, review of potential transit service, and consideration of creating a new Comprehensive Plan designation and related zoning category that do not currently exist. While it may be possible to borrow a like district category from other ongoing work, considerable effort would be required to translate some other designation for application in Wilburton.*

- 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:

**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).

*The City considered this area as part of the Wilburton/NE 8th Street study and adopted amendments to the Comprehensive Plan in March 2008. There have been no significant changes to conditions of the area since the date of those recent amendments. It may be more appropriate to consider additional Comprehensive Plan changes for this area at such time in the future as when and if a transit station is located near NE 8th Street and/or if expansion of NE 6th Street to the east becomes a reality and transit service is provided through the area on NE 6th Street.*

; 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

*There is no need to expand the geographic scope of this amendment request. The proposal is unique to the property owned by the applicant.*

- 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 (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

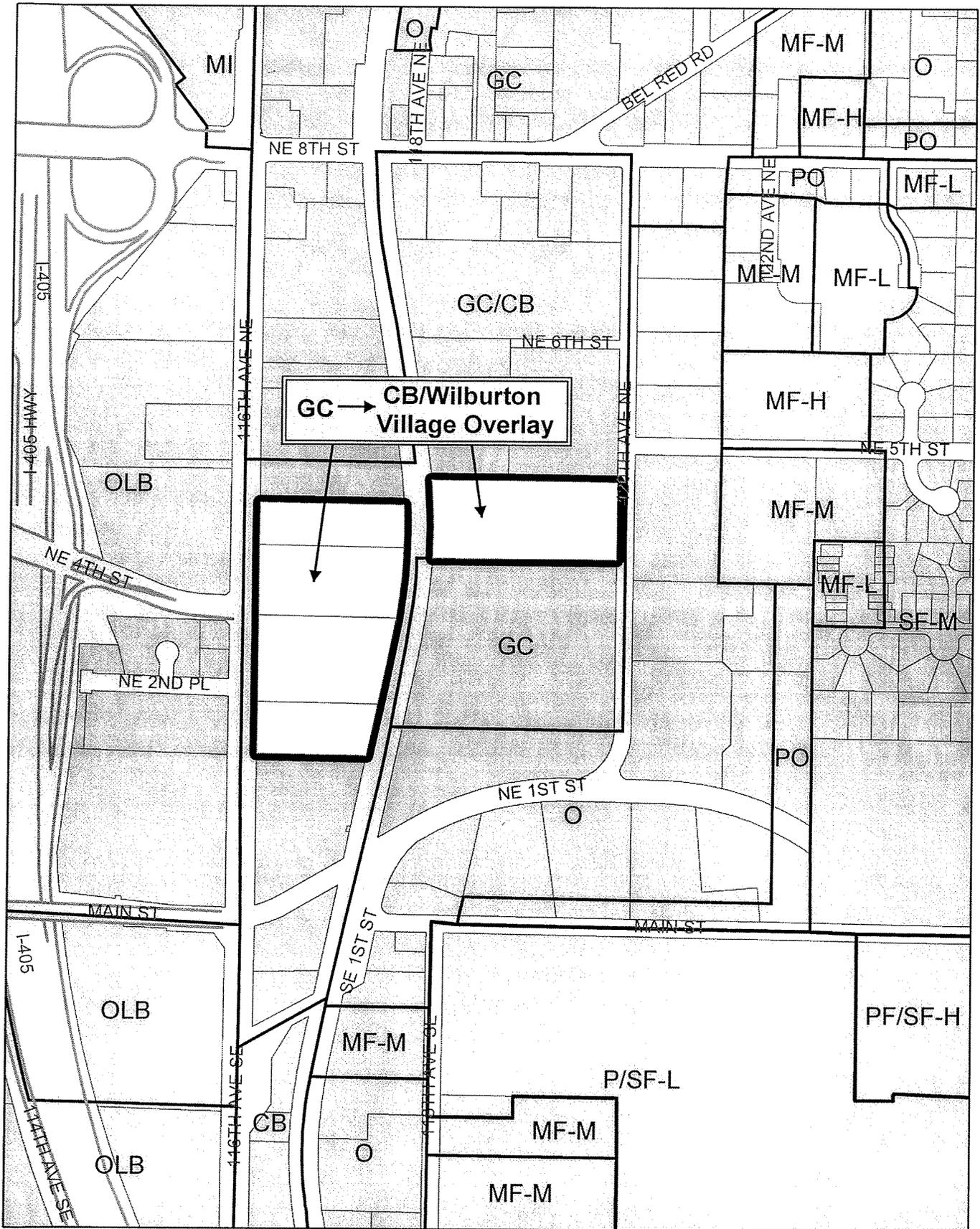
*This request is consistent with some of the policies of the Comprehensive Plan related to the city's goals for mixed used development and to encourage economic development of existing commercial areas. However, the proposed mix and intensity of uses is inconsistent with the Wilburton/NE 8th Street's vision for commercial redevelopment in the subject area and the "retail village" concept specifically supported by the recent amendments. The proposed land use mix and intensity is dramatically different and would set this district up as a "node" of concentrated intensity without a sufficient level of transit service. The proposal may also be inconsistent with city policies to protect public views, to minimize traffic impacts, and to ensure that new development growth is appropriately accommodated by transportation facilities.*

H. State law requires, or a decision of a court or administrative agency has directed such a change.

*State law, or a decision of a court or administrative agency has not directed the suggested change.*

**PUBLIC COMMENT**

No comments have been received on this amendment as of April 18, 2008.



Wilburton Village Mixed Use Development  
 Proposed Comprehensive Plan Designations



March 2008



# DOCUMENT ROUTING FORM

Routed On: 01/31/2008

Prepared by: JSTAMS

**Folder: 08 103709 AC**

**Target Date: 05/30/2008**

Folder Name: Wilburton Village Mixed-Use Development

Site Address: 200 116th Ave NE

Folder Type: Comprehensive Plan Amendment

Sub Type: Private

Work Proposed: Site Specific

Description:

Project Contact: KG Investment Properties III, LLC Jay Johnson

Phone: (425) 450-1550

**Subject: Application Intake Process**

Materials Routed:

Routed On: 01/31/2008

XXX -- Land Use

XXX Utilities

XXX Transportation

XXX Policy Planning



### COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20 <u>08</u>	TECH INITIALS <u>JS</u>	PROJECT FILE # <u>08 103709 AC</u>
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1. Project name Wilburton Village Mixed-use Development (site-specific)
2. Applicant name KG Investment Properties Agent name John C. McCullough
3. Applicant address 11225 SE Sixth St, Suite 215, Bellevue, WA 98004
4. Applicant telephone (425) 450-1550 fax (425) 450-5450 e-mail \_\_\_\_\_
5. Agent telephone (206) 812-3388 fax (206) 812-3389 e-mail Jack@mhseattle.com

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

**BLOCK 1**  
 Property address and/or 10-digit King County parcel number Parcel #s 3325059041, 3325059042, 3325069012, 3325059151, & 3325059213  
 Proposed amendment to change the map designation from existing GC to proposed CB with overlays per  
 Site area (in acres or square feet) Approximately 12.58 acres accompanying CPA application.  
 Subarea name Wilburton/NE 8th Street  
 Last date the Comprehensive Plan designation was considered 1/1/ Unsure (late 90's)?  
 Current land use district (zoning) Commercial (GC)  
 Is this a concurrent rezone application? Yes  No  Proposed land use district designation \_\_\_\_\_  
 Go to **BLOCK 3** Community Council: N/A East Bellevue 1

**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 1/1/

Go to **BLOCK 3**



**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 vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

*See attached sheets.*

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.

