



DATE: May 16, 2007

TO: Bellevue Planning Commission

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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 nd Ave SE <i>Southwest Bellevue/Downtown</i>	Attachment 1 Yes <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 th Ave SE <i>Factoria</i>	Attachment 2 Yes <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 th St. <i>Factoria</i>	Attachment 3 Yes <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 th St./839 104 th Ave SE <i>Southwest Bellevue</i>	Attachment 4 No <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 th St. at approx. 180 th Ave SE. <i>Newcastle</i>	Attachment 5 No <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 Yes <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 6

St. Margaret's Church

2007 Annual Threshold Review Recommendation and Consideration of Geographic Scoping
Site-Specific Amendment
St. Margaret's Church

Staff recommendation: Recommend that the City Council include the St. Margaret's CPA into the 2007 annual CPA work program. Recommend that the City Council not consider expansion of the geographic scope of the proposal.

Permit Number: 07-117934 AC
Subarea: Factoria
Address: 4228 Factoria Boulevard SE
Applicant: Requested by St. Margaret's Episcopal Church; initiated by City Council

PROPOSAL

This Council-initiated application is to change the map designation of this 3.86-acre site from SF-H (Single Family-High); the church requested the Council to initiate the CPA as a change to CB (Community Business). However, by initiating this application under its authority at LUC 20.30I.130.B, the Bellevue City Council has directed review and analysis of the most appropriate Comprehensive Plan land use designation.

If the applicant's proposed CPA is adopted, the site would be rezoned to allow commercial retail uses and up to 115 dwelling units per acre. 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 request to change the map designations for the property at 4228 Factoria Boulevard SE is a matter appropriately addressed through an amendment to 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 proposal 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 proposal demonstrates evidence of significantly changed conditions. Need for affordable housing on the Eastside has grown while opportunities and funding remain limited. Recently, St. Margaret's Episcopal Church has identified an interest in exploring the ability of providing affordable housing at this site.

- 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 subject SF-H properties are logically bound by Factoria Boulevard and Newport Way and by MF-M designated 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

Preliminary analysis suggests that this request is likely consistent with current general policies in the Comprehensive Plan, including those that support the development of housing that is affordable to a range of households. It is also likely

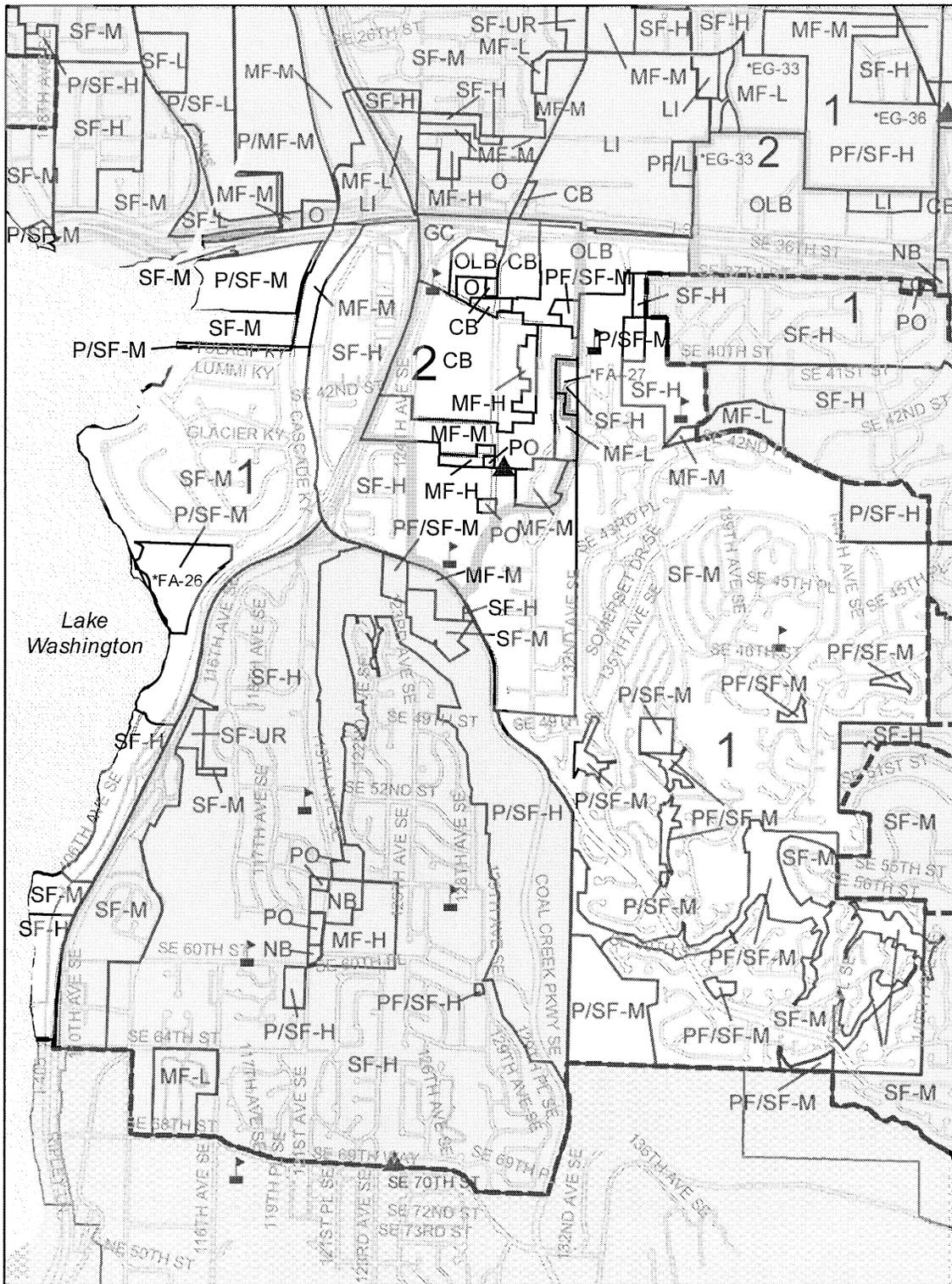
consistent with policy implementation in the CPPs and GMA for urban growth areas development. If this proposed amendment is included in the annual work program additional analysis will be conducted prior to determining whether this request is fully consistent with all applicable and specific policies 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

Public comments were made by members of St. Margaret's Episcopal Church to the City Council in writing and at Council meetings. In response, the City Council chose to initiate the St. Margaret's CPA into the 2007 threshold review process. No other public comments have been received on this proposal as of April 30, 2007.



