



DATE: October 30, 2008

TO: Chair Orrico
Bellevue Planning Commission

FROM: Paul Inghram, Comprehensive Planning Manager 452-4070
pingram@bellevuewa.gov
Nicholas Matz, Senior Planner 452-5371
nmatz@bellevuewa.gov

SUBJECT: Sambica Comprehensive Plan Amendment (CPA) (08-103705 AC)
November 19, 2008, Public Hearing

I. PROPOSAL

The Sammamish Bible Camp—Sambica—proposes to amend the Comprehensive Plan designations on their site with designations more appropriate for their existing and future uses.

Newcastle Subarea framework policies were adopted in 2001, after the West Lake Sammamish annexation brought this area into Bellevue, in anticipation of a Sambica redevelopment. These policies direct a consideration of Sambica master planning processes holistically and in support of the current mix of land uses and their redevelopment, and encouraged the use of development review tools that could effectively address master planning issues.

The 2008 Sambica CPA application notes a long-term need to plan for more efficient use of their property and the implementation of facilities and uses necessary for its long-term stability and accomplishment of its mission. The problem, notes the application, is that current Comprehensive Plan designations and zoning are inconsistent with the range of existing uses (some are nonconforming to use and/or dimensions). The current zoning also impedes rebuilding that is being considered for the future, and doesn't allow for the location of uses to be reconfigured due to the multiple property lines and arrangement of parcels.

The application was initiated into Final Review identifying it as a process to amend Sambica's existing Comprehensive Plan designations into the most appropriate designation for current and future uses. The city agreed, as a result of Threshold Review, that it is a mutual goal to resolve the mix of existing Comprehensive Plan designations, conforming and non-conforming land uses, land use policies, existing property lines and existing zoning districts, and potential zoning uses at Sambica.

While there are numerous options to address the nonconformity of the Sambica uses, evaluation of the above objectives leads toward combined policy and regulatory processes. The proposed CPA would:

- Amend the Glossary with a new definition for “Camp and Conference Center”
- Amend the Newcastle Subarea Map designation on multiple, same-owner parcels known as Sambica and generally located at 4114 West Lake Sammamish Parkway SE to a new designation of Camp and Conference Center (CCC) from SF-H (Single Family-High), NB (Neighborhood Business), and MF-M (Multifamily-Medium)
- Delete the Subarea Planning District “A” boundary and text references to it
- Amend Newcastle Subarea policies S-NC-10, S-NC-10a and S-NC-10b with new text articulating the intended uses and review processes for redevelopment of Sambica under a CCC designation.

Attachment 1 lists the specific wording of the proposed amendments.

The CPA should work for the Comprehensive Plan to function as an integrated whole by assuring stability to a long-term use like Sambica and its surrounding, long-established neighborhood. This stability can be assured by addressing the specific intended use of the site and by enabling a master development plan requirement that can be used to address site specific issues and enforce performance standards.

The purpose of the CCC designation is to maintain the compatibility of Sambica’s unique mix with the surrounding neighborhood by using an integrated master site plan process to apply transition and performance standards that limit the overall intensity of the site to a predominantly but not entirely non-commercial character that is consistent with the new designation.

Following the Comprehensive Plan amendment and prior to redevelopment, zoning changes would be needed consisting of a new zoning district consistent with the Comprehensive Plan designation that is specific to a new “camp, conference, and retreat center” use category. This would rezone the current R-5, R-20 and NB zones at the site.

Corresponding Land Use Code amendments would be necessary to establish the use and dimensional regulations and performance standards for the new zone. Standards should include at a minimum master site planning (whose role is set up in amended Subarea policies), building dimensions, setbacks, and lot coverage limits similar to residential zones, impervious surface limits, setbacks similar to transition areas, trip generation combined from uses, limits to commercial signage, and dispersing parking areas.

Separate property within the Shoreline Management overlay district and owned by the Strandvik Association abuts the property solely owned by Sambica. The Strandvik Association property—Sambica’s non-profit corporation owns voting shares in the Association—is jointly used for water-based recreational activities as well as some of the camp and conference center activities. The Strandvik Association did not join in the application for CPA. It is likely, though, that some aspect of future camp and conference center development may include Shoreline Management areas. A state-mandated update to the Shoreline Management Program (SMP) is currently underway. Both the rezone and Land Use Code Amendments (LUCA) to address the performance requirements of a “camp, conference, and retreat center” that are

specific to the shoreline areas will likely require Shoreline Management Program (SMP) amendment action after the update, currently scheduled for 2010, is complete.

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 Glossary with a new definition for “Camp and Conference Center”
- Amend the Newcastle Subarea Map designation on multiple, same-owner parcels known as Sambica and generally located at 4114 West Lake Sammamish Parkway SE to a new designation of Camp and Conference Center (CCC) from SF-H (Single Family-High), NB (Neighborhood Business), and MF-M (Multifamily-Medium)
- Delete the Planning District “A” boundary and text references to it
- Amend Newcastle Subarea policies S-NC-10, S-NC-10a and S-NC-10b with new text articulating the intended uses and review processes for redevelopment of Sambica under a CCC designation

Attachment 1 lists the specific wording of the proposed amendments.

