



# MEMORANDUM

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DATE: June 16, 2011

TO: Bellevue Planning Commission

FROM: Nicholas Matz AICP, Senior Planner 452-5371  
[nmatz@bellevuewa.gov](mailto:nmatz@bellevuewa.gov)

SUBJECT: June 22, 2011, Public Hearing on 2011 Annual Comprehensive Plan  
Amendment Threshold Review and Site-specific Geographic Scoping

- Ren-Fu 11-102908 AC

## PLANNING COMMISSION ACTION

On June 22, 2011, the Planning Commission will hold a public hearing to consider the 2011 Ren-Fu application for CPA under Threshold Review. The Planning Commission is asked to recommend by motion whether the application should be initiated for Comprehensive Plan amendment under LUC 20.30I.140. See Attachment 1.

Sample motion language (for reference): I move *initiation/no further consideration* of the Ren-Fu CPA application for the 2011 Annual Comprehensive Plan amendment process, as expanded through geographic scoping.

## BACKGROUND

The 2011 List of Initiated Applications has been established to consider amendments to the Comprehensive Plan. 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 GMA.

Threshold Review action produces proposed amendments for the annual CPA work program. This 2011 annual CPA work program consists of four steps:

### Threshold Review

1. Planning Commission study sessions and public hearings to recommend whether initiated proposals should be considered for Comprehensive Plan amendment (tonight's step);
2. City Council action on Planning Commission recommendations to establish the annual work program (summer);

### Final Review

3. Planning Commission study sessions and public hearings to consider and recommend on proposed Comprehensive Plan Amendments (fall);
4. City Council action on Planning Commission recommendations to adopt amendments (fall).

## 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 is recommending that the Ren-Fu application **not be** included in the 2011 annual CPA work program. The recommendation is explained in Attachment 1.

### Staff Recommendation Summary

CPA Application	Description of Applicant Proposal <i>Subarea</i>	Attachment <b>Staff recommendation</b>
Ren-Fu, et al <i>11 102908 AC</i>	Map change of 4.2 acres from Single Family-High (SF-H) to Multifamily-Medium (MF-M) 1112 and 1114 Bellevue Way SE 1108, 1110, 1124 Bellevue Way SE 1134, 1138, 1220 Bellevue Way SE 1300, 1310, 1312, 1314, 1316 Bellevue Way SE <i>Southwest Bellevue</i>	Attachment 1 <b>Do not include</b>

In testimony during the original May 11, 2011, Threshold Review public hearing the applicant proposed consideration of additional properties, noting the desire of some of the owners to enter into a unified development proposal.

At its May 11, 2011, study session the Planning Commission directed staff to publish notice for a second Threshold Review public hearing on an expanded geographic scope (LUC 20.30I.130.A.1.a.ii) of the proposal including the additional sites. See the minutes for May 11, 2011, in the June 22, 2011, agenda packet.

The expanded proposal—and the subject of this staff recommendation—now includes other Comprehensive Plan designations of Single Family-High (SF-H), Multifamily-Low (MF-L) and Multifamily-Medium (MF-M). The total area of consideration is now 4.2 acres. Tonight's public hearing is on that expanded proposal.

## PUBLIC NOTICE AND COMMENT

The application was introduced to the Planning Commission during study session on April 13, 2011. Notice of the Application was published in the Weekly Permit Bulletin on March 17, 2011, and mailed and posted as required by LUC 20.35.420. Notice of the June 22, 2011, Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on June 2, 2011 and included notice sent to parties of record.

The applicant has submitted a narrative for consideration as part of the hearing. This narrative is included as Attachment 2. Other public comments that have been received to date are included at the end of Attachment 1.

## ATTACHMENTS

1. Ren-Fu CPA staff report and recommendation including vicinity map and public comments

2. Ren-Fu CPA Applicant narrative for June 22, 2011
3. Threshold Review Decision Criteria (LUC 20.30I.140) and Consideration of Geographic Scoping (LUC 20.30I.130.A.1.a.ii)

2011 Annual Threshold Review Recommendation  
and Consideration of Geographic Scoping  
Site-Specific Amendment

**Ren-Fu**

**Staff recommendation:** Recommend that the City Council **not include** the expanded Ren-Fu CPA in the 2011 annual CPA work program.

Application Number: 11-102908 AC  
Subarea: Southwest Bellevue  
Original Addresses: 1112 and 1114 Bellevue Way SE  
Applicant(s): Jin Ren, Gobin Wei, and Lily Fu  
Addresses Expanded  
Through Geographic Scoping: 1108, 1110, 1124 Bellevue Way SE  
1134, 1138, 1220 Bellevue Way SE  
1300, 1310, 1312, 1314, 1316 Bellevue Way SE.

**PROPOSAL**

This privately-initiated application originally proposed to amend the map designation on a three-parcel, 0.48-acre site from SF-H (Single Family-High) to MF-M (Multifamily-Medium).

In testimony during the original May 11, 2011, Threshold Review public hearing the applicant proposed consideration of additional properties, noting the desire of some of the owners to enter into a unified development proposal. See Attachment 1.

At its May 11, 2011, study session the Planning Commission directed staff to publish notice for a second Threshold Review public hearing on an expanded geographic scope of the proposal including the additional sites. The expanded proposal—and the subject of this staff recommendation—now includes other Comprehensive Plan designations of Single Family-High (SF-H), Multifamily-Low (MF-L) and Multifamily-Medium (MF-M). The total area of consideration is now 4.2 acres. See Attachment 2.

**REVIEW OF STAFF RECOMMENDATION**

Staff recommends not including this Comprehensive Plan amendment application in the 2011 work program because it does not address the criterion of significantly changed conditions and it would likely be found inconsistent with current general policies for infill redevelopment. If Planning Commission recommends advancing the proposal into Final Review staff recommend that it should include the proposed 4.2-acre area.

The condition and suitability of the subject property for higher density redevelopment because of its location relative to Bellevue Way, to nearby multifamily-designated property, and potential for a larger unified site assembly are not significantly changed conditions implying a need to amend the Comprehensive Plan.

High-quality redevelopment is expected in Bellevue Way corridor revitalization efforts. However, this outcome is anticipated by corridor redevelopment policy and is not a significantly changed condition implying a need to amend the Comprehensive Plan.

The Southwest Bellevue Subarea Plan guides redevelopment in this corridor by specifying the location of land uses in the Bellevue Way SE corridor in order to lend stability to development expectations for this important city corridor. Single family exists south of the Triangle Pool at about SE 19<sup>th</sup> St. Multifamily exists north of SE 8<sup>th</sup> Street. In between these areas the Subarea Plan identifies an established mix of single family, multifamily, professional office and neighborhood business in recognition of these sites' actual and longtime uses.

## **BACKGROUND**

The original site is currently three separate lots with houses on two of the lots. The third lot to the east is an unoccupied tract. The expansion brings eleven additional lots into the proposal area. These additional lots each contain an older single family house, except in the case of the two most northwesterly lots fronting on Bellevue Way which each contain a four-plex townhouse, built in 1959.

If the entire CPA is adopted at MF-M, the site could be rezoned to allow redevelopment at up to twenty units per acre (R-20). The current R-15 zoning on some parcels allows density up to 15 units per acre. The current R-10 zoning allows density up to 10 units per acre. The current R-4 zoning allows density up to 4 units per acre.

Multifamily in R-10 and some R-15 zoned developments is typical along the east side of Bellevue Way from 112th Avenue north to Downtown Bellevue, with the exception of Neighborhood Business and Professional Office commercial uses at SE 16<sup>th</sup> Street, and Office just south of Downtown. The R-10 and R-15 zoning has generally produced townhouse-style developments.

The west side of Bellevue Way in the vicinity of the subject site is zoned for single family development, although it includes First Baptist Church, Bellevue Church of Christ, Pilgrim Lutheran Church, and the Bellevue Nursery.

## **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 or sites 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 designations. The sites have not been examined since the 1996 version of the Southwest Bellevue Subarea Plan (formerly South Bellevue) was adopted.*

- 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 raises land use issues that are appropriately addressed through the annual CPA process and not some other 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 application 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 does not address significantly changed conditions on the subject property or its surrounding area.*

*The applicant notes conditions and suitability of the subject sites—their distinct physical relationship to other property between them and along Bellevue Way, the suitability of the sites to serve land use revitalization goals by providing a means to minimize conflicts between zoning and existing land use, the benefits of economies of development scale accentuated by a distinctive boundary between single family and multifamily uses, and efficient transportation connections due to proximity to Bellevue Way.*

*These may be desirable, but do not rise to the level of significance sufficient to meet the criterion. The condition and suitability of the subject property for higher density redevelopment because of its location is not a consequence unanticipated by the Comprehensive Plan. Neither is it the result of changes to the properties in surrounding areas; and is not the result of changes to the pertinent Plan map for this Subarea.*

*Expanding the site to 4.2 acres may enhance its suitability for a unified development proposal but is not the result of a significantly changed condition due to changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text.*

*High-quality redevelopment is expected in Bellevue Way corridor revitalization efforts. However, this outcome is anticipated by corridor redevelopment policy in the Southwest Bellevue Subarea Plan Objectives (pp. 273-274) and in Land Use Goals (p. 274) and Transportation Goals (p. 276) for the Subarea and is thus not a significantly changed condition implying a need to amend the Comprehensive Plan.*

*The Southwest Bellevue Subarea Plan guides redevelopment in this corridor by specifying the location of land uses in the Bellevue Way SE corridor in order to lend stability to development expectations for this important city corridor. Single family exists south of the Triangle Pool at about SE 19<sup>th</sup> St. Multifamily exists north of SE 8<sup>th</sup> Street. In between these areas the Subarea Plan identifies an established mix of single family, multifamily, professional office and neighborhood business in recognition of these sites' actual and longtime uses. The Subarea Plan does not support changes to more intense land uses due simply to convenience in location or quality in attribute.*

- 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

*Nearby, similarly-situated property has been identified and the expansion is the minimum necessary to include [said] properties.*

*All of the lots gain access from Bellevue Way on shared or private driveways. There are a total of eight access points on Bellevue Way for the fourteen lots.*

*The two townhouse lots north of the Ren-Fu shared driveway are designated MF-M. The lots to the south in the remainder of the proposed expansion area fronting directly on Bellevue Way are designated MF-L. All of them have single-family houses on them. The remaining four single family lots in the southeasterly portion of the proposed expansion area are designated SF-H.*

*A topographic rise helps to separate the developments along Bellevue Way and the single family neighborhoods to the east (these neighborhoods gain access*

*exclusively from 108<sup>th</sup> Avenue SE). The difference is most pronounced at the eastern edge of the original Ren-Fu parcels; the topography flattens outward and downward south throughout the southeasterly portions of the proposed expansion area. Platting patterns to the north and east of Ren-Fu are distinctly different from those along Bellevue Way.*

- 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

*Staff believes the proposal will likely prove inconsistent with current general policies in the Comprehensive Plan that focus opportunities for consideration of higher residential densities in the Bellevue Way SE corridor in highly selective areas.*

*If the 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.*

; and

- 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**

Staff spoke to or received comments from three owners of single-family property located north and east of the original proposal, adjacent to the Bellevue High School grounds. We also heard from residents renting in existing housing on the subject sites. These comments have generally been oppositional in nature, and discussed property value and rezoning impacts. See Attachment 3.