**FIGURE S-FA.1
Factoria Land Use Plan**



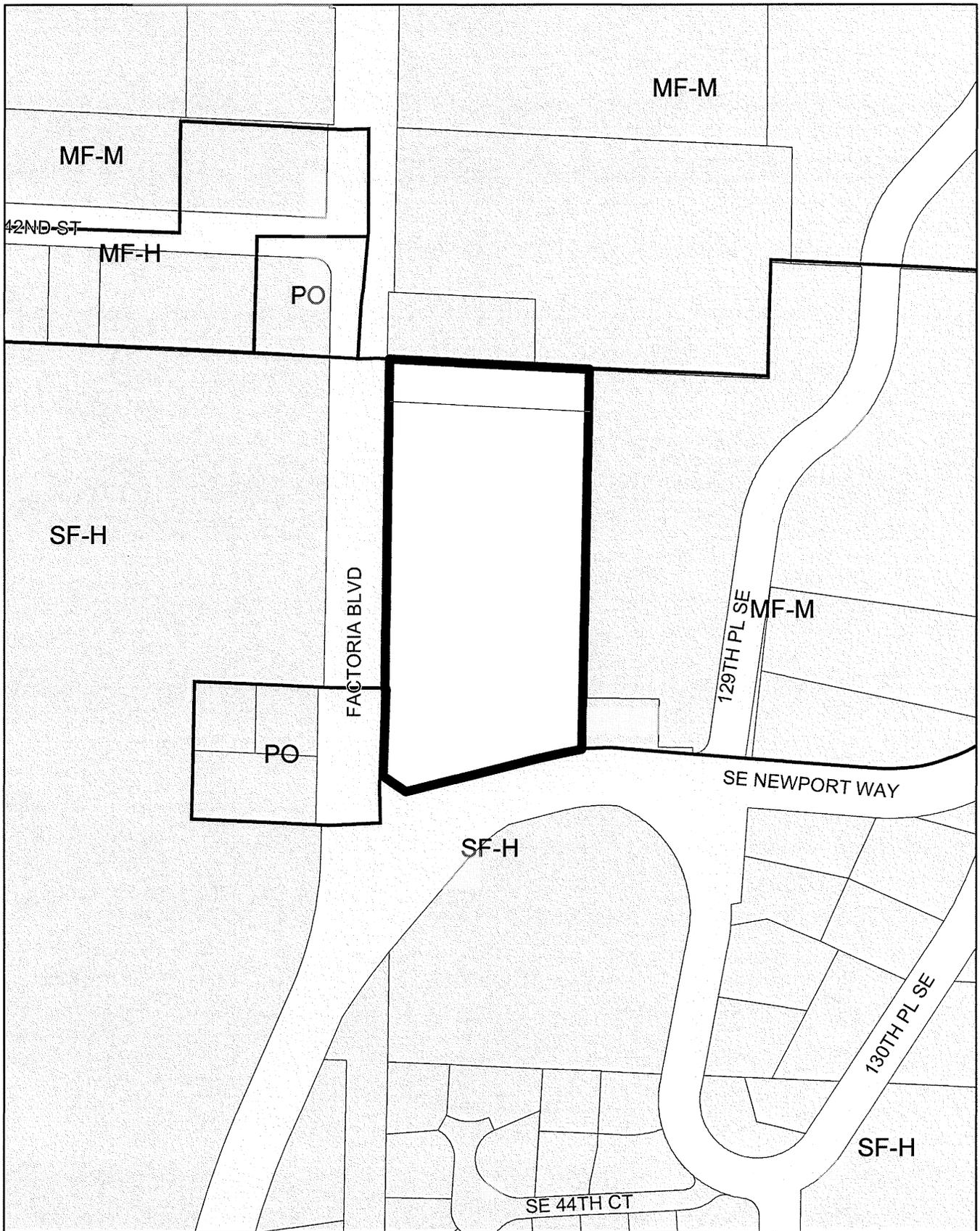
- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