*See attached sheets.*

**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.

**I have read the Comprehensive Plan and Procedures Guide 1**

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

Signature of applicant *Steven Kramer* Date *1/31/08*

*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 *Steven Kramer* Date *1/31/08*  
(Owner or Owner's Agent)

Comprehensive Plan Amendment Application/Supplemental Sheet

KG Investments

Site-Specific Application

**Block 1 – Proposed Site**

This proposed comprehensive plan amendment is a site-specific one and accompanies a non-site-specific amendment filed concurrently by the same applicant. In the non-site-specific application, specific policy language is proposed for incorporation in the Wilburton Subarea Plan. This policy language would establish the possibility of a new overlay zone in the Subarea, to promote future development of the Wilburton Village core area. This site-specific amendment being proposed would authorize the application of this overlay designation to those properties in this core area owned by the applicant and identified on the map attached as Exhibit A. Other adjoining sites in the core area may be acquired by the applicant in the future (or owners of such parcels may desire to join in this request), and so the applicant requests the opportunity to amend this application to include such other parcels at that time.

**Block 2 – Proposed Amendment language.**

NA

**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 vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment.**

The amendment is being proposed in order to complete the work initiated under the Wilburton Subarea Plan review in 2007, with specific attention to the Wilburton Village core area. With the anticipated introduction of a new arterial connection through the core area on 120<sup>th</sup> Avenue

RECEIVED

JAN 31 2008

PERMIT PROCESSING

NE and NE 4<sup>th</sup> Street, the introduction of a light-rail corridor alignment and the assemblage of the majority of the core area in one ownership, there is now an opportunity to provide for the coordinated and timely build-out of the Wilburton Village as a mixed-use community, while also implementing the infrastructure planning and construction for the NE 4<sup>th</sup> Street extension.

Further, the proposed amendments to the Wilburton/NE 8<sup>th</sup> Street Subarea Plan and changes to the Comprehensive Plan map designations are consistent with Bellevue's community and economic development strategy to pursue redevelopment and reinvestment in older commercial areas of the city.

The **Land Use Element** supports economic development in those areas designated for commercial use, including those commercial areas outside of Downtown.

Land Use Element Policy LU-31. Encourage and foster economic development in areas designated for commercial use.

Land Use Element Policy LU-32. Maintain commercial areas outside the Downtown which can provide additional business opportunities and serve other parts of the community.

Allowing multifamily residential uses to be integrated into commercial districts, as proposed for the Wilburton Village core area, is encouraged by city policies.

- Land Use Element Policy LU-7. Support inclusion of residential uses in commercial districts where compatibility can be demonstrated.
  
- Land Use Element Policy LU-27. Encourage mixed residential/commercial development in all Neighborhood Business and Community Business land use districts where compatibility with nearby uses can be demonstrated.

Additionally, the **Economic Development Element** supports land use standards and strategies that support economic development.

- Economic Development Element Policy ED-20. Encourage economic development in designated locations through a mix of incentives, regulations, and strategic investments that support the city's adopted plans.

Improvements to the area's urban design character are also supported by policies in the **Urban Design Element**.

- Urban Design Element Policy UD-4. Ensure that development relates, connects, and continues design quality and site functions from site to site.
- Urban Design Element Policy UD-5. Include accessible and attractive places for the generally public, employees and visitors to wait, to be outdoors, or to socialize in more intensive commercial development. Less intensive commercial development should include such places for employees and visitors.

Amendments to the **Wilburton/NE 8<sup>th</sup> Street Subarea Plan** are intended to be consistent with the general direction for the Wilburton commercial area to continue to provide commercial development opportunities that are complementary to Downtown and that serve the surrounding neighborhoods. The proposed amendments further this policy direction without expanding the area of commercial uses, consistent with:

- Wilburton/NE 8<sup>th</sup> Subarea Policy S-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

Some of the proposed policy amendments seek to more clearly establish the city's policy direction for the commercial areas. The amendments also support allowing mixed use within the commercial areas.

**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.**

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan.

An amendment to the Comprehensive Plan and the redesignation of a specific site are matters appropriately addressed through the Comprehensive Plan.

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d.

The property at issue has not been the subject of a comprehensive plan amendment proposal initiated by the public in the last three years. The property at issue has been the subject of a City-initiated comprehensive plan amendment (Wilburton Subarea review) initiated in the 2007 docket.

- 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.

The City initiated a comprehensive plan amendment for the Wilburton Subarea in the 2007 docket. This docket has not been acted on as yet. This proposed amendment raises policy and land use issues that arose from this 2007 docket consideration, as well as issues relating to the extension of NE 4<sup>th</sup> Street and Bel-Red Subarea planning now underway. With the upcoming conclusion of the 2007 docket, there is not a more appropriate and ongoing work program approved by the City Council for consideration of this proposed amendment.

- D. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

The proposed amendment addresses follow-on issues related directly to the 2007 Wilburton Subarea docket matter, planning for the extension of NE 4<sup>th</sup> Street, and Bel-Red Subarea planning now underway. As such consideration of this proposed amendment is timely and can

reasonably be reviewed within the time frame of the Annual Comprehensive Plan Amendment Work Program.

- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "Significantly Changed Conditions".

The proposed amendment is necessary to address the significant increases in population, the demand for urban housing, and the rapid pace of development that has recently occurred in this area. The zoning change to R-4 would bring the subject property into conformity with the surrounding properties, which already closely resemble the R-4 zoning requirements.

Although the City initiated a comprehensive plan amendment for the Wilburton Subarea in the 2007 docket, this docket matter has not been acted on as yet. Therefore, it has been several years since the last time the pertinent Comprehensive Plan map or text was amended. The forthcoming action on these subarea plan amendments will introduce significant new policies regarding the extension of NE 4<sup>th</sup> Street.

BMC 20.40.046 characterizes "significantly changed conditions" 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 to need to be addressed for the comprehensive plan to function as an integrated whole.

Several changed conditions support the proposed comprehensive plan amendment:

- The anticipated adoption of amendments to Comprehensive Plan policies regarding the NE 4<sup>th</sup> Street extension have implications of a magnitude to need to be addressed for the comprehensive plan to function as an integrated whole. While these changes were a part of the 2007 Wilburton docket item, the need for this street extension in order to serve anticipated growth in the City has become more

acute than was originally anticipated in the review of the 2007 Wilburton docket item. The increased anticipated capacity and volumes on this street extension necessitate a review of the land use opportunities in the Wilburton Village core area.

- The anticipated adoption of amendments to the Bel-Red Subarea Plan and to BROTS have implications of a magnitude to need to be addressed for the comprehensive plan to function as an integrated whole.
- The anticipated adoption of an approved light-rail corridor along the NE 6<sup>th</sup> Street right-of-way (adjacent to the Wilburton Village core area) has implications of a magnitude to need to be addressed for the comprehensive plan to function as an integrated whole.
- The assemblage by one property owner of a majority of the land area within the Wilburton Village core area and of the right-of-way necessary to implement the new NE 4<sup>th</sup> Street extension was not fully contemplated in the 2007 Wilburton docket item. This assemblage provides a broader range of development opportunities within this area, and a superior opportunity to implement a master-planned development.