III. DECISION CRITERIA - CPA

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 has concluded that the proposed amendment merits **approval**. 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 consistent with the Comprehensive Plan and other goals and policies in these planning documents for urban growth development.

Comprehensive Plan

The proposed amendment is consistent with guidance policies in the Citywide Focus section of the Land Use Element for redevelopment (p. 35), and in the Residential/Neighborhood Areas section of the Land Use Element for Creating a Sense of Place (p. 41.)

- **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-11.** Encourage the master planning of large developments which emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- **POLICY LU-13.** Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.
- **POLICY LU-22.** Protect residential areas from the impacts of non-residential uses of a scale not appropriate to the neighborhood.

The proposed amendment is consistent with the intent of Newcastle Subarea policies S-NC-10a and S-NC-10b adopted in 2001 in anticipation of Sambica redevelopment and now proposed for further amendment with the purpose of establishing a new CCC designation. The purpose of the CCC designation is to allow for master planning of the siting process. Such a process addresses appropriate LUC performance standards for site development, maintains compatibility with the surrounding neighborhood, and assures predictability of development for the operator by requiring applicable regulatory tools to develop a master plan, including but not limited to project limit agreements and transition area standards.

The proposed amendment is consistent with policy implementation in the CPPs and GMA for urban growth areas development.

Growth Management Act

In its current form, the proposal is consistent with GMA Planning Goals of Urban Growth, Reduce sprawl, Housing, Economic development, Property rights, Permits, Open space and recreation, Environment, Citizen participation and coordination, Public facilities and services, Historic preservation, and Shoreline management.

The proposal is inapplicable to Transportation and Natural Resource Industries.

Countywide Planning Policies

Countywide Planning Policies for King County are organized by topics in nine separate chapters. The framework policies in each chapter are implemented through local plans and regulations. Evidence of the consistency of the proposal with the framework policies is as follows:

- I. **Critical Areas** *The proposal will not affect the implementation of regulations dealing with critical areas. Redevelopment will be subject to existing Critical Area requirements in the Land Use Code. Nothing is proposed in this CPA that would*

interfere with the application of the city's 2010 update of the Shoreline Management Program to designated shoreline areas used by Sambica.

II. Land Use Pattern *The proposal is consistent with the implementation of the desired urban land use pattern. It focuses on allowing the historic Sambica use to continue in a framework of surrounding neighborhood compatibility. It creates a new designation for potential use by other, similarly-situated historic uses or areas of the city through the city's land use planning while recognizing the demands of land use growth.*

III. Transportation *The proposal will not affect the implementation of regional transportation systems.*

IV. Community Character and Open Space *The proposal will improve the City's ability to maintain community character in predominantly residential areas and allow the predictable application of regulations protecting open spaces.*

V. Affordable Housing *The proposal accommodates staff housing potential in CCC-designated areas, where such proximity of housing to jobs is not normally possible.*

VI. Contiguous and Orderly Development and Provision of Urban Services to Such Development *Not applicable to this proposal.*

VII. Siting Public Capital Facilities of a Countywide or Statewide Nature. *Not applicable to this proposal.*

VIII. Economic Development *The proposal promotes the retention and expansion of an existing community use.*

IX. Regional Finance and Governance *Not applicable to this proposal.*

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 city's objectives for the Sambica CPA are rooted in the broader interests and changed needs of the entire city to identify the application of such a designation to the Sambica site as well as other potentially qualifying sites in the city:

- Allow the historic Sambica use to continue;
- Maintain compatibility with the surrounding residential neighborhood;
- Avoid Code changes that could result in unintended impacts to other parts of the city;
- Avoid unexpected redevelopment of the site with a new, different or more intense use based on the underlying zoning, that is less compatible with the existing neighborhood and critical areas environments including shorelines;

- Limit neighborhood business commercial uses to generally support the camp and conference center function, and to the operator of that function;
- Assure predictability to the use and its surrounding community; and
- Create a Comp Plan framework that supports subsequent Code revisions, zoning and for master planning of the site that addresses appropriate performance standards for the use and site.

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

The Sambica application notes a long-term need to plan for more efficient use of their property and the implementation of facilities and uses necessary for its long-term stability and accomplishment of its mission. The problem, notes the application, is that current designations do not allow the range of uses currently on the property (many are nonconforming) or being considered for the future, and doesn't allow for the most appropriate locations of the uses due to the multiple property lines and arrangement of parcels.

The site is currently the Sambica camp and conference center. Existing uses include conference meeting, kitchen and short-term camp and conference stay facilities, camp and conference staff offices and permanent staff housing, shorefront facilities shared with the Strandvik residential community and other indoor and outdoor recreational facilities. Other existing uses include summer youth camps and year around before- and after-school care facilities.

Newcastle Subarea Comprehensive Plan amendments that were adopted in 2001 created a framework for this discussion:

Policy S-NC-10a: Consider Sambica master planning processes holistically, and in support of the current mix of land uses and their redevelopment. Refer to Subarea Planning District “A” on the Newcastle Subarea Land Use Plan Map.