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



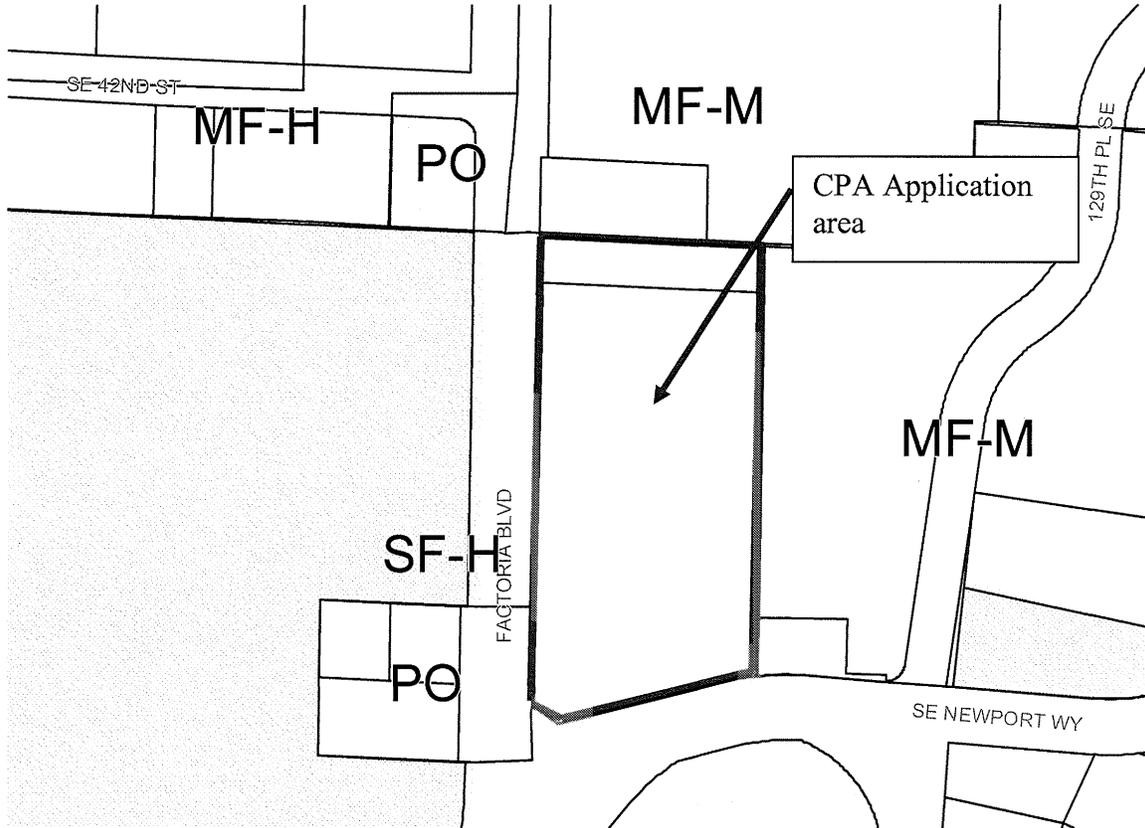


May 2007



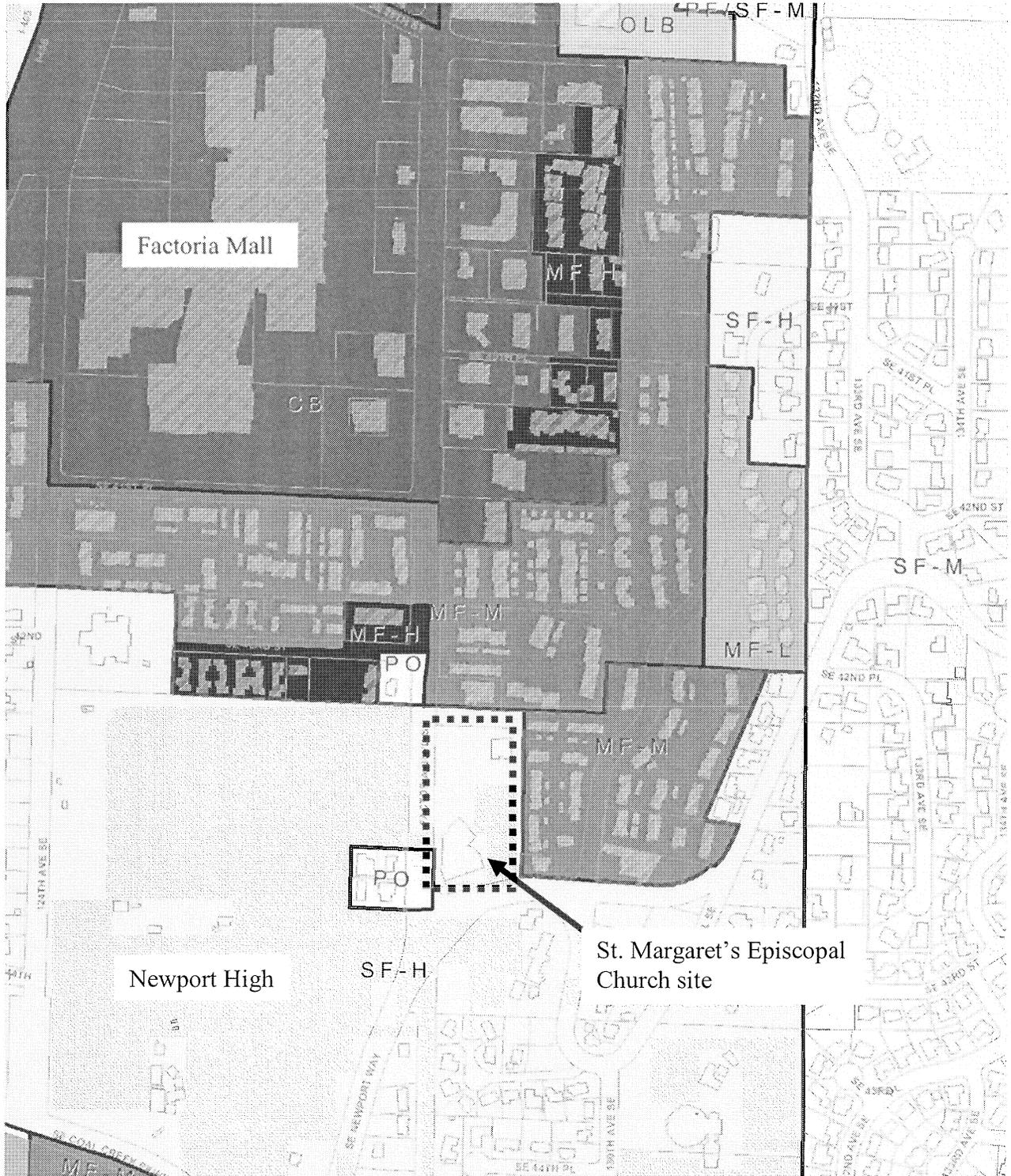
St Margaret's Church
 Proposed Comprehensive Plan Designations
 4228 Factoria Blvd SE

St. Margaret's Church CPA
Proposed CPA location



Attachment 2

Factoria Comprehensive Plan Designations





COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20	TECH INITIALS	PROJECT FILE #
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1. Project name ST. MARGARET'S EPISCOPAL CHURCH AFFORDABLE HOUSING PROJECT
2. Applicant name FR. DAVID MOORE Agent name SCOTT A. ROBERTSON
3. Applicant address 4228 FACTORIA BLD SE
4. Applicant telephone (425) 746-6650 fax (425) 746-7314 e-mail office@sauntmargarets.org
5. Agent telephone (425) 467-4681 fax (206) 770-6593 e-mail scott@rare-llc.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 162405-9174

Proposed amendment to change the map designation from existing R-5 to proposed CB

Site area (in acres or square feet) 150,586 SF (3.46A)

Subarea name FACTORIA

Last date the Comprehensive Plan designation was considered —/—/— N/A

Current land use district (zoning) R-5 (SF-H)

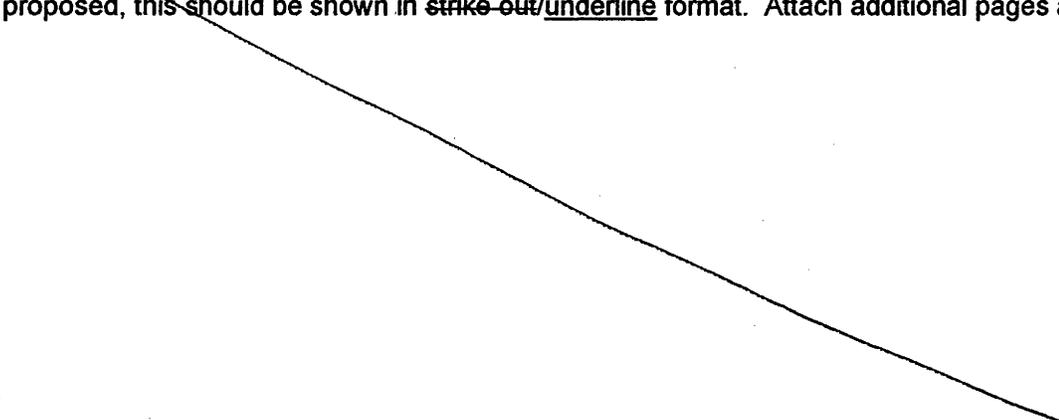
Is this a concurrent rezone application? Yes No Proposed land use district designation CB

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.