- 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.

Not Applicable at this time. If other adjoining sites desire to join in this request, this question will need to be addressed at that time.

- 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

The proposed amendment is consistent with current general policies in the Comprehensive Plan, the Countywide Planning Policies and the Growth Management Act.

**Comprehensive Plan**

Proposed amendments to the Wilburton/NE 8<sup>th</sup> Street Subarea Plan and changes to the Comprehensive Plan map designations are consistent with Bellevue's community and economic development strategy to pursue redevelopment and reinvestment in older commercial areas of the city.

The **Land Use Element** supports economic development in those areas designated for commercial use, including those commercial areas outside of Downtown.

Land Use Element Policy LU-31. Encourage and foster economic development in areas designated for commercial use.

Land Use Element Policy LU-32. Maintain commercial areas outside the Downtown which can provide additional business opportunities and serve other parts of the community.

Allowing multifamily residential uses to be integrated into commercial districts, as proposed for the Wilburton Village core area, is encouraged by city policies.

- Land Use Element Policy LU-7. Support inclusion of residential uses in commercial districts where compatibility can be demonstrated.
  
- Land Use Element Policy LU-27. Encourage mixed residential/commercial development in all Neighborhood Business and Community Business land use districts where compatibility with nearby uses can be demonstrated.

Additionally, the **Economic Development Element** supports land use standards and strategies that support economic development.

- Economic Development Element Policy ED-20. Encourage economic development in designated locations through a mix of incentives, regulations, and strategic investments that support the city's adopted plans.

Improvements to the area's urban design character are supported by the Urban Design Element.

- Urban Design Element Policy UD-4. Ensure that development relates, connects, and continues design quality and site functions from site to site.
- Urban Design Element Policy UD-5. Include accessible and attractive places for the generally public, employees and visitors to wait, to be outdoors, or to socialize in more intensive commercial development. Less intensive commercial development should include such places for employees and visitors.

Amendments to the **Wilburton/NE 8<sup>th</sup> Street Subarea Plan** are intended to be consistent with the general direction for the Wilburton commercial area to continue to provide commercial development opportunities that are complementary to Downtown and that serve the surrounding neighborhoods. The proposed amendments further this policy direction without expanding the area of commercial uses, consistent with:

- Wilburton/NE 8<sup>th</sup> Subarea Policy S-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

Some of the proposed policy amendments seek to more clearly establish the city's policy direction for the commercial areas. The amendments also support allowing mixed use within the commercial areas.

### **Countywide Planning Policies**

The proposed amendment is also consistent with the King County Countywide Planning Policies ("KCCPP"). KCCPP Framework Policy 11 provides land use patterns in the county must protect the natural environment by reducing the consumption of land and concentrating development. Urban growth areas ("UGA") must be designated in order to concentrate development and must provide enough land to accommodate future urban development. KCCPP, Framework Policy 12. Anticipated growth must be allocated in order to ensure the efficient use of land, limit

development in rural areas, ensure efficient use of infrastructure, promote a land use pattern that can be served by public transportation, and provide sufficient opportunities for growth within the jurisdiction. KCCPP, Framework Policy 12(a). The proposed amendment relates to land within the UGA and by providing for infill development, it will protect the natural environment by reducing the consumption of land and concentrating development. It would also help ensure the land and infrastructure supporting development is used efficiently, promote a land use pattern that can be served by public transportation, and provide more opportunities for growth within the City. Land Use Policy 25a requires each city to plan and accommodate household and employment targets by, among other things, ensuring adequate zoning capacity, which this proposed amendment would help the City realize.

