



DATE: May 16, 2007

TO: Bellevue Planning Commission

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

SUBJECT: May 23, 2007 Public Hearing on 2007 Annual Comprehensive Plan Amendment  
Threshold Review and Site-specific Geographic Scoping

## **INTRODUCTION**

The 2007 List of Initiated Applications has been established to consider amendments to the Comprehensive Plan. See Attachment 1.

The List 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 2007 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-May);
2. City Council action on Planning Commission recommendations to establish the annual work program (spring);
3. Planning Commission study sessions and public hearing to consider and recommend on proposed Comprehensive Plan Amendments (summer); and
4. City Council action on Planning Commission recommendations to adopt amendments (fall).

## **PLANNING COMMISSION ACTION**

On May 23, 2007 the Planning Commission will hold a public hearing to consider the List of Initiated Application and site-specific geographic scoping for the 2007 CPAs. 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 2007 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 four of the site-specific proposals should be included in the 2007 annual CPA work program. These recommendations are explained for each CPA, in Attachments 1-6.

#### Staff Recommendation Summary 2007 List of Initiated CPA Applications

Site-Specific CPA Application	Description of Initiated Applications <i>Subarea</i>	Attachment Staff recommendation for work program inclusion <i>Geographic Scoping</i>
VanderHoek Multifamily 07 104540 AC	Map change of .27 acres from MF-H (Multifamily-High) to DNTN-OB (Downtown-Old Bellevue) 117 102 <sup>nd</sup> Ave SE <i>Southwest Bellevue/Downtown</i>	Attachment 1 <b>Yes</b> <i>Expand geographic scope</i>
SRO Factoria 07 104704 AC	Amend Policy S-FA-57 to allow development on 8.95 acres of OLB (F-2 zoned) land to develop up to 1.0 FAR. Amend the Glossary definition of Office to allow such FAR. 3505-3545 128 <sup>th</sup> Ave SE <i>Factoria</i>	Attachment 2 <b>Yes</b> <i>Expand geographic scope</i>
Courter Enterprises 07 104709 AC	Amend subarea policy to allow retail auto sales in the OLB district at: 13231 and 13291 SE 36 <sup>th</sup> St. <i>Factoria</i>	Attachment 3 <b>Yes</b> <i>Do not expand geographic scope</i>
Ostrem 07 104724 AC	Map change of .73 acres from SF-M (Single-Family Medium) to SF-H (Single-Family High) 10210 SE 10 <sup>th</sup> St./839 104 <sup>th</sup> Ave SE <i>Southwest Bellevue</i>	Attachment 4 <b>No</b> <i>Do not expand geographic scope</i>
Mariner Ridge 07 104785 AC	Map change to add 50.01 acres southeast of Bellevue to the Potential Annexation Area (PAA) and establish a Single Family-Medium (SF-M) Comp. Plan designation. The area is northeast of Cougar Mountain Regional Wildland Park, s. of SE 60 <sup>th</sup> St. at approx. 180 <sup>th</sup> Ave SE. <i>Newcastle</i>	Attachment 5 <b>No</b> <i>Do not expand geographic scope</i>
St. Margaret's Church 07 117934 AC	Map change of 3.86 acres from SF-H (Single Family-High) to appropriate MF (Multifamily) or CB (Community Business) designation 4228 Factoria Boulevard SE <i>Richards Valley</i>	Attachment 6 <b>Yes</b> <i>Do not expand geographic scope</i>

## **PUBLIC NOTICE and COMMENT**

The List was introduced to the Planning Commission during a study session on March 28, 2007. Notice of the Applications was published in the Weekly Permit Bulletin on February 22, 2007 and mailed and posted as required by LUC 20.35.420. Notice of the Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on May 3, 2007.

The Department of Planning and Community Development contacted listed owners of property that would be affected by the expanded geographic scoping, 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, the applicant's application materials, a vicinity map (and geographic scoping map where applicable) and any written public comments that have been received to date.

1. VanderHoek Multifamily CPA materials
2. SRO Factoria CPA materials
3. Courter Enterprises CPA materials
4. Ostrem CPA materials
5. Mariner Ridge CPA materials
6. St. Margaret's Church CPA materials
7. Threshold Review Decision Criteria (LUC 20.30I.140) and Consideration of Geographic Scoping (LUC 20.30I.130.A.1.a.ii)

# ATTACHMENT 1

VanderHoek Multifamily

2007 Annual Threshold Review Recommendation and Consideration of Geographic Scoping  
Site-Specific Amendment  
VanderHoek Multifamily

**Staff recommendation:** Recommend that the City Council include the VanderHoek CPA into the 2007 annual CPA work program and consider expansion of the geographic scope of the proposal.

Permit Number: 07 104540 AC  
Subarea: Southwest Bellevue/Downtown  
Address: 117 102<sup>nd</sup> Ave SE  
Applicant: VanderHoek Corporation

**PROPOSAL**

This privately-initiated application is to change the map designation of this .27-acre site from MF-H (Multifamily-High) to DNTN-OB (Downtown-Old Bellevue), moving it from the Southwest Bellevue Subarea into the Downtown Subarea.

The site currently is a parking lot. If the CPA is adopted, the site would need to be rezoned to allow redevelopment or expansion consistent with the land use provisions of the Downtown-Old Bellevue zoning district. This district generally allows the full range of residential densities and other limited commercial uses, in keeping with the Downtown Subarea Plan. 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 for the property at 117 102<sup>nd</sup> Ave SE 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. The VanderHoek property is within the Meydenbauer Bay Project secondary study area. However, map designation changes within the secondary study area are not expected.*

- 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). ; and

*The proposed amendment demonstrates evidence of significantly changed conditions in the Land Use Code with the 1985 adoption of the Downtown Perimeter Design District (Ordinance 3553).*

*The MF-H designation of the VanderHoek property has been in place since 1979. The border of the Downtown Bellevue Subarea has also been in place since the 1979 adoption of the Downtown Subarea Plan. Parcels to the north and east of the property are designated DNTN-OB. It appears that the VanderHoek property and the Forum Condominium property to the west were designated MF-H to create a cushion between the Downtown subarea to the north and Wildwood Park to the south. This may be indicated by the south boundary of the Downtown subarea which jogs around the VanderHoek property and splits the Forum property.*