Policy S-NC-10b: Encourage the use of development review tools for Sambica that can effectively address master planning issues, including the conditional use permit and the planned unit development.

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

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 proposed amendment is the first step in a roadmap for redevelopment. The site appears suitable for such redevelopment. The proposed CPA contemplates suitability and conformance with zoning standards through subsequent Land Use Code Amendment work and rezoning:

- A new zoning district, GMA-consistent with the Comprehensive Plan designation that is specific to a new “camp, conference, and retreat center” use category. This would rezone the current R-5, R-20 and NB zones at the site.
- Corresponding Land Use Code amendments that establish the uses, dimensional regulations and performance standards for the new zone. Standards should include at a minimum master site planning (whose role is set up in amended Subarea policies), height limits and lot coverage limits similar to residential zones, limits on impervious surfaces, and setbacks similar to transition areas (LUC 20.25B).

After rezoning and code amendments, the applicant may need to consolidate the parcels of the site, adjust boundary lines or pursue a Process II project limit agreement for the purpose of treating a combination of lots as a single development site for purposes of land use review, in addition to various building permits.

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

The proposed amendment demonstrates a public benefit, and enhances the public health, safety and welfare of the city and its residents. It provides Comprehensive Plan policy guidance and leads to the application of development regulations in pursuit of city objectives for Sambica and similar uses that were first contemplated in 2001.

The proposed CCC Glossary definition demonstrates a broader public benefit in identifying the implications of such a designation on other qualifying sites anywhere in the city. Such a benefit is consistent with the city’s objectives for the Sambica CPA.

The camp and conference center designation is intended to recognize a unique set of uses on a single site not otherwise found in or allowed by the LUC and then frame it with regulatory master site planning and performance standards. On a citywide basis, the implication of such a designation is that it would allow these unique uses to be able to

continue into the future while maintaining compatibility with their surrounding community by first going through the CPA process; avoid unexpected redevelopment with a new, different or more intense use that is less compatible with the neighborhood and environment but that might be potentially developed with the underlying, existing zoning classifications; and assure predictability in subsequent regulatory implementation so that neighbors can see in advance what is happening.

IV. 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 October 30, 2008.

V. PUBLIC NOTICE AND COMMENT

Notice of the CPA Application was published in the Weekly Permit Bulletin and in the Seattle Times on March 6, 2008. Notice of the Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin and in the Seattle Times on October 30, 2008.

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 2008 amendments to the Bellevue Comprehensive Plan was provided to state agencies on October 30, 2008 for review.

Several comments have been received on the application. The surrounding residential community is very interested in seeing Sambica continue into the future, albeit at a level of intensity that remains compatible with that surrounding community as it too grows into the future.

Please note: copies of all written comments have been provided in a separate notebook.

VI. NEXT STEPS

We request you conduct and close the public hearing, discuss the proposal, ask questions of staff, and make a recommendation. A draft motion consistent with the staff recommendation would be:

Move to recommend approval of the Sambica Comprehensive Plan Amendment to:

- Amend the Glossary with a new definition for “Camp and Conference Center”
- Amend the Newcastle Subarea Map designation on multiple, same-owner parcels known as Sambica and generally located at 4114 West Lake Sammamish Parkway SE to a new designation of Camp and Conference Center (CCC) from SF-H (Single Family-High), NB (Neighborhood Business), and MF-M (Multifamily-Medium)
- Delete the Subarea Planning District “A” boundary and text references to it

- Amend Newcastle Subarea policies S-NC-10, S-NC-10a and S-NC-10b with new text articulating the intended uses and review processes for redevelopment of Sambica under a CCC designation.

Additional Land Use Code amendments and a rezone of the site will implement this Comprehensive Plan amendment. The code and zoning changes may need to be coordinated with the city's ongoing update of the Shoreline Master Program. Initial code changes are anticipated to occur in 2009, while other amendments may occur in coordination with the Shoreline update process.

VII. ATTACHMENTS

1. Proposed Comprehensive Plan text amendments to the Glossary and Newcastle Subarea Plan for a new Camp and Conference Center (CCC) land use designation
2. Map of proposed CCC designation for Sambica
3. Proposed Newcastle Subarea map
4. SEPA Determination

Proposed Comprehensive Plan text amendments to the Glossary and Newcastle Subarea Plan for a new Camp and Conference Center (CCC) land use designation

Comprehensive Plan Glossary:

Camp and Conference Center – A land use designation that provides for a mix of group camp, conference, retreat, recreation activity and incidental use activities. These activities are primarily for use by organizations and schools. The purpose of the designation is to maintain the compatibility of this unique mix of uses with the surrounding neighborhood by using site design standards that limit the overall intensity of the site.

The camp and conference center designation is predominantly non-commercial but may include small-scale, neighborhood business retail and service uses that are clearly incidental and functionally related in nature and size.

Newcastle Subarea Plan:

POLICY S-NC-10. Encourage a land use pattern throughout the Subarea which accommodates future growth, ensures efficient use of facilities and services, protects existing neighborhoods, encourages historic community uses to continue, and provides the opportunity for an adequate amount of retail and professional services to meet local needs.