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 1

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

Signature of applicant David A. Moore Date 3/30/2007

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 [Signature] Date 3/30/07
(Owner or Owner's Agent)

COMPREHENSIVE PLAN AMENDMENT

Application by St. Margaret's Episcopal Church

BLOCK 3

Since the time that the applicable Comprehensive Plan designation was first adopted, the Factoria Subarea and City have changed dramatically. Just a few blocks north of this property, the Factoria Mall and T-Mobile Office sites have obtained City approval to increase density. Additionally, Bellevue and this Subarea have continued to add both residents (housing units) and jobs. The Factoria/Eastgate area is designated as one of the Major Employment Centers in Bellevue. The increases in population and jobs have not coincided with increased affordable housing opportunities. In fact, Bellevue has a great need for more affordable housing units of all types.

This proposal will help meet that need for affordable housing in this densifying area and for the City as a whole.

This request for a CPA is consistent with several areas of the City's Comprehensive Plan and the Factoria Subarea Plan.

Factoria Subarea Plan

This property is located at the corner of Factoria Blvd. and Newport Way and thus is located in District 2 of the Subarea. District 2 policies are based, in part, on the FATS 2 update which recommends "transportation and urban design strategies to create a well-integrated, transit supportive, pedestrian oriented, mixed-use neighborhood in Factoria's commercial core." (Policy S-FA-28.)

This CPA is consistent with this policy as the development proposed would be a mixed use, consisting of a church, retail (fronting Factoria Blvd.) and affordable housing. This is not only on a transit route, but bus stops are located on the property boundary. It is also within easy walking distance of the retail and employment opportunities on Factoria Blvd.

This proposal is also consistent with S-FA-4 ("Encourage infill development in a manner that is compatible with surrounding uses").

Housing Element

Affordable Housing is a major topic of the Housing Element of the City Comprehensive Plan. "Bellevue's **Affordable Housing** policies direct the city's efforts to create housing opportunities for all economic segments of the population through regulatory and incentive approaches." (Comp. Plan, pp. 50)

The Housing Opportunities Goals state:

Goals:

1. To increase housing opportunities and a diversity of housing types by promoting the creative and innovative use of land designated for residential and commercial use, while complementing the character of existing development, protecting sensitive natural features, and promoting mobility alternatives.
2. To ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing.
3. To work in partnership with public and private groups in the planning and development of housing.

This proposal furthers these goals by allowing St. Margaret's Episcopal Church to further its mission by providing affordable housing near a major employment center.

This application is also consistent with the following Housing Policies:

HO-11 – “Encourage housing opportunities in mixed residential/commercial settings throughout the city.”

HO-12 – “Provide incentives to encourage residential development for a range of household types and income levels in commercial zones.”

HO-17 – “Encourage infill development on vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.”

HO-25 – “Ensure that affordable housing opportunities are not concentrated, but rather are dispersed throughout the city.”

HO-26 – “Involve both the public and private sectors in the provision of affordable housing.”

Land Use Element

This proposal is consistent with the following policies in the Land Use Element of the Bellevue Comprehensive Plan.

LU-3 – “Accommodate growth targets of 10,117 additional households and 40,000 additional jobs[.]” This development will help accommodate growth by providing workforce, affordable housing near a major employment center in Bellevue.

LU-4 – “Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.”

LU-5 – “Ensure enough properly-zoned land to provide for Bellevue’s share of the regionally-adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years.”

LU-7 – “Support inclusion of residential uses in commercial districts where compatibility can be demonstrated.” Although this parcel is currently zoned R-5 it is within District 2 of the Factoria Subarea, which is a highly-commercial core. Furthermore, this property is surrounded by multi-family, office, churches, schools, municipal, and retail uses. This parcel has long housed a church and retail shop. Adding residential to this parcel under the CB zone would allow a very appropriate mix of uses (church, retail and affordable housing) that would be consistent with and complementary to the commercial core located just north along Factoria Blvd.

LU-13 – “Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.”

LU-18 – “Adopt and maintain policies, codes, and land use patterns that promote walking in order to increase public health.” Since this property is located on a transit route and is within walking distance of a major employment and retail center, this policy would be furthered by allowing the amendment and development of affordable housing.

LU-23 – “Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.” Affordable housing is a dire need in this community.

LU-24 – “Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.” The location to transit and pedestrian walkways make this site an ideal location to add residential.

LU-27 – “Encourage mixed use residential/commercial development in all Neighborhood Business and Community Business land use districts where compatibilities with nearby uses can be demonstrated.” If the CPA is granted changing this parcel to CB, this policy will be furthered as a mixed use development is planned.

BLOCK 4a

See Above, in Block 3.

BLOCK 4b

This application meets the requirements of LUC 20.30A.140 as detailed below.

A. The rezone is consistent with the Comprehensive Plan.

See Block 3, above.

B. The rezone bears a substantial relation to the public health, safety or welfare.

Rezoning this property to CB will allow the development of affordable housing in a mixed use format that is adjacent to transit, employment center, schools and retail. Furthermore, the individuals inhabiting the affordable housing will receive assistance from the church located on the same parcel.

C. The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property.

In order to develop this property as a mixed use affordable housing project, it is necessary to have subterranean parking with a housing development above, and street front retail, all adjacent to the church sanctuary. A CB zone is necessary for this development to occur and to allow the church to further its mission of assisting those in need.