*However, with the 1985 adoption of the Downtown Perimeter Design District, the issue of having less intense Downtown development cushion the Southwest Bellevue Subarea and Wildwood Park is addressed through the development regulations and design review established by LUC section 20.25A.090. Properties to the north of VanderHoek and the Forum are included in Subdistrict A of the Downtown Perimeter Design District.*

- 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 be considered. The Forum Condominium property to the west of the VanderHoek property shares those characteristics described for VanderHoek, namely the map designation appears to create a cushion between the Downtown Subarea and the Southwest Bellevue Subarea and Wildwood Park. And like the VanderHoek property, the need for this cushion may be diminished by the 1985 adoption of LUC 20.25.A Perimeter Design District. In addition, the jog in the south boundary of the Downtown subarea that excludes VanderHoek from the Downtown subarea, actually splits the Forum parcel into two subareas. 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 consistent with current general policies in the city-wide Comprehensive Plan, but further review is necessary regarding Southwest Bellevue Subarea Plan Policy S-SW-8 "Maintain the borders of the Downtown Bellevue Subarea as established by the 1979 Subarea Plan to prevent the spread of Downtown into adjacent residential neighborhoods." As the proposed amendment considers the best location for the Downtown Subarea boundary taking into account changed conditions since 1979, Policy S-SW-8 may also be reconsidered, taking into account these changed conditions and the intent of this policy.*

*The request is likely consistent with policy implementation in the CPPs and GMA for urban growth areas development. 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**

Planning has received e-mail requests for information from one person on this suggestion, however no public comments have been received as of May 16, 2007.