POLICY S-NC-10a. ~~Consider Sambica master planning processes holistically, and in support of the current mix of land uses and their redevelopment. Refer to Subarea Planning District “A” on the Newcastle Subarea Land Use Plan Map.~~ Support a master site planning process for redevelopment of the Sambica-owned parcels. A master site plan will achieve an integrated site design with transition and performance standards that limit the overall intensity of the site to a predominantly non-commercial character consistent with the CCC designation. A master site plan should address standards of building dimensions, impervious surface ratios, combined trip generation, limited signage size, and dispersed parking areas standards.

POLICY S-NC-10b. Encourage the use of development review tools for Sambica that ~~can effectively address master planning issues, including the conditional use permit and the planned unit development.~~ distinguish the mix of land uses proposed for Sambica redevelopment to assure the predominant non-commercial character of the camp and conference center, provide predictability in development processes, and maintain compatibility with the surrounding neighborhood.

Discussion: The Sammamish Bible Camp—Sambica—was established along the shores of Lake Sammamish in 1919. It is historically valued by the surrounding community. As Sambica changes over time to maintain its functions and to provide relevant services to its users its buildings and structures will change too.

Uses associated with the camp and conference center use include group camp facilities, conference and retreat facilities, before- and after-school day care, and outdoor and indoor recreation activities. Other uses that are solely part of an integrated camp facility include lodging and dining, active recreation, administrative offices, staff housing, maintenance and storage, and a camp store.

The camp and conference center designation also allows for redevelopment which may include active indoor recreation facilities including gymnasiums and pools, and small-scale, neighborhood business retail and service uses that are clearly incidental and functionally related in nature and size.

Lake Sammamish

SF-H

SF-H

CCC

W-LK SAMM-PKWY-SE

P/SF-H

SF-H

MF-M

CCC

SF-H

I-90

MF-M

Legend

 CCC - Camp & Conference Center



Sambica
Proposed Comprehensive Plan Designations



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: City of Bellevue

LOCATION OF PROPOSAL: N/A

DESCRIPTION OF PROPOSAL: 2008 Annual Amendments to the Comprehensive Plan, including a Work Program and proposed amendments to the Bellevue Comprehensive Plan for purposes of RCW 36.70A.130, assuring that the Plan continues to comply with the requirements of the GMA and including consideration of emerging local and regional needs, changes to state and federal laws, Bellevue's progress towards meeting GMA Goals, and whether the Plan is internally consistent.

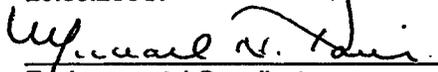
FILE NUMBER(S): 08-103705 AC Sambica; 08-109519 AC Coal Creek UGB; 08-123138 AC Ped/Bike Plan Update

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklists and information filed with the Land Use Division. This information is available to the public on request.

- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project), or if the DNS was procured by misrepresentation or lack of material disclosure.

This DNS is only appealable as part of the City's action on the amendment to the Land Use Code. In order to comply with requirements of SEPA and the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination herein will be considered by the Growth Management Hearings Board along with an appeal of the City Council's action. See LUC 20.35.250C.


Environmental Coordinator

October 30, 2008
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife	King County
U.S. Army Corps of Engineers	Muckleshoot Indian Tribe
Attorney General	



**City of Bellevue
Department of Community Development
State Environmental Policy Act Threshold Determination**

Created on 3/26/2004 1:37 PM PCD Page 1 10/29/2008

Proposal Name: 2008 Annual Amendments to the Comprehensive Plan – Sambica Comprehensive Plan Amendment (CPA)

Proposal Address: Property owned by Sambica and generally addressed at 4114 West Lake Sammamish Parkway SE

Proposal Description: **Comprehensive Plan text and map amendments:**

- Amend the Glossary with a new definition for “Camp and Conference Center”
- Amend the Newcastle Subarea Map designation on multiple, same-owner parcels known as Sambica and generally located at 4114 West Lake Sammamish Parkway SE to a new designation of Camp and Conference Center (CCC) from SF-H (Single Family-High), NB (Neighborhood Business), and MF-M (Multifamily-Medium)
- Delete the Subarea Planning District “A” boundary and text references to it
- Amend Newcastle Subarea policies S-NC-10, S-NC-10a and S-NC-10b with new text articulating the intended uses and review processes for redevelopment of Sambica under a CCC designation

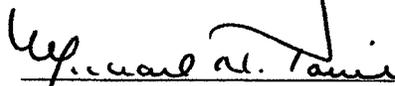
File Number: 08-103705 AC

Applicant: Sambica

Decisions Included: SEPA Threshold Determination

Planner: Nicholas Matz AICP, 425 452-5371

**State Environmental Policy Act
Threshold Determination:** **Determination of Non-Significance (DNS)**



Michael Paine,
Environmental Coordinator

Bulletin Publication Date: October 30, 2008

Appeal Deadline: An appeal shall be filed together with an appeal of the underlying Process IV action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60-day time period set forth in RCW 36.70A.290.

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864.