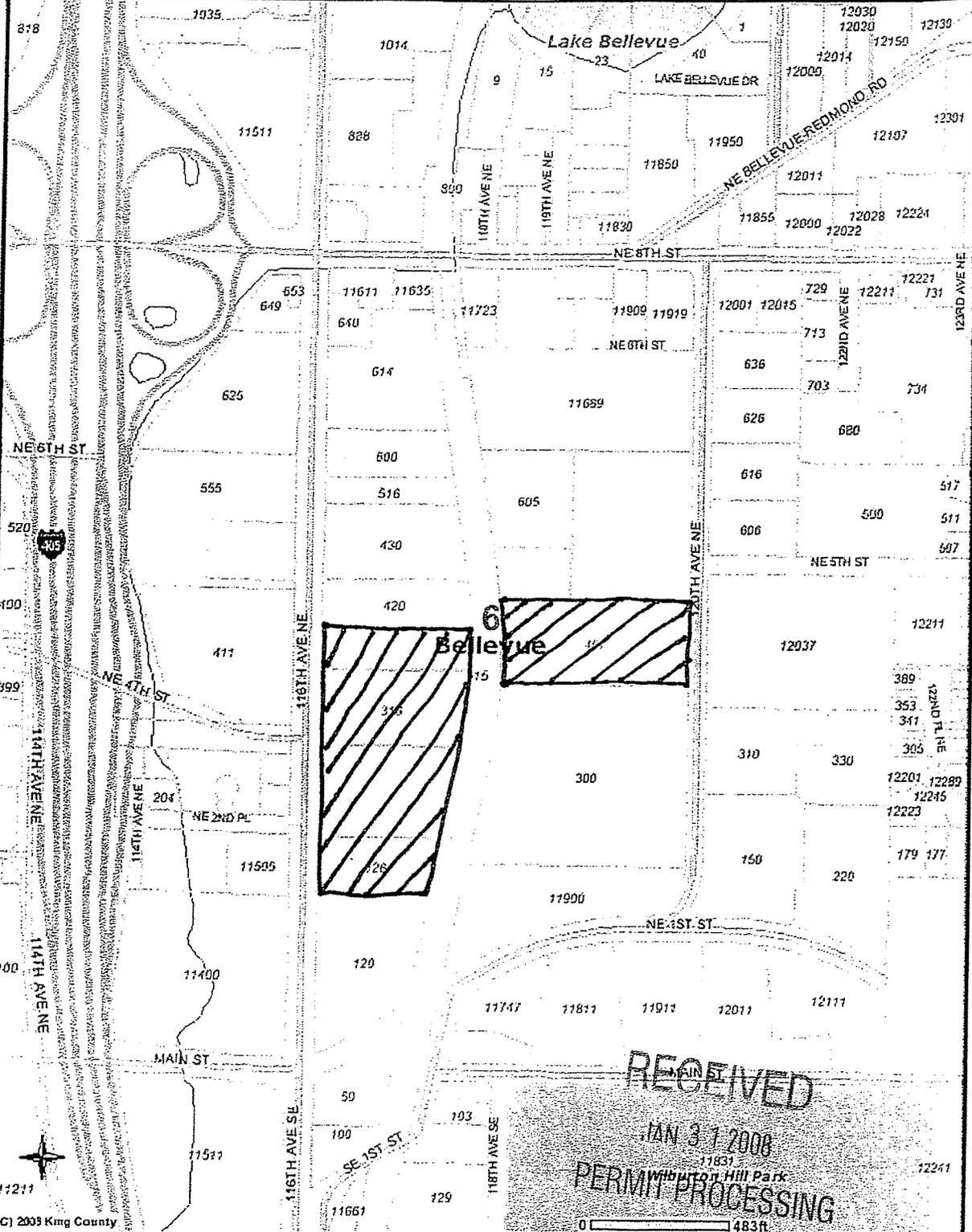
#### **Growth Management Act**

The proposed amendment is also consistent with the Growth Management Act ("GMA"). The GMA requires the state's fastest growing counties (including King County) and the cities within them to prepare comprehensive plans and accommodate the state's 20 year population forecasts. The GMA is intended to ensure cities and counties plan for growth by making more efficient use of urban land in order to prevent sprawl, protect rural and resource lands, and reduce service delivery costs. See Comprehensive Plan, p. 35. The proposed amendment would create additional residential development capacity in a city which has very little vacant land and must rely on infill development. This proposal would help ensure Bellevue is able to accommodate its 20 year population forecast, make more efficient use of its land, reduce sprawl, protect rural and resource lands from development, and reduce service delivery costs.

- H. State law requires, or a decision of a court or administrative agency has directed such a change.

NA.

# IMAP



(C) 2003 King County

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Date: 1/29/2008 Source: King County IMAP - King County Districts (<http://www.metrokc.gov/GIS/IMAP>)



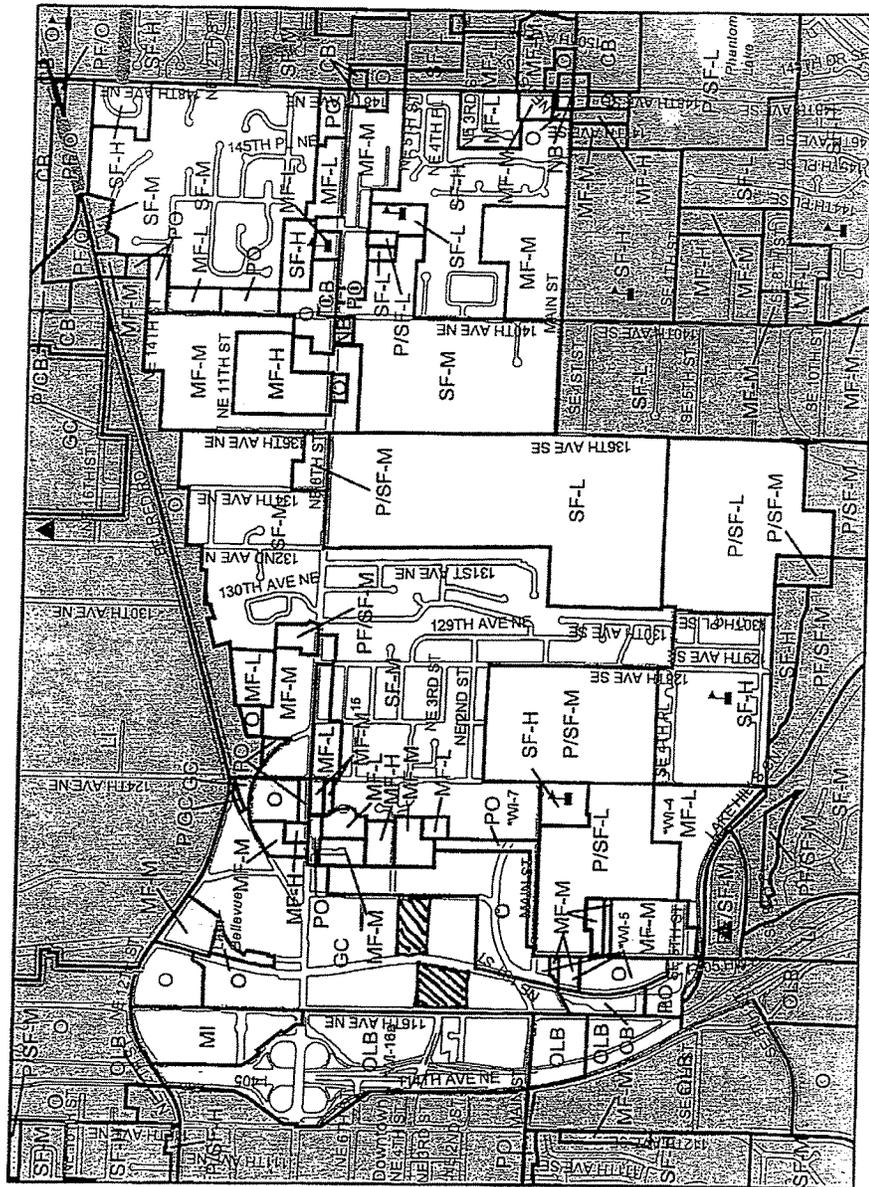


FIGURE S-WI.1  
 Wilburton/NE8th Land Use Plan

- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

- ▲ Fire Stations
- ▲ Public Schools
- ▨ Planning Districts
- ▨ Bellevue City Limits (6/2004)
- ▨ Lakes

Parcels within site-specific CPA application

# ATTACHMENT 6

Wilburton Village Mixed Use (Policy)

2008 Annual Threshold Review Recommendation  
Non Site-Specific Amendment

**Wilburton Village Mixed Use Development**

**Staff recommendation:** Recommend that the City Council **not include** the Wilburton Village Mixed Use Development CPA into the 2008 annual CPA work program.

Permit Number: 08-103710 AC  
Subarea: Wilburton/NE 8<sup>th</sup> Street  
Address: N/A  
Applicant: KG Investments

**PROPOSAL**

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 8<sup>th</sup> 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 Attachment 6.

The amendment is proposed in tandem with a site-specific policy amendment. 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 8<sup>th</sup> 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. See Attachment A for the application materials and Attachment B for a vicinity map.

**THRESHOLD REVIEW DECISION CRITERIA**

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should not be included** in the annual CPA work program.

This conclusion is based on the following analysis:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

*Yes, the request would be appropriately addressed through the Comp Plan.*

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

*Technically, the three-year limitation does not apply to this proposal. The area was part of a city-initiated study and resulted in amendments to the Comprehensive Plan that were adopted in March 2008. Since the recent amendments were initiated by Council, and not the property owner, the three year limit rule doesn't apply. The recent Wilburton/NE 8th Street study considered many of the issues being raised by the proposal, including increased heights, densities, retail uses, and concepts for mixed use development. Further, that study provided the opportunity for property owners, stakeholders, and interested citizens to raise other issues that could have been more fully addressed during that process.*

- 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

*While a study of the Wilburton commercial area was recently completed, there is no ongoing work program for the area.*

- D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

*This request cannot be reasonably reviewed with current resources during the 2008 work program. Staff resources were focused on this area during the recently completed Wilburton/NE 8th Street study and have since shifted to other planning initiatives.*

*This new policy amendment request, and the related site-specific amendment request by the same applicant, support substantial additional increases in height and development intensity above the planned CB zoning for the area and above what is generally allowed in commercial areas outside of Downtown. Proper evaluation of the proposal would require visual analysis of heights, traffic analysis of greater densities, review of potential transit service, and consideration of creating a new Comprehensive Plan designation and related zoning category that do not currently exist. While it may be possible to borrow a like district category from other ongoing work, considerable effort would be required to translate some other designation for application in Wilburton.*

- 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:

**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).

*The City considered this area as part of the Wilburton/NE 8th Street study and adopted amendments to the Comprehensive Plan in March 2008. There have been no significant changes to conditions of the area since the date of those recent amendments. It may be more appropriate to consider additional Comprehensive Plan changes for this area at such time in the future as when and if a transit station is located near NE 8th Street and/or if expansion of NE 6th Street to the east becomes a reality and transit service is provided through the area on NE 6th Street.*

; 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

N/A.