Proposed Downtown Boundary Relocation

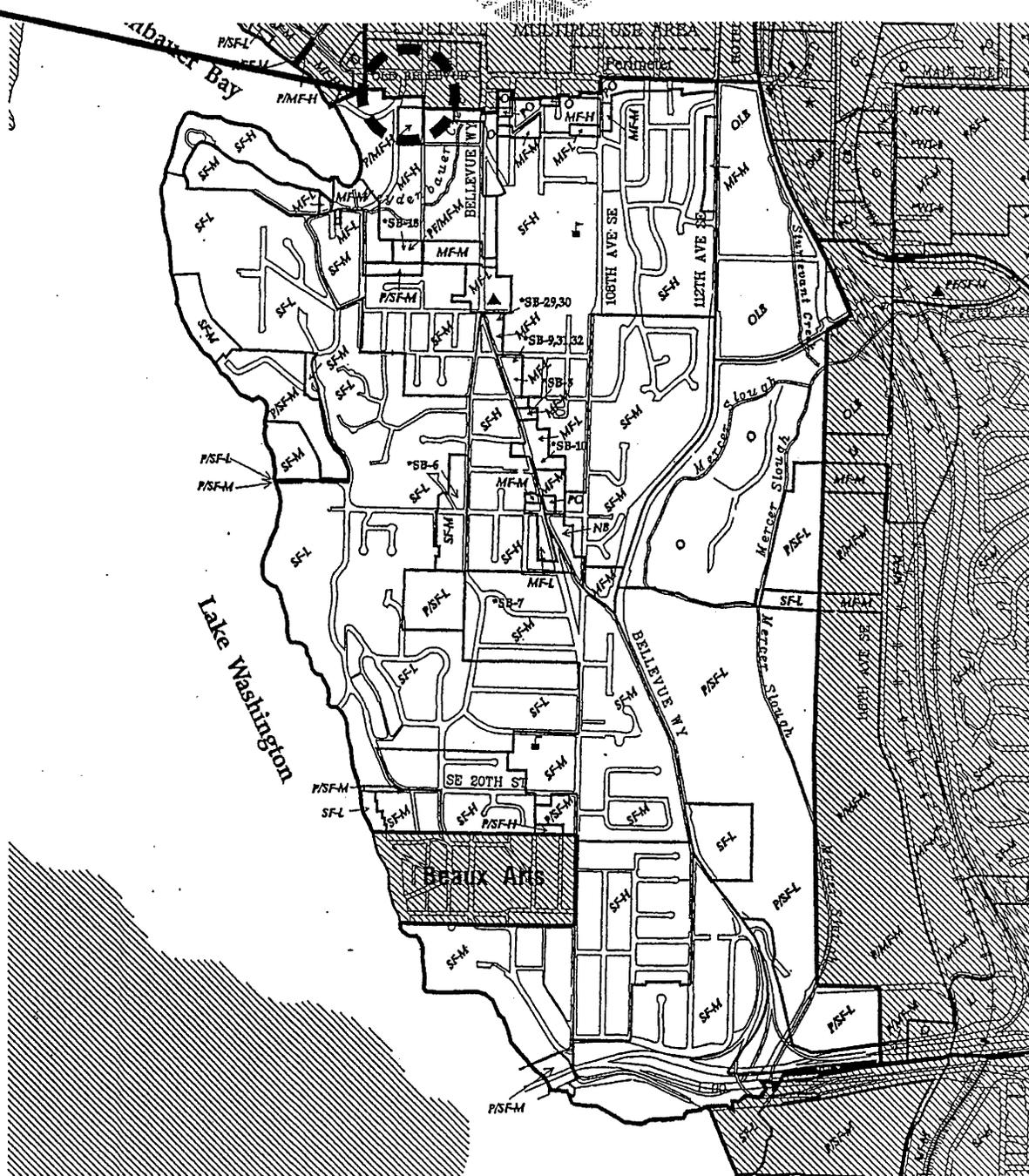


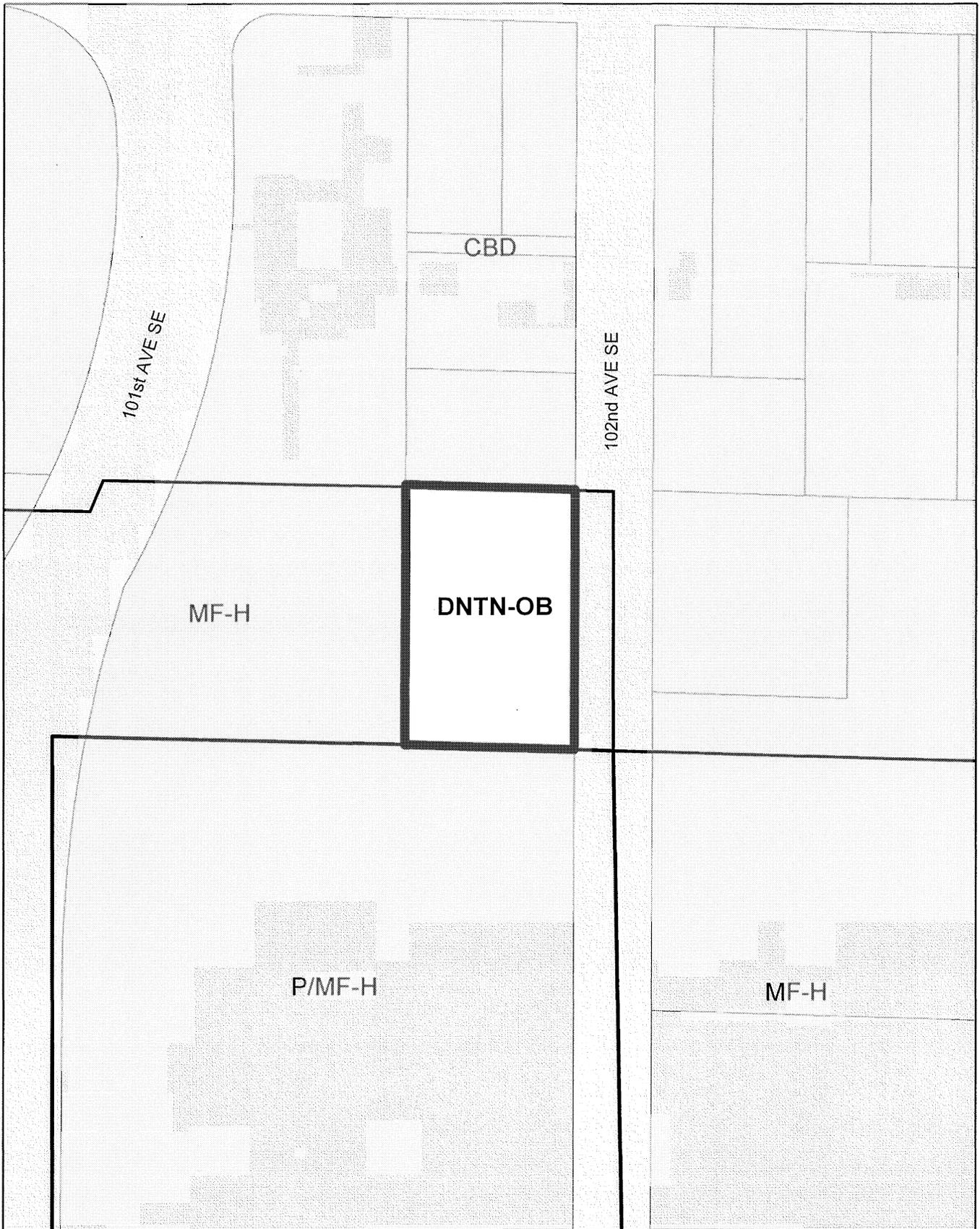
FIGURE S-SW.1

## Southwest Bellevue Land Use Plan

SF	Single Family	PO	Professional Office	PF/	Public Facility	⌂	School
MF	Multi-Family	O	Office	P/	Park	▲	Fire Station
-L	Low Density	OLB	Office, Limited Business	—	Subarea Boundary	★	Public Facility
-M	Medium Density	NB	Neighborhood Business		Planning District	—+—	Railroad Track
-H	High Density	CB	Community Business	----	City Limit	—○—	Power Lines
-UR	Urban Residential	GC	General Commercial				
		LI	Light Industrial				

This map is a graphic representation. It is not to be relied on for survey accuracy; it is not intended to specify acreage, dimensions or exact densities of development. Any reproduction or sale of this map, or any portion thereof, is prohibited without the express written authority of the City of Bellevue. This material is owned and copyrighted by the City of Bellevue.