I. Proposal Description and Objectives

This Comprehensive Plan Amendment (CPA) proposes to:

- Amend the Glossary with a new definition for "Camp and Conference Center"
- Amend the Newcastle Subarea Map designation on multiple, same-owner parcels known as Sambica and generally located at 4114 West Lake Sammamish Parkway SE to a new designation of Camp and Conference Center (CCC) from SF-H (Single Family-High), NB (Neighborhood Business), and MF-M (Multifamily-Medium)
- Delete the Subarea Planning District "A" boundary and text references to it
- Amend Newcastle Subarea policies S-NC-10, S-NC-10a and S-NC-10b with new text articulating the intended uses and review processes for redevelopment of Sambica under a CCC designation.

The city's objectives for the Sambica CPA are rooted in the interests and changed needs of the entire city to allow such historic uses anywhere in the city to continue into the future while maintaining compatibility with their surrounding community. These objectives include:

- Allow these historic uses to continue
- Maintain compatibility with the surrounding (usually residential) neighborhood
- Avoid Land Use Code changes that could result in unintended impacts to other parts of the city
- Avoid unexpected redevelopment of such sites with a new, different or more intense use based on the underlying zoning that is less compatible with the existing neighborhood and (where existing) critical areas environments such as shorelines.
- Assure predictability to the use and its surrounding community
- Create a Comprehensive Plan framework that supports subsequent LUC revisions and rezoning, and to enable master planning of these sites' redevelopment that addresses appropriate performance standards for the use and site.

II. Environmental Record

The environmental review consisted of analysis based on the following documents included in the environmental record or incorporated by reference if so noted:

- Environmental checklist for the proposal dated January 31, 2008
- City of Bellevue Comprehensive Plan

III. Proposed Timing and Phasing

The Bellevue Planning Commission is scheduled to hold public hearings on the amendments on November 19, 2008. The Bellevue City Council will likely act on the amendments in the first quarter of 2009.

Additional environmental review will be phased as outlined at WAC 197-11-060(5). Actual development will be subject to environmental review at the time a specific application for development is made.

IV. Environmental Summary

Purpose and Need to Which the Proposal is Responding

The purpose of these amendments is to address a long-term need to plan for more efficient use of property like Sambica's, and the implementation of facilities and uses necessary for the long-term stability and accomplishment of missions by these types of organizations. The problem, notes the application, is that current designations do not allow the range of uses currently on the property (many are nonconforming) or being considered for the future, and doesn't allow for the most appropriate locations of the uses due to the multiple property lines and arrangement of parcels.

This site is currently the Sambica camp and conference center. Existing uses include conference and meeting rooms, kitchen and short-term camp and conference stay facilities, camp and conference administrative staff offices and permanent staff housing, maintenance and storage, shorefront facilities shared with the Strandvik residential community and other indoor and outdoor recreational facilities. Other existing uses include summer youth camps and year around before- and after-school care facilities.

Major Conclusions, Significant Areas of Controversy and Uncertainty

We conclude that there are no single or cumulative impacts from such amendments because impacts are foreseen by the Plan and will not lead to actions inconsistent with other elements of the Plan or the GMA when related to functional plan or project implementation of such actions derived from these amendments.

The proposed CCC Glossary definition demonstrates a broader public benefit in identifying the implications of such a designation on other qualifying sites anywhere in the city. Such a benefit is consistent with the city's objectives for the Sambica CPA.

The camp and conference center designation is intended to recognize a unique set of uses on a single site not otherwise found in or allowed by the LUC and then frame it with regulatory master site planning and performance standards. On a citywide basis, the implication of such a designation is that it would allow these unique uses to be able to continue into the future while maintaining compatibility with their surrounding community by first going through the CPA process; avoid unexpected redevelopment with a new, different or more intense use that is less compatible with the neighborhood and environment but that might be potentially developed with the underlying, existing zoning classifications; and assure predictability in subsequent regulatory

implementation so that neighbors can see in advance what is happening.

Separate property within the Shoreline Management overlay district and owned by the Strandvik Association abuts the property solely owned by Sambica. The Strandvik Association property—Sambica's non-profit corporation owns voting shares in the Association—is jointly used for water-based recreational activities as well as some of the camp and conference center activities. The Strandvik Association did not join in the application for CPA.

It is likely, though, that some aspect of future camp and conference center development may include Shoreline Management areas. A state-mandated update to the Shoreline Management Program (SMP) is currently underway. Both the rezone and Land Use Code Amendments (LUCA) to address the performance requirements of a “camp, conference, and retreat center” that are specific to the shoreline areas should require Shoreline Management Program (SMP) amendment action after the update, currently scheduled for 2010, is complete.

Issues to be Resolved, Including Environmental Choices to be Made Between Alternative Courses of Action

Recognizing the environmental impacts that might occur with proposed redevelopment, additional environmental analysis will be needed when a proposal is made for such development as regulated by the Land Use Code.

Alternatives to the proposal include leaving the existing Plan in its current state and using Land Use Code amendments to address Sambica issues; leaving the existing Plan in its current state and using existing Land Use Code non-conforming use and site provisions for buildout; and re-designate the property to a single residential designation under the Comprehensive Plan. The latter may create inconsistency between the Plan and zoning districts without subsequent rezoning action, itself subject to environmental review.