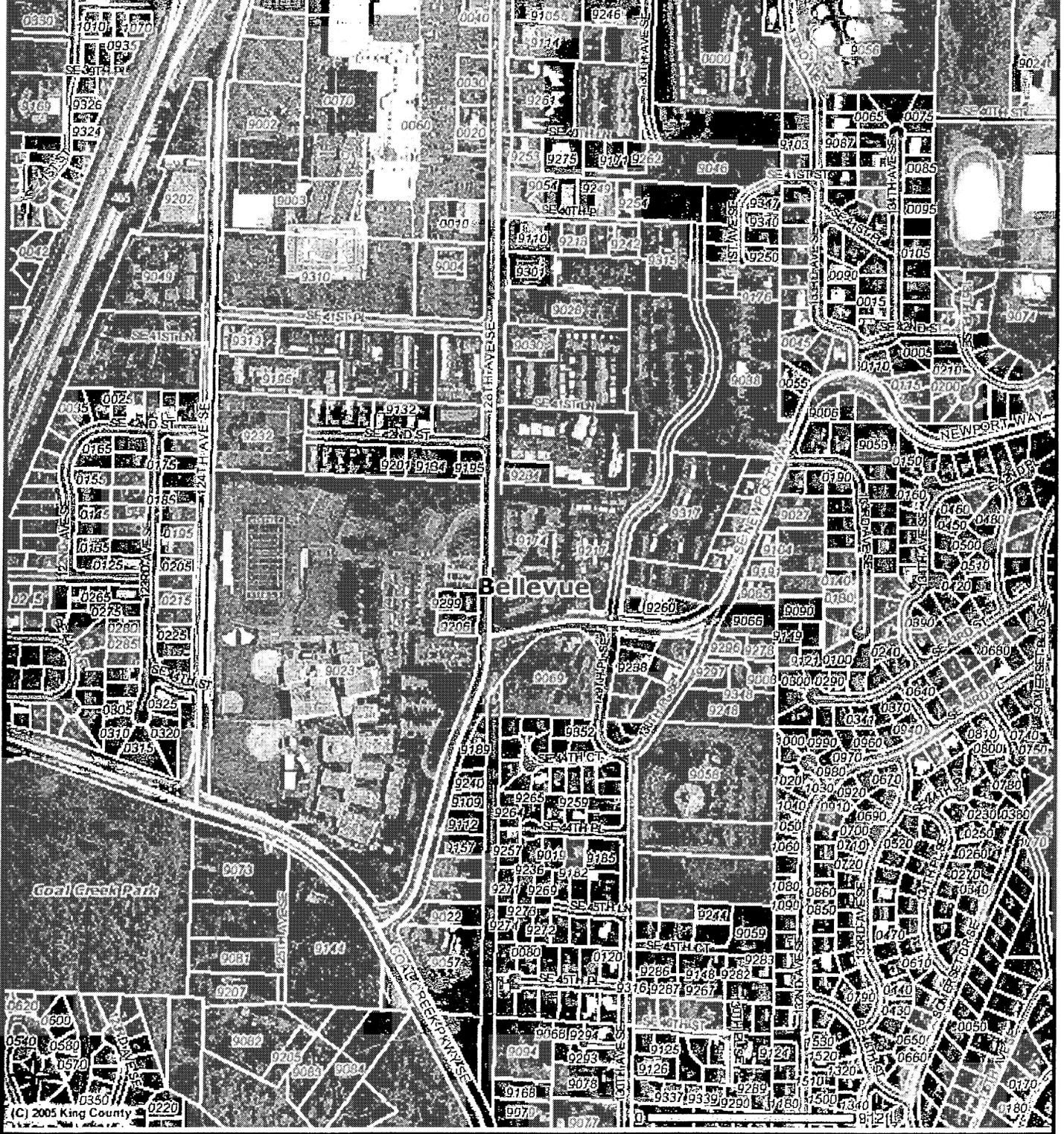
D. The rezone will not be materially detrimental to uses of property in the immediate vicinity of the subject property.

The use proposed will be consistent with other uses in District 2 of the Factoria Subarea: Multifamily housing, commercial, office, retail and mixed use of the same. There is no single family housing located next to or near this parcel.

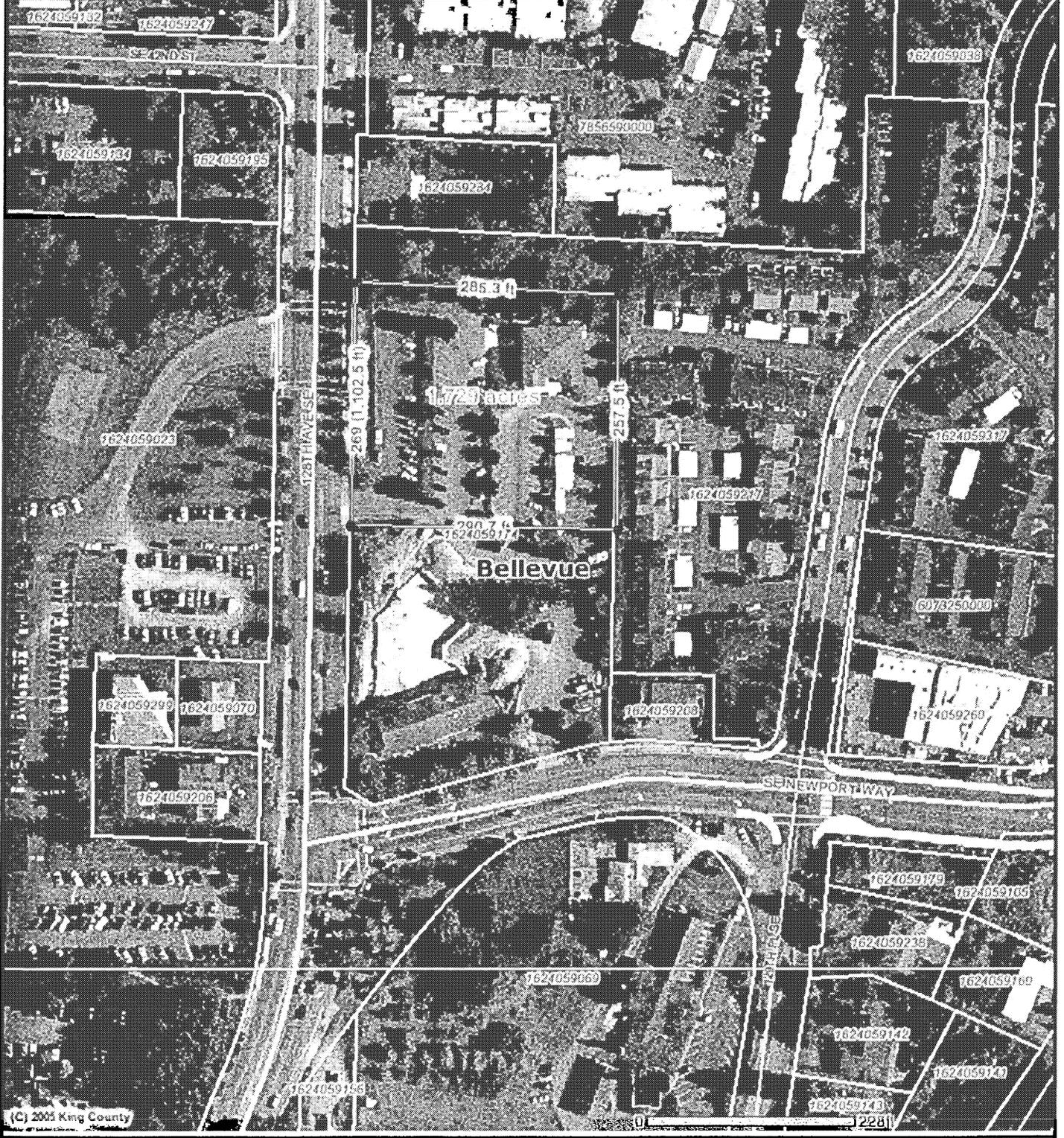
E. The rezone has merit and value for the community as a whole.