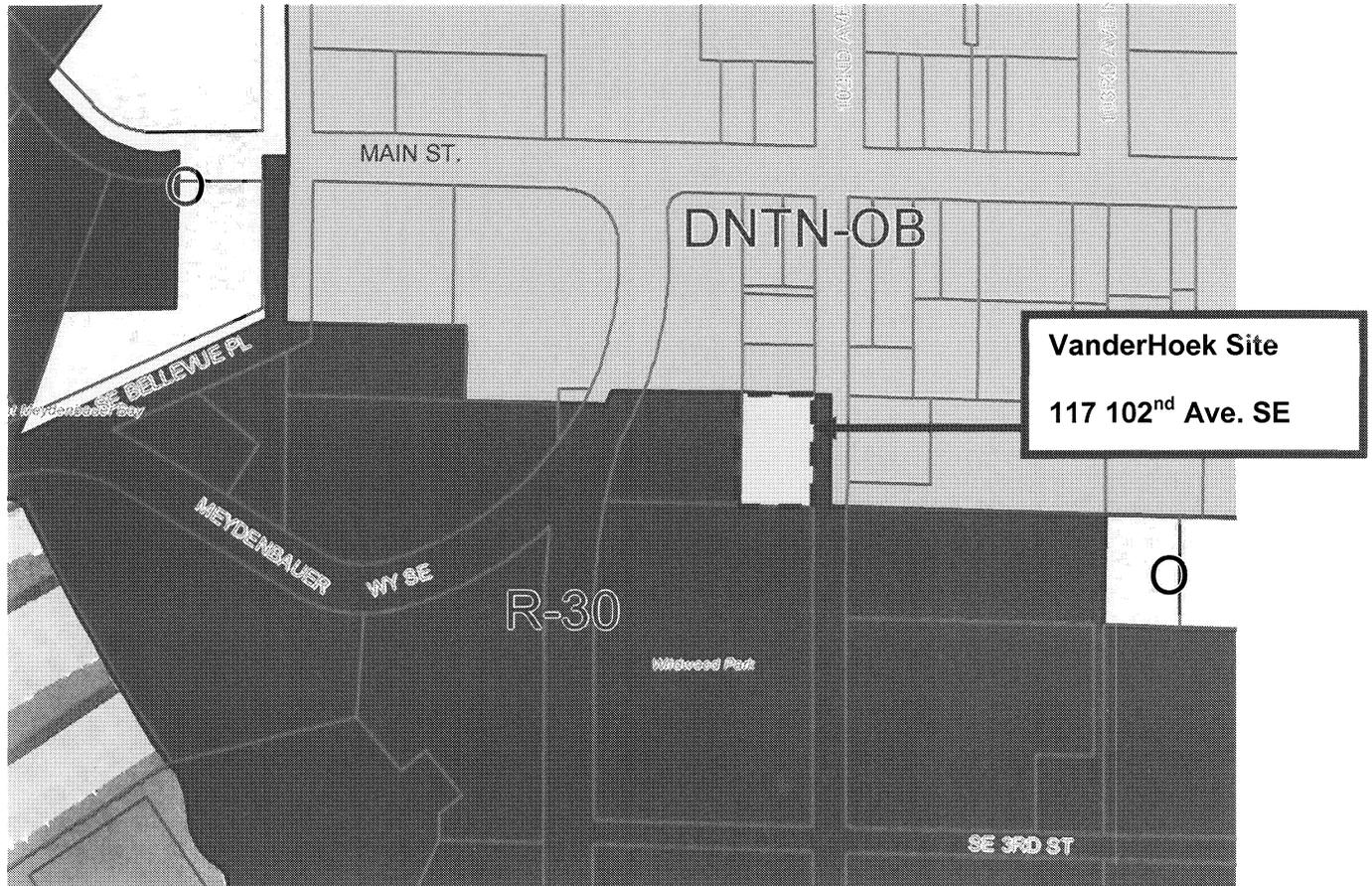




March 2007



VanderHoek Multifamily  
 Proposed Comprehensive Plan Designations  
 117 102nd Ave SE