Environmental Impacts of the Proposal

A cumulative impact analysis for the 2008 Annual Amendments to the Comprehensive Plan has been prepared and is attached.

Environmental Review of the attached non-project environmental checklists indicates no probability of significant adverse environmental impacts occurring as a result of the proposals. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is available for review in the project file.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. For other adverse impacts which are less

than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

V. Conclusion and Determination

For the proposal, environmental review indicates no probability of significant adverse environmental impacts. Therefore, issuance of a **Determination of Non-Significance** pursuant to WAC 197-11-355 and Bellevue City Code 22.02.034 is appropriate.

Other adverse impacts that are less than significant may be mitigated pursuant to Bellevue City Code 22.02.140, RCW 43.21C.060, and WAC 197-11-660.

VI. Mitigation Measures

There are no recommended SEPA-based mitigating measures for this proposal. The lead agency has determined that the requirements for environmental analysis, protection and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. This agency will not require any additional mitigation measures under SEPA.

M. J. [Signature] 10-29-08

City of Bellevue Submittal Requirements

COPY

27a

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: *Sammamish Bible Camp Association*

Proponent: *Mike McCurkle, Executive Director*

Contact Person: *Bill Stalzer*

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *Stalzer and Associates, 603 Stuart Street, Suite 419, Seattle, WA 98101*

Phone: *(206) 264-1150*

Proposal Title: *Sambica*

Proposal Location: *4114 West Lake Sammamish Parkway, SE*

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: *See attached response.*
2. Acreage of site: *6.49 acres*
3. Number of dwelling units/buildings to be demolished: *NA*
4. Number of dwelling units/buildings to be constructed: *NA*
5. Square footage of buildings to be demolished: *NA*
6. Square footage of buildings to be constructed: *NA*
7. Quantity of earth movement (in cubic yards): *NA*
8. Proposed land use: *See attached response.*
9. Design features, including building height, number of stories and proposed exterior materials: *NA*
10. Other

RECEIVED

JAN 31 2008

PERMIT PROCESSING

[Signature]

Estimated date of completion of the proposal or timing of phasing:

15-20 Years

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Additional facilities and uses as permitted by the Comprehensive Plan amendment and overlay zone and SLUC 75.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

SEPA DNS for the 2004 Comprehensive Plan Update (Nov, 2004)

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Comprehensive Plan amendment, overlay zone, and addition of SLUC 7 "Resorts/Group Camps" as a permitted use in all districts subject to a CUP.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development Preliminary plat map
- Clearing & Grading Permit Plan of existing and proposed grading Development plans
- Building Permit (or Design Review) Site plan Clearing & grading plan
- Shoreline Management Permit Site plan

FUTURE

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)?

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

N/A

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

N/A

appropriate, state what stream or river it flows into.

N/A

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

N/A

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

N/A

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water Runoff (including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

(2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

N/A

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous trees: alder, maple, aspen, other
- evergreen trees: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A

c. List threatened or endangered species known to be on or near the site.

SALMONIDS - LAKE
SAMMAMISH

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A



5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

SALMONIDS

c. Is the site part of a migration route? If so, explain.

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A

(1) Describe special emergency services that might be required.

N/A

(2) Proposed measures to reduce or control environmental health hazards, if any.

N/A

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation; other)?

N/A

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A

(3) Proposed measures to reduce or control noise impacts, if any:

N/A

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? CAMP AND CONFERENCE FACILITY

b. Has the site been used for agriculture? If so, describe. NO

c. Describe any structures on the site.

SEVERAL CAMP AND CONFERENCE BUILDINGS OF SMALL SCALE.

d. Will any structures be demolished? If so, what? N/A

e. What is the current zoning classification of the site? E-5, R-20, NEIGHBORHOOD BUSINESS

f. What is the current comprehensive plan designation of the site? SF-H, NB, AND MF-M

g. If applicable, what is the current shoreline master program designation of the site? URBAN

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

YES, SHORELINE

i. Approximately how many people would reside or work in the completed project?

N/A

j. Approximately how many people would the completed project displace?

N/A

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

MO

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

- b. What views in the immediate vicinity would be altered or obstructed?

N/A

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

[Handwritten signature]

c. What existing off-site sources of light or glare may affect your proposal?

N/A

d. Proposed measures to reduce or control light or glare impacts, if any:

N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

CAMP & CONFERENCE FACILITIES,

b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

N/A

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

N/A

c. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

LAKE SAMMAMISH PARKWAY

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

YES

c. How many parking spaces would be completed project have? How many would the project eliminate?

N/A

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

N/A

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

[Handwritten signature]

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. *N/A*

g. Proposed measures to reduce or control transportation impacts, if any: *N/A*

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. *N/A*

b. Proposed measures to reduce or control direct impacts on public services, if any. *N/A*

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. *N/A*

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature Bill Sealman

Date Submitted January 31, 2008

M. J. [Signature] 10-29-08

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms. If you have any questions, please contact the Development Services reviewer in the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The Comprehensive Plan amendment, overlay zone, and SMCUC 75 would enable coordinated master planning of the property which could result in realization of the long-term plan in a shorter period of time than otherwise.

