

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

Ren-Fu

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

Permit Number: 11-102908 AC
Subarea: Southwest Bellevue
Address: 1112 and 1114 Bellevue Way SE
(Total of three parcels)
Applicants: Jinxiang Ren and Gubin Wie, Lily Fu

PROPOSAL

This application would amend the map designation on the total three-parcel, 0.48-acre site from SF-H (Single Family-High) to MF-M (Multifamily-Medium). See Attachment 1 for a map.

At its April 13, 2011, study session the Planning Commission considered whether to expand the geographic scope of the application proposal. The Commission concluded that the original application is sufficient.

REVIEW OF STAFF RECOMMENDATION

Staff recommends not including this Comprehensive Plan amendment application in the 2011 work program because it does not address significantly changed conditions and it would likely be found inconsistent with current general policies for infill redevelopment.

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

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

The Ren-Fu properties gain access from Bellevue Way on an “undivided-interest” driveway shared with other property between them and the street. The properties between Ren-Fu and Bellevue Way are designated Multifamily-Low and Multifamily-Medium. Two of these properties are developed with fourplexes (8 units total) built in 1959. A single house occupies the third parcel.

The single family properties to the north and east have access to the east from 108th Avenue (rather than Bellevue Way) and are part of a cohesive single family neighborhood. The property to the south is already designated for multifamily development and extends from Bellevue Way east past the Ren-Fu site.

A topographic rise helps to separate the developments along Bellevue Way and the single family neighborhoods to the east. Platting patterns to the north and east of Ren-Fu are distinctly different from those along Bellevue Way.

The condition and suitability of the subject property for higher density redevelopment because of its location to Bellevue Way and to nearby multifamily-designated property is not a significantly changed condition implying a need to amend the Comprehensive Plan.

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

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

BACKGROUND

The site is currently three separate lots with houses on two of the lots. The third lot to the east is an unoccupied tract. If the CPA is adopted, the site could be rezoned to allow redevelopment at up to twenty units per acre (R-20). The current R-4 zoning allows density up to 4 units per acre.

THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should not be included** in the annual CPA work program.

This conclusion is based on the following analysis:

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

The appropriate land use designation on a specific site is a matter appropriately addressed through amendment of the Comprehensive Plan.

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

The three-year limitation does not apply to this proposal to amend the site designation. The site has not been examined since the 1996 version of the Southwest Bellevue Subarea Plan (formerly South Bellevue) was adopted.

- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and

This proposal raises land use issues that are appropriately addressed through the annual CPA process and not some other ongoing work program.

- D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

The application can be reasonably reviewed within the resources and time frame of the current Annual Comprehensive Plan Amendment Work Program.

- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

Significantly changed conditions. Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and

The proposed amendment does not address significantly changed conditions on the subject property or its surrounding area.

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

These may be desirable, but do not rise to the level of significance sufficient to meet the criterion. The condition and suitability of the subject property for higher density redevelopment because of its location is not a consequence unanticipated by the

Comprehensive Plan. Neither is it the result of changes to the properties in surrounding areas; and is not the result of changes to the pertinent Plan map for this Subarea.

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

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

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and

At its April 13, 2011, study session the Planning Commission considered whether to expand the geographic scope of the application proposal. The Commission concluded that the original application is sufficient.

Those properties located between Bellevue Way and Ren-Fu and that access off Bellevue Way are already designated for multifamily development.

The single family properties to the north and east have access to the east from 108th Avenue (rather than Bellevue Way) and are part of a cohesive single family neighborhood. Any expansion to the north or east, if it were considered, would need to include a number of single family homes of the same block.

The property to the south is already designated for multifamily development and extends from Bellevue Way east past the Ren-Fu site.

The topographic break that helps to separate the development along Bellevue Way and the single family neighborhood to the east, and distinctly different platting patterns to the north and east of Ren-Fu, along with the recent age of these developed or redeveloped properties, suggest there are no shared characteristics near Ren-Fu that warrant expansion of the geographic scope.

- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

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

If the proposed amendment is included in the annual work program additional analysis will be conducted prior to determining whether this request is fully consistent with all applicable and specific policies and regulations.

; and

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

State law, or a decision of a court or administrative agency has not directed the suggested change.