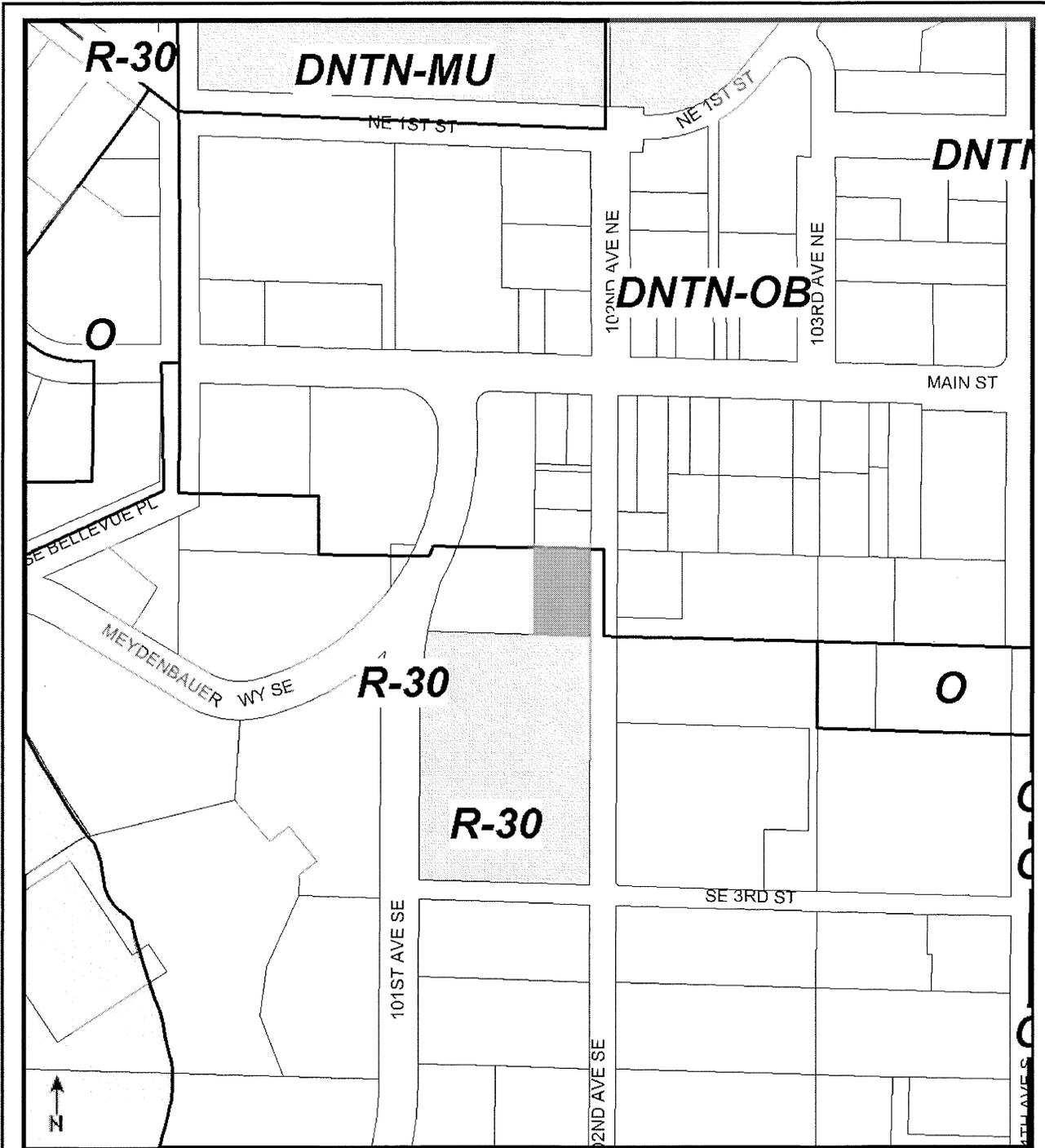


### Vicinity Map

VanderHoek Multifamily

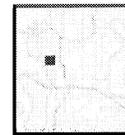
Project Number: 07 10450 AC

Project Address: 117 102<sup>nd</sup> Ave. SE Bellevue 98004



**Zoning Map**  
**VanderHoek MF - 117 102nd Ave SE**

-  Site
-  Park
-  School



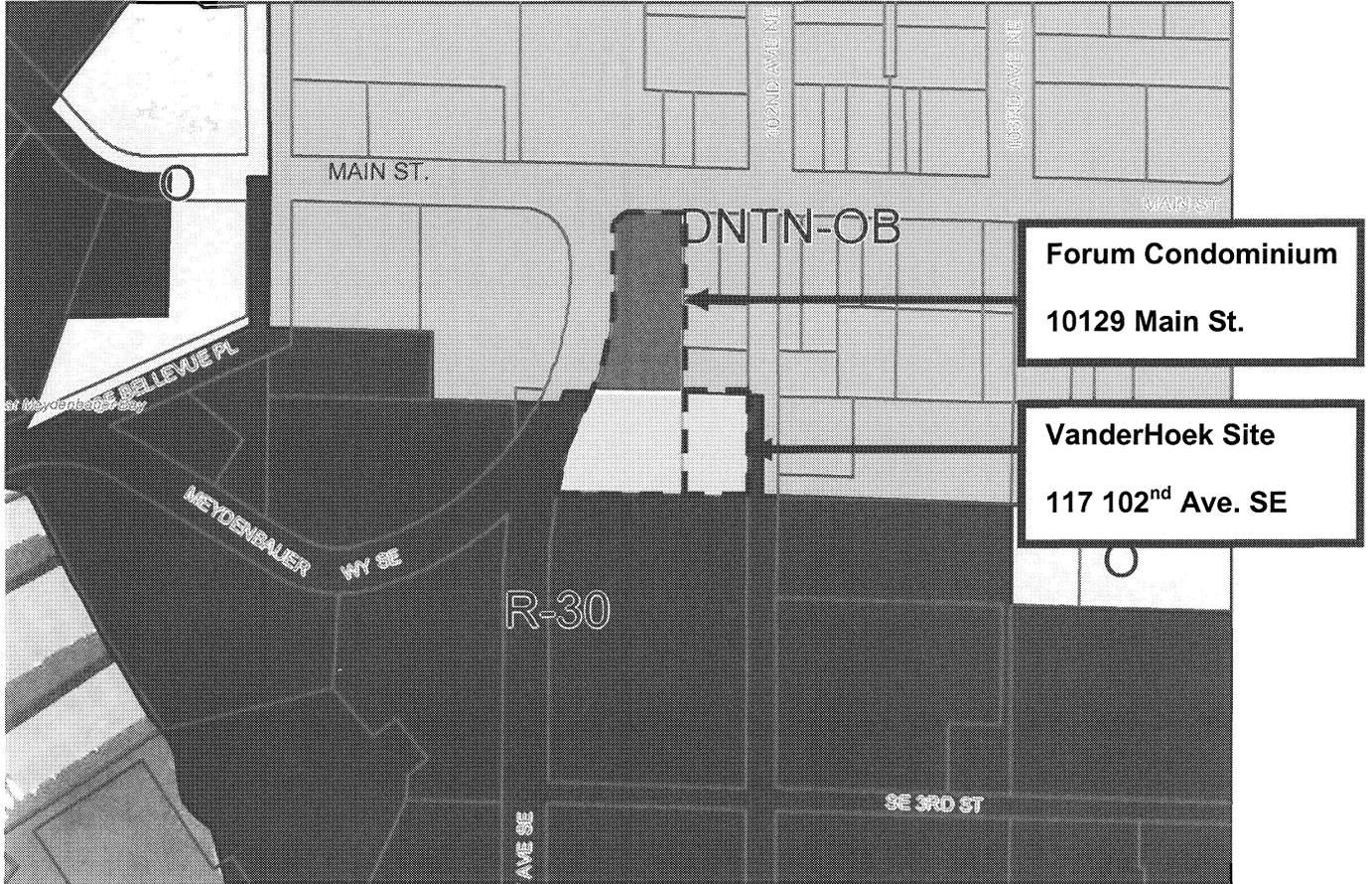
VICINITY MAP



City of Bellevue  
 Information Technology  
 Geographic Information Services  
 April 27, 2007

This map is derived from the Bellevue  
 Geographic Information System and  
 designed for City staff use.  
 It is not guaranteed accurate.

If you have specific questions regarding  
 this map, contact the department shown.



**Expanded Boundary Map**

VanderHoek Multifamily

Project Number: 07 10450 AC



425-452-6800 www.cityofbellevue.org

### COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20 07	TECH INITIALS <i>JM</i>	PROJECT FILE # <i>07-104540 AC</i>
--	----------------------------	---------------------------------------

1. Project name Vander Hoek Multi-Family
2. Applicant name Vander Hoek Corporation Agent name Tom Frye, Jr.
3. Applicant address #9 - 103rd Avenue NE - Bellevue, WA 98004
4. Applicant telephone (425) 453-1655 fax (425) 453-4037 e-mail stuvhc@nwlinc.com
5. Agent telephone (425) 454-0566 fax (425) 453-8013 e-mail fryet@baylisarchitects.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 066600-0350-01

Proposed amendment to change the map designation from existing MF-H to proposed Downtown/

Site area (in acres or square feet) ±11,561 SF (0.27 AC) Old Bellevue.

Subarea name Southwest Bellevue change to Downtown/Perimeter/Old Bellevue

Last date the Comprehensive Plan designation was considered \_\_\_/\_\_\_/79

Current land use district (zoning) R30

Is this a concurrent rezone application?  Yes  No Proposed land use district designation CBD-OB/A

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.

Not Applicable.

