Bellevue Planning Commission

Wednesday, May 13, 2015
6:30 to 9:30 p.m. ▪ 1E-113
City Hall ▪ 450 110th Avenue NE, Bellevue

Agenda

Regular Meeting

6:30 p.m.

1. Call to Order
Aaron Laing, Chairperson

2. Roll Call

3. Public Comment*
Limited to 5 minutes per person or 3 minutes if a public hearing has been held on your topic

4. Approval of Agenda

5. Communications from City Council, Community Council, Boards and Commissions

6. Staff Reports
Paul Inghram, Comprehensive Planning Manager

6:45 p.m.

7. Public Hearing Pg. 1

A. St. Luke's Lutheran Church Annual Comprehensive Plan Amendment – Final Review
Hear public comments regarding Final Review of the proposed amendment
Nicholas Matz, Senior Planner

B. Public Storage Annual Comprehensive Plan Amendment – Final Review
Hear public comments regarding Final Review of the proposed amendment
Nicholas Matz, Senior Planner

8. Study Session

A. St. Luke's Lutheran Church Annual Comprehensive Plan Amendment – Final Review
Deliberate on Final Review and make a recommendation to the City Council
Nicholas Matz, Senior Planner

B. Public Storage Annual Comprehensive Plan Amendment – Final Review
Deliberate on Final Review and make a recommendation to the City Council
Nicholas Matz, Senior Planner

9. Other Business

10. Draft Minutes Review

- January 14
- April 8

11. Public Comment* - *Limited to 3 minutes per person*

9:30 p.m. **12. Adjourn**

Agenda times are approximate

Planning Commission members

Aaron Laing, Chair
Michelle Hilhorst, Vice Chair
John Carlson
Jay Hamlin
Diane Tebelius
John deVadoss
Stephanie Walter

John Stokes, Council Liaison

Staff contact:

Paul Inghram 452-4070
Michelle Luce 452-6931

** Unless there is a Public Hearing scheduled, "Public Comment" is the only opportunity for public participation.*

Wheelchair accessible. American Sign Language (ASL) interpretation available upon request. Please call at least 48 hours in advance. 425-452-5262 (TDD) or 425-452-4162 (Voice). Assistance for the hearing impaired: dial 711 (TR).

City of Bellevue

PLANNING COMMISSION PUBLIC HEARING

May 5, 2015

SUBJECT

May 13, 2015, Final Review public hearings on 2015 CPA St. Luke's Lutheran Church Comprehensive Plan Amendment (15-103696 AC) and on 2015 CPA Public Storage Comprehensive Plan Amendment (15-103770 AC)

STAFF CONTACT

Nicholas Matz AICP, Senior Planner nmatz@bellevuewa.gov 425-452-5371
Planning and Community Development

DIRECTION NEEDED FROM PLANNING COMMISSION

X Action
X Discussion
Information

On May 13, 2015, the Planning Commission is scheduled to hold Final Review public hearings to consider each of the St. Luke's Lutheran Church CPA application and the Public Storage CPA application make recommendations for each to City Council in accordance with LUC 20.30I.150. Staff will provide a brief review of the proposal and of the staff recommendation, to be followed by each public hearing and testimony. After the Planning Commission conducts each public hearing the Commission will be asked to deliberate and make a recommendation to Council. PCD staff is available to answer questions during Commission deliberations.

Draft motion language:

> *Move to recommended [approval/denial] of the St. Luke's Lutheran Church Comprehensive Plan amendment to change the Comprehensive Plan designation from Single Family-Medium to Multifamily-Medium on 4.3 acres at 3030 Bellevue Way NE.*
>
> *Move to recommended [approval/denial] of the Public Storage Comprehensive Plan amendment to change the Comprehensive Plan designation from Office Limited Business to Light Industrial on 7.3 acres at 1111 118th Ave SE, 969 118th Ave SE and 1021 118th Ave SE.*

Following the Planning Commission's recommendation, the City Council will consider the proposals in June 2015.

BACKGROUND

The Planning Commission held March 11, 2015, Study Session and April 8, 2015, Threshold Review public hearings on the St. Luke's Lutheran Church and Public Storage CPAs. Following the Commission's recommendation to include the proposals in the annual work program, the City Council directed the application for Final Review on April 20, 2015.

<u>2015 COMPREHENSIVE PLAN AMENDMENT REVIEW BACKGROUND</u>

The 2015 list of initiated applications has been established to consider amendments to the Comprehensive Plan. The city uses the list to consider proposals to amend the Comprehensive Plan. Such consideration is limited to an annual process under the state Growth Management Act (GMA):

Threshold Review

1. Planning Commission study sessions and public hearings to recommend whether initiated proposals should be considered for further review in the annual work program (March-April);
2. City Council action on Planning Commission recommendations to establish the annual work program (April);

Final Review

3. Planning Commission public hearing to consider and recommend on proposed Comprehensive Plan Amendment (current stage);
4. City Council action on Planning Commission recommendation (June).

STAFF RECOMMENDATION SUMMARY

The Final Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.30I.150. Based on the criteria, the Department of Planning and Community Development staff recommendation is to **approve** the proposed:

- *St. Luke's Lutheran Church Comprehensive Plan amendment to change the Comprehensive Plan designation from Single Family-Medium to Multifamily-Medium on 4.3 acres at 3030 Bellevue Way NE.*

The Final Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.30I.150. Based on the criteria, the Department of Planning and Community Development staff recommendation is to **deny** the proposed:

- *Public Storage Comprehensive Plan amendment to change the Comprehensive Plan designation from Office Limited Business to Light Industrial on 7.3 acres at 1111 118th Ave SE, 969 118th Ave SE and 1021 118th Ave SE.*

The staff reports are included as Attachments 1 and 2.

PUBLIC NOTICE, HEARING AND COMMENT

LUC 20.35.400 establishes the procedures for Process IV: City Council legislative actions. LUC 20.35.410 requires that the Planning Commission hold a public hearing on proposals reviewed through Process IV prior to making a recommendation to Council. LUC 20.35.430 states that any person may participate in the public hearing. At the time of the public hearing, the Commission is asked to make a motion to open the public hearing. Staff will provide a brief review of the proposal and the hearing will be open for public comment. Following any testimony, the Commission will be asked to make a motion to close the public hearing.

The application was introduced to the Planning Commission during study session on March 11, 2015. Notice of the Application was published in the Weekly Permit Bulletin on March 5, 2015, and mailed and posted as required by LUC 20.35.420. Notice of the April 8, 2015, Threshold Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on March 19, 2015, and included notice sent to parties of record. Notice of the May 13, 2015, Final Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on April 23, 2015, and included notice sent to parties of record.

The city has received public comment letters since the Threshold Review public hearing. They are included in Attachment 4.

NEXT STEPS

1. Planning Commission study session and recommendation to City Council
2. Council action on the proposal (June 2015)

ATTACHMENTS

1. St. Luke's Lutheran Church CPA staff report recommendation
2. Public Storage CPA staff report recommendation
3. LUC 20.30I.150 CPA Final Review Decision Criteria
4. Public Comment received for Final Review

Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

Planning Staff Report

DATE: April 23, 2015

TO: Bellevue Planning Commission

FROM: Nicholas Matz, Senior Planner 452-5371
nmatz@bellevuewa.gov

SUBJECT: St. Luke's Lutheran Church Comprehensive Plan Amendment (15-103696 AC)
May 13, 2015, Final Review Public Hearing (LUC 20.30I.A.1.b)

I. PROPOSAL

This privately-initiated application would amend the map designation on this 4.3-acre site from Single Family-Medium (SF-M) to Multifamily-Medium (MF-M). The single property is a church and related uses. The site was not recommended for expansion of geographic scope. See Attachment 1 for a location map.

Permit Number:	15-103696 AC
Subarea:	North Bellevue
Address:	3030 Bellevue Way NE
Applicant(s):	St. Luke's Lutheran Church

II. STAFF RECOMMENDATION

This proposal satisfies the Decision Criteria for a Comprehensive Plan Amendment and **staff recommends approval of the Comprehensive Plan Amendment to:**

- Amend the map designation on this 4.3-acre site from Single Family-Medium (SF-M) to Multifamily-Medium.

III. BACKGROUND

The City Council directed the application for Final Review following Threshold Review of the privately-initiated St. Luke's Lutheran Church Comprehensive Plan Amendment (CPA), on April 20, 2015.

This privately-initiated application would amend the map designation on this 4.3-acre site from Single-Family Medium (SF-M) to Multifamily Medium (MF-M).

The applicant's stated purpose is to "increase opportunities for affordable housing to serve and practice inclusivity for all people and to seek partnerships to encourage and build economic diversity." The applicant has indicated intent to work with Imagine Housing, a nonprofit organization which develops affordable housing, to construct multifamily housing on its church campus to "a) promote a diversity of housing stock within a subarea that is linked to neighborhood amenities and public transit; b) support mobility and lessen dependency on private vehicles for working and shopping; c) allow for infill development for an underutilized property to meet the needs of a broader economic segment of

the community; and d) allow the church to collaborate with appropriate development constituents and work programs to allow affordability for the longest term possible."

This site is developed with a church and building for associated uses, existing parking, detention areas and open space. It has been a church for a number of years, with a twenty-five year history of service to host organizations that serve the needs of the homeless in the region.

The site's permit history with the city shows consistency in maintaining and upgrading the property and its assets as the church engaged in its social advocacy roles.

IV. DECISION CRITERIA

The Decision Criteria for a Comprehensive Plan Amendment are set forth in the Land Use Code, Section 20.30I.150. Based on the criteria, Department of Planning and Community Development staff recommends **approval** of the proposed amendment. This conclusion is based on the following analysis:

A. There exists obvious technical error in the pertinent Comprehensive Plan provision, or

Not applicable to this proposal.

B1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the city, the Countywide Planning Policies (CPP), the Growth Management Act and other applicable law; and

The application, its map change intent and purpose are directly responsive to Comprehensive Plan policy implementing infill development in Bellevue.

The city's land use strategies are to ensure that redevelopment fits into neighborhoods with a goal of maintaining and enhancing shared qualities of stability, maintenance, and healthy levels of re-investment. In this regard religious institutions face the same issues as other property owners in neighborhoods.

The applicant's stated purpose and intent suggests the reason for the proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific proposals that call for maintaining compatible use and design, reducing regional consumption of undeveloped land, and providing for a broad range of housing choices.

Land Use Element policies call for maintaining compatible use and design with the surrounding built environment when considering redevelopment; reducing the regional consumption of undeveloped land by facilitating redevelopment, and providing through regulation the potential for a broad range of housing choices.

Policy LU-9: *Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.*

Policy LU-13: *Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.*

Policy LU-23: *Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.*

Housing policies are complementary to the Land Use policies noting infill is appropriate on sites with adequate services and which are compatible with surroundings; that affordable housing opportunities are dispersed around the city; and that both public and private sectors are involved in the provision of affordable housing.

Policy 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.*

Policy HO-25: *Ensure that affordable housing opportunities are not concentrated, but rather are dispersed throughout the city.*

Policy HO-26: *Involve both the public and private sectors in the provision of affordable housing.*

North Bellevue Subarea policies Residential Development goals encourage an expanded supply of housing through new construction, restoration, or the reasonable conversion of existing units while protecting the livability of existing neighborhoods, and policy S-NB-12 encourage a variety of housing densities and types of residential areas so that there will be housing opportunities for a broader cross-section of the community. In examining the site for its potential for practical implementation the applicants considered Policy S-NB-12 which seeks to account for the protection of environmentally critical areas.

Residential Development Goal:
To encourage an expanded supply of housing through new construction, restoration, or the reasonable conversion of existing units while protecting the livability of existing neighborhoods.

Policy S-NB-12*: Encourage a variety of housing densities and types of residential areas so that there will be housing opportunities for a broader cross section of the community.*

POLICY S-NB-10. *Promote the retention and protection of open drainage courses and storm water detention facilities through the acquisition of land or easements or through their incorporation into the design of private development.*

Growth Management Act

The proposal is consistent with GMA planning goals encouraging urban growth where adequate public facilities and services exist or can be provided in an efficient manner in specific areas, and by ensuring that those public facilities and services necessary to support development are adequate to serve the development at the time development is available for occupancy and use without decreasing current service levels below Bellevue standards.

Countywide Planning Policies

The proposed CPA is consistent with Countywide Planning Policy for:

DP-4: *Concentrate housing and employment growth within the designated Urban Growth Area. Focus housing growth within countywide designated Urban Centers and locally designated local*

centers. Focus employment growth within countywide designated Urban and Manufacturing/Industrial Centers and within locally designated local centers.

DP-39: *Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses.*

B2. The proposed amendment addresses the interests and changed needs of the entire city as identified in its long-range planning and policy documents; and

The proposed amendment addresses the interests and changed needs of the entire city. The annual CPA process has been appropriate for each of the times that religious institutions have sought a land use role in providing affordable housing (Overlake Park Presbyterian 93-1755 AC, Neighborhood Church 96-1229 AC, St. Margaret's Church 07-117934 AC, Newport Covenant Church 08-103697 AC and Holy Cross 12-104586 AC)

B3. 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 [below] for the definition of "significantly changed conditions"; and

> **Significantly changed conditions are defined as:** 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 addresses significantly changed conditions where changes related to the pertinent Plan map or text have implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.

Residential zoning and the conditional use permit process that permits religious institutions in residentially-zoned neighborhoods has in the past considered them primarily a religious service. As these institutions have now begun to further their community-based missions around their facilities their appropriate role in neighborhoods and the city was something not anticipated by the Comprehensive Plan. Also, as city policy addresses the growing need for affordable housing and the roles that non-traditional providers have played (such as St. Margaret's) and can play (such as St. Luke's) the Comprehensive Plan did not anticipate using such sites for affordable housing.

B4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and

The subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classification.

Adjacent land uses to the church on three sides are existing R-20 multifamily and an OLB office complex. The church's fourth side is Bellevue Way; across the road to the west is existing single

family. If the site were completely developed as multifamily under the proposed multifamily designation it would be in general conformance with this adjacent land use and development pattern; the fact that the church proposes to remain while adding a multifamily component is even more in general conformance with adjacent land use and development patterns.

The site could be redeveloped in general conformance with R-20 zoning standards; churches are conditionally permitted in such residential zones and multifamily is permitted by right. The site contains an existing wetland; the church/multifamily proposal stays away from that area as would a general redevelopment proposal.

Redevelopment would also bring into conformance the site's existing parking and detention facilities.

Using information provided by PCD about likely redevelopment of the site under the proposal, the Transportation Department estimates of trip generation concluded that both the church/multifamily proposal and an all-multifamily proposal would increase pm peak trips from the current 10 to 42. This volume of trips will not fail the concurrency test. A separate concurrency analysis would be required with a development application, and examination would occur of operational impacts at the access point to see if mitigation were needed, such as turn restrictions.