Proposed measures to avoid or reduce such increases are:

Compliance with Bellevue development regulations and SEPA mitigations, if any, for project-specific proposals or CUP conditions.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal would have no greater effect on plants, animals, fish or marine life than would development allowed by the current land use designations and zoning.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None needed.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal would have no greater effect on energy or natural resources than would development allowed by the current land use designations and zoning. Master planning the property could result in less impact on energy and natural resources.

Proposed measures to protect or conserve energy or natural resources are:

None needed.

MJ

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection—such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal would not use or affect environmentally sensitive areas or areas designated for government protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None needed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal would ~~not~~ allow for the continuation and possible expansion of existing non-conforming uses and other uses not currently present on the ~~property~~ ~~Sanhica~~ properties.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Implementation of master planning and compliance with development regulations, including the Shoreline Overlay District, CUP conditions, and SEPA mitigations, if any, for project-specific proposals would reduce land use and shoreline impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal likely would not generate more demands on transportation, public services or utilities than would development allowed by the current land use designations and zoning.

Proposed measures to reduce or respond to such demand(s) are:

None needed.

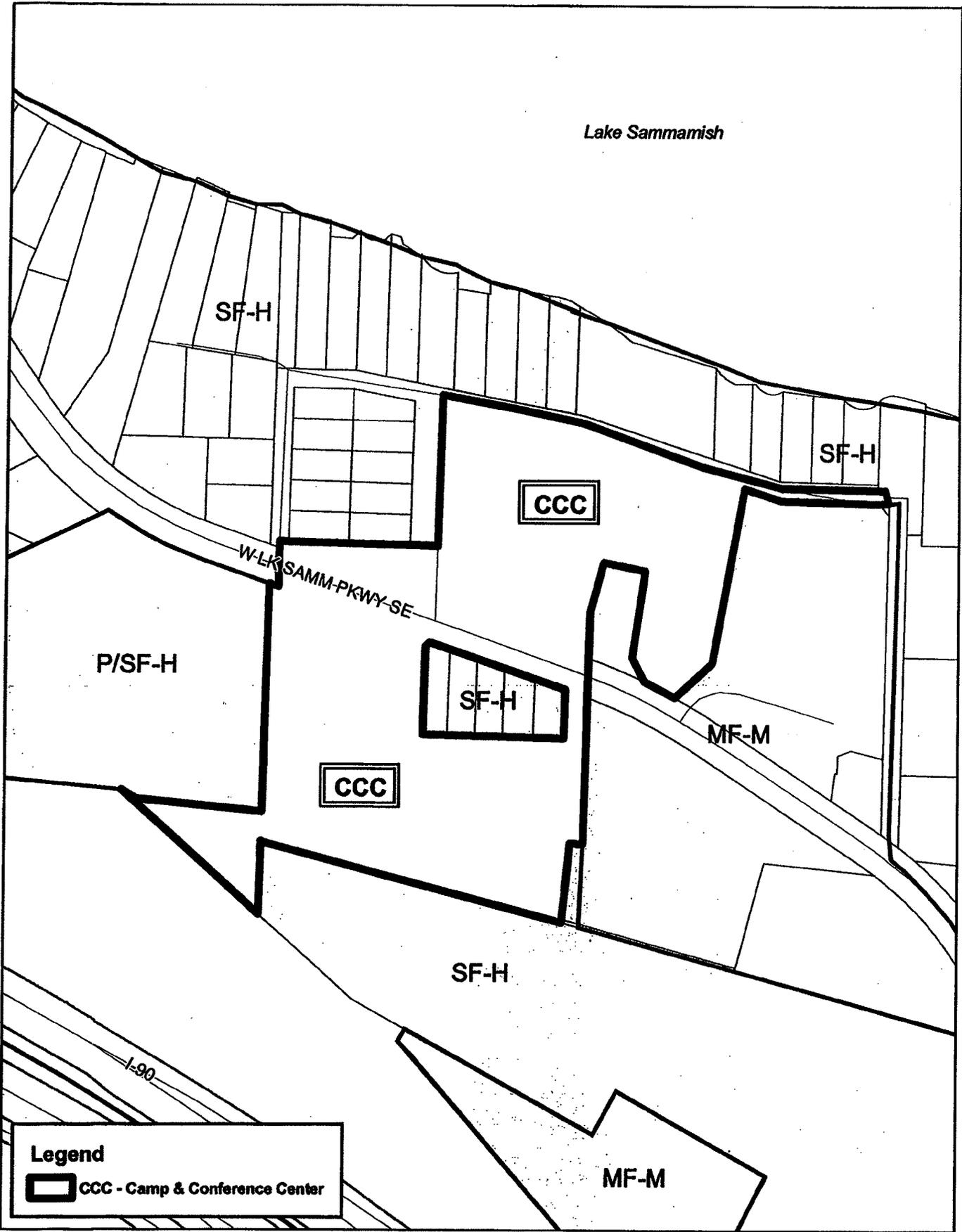
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None known.