- 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 (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

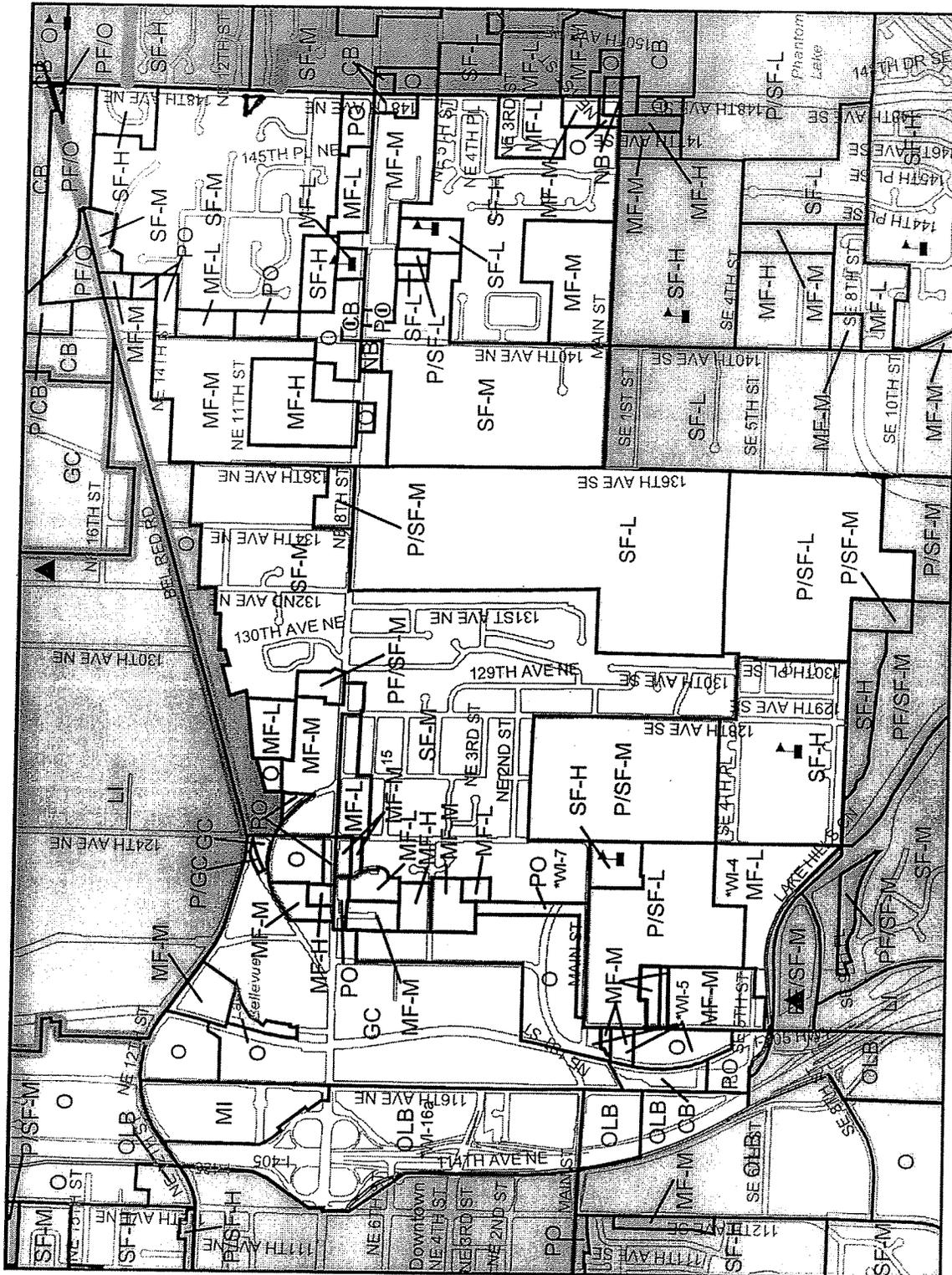
*This request is consistent with some of the policies of the Comprehensive Plan related to the city's goals for mixed used development and to encourage economic development of existing commercial areas. However, the proposed mix and intensity of uses is inconsistent with the Wilburton/NE 8th Street's vision for commercial redevelopment in the subject area and the "retail village" concept specifically supported by the recent amendments. The proposed land use mix and intensity is dramatically different and would set this district up as a "node" of concentrated intensity without a sufficient level of transit service. The proposal may also be inconsistent with city policies to protect public views, to minimize traffic impacts, and to ensure that new development growth is appropriately accommodated by transportation facilities.*

- H. State law requires, or a decision of a court or administrative agency has directed such a change.

*State law, or a decision of a court or administrative agency has not directed the suggested change.*

#### **PUBLIC COMMENT**

No comments have been received on this amendment as of April 18, 2008.



**FIGURE S-WI.1**  
**Wilburton/NE8th Land Use Plan**

- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

- Fire Stations
- Public Schools
- Planning Districts
- Bellevue City Limits (6/2004) Lakes

# DOCUMENT ROUTING FORM

Routed On: 01/31/2008

Prepared by: JSTAMS

**Folder: 08 103710 AG**

**Target Date: 05/30/2008**

**Folder Name:** Wilburton Village Mixed-Use Development

**Site Address:** 450 110th Ave NE

**Folder Type:** Comprehensive Plan Amendment

**Sub Type:** Private

**Work Proposed:** Non-Site Specific

**Description:**

**Project Contact:** KG Investment Properties III, LLC Jay Johnson

**Phone:** (425) 450-1550

**Subject:** Application Intake Process

**Materials Routed:**

**Routed On:** 01/31/2008

XXX Land Use

XXX Utilities

XXX Transportation

XXX Policy Planning



### COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20 <u>08</u>	TECH INITIALS <u>JS</u>	PROJECT FILE # <u>08 103710AC</u>
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1. Project name Wilburton Village Mixed-Use Development (Policy)
2. Applicant name KG Investments Properties LLC Agent name John C. McCullough
3. Applicant address 11225 SE Sixth St, Suite 215, Bellevue, WA 98004
4. Applicant telephone (425) 450-1550 fax (425) 450-5450 e-mail \_\_\_\_\_
5. Agent telephone (206) 812-3388 fax (206) 812-3289 e-mail Jack@mhseattle.com

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

**BLOCK 1**  
 Property address and/or 10-digit King County parcel number \_\_\_\_\_  
 Proposed amendment to change the map designation from existing \_\_\_\_\_ to proposed \_\_\_\_\_  
 Site area (in acres or square feet) \_\_\_\_\_  
 Subarea name \_\_\_\_\_  
 Last date the Comprehensive Plan designation was considered  / /   
 Current land use district (zoning) \_\_\_\_\_  
 Is this a concurrent rezone application?  Yes  No Proposed land use district designation \_\_\_\_\_  
 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.