This project will augment a woefully underserved element of housing in Bellevue: affordable housing.

St. Margarets Episcopal Church



St. Margarets Episcopal Church-surplus dimensions



Building / Improvement

Building Nbr	2) ST MARGARETS EPISCOPAL	Gross Sq Ft	5,720
Year Built	2001	Net Sq Ft	5,720
Effective Yr	2001	Construction	WOOD FRAME

Tax Roll History

Tax Yr	Omit Yr	TaxValue Reason	Appraised			Taxable		Total
			Land Val	Imp Val	Total	Land Val	Imp Val	
2007	0	Exmpt Tax	1,550,000	4,995,900	6,545,900	0	0	0
2006	0	Exmpt Tax	1,395,000	4,794,500	6,189,500	0	0	0
2005	0	Exmpt Tax	1,395,000	4,699,600	6,094,600	0	0	0
2004	0	Exmpt Tax	1,240,000	4,438,700	5,678,700	0	0	0
2003	0	Exmpt Tax	1,240,000	1,341,000	2,581,000	0	0	0
2002	0	Exmpt Tax	903,500	1,201,200	2,104,700	0	0	0
2001	0	Exmpt Tax	903,500	1,007,700	1,911,200	0	0	0
2000	0	Exmpt Tax	903,500	1,391,500	2,295,000	0	0	0
1999	0	Exmpt Tax	903,500	1,391,500	2,295,000	0	0	0
1998	0					903,500	1,391,500	2,295,000
1997	0					903,500	1,391,500	2,295,000
1996	0					903,500	1,391,500	2,295,000
1995	0					903,500	1,391,500	2,295,000
1994	0					903,500	1,391,500	2,295,000
1993	0					903,500	1,391,500	2,295,000
1992	0					644,000	1,391,000	2,035,000
1991	0					644,000	1,391,000	2,035,000

Sales History

E Number	Sale Date	Sale Price	Instrument	Sale Reason
1003816	4/17/1988		Warranty Deed	Other

Review History

Tax Yr	Review#	Review Type	Appeal Val	Hearing Dt	Settlement Val	Hearing Result	Status
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Permit History

Number	Type	Value	Issue Date	Jurisdiction	Review Dt
01 108244 BB	Accessory, New	0	2/1/2002	BELLEVUE	04/09/2003
B00M0956	Other	169907	10/3/2000	KING COUNTY	04/09/2003
B0010162	Other	0	8/15/2000	KING COUNTY	07/13/2001

Parcel Data

Parcel	162405-9174	Present Use	Church/Welfare/Relig Srvc
Name	ST MARGARET'S CHURCH	Zoning	R-5
Site Address	4228 128TH AVE SE 98006	Jurisdiction	BELLEVUE
Geo Area	75-20	Property Type Code	C
Block		Lot	

Legal Description BEG AT PT 339.34 FT S OF NW COR OF SE 1/4 OF NE 1/4 THE 329.39 FT TH S 563.19 FT M/L TO NLY LN OF
 NEWPORT WAY TH SWLY ALG SD LN TO W LN OF SUBD TH N TO BEG LESS CO RD LESS N 60 FT LESS C/M RGTS LESS RD

Land Data

Land SqFt	150,586	Use Exemption	
Acres	3.46	Environmental	No
Water	WATER DISTRICT	Topography	No
Sewer/Septic	PUBLIC	Traffic	No

Views

Rainier	No	Sound	No
Olympics	No	Lk Wash	No
Cascades	No	Lk Samm	No
Territorial	No	Lk/Riv/Crk	No
Seattle	No	Other	No

Waterfront

Location	No	Footage	0
Bank	No	Access Rights	No
Tide/Shore	No	Prox. Influence	No
Restricted	No	Poor Quality	No

Building / Improvement

Gross Sq Ft 36,654

Net Sq Ft 36,654

Building Nbr	1) ST MARGARETS EPISCOPAL	Gross Sq Ft	30,934
Year Built	1969	Net Sq Ft	30,934
Effective Yr	1999	Construction	WOOD FRAME

AFFORDABLE HOUSING OPPORTUNITY - ST MARGARETS-FACTORIA/BELLEVUE- CB ZONING PERSPECTIVE

SITE SPECIFICATIONS		LAND (SF)	ZONE	FAR
NEWPORT WAY & 128TH AVENUE SE (FACTORIA WAY) - CHURCH PROPERTY		150,586	CB	N/A
ADJACENT PROPERTY (SLIVER)		17,424		
SITE POTENTIAL TOTAL		168,010		
CURRENT BLDG FOOTPRINT		23,435	LOT COVERAGE (%)	13.95%
TOTAL DEVELOPABLE SITE		168,010		
PROJECT ANALYSIS - ST. ANDREWS MODEL		CB	DENSITIES	MAXIMIZED
TOTAL SF OF CHURCH PROPERTY		150,586	UNITS/ACRE	30
SHORT PLAT-HOUSING LOT		75,315	CLUSTERED DENSITY (# UNITS)	104
ADJACENT PROPERTY AVAIL		17,424	ADDITIONAL UNITS	12
HOUSING SITE		92,739	TOTAL POTENTIAL UNITS	116
MAX HEIGHT (W/RESIDENTIAL)		45	AVG UNIT SIZE (sf)	2,631
LOT COVERAGE ALLOWED		85%	Gross SF (FLOORPLATE)	119,374
			TOTAL GROSS SF	358,121
			EFFICIENCY	85%
EST FLOORS		3	Net Rentable	304,402
			MAX # UNITS	116
PARKING DECK				REQ'D STALLS
EXISTING PARKING-DEVELOPMENT AREA		# STALLS		120
REQUIRED PARKING- AFFORDABLE HOUSING		# STALLS/UNIT	0.75	87
LOT COVERAGE/TOTAL PROPERTY		41%	SINGLE LEVEL TOTAL STALLS	207
LOT COVERAGE/AFFORD HOUSING PARCEL		66.89%	SF/STALL	300
			TOTAL SF/PARKING DECK	62,035
ADD THRIFT STORE COMMERCIAL FRONTAGE-128TH				5,000
LOT COVERAGE-HOUSING PARCEL		72.28%	CONCRETE PODIUM-SF	67,035

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...