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**



**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

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

**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 ATTACHED

**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 Stuart A. Vander Hook Date 1/26/07

*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 Stuart A. Vander Hook Date 1/26/07  
(Owner or Owner's Agent)

### **BLOCK 3**

Urban activities, living, economic vitality, and development excitement that in 1979 were all dreams for downtown in general and Old Bellevue in particular, are now a reality. This parcel is on the edge of this district, being north of Wildwood park and across the street from the Courtyard Apartments, and is much more naturally suited for urban development than lower-density residential development associated with its MF-H designation. A small portion of the CBD boundary, that for over 26 years has gone un-noticed, is now receiving attention for its awkward location.

Though the MF-H Comprehensive Plan designation in 1979 was probably used originally to act as a “buffer” between downtown and lower density residential uses, the subsequent implementation in 1985 of Perimeter Design Districts created a whole series of stringent urban design guidelines, building/sidewalk relationship requirements, and reductions to the underlying Downtown height, bulk, density, and parking provisions – consequently now achieving “buffering” in ways unanticipated twenty-eight (28) years ago. The Perimeter A designation proposed for this parcel is the most restrictive in the Downtown, offering the most protection to neighboring uses, and has significantly greater design sensitivity and review than any underlying MF-H/R30 development would receive.

This proposal is to relocate the CBD boundary about 130 feet to the south of its present location, just to the west of 102<sup>nd</sup> Avenue SE, thereby changing the Comprehensive Plan designation from MF-H to Downtown/Old Bellevue, and changing the zoning from R30 to CBD-OB Sub-district A for the following reasons:

- To create consistent street frontage and sidewalk relationships along both sides of 102<sup>nd</sup> SE to strengthen the pedestrian experience and economic vitality for both sides of the street;
- To relocate the CBD 20-foot landscape buffer from its present location in the middle of a block to allow for continuous pedestrian frontage from Main Street to Wildwood Park;
- To align the CBD boundary and its associated 20-foot landscape buffer on both sides of 102<sup>nd</sup> SE;
- To slightly increase the amount of CBD-OB zoned land to enhance the economic viability of existing and future retail business resulting in an enhancement to the pedestrian experience on all the streets in Old Bellevue; and
- Finally, moving the CBD boundary to the north side of Wildwood Park would effectively increase the apparent extent of the park by virtue of the 20-foot landscape buffer being located immediately adjacent to the north, and being up to 15 feet deeper than the usual 5-foot landscape setback in the current MF-H use.

We believe this amendment is consistent with the vision of the Comprehensive Plan for the following reasons:

- 1) The Comprehensive Plan allows for 55 foot heights directly across the street to the east. (Policy UD-71),(Policy LU-9)

**BLOCK 3** (Cont'd)

- 2) By moving the 20 foot CBD buffer to the south property line, the CBD buffer would line up with the buffer as it heads easterly while providing for Policy UD-58.
- 3) By changing the zoning to CBD-OB/A, perimeter district design guidelines in place since 1985 and affecting the property across the street, could now be utilized to create a more compatible and consistent urban fabric on both sides of the street. For the community and neighborhood, this would create more predictability and less confusion to the building structures. From an urban design standpoint, this would replicate the pattern of structures both across the street and to the north. (Policy UD-3),(Policy UD-71),(S-DT-37)
- 4) With the zoning change and the street design guidelines, again, both sides of the street would coordinate together. This would potentially affect landscaping, lighting, and sidewalk design, as well as linear façade design on the building. (Policy UD-4), (Policy UD-43), (Policy UD-56), (Policy UD-58),(S-DT-35)
- 5) This zoning change would also enhance the vitality and viability of the Old Bellevue commercial neighborhood. Providing for more living opportunities, and at the same time providing a more broad customer base for the commercial neighborhood would also benefit the pedestrian activity in Old Bellevue. (Policy ED-24),(LU-29),(LU-31)(S-DT-7),(S-DT-26)
- 6) With the additional density achieved with the zoning change, more residents in the neighborhood would help to activate an underutilized Wildwood Park to the south.

**BLOCK 4a (20.301.140 Threshold Review Decision Criteria)**

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

**RESPONSE:**

We believe the adjustment of the CBD boundary can only be handled through the Comprehensive 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**

**RESPONSE:**

We believe the proposed amendment for these two parcels is in compliance with the 3-year limitation rules in LUC 20.301.130.A.2.d.

- 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**

**RESPONSE:**

We believe the proposed amendment is not addressed by any known ongoing work program approved by City Council.

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

**RESPONSE:**

We believe the proposed amendment should be able to be reviewed within the City's resources and time frame for 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;" and**

**RESPONSE:**

The first significant way conditions changed since the Comprehensive Plan designation of MF-H was initiated in 1979 is that a 55 foot apartment building was constructed across the street in the CBD Old Bellevue Subdistrict A perimeter design district.

**BLOCK 4a (20.301.140 Threshold Review Decision Criteria) (Cont'd)**

The second thing that has changed is that the property owner to the north of this parcel approached us with a development project in mind for his property. At that point it becomes more obvious, with the fact that his property required the 20 foot CBD setback to be placed on it, that a project in R30 zoning would be dramatically different from the CBD-OB/A project he is proposing next door and with the 55 foot tall building across the street.

The third thing that has changed since the original 20 foot CBD buffer was put in place in 1981, is that additional design guidelines were put in place in 1985 which provide for many opportunities in the way of buffering and protecting the neighborhoods. These guidelines for the Perimeter Design District add to what the R30 zoning attempted to achieve when the CBD zoning was put in place originally.

The physical situation is such that the proposed relocation of the CBD boundary would help the Downtown Old Bellevue Subarea to better achieve its general Economics, Residential Development, Urban Design, and Retail Policies goals;

**Economics**

- Maintain an attractive economic environment to encourage private investment.

**Residential Development**

- Provide for a mix of urban residential types and densities in the Downtown.
- Allow urban residential uses in all districts within the Downtown.
- Allow residential uses in mixed-use structures or complexes.
- Urban residential uses shall predominate in some area of the Downtown.

**Urban Design**

- Create a pedestrian environment with a sense of activity, enclosure, and protection.
- Minimize the adverse impact of Downtown development on residential neighborhoods with consideration of through-traffic, views, scale, and land use relationships.
- Consider the impact of new development upon views from neighborhoods and existing buildings.
- Provide for a sense of approach and entry to the Downtown.