The proposed rezone would increase potential build out and increase demand on both the water and sewer systems. The increased capacity necessary with the rezone would be determined at the time of the actual development proposal. Offsite improvements, specifically sewer capacity improvements, may be needed as a result of this rezone and any future development proposal.

B5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the city.

The proposal demonstrates a public benefit and enhances the public health, safety and welfare of the city because residential zoning and the conditional use permit process that permits religious institutions in residentially-zoned neighborhoods has in the past considered them primarily a religious service. As these institutions have now begun to further their community-based missions around their facilities addressing their appropriate role in neighborhoods and the city demonstrates a public benefit. Also, city policy can enhance the public health, safety and welfare of the city by addressing the growing need for affordable housing and the roles that non-traditional providers have played (such as St. Margaret's) and can play (such as St. Luke's).

V. STATE ENVIRONMENTAL POLICY ACT

The Environmental Coordinator for the City of Bellevue has determined that this proposal will not result in any probable, significant adverse environmental impacts. A final threshold determination of non-significance (DNS) was issued on April 23, 2015.

VI. PUBLIC NOTICE AND COMMENT

The application was introduced to the Planning Commission during study session on March 11, 2015. Notice of the Application was published in the Weekly Permit Bulletin on March 5, 2015, and mailed and posted as required by LUC 20.35.420. Notice of the April 8, 2015 Threshold Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on March 19, 2015. Notice of the May 13, 2015, Final Review Public Hearing before the Planning Commission was

published in the Weekly Permit Bulletin on April 23, 2015, and included notice sent to parties of record.

Public comment letters were submitted by the applicant and by its partner Imagine Housing, as well as the two parties of record. These latter comments expressed concern about traffic increases in an area already experiencing congestion. These are in Attachment 4.

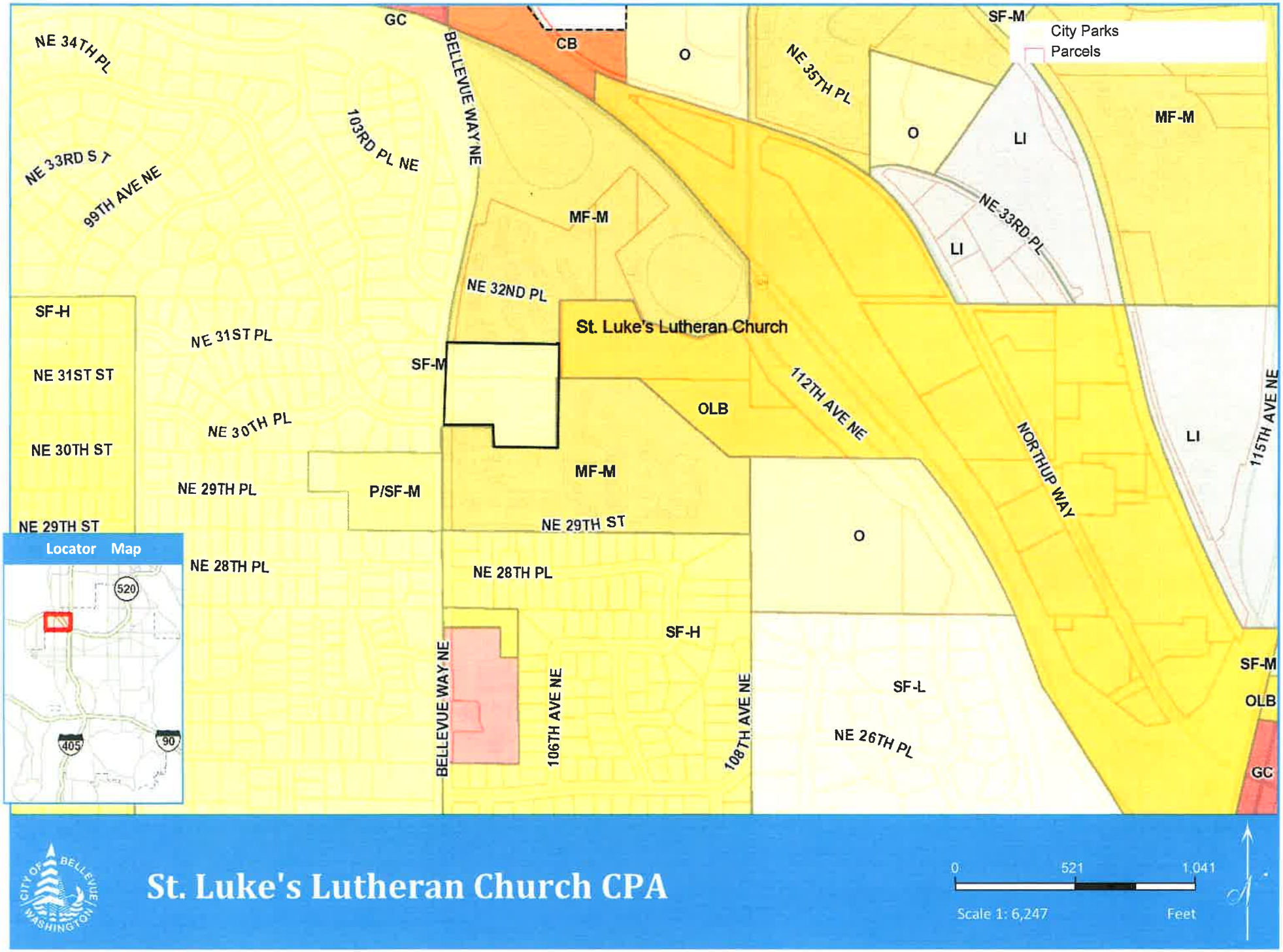
Pursuant to the requirements of the Growth Management Act, state agencies must be given 60 days to review and comment on proposed amendments to the Comprehensive Plan. A list of the 2015 amendment to the Bellevue Comprehensive Plan was provided to state agencies on April 10, 2015, for review.

VII. NEXT STEPS

We request you conduct and close the public hearing, discuss the proposal, ask questions of staff, and make a recommendation.

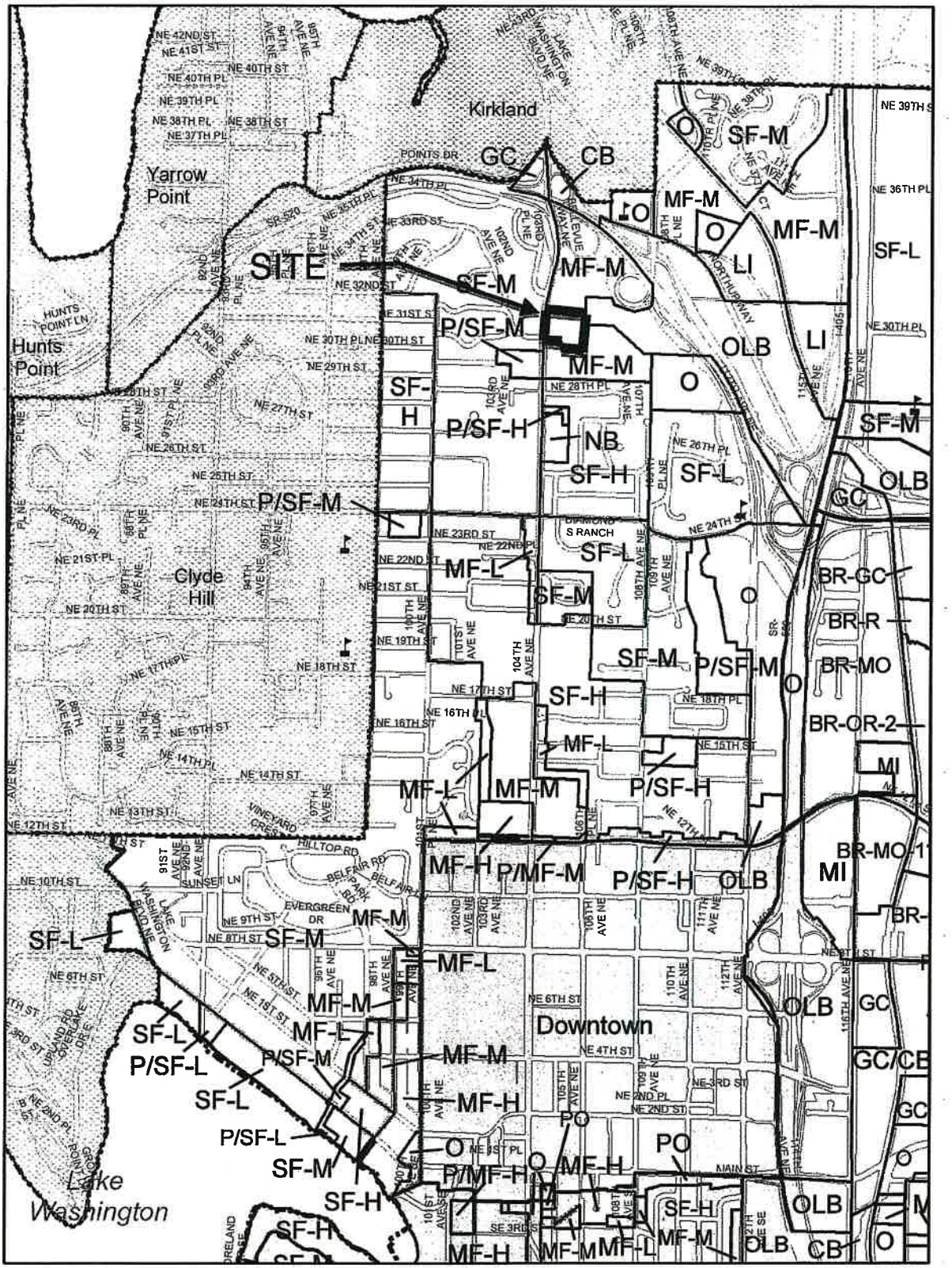
VIII. ATTACHMENTS

1. Location map
2. North Bellevue Subarea
3. Public comments



Map Generated on: 02/26/2015

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.



N

FIGURE S-NB.1
North Bellevue Land Use Plan

SF	Single Family	PO	Professional Office	GC	General Commercial		Fire Stations
MF	Multi Family	O	Office	LI	Light Industrial		Public Schools
-L	Low Density	OLB	Office, Limited Business	PF	Public Facility		Bellevue City Limits (2008)
-M	Medium Density	OLB-OS	Office, Open Space	P	Park		Lakes
-H	High Density	NB	Neighborhood Business				
-UR	Urban Residential	CB	Community Business				

Matz, Nicholas

From: jj10620@aol.com
Sent: Thursday, March 19, 2015 4:40 PM
To: Matz, Nicholas
Subject: St. Luke's Project
Attachments: St.+Lukes+Mar+2015.docx

Hello Nicholas,

Our Northtowne traffic sub-committee met with Rebecca Rodni and Darek Jarzynski today to discuss with them our concerns about Bellevue Way NE traffic. We gave them the attached letter about our concerns with the St. Luke's Project and Rebecca kindly offered to deliver one to you also. I thought that it would be best to also send you this in electronic form for your records.

Thank you again for meeting with us and including our concerns in the project file.

Janet Jelleff

NORTHTOWNE NEIGHBORHOODS ASSOC. 03/16/2015

Re: St. Luke's Project
File#15-103696-AC
Mr. Nicholas Matz AICP

Dear Mr. Matz,

The intent of this letter is to voice the concerns of the Northtowne Neighborhoods Association regarding the St. Luke's Lutheran Church Project to change the zoning from Single Family-Medium (SF-M) to Multifamily-Medium (MF-M). At this time we are working with both the City Council and the Transportation Committee to get funding to deal with several traffic concerns on Bellevue Way NE. Our main concerns are for pedestrian safety and so therefore are working for traffic calming, safe sidewalks and enhanced crosswalks. We feel by adding multi- family units to the area before this is accomplished is putting more pedestrians at risk.

Please include this letter in the project file.

The Northtowne Neighborhoods Association GREATLY THANKS YOU in advance for looking into this safety matter. We also look forward to working with all the appropriate city staff members to resolve this dangerous situation and increasing the safety of the northern gateway, Northtowne, for the city of Bellevue.

Thank you

The Steering Committee of Northtowne Neighborhoods Assoc.
Northtownecommuniytclub@outlook.com

Matz, Nicholas

From: Diana Thompson <artemis_21@comcast.net>
Sent: Friday, March 13, 2015 2:51 PM
To: Matz, Nicholas
Cc: seattlerust@gmail.com
Subject: RE: Rezoning at St. Luke's Lutheran Church--some questions

Hello Mr. Matz,

Thank you for the information. My concern with the rezoning of the property is the increase in traffic that will occur on Bellevue Way. My understanding is that the 56 units will be put in that space. At this time it's often very difficult to make a left turn on Bellevue Way from 103rd Ave NE. The traffic from the new building will make it even more difficult. In addition, traffic on Bellevue Way frequently backs up during rush hour, particularly in the winter. This rezoning, when coupled with the business and residential growth of down town Bellevue, will make living in our neighborhood less desirable.

I will not be able to attend the March 19th meeting as I will be out of town. Would you please forward my E mail to the appropriate persons.

Diana Thompson

From: NMatz@believuewa.gov [mailto:NMatz@bellevuewa.gov]
Sent: Friday, March 13, 2015 9:27 AM
To: artemis_21@comcast.net
Cc: seattlerust@outlook.com; robertk@imaginehousing.org
Subject: RE: Rezoning at St. Luke's Lutheran Church--some questions

Ms. Thompson-

Thank you for your inquiry. At the risk of sounding bureaucratic, this is an application to change the long-range plan, not a development permit application. The idea behind zoning is that it creates an equal class of requirements and opportunities for property owners developing under the same zoning. So a property owner with R-30 zoning will face the same density opportunities—30 units per acre of land—as any existing property owner with R-30 zoning.

I am forwarding a map of the proposal that was submitted with the St. Luke's CPA application. I will also share your inquiry with the applicant agents to see if they would like to be responsive. You may also choose to attend their March 19 open house and direct these inquiries to them at that time.

Nicholas Matz AICP
Senior Planner
425 452-5371

One City
Committed to Excellence

From: Diana Thompson [mailto:artemis_21@comcast.net]
Sent: Wednesday, March 11, 2015 8:25 PM
To: Matz, Nicholas

Cc: 'Dick Thompson'
Subject: Rezoning at St. Luke's Lutheran Church--some questions

Hello Mr. Matz,

My husband Dick Thompson has previously has corresponded with you regarding the proposed rezoning at St. Luke's Luthern Church on 3030 Bellevue Way NE.

I would like some more details on what is planned on the church property:

a) Can you tell me the number of apartment units that are planned or if that is not available the number that are permitted

b) Can you tell me the size (number of rooms and footage of each apartment of each apartment unit (If that is not available please tell me the size permitted

c) How will the planned and permitted apartments compare with the two apartment complexes North of the Northtowne QFC in terms of size of apartments and number of units per acre

d) Can you tell me the number of feet the apartments will be from the sidewalk on Bellevue Way

Thank you.