The applicant submitted written comments in response to the original staff recommendation. These comments are included in Attachment 3.

#### **ATTACHMENTS**

1. Ren-Fu materials for expanded area proposal
2. Proposed CPA area expanded through geographic scoping
3. Original application materials and all public comments

## Attachment 1

Memorandum of Understanding	
To:	City of Bellevue Planning Commission
From:	Jinxiang Ren
CC:	Nicholas Matz, Senior Planner Paul Ingrham, Comprehensive Planning Manager
Date:	May 5, 2011

### **RE: Proposal for High-Quality High-Density Residential Redevelopment - Draft JXR Planned Unit Development**

We are the owners or the owners' agents representing the properties located at the addresses (1-14) as shown on Figure 1 and Table 1.

This memorandum of understanding informs the city of Bellevue Planning Commission of our plan to jointly redevelop these property parcels into high-quality high-density residential units - most likely Planned Unit Development (PUD). There will be many benefits to the City of Bellevue for our joint residential redevelopment, including but not limited to the following:

- A sense of whole community redevelopment rather than spot redevelopment or infill redevelopment;
- Economy of scale for residential redevelopment along eastside of Bellevue Way SE;
- Compatibility with other existing adjacent high-quality high-density residential PUD setting;
- Development of consolidated access points to minimize conflict with through traffic on Bellevue Way SE (currently 7 access points to Bellevue way);
- Open space and landscaping as an integrated part of the project rather than an isolated element;
- Harmonious and appropriate design, character, and appearance with the existing or intended character of development in the immediate vicinity of the subject properties; and
- Consistencies with the city Comprehensive Plan and the 1996 Southwest Bellevue Subarea Plan.

At this planning stage, we as a neighborhood group would like to gain full support from the city staff, Planning Commission and City Council. This memorandum of understanding is endorsed by the owners or the owners' agents as shown in Table 1 of next page.

**SmartZone Communications Center**

jxr99int@comcast.net

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**FW: PUD**

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**From :** Joe Kennedy - AAA Properties  
<joe@aaaproperties.net>

Fri Apr 29 2011 12:43:00 AM

**Subject :** FW: PUD

**To :** jxr99int@comcast.net

Hi Jin:

This was from Bob and meant for you.

Joe

**From:** Robert Mooney [mailto:robertjmooney@yahoo.com]  
**Sent:** Thursday, April 28, 2011 11:30 PM  
**To:** pcr99int@comcast.net  
**Cc:** joe@aaaproperties.net  
**Subject:** PUD

Joe Kennedy has forwarded your meeting agenda regarding the PUD.

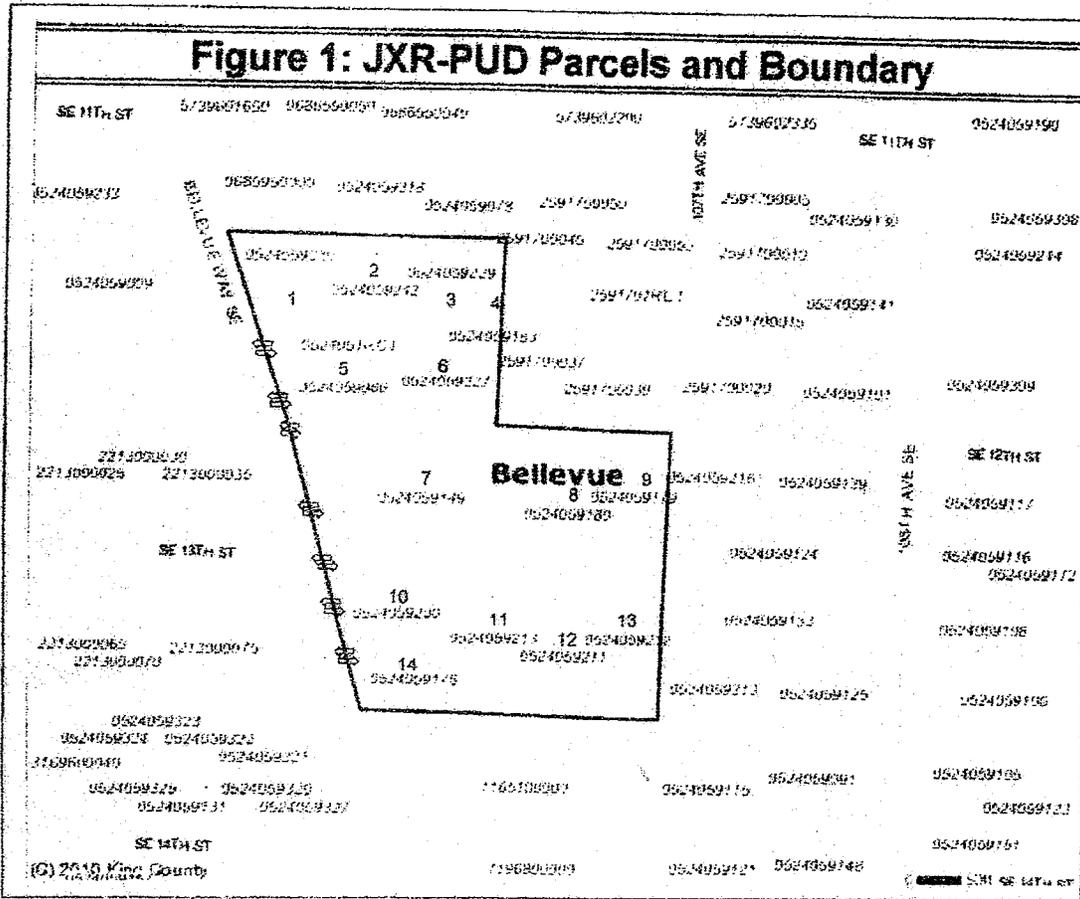
I believe your plan would have significant benefits for that part of Bellervue.

While I would most likely agree to the plan, I am reluctant to incur any significant expense to bring it to fruition. This position is created by the high building value to land area on my property. Some of the properties have a low building value and relatively larger land area, and those properties will receive more benefit. Although it gets a bit complicated, a formula for fairly sharing expenses could be developed using assessed building values and land area for the properties.

I'll be coming to Seattle June 20--leaving September 7. I will travel some of that time. I'll send you my phone number after I get a US phone. Meanwhile, I check my email every day.

Bob Mooney

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**Table 1: Property Information Regarding JXR Planned Unit Development**

