



Bellevue Planning Commission

Wednesday, July 23, 2014

6:30 to 9:30 p.m. ■ 1E-113

City Hall ■ 450 110th Ave. NE, Bellevue

Agenda – revised*

- | | | |
|-----------|--|--|
| 6:30 p.m. | <ol style="list-style-type: none">1. Call to Order
<i>Aaron Laing, Chairperson</i>2. Roll Call3. Public Comment*
<i>Limited to 5 minutes per person or 3 minutes if a public hearing has been held on your topic</i>4. Approval of Agenda5. Communications from City Council, Community Council, Boards and Commissions6. Staff Reports
<i>Paul Inghram, Comprehensive Planning Manager</i> | |
| 7:00 p.m. | <ol style="list-style-type: none">7. Study Session<ol style="list-style-type: none">A. Horizon View area wide rezone proposal Pg. 1
Introduction of the proposal to rezone Horizon View A
Nicholas Matz, Planning and Community Development | |
| 7:30 p.m. | <ol style="list-style-type: none">B. Annual Comprehensive Plan amendments Pg. 9
Continue review of the Bellevue Technology Center CPA
<i>Nicholas Matz, Planning and Community Development</i> | |
| 8:00 p.m. | <ol style="list-style-type: none">C. Comprehensive Plan Update Pg. 123
Review draft Utilities and Capital Facilities policy sections
<i>Paul Inghram and Nicholas Matz, Planning and Community Development</i>

<i>*Revised – review of Citizen Participation policies has been postponed to a future meeting.</i> | |
| | <ol style="list-style-type: none">8. Other Business9. Public Comment* - <i>Limited to 3 minutes per person</i>10. Next Planning Commission Meeting – July 30<ul style="list-style-type: none">• Public hearing - Land Use Code amendments to address recreational marijuana• Comprehensive Plan Update | |
| 9:30 p.m. | <ol style="list-style-type: none">11. Adjourn | |

Agenda times are approximate

Planning Commission members

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

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).



MEMORANDUM

DATE: July 23, 2014

TO: Chair Laing and Members of the Planning Commission

FROM: Nicholas Matz AICP, Senior Planner, 452-5371, nmatz@bellevuewa.gov
Department of Planning & Community Development

SUBJECT: Study Session – Horizon View A neighborhood legislative (area wide) rezone

In response to a request from property owners, on June 16, 2014, the City Council initiated the legislative rezone of the recently annexed Horizon View A neighborhood from R-3.5 to R-2.5. Horizon View A is located alongside the Hilltop and Horizon View C neighborhoods in south Bellevue. See Attachment 1.

Consistent with Process IV decision per LUC 20.35.400: City Council legislative decisions, this rezone proposal requires review and a public hearing before the Planning Commission. The City Council will make a final decision following the recommendation of the Planning Commission. No action is required at this time. This study session is intended to provide background information for the Planning Commission. Following tonight's study session, the Planning Commission will be asked to schedule a public hearing for September 10.

BACKGROUND

Earlier this year members of the Horizon View A community contacted the city's Neighborhood Outreach staff to express concerns about proposed development activities in their neighborhood. The community expressed concern that the existing R-3.5 zoning, with its 10,000 square foot minimum lot size, could enable an increase in short plat activity incompatible with their existing neighborhood character. Horizon View A is located in the recently annexed area alongside the Hilltop and Horizon View C neighborhoods in south Bellevue. The roughly half-acre (21,000 square feet) average lot size in Horizon View A, with views through and from the lots, represents this existing character.

During the city's review of a proposed two-lot short plat (14-126585 LN) 59 comments have been received, which express various concerns. The majority of comments