Diana Thompson 3115 103rd Ave NE Bellevue WA

City of Bellevue
Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

2015 Comprehensive Plan Amendment
Planning Staff Report

DATE: April 23, 2015

TO: Bellevue Planning Commission

FROM: Nicholas Matz AICP, Senior Planner 452-5371
nmatz@bellevuewa.gov

SUBJECT: Public Storage Comprehensive Plan Amendment (15-103770 AC)
May 13, 2015, Final Review Public Hearing (LUC 20.30I.A.1.b)

I. PROPOSAL

This privately-initiated application would amend the map designation on this 2.9-acre site from Office Limited Business (OLB) to Light Industrial (LI). The application property is used for storage services. See Attachment 1 for a location map. On advice of staff the Planning Commission recommended expansion of the geographic scope to include three similarly situated properties directly to the north for a total of 7.3 acres under consideration.

Permit Number:	15-103770 AC
Subarea:	Richards Valley
Address:	1111 118th Ave SE
Applicant(s):	Public Storage

II. STAFF RECOMMENDATION

This proposal does not satisfy the Decision Criteria for a Comprehensive Plan Amendment and **staff recommends denial of the Comprehensive Plan Amendment to:**

- Amend the map designation on this total 7.3-acre site from Office Limited Business (OLB) to Light Industrial (LI).

III. BACKGROUND

The City Council directed the application for Final Review following Threshold Review of the privately-initiated Public Storage Comprehensive Plan Amendment (CPA), as geographically scoped, on April 20, 2015.

The applicant's stated purpose is to "reconcile the existing zoning designation (which causes the existing use to be nonconforming) with the current and long term future use of the site which will allow Public Storage to invest capital in aesthetic and structural improvements to the building and site and decrease impacts on the Mercer Slough."

This site and the immediate surrounding area of the Richards Valley Subarea is a mix of OLB, LI and MF-M land use designations and existing land uses in this area roughly between Bellefields Office

Park, the Woodridge neighborhood, SE 8th Street and the Mercer Slough. In several cases the current uses are not consistent with the Comprehensive Plan land use designations.

The site is located on 118th Ave SE, south of the SE 8th St park and ride facility. Site uses include the existing Public Storage mini-warehouse and storage facility; Davey Tree; and a third, now vacant property that was previously used for solid waste disposal and recycling vehicle storage.

Although these sites currently contain light industrial-type uses, during Threshold Review commissioners acknowledged a desire to understand the potential impact on Mercer Slough of the full range of light industrial uses that would be permitted.

The OLB-designated sites in this area were established in 1981. A 2006 CPA application was made for this site. It was the same OLB to LI proposal as this 2015 application and staff recommended the same expansion of geographic scope. However, staff recommended denial on the basis that an LI designation would yield the potential for uses not anticipated that would create a greater conflict with the policies intended to protect the adjacent Mercer Slough. The Planning Commission recommended denial of the application and the City Council affirmed that recommendation in action on April 2, 2007.

IV. DECISION CRITERIA

The Decision Criteria for a Comprehensive Plan Amendment are set forth in the Land Use Code, Section 20.30I.150. Based on the criteria, Department of Planning and Community Development staff recommends **denial** of the proposed amendment. This conclusion is based on the following analysis:

A. There exists obvious technical error in the pertinent Comprehensive Plan provision, or

Not applicable to this proposal.

B1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the city, the Countywide Planning Policies (CPP), the Growth Management Act and other applicable law; and

The proposed amendment is inconsistent with the Comprehensive Plan and other goals and policies of the City for urban growth and redevelopment. This includes the Goal for the Richards Valley Subarea, to develop areas designated for light industrial uses with sensitivity to the natural constraints of the sites.

The existing Richards Valley Subarea Plan acknowledges that "although the community recognizes the need for maintaining working opportunities in the Subarea, they want to ensure that the quality of the residential community and natural features (especially dense vegetation and wooded vistas) remain at a high level…" and that "A mix of light industrial and additional residential uses is appropriate in the lower elevations of the valley":

> ***POLICY S-RV-30.*** *Develop areas designated for light industrial uses with sensitivity to the natural constraints of the sites.*

The 1981 OLB designation for these sites intended to redirect them away from their existing light industrial-type uses. This redirect was consistent with the subarea Goal; since these

areas were not designated for light industrial uses, the subarea plan concluded that they could not be redeveloped with sensitivity to the natural constraints of sites.

The City has the same Comprehensive Plan policy framework that was in place nine years ago, at the time of the previous application. The existing uses, although they have been there some time, have not changed in that time. A larger dialogue around the role of light industrial in Bellevue, while informative for BelRed, is not properly applied to light industrial type uses on sites that have never been zoned light industrial. What has changed are a broader set of significant changes in the area since subarea plan designations were last updated, including the expansion of I-405, development of the Mercer Slough Environmental Education Center, and development of commercial uses on nearby properties. Additionally, plans for light rail transit along the west side of the Mercer Slough area have been established. Each of these have been analyzed for their impact to Mercer Slough.

The proposed LI designation cannot be found reasonably consistent with maintaining the subarea plan's intent protecting the quality of residential communities and of sensitivity to the natural features of the adjacent Mercer Slough. It is difficult to anticipate the potential visual, stormwater and intensity impacts from the allowed range of potential LI uses that would not create a greater conflict with policies intended to protect the adjacent Mercer Slough. This uncertainty influences not only this application's consistency with Plan implementation. It raises uncertainty that can only be resolved through a larger subarea plan discussion and analysis.

PCD staff reviewed the proposal with staff in the Parks and Community Services department to determine consistency with other goals and policies of the city. Although uses surrounding the Mercer Slough park do not currently consist of actual LI uses, the question of whether LI uses would be compatible with the vision of the park is best resolved in a subarea planning process, since the existing Richards Valley Subarea Plan directly discusses this issue in the Natural Determinants and Parks and Recreation sections.

The privately owned parcel to the west has a protective easement going back to the Bellefield Office Park development days. The parcel is designated "green" in the park map and master plan and has a planned trail connection adjacent to the slough channel on the east side. Similarly, the slough water channel is a public resource and is included as part of the park's recreational water trail. There is some buffer area between this parcel and the existing water trail and any future land trail, but there is a potential of proximity impacts should the LI zoning lead to a use that is particularly intense, tall or noisy.

Growth Management Act

The proposal is consistent with GMA planning goals encouraging urban growth where adequate public facilities and services exist or can be provided in an efficient manner in specific areas, and by ensuring that those public facilities and services necessary to support development are adequate to serve the development at the time development is available for occupancy and use without decreasing current service levels below Bellevue standards.

Countywide Planning Policies

For the application to be consistent with framework Countywide Planning Policies (CPP) for King County it would have to be found consistent with the Comprehensive Plan. The CPP contemplate local solutions to be clear and unambiguous about potential environmental impact to critical areas when implementing the desired land use pattern.

B2. The proposed amendment addresses the interests and changed needs of the entire city as identified in its long-range planning and policy documents; and

The proposed amendment does not address the interests and changed needs of the entire city. The interests of the city are addressed in Comprehensive Plan policy and monitoring through development review the potential for impacts to the Mercer Slough. While personal storage services provide value to the surrounding community, the use exists today and is allowed to continue and even expand without needing to change the land use designation in the Comprehensive Plan. The applicant has not demonstrated that a change to the designation is needed to meet the needs of the community on the site.

The existing Richards Valley Subarea Plan sees the OLB designation as desirable for the long range implementation of land uses in this area. This is in part due to the proximity of Bellefields and other 112th Ave SE office development.

B3. 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 [below] for the definition of "significantly changed conditions"; and

> **Significantly changed conditions are defined as:** 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 Richards Valley Subarea Plan originally established intent to guide appropriate land use in the vicinity of the Mercer Slough sometime in the 1980's. The inconsistency between the mix of multiple Comprehensive Plan land use designations and the current uses in the area indicates that the intended uses have not been resolved in the way originally anticipated by the subarea plan.

This circumstance is also within the context of a broader set of significant changes in the area since subarea plan designations were last updated, including the expansion of I-405, development of the Mercer Slough Environmental Education Center, and development of commercial uses on nearby properties. Additionally, plans for light rail transit along the west side of the Mercer Slough area have been established.

The Threshold Review concluded that these inconsistencies between designations and existing land uses, and the broader set of significant changes in the area call into question the appropriate designation for this site and area, given the evolving and increased awareness of the environmental role of the Mercer Slough—and that it is an unanticipated consequence of the adopted plan that needs to be addressed.

The proposed amendment does provide a solution to addressing this unanticipated consequence. Elsewhere in this report, however, the staff conclusion does not favor the amendment because

the potential for a range of light industrial uses with impacts not anticipated by the plan would create a greater conflict with policies intended to protect the adjacent Mercer Slough.

B4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and

The subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classification. That is to say, the site could redevelop under both LI and OLB designations.

Redevelopment of OLB-permitted uses is possible, on the existing Public Storage site or across the geographically-expanded 7.3 acres. This redevelopment would likely look like similar development in nearby areas, and could include office and hotels.

The redevelopment difference is that under LI it would occur by right; under OLB it would be necessary to use the nonconforming use and site provisions of the Land Use Code to redevelop the existing use. A nonconforming use is the use of a structure or of land which does not conform to the regulations of the district in which the use exists due to changes in Code requirements or annexation. Its intent is to allow the continuance of existing uses while recognizing the intent of the underlying district regulations. As such, OLB-based redevelopment of this site's existing use requires a conditional use permit process, and could likely allow roughly two-thirds of the development capacity permitted by right in the LI.

The nonconforming use provisions of the Land Use Code allow redevelopment of the storage use but requires new development to meet OLB dimensional standards. The LI designation allows greater impervious surface (85% vs. 80%) and greater maximum lot coverage (50% vs. 35%). The setback requirements are greater under OLB. This is best illustrated by the potential square feet of total building envelope allowed under redevelopment for just the Public Storage site. For LI it is about 146,000 square feet. Under OLB the same use could redevelop up to about 99,000 square feet. For the primary allowed use in OLB, that of office, a reasonable development of office uses similar to Bellefields and the development along 112th would be consistent with the character of the area, unlike the range of allowed manufacturing uses.

The LI would allow a broader range of non-residential uses:

- *Manufacturing uses (such as food, apparel and furniture) allowed in LI are not allowed in OLB.*
- *Resource uses differ because LI allows some agricultural processing, poultry and fish hatcheries, and veterinary services. LI also allows other horticultural specialties including medical cannabis gardens.*
- *Transportation and Utility uses are variously allowed in all zones subject to permit differences, except that motor vehicle garages, terminals and freight services are allowed in LI and not in OLB*
- *Wholesale uses with their typically larger exterior space demands (motor vehicles, lumber, hardware) are allowed in LI but not in OLB; retail uses must support the wholesale use to be allowed in LI; vehicle sales and larger storage uses are allowed in LI and select OLB areas; however, retail uses such as boat sales, farm and garden supplies, retail fuel yards, and retail pet shops and retail sales of computers are excluded from OLB.*

The likeliest use of the site or sites under LI is an expansion of the warehouse and storage use to all 7.3 acres. Another use that would be considered under LI would be outdoor storage uses such as are associated with auto sales. An LI designation could make more attractive for redevelopment the addition of the existing LI site to the south. This site currently houses a small office building and includes a state-licensed day care. The larger the site, the more such light industrially-zoned land begins to appeal to higher intensity uses that need such space. The final extreme use could be any of the allowed uses for horticultural specialties such as marijuana growing and selling. The existing day care prevents the use of the site(s) currently proposed for amendment, but that would go away if the entire LI-zoned properties were assembled into one redevelopment.

In the absence of this proposed amendment, the existing sites already zoned LI—here as discussed, and the one across I-405 near the Wilburton trestle—have low risk of redeveloping in a new LI use. Over the long term it would be appropriate to assess their uses as well through the subarea planning process.

The existing site uses are light industrial with light-industrial-style impacts including outdoor storage, surface water runoff etc.

Staff also considered whether the General Commercial designation, which also allows storage uses outright, would be appropriate. While GC could resolve the applicant's interest in supporting storage uses, it too would open to the door to a wide range of uses that would not be compatible with the surrounding area. Under GC, the site could see uses such as large retail development that would generate high traffic volumes at site not ideally situated for access (Consideration of GC or some other designation would require a change to the hearing notice.)

Using information provided by PCD about likely redevelopment of the site under the proposal, the Transportation Department estimates of trip generation concluded that an increase in trips as a result of rezoning and redevelopment under LI would not create unacceptable traffic impacts at the site's access point. A separate concurrency analysis would be required with a development application.

The Utilities Department estimated that a proposed rezone would reduce potential and anticipated build out, thus reducing anticipated water demands and sewer flows to the property. No significant impacts to the Utility Systems are anticipated.

B5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the city.

Because there is little to quantify the extent of the potential impacts of locating land with light industrial potential adjacent to the Mercer Slough, the proposal does not demonstrate a public benefit nor does it enhance the public health, safety and welfare of the city and its residents by creating the potential for such uncertainty. As discussed above, the public benefit of providing storage services to the community is met by the current development and could be expanded under the current designation. A change to the designation is not necessary to continue to provide these services to the community and would put at risk the community's interest in protecting the environmental quality of the Mercer Slough nature area.

V. STATE ENVIRONMENTAL POLICY ACT

The Environmental Coordinator for the City of Bellevue has determined that this plan amendment will

not directly result in any probable, significant adverse environmental impacts. A final threshold determination of non-significance (DNS) was issued on April 23, 2015. Additional environmental review would be required of any proposed development.

VI. PUBLIC NOTICE AND COMMENT

The application was introduced to the Planning Commission during study session on March 11, 2015. Notice of the Application was published in the Weekly Permit Bulletin on March 5, 2015, and mailed and posted as required by LUC 20.35.420. Notice of the April 8, 2015 Threshold Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on March 19, 2015. Notice of the May 13, 2015, Final Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on April 23, 2015, and included notice sent to parties of record.