MEMORANDUM

TO: PLANNING COMMISSION
FR: FRANZ LOEWENHERZ, SENIOR PLANNER 425-452-4077
SU: WALK & ROLL: 2007 PEDESTRIAN AND BICYCLE TRANSPORTATION PLAN
DA: MAY 23, 2007

On March 12th the Bellevue Council directed staff to move forward with Walk and Roll: 2007 Pedestrian and Bicycle Transportation Plan. The 2007 Pedestrian and Bicycle Transportation Plan project (which will be the second comprehensive update to the original 1993 Plan) will allow Bellevue to build on the successes that followed the implementation of the 1999 Plan. While the 1999 Plan has provided a useful framework for implementing improvements to the pedestrian and bicycle network, the plan is nearly eight years old and in need of an update.

In undertaking the 2007 Pedestrian and Bicycle Transportation Plan (see attachment), staff intend to:

- Produce an updated blueprint for making walking and bicycling an attractive, safe, and practical transportation and recreation option for the citizens of Bellevue.
- Develop a prioritized list of pedestrian and bicycle facility improvements to support continued growth and development and overall neighborhood livability in the City of Bellevue.
- Coordinate with other non-motorized planning efforts underway in the region and within Bellevue.
- Provide a mechanism to inform and involve stakeholders in the community in pedestrian and bicycle planning.

Staff will be at the Planning Commission meeting on May 23rd to provide a brief presentation on progress being made on the following tasks:

- 1) City-wide on-line survey: The survey was on-line from March 6th to April 10th during which time 919 bicycle surveys and 405 pedestrian surveys were completed. Findings of current pedestrian and bicycling conditions and suggested improvements will be shared with the Commission.
- 2) Focus group discussions: Northwest Research Group was hired to facilitate the following sessions: (i) female group with frequent riders who rode within the last week; (ii) male group with frequent riders who rode within the last week.; (iii) female group with less frequent riders who last rode more than a week ago.; (iv) male group with less frequent riders who last rode more than week ago.; (v) female pedestrian group; (vi) male pedestrian group. This task involves documenting barriers to walking and cycling in Bellevue for various user groups.
- 3) Pedestrian and bicycle policy refinements: Staff are reviewing policy language in the Comprehensive Plan related to pedestrian and bicycle facilities to assess their continued applicability and to propose modifications where and if necessary.

Staff will answer questions and seek input from the Commission on the above tasks and proposed next steps. Staff will continue to provide the Planning Commission with regular updates and seek guidance on the Walk & Roll: 2007 Pedestrian and Bicycle Transportation Plan as the project progresses.

Bellevue's Transportation and Planning Commissions, and the City's Park & Community Services Board will be asked for support on: (i) policy issues, guiding principles and the general structure and contents of the Plan; (ii) project prioritization methodology; and (iii) obtaining and analyzing input from community forums and meetings.

The 2007 Pedestrian and Bicycle Transportation Plan is anticipated complete by the 1st quarter 2008. The Ped/Bike TFP is a functional plan that informs the Transportation Element and other elements of the Comprehensive Plan. Its update will be coordinated along with parallel policy amendments to the Pedestrian and Bicycle Transportation System and other relevant subsections of the Transportation Element. The annual Comprehensive Plan amendment process serves to coordinate this effort.

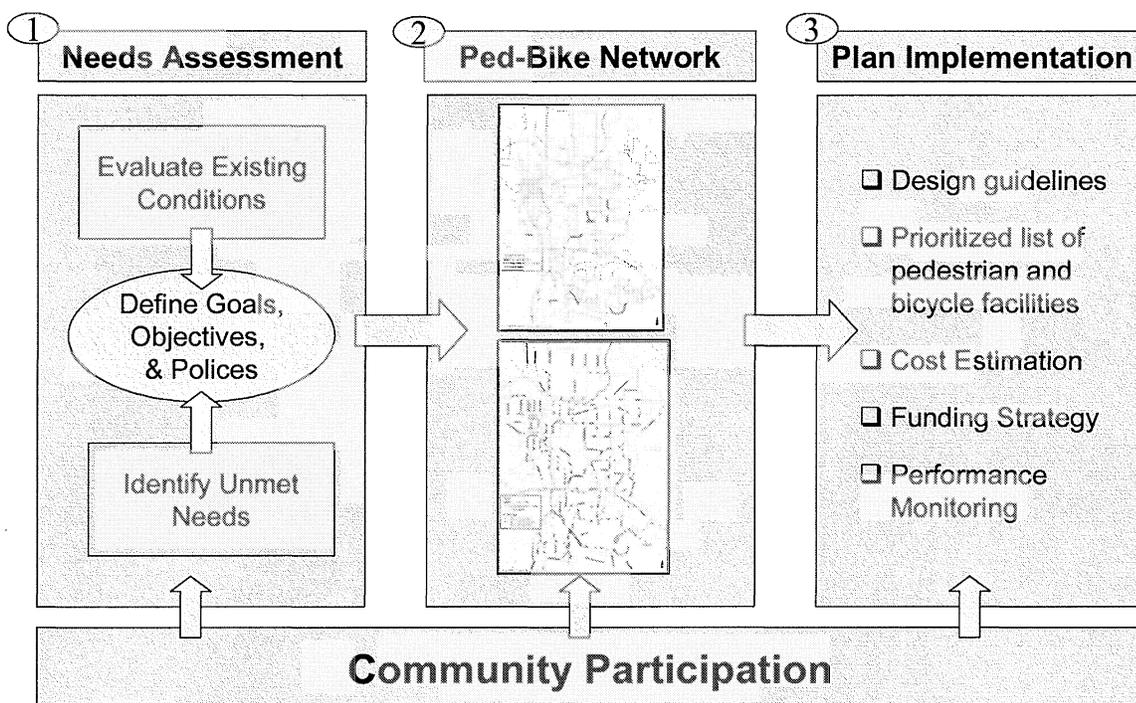
**ATTACHMENT
WALK & ROLL: 2007 PEDESTRIAN & BICYCLE TRANSPORTATION PLAN
SCOPE OF WORK**

PLAN PURPOSE

Pedestrian and bicycle system demand consistently rates as one of Bellevue's most important quality of life measures. The purpose of the Walk & Roll: 2007 Pedestrian and Bicycle Transportation Plan, (which will be the second comprehensive update to the original 1993 Plan) is to:

- Produce a blueprint for making walking and bicycling an attractive, safe, and practical transportation and recreation option for the citizens of Bellevue.
- Develop a prioritized list of pedestrian and bicycle facility improvements to support continued growth and development and overall neighborhood livability in the City of Bellevue.
- Coordinate with other non-motorized planning efforts underway in the region and within Bellevue.
- Provide a mechanism to inform and involve stakeholders in the community in pedestrian and bicycle planning.