See attached sheets.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):  
 Last date the Comprehensive Plan policy or text was considered  / /  unsure (late 90's?)  
 Go to **BLOCK 3**



**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 vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

See attached sheets.

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.

See attached sheets.

**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.

NA.

I have read the Comprehensive Plan and Procedures Guide 1

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

Signature of applicant Stuam Kramer Date 1/31/08

*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 Stuam Kramer Date 1/31/08  
(Owner or Owner's Agent)

Comprehensive Plan Amendment Application

KG Investments

Policy Application

**Block 1 – Proposed Site**

This proposed comprehensive plan amendment is a non-site-specific amendment, but accompanies a companion site-specific application filed concurrently by the same applicant. In Block 2 below, specific policy language is proposed for incorporation in the Wilburton Subarea Plan. This policy language would establish the possibility of a new overlay zone in the Subarea, to promote future development of the Wilburton Village core area. The concurrent site-specific amendment being proposed would require the application of this potential overlay designation to certain properties in this core area.

**Block 2 – Proposed Amendment language.**

The proposed amendment would add new policy language to the Wilburton Subarea Plan 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. The Wilburton Village core is generally the area between 116<sup>th</sup> Avenue NE and 120<sup>th</sup> Avenue NE and between NE 2<sup>nd</sup> Street and NE 8<sup>th</sup> Street. The regulatory implementation of these policies would be achieved through the adoption of an overlay zone within the Land Use Code, and the application of this overlay to appropriate sites within the Wilburton Village core area. Two alternative approaches to implementation of this policy direction are proposed:

Alternative A: The Alternative A proposal would be generally similar to the CB zoning anticipated for the area under the 2007 Wilburton Subarea Amendments (not yet adopted), but would: provide for some additional structure height beyond that presently allowed in the CB

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PERMIT PROCESSING

zone, with height reductions and building modulation near 120<sup>th</sup> Avenue NE; allow retail uses in excess of 100,000 s.f.; and increase office FAR to 1.0.

Alternative B: The Alternative B proposal would allow for greater building heights than Alternative A, but would provide for building separation requirements and floorplate limitations to promote a more vertical urban form and improve views across the area. Retail floorplates would be limited to 75,000 s.f. and parking reductions would be available for mixed-use projects. Office FAR would be 1.0.

Both alternatives would implement a height bonus program that would allow additional building height based on bonuses for understructure parking, sustainable building elements, development of major public facilities, or provision of workforce housing (meaning housing affordable to renters and owners earning up to 120% of average median income).

Further refinement of the proposed policy language may be appropriate to guide the Land Use Code implementation toward one alternative or the other.

Policies to establish the Wilburton Village area would include the following:

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

Deleted: and

**POLICY S-WI-3.** Support the long-term development of a "retail village" in the commercial area on the west side of 120<sup>th</sup> Avenue to provide a transition from more intensive commercial areas to the west and the residential area to the east. Designate the area west of 120<sup>th</sup> Avenue between NE 8<sup>th</sup> and NE 2<sup>nd</sup> Streets, and on the east side of 116<sup>th</sup> Avenue from about NE 4<sup>th</sup> to SE 1<sup>st</sup> Streets General Commercial/Community Business (GC/CB). Without access improvements, the area is appropriate for General Commercial uses. As NE 4<sup>th</sup> 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.

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.

**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 vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment.**

The amendment is being proposed in order to complete the work initiated under the Wilburton Subarea Plan review in 2007, with specific attention to the Wilburton Village core area. With the anticipated introduction of a new arterial connection through the core area on 120<sup>th</sup> Avenue NE and NE 4<sup>th</sup> Street, the introduction of a light-rail corridor alignment and the assemblage of the majority of the core area in one ownership, there is now an opportunity to provide for the coordinated and timely build-out of the Wilburton Village as a mixed-use community, while also implementing the infrastructure planning and construction for the NE 4<sup>th</sup> Street extension.

Further, the proposed amendments to the Wilburton/NE 8<sup>th</sup> Street Subarea Plan and changes to the Comprehensive Plan map designations are consistent with Bellevue's community and economic development strategy to pursue redevelopment and reinvestment in older commercial areas of the city.

The Land Use Element supports economic development in those areas designated for commercial use, including those commercial areas outside of Downtown.

Land Use Element Policy LU-31. Encourage and foster economic development in areas designated for commercial use.

Land Use Element Policy LU-32. Maintain commercial areas outside the Downtown which can provide additional business opportunities and serve other parts of the community.

Allowing multifamily residential uses to be integrated into commercial districts, as proposed for the Wilburton Village core area, is encouraged by city policies.

- Land Use Element Policy LU-7. Support inclusion of residential uses in commercial districts where compatibility can be demonstrated.
- Land Use Element Policy LU-27. Encourage mixed residential/commercial development in all Neighborhood Business and Community Business land use districts where compatibility with nearby uses can be demonstrated.

Additionally, the **Economic Development Element** supports land use standards and strategies that support economic development.

- Economic Development Element Policy ED-20. Encourage economic development in designated locations through a mix of incentives, regulations, and strategic investments that support the city's adopted plans.

Improvements to the area's urban design character are also supported by policies in the Urban Design Element.

- Urban Design Element Policy UD-4. Ensure that development relates, connects, and continues design quality and site functions from site to site.
- Urban Design Element Policy UD-5. Include accessible and attractive places for the generally public, employees and visitors to wait, to be outdoors, or to socialize in more intensive commercial development. Less intensive commercial development should include such places for employees and visitors.

Amendments to the **Wilburton/NE 8<sup>th</sup> Street Subarea Plan** are intended to be consistent with the general direction for the Wilburton commercial area to continue to provide commercial

development opportunities that are complementary to Downtown and that serve the surrounding neighborhoods. The proposed amendments further this policy direction without expanding the area of commercial uses, consistent with:

- Wilburton/NE 8<sup>th</sup> Subarea Policy S-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

Some of the proposed policy amendments seek to more clearly establish the city's policy direction for the commercial areas. The amendments also support allowing mixed use within the commercial areas.

**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.**

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan.

An amendment to the Comprehensive Plan and the redesignation of a specific site are matters appropriately addressed through the Comprehensive Plan.

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d.

The property at issue has not been the subject of a comprehensive plan amendment proposal initiated by the public in the last three years. The property at issue has been the subject of a City-initiated comprehensive plan amendment (Wilburton Subarea review) initiated in the 2007 docket.

- 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.

The City initiated a comprehensive plan amendment for the Wilburton Subarea in the 2007 docket. This docket has not been acted on as yet. This proposed amendment raises policy and

land use issues that arose from this 2007 docket consideration, as well as issues relating to the extension of NE 4<sup>th</sup> Street and Bel-Red Subarea planning now underway. With the upcoming conclusion of the 2007 docket, there is not a more appropriate and ongoing work program approved by the City Council for consideration of this proposed amendment.

D. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

The proposed amendment addresses follow-on issues related directly to the 2007 Wilburton Subarea docket matter, planning for the extension of NE 4<sup>th</sup> Street, and Bel-Red Subarea planning now underway. As such consideration of this proposed amendment is timely and can reasonably be reviewed within the time frame of the Annual Comprehensive Plan Amendment Work Program.

E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "Significantly Changed Conditions".

The proposed amendment is necessary to address the significant increases in population, the demand for urban housing, and the rapid pace of development that has recently occurred in this area. The zoning change to R-4 would bring the subject property into conformity with the surrounding properties, which already closely resemble the R-4 zoning requirements.

Although the City initiated a comprehensive plan amendment for the Wilburton Subarea in the 2007 docket, this docket matter has not been acted on as yet. Therefore, it has been several years since the last time the pertinent Comprehensive Plan map or text was amended. The forthcoming action on these subarea plan amendments will introduce significant new policies regarding the extension of NE 4<sup>th</sup> Street.

BMC 20.40.046 characterizes “significantly changed conditions” 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 to need to be addressed for the comprehensive plan to function as an integrated whole.

Several changed conditions support the proposed comprehensive plan amendment:

- The anticipated adoption of amendments to Policy \_\_\_ regarding the NE 4<sup>th</sup> Street extension have implications of a magnitude to need to be addressed for the comprehensive plan to function as an integrated whole. While these changes were a part of the 2007 Wilburton docket item, the need for this street extension in order to serve anticipated growth in the City has become more acute than was originally anticipated in the review of the 2007 Wilburton docket item. The increased anticipated capacity and volumes on this street extension necessitate a review of the land use opportunities in the Wilburton Village core area.
- The anticipated adoption of amendments to the Bel-Red Subarea Plan and to BROTS have implications of a magnitude to need to be addressed for the comprehensive plan to function as an integrated whole.
- The anticipated adoption of an approved light-rail corridor along the NE 6<sup>th</sup> Street right-of-way (adjacent to the Wilburton Village core area) has implications of a magnitude to need to be addressed for the comprehensive plan to function as an integrated whole.
- The assemblage by one property owner of a majority of the land area within the Wilburton Village core area and of the right-of-way necessary to implement the new NE 4<sup>th</sup> Street extension was not fully contemplated in the 2007 Wilburton docket item. This assemblage provides a broader range of development opportunities within this area, and a superior opportunity to implement a master-planned development.

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.

NA.

- 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

The proposed amendment is consistent with current general policies in the Comprehensive Plan, the Countywide Planning Policies and the Growth Management Act.

#### **Comprehensive Plan**

Proposed amendments to the Wilburton/NE 8<sup>th</sup> Street Subarea Plan and changes to the Comprehensive Plan map designations are consistent with Bellevue's community and economic development strategy to pursue redevelopment and reinvestment in older commercial areas of the city.

The Land Use Element supports economic development in those areas designated for commercial use, including those commercial areas outside of Downtown.

Land Use Element Policy LU-31. Encourage and foster economic development in areas designated for commercial use.

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Allowing multifamily residential uses to be integrated into commercial districts, as proposed for the Wilburton Village core area, is encouraged by city policies.

- Land Use Element Policy LU-7. Support inclusion of residential uses in commercial districts where compatibility can be demonstrated.

- Land Use Element Policy LU-27. Encourage mixed residential/commercial development in all Neighborhood Business and Community Business land use districts where compatibility with nearby uses can be demonstrated.

Additionally, the **Economic Development Element** supports land use standards and strategies that support economic development.

- Economic Development Element Policy ED-20. Encourage economic development in designated locations through a mix of incentives, regulations, and strategic investments that support the city's adopted plans.

Improvements to the area's urban design character are supported by the Urban Design Element.

- Urban Design Element Policy UD-4. Ensure that development relates, connects, and continues design quality and site functions from site to site.
- Urban Design Element Policy UD-5. Include accessible and attractive places for the generally public, employees and visitors to wait, to be outdoors, or to socialize in more intensive commercial development. Less intensive commercial development should include such places for employees and visitors.

Amendments to the **Wilburton/NE 8<sup>th</sup> Street Subarea Plan** are intended to be consistent with the general direction for the Wilburton commercial area to continue to provide commercial development opportunities that are complementary to Downtown and that serve the surrounding neighborhoods. The proposed amendments further this policy direction without expanding the area of commercial uses, consistent with:

- Wilburton/NE 8<sup>th</sup> Subarea Policy S-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

Some of the proposed policy amendments seek to more clearly establish the city's policy direction for the commercial areas. The amendments also support allowing mixed use within the commercial areas.

### **Countywide Planning Policies**

The proposed amendment is also consistent with the King County Countywide Planning Policies ("KCCPP"). KCCPP Framework Policy 11 provides land use patterns in the county must protect the natural environment by reducing the consumption of land and concentrating development. Urban growth areas ("UGA") must be designated in order to concentrate development and must provide enough land to accommodate future urban development. KCCPP, Framework Policy 12. Anticipated growth must be allocated in order to ensure the efficient use of land, limit development in rural areas, ensure efficient use of infrastructure, promote a land use pattern that can be served by public transportation, and provide sufficient opportunities for growth within the jurisdiction. KCCPP, Framework Policy 12(a). The proposed amendment relates to land within the UGA and by providing for infill development, it will protect the natural environment by reducing the consumption of land and concentrating development. It would also help ensure the land and infrastructure supporting development is used efficiently, promote a land use pattern that can be served by public transportation, and provide more opportunities for growth within the City. Land Use Policy 25a requires each city to plan and accommodate household and employment targets by, among other things, ensuring adequate zoning capacity, which this proposed amendment would help the City realize.