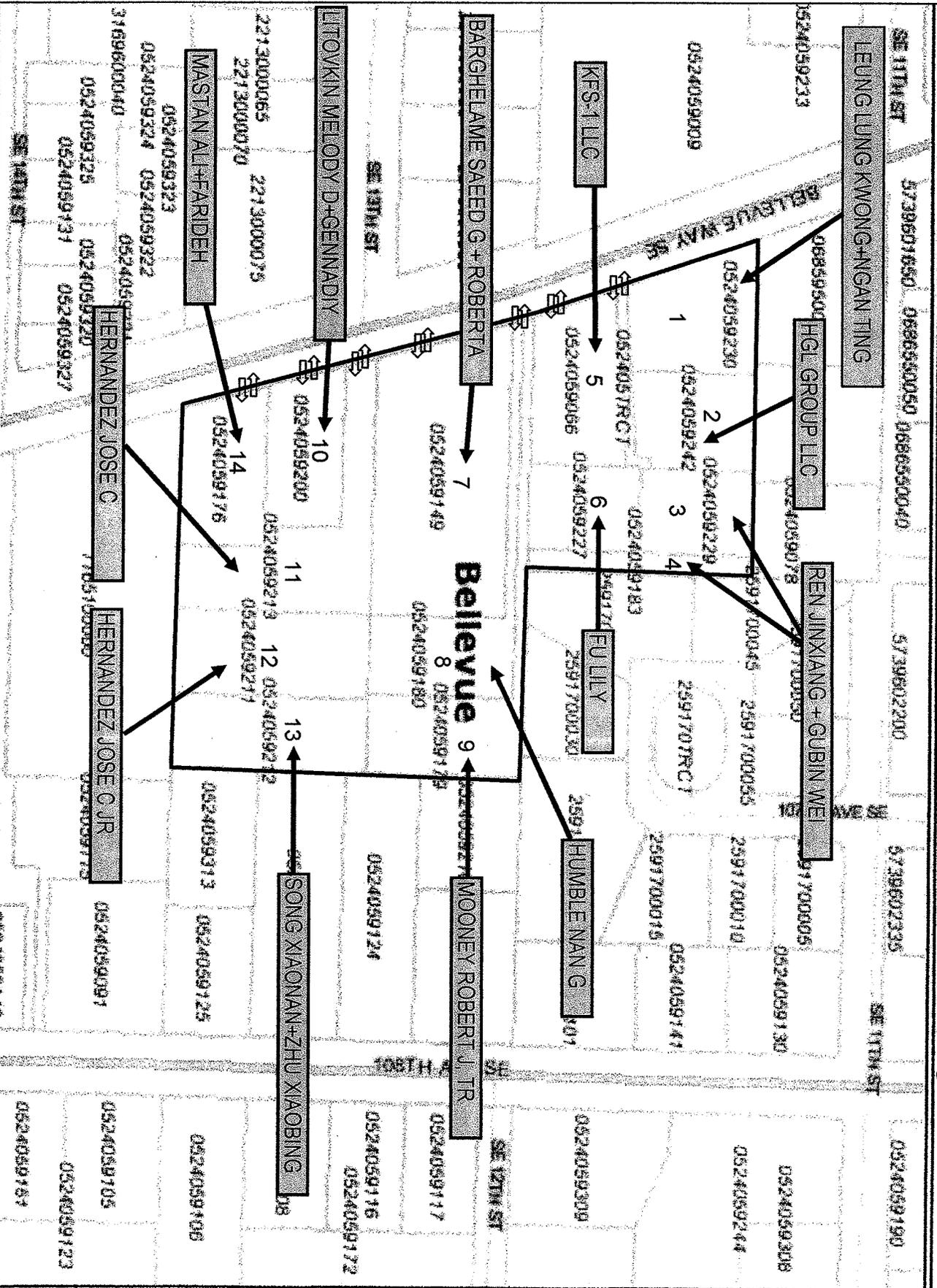
ID	Owner	Owner's Agent	Address	Parcel Number	Year Built	Lot Square Feet	% Sp. Total	Zoning	Signature
1	LEUNG LUNG KWONG + NGAN TING		108 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9230	1959	12,197	7.0%	15	<i>[Signature]</i>
2	ZHAI GROUP LLC		110 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9242	1969	9,585	5.9%	15	<i>[Signature]</i>
3	SHEN JINWANG + GUEN WEI		112 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9228	1998	8,278	4.7%	4	<i>[Signature]</i>
4	SHEN JINWANG + GUEN WEI		NO ADDRESS	052405-9183		4,288	2.4%	4	<i>[Signature]</i>
5	SAFS+LLC	RAY SHAN	1124 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9069	1914	11,781	6.7%	10	<i>[Signature]</i>
6	PULU LILY	JINWANG PEN	1114 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9227	1968	8,278	4.7%	4	<i>[Signature]</i>
7	BARGHELA ME SREED G + ROBERTA		1220 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9169	1921	30,927	17.7%	10	<i>[Signature]</i>
8	HUMBLE NANCY		1134 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9180	1982	12,638	7.2%	4	<i>[Signature]</i>
9	MOONEY ROBERT, TR		1138 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9179	1982	14,374	8.2%	4	<i>[Signature]</i>
10	LITOVSKY MELODY D + GENNADY		1300 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9203	1974	8,712	5.0%	10	<i>[Signature]</i>
11	HERNANDEZ JOSE C		1312 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9213	1955	16,568	9.7%	10	
12	HERNANDEZ JOSE C JR		1314 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9211	1955	14,374	8.2%	4	
13	SONG XIAONAN + ZHANG XIAOBING		1316 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9212	1955	13,088	7.5%	4	
14	MASTAN AL + FARDEH		1318 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9176	1962	9,585	5.9%	10	
						101AL	174,981	100%	
						4.62	Acres		

**Table 1: Draft Proposal for JXR-Planned Unit Development (4/25/2011)**

ID	Owner	Owner's Agent	Address	Parcel Number	Year Built	Property Lot Square Feet	% SQF Total	Current Zoning
1	LEUNG LUNG KWONG+NGAN TING							
2	HGL GROUP LLC							
3	REN JINXANG + GUBIN WEI							
4	REN JINXANG + GUBIN WEI							
5	KFS-1 LLC							
6	FU LILY							
7	BARGHELA ME SAIED G + ROBERTA							
8	HUMBLE NAN G							
9	MOONEY ROBERT J, TR							
10	LITOVKIN MEL ODY D+GENNADIY							
11	HERNANDEZ JOSE C							
12	HERNANDEZ JOSE C JR							
13	SONG XIAOMAN+ZHU XIAOBING							
14	MASTAN ALI+FARIDEH							
		IVY SHAN JINXINAG REN						
			1108 BELLEVUE WAY SE, BELLEVUE WA 98004	0524059230	1959	12,197	7.0%	15
			1110 BELLEVUE WAY SE, BELLEVUE WA 98004	0524059242	1959	9,583	5.5%	15
			1112 BELLEVUE WAY SE, BELLEVUE WA 98004	0524059229	1958	8,276	4.7%	4
			NO ADDRESS	0524059183		4,200	2.4%	4
			1124 BELLEVUE WAY SE, BELLEVUE WA 98004	0524059066	1914	11,761	6.7%	10
			1114 BELLEVUE WAY SE, BELLEVUE WA 98004	0524059227	1958	8,276	4.7%	4
			1220 BELLEVUE WAY SE, BELLEVUE WA 98004	0524059149	1921	30,927	17.7%	10
			1134 BELLEVUE WAY SE, BELLEVUE WA 98004	0524059180	1952	12,632	7.2%	4
			1138 BELLEVUE WAY SE, BELLEVUE WA 98004	0524059179	1952	14,374	8.2%	4
			1300 BELLEVUE WAY SE, BELLEVUE WA 98004	0524059200	1974	8,712	5.0%	10
			1312 BELLEVUE WAY SE, BELLEVUE WA 98004	0524059213	1955	16,988	9.7%	10
			1314 BELLEVUE WAY SE, BELLEVUE WA 98004	0524059211	1955	14,374	8.2%	4
			1316 BELLEVUE WAY SE, BELLEVUE WA 98004	0524059212	1955	13,068	7.5%	4
			1310 BELLEVUE WAY SE, BELLEVUE WA 98004	0524059176	1952	9,583	5.5%	10
			TOTAL			174,951	100%	
						4.02 Acres		

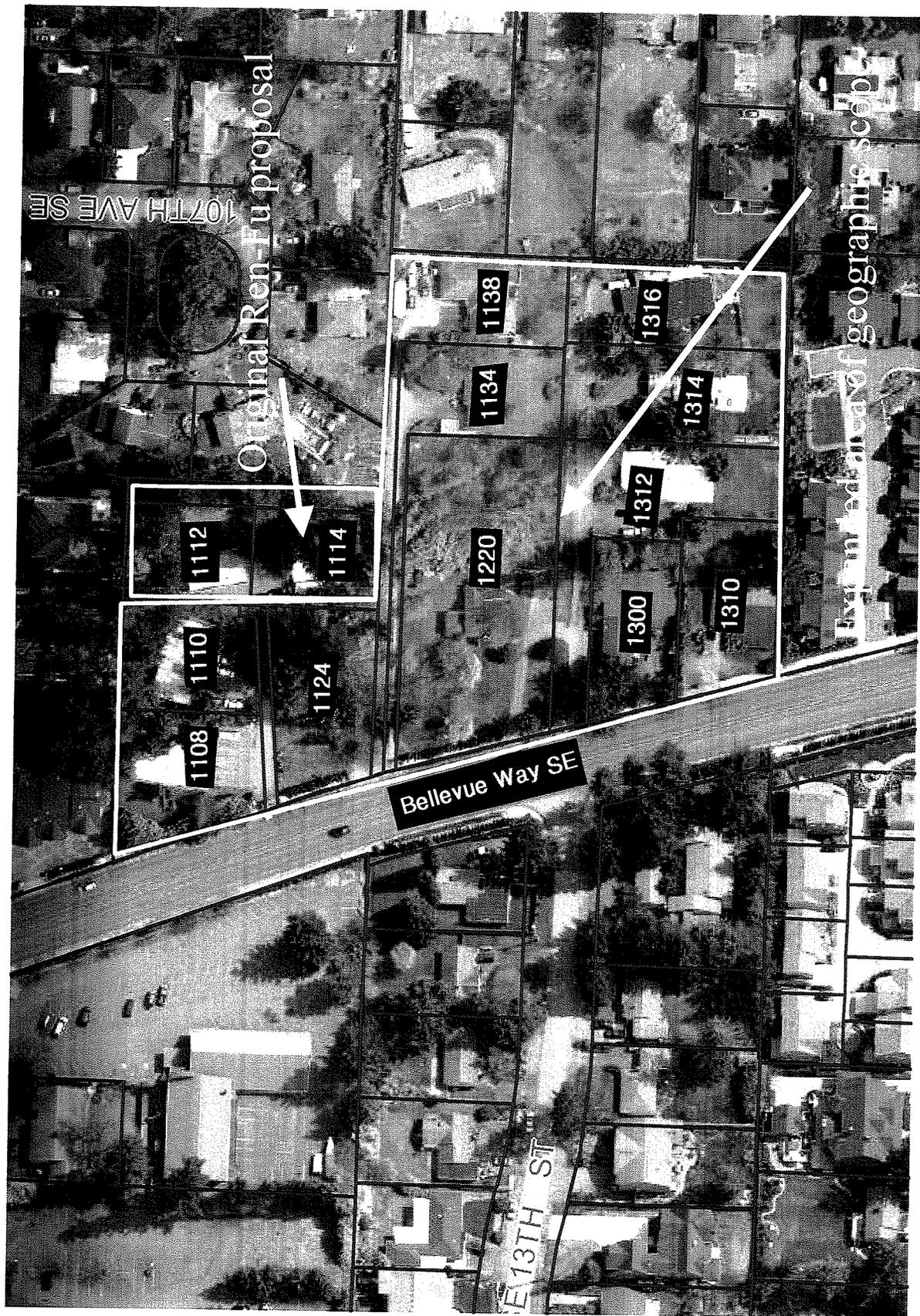
Jin Ren, President of JXR International  
 206-718-7691  
 JXR99INT@COMCAST.NET

# Figure 1: JXR-PUD Parcels and Boundary



Attachment 2

Ren-Fu



# Ren-Fu



# Attachment 3

## Application



Department of Planning & Community Development  
425-452-6800 [www.bellevuewa.gov](http://www.bellevuewa.gov)