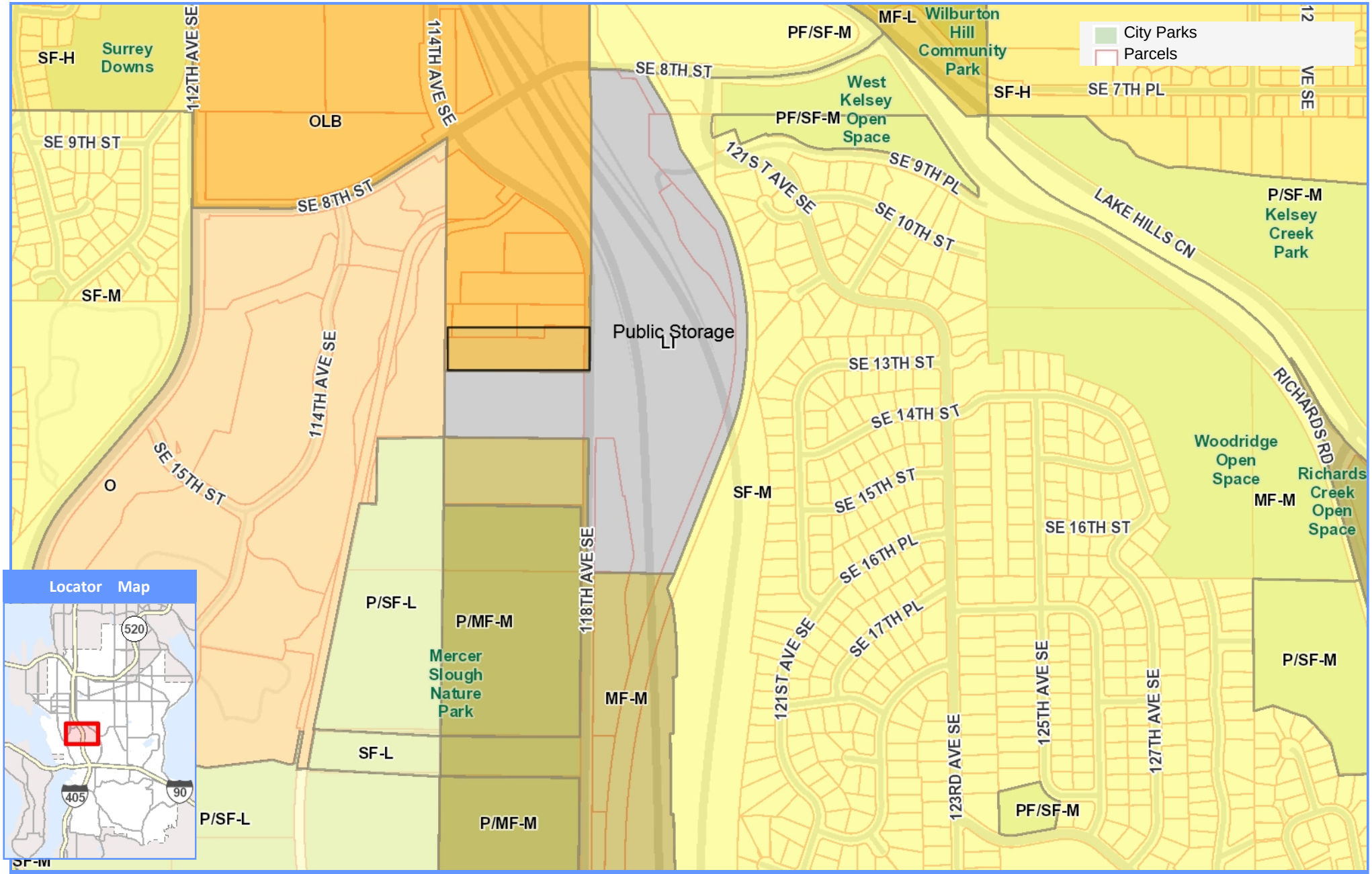
Pursuant to the requirements of the Growth Management Act, state agencies must be given 60 days to review and comment on proposed amendments to the Comprehensive Plan. A list of the 2015 amendment to the Bellevue Comprehensive Plan was provided to state agencies on April 10, 2015, for review.

VII. NEXT STEPS

We request you conduct and close the public hearing, discuss the proposal, ask questions of staff, and make a recommendation.

VIII. ATTACHMENTS

1. Location map
2. Expansion of geographic scope map
3. Richards Valley Subarea



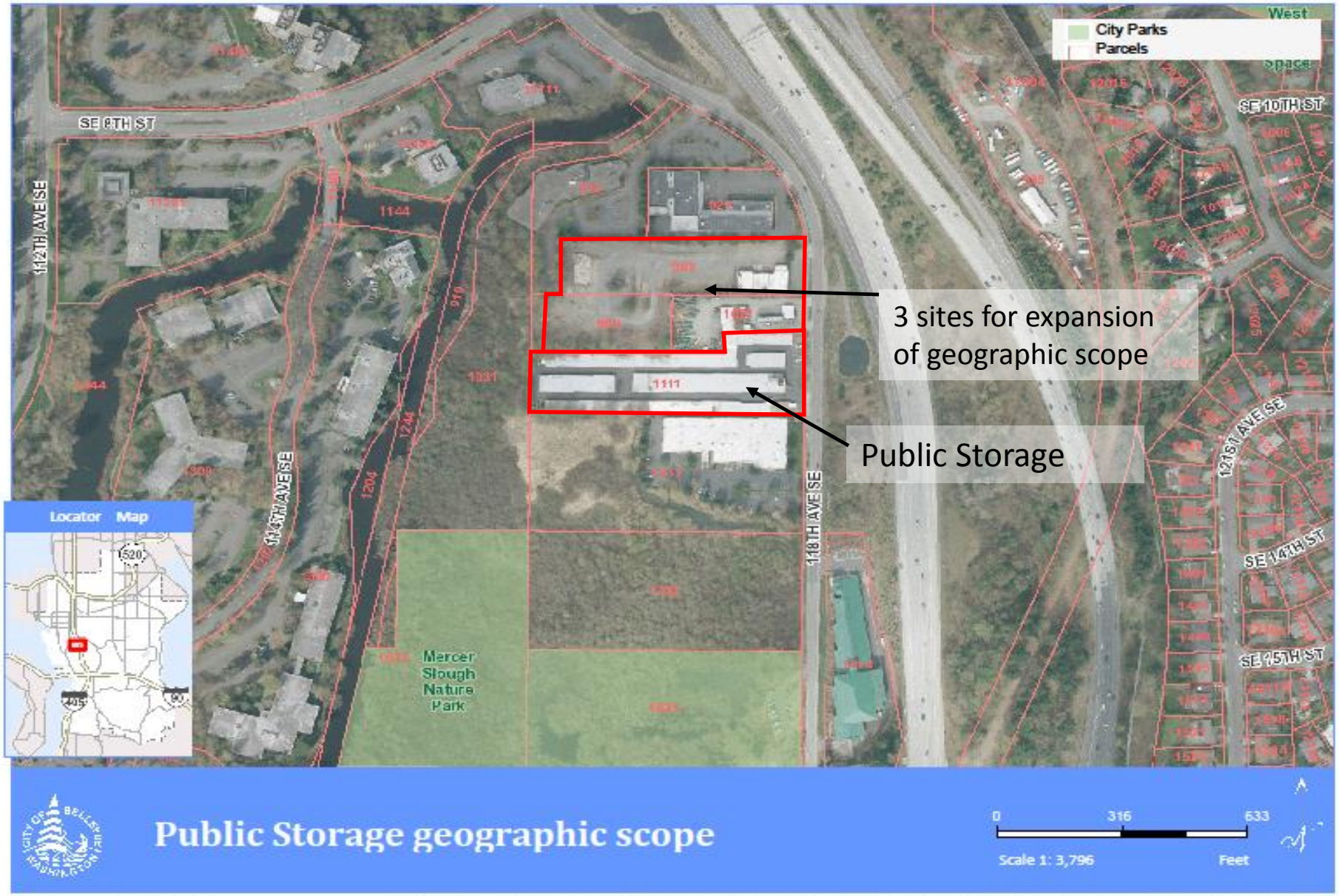
Public Storage CPA

0 639 1,279

Scale 1: 7,672 Feet

Map Generated on: 02/26/2015

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.



Map Generated on: 04/13/2015

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

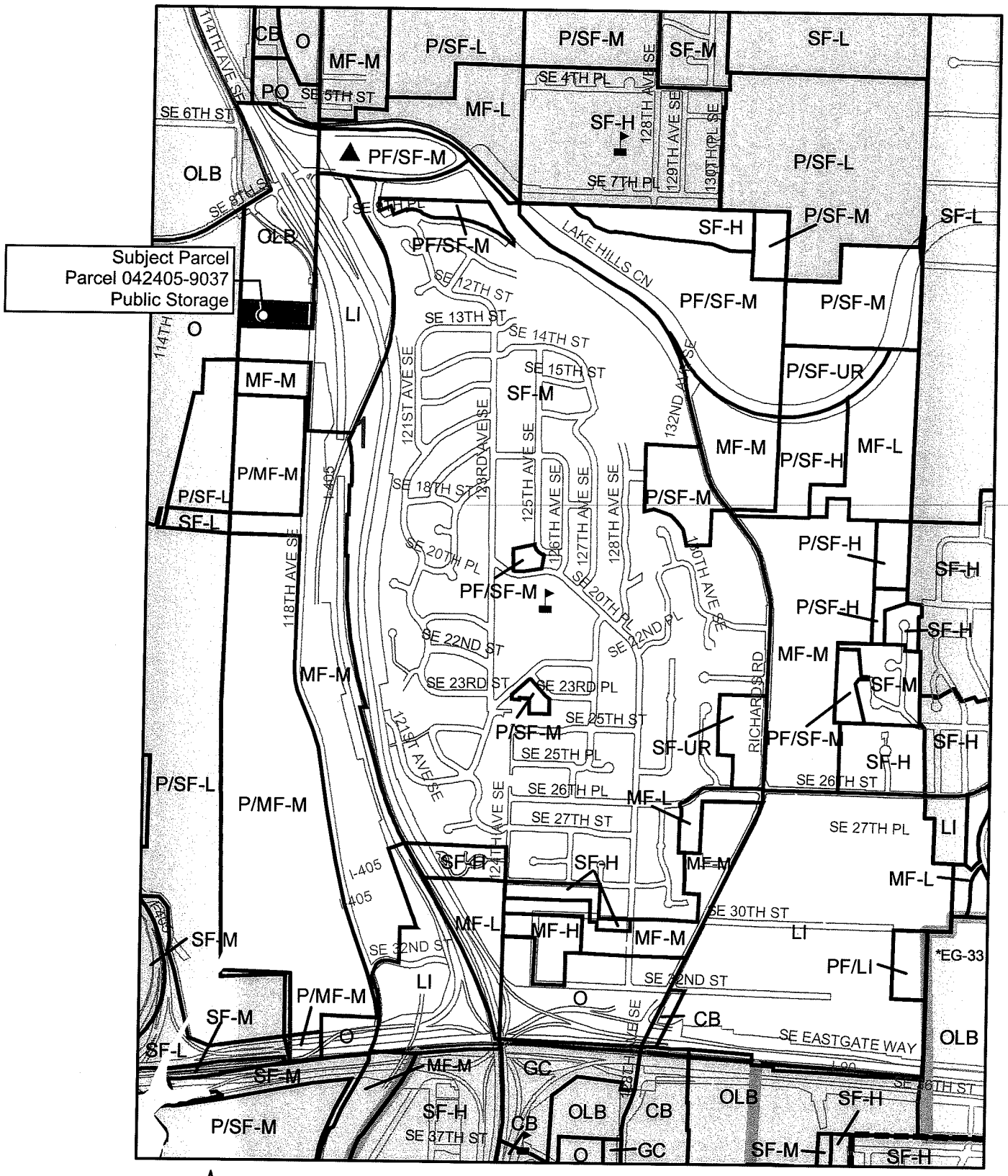


FIGURE S-RV.1

Richards Valley Land Use Plan

SF	Single Family	PO	Professional Office	GC	General Commercial
MF	Multi Family	O	Office	LI	Light Industrial
-L	Low Density	OLB	Office, Limited Business	PF	Public Facility
-M	Medium Density	OLB-OS	Office, Open Space	P	Park
-H	High Density	NB	Neighborhood Business		
-UR	Urban Residential	CB	Community Business		

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

N

Received
JAN 28 2015
Permit Processing

ATTACHMENT 3

20.30I.150 Final review decision criteria

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; or

B. The following criteria have been met:

1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City, the Countywide Planning Policies, the Growth Management Act and other applicable law; and

2. The proposed amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; and

3. 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

   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.

4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and

5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the City.

   (Ord. 5650, 1-3-06, § 2)

Matz, Nicholas

From: Barbara Morgan <bmorgan000@comcast.net>
Sent: Tuesday, April 28, 2015 2:25 PM
To: Matz, Nicholas
Subject: Re: St. Luke's Church property

Mr. Matz,
Is there anywhere I can learn more about the status of this project? (I'm hoping you have had a chance to read my email below, sent last week.) What are the next steps the developer will take? What steps will be City of Bellevue take before a permit is issued, if indeed a permit is issued? What outreach attempts have/will be made regarding the project and surrounding neighborhoods?
I look forward to hearing from you.
Thank you.
Barbara Morgan

> On Apr 23, 2015, at 2:23 PM, Barbara Morgan <bmorgan000@comcast.net> wrote:
>
> Mr. Matz,
> I note on the Weekly Permit Bulletin that St. Luke's Church has applied to change its 4.3 acres from "single-family medium" to "multifamily medium."
> Apparently this is in order for St. Luke's to develop its property into a multi-story affordable housing/rental project. Several dozen units are anticipated.
> As a resident of Apple Valley, just south of St. Luke's, this is of considerable concern, not the least of which is that there has been no outreach by St. Luke's or the City Planning Department to determine impacts of the project.
> There is already considerable traffic on N.E 24th, between 112th and Bellevue Way, as commuters use it to get to Bellevue way and then to the 520 Bridge. The easy shortcut is from 24th and then through 107th Ave. and 28th Place to get to Bellevue Way.
> At any one time in the afternoon and early evening, there are between 9 and 15 children, ages toddler through middle school, playing on 107th Street and 28th Place. If you are at all familiar with the neighborhood, you would understand that increased traffic, any increased traffic, is of great concern.
> Apple Valley is a quiet, single-family neighborhood that stands to be negatively impacted by the proposed St. Luke's project.
> I would appreciate learning more about the development, understand the ramifications as they are envisioned by the City of Bellevue, and the current status of the permit.
> Thank you.
>
> Barbara Morgan
> 2808 107th Ave. NE
> Bellevue
>
>
>

April 28, 2015

To: City of Bellevue Planning Commission

Re: St. Luke's Lutheran Church Project Application #15-103696 AC

Dear City of Bellevue Planning Commission,

My name is Janet Jelleff and I reside at 10620 NE 28th Place, Bellevue WA 98004. I have owned this single family residence in Apple Valley since 1986.

I attended your meeting on April 8, 2015 as I am interested in the St. Luke's Project that was up for discussion. I spoke as a representative of the Northtowne Neighborhood Association and voiced our concern about adding a high density project to this area until some of the safety concerns for car, bike and pedestrian traffic are addressed.

At this time I am writing to you as a resident of this area. I feel that this area was misrepresented as a multi family and retail area. The area consists of single family residences on the east side of Bellevue Way North from NE 19 Street to NE 28th Place with a small retail area at NE 28th Street. There are multi family units on each side of the church at 3030 NE Bellevue Way.

My other concern is the lack of communication with the residents of the area. At the meeting it was stated that the church had a lot of support from Northtowne Community and yet I have not talked to one resident that had any pre warning of applications being filed until the church's meeting on March 19, 2015. This appears to be two months after the application was filed on January 23, 2015.