Sambica SEPA Checklist Additional Responses

Item 1. General description: Change the land use map designation(s) and add an overlay zone to allow in the Sambica district the mix of uses currently on the Sambica camp properties, resort/group camp uses, and uses envisioned by the existing NB, MF-M, and SF-H land use designations.

Item 8. Proposed land use: Master planning of Sambica's properties to achieve Sambica's long-term plans that envision camping facilities, outdoor and indoor recreation facilities, dining facilities, group quarters, residential housing, offices, a day care facility, auditorium, lodge and restaurant for camp groups and the public, camp and religious related retail uses, RV sites for camp groups and staff, and parking.



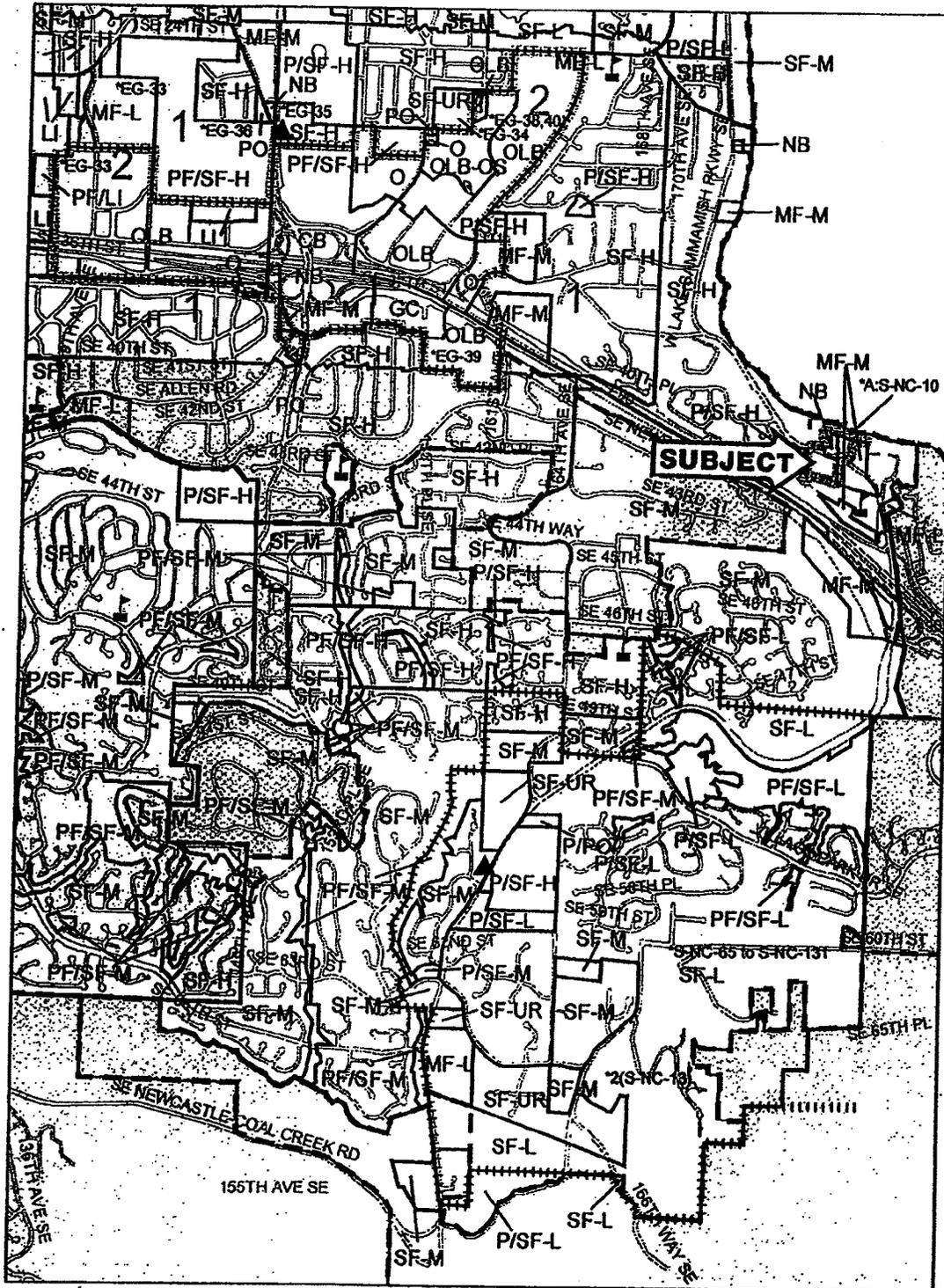
Legend

 CCC - Camp & Conference Center



Sambica
Proposed Comprehensive Plan Designations

March 2008



**FIGURE S-NC.2
Newcastle Land Use Plan**

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

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

GC General Commercial
 U Light Industrial
 PF Public Facility
 P Park

 Fire Stations
 Public Schools
 Planning Districts
 Lakes
 Bellevue City Limits (8/2005)
 Village Overlay

Amended Ord. 5654
 Newcastle Subarea Plan