### Application for COMPREHENSIVE PLAN AMENDMENT

CPA YEAR 20 APPLICATION DATE: 1-11-11	TECH INITIALS JB	AMANDA PROJECT FILE: 11 102908 AC
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1. Project name REN-FU CPA (Bellevue Way SE 1112-1114)
2. Applicant name JINXIANG REN & GUBIN WEI Agent name JINXIANG REN
3. Applicant address 827 102nd Ave SE Bellevue WA 98004
4. Applicant telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net
5. Agent telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net

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

#### BLOCK 1

Property address and/or 10-digit King County parcel number 1112 Bellevue Way SE Bellevue, WA 98004 (0524059229) and 0524059183

Proposed amendment to change the map designation from existing SF-H to proposed MF-M

Site area (in acres or square feet) 8276 + 4200 = 12476 square feet

Subarea name Southwest Bellevue Subarea

Last date the Comprehensive Plan designation was considered 1996 SW Bellevue Subarea Plan

Current land use district (zoning) R-4

Is this a concurrent rezone application?  Yes  No Proposed land use district designation R-15

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**



Department of Planning & Community Development  
425-452-6800 [www.bellevuewa.gov](http://www.bellevuewa.gov)

Application for  
**COMPREHENSIVE PLAN AMENDMENT**

CPA YEAR 20 _____ APPLICATION DATE: <u>1-11-11</u>	TECH INITIALS <u>JB</u>	AMANDA PROJECT FILE: <u>11 102909 LQ</u>
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1. Project name REN-FU CPA (Bellevue Way SE 1112-1114)
2. Applicant name LILY FU Agent name JINXIANG REN
3. Applicant address 227 Bellevue Way NE #295 Bellevue WA 98004
4. Applicant telephone (425) 444-9903 fax (425) 453-7107 e-mail lilysfu@gmail.com
5. Agent telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net

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

**BLOCK 1**

Property address and/or 10-digit King County parcel number 1114 Bellevue Way SE Bellevue, WA 98004 (0524059227)

Proposed amendment to change the map designation from existing SF-H to proposed MF-M

Site area (in acres or square feet) 8276

Subarea name Southwest Bellevue Subarea

Last date the Comprehensive Plan designation was considered 1996 SW Bellevue Subarea Plan

Current land use district (zoning) R-4

Is this a concurrent rezone application?  Yes  No Proposed land use district designation R-15

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**

## COMPREHENSIVE PLAN AMENDMENT CONCURRENT REZONE

**Comprehensive Plan Amendment (AC):** Applications will be accepted from December 1 through January 31 for the immediately following year.

**Concurrent Rezone (LQ):** A change in the land use district classification (zoning) applicable to the property being considered for a site-specific Comprehensive Plan Amendment. A concurrent rezone may only be submitted together with a proposal for a CPA.

**APPLICATION DOCUMENTS:** Submit the document copies specified for your application type. Proposals for site-specific CPA applications may be submitted with or without a concurrent rezone application. Use the concurrent rezone column only if you are submitting a rezone application together with a proposed CPA.

Initial for waiver	Comprehensive Plan Amendment Initiating Application	Concurrent Rezone
	1	
	1	
	1	
6/11 NKM	Verification of Ownership	1
	Narrative Description addressing Threshold Review Decision Criteria <sup>A</sup>	1 <sup>B</sup>
6/11 NKM urn in by plicand later	Environmental Checklist or Previous Environmental Review <sup>C</sup>	3 copies of the Checklist; if previous determination has been made, 3 copies of all DNS materials or draft/final EIS. Studies supplemental to the Checklist (e.g., soils, traffic, wetland, hydrologic) are typically required as well. Include Supplemental Sheet #28 for Nonproject Action.
6/11 NKM	Noticing Requirements	See Footnote D
	Subarea Map with Property Identified	See Footnote E
	Metes & Bounds Legal Desc.	1
NA	Other Requirements	If a predevelopment conference was held, submit 1 copy of letter.
	Fees	Permit Processing provides current fee information (425-452-4898). <b>Fees are due at submittal</b> and may be due at issuance and/or in monthly billings.

(over)



**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 Comprehensive Plan Vision (Web link). Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

The proposed amendment will make it happen for high-quality, high-density residential multi-family redevelopment of the three parcels (shown in Exhibits 1, 2 and 3) along with other adjacent MF parcels. As shown in Exhibit 4, Parcel 1108 and 1110 are zoned MF-M, and Parcel 1124 MF-L while our subject parcels are zoned SF-H. These parcels are distinctively within the same subdivision boundary (i.e. one block east of Bellevue Way SE.), and use the same access driveway. The proposed CPA is credible and legitimate as it is consistent with the SW Bellevue Subarea Plan Vision to revitalize the SW neighborhood along Bellevue Way corridor, and will serve its land use goal by providing for land use patterns and densities which minimize the conflict between zoning and existing land use. With distinctive boundary and border between SF and MF, the proposed parcels will serve more reasonable land development due to economies of scale. With local and regional transit services within walking distances, the proposed CPA will utilize public transportation more efficiently. In addition, it will enhance the visual appearance and create a sense of community as is compatible with the residential setting.

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 CPA consistently meets 20.30I.140 Threshold Review Decision Criteria A through G. Particularly in E, the proposed amendment addresses significantly changed conditions since the last time the 1996 SW Bellevue Subarea Plan was introduced. The SW Plan anticipated that historically changed condition will make it successful for high-quality high-density residential redevelopment to serve Bellevue Way Transit Corridor and create a sense of community; and in G the proposed CPA not only consistently implements the City of Bellevue Comprehensive Plan for site-specific amendment proposals particularly along the eastside of Bellevue Way Corridor, but also supports credible residential redevelopment, as well as King County Planning Policies, State Growth Management Act and federal law.

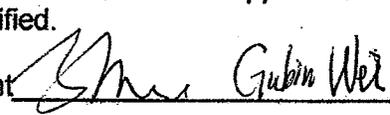
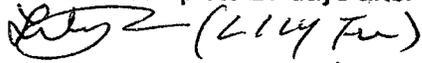
**BLOCK 4b complete this section only for a site-specific concurrent rezone**

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.

The proposed rezone MF-M meets 20.30A.140 Rezone Decision Criteria A through E. A and B are clearly addressed in Block 3. C) The rezone is warranted because it's appropriate for reasonable development of the subject properties (economies of scale); D) It will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and E) the rezone will bring about neighborhood renovation and public welfare to the community as a whole.

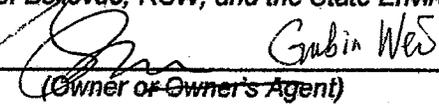
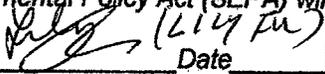
I have read the Comprehensive Plan and Procedures Guide

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

Signature of applicant   Date 1/11/2011

*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   Date 1/11/2011  
(Owner or Owner's Agent)



**EXHIBIT 1:**  
**1112 BELLEVUE WAY SE**

**City of Bellevue: Zoning Report**



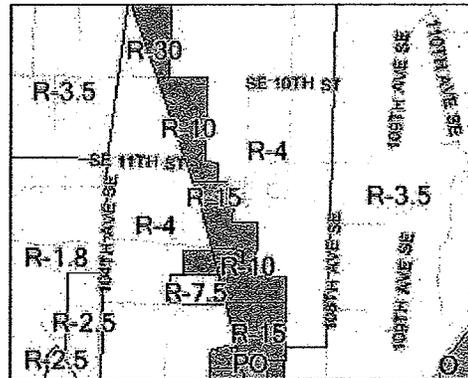
**City Zoning Information**

Bellevue Comp Plan	MF-M ( )
Bellevue Comp Plan	SF-H ( )
Bellevue Zoning	R-4 ( )

**Note:** Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

**King County Assessments Information**

Appraised Land Value	\$404,000
Appraised Improvement Value	\$20,000
Total Value	\$424,000



**Legend**

**City Tax Lot Information**

Section:	5
Quarter Section:	NW
Township ID:	24
Range:	5
Approximate Lot SqFt	8,276
Approximate Lot Acres	0.190348

**CITY OF Bellevue**

**EXHIBIT 2:  
No Site Address**

**City of Bellevue: Zoning Report**



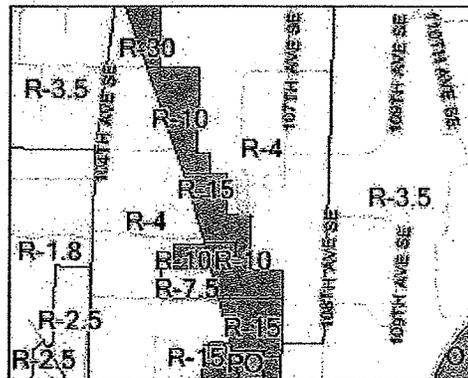
**City Zoning Information**

Bellevue Comp Plan SF-H ( )  
 Bellevue Zoning R-4 ( )

**Note:** Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

**King County Assessments Information**

Appraised Land Value \$1,000  
 Appraised Improvement Value \$0  
 Total Value \$1,000



**Legend**

**City Tax Lot Information**

Section: 5  
 Quarter Section: NW  
 Township ID: 24  
 Range: 5  
 Approximate Lot SqFt 4,200  
 Approximate Lot Acres 0.0966

**CITY OF Bellevue**

**EXHIBIT 3:  
1114 BELLEVUE WAY SE**

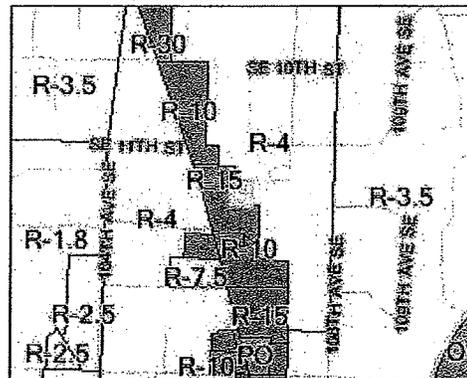
**City of Bellevue: Zoning Report**



**City Zoning Information**

Bellevue Comp Plan	MF-L ( )
Bellevue Comp Plan	MF-M ( )
Bellevue Comp Plan	SF-H ( )
Bellevue Zoning	R-10 ( )
Bellevue Zoning	R-4 ( )