I appreciate any consideration you give to these concerns and my hope is that our entire neighborhood is included in this project. It is definitely a worthy project and should have the input of residents that have a deep commitment to our community.

Thank you,

Janet Jelleff

Cc: Nicolas Matz

Planning Commission Schedule

May 13, 2015

The Bellevue Planning Commission meets Wednesdays as needed, typically two or three times per month. Meetings begin at 6:30 p.m. and are held in the Council Conference Room (Room 1E-113) at City Hall, unless otherwise noted. Public comment is welcome at each meeting.

The schedule and meeting agendas are subject to change. Please confirm meeting agendas with city staff at 425-452-6931. Agenda and meeting materials are posted the Monday prior to the meeting date on the city's website at:

http://www.bellevuewa.gov/planning-commission-agendas-2014.htm

Date	Tentative Agenda Topics
May 27	TBD
June 10	Downtown Livability/Land Use Code Eastgate Land Use Code
June 24	Downtown Livability/Land Use Code
July 8	Downtown Livability/Land Use Code Eastgate Land Use Code
July 22	Downtown Livability/Land Use Code
August	No Commission meetings in August

From: Brett Fidler <brettfidler12@gmail.com>
Sent: Wednesday, April 15, 2015 10:14 AM
To: editor@bellevuereporter.com; Council; EBCC; PlanningCommission; Smith, Terry; Harvey, Nancy; McDonald, Kevin; Balducci, Claudia
Subject: PSE New High-voltage Transmission Line

Dear Decision Makers,

As Bellevue residents and property owners sincethe 1970's, my wife and I are extremely disappointed and
outraged to hear that the city allowed PSE to proceed with this project without completing an EIS (Environmental Impact Study). Removal of 295 trees WILL have an environmental impact, because these trees protect air and water quality, mitigate the effects of storm water runoff, provide habitat for wildlife, and contribute to the beauty of our "City in a Park."

We are concerned that PSE has not looked at alternative solutions. A thorough examination of alternatives would have been required in the EIS. A variety of solutions are now viable. Maybe we should take a second look at putting the lines underground. Technology like grid batteries would not have been feasible when PSE first conceived this project in 2006. We now have the opportunity to use 21st century technology in support of our neighborhoods and environment.

We don't know how much this project will cost us or how many power outages might be prevented. An EIS would have helped the community better understand the project. Let's not shortchange ourselves or our children and grandchildren by taking shortcuts on a project of this magnitude.

Most sincerely,
Brett and Susan Fidler
3417 122nd Pl NE
Bellevue, Wa 98005

From: Patricia Lee <plee1901@gmail.com>
Sent: Thursday, April 16, 2015 5:45 PM
To: editor@bellevuereporter.com
Cc: Council; EBCC; PlanningCommission; Smith, Terry; nharvey@bellevue.gov; McDonald, Kevin; cbalducci@belevuewa.gov

We do NOT agree with plan to allow PSE to destroy trees on 148th Ave and NE 8th St. Bellevue needs to be pro-active in keeping our city beautiful for future generations.
Patricia and Robert Lee
Bellevue, WA

From: Tess McMillan <tessmcm@gmail.com>
Sent: Tuesday, April 21, 2015 2:01 PM
To: PlanningCommission; Council; Luce, Michelle
Subject: Comments Regarding BTC Proposed Land Use Application to Unigard Park, File Number: 15-103369-LI

To Bellevue City Council Members and the Bellevue Planning Commission:

I am writing to ask you to deny Bellevue Technology Center's application to build additional above-ground parking in the Unigard Park -- removing existing mature trees and laying permanent paving.

The project does not offer an environmentally sound or sustainable solution, and it is not in keeping with the previous code to preserve Unigard Park as a tree zone and buffer against development.

The city of Bellevue already has less than a 36% tree canopy -- putting the city behind Mercer Island and Issaquah in the amount of land containing trees, and from what I can tell lacks a comprehensive plan to maintain and improve the tree canopy. The city does not participate in the survey by the US Conference of Mayors, "Protecting and developing the urban tree canopy" which involves 137 cities nationwide, including our neighbor Redmond.

Mature trees absorb 15% of rainfall, drastically slow down stormwater runoff, provide shade for streams supporting wildlife and to counter Urban Heat Islands created by the widespread use of pavement and impermeable surfaces, provide food and shelter for birds and wildlife, mitigate pollution, buffer against storms, and provide a much-needed peaceful and serene beauty.

Already BTC has been creating potential damage to existing mature douglas fir trees at the perimeter of the park -- limbing them up so high that it creates a sail effect, and by motorized mowing over the roots near the trunks. Neighbors have an uninterrupted view of the parking lots. Whether intentional or not, the visual effect implies the owners have disdain for the park's trees.

BTC currently maintains several parking lots that are not full and appear to contain single-occupant vehicles. Unigard Park is amply served by bus routes on three sides. The city should be encouraging BTC employers to use busses, bike, carpool, and Skype, not to drive single occupant cars.

Parking lots turn land into impermeable surfaces, increase stormwater runoff and the flow of brake asbestos and other chemicals into the water table, and increase Urban Heat Islands. They aren't sustainable. They are a permanent blight to the environment but are only used for a portion of the work day -- not to mention that the making of cement has such a high carbon footprint that it doesn't justify the use of the material for a parking lot.

Sherwood Forest, the neighborhood next to Unigard Park, suffers with traffic not only on arterials around the park, but with cars, trucks and busses using residential streets to avoid the increasingly congested arterials. The neighborhood is in sore need of a traffic-calming and street-greening plan even without the increased traffic this project would create. To move forward with increased parking and increased attraction of daytime drivers puts too much additional strain on our neighborhood and raises the issue of who would pay for necessary traffic-calming and street-greening.

Please do not support this project.

Thank you.

From: Marcia Rodgers <mandmrodgers@comcast.net>
Sent: Wednesday, April 22, 2015 2:53 PM
To: PlanningCommission
Subject: Comprehensive Plan (Rodgers Parcel 100 Bellevue Way S.E.)

Dear Planning Commission Members.

Our family owns the commercial development which includes RadioShack(now gone) Bella Cleaners,Calico Corner and Casabella Spa.
The north half of the building is zoned MU and the south half O.
This commercial property was developed approximately 45 years ago and has never had an office tenant and has always been devoted exclusively to retail commercial users.
We don't know when or how the planning department drew an arbitrary line through our property zoning the south half O.
We have inquired in the past about rezoning our property to correct this obvious error and we were always told this problem would be corrected when the Comprehensive Plan was restudied.
As your work now draws to a close and you make a recommendation to the City Council we would ask that you recommend that the split zoning on our property be eliminated and the entire property been given the MU designation consistent with how it was developed and has been always used.
The King County assessor has always taxed the property to its full fair market value as a mixed-use retail commercial parcel.
Our property is fully buffered by office uses to the south and east and our site has a hill nearly 40 feet high on it's east boundary. Adjacent office users do not oppose elimination of the split zoning on our property.
Staff apparently would like to continue the split zone on our property so that the zoning aligns exactly with the zoning on the west side of Bellevue Way.
The problem with that premise is that the properties were developed in a totally different manner with the Westside being office and the Eastside being retail business. Currently the Westside of Bellevue Way lining up with our property is developed with a nice office building that will no doubt continue to exist in that location for another 25 years. Our property could be redeveloped within the reasonable near future and the split zoning creates major practical problems to its redevelopment.
There is no need for additional downtown office while streetside retail and mixed use is in high demand.
Our site has always been 100% retail commercial and we urge the Planning Commission to correct this obvious mistake and grant MU to the entire site.
Thank you for your consideration and your service.

Michael Rodgers
3 Lake Bellevue Drive Suite 100
Bellevue 98005
425 455 1110

Sent from my iPhone

April 28, 2015

To: City of Bellevue Planning Commission

Re: St. Luke's Lutheran Church Project Application #15-103696 AC

Dear City of Bellevue Planning Commission,

My name is Janet Jelleff and I reside at 10620 NE 28th Place, Bellevue WA 98004. I have owned this single family residence in Apple Valley since 1986.

I attended your meeting on April 8, 2015 as I am interested in the St. Luke's Project that was up for discussion. I spoke as a representative of the Northtowne Neighborhood Association and voiced our concern about adding a high density project to this area until some of the safety concerns for car, bike and pedestrian traffic are addressed.

At this time I am writing to you as a resident of this area. I feel that this area was misrepresented as a multi family and retail area. The area consists of single family residences on the east side of Bellevue Way North from NE 19 Street to NE 28th Place with a small retail area at NE 28th Street. There are multi family units on each side of the church at 3030 NE Bellevue Way.

My other concern is the lack of communication with the residents of the area. At the meeting it was stated that the church had a lot of support from Northtowne Community and yet I have not talked to one resident that had any pre warning of applications being filed until the church's meeting on March 19, 2015. This appears to be two months after the application was filed on January 23, 2015.

I appreciate any consideration you give to these concerns and my hope is that our entire neighborhood is included in this project. It is definitely a worthy project and should have the input of residents that have a deep commitment to our community.

Thank you,

Janet Jelleff

Cc: Nicolas Matz

Date: 6 May 2015

To: The Commissioners of the City of Bellevue Planning Commission

On behalf of Public Storage, we thank you for considering our request for a Comprehensive Plan Amendment and Rezone of our property located at 1111 118th Ave NE, Bellevue.

In summary, the existing property is substantially obsolete and dated, yet provides a highly demanded service for storage of personal goods. The property operates at full capacity since there is limited supply of self-storage facilities in the region and Bellevue in particular. As a result, there exists a significant under-supply condition to serve the demand from employment and population growth occurring in Bellevue. The Public Storage properties in Bellevue are highly valued for their loyal customer base and strong operating performance and we intend to invest significant capital into the reconstruction and refurbishment of these facilities.

In particular, Public Storage owns and operates eight (8) facilities on 27 acres (1,172,836 sf) of land consisting of 583,000 square feet in the City of Bellevue. These facilities have an average age of more than 23 years and some are in need of significant capital repair and yet operate at full occupancy. Significant market demand exists for new modern, interior serviced, climate controlled self-storage space.

We recognize that the current condition of many of our properties does not appropriately appeal to the current self-storage customer, many of whom operate dynamic, growing businesses that need self-storage for inventory warehousing, document storage, furnishings (due to relocation and seasonal storage), athletic equipment and other related needs.

Public Storage intends to invest significant capital into many of our existing Bellevue facilities to modernize the customer experience and align product offering with user demand. Public Storage is a publicly traded real estate investment trust that generates revenue primarily from property operations—Public Storage is in the business of owning and operating real estate and does not intend to sell its real estate holdings. Therefore, as an owner in perpetuity, the business model necessitates ongoing reinvestment in existing assets adding value to properties over the long term. We intend to make this type of investment in multiple properties in Bellevue and we will need to partner with the City agencies to realize these improvements.

Unfortunately, the current zoning designation for our property at 1111 118th Ave NE is Office/Limited Business (OLB) and self-storage is not an allowed use. Our proposal to change zoning from OLB to Light Industrial (LI) aligns the current legal use with the logical zoning designation. The LI designation further allows Public Storage to develop a modern, climate controlled facility, designed and built to current environmental, storm water, energy and building codes. By default, a rezone and subsequent construction of a modern facility will bring

the entire site up to current storm water design standards that will markedly reduce impacts to the Mercer Slough.

Additionally, the proposed facility will comply with the City of Bellevue Land-use Code including required setbacks, buffers from Critical Areas (in particular the Mercer Slough), and other dimensional requirements as determined by the Director of Development Services.

Public Storage requested a rezone of our parcel (APN 0424059037) for consistency with the current and long term, intended use of the property. The rezone also aligns zoning with the properties immediate to the south and east. We ask that only the Public Storage property be considered for a rezone to LI.

Without the rezone to LI, redevelopment and investment of significant capital will not be feasible and the property will be repaired only to base standards consistent with the current conditions.

If Planning Commission agrees with the Staff Recommendation for denial of the proposed CPA and Rezone, an opportunity will be missed to replace an aged facility and the potential to significantly improve storm water flows directly into Mercer Slough and miss the opportunity to correct the long-term effects of surface drainage flowing to Lake Washington.

Respectfully, we ask you, the Members of the Planning Commission, to approve our request for the Comprehensive Plan Amendment and Concurrent Rezone. Thank you for your consideration and we look forward to future engagement and investment in Bellevue.

Respectfully,

Greg Kletzly
Vice President

Public Storage
Real Estate Group
1755 NE 48th Street
Renton, WA 98056

Attachments: Proposed Development and Existing Conditions

Rezone to Light Industrial (LI) allow Public Storage to invest capital to bring building up to current environmental, storm water, energy and building codes

Rezone to Light Industrial (LI) allow Public Storage to invest capital to bring building up to current environmental, storm water, energy and building codes

Rezone to Light Industrial (LI) allow Public Storage to invest capital to bring building up to current environmental, storm water, energy and building codes

	Existing	Proposed Rezone	**Proposed Plan**
Zoning:	Office/Limited Business (OLB)	Light Industrial (LI)	**Light Industrial (LI)**
Impervious Coverage:	100%	85%	**70%**
Setbacks:			
•Front:	0 feet	15 feet	**20 feet**
•Side:	0 feet	as determined by Director	**10 feet**
•Rear:	0 feet		**10 feet**
Building Height (Maximum)	45 feet	45 feet	**45 feet**
Use:	Self-storage	Self-storage	**Self-storage**
Allowed Use:	Conditional	Yes	**Yes**

Rezone to Light Industrial (LI) allow Public Storage to invest capital to bring building up to current environmental, storm water, energy and building codes

Cedar Grove

The Stor House

Davey Tree Service

Public Storage
(Subject Site)

Existing Conditions

Potential Building Design Concepts under LI Zoning

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

January 14, 2015 Bellevue City Hall
6:30 p.m. City Council Conference Room 1E-113

COMMISSIONERS PRESENT:	Chair Laing, Commissioners Carlson, Hamlin, Hilhorst, deVadoss, Walter
COMMISSIONERS ABSENT:	Commissioner Tebelius
STAFF PRESENT:	Paul Inghram, Nicholas Matz, Mike McCormick-Huentelman, Department of Planning and Community Development; Lori Riordan, City Attorney's Office
COUNCIL LIAISON:	Councilmember Stokes
GUEST SPEAKERS:	None
RECORDING SECRETARY:	Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:36 p.m. by Chair Laing who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present

3. PUBLIC COMMENT

Mr. Brent Carson, attorney with the firm Van Ness Feldman, spoke on behalf of Alamo Manhattan Properties, owners and developers of a property on Main Street and the contract purchaser of the Par 5 property between 106th Avenue NE and 107th Avenue NE that is the subject of the split zoning discussion on the agenda. Contrary to what the staff report indicates, Par 5 does not own the two lots to the south. Lot 2 in fact has three zoning designations: DT-MU on the north, R-30 on the south, and Office in the middle. Alamo Manhattan is proposing moving the downtown line moved to the south line of Lot 2. The staff recommendation is to move the zoning line to the south line of the Radford property. Changing the zoning will not affect access to the Southwest Bellevue area.