### **Growth Management Act**

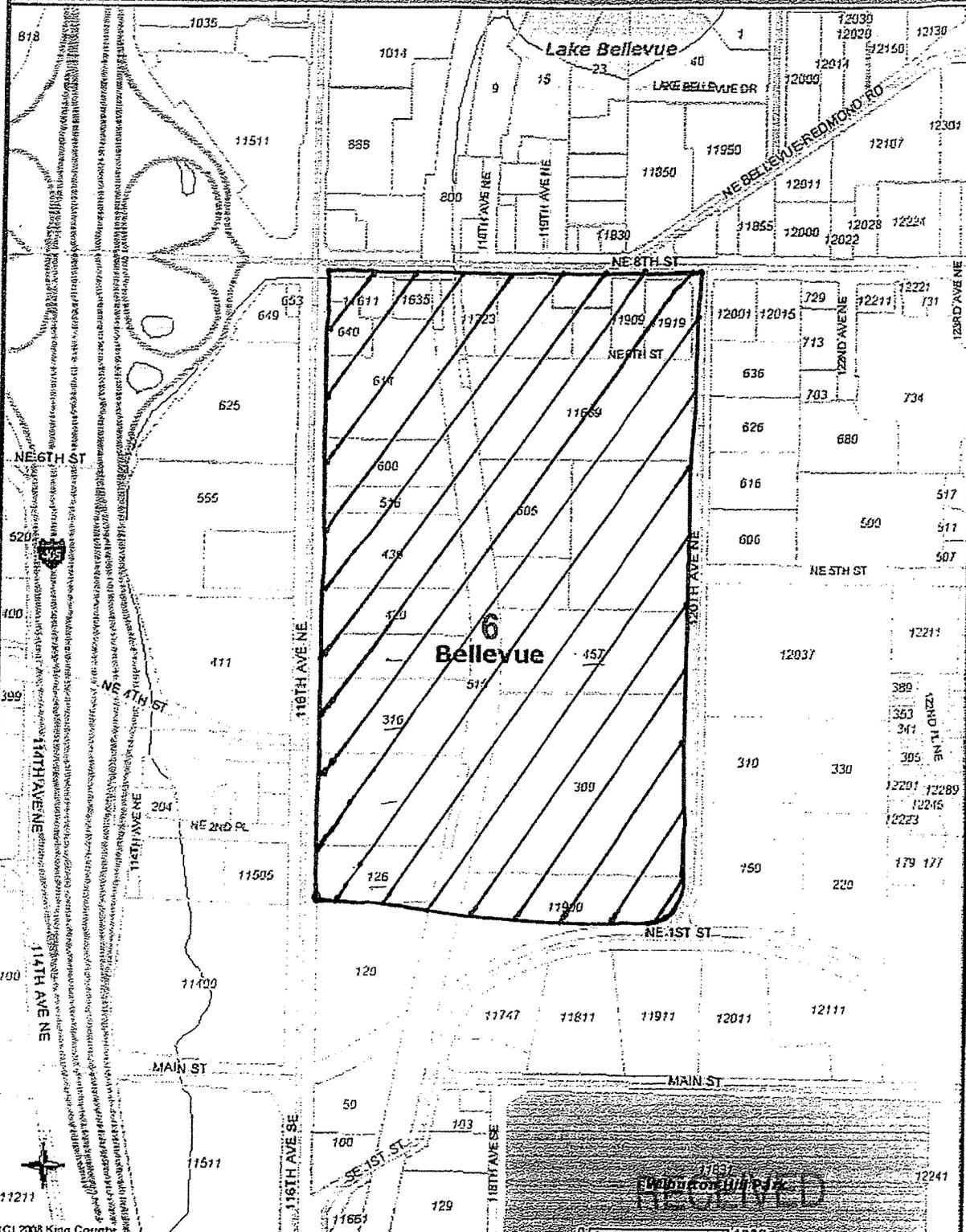
The proposed amendment is also consistent with the Growth Management Act ("GMA"). The GMA requires the state's fastest growing counties (including King County) and the cities within them to prepare comprehensive plans and accommodate the state's 20 year population forecasts. The GMA is intended to ensure cities and counties plan for growth by making more efficient use of urban land in order to prevent sprawl, protect rural and resource lands, and

reduce service delivery costs. See Comprehensive Plan, p. 35. The proposed amendment would create additional residential development capacity in a city which has very little vacant land and must rely on infill development. This proposal would help ensure Bellevue is able to accommodate its 20 year population forecast, make more efficient use of its land, reduce sprawl, protect rural and resource lands from development, and reduce service delivery costs.

H. State law requires, or a decision of a court or administrative agency has directed such a change.

NA.

# IMAP



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Date: 1/29/2008

Source: King County IMAP, King County Database (<http://www.metrokc.gov/GIS/IMAP/>)



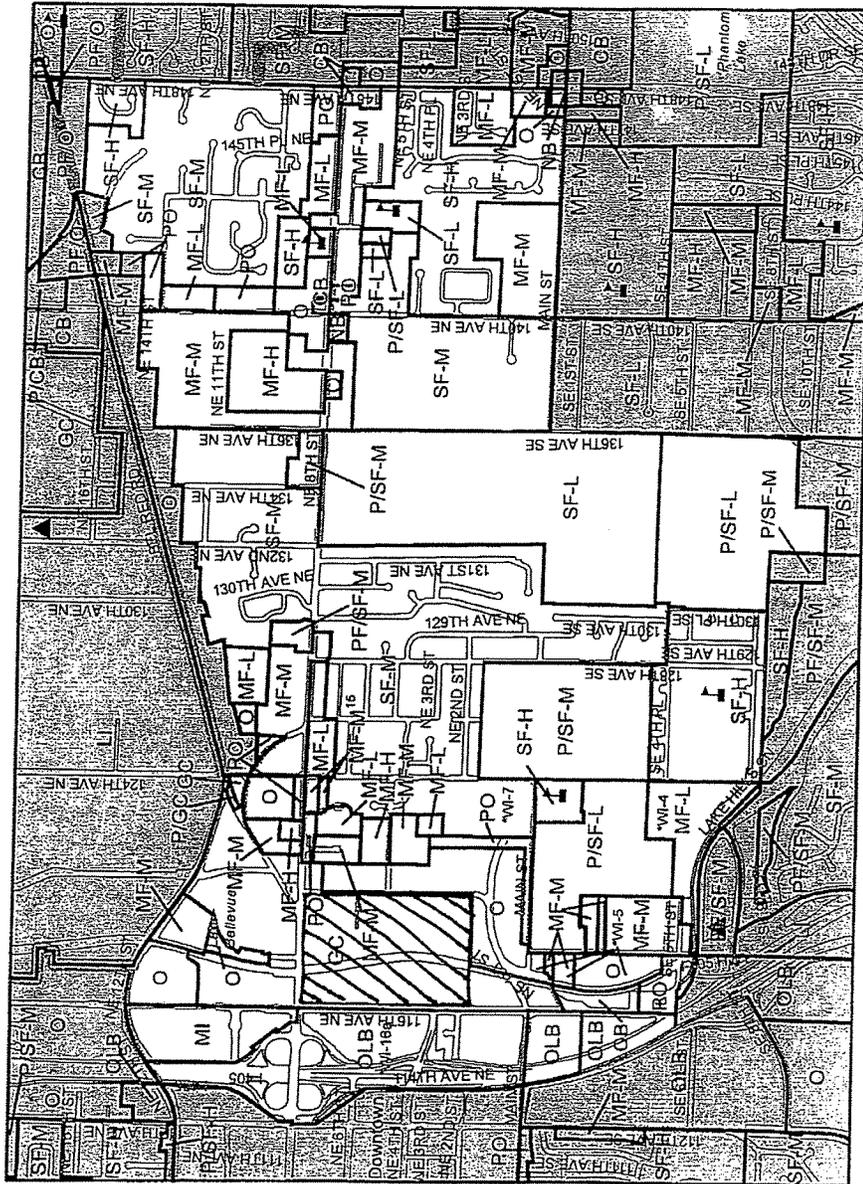


FIGURE S-WI.1  
**Wilburton/NE8th Land Use Plan**

- SF Single Family
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- OLB Office, Limited Business
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- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

- Fire Stations
- Public Schools
- Planning Districts
- Bellevue City Limits (6/2004)
- Lakes

Amended Ord. 5586, 5653  
 Wilburton/NE 8th Street Subarea Plan



Wilburton Village  
 Core Area

## ATTACHMENT 7

### **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.

#### **(ii) Consideration of Geographic Scope**

Prior to the public hearing, the Planning Commission shall review the geographic scope of any proposed amendments. Expansion of the geographic scope may be recommended if nearby, similarly-situated property shares the characteristics of the proposed amendment's site. Expansion shall be the minimum necessary to include properties with shared characteristics...