**Note:** Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.



**Legend**

**King County Assessments Information**

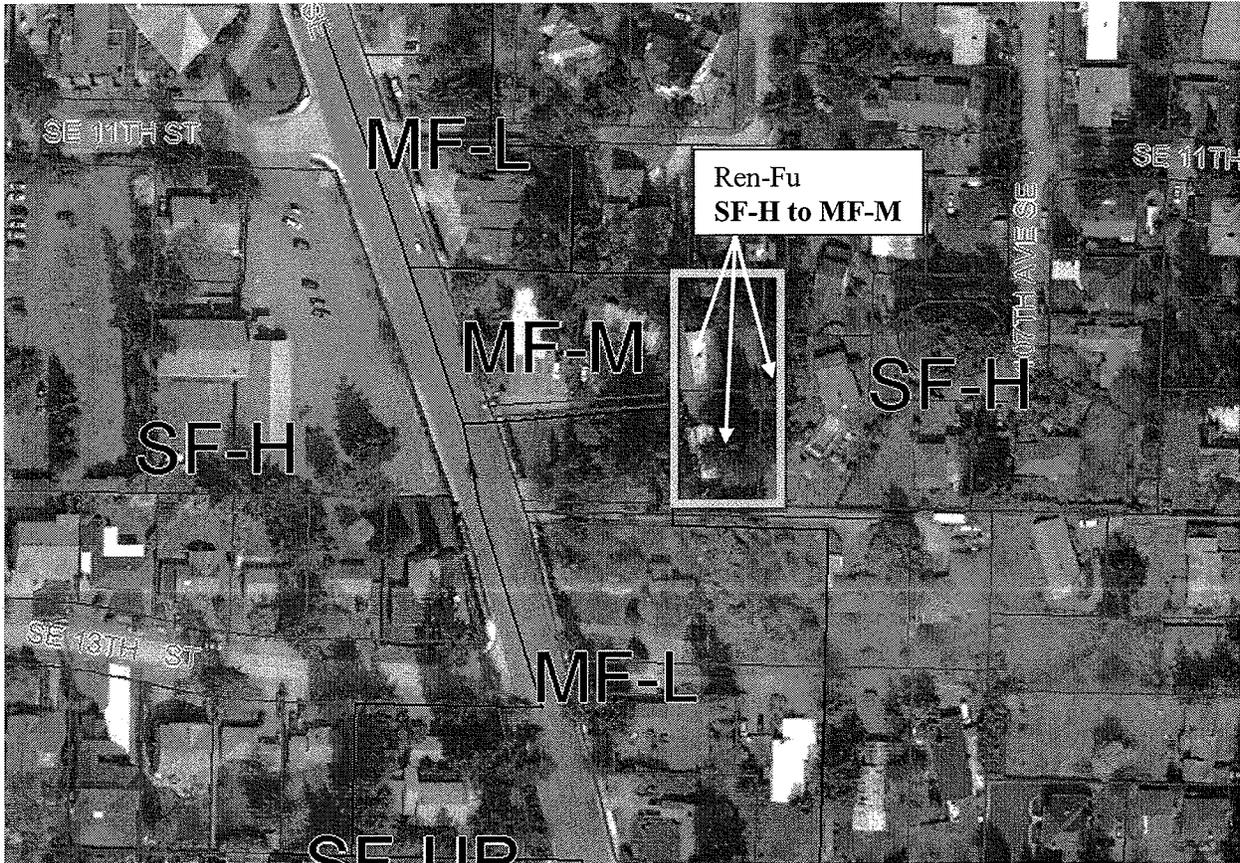
Appraised Land Value	\$404,000
Appraised Improvement Value	\$20,000
Total Value	\$424,000

**City Tax Lot Information**

Section:	5
Quarter Section:	NW
Township ID:	24
Range:	5
Approximate Lot SqFt	8,276



Vicinity map



Ren-Fu CPA  
1112-1114 Bellevue Way SE  
Location map  
2-23-11

# Public Comments

Matz, Nicholas

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**From:** Kristin Bodiford [kabodiford@gmail.com]  
**Sent:** Monday, March 21, 2011 11:09 AM  
**To:** Colleen Broaddus  
**Cc:** Matz, Nicholas; mdbroaddus; Erin Powell; Paula Bishop; Bodiford Chris  
**Subject:** Re: Ren-Fu: Notice of Application 2011 Annual Amendments to Bellevue Comprehensive Plan

Mr Matz

Please note that we also oppose any rezoning that would increase density.

This Comprehensive plan request would have an immediate negative impact on our neighborhood and property values.

We reside at 1031 106th ave SE.

Kristin Bodiford  
Area Vice President - West  
Covidien Energy-based Devices  
206-661-6717  
[Kristin.Bodiford@Covidien.com](mailto:Kristin.Bodiford@Covidien.com)

On Mar 18, 2011, at 2:23 PM, Colleen Broaddus <[cmbroaddus@gmail.com](mailto:cmbroaddus@gmail.com)> wrote:

Dear Mr. Matz,

The Dilloos forwarded us the following correspondence regarding the proposed upzone at 1112 & 1114 Bellevue Way SE in Bellevue, and we, too, are opposed to the proposed zone change. We reside at 1007 106th Ave. SE in Bellevue.

Sincerely,

Colleen Broaddus

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**From:** [NMatz@bellevuewa.gov](mailto:NMatz@bellevuewa.gov)  
**To:** [u2magpie@q.com](mailto:u2magpie@q.com)  
**Date:** Thu, 17 Mar 2011 15:29:20 -0700  
**Subject:** Ren-Fu: Notice of Application 2011 Annual Amendments to Bellevue Comprehensive Plan

Ms. Powell-

Thank you for commenting on this Comprehensive Plan Amendment (CPA) application. I have added your comments to the public record and will include these comments in the Planning

Commission's review of materials. Based on receipt of this email I have added your email address to the parties of public record for this application.

Here is the link to the guide explaining the Comprehensive Plan Amendment process in general (please select Comprehensive Plan and Amendment Procedures Guide):

[http://www.bellevuewa.gov/comprehensive\\_plan\\_amendments.htm](http://www.bellevuewa.gov/comprehensive_plan_amendments.htm)

Please follow up with any additional questions.

Nicholas Matz AICP

Senior Planner

425 452-5371

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**From:** Erin Powell [mailto:[u2maggie@q.com](mailto:u2maggie@q.com)]  
**Sent:** Thursday, March 17, 2011 2:17 PM  
**To:** Matz, Nicholas; papaloo; George Dilloo; Colleen Broaddus; mdbroaddus  
**Subject:** Notice of Application 2011 Annual Amendments to Bellevue Comprehensive Plan

Nicholas Matz,

I am Erin Powell Dilloo, I am asking about more information about the REN-FU, location 1112 and 1114 Bellevue Way SE; file number 11-102908 AC.

As this notice in the Weekly Permit Bulletin states, this owner is asking for a Comprehensive Plan amendment to UP ZONE from Single Family-High to Multi Family Medium. We object to this requested change to up zone the neighborhood.

I would like to talk to you about the procedures for registering objections, the time line for doing so and to address the Planning Commission.

Thank you,

Erin Powell Dilloo and George Dilloo

1015 106th Ave. SE  
Bellevue, WA 98004

425-462-2624

<b>JXR International</b> 827 102 <sup>nd</sup> Ave SE, Bellevue, WA 98004 Phone: 206-718-7691; Fax: 206-973-8139 E-mail: JXR99INT@comcast.net		<h1>Memo</h1>	
To:	City of Bellevue Planning Commission		
From:	Jinxiang Ren, P.E. President of JXR International	Project:	Ren-Fu CPA (Bellevue Way SE 1112-1114)
CC:	Nicholas Matz, Senior Planner and Paul Ingrham, Comprehensive Planning Manager		
Date:	April 20, 2011	Job No:	2011-1-14

**RE: Written Comments on Ren-Fu CPA to the Commission**

My name is Jinxiang Ren, both an owner of Bellevue Way SE 1112 and an owner's agent representing Bellevue Way SE 1114 on the Ren-Fu Comprehensive Plan Amendment (CPA). I've been a Bellevue citizen since 2002 and currently I work as a president of JXR International in Bellevue, providing professional consulting services for land use and transportation planning nationally and internationally.

Regarding that the City of Bellevue planning staff may not recommend advancement for further review in the Ren-Fu (Bellevue Way SE 1112-1114) CPA process, I have written the following comments to the Commission.

It is our finding that there exist obvious technical errors in the pertinent three planning policies in the "1996 Southwest Subarea Plan", which need to be modified to properly treat Ren-Fu properties (1112-1114 Bellevue Way SE) with respect to rezoning and redevelopment.

City Land Use Code 20.301.150 Final Review Decision Criteria states "The Planning Commission may recommend and the City Council may adopt or adopt with modifications an amendment to the Comprehensive Plan if: A. There exists obvious technical error in the pertinent Comprehensive Plan provision." Following are specific comments to the respective three policies:

Policy S-SW-5. Residential development up to 15 units per acre (R-15) is appropriate on the land designated Multifamily-Medium (MF-M) at 1108 and 1110 Bellevue Way S.E.

Comment on Policy S-SW-5:

The Ren-Fu 1112-1114 Bellevue Way SE properties are situated in the same block as 1108 and 1110 Bellevue Way SE, sharing the same one-lane driveway and similar residential characteristics along Bellevue Way SE; therefore, not amending the Ren-Fu single-family residential development to Multifamily R-15 is considered discriminatory in nature.

It is concluded that there is a technical error by overlooking the Ren-Fu properties in Policy S-SW-5.

Policy S-SW-28. Encourage the development of consolidated access points to minimize conflict with through traffic as properties along the east side of Bellevue Way S.E. redevelop to multifamily residential use.