Mr. Sam Chiplana, 11418 NE 19th Street, noted that in 2009 the city made changes to the Bel-Red subarea and increased the FAR from 0.5 to 1.0 and the building height to 70 feet. Under the rules that were established at that time, a review was to have been conducted in five years; to date, that review has not taken place. He presented to the Commission a petition indicating community support for doing the promised evaluation.

Mr. Mike Rogers, 100 Bellevue Way SE, said the property has split zoning, DT-MU on the northern half and Office on the southern half. The property should have a unified zoning with

the DT-MU extended to the south property line. The adjacent property owners have voiced no objection to that solution. The site is not near residential development and is surrounded by Office zoning. Staff has recommended DT-MU for the Radford property. The current split zoning creates both current and future problems.

Comprehensive Planning Manager Paul Inghram briefly outlined the rezone process and the steps involved.

Mr. Norm Hanson, 3851 136th Avenue NE, referred to the proposed change to Policy UT-39 that would allow communication lines to be undergrounded only when electrical lines are undergrounded. He noted that in many places in Bellevue where the electrical power system was put underground, overhead communication lines have been put in. If the policy is changed as proposed, the communication lines will never be undergrounded and a serious inequity will be established.

Mr. Colin Radford, owner of the Radford property in the downtown that is part of the debate regarding split zoning, voiced support for the staff recommendation. He said in talking with neighboring property owners he heard no dissenting voices.

Mr. Hal Ferris, 5531 175th Place SE, addressed the subject of the Housing Element. He stressed the importance of including affordable housing in the downtown and calling it out specifically. The downtown is called out in the current Comprehensive Plan as a neighborhood in which affordable housing is to be included. The fact is the downtown is home to more than 50 percent of the city's increased housing capacity. The argument has been made by some that the downtown is the most expensive place to build and that putting affordable housing there does not make sense, but if that argument carries the day tremendous pressures will be brought to bear on all other areas of the city; in fact, nearly all of the housing in the Bel-Red area would need to be affordable in order to meet the requirements of the city's long-term goals. The downtown should be called out specifically in the housing plan as a place where affordable housing should be one of the goals. He noted his support for the staff's wording on the rest of the amendments to the Comprehensive Plan.

Commissioner Carlson commented that there are ways to make housing affordable, whether in the downtown or somewhere else. He asked what would be the right way and the wrong way to provide affordable housing. Mr. Ferris responded by saying that across the country the neighborhoods that are the most vibrant and energetic are those that have a mix of affordability. Communities that are either all low-income or all luxury are not classified as healthy communities. Regulations can be drafted to require the mix. Incentives can work provided they do not involve economic burdens that are greater than what the developer will get in return.

Answering a question asked by Chair Laing, Mr. Ferris said he has used the multifamily tax exemption in projects over the past 20 years. It is a great economic development tool that can cause development to happen in neighborhoods where it otherwise would not happen, such as neighborhoods where local retail is dying or has died. In the downtown area it can be used to provide an economic relief to make up the difference between market rates and workforce affordability. The tool does not take away from the city's tax collections in that it only exempts taxes on improvements that have not yet been made, and when the exemption runs out the tax liability is at a higher rate. Overall it is a very good and useful program that has been successfully used in a lot of cities.

Ms. Kim Lovell-Price spoke representing the staff and volunteers of Downtown Action to Save Housing (DASH). She noted her support for the comments made by Mr. Ferris. The organization was founded in 1991 to respond to the changing landscape in downtown Bellevue and the need for affordable housing and since that time has seen over a thousand affordable units constructed. The year 2014 ended with a historic low vacancy rate. As the need for affordable housing increases, the available is becoming more limited, making it difficult if not impossible for homeless families to move into transitional housing and families in transitional housing to find some form of permanent affordable housing. The Commission was asked to take a firm position on affordable housing. Vibrant and diverse communities require affordable housing, and inclusive and welcoming communities desire it. Policies that discuss surplus land should be included given that the cost of land in the downtown makes the development of affordable housing almost impossible. Policies addressing the need to serve special populations should also be included.

Ms. Rachel Vogley, 205 NW 65th Street, Seattle, spoke as operations coordinator for Imagine Housing. She said everyone should have the opportunity to live in a safe, healthy and affordable home, and noted that it is better for the environment and families if people can live close to where they work. Imagine Housing has a wait list of over 3000 individuals seeking affordable housing, which is a clear indication of how great the need is. In September 2014 the average rent for a two-bedroom one-bath unit in West Bellevue was $1875 per month, and to afford that an individual would need to make $36 per hour and work full time. A person earning minimum wage can only afford a housing unit costing $532 per month. The Commission was urged to support the staff recommendations for modifying the Housing Element, particularly with regard to planning affordable housing in the downtown, working to address the housing needs of special populations, and addressing the use of surplus land for affordable housing. Legislation is needed to mandate a broader spectrum of affordability. Transit-oriented development is not only possible but has been shown to transform communities by addressing both housing and transportation.

Mr. Steve O'Donnell, 13945 SE 47th Street, spoke as president of the Somerset Community Association, as a member of the CAC for the Energize Eastside project, and as a co-founder and president of Citizens Coalition of Eastside Neighbors for Sensible Energy. He noted that he along with other members of the CAC produced what amounts to a dissenting report to the final report and said he would make it available to the Commission. Careful consideration needs to be given to the long-term vision for the city and whether or not it should include the inequity of no poles or wires in the portion to the west of I-405 and industrial blight to the east of I-405 brought about by having low-level distribution lines, 40-foot towers, and 135-foot steel towers carrying high-power lines scarring the landscape. As proposed by Puget Sound Energy, nine of the 18-mile line would run through Bellevue, including the Bridle Trails and Newcastle areas. There is no argument to the fact that reliable power is needed at a reasonable cost, and the Comprehensive Plan needs to include policies to that end. It should not, however, be city policy to industrially blight the city. Rather than allowing new lines, the focus should be on embracing new technologies.

4. APPROVAL OF AGENDA

A motion to approve the agenda was made by Commissioner Hilhorst. The motion was seconded by Commissioner Carlson and it carried unanimously.

5. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCILS,

BOARDS AND COMMISSIONS

Councilmember Stokes welcomed the Commissioners back following the holiday break. He noted that much was accomplished in 2014. The retreat was positive and will contribute to improvements for all boards and commissions. He praised the work done by Commissioners deVadoss and Carlson on the community vision statement. The Commission has huge challenges in 2015 and it will be interesting to see how the goals are met.

6. STAFF REPORTS - None

7. OPEN PUBLIC MEETINGS ACT DISCUSSION

City Attorney Lori Riordan noted that in 2014 the state legislature enacted legislation requiring public officials to receive training in the Open Public Meetings Act. She said all Commission meetings must be open to the public, except for authorized executive sessions. All actions taken by the Commission must be accomplished in meetings open to the public, and under the law the term "action" is broadly defined to include taking public testimony, deliberations and discussions, and final actions involving votes taken on motions.

The conducting of executive sessions by boards or commissions is very rare given the state-authorized list of subjects for executive session, most of which do not involve the work of boards and commissions. A board or commission could call an executive session to discuss a complaint involving a commission member or staff, or to discuss with legal counsel the potential consequences of an action or inaction. Ms. Riordan said her office in the past has provided advice to boards and commissions outside of executive sessions through confidential memoranda.

Ms. Riordan noted that during the Commission's annual retreat held late in 2014 commitments were made, particularly by staff, to provide support to the Commission. She said the commitments made extend to her office as well; where deemed necessary, the Commission will be afforded the opportunity to have an executive session conversation with legal counsel.

Violations of the Open Public Meetings Act can occur in a variety of ways. Electronic communications have triggered violation of the Act by some groups by having a quorum of members involved. The Act can also be violated by conducting an executive session that is not properly noticed or that is on a topic not covered under the exceptions.

Ms. Riordan noted that following the Commission's retreat it was indicated that the Commission might want an executive session to receive some legal advice, so an executive session was scheduled. Upon receipt of feedback from the chair and vice-chair, however, the executive session was cancelled. Unfortunately, the information was not communicated to the Commission members, so at the meeting in December there was a conversation that occurred outside of the public record about the offer to have an executive session. Action occurred at that meeting in that direction was given to staff about what to do with the offer.

Where there is a potential violation of the Open Public Meetings Act, bodies must engage in what is called a cure, a body of law that has been developed by the courts. The manner in which a cure is effectuated is to replicate the action taken in the non-public meeting. The replication must occur in an open meeting.

Ms. Riordan explained that while an action was taken by the Commission in a meeting that should have been held publically, there is no liability attached to the violation because the statute requires the members to have knowledge that an unauthorized meeting is to be held, and an intent to continue in the face of that knowledge. It is clear that what occurred in the potential violation of the Act stemmed from a miscommunication by staff. There was no intention on the part of any Commission member to participate in an unauthorized meeting.

Ms. Riordan said it was her understanding that the Commission's direction was for staff to proceed to the Council with the recommendations made by the Commission in September 2014 regarding single room rentals. She asked the Commission to confirm that direction for the record.

Chair Laing confirmed that he and vice-chair Hilhorst directed that there be no executive session, but somehow it ended up on the agenda. He allowed that he was not present at the meeting where the agenda item appeared and that he would abstain from participating in any cure.

Commissioner Hilhorst said the Commission gave unanimous direction in September 2014 relative to single room rentals. She added that no changes have been made by any Planning Commission member since then.

8. STUDY SESSION

A. Comprehensive Plan Update

A.1 Project Update and Schedule

Comprehensive Planning Manager Paul Inghram briefly reviewed the work done by the Commission over the past couple of months and said the focus is on moving toward getting to a public review draft, a public hearing, and action handing the issue off to the City Council. The intent is to complete the initial review of the components that have been completed in January, and to release the public review draft of the entire plan on February 11. That will pave the way toward holding an open house on February 18, a joint boards and commissions meeting on February 25, and the public hearing on March 4. The testimony taken at the public hearing would then be discussed on March 11, and the Commission's recommendation to the Council would be made on March 18. Final action by the Council would then occur in mid-June ahead of the June 30 statutory deadline for the Comprehensive Plan update.

A.2 Community Vision

Mr. Inghram said the work done over the holidays by Commissioners deVadoss and Carlson in conjunction with staff was intended to both update the vision and make a clearer connection between the vision and the individual chapters while assuring consistency with the Council's vision developed over the past year.

Commissioner Carlson said there was no intent to alter content, rather the focus was on streamlining and clarifying. Several editing sessions were held, both jointly and severally.

Commissioner deVadoss said it was truly a team effort. For each section there is a phrase summarizing the key theme, followed by a sentence or two providing details where required. The principles under which the work was done included having everything be about Bellevue,

and being aspirational.

Commissioner Walter referred to the transportation section and asked if there was any discussion about the order in which the mobility options are listed. Commissioner deVadoss said there was not. Commissioner Walter suggested listing the modes alphabetically and using "auto" in place of "car" to be more inclusive. She also said she saw nothing about the delivery of goods in the transportation section.

Councilmember Stokes commented that the Council's retreat is slated for February 12 to 14 and suggested that if the Commission could essentially finalize the vision statement before then it could be shared with the Council.

Commissioner Hilhorst said she appreciated the degree of succinctness in the document. It is clear and easily readable. Chair Laing and Commissioner Walter agreed.

Chair Laing said he would like to see something said about making sure first responders are able to get quickly to where they need to go. He also noted that Lake Washington and Lake Sammamish are called out in the shoreline management section but Mercer Slough is not called out, nor or any other lakes or streams. Commissioner Hamlin cautioned against getting too wordy but agreed Mercer Slough should be called out.

A.3 Neighborhoods Element

Mr. Inghram noted that in September when the Council was updated on the status of the Comprehensive Plan two Councilmembers asked if the Comprehensive Plan should include a neighborhoods element. In addition to the comments from the Council, staff took into consideration the fact that the Commission previously discussed whether or not the subarea boundaries should be drawn to reflect how the neighborhoods self identify, and the notion of neighborhood leaders coming together to identify issues individual to their neighborhoods and in common with other neighborhoods. The Comprehensive Plan deals with many neighborhood issues, such as housing and transportation, but they are not housed in a single element. Additionally, while the current Comprehensive Plan has general elements and subarea plans for different areas of the city, there is nothing that links the two together. The proposed neighborhood element is intended to show readers how the two link together.

Neighborhood Outreach manager Mike McCormick-Huentelman allowed that the Comprehensive Plan is a plan for the entire city, including Bellevue's neighborhoods. However, the policies that pertain specifically to neighborhoods are not assembled in a single location and are therefore difficult for residents to pull out or index. Additionally, there is no specific framework for the development and growth of Bellevue's neighborhoods, or any effective tool for dealing with neighborhood-specific concerns that might not rise to the level of being citywide issues.

Mr. McCormick-Huentelman shared that in working with neighborhood leaders four things come up most frequently: 1) residents see Bellevue's neighborhoods as distinct and unique places and they highly value their individual characters in need of something other than a one-size-fits-all approach to neighborhood planning; 2) Bellevue's various neighborhoods share certain core needs in common; 3) high value is placed on community connections and social cohesiveness; and 4) the ability of neighborhoods to face change resulting from external pressures or internal issues and the need for the city to support and strengthen the ability of neighborhoods to be

participants in adapting to change, preserving what they care about most while developing and accepting new things.

Mr. McCormick-Huentelman reviewed with the Commissioners the proposed goal statement and policies.

Commissioner Hamlin noted his support for the four themes and suggested the policies should be organized around them. Chair Laing concurred.

Mr. McCormick-Huentelman said the last five policies are focused on the notion of how to use the neighborhood plans as a tool for people to engage in planning on the neighborhood area scale.

Commissioner deVadoss said he liked the proposed framework. He recommended using the word "distinct" rather than "diverse" in the goal statement, and he proposed deleting "demographics and" in policy N-7.

Commissioner Hilhorst commented that Bellevue has always been considered to be a safe city, yet crime has risen lately. The policies address the issue of safety but include nothing actionable with regard to keeping neighborhoods safe. She also commented that relative to preserving the tree canopy there is a gap in the Comprehensive Plan and in the code that allows property owners to cut down all of their trees and then sell the properties to developers, giving them a clean slate to work with. The loophole is making it difficult to preserve neighborhood character. There is nothing actionable that will help to preserve the neighborhoods to be in 20 years what the vision for them is.

Chair Laing said he would like to see the distinction made in the policies about the difference between a subarea and a neighborhood.

Mr. Inghram said there will be an opportunity to brief the Council on follow-up items in February. That would be a good opportunity to seek clarity regarding the concept of a neighborhoods element and to make sure the Council is on board before generally releasing the draft.

Councilmember Stokes said his take was that the Comprehensive Plan would benefit from having a neighborhoods element. He said the policies are generally solid and will serve as the framework for implementation.