The Walk & Roll: 2007 Pedestrian and Bicycle Transportation Plan is a three-phased planning initiative. The community participation program will be continuous throughout the entire project.



PHASE I: NEEDS ASSESSMENT

The first phase involves assessing the existing pedestrian and bicycle environment and identifying unmet needs. An understanding of the adequacy of existing pedestrian and bicycle facilities in Bellevue is desirable to establish a baseline from which to measure progress.

Task I.1: Evaluate Existing Conditions

Building on the work conducted in the 1999 Pedestrian and Bicycle Transportation Plan, Task 1 will provide a snapshot of citywide pedestrian and bicycle conditions. First, it will describe the existing infrastructure including gaps in the network. Next, there will be consideration of the challenges facing

non-motorized transportation in Bellevue today. This task includes the creation of an on-line questionnaire about pedestrian and bicycling conditions and suggested improvements.

Task I.2: Identify Unmet Needs

While many areas of Bellevue have extensive sidewalk, bicycle, and trail coverage, there are also areas with only partial coverage or lacking sidewalks, bicycle facilities, and trail connections altogether. This task involves conducting intercept interviews and follow-up focus groups with various user groups to document barriers to walking and cycling in Bellevue.

Task I.3: Define Goals, Objectives, and Policies

Bellevue Comprehensive Plan policies related to pedestrian and bicycle facilities will be revisited in this task to assess their continued applicability, to propose modifications where and if necessary, and, in some cases, to provide recommendations for additional initiatives.

PHASE II: PEDESTRIAN AND BICYCLE NETWORK

Working with the public in open houses and other community involvement strategies, the existing pedestrian and bicycle network will be reviewed and missing facilities will be identified to close system gaps. The underlying premise of these tasks is that not all areas of Bellevue have the same level of demand and that the City's available resources for improving pedestrian and bicycle environments should be targeted to areas with supportive land uses.

Task II.1: System Network

This task involves working with the public to identify major pedestrian and bicycle destinations and key connections. Staff will evaluate these pedestrian and bicycle network connections using existing data, field review, GIS analysis, and public input to arrive at a determination of which connections will be most beneficial to the pedestrian and bicycle networks. The Pedestrian and Bicycle System maps prepared in this task will provide a guide for building out a functional non-motorized transportation system in the future.

Task II.2: Project Lists

This task will identify the pedestrian and bicycle projects that will complete the pedestrian and bicycle networks and result in better connections between neighborhoods, schools, parks, places of work and leisure and other important destinations. Bellevue staff will work with the public and the City's Boards and Commissions to determine the suitability of a particular facility for bicycle or pedestrian travel. In completing this task, staff will consider a number of factors such as motor vehicle traffic volume and speeds, lane or sidewalk width, pavement quality, and pedestrian amenities into an index of overall suitability for travel.

PHASE III: PLAN DEVELOPMENT AND IMPLEMENTATION STRATEGIES

The planning process will result in a prioritized list of pedestrian and bicycle facilities on city streets and on off-street trails. The plan will include guidelines and maps that can be used by the city and the public to guide the process of implementation. The plan is scheduled to be completed by late December 2007. The final plan will be available for download on the city's website.

Task III.1: Design guidelines:

Development of preferred design guidelines is a component of the plan that will provide design suggestions on such items as bike lane widths, pavement markings, bike rack design and placement. These guidelines will help establish consistency for future additions to the existing pedestrian and bicycle network.

Task III.2: Prioritized list of pedestrian and bicycle facilities

Staff will conduct a technical assessment of the non-motorized projects outlined in Task II.2 and subject them to public review and feedback. The outcome of this task is a prioritized list of pedestrian and bicycle facilities that, when completed, will result in the system network defined in Task II.1.

Task III.3: Cost Estimation

Planning level cost estimates will be prepared for the projects identified in this project. Items such as planning, design, and engineering will be factored into the construction related costs.

Task III.4: Funding Strategy

The purpose of this task is to undertake an analysis of project completion dates given anticipated funding. In completing this task, candidate financing options may be identified and evaluated.

Task III.5: Performance Monitoring

There are several methodological options to evaluate performance: percentage of trips, facility mileage, number of links between bicycle, pedestrian, and transit systems, LOS-based, number of accidents, and surveys. One or several of these options will be selected; it is important that performance monitoring be easily repeatable and provide understandable metrics.

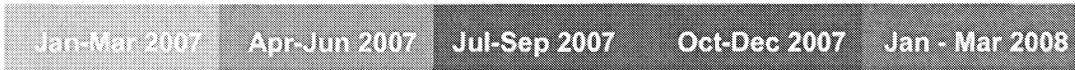
COMMUNITY PARTICIPATION

Community participation in this plan is crucial and will include on-going opportunities to engage interested stakeholders. Outreach will occur on four levels:

1. Target Existing Stakeholder Groups - Advantage can be taken of the knowledge and experience of existing local and regional individuals and groups, including the Network on Aging, bike commuters/enthusiasts, school-based groups, and bike dealers. Organizing events with groups such as Feet First and the Cascade Bicycle Club will gather more interest and obtain feedback on opportunities and constraints, needs and priority improvements. Neighborhoods will be invited to assist staff in identifying local needs.
2. Commission/Board Engagement - Bellevue's Transportation and Planning Commissions, and the City's Park & Community Services Board will be asked for support and direction on: (i) policy issues, guiding principles and the general structure and contents of the Plan; (ii) project prioritization methodology; and (iii) obtaining and analyzing input from community forums and meetings.
3. Meetings/open houses - Holding public meetings will allow citizens to inform the planning process, interact with and hold staff accountable for decisions made.
4. Technology-based strategies – A project website will be developed on the City's homepage to dispense information to the community and to receive public input. Other strategies to consider include: web surveys, intercept interviews, and focus groups. The intent is to give interested citizens diverse opportunities to inform the planning process.

**City of Bellevue
2007 Pedestrian and Bicycle Transportation Plan**

Project Timeline



Phase I: Needs Assessment

Phase 2: Pedestrian and Bicycle Network

Task 3: Plan Implementation