Comment on Policy S-SW-28:

While it complies with Policy S-SW-28 that the Ren-Fu 1112-1114 Bellevue Way SE share the same consolidated access points with 1108, 1110 and 1124 Bellevue Way SE (three other parcels), there is only one-lane narrow driveway to access Bellevue Way SE.

According to Institute of Transportation Engineers Trip Generation Manual, a PM peak hour vehicular trip generation rate is 1.01 trips per hour per single-family dwelling unit (SFDU) and 0.63 trips per hour per multi-family dwelling unit (MFDU). The current zoning in this neighborhood block will potentially generate  $12 \text{ MFDU} * 0.63 + 2 * \text{SFDU} 1.01 * 2 = 10$  PM peak hour vehicular trips, which are using this one-lane driveway to access to/from Bellevue Way heavy through traffic.

There is a serious safety concern for the residents sharing this narrow driveway under the current PM rush hour condition because an accident could happen with the current number of PM peak hour trips using one-lane driveway to access Bellevue Way. Therefore, it's imminent to widen this consolidated access driveway with the multifamily redevelopment within this neighborhood block.

However, it is contradicting Policy S-SW-28 by not advancing further review of the Ren-Fu CPA process because instead of encouraging it is actually discouraging "the development of consolidated access points to minimize conflict with through traffic as properties along the east side of Bellevue Way S.E. redevelop to multifamily residential use."

Policy S-SW-36. Encourage the design of new multifamily and commercial development along Bellevue Way to be compatible with the residential setting.

Comment on Policy S-SW-36:

The Ren-Fu 1112-1114 Bellevue Way SE property addresses show that they are definitely along Bellevue Way; but if not zoned for medium- or high-density multifamily development, the Ren-Fu 1112-1114 current Single-Family R-4 zoning is not compatible with the residential setting of the design of new multifamily development.

Not advancing the Ren-Fu (1112-1114 Bellevue Way SE) CPA review process, it is considered a technical error because the City is discouraging "the design of new multifamily and commercial development along Bellevue Way to be compatible with the residential setting."

Above all, from the perspectives of land use, transportation and urban design policies stated in the "1996 Southwest Bellevue Subarea Plan", there are obvious errors in the above-mentioned three planning policies provided that the Ren-Fu (1112-1114 Bellevue Way SE) CPA process is not recommended for advancement for further review.



Date: June 15, 2011

To: City of Bellevue Planning Commission

From: Evan Dust, Senior Transportation Planner

Re: **Threshold Review Hearing - Ren-Fu CPA**  
**Permit Number 11-020908 AC**

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This memo provides information addressing the Threshold Review Criteria, as set forth in Land Use Code Section 20.30I.140, and providing our assessment that the subject application (Ren-Fu CPA) should proceed to Final Review with an expanded geographic scope, as described herein. The memo provides the Threshold Review Criteria (for your convenience) and then discusses where we believe those criteria have been fully met. Based on meeting those criteria, we believe that Planning Commission should recommend to City Council to **include** the Ren-Fu CPA into the 2011 annual CPA work program.

### ***Threshold Review Criteria***

The Land Use Code Section 20.30I.140 states:

- “The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive Plan in the annual CPA work program if the following criteria have been met:
- A. The proposed amendment represents 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 work program; and
  - 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
  - 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.

Our assessment of the code indicates that Planning Commission, to make a positive recommendation for the Threshold Review, needs to find that all of criteria A through G inclusively have been met or criteria H has been met. We recognize that there is no state law, court or administrative agency decision that requires this CPA to be considered by the City of Bellevue. The balance of this memo provides the information to support our contention that criteria A through G have been met.

***Findings for Inclusion in CPA Work Program***

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

Given that the amendment of the comprehensive plan designation for property is only accomplished through the comprehensive plan amendment process, consideration of amending the designations of the subject parcels is a matter appropriately addressed through the Comprehensive Plan. Staff agrees with this finding in the staff reports prepared for both the May 11 and June 22 Planning Commission hearings.

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

The original parcels (052405-9229, 052405-9183 and 052405-9227) have not been included in an application for comprehensive plan amendment since the adoption of the South Bellevue Plan in 1996.

The parcels included in the request for an expanded geographic scope are:

<u>Parcel Number</u>	<u>Owner</u>	<u>Address</u>
052405-9230	Leung Lung Kwong & Ngan Ting	1108 Bellevue Way SE
052405-9242	HGL Group LLC	1110 Bellevue Way SE
052405-9066	KFS-1 LLC	1124 Bellevue Way SE
052405-9149	Barghelame Saeed G & Roberta	1220 Bellevue Way SE
052405-9180	Humble Nan G	1134 Bellevue Way SE
052405-9179	Mooney Robert J, TR	1138 Bellevue Way SE
052405-9200	Litovkin Melody D & Gennadiy	1300 Bellevue Way SE
052405-9213	Hernandez Jose C	1312 Bellevue Way SE
052405-9211	Hernandez Jose C JR	1314 Bellevue Way SE

<u>Parcel Number</u>	<u>Owner</u>	<u>Address</u>
052405-9212	Song Xiaonan & Zhu Xiaobing	1316 Bellevue Way SE
052405-9176	Mastan Ali & Farideh	1310 Bellevue Way SE

To our understanding, none of these parcels have been included in an application for comprehensive plan amendment in the prior three years. As such, it can be found that the restrictions of Land Use Code 20.30I.130.A.2.d do not apply (as also found by staff in prior staff reports).

The locations of the original parcels, those included in the requested expanded geographic scope, their existing zoning and parcel numbers are shown on Exhibit 1, "Subject 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**

To our knowledge, there is not an ongoing work program for City of Bellevue that would include consideration of this comprehensive plan amendment and this type of amendment - to re-designate specific parcels to promote a better implementation of the adopted plan - is best considered in the annual comprehensive plan amendment process.

Prior staff reports agree with this finding.

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

For the applicant, it is not entirely possible to categorically assert that staff has sufficient resources and time to include this or any other proposed amendment within the annual CPA work program. Based on our understanding that JXR International is the only applicant requesting consideration within the 2011 CPA program and based on statements contained in the prior staff reports that this application can be reasonably reviewed given resource and time constraints, we believe that this criterion is met for the Ren-Fu CPA.

**E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended.**

Consideration of this criterion is refined through the definition of "significantly changed conditions" provided in Land Use Code 20.50.046, which states:

**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 LUC, Amendment and Review of the Comprehensive Plan.

Of the components of the definition of "significantly changed conditions," the applicant believes that both unanticipated consequences and changed conditions in the surrounding areas applies to this application and represents the source of significantly changed conditions.

### **Unanticipated Consequences**

The subarea plan adopted in 1996 anticipated and expected residential redevelopment to higher densities on the east side of Bellevue Way, as stated on Page 273 of the Comprehensive Plan document:

*Redevelopment to higher density residential uses in this area that has direct access to the east side of Bellevue Way may enhance the visual appearance of the Bellevue Way corridor as well as provide additional housing opportunities.*

This desire was reflected in the designation of parcels with frontage on Bellevue Way as either MF-L or MF-M.

Examining the parcels included in this application and the year in which the existing structures were constructed (mapped on Exhibit 2), all of the structures were constructed prior to plan adoption in 1996 and prior to Washington's Growth Management Act of 1990. The parcels carrying the SF-H designation within this application all have driveway access to Bellevue Way and given topography (the elevation of the land increases moving eastward away from Bellevue Way) combined with development existing in 1996, there were no opportunities for alternative parcel access (short of redeveloping the existing single family neighborhoods served by SE 11<sup>th</sup> Street and 108<sup>th</sup> Avenue SE - contrary to the land use goal of protecting and maintaining the single-family residential neighborhoods).

The existing development of the parcels does not provide the number of dwelling units expected under the existing comprehensive plan designations and implementing zoning, as shown in the attached table (Exhibit 3). There are 19 dwelling units on the parcels included in this application while the implementing zoning could provide up to 31 dwelling units without aggregation of the parcels.

It could be argued that the planned density will eventually occur when economic conditions make redevelopment viable. During the early part of the past decade, economic conditions have been ideal for the development and redevelopment of housing; conditions became so "ideal" as to now be characterized as an "economic bubble". Immediately south of the parcels included in this application, there has been a recent development ("The Brownstones" were constructed in 2005) in the R-10 zoning which achieved 92% of parcel's planned density (11 units versus the 12 allowed for the parcel that size). The difference between The Brownstones and the parcels in this application is the size of the parcels. The Brownstones development has a land area of 50,983 square feet, close to twice the size of the largest parcel included in this application and six times as large as the smallest parcel containing an existing

structure. The parcel containing The Brownstones is as deep from Bellevue Way as the eastern extent of the parcels included in this application. It is an unintended consequence that the existing parcel configuration is not likely to support redevelopment of the parcels at the planned densities without additional parcel depth. That depth cannot be obtained without combining parcels that front on Bellevue Way with parcels that obtain access directly from Bellevue Way but do not have frontage to that roadway.

In the 2003 Planning Commission Minutes, C. 2003 Comprehensive Plan Amendment - Botch Family, it is stated: "When the Southwest Bellevue Subarea Plan was last updated, the CAC, the Commission and the Council all concurred that the east side of Bellevue Way SE should be allowed to go multifamily, and that west side of the street should remain as single family." The Ren-Fu CPA parcels and the parcels considered for the expanded geographic scoping all have Bellevue Way SE addresses and access only to and from Bellevue Way SE; therefore, they are all considered the east side of Bellevue Way SE and, by the same logic, are qualified for multi-family zoning designation.

Further, Comprehensive Plan Policy S-SW-10 states:

*Ensure through design review that Single-family access is separated from multifamily parking by a landscaped buffer strip.*

Application of this policy while retaining the parcels within the application designed SF-H reduces the ability to redevelop the parcels designated MF-L and MF-M since the single family access to Bellevue Way interrupts the MF-L and MF-M designated frontage along Bellevue Way. This is particularly challenging since development in place prior to the plan adoption has precluded alternative access. Exhibit 4 illustrates the impact of Policy S-SW-10 on the redevelopment potential of the MF-L and MF-M designated parcels within the application area.