Commissioner Hamlin called attention to the heading on page 12 of the proposed neighborhood element and suggested that "neighborhood policies" should read "neighborhood planning policies." Referring to page 14 and the heading "policy connections," he suggested the section actually focuses on policy connections in other Comprehensive Plan elements and said that should be made clear.

Chair Laing proposed substituting the word "businesses" for "stores" in the neighborhood core paragraph on page 8. He also called attention to the fifth sentence in the adaptability paragraph on page 9 and suggested it paints a somewhat bleak picture that many neighborhoods may object to; it seems to suggest that by 2025 the city will have failed on some of the other elements of the Comprehensive Plan. He proposed deleting the sentence. He also suggested using the word "homes" in place of "lots" in the last paragraph on page 10.

To the point that the policies are intended to provide direction around public safety, Commissioner Hilhorst noted that none of the proposed policies in fact address public safety. Commissioner Hamlin agreed and suggested if there is no specific policy, the issue should at least show up in the policy connection section.

Mr. McCormick-Huentelman pointed out that policy N-1 calls for maintaining neighborhoods as safe and welcoming environments and asked direction from the Commission relative to either beefing up N-1 or adding an additional policy. Commissioner Hilhorst said she liked the policy language generally but would prefer it reworded to drive action toward safety.

Chair Laing proposed adding an overall policy something like "The paramount responsibility of the city shall be to protect the public health, safety and welfare."

Councilmember Stokes commented that the desire for safe neighborhoods is a given for Bellevue residents. The question is how to do that. If policy language is written prescriptively, it becomes necessary to make sure everything is addressed and nothing is left out. The inclusion of policy language calling for safe neighborhoods will be followed up with specifics in the associated action plans.

Commissioner Walter suggested referencing safety in regards to police, first responders, fire, lighting and transportation in an overarching policy. Mr. Inghram said he would take the suggestion under advisement. He added that traditionally the Comprehensive Plan has directed facility improvements, in which case the Capital Facilities Element would have a policy about having sufficient city facilities to cover the area. Policies generally refrain from getting into the operations side which is heavily influenced by what the Council decides to fund.

Commissioner Carlson commented that policy N-11 is not written so as to be clear to residents. He propose having it read "Allow neighborhood-tailored solutions to problems while ensuring that it meets citywide responsibilities."

BREAK

A motion to amend the agenda to defer items 8-A.4 and 8-A.5 to the January 28 Commission meeting was made by Commissioner Hamlin. The motion was seconded by Commissioner Hilhorst and it carried unanimously.

A.6 Downtown Subarea Boundary

Chair Laing disclosed that his law firm represents Alamo Manhattan in a separate and unrelated matter. Nevertheless, he recused himself from the discussion of the downtown subarea boundary, turned the gavel over to Vice-Chair Hilhorst and left the meeting.

Senior Planner Nicholas Matz said the question is whether or not adjustments should be made to the southern downtown subarea plan and zoning boundary. During the Downtown Livability Initiative and scoping process for the Comprehensive Plan update, downtown property owners came forward asking the city to examine the circumstances of the downtown boundary location. The Council directed inclusion of the item in the downtown work program. While the other downtown boundaries are drawn with straight edges along existing roadways, the southern boundary is straight in places, follows property lines in other places, splits properties and

buildings in some cases, and in some instances separates properties that are under common ownership.

Mr. Matz explained that the southern downtown boundary is derived from historical platting actions. Rather than an edge, Main Street serves as a spine with development on either side. The first modern zoning goes back to 1953, and by 1971 the historical record reflects that most of the commercial, business and office uses had solidified. The boundary line has also been influenced by topography and a desire to distinguish the downtown from the southern neighborhoods. There have over time been attempts made to reconcile the subarea boundaries to rezone actions and the like. In 1979 when the downtown plan was adopted, the downtown was officially distinguished to prevent its spread into the adjacent residential neighborhoods.

The boundary line review focuses on the six properties where the line splits property parcels, splits buildings, separates properties under contiguous ownership, and where property owners have raised specific boundary issues. The four review factors developed by the staff with the intent of looking consistently at similar properties, were: 1) A change is needed for a property to reasonably develop consistent with the land use pattern; 2) A change would not have undesirable impacts on the quality or consistency of urban design; 3) A boundary change would result in a more logical and rational boundary; and 4) A boundary change has the support of affected property owners.

With regard to the Forum property, the boundary line splits the building without following a property line. It is likely there was historically a property line that no longer exists. The site is fully developed with 29 condominiums and a few businesses. Staff concluded that there is no critical mass of ownership interest to pursue making any change to the existing boundary line.

Mr. Matz said the Vander Hoek property was assembled from smaller parcels and then redeveloped. The density difference between the zones that split the site is roughly double the number of residential units. The boundary line follows a property line. Staff concluded that the site has the ability to redevelop, and changing the property line would yield downtown-type building façades up against Wildwood Park, something that is disconcerting to local residents.

Responding to a comment made by Commissioner deVadoss about the fact that property ownership changes over time, Mr. Matz agreed that at some future time all three properties may be under the same ownership. If that were to occur, having the boundary line where it is would not really matter.

The Rodgers site is developed with a Radio Shack retail use. The boundary line splits the building, though it likely originally followed a property line that no longer exists. The portion of the property within the DT-MU is of sufficient size to be able to redevelopment. The larger concern is that moving the line would extend the DT-MU façade treatment to the south, resulting in the perception that the downtown is being expanded to the south.

The building on the Radford property is split by the boundary line, though it actually follows a property line. Though similar in size to the Vander Hoek property, the Radford property is

developmentally stuck. The properties involved have for many years been under a single ownership. Each of the three properties could be redeveloped individually, but if the line were moved a more linear and rational boundary could be created. Any resulting redevelopment of the site would help distinguish between the downtown and non-downtown areas.

Mr. Matz said the Par 5 property has been under a single ownership for a long time, though Alamo Manhattan has a contract to purchase it. The boundary line splits the middle of the three properties. If the boundary were to be moved, larger buildings would be permitted closer to the street in a way that was not otherwise foreseen. When the site was rezoned through a Comprehensive Plan amendment and a rezone action, the legal description did not account for a portion of it, which means there is some Office zoning in the mix. There are different relief options available, however, including amending the rezone to make the entire site R-30; a change in the boundary would not be needed in taking that approach.

With regard to the Surrey property, Mr. Matz noted that staff had had no response at all from the property owner. There is no apparent immediate pressure to redevelop the site, and redevelopment could occur without a change in the boundary line, which currently runs through a parking lot. If readjusted, the boundary line would be moved further south into a neighborhood.

Commissioner Walter thanked staff for clarifying the issues.

Commissioner Hilhorst concurred. She said she was fully aware of the long history associated with keeping the southern boundary line firm but was unaware that the line in fact was drawn through some buildings.

Mr. Inghram said staff's review of the properties kept in mind the importance that the neighborhoods to the south attach to policy S-SW-8. The language provides assurance that the downtown will not expand over time and swallow up their neighborhoods. At the same time, it was necessary to consider the needs of the property owners in light of the fact that in some cases the boundary line splits buildings. The policy seeks to prevent the spread of the downtown into adjacent residential neighborhoods, but where a building exists, redrawing the line to avoid passing through it is not necessarily the same as extending the downtown southward.

Mr. Inghram said the options are to leave the boundary as it currently exists; to make rational changes to the boundary consistent with the language of the policy; or to change the boundary line, which could require making some modification to the policy.

Commissioner Hamlin pointed out that for any of the properties, changing the line could result in redevelopment, and then the next time the Comprehensive Plan is updated the issue could be revisited and the ultimate result could in fact be downtown creep. Mr. Inghram said there certainly is no intent to create a reward system in which someone buying a property adjacent to the line can ask to have the boundary line moved to accommodate the new acquisition.

Commissioner Hilhorst commented that in moving the boundary line additional assurances could be given to the residential neighborhoods that no future boundary line adjustments will be made even if someone purchases properties next to the line.

Commissioner Hamlin pointed out that to some degree policy S-SW-8 seeks to do exactly that and states unequivocally that the borders of the downtown subarea are to be maintained as they were drawn in 1979.

Commissioner deVadoss voiced the position that no one can say for sure what the needs will be in 25 years. At the time the policy was written there were no neighborhoods in the downtown itself; it was only a business district. That has now completely changed. He suggested the policy should allow for some flexibility.

Mr. Matz said he would bring the issue before the Commission again on January 28 and seek at that time direction for each specific property. The direction given by the Commission will serve as the basis for the public hearing.

9. OTHER BUSINESS - None

10. PUBLIC COMMENT

Mr. Stu Vander Hoek, owner of the Vander Hoek property, pointed out that the Forum property is not fully built out to the Old Bellevue property lines, which it could do. He requested moving the boundary line to the north end of Wildwood Park for both the Vander Hoek and Forum properties. That would accomplish many Comprehensive Plan policies. Straightening the line makes sense. If the line is not moved to the edge of the park, it will not be possible to build on the Vander Hoek property to the same conditions as the property across the street, leading to inconsistent application and experience on the two sides of the street. The downtown zoning requires a 20-foot setback for landscaping. If the Hogan property develops, it will be required to provide the buffer on the south side. Moving the Vander Hoek property into the downtown would then move the 20-foot buffer down even with the buffer that extends from 101st Avenue SE to approximately 105th Avenue NE. Such consistency should be an important factor in delineating the edge of the downtown.

Answering a question asked by Commissioner Hamlin, Mr. Matz noted that the Land Use Code was amended in 1997 to allow for moving the required 20-foot boundary to the farthest south extent to avoid having it stripe across a property. The code also allows for building across the boundary.

Mr. Carl Vander Hoek with Vander Hoek Corporation, said the existing development on the Vander Hoek site is ugly and the desire is to build something nice there. The property has been in the family for many years and will continue to be into the future. Redevelopment will be

made easier if something just a little bigger can be constructed. Moving the line as proposed only makes sense so that development on each side of the street can be the same. The park site is owned by the city so there should be no fear of expanding the downtown in that direction, and the 20-foot buffer could be looked at as an expansion of the park. Access to the park could be opened up. The park is the buffer between the neighborhood and the downtown.

11. DRAFT MINUTES REVIEW

A. September 10, 2014
B. September 24, 2014
C. October 8, 2014
D. October 22, 2014

There was consensus to move approval of the minutes to the next meeting.

12. ADJOURN

Commissioner Hilhorst adjourned the meeting at 10:06 p.m.

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

April 8, 2015 Bellevue City Hall
6:30 p.m. City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Chair Laing, Commissioners Carlson, Hamlin, Tebelius, deVadoss, Walter

COMMISSIONERS ABSENT: Commissioner Hilhorst

STAFF PRESENT: Paul Inghram, Nicholas Matz, Department of Planning and Community Development

COUNCIL LIAISON: Councilmember Stokes

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:38 p.m. by Chair Laing who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Commissioner Hilhorst, who was excused.

3. PUBLIC COMMENT – None

4. APPROVAL OF AGENDA

A motion to approve the agenda was made by Commissioner Walter. The motion was seconded by Commissioner Hamlin and it carried unanimously.

5. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCILS, BOARDS AND COMMISSIONS

Councilmember Stokes praised Chair Laing and the chairs of the other boards and commissions for their excellent presentations to the City Council on April 6 regarding the Comprehensive Plan update. He noted that the body of work was well received by the Council. The process of updating the Comprehensive Plan certainly benefitted from having the city's boards and commissions meet jointly on occasion.

Councilmember Stokes said he was pleased to see the Commission will soon be taking up downtown livability.

Chair Laing said the Council on March 30 took up the proposed final ordinance on single family

room rentals and passed it unanimously after thoughtful consideration.

Answering a question asked by Chair Laing, Councilmember Stokes said there is no plan to bring the marijuana regulations back before the Commission. Currently the Council is waiting to see what the legislature does with regard to taxes and any changes that might need to be addressed. The hope is that another extension of the interim ordinance will not be necessary.

6. STAFF REPORTS

Comprehensive Planning Manager Paul Inghram thanked Chair Laing for doing an excellent job of presenting the Comprehensive Plan update to the City Council.

Commissioner Walter said she attended the meeting and was pleased to see how well the document was received and to hear the positive comments.

7. PUBLIC HEARING

A. St. Luke's Lutheran Church Annual Comprehensive Plan Amendment - Threshold Review

Senior Planner Nicholas Matz explained that the Comprehensive Plan amendment process is the tool used to consider proposals to amend the Comprehensive Plan, an action that is by state law limited to once per year. The two-part process produces proposed amendments that are fed into the annual work program which is established by the Council. At the threshold review stage a determination is made relative to whether or not proposed amendments should be carried forward; the merits of each proposal are considered during the final review.

Mr. Matz noted that the state has mandated that the Comprehensive Plan update must be completed by June 30. Because the Growth Management Act allows the Comprehensive Plan to be amended only once per year, the schedule for reviewing and acting on the proposed Comprehensive Plan amendments will need to be ramped up to coincide without compromising the steps necessary for public review and for applicants to have a fair opportunity to address their requests. He recommended scheduling a public hearing for May 13 ahead of transmitting a recommendation to the Council prior to the anticipated action the Council will take in June on the overall Comprehensive Plan update.

Mr. Matz explained that the proposed submitted by St. Luke's Lutheran Church seeks a map change from Single Family-Medium to Multifamily-Medium on its 4.3-acre site on Bellevue Way NE. He said the recommendation of staff was to include the proposal in the work program without expanding the geographic scope. The Public Storage application seeks a map change from Office Limited Business to Light Industrial on a 2.9-acre site on 118th Avenue SE. He said the recommendation of staff was to include the proposal in the work program and to expand the geographic scope.

A motion to open the public hearing was made by Commissioner Tebelius. The motion was seconded by Commissioner Hamlin and it carried unanimously.

Mr. Matz said the church site at 3030 Bellevue Way NE consists of two parcels. The proposed map change to Multifamily-Medium is, according to the stated purpose of the applicant, intended to increase opportunities for affordable housing to serve and practice inclusivity for all people,

and to seek partnerships to encourage and build economic diversity. The site is currently developed with a church, a building for associated uses, parking, detention areas, and open space. Staff sees the proposal as being directly responsive to Comprehensive Plan policy implementing infill development in Bellevue. Those policies seek to assure that redevelopment will fit with existing neighborhoods and will maintain and enhance the shared qualities of stability, maintenance and healthy levels of reinvestment. The intent to provide affordable housing is also consistent with general policies of the Comprehensive Plan.

Mr. Matz said policy continues to evolve in addressing the various roles that religious institutions seek, such as affordable and special needs housing, and the circumstance is not anticipated by the Comprehensive Plan, thus the standard for significantly changed conditions is met. It will be worthwhile to test each site-specific proposal against the existing land use and subarea policies. The lack of policy regarding the appropriate role of religious institution sites in a land use context, and the changes related to the St. Luke's proposal, suggest implication of a magnitude that need to be addressed for the Comprehensive Plan to function as a whole.