**Retail Focus**

- Additional specialty retail, comparison retail, and restaurants shall be encouraged.

In addition, the proposed boundary relocation would enhance the opportunity to achieve more specific Perimeter Area and Old Bellevue policy goals while not negatively impacting any of the goals of the Southwest Subarea;

**Perimeter Area - General Land Use**

- It is the policy of the City to define Perimeter Areas along the north, west, and south boundaries of the Downtown, based on their potential for affecting surrounding residential areas.
- It is the purpose of Perimeter Areas to provide stability both within the Downtown and within surrounding residential areas through the promotion of residential, institutional, and convenience service/retail uses.

**BLOCK 4a (20.301.140 Threshold Review Decision Criteria) (Cont'd)**

**Perimeter Area - Urban Design**

- Establish special design standards and design guidelines for Perimeter Areas that will break down the scale of new development and add activities and physical features that will be compatible both with the Downtown and surrounding residential areas.
- Use landscaping and green space to mitigate the potential impacts on surrounding residential neighborhoods.
- Require special design review for projects in Perimeter Areas.

**Old Bellevue – General Land Use**

- The Main Street area has already been recognized for its unique character and special role in the Downtown. A special review district for this area should be established which encourages specialty retail, residential development, pedestrian activity, existing scale, and improved traffic flows.

**Old Bellevue - Circulation**

- Relate development intensity to the degree of participation in achieving circulation and pedestrian objectives.

**Old Bellevue – Urban Design**

- Building intensity shall be linked to the extent of provision for the pedestrian through street-scape improvements, midblock pedestrian circulation, public use spaces, pedestrian-attracting activities (show windows, etc.), appropriate building design, and adequate openness for view and light.

- 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**

**RESPONSE:**

We believe the proposed “expansion” of the CBD, by relocating the boundary, is the minimum needed to make property development and street use experiences more consistent along both sides of 102<sup>nd</sup> Avenue SE, and would eliminate a unique condition around the perimeter of the CBD whereby the boundary line is one parcel away from a major park that provides significant buffering (to residential to the south).

Any development on a parcel in CBD-OB/A will receive significant staff and neighborhood scrutiny as a result of a project needing to conform to the following urban design requirements:

- Downtown dimensional requirements.
- Downtown floor area amenity incentive requirements.
- Downtown walkway and sidewalk requirements.
- Old Bellevue development requirements.
- Perimeter Design District A – development standards.
- Perimeter Design District A – design guidelines.

**BLOCK 4a (20.301.140 Threshold Review Decision Criteria) (Cont'd)**

- Design Guidelines Building/Sidewalk relationships.
- Design Review.
- SEPA Review.
- Building Permit.

Only the last two reviews are required of a project on the existing MF-H/R30 parcels.

- 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**

**RESPONSE:**

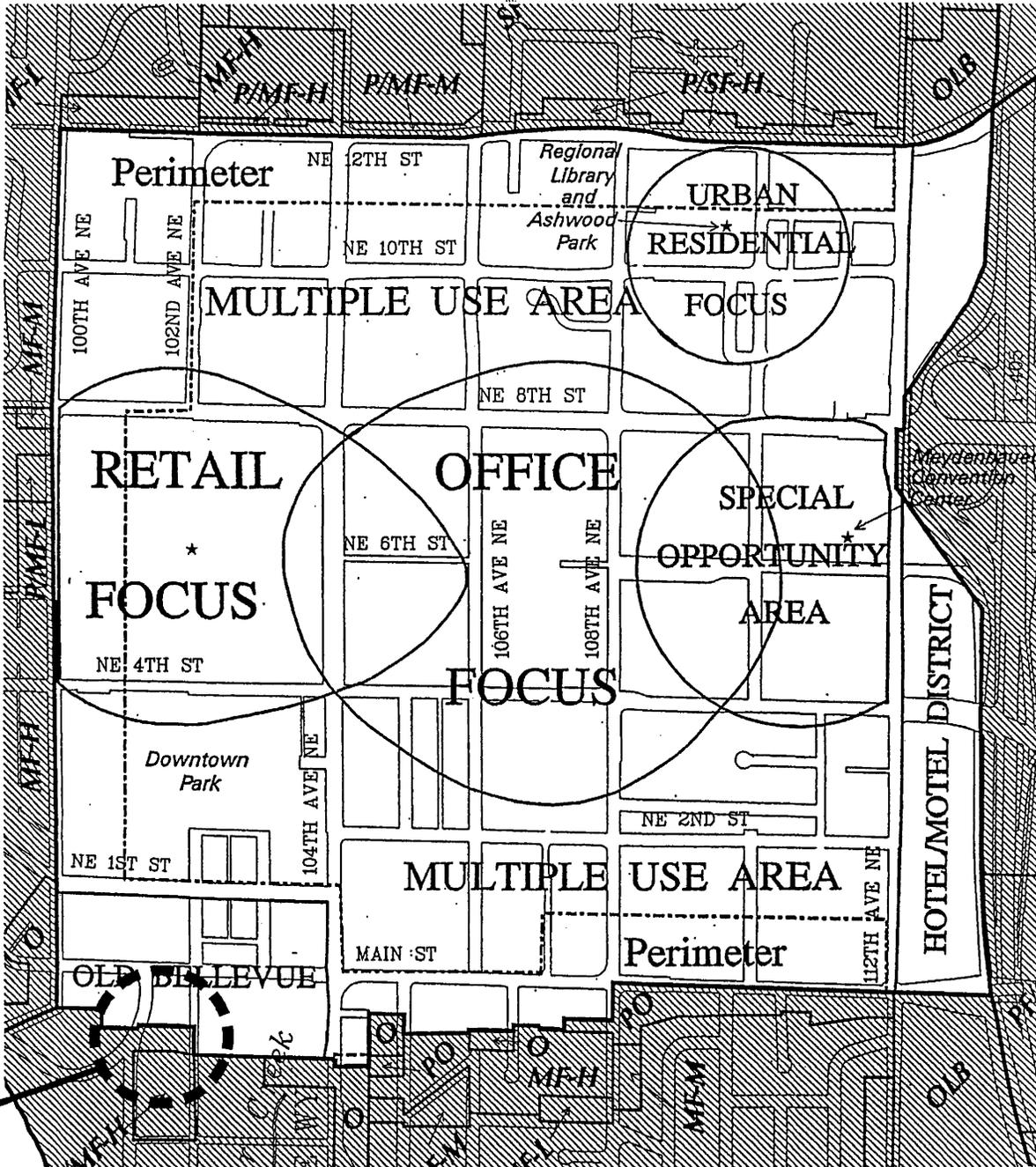
We believe the proposed amendment is consistent with and enhances Bellevue's compliance with Countywide Planning Policies and the Growth Management Act. We believe the proposed amendment is consistent with other state or federal law and the Washington Administrative Code.