PUBLIC COMMENT

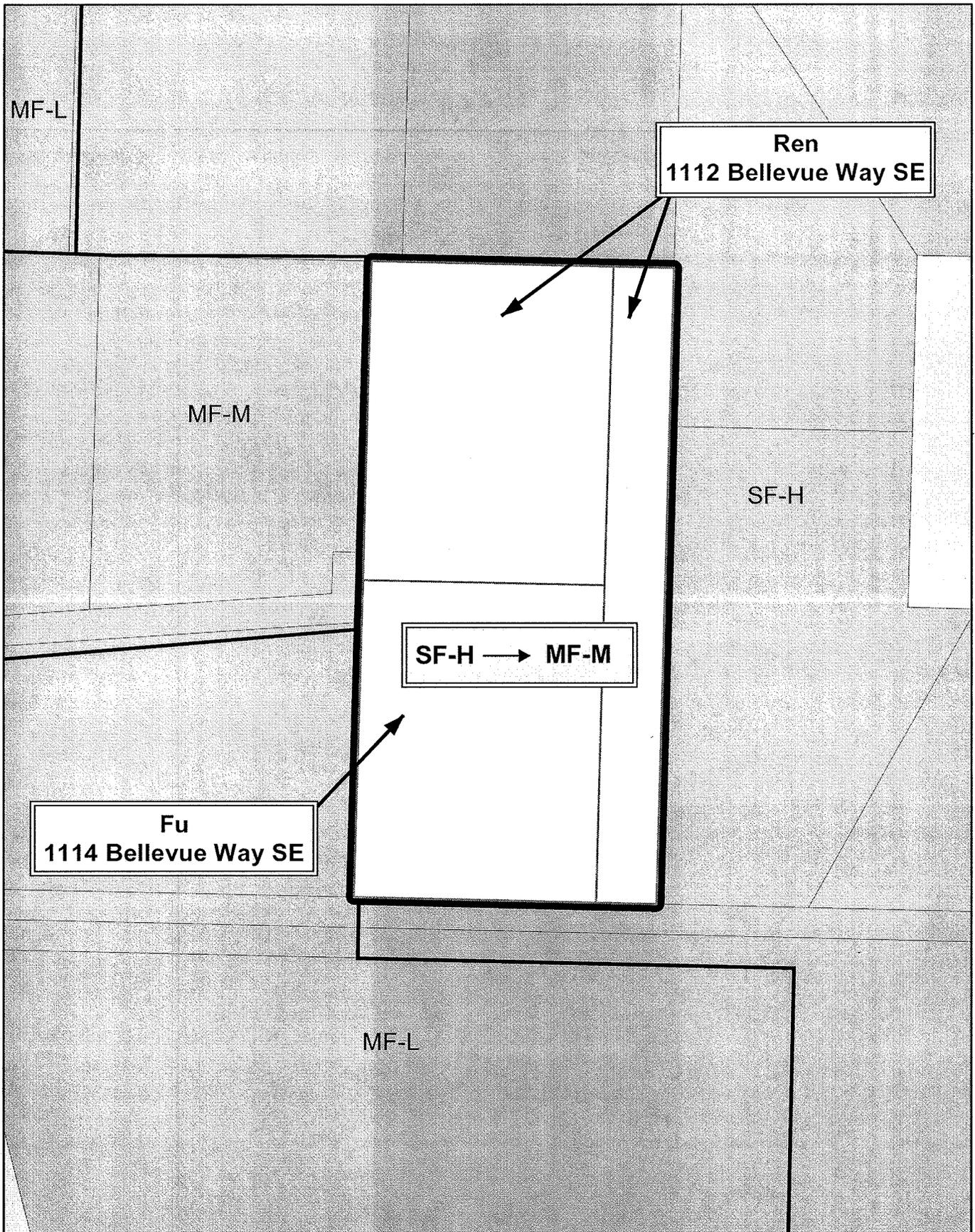
Staff spoke to or received comments from three owners of single-family property located north and east of the proposal, adjacent to the Bellevue High grounds. We also heard from residents in existing housing on the subject sites. These comments have generally been oppositional in nature, and discussed property value and rezoning impacts. See Attachment 2.

The applicant has submitted written comments in response to the staff recommendation. These comments are included in Attachment 2.

ATTACHMENTS

1. Ren-Fu site map
2. public comments

Attachment 1



March 2011



Ren/ Fu CPA
Proposed Comprehensive Plan Designations

Attachment 2

Matz, Nicholas

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

Mr Matz

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

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

We reside at 1031 106th ave SE.

Kristin Bodiford
Area Vice President - West
Covidien Energy-based Devices
206-661-6717
Kristin.Bodiford@Covidien.com

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

Dear Mr. Matz,

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

Sincerely,

Colleen Broaddus

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

Ms. Powell-

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

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

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

http://www.bellevuewa.gov/comprehensive_plan_amendments.htm

Please follow up with any additional questions.

Nicholas Matz AICP

Senior Planner

425 452-5371

From: Erin Powell [mailto:u2magpie@q.com]

Sent: Thursday, March 17, 2011 2:17 PM

To: Matz, Nicholas; papaloo; George Dilloo; Colleen Broaddus; mdbroaddus

Subject: Notice of Application 2011 Annual Amendments to Bellevue Comprehensive Plan

Nicholas Matz,

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

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

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

Thank you,

Erin Powell Dilloo and George Dilloo

1015 106th Ave. SE
Bellevue, WA 98004

425-462-2624

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

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

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

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

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

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

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

Comment on Policy S-SW-5:

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

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

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

Comment on Policy S-SW-28:

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

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

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

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

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

Comment on Policy S-SW-36:

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

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

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