The St. Luke's site is bordered by Multifamily-Medium on the south, east and north. There is Office Limited Business to the south as well, and to the west of Bellevue Way is primarily single family. A Multifamily-Medium designation corresponds to a zoning of R-20, whereas the current Single Family-Medium designation corresponds to a zoning of R-3.5. If the proposed Comprehensive Plan amendment is approved, a rezone would be needed as well, and a concurrent rezone action has been filed.

Mr. Matz reiterated the recommendation of staff to include the proposal in the work program without expanding the geographic scope.

Commissioner Carlson asked if the recommendation to move the proposed amendment forward represents a change in staff's position. Mr. Matz said the issue has been fleshed out and the conclusion reached was that the issues facing changes in properties face religious institutions as well. Infill development was not intended to deal with infill of only a particular type of land use but rather all allowed land uses.

Commissioner Tebelius asked if the position of the staff would be the same if the proposal were to infill with market-rate housing. Mr. Matz said one benefit of a Comprehensive Plan amendment is the ability to look at all of the allowed uses. If included in the work program, the merits of the application will be addressed in the final review stage; the review will include what the applicant wants to do in addition to what a change in the designation and subsequent rezone would permit a property owner to do.

Mr. Tom Kidd, 3030 Bellevue Way NE, commented that the church has always sought to involve the community in its decisions, and to that end for over 25 years the church has had an active conversation with the Northtowne Community Association regarding a variety of programs. The church's involvement in homelessness goes back to the 1980s and a program called Project Hope organized by the Red Cross in which hoteliers made rooms available for homeless men. In 1992 St. Luke's established a vision statement focused on Refuge, Renewal and Reach. A conversation ensued with the Eastside Interfaith Social Concerns Council and from that was born Congregations for the Homeless. Bellevue is one of many jurisdictions that generously helps to fund the coalition. St. Luke's has on a couple of occasions hosted Tent City and involved the community and neighborhood in that process. The church is currently in its third year of hosting Sophia Way, a program for women, and the women's drop-in center on the

Eastside. The church has a clear history of working with homeless men and homeless women but has a desire to also make a difference in the lives of families. That brought the church into partnership with Imagine Housing and the notion of using the church property on which to develop affordable housing. When people work in community with differences and with diversity, everyone is blessed.

Ms. Cybil Glasby, director of housing development for Imagine Housing, 10604 NE 38th Place, Kirkland, said the organization has a 26-year history of providing affordable housing choices in Eastside communities, including Bellevue. She said the organization has been working with SMR Architects, which specializes in advocating for affordable housing, to create a feasibility plan to develop affordable housing at St. Luke's. The parking lot has been identified as the best location to create housing. Once developed, Imagine Housing would own the housing as part of private non-profit partnership. Developing affordable housing on the site will be in keeping with the policies of the Comprehensive Plan.

Mr. Demian Miniarez, SMR Architects, 911 Western Avenue, Suite 200, Seattle, said the context of the neighborhood can be maintained. The church site sits on an island in the midst of Multifamily-Medium zoning, making it a natural fit for an upzone. The proposal would be consistent with the adjacent land use patterns and built environment, and it would expand the supply of multifamily housing. The proposal will truly benefit the city by providing housing opportunities, and by promoting a diversity of housing stock within a subarea that is linked to neighborhood amenities and public transit. The housing units most likely will be occupied by residents who do not have cars. Approval of the amendment will allow the church to collaborate with appropriate development constituents and work programs that promote housing affordability for the longest term possible, and will assist the city in assuring the affordable housing opportunities are not concentrated but rather dispersed throughout the city. In meetings with the planning department, the viability of the project has been demonstrated. The site can accommodate between 56 and 58 units on what is now parking. The development site does not face Bellevue Way, it is set back and there is topography hiding it from the street. The units would not overwhelm the existing church building in any way.

Answering a question asked by Commissioner Tebelius, Ms. Glasby explained that Imagine Housing would actually purchase the land and then would own and operate the housing units. Income from the sale of the land would be used by the church to recreate the space lost to the development and the improve the overall site.

Commissioner deVadoss asked if Imagine Housing has operated under similar relationships. Ms. Glasby said the organization had a similar relationship with St. Margaret's church in Factoria. The Andrew's Glen community was developed in collaboration with that church on land the church was not using for church purposes. The community has been very successful and is quite attractive. Imagine Housing purchased the land and owns and operates the housing units.

Ms. Glasby said the intent is to provide a mix of two- and three-bedroom units in an attempt to serve families. The units offer permanent housing for residents who must sign a six- to twelve-month lease when they move in.

Commissioner Carlson commented that affordable housing means different things to different people. Ms. Glasby said Imagine Housing provides housing for people with a range of incomes. A one-bedroom apartment could rent for potentially $400 per month, which would be affordable to a single person earning less than $18,000 per year, or 30 percent of area median income. That

same unit could be rented to an individual earning 60 percent of the median income, or approximately $38,000, and that person would then pay a rent of about $900 per month. All residents pass through a screening process that prevents some from renting the units. Imagine Housing works closely with the design team in implementing crime prevention through environmental design (CPTED), and the result is a community with good visibility, lots of eyes on the street, and spaces that are safe.

Commissioner Tebelius asked where Imagine Housing gets its funding. Ms. Glasby said the primary source is nine percent low-income housing tax credits. Entities such as banks and insurance companies purchase tax credits and invest the funds in affordable housing. Funding is also received from local jurisdictions, including ARCH. The properties also typically carry some private debt which is paid for by the proceeds of the rents.

Commissioner Walter asked what kinds of services are offered on-site to the residents. Ms. Glasby said Imagine Housing provides a resident services coordinator. The anticipation is that housing at St. Luke's will accommodate a lot of children, so there will be a focus on after-school programming, homework clubs, study groups, and other children's activities.

Commissioner Walter asked if consideration was given to leasing the land to Imagine Housing rather than selling it. Ms. Glasby said that is not an option. Imagine Housing would find it very difficult to secure the funding needed to build the units if it did not own the land.

Mr. Bob Knox, address not given, pointed out that Andrew's Glen at St. Margaret's was accomplished through a Comprehensive Plan amendment. With regard to significantly changed conditions, he stated that in the past religious institutions were used for religious services and were zoned residential as a conditional use. In recent years congregations have sought to further their community-based mission by filling voids that exist in social services. Issues around the appropriate role of religious institutions within a land use context have become apparent since the last update of the Comprehensive Plan in 2004. Site-specific amendments for properties that are similar to St. Luke's have allowed the flexibility necessary to meet the needs of the community. The utilization of sites for community-based issues like affordable housing demonstrate a significantly changed condition that was not contemplated during earlier planning periods.

Ms. Leslie Scofield, 3030 Bellevue Way, urged the Commission to consider the proposal as a worthy endeavor and move it into the work program. St. Luke's wants to be part of the solution for affordable housing. It is important for people to be able to live where they work. Those who will live in the units once they are constructed will become contributing members of the community.

Ms. Hester Winn, 6529 SE Cougar Mountain Way, said she has lived on the Eastside for 30 years, the last 19 of which have been in Bellevue. She said she has seen how expensive it is to live in Bellevue. It is clear there is a need for more housing in Bellevue that is affordable. Being able to live and work in the same community means less time commuting and more time spent with families. Having a safe and affordable place to live sets the foundation for success in life. St. Luke's should be applauded for their effort to turn a parking lot into affordable housing.

Ms. Janet Jelleff, 10620 NE 28th Place, said her home is near St. Luke's Lutheran Church and noted that she is part of the Northtowne Neighborhood Association. She said the Association does not disagree with the proposal but does not have concerns which have been submitted to the

city in writing. The Association is working to make Northtowne a safer place and until certain issues are resolved the proposal should not be allowed to move ahead. The signal for the crosswalk at NE 17th Street and Bellevue Way is unsafe in that it does not allow enough time to cross the road and drivers are not stopping. There is no crossing of Bellevue Way at all near the Northtowne QFC where a number of new housing units have been constructed. St. Luke's has been a very good neighbor and there have been no problems associated with the women's shelter the church hosts. Those women, however, are having to cross Bellevue Way without the benefit of a crosswalk in order to access transit.

A motion to close the public hearing was made by Commissioner Hamlin. The motion was seconded by Commissioner Carlson and it carried unanimously.

B. Public Storage Annual Comprehensive Plan Amendment - Threshold Review

Mr. Matz said the 2.9-acre site at 1111 118th Avenue SE is currently designated Office Limited Business and the proposal is to change to Light Industrial. He reiterated the recommendation of the staff to include the amendment in the work program and expanding the geographic scope. The site is bounded to the north by Office Limited Business, by Light Industrial to the east, and by Office and Single Family-Medium to the south. The site is within the Richards Valley subarea which has a mix of OLB, LI and multifamily land use designations. In several cases, including the subject property, the current uses are not consistent with the Comprehensive Plan land use designation. The use and expansion of the existing storage site would be allowed under the Land Use Code through a conditional use permit, but resolving the broader mix of the land use designations across the larger area would be more appropriately addressed through an upcoming subarea plan update. The requested LI designation would give the Public Storage landowners more relaxed dimensional standards. The application meets all the threshold criteria, thus it is appropriate to address the designation of the site through the site-specific Comprehensive Plan amendment process.

Mr. Matz said while the LI and GC designations allow for storage uses, it is not clear yet whether LI would be the most appropriate designation for the site given its adjacency to Mercer Slough, the Bellefield Office Park, and the freeway interchange. The specific impacts can be teased out at the final review stage.

The application addresses significantly changed conditions. The current use is not what was originally intended by the Comprehensive Plan. The mix of uses and designations can be resolved in several different levels, including site-specific and area or subarea reviews. The site is bordered by properties facing similar situations, none of which was anticipated by the Comprehensive Plan when established in 1981. The application is consistent with the Richards Valley subarea policies that attempt to balance the light industrial uses in the area with the need to ensure the qualities of residential areas and natural features remain at a high level.

Mr. Matz recommended expanding the geographic scope to include the three properties to the north that are similarly situated in that they have uses that are inconsistent with their current OLB zoning.

Answering a question asked by Commissioner deVadoss, Mr. Inghram said the issues facing the subject property could be addressed through an update to the subarea plan. There is not, however, a set time for when the subarea plan will be revisited. While taking the wider view may be the best overall approach, there is a question of fairness for the applicant, thus the site-

specific approach makes the most sense.

A motion to open the public hearing was made by Commissioner Tebelius. The motion was seconded by Commissioner Carlson and it carried unanimously.

Mr. Mitch Johnson, 105 NE 25th Street, said he is the applicant. He said the proposal is to change the zoning of the property to LI. The long-term plan is to remodel the building to a contemporary storage property that is self-contained with conditioned space. Being allowed to do so will make the use more competitive and more compatible with customer needs. Every attempt will be made to integrate the local architecture as a way of being compatible.

A motion to close the public hearing was made by Commissioner Carlson. The motion was seconded by Commissioner Hamlin and it carried unanimously.

8. STUDY SESSION

A. St. Luke's Lutheran Church Annual Comprehensive Plan Amendment - Threshold Review

A motion to recommend initiation of the Comprehensive Plan amendment application for the 2015 Annual Comprehensive Plan work program, and to not expand the geographic scoping, was made by Commissioner Carlson. The motion was seconded by Commissioner Hamlin.

Commissioner Hamlin agreed that the policy that encourages affordable housing is fairly new, particularly in regard to religious institutions. He said for that reason he agrees that the significantly changed condition criterion is met by the application. He referred to the Holy Cross Comprehensive Plan amendment application a few years ago where the conclusion was that the decision criteria had not been met. Newport Way serves as a demarcation line between multifamily and single family, and Holy Cross lies inside the single family area, thus approving the application would have triggered a land use change. That is not the case with St. Luke's. The demarcation line between multifamily and single family is Bellevue Way, but the church property sits on the multifamily side. He said he would vote to move forward with the proposal without expanding the geographic scoping.

Commissioner Carlson agreed with Commissioner Hamlin. He said tackling the issue of affordable housing in Bellevue will require active participation on the part of non-profit organizations and churches. The St. Luke's application could well serve as a model for others to follow. Imagine Housing is a highly respected entity that will make sure it is done right, and the church has made every attempt to involve the neighbors.

Chair Laing echoed the comments of both Commissioners Carlson and Hamlin and agreed that the application meets the threshold criteria. He said he appreciated the thoughtful presentation by the applicant.

Commissioner deVadoss commented that only sustainable long-term approach to addressing affordable housing will require leadership of the kind showed by the applicant.

The motion carried unanimously.

B. Public Storage Annual Comprehensive Plan Amendment - Threshold Review

A motion to recommend initiation of the Comprehensive Plan amendment application for the 2015 Annual Comprehensive Plan work program, and to expand the geographic scoping to include the three properties to the north, was made by Commissioner Tebelius. The motion was seconded by Commissioner Hamlin.

Commissioner Tebelius commented that moving the application forward is appropriate in light of the Commission's previous discussions and the presentation made by staff.

Commissioner Hamlin concurred. He said there are clearly significantly changed conditions in the area, and the application meets the other decision criteria as well. He agreed the geographic scoping should be expanded.

Commissioner deVadoss said the application is very straightforward. He stressed the need to update the Richards Valley subarea plan.

Answering a question asked by Commissioner Walter, Mr. Matz said the storage use is allowed in LI as well as GC.

Commissioner Tebelius voiced support for retaining as much light industrial land in the city as possible.

The motion carried unanimously.

Mr. Matz said the Comprehensive Plan amendments will be taken before the Council on April 27. A final review public hearing before the Commission will be slated for May 13.

9. OTHER BUSINESS

Mr. Inghram briefly reviewed with the Commission the list of upcoming agenda items. There was agreement to conduct a walking tour of the downtown on April 22.

10. DRAFT MINUTES REVIEW

A. January 28, 2015

A motion to approve the minutes with corrections was made by Commissioner Hamlin. The motion was seconded was by Commissioner deVadoss and it carried unanimously.

B. February 11, 2015

A motion to approve the minutes with corrections was made by Commissioner Tebelius. The motion was seconded by Commissioner Walter and it carried unanimously.

C. February 25, 2015

A motion to approve the minutes was made by Commissioner Tebelius. The motion was seconded by Commissioner Hamlin and it carried unanimously.

D. March 4, 2015

A motion to approve the minutes was made by Commissioner Hamlin. The motion was seconded by Commissioner Walter and it carried unanimously.

E. March 11, 2015

A motion to approve the minutes with corrections was made by Commissioner Hamlin. The motion was seconded by Commissioner Tebelius and it carried unanimously.

11. PUBLIC COMMENT - None

12. ADJOURN

A motion to adjourn was made by Commissioner Hamlin. The motion was seconded by Commissioner Walter and it carried unanimously.

Chair Laing adjourned the meeting at 8:20 p.m.