Given that the only access for the single-family designated parcels is directly to and from Bellevue Way and given that the Comprehensive Plan policy is to encourage redevelopment of parcels with direct access to Bellevue Way (Policy S-SW-28), it could be argued that the designation of the parcels in this application as SF-H with the original Southwest Bellevue Subarea Plan was an inadvertent error in the plan - given the nature of the access to the parcels, they should have been designated like the other parcels on Bellevue Way SE that share that same direct access conditions - parcels that were and are now designated MF. Allowing this application to proceed would provide the City an opportunity to correct that error and address the unanticipated consequences of the plan. These addressed issues are "unanticipated consequences" to be considered seriously for the Ren-Fu CPA with an expanded geographic scoping.

### **Changed Conditions**

Since the adoption of the subarea plan, as shown in Exhibit 2, there have been three structures constructed in the immediately adjacent parcels that are designated SF-H. Of those three structures, one (on parcel 052405-9078, 1105 106TH AVE SE) is significant to this application - the construction of this structure precluded alternative access to the parcels that were the original subject of this application. Without

alternative access and given the topography of the area to the north and east, these parcels are forced to retain access through the MF designated area.

### **Significantly Changed Conditions Exist**

Our assessment of this application indicates that *significantly changed conditions* as defined in the LUC do indeed exist for this application, namely:

- The existing properties do not achieve the planned density based on the Comprehensive Plan contrary to the intended consequences of the plan;
- Where redevelopment approaching the planned density has occurred since plan adoption, the parcel size has a depth greater than those individual parcels within the application currently designated MF and the parcel depth of the redeveloped parcel is the same as the depth of the application area in total - which has the unintended consequence of reducing the viability of redevelopment of the MF designated parcels;
- For these parcels which are already designated MF, plan policy S-SW-10 which requires buffering of the access to the SF designated parcel (during design review) has the unintended consequence of reducing the available building envelope due to the placement of the SF access drives, and;
- Adjacent development on SF designated-parcels combined with the area's topographic characteristics has changed the ability to provide alternative access to some of the parcels within the application. This effectively requires all future access for the SF-designated-parcels (with or without redevelopment) to occur via the existing driveways to Bellevue Way. This emphasizes the unintended consequences of requiring access buffering in this area (per Policy S-SW-10).

### **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.**

Examining the subject parcels, the expansion of scope directed by Planning Commission in the May 11, 2011 study session is consistent with the applicable Threshold Review criterion since nearby, similarly-situated properties exist (namely parcels 052405-9180, 052405-9179, 952405-9211 and 052405-9212) and face the same conditions as the original parcels of the Ren-Fu CPA (052405-9229, 052405-9227 and 052405-9183).

In particular, these parcels would be needed to reach the proven lot depth for redevelopment under the MF designation (with a minimum zoning of R-10) and face the same significantly changed conditions faced by the original parcels of this application. For that reason, it is logical and is the minimum necessary to include properties with those shared characteristics.

### **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.**

We agree with the staff assessment that permitting this application to proceed to Final Review will result in additional and complete analysis of the proposed designation change with respect to the current general policies of the Comprehensive Plan, consistency with policy implementation in the Countywide Planning Policies, GMA, other state or federal law and the WAC.

At this time, we believe there are some clear policy implementation benefits of this proposed plan amendment, namely:

- This amendment would indeed meet the intent of Policy S-SW-28 which seeks to consolidate access points to Bellevue Way SE with redevelopment. Without amending the designation of the SF designed properties, redevelopment of the currently designed MF would need to retain the access points for the existing single family dwellings.
- This amendment would facilitate redevelopment as expected in the plan and allow that redevelopment to meet the intent of Policy S-SW-36 which encourages residentially-compatible multi-family development along Bellevue Way.

To demonstrate the desire of the applicant to redevelop these parcels (after aggregation) into a residential development consistent with the intent of the adopted Comprehensive Plan, the applicant has prepared an initial concept drawing of how the site could be redeveloped (Exhibit 5).

Further, if this amendment to the comprehensive plan designations for the subject parcels is successful, it may be possible to enhance the provisions of Policy S-SW-9, which states:

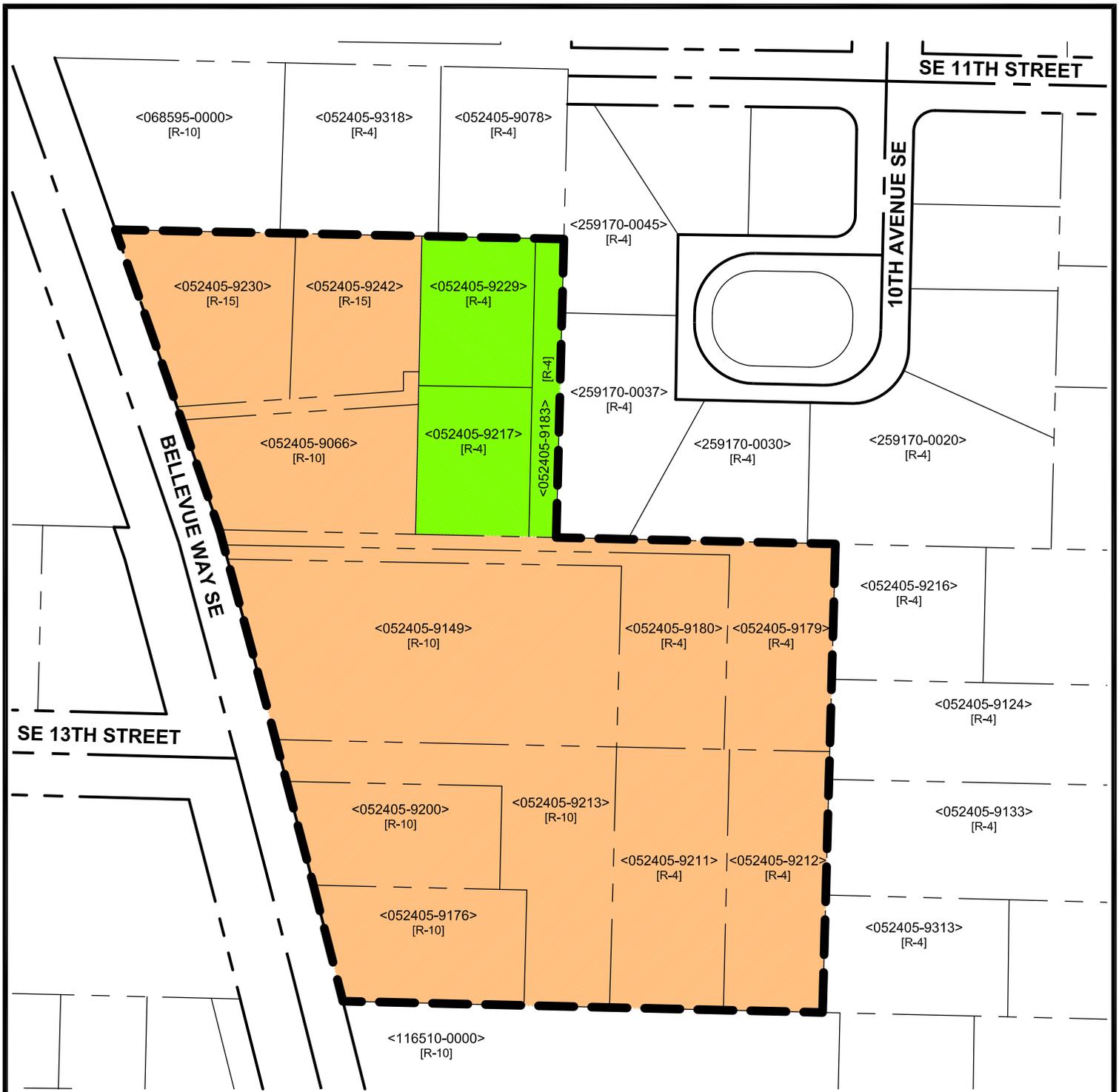
*Retain significant trees adjacent to the Single-family area east of the future multifamily development along the east side of Bellevue Way between S.E. 10<sup>th</sup> Street and S.E. 11<sup>th</sup> Street.*

The enhancement would be to amend this language to extend its applicability south to one-half way between S.E. 13<sup>th</sup> and S.E. 14<sup>th</sup> Streets. This enhancement would not be possible without the change in designation.

## **Conclusion**

We strongly believe that we have provided sufficient justification to find that all of the applicable Threshold Review Criteria have been met for the Ren-Fu CPA with the directed expansion of geographic scope. Given those findings, we respectfully request that the Planning Commission move to recommend to City Council the inclusion of the Ren-Fu CPA in the 2011 annual CPA work program.