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

**RESPONSE:**

Does not apply.

Proposed Downtown Boundary Relocation

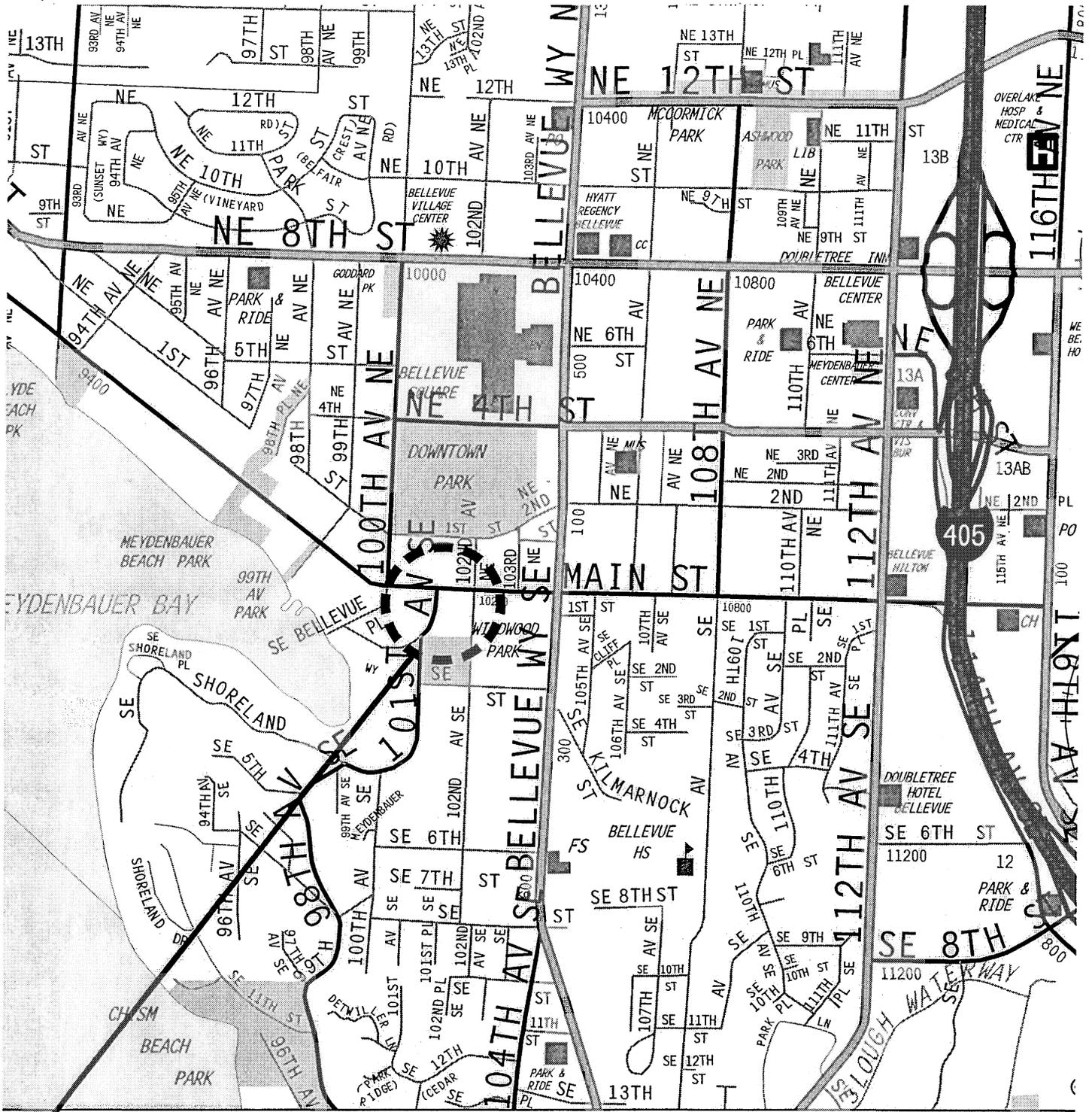


Proposed Downtown Boundary Relocation **FIGURE S-DT.1**  
**Downtown Land Use Plan**

SF	Single Family	PO	Professional Office	PF/	Public Facility	⚡	School
MF	Multi-Family	O	Office	P/	Park	▲	Fire Station
-L	Low Density	OLB	Office, Limited Business	—	Subarea Boundary	★	Public Facility
-M	Medium Density	NB	Neighborhood Business		Planning District	—+—	Railroad Track
-H	High Density	CB	Community Business	----	City Limit	→	Power Lines
-UR	Urban Residential	GC	General Commercial				
		LI	Light Industrial				

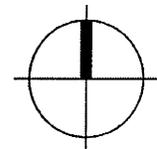
This map is a graphic representation. It is not to be relied on for survey accuracy; it is not intended to specify acreage, dimensions or exact details of development. Any reproduction or sale of this map, or any portion thereof, is prohibited without the express written authority of the City of Bellevue. This material is owned and copyrighted by the City of Bellevue.





Proposed Downtown Boundary Relocation

Vander Hoek Multi-Family  
Vicinity Map  
No Scale





Proposed Downtown Boundary Relocation  
 Vander Hoek Multi-Family