E:\Planning\Projects\3218\Docs\3218\_00ME1\_Bellevue\_Planning\_Commission\_Threshold\_Review\_Final.doc



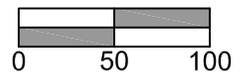
- Original Parcels in Application
- Expansion of Geographic Scope Parcels

<Parcel Numbers>

[Zoning] = R-XX  
 R = Residential; XX = Maximum Units per Acre



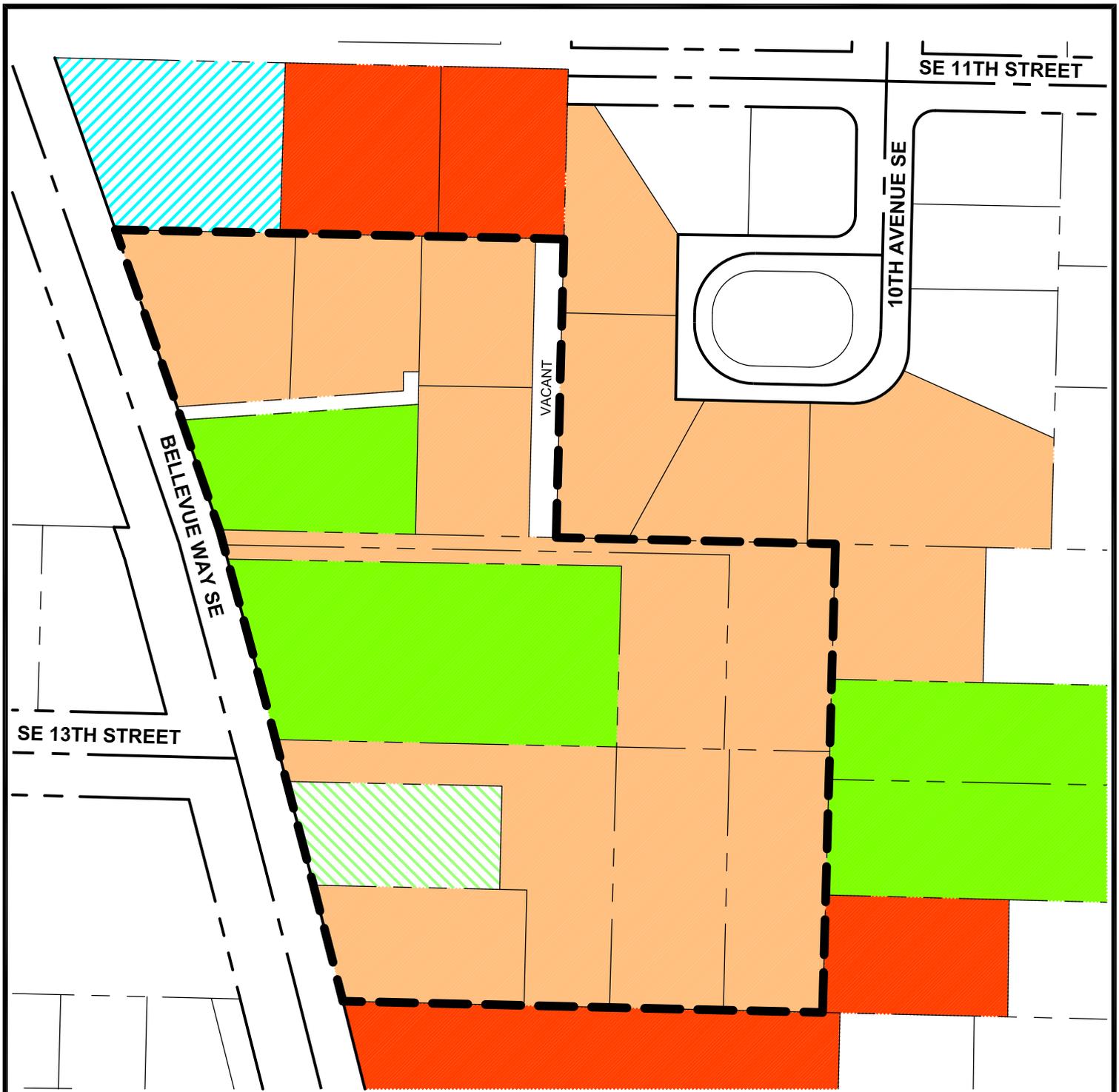
Scale 1" = 100'



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 engineers | landscape architects | planners | surveyors

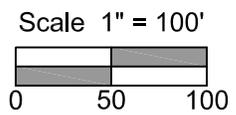
300 W 15th Street  
 Vancouver, WA 98660-2927  
 360/695-3498  
 503/924-4005  
 360/695-8767 fax  
 Internet: www.hdjdesigngroup.com

<b>EXHIBIT 1: SUBJECT PARCELS</b>			
Scale: 1" = 100'	Date: JUNE 2011	REN-FU CPA THRESHOLD REVIEW	
Reference: 3218exhibit1	HD Job #: 3218-00	Drawing: EXHIBIT 1	



**BUILT YEAR OF STRUCTURE**

- Before 1950
- 1950 - 1970
- 1970 - 1996
- 1996 - 2000
- 2000 - 2010



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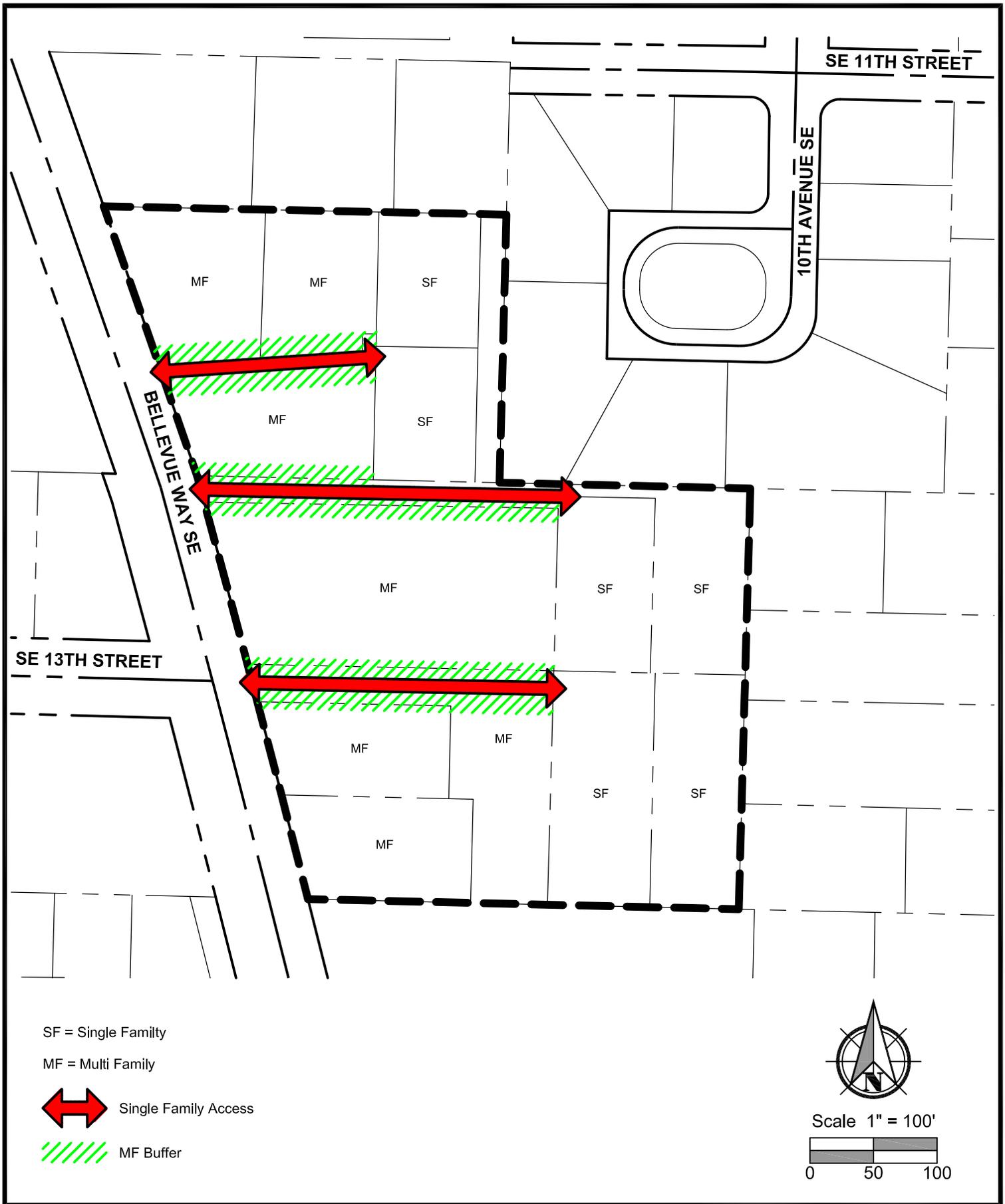
<b>EXHIBIT 2: YEAR OF STRUCTURE CONSTRUCTION</b>			
Scale: 1" = 100'	Date: JUNE 2011	REN-FU CPA THRESHOLD REVIEW	
Reference: 3218exhibit2	HD Job #: 3218-00	Drawing: EXHIBIT 2	

### Exhibit 3 Existing Development Density

Parcel #	Zoning	Units/Acre	Parcel Size (square feet)	Existing Units	Potential Units
052405-9230	R-15	15	12,197	4	4
052405-9242	R-15	15	9,583	4	3
052405-9229	R-4	4	8,276	1	1
052405-9066	R-10	10	11,761	1	3
052405-9227	R-4	4	8,276	1	1
052405-9183	R-4	4	4,200	0	0
052405-9149	R-10	10	30,927	1	7
052405-9180	R-4	4	12,632	1	1
052405-9179	R-4	4	14,374	1	1
052405-9213	R-10	10	16,988	1	4
052405-9200	R-10	10	8,712	1	2
052405-9211	R-4	4	14,374	1	1
052405-9212	R-4	4	13,068	1	1
052405-9176	R-10	10	9,583	1	2
<b>TOTAL</b>				<b>19</b>	<b>31</b>

*Existing as percent of potential*

**61.3%**



SF = Single Family

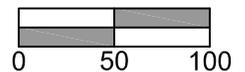
MF = Multi Family

 Single Family Access

 MF Buffer



Scale 1" = 100'



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**EXHIBIT 4: EFFECT OF POLICY S-SW-10 ON SUBJECT MF-DESIGNATED PARCELS**

Scale: 1" = 100' Date: JUNE 2011

REN-FU CPA THRESHOLD REVIEW

Reference: 3218exhibit4

HD Job #: 3218-00

Drawing: EXHIBIT 4

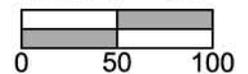


**NOTES:**

1. This is a conceptual drawing and is subject to refinement.
2. Conceptual drawing is provided by JXR International.



Scale 1" = 100'



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**EXHIBIT 5: POSSIBLE DEVELOPMENT CONCEPT (40 DWELLING UNITS)**

Scale: 1" = 100' | Date: JUNE 2011 | REN-FU CPA THRESHOLD REVIEW

Reference: 3218exhibit5 | HD Job #: 3218-00 | Drawing: EXHIBIT 5

## ATTACHMENT 3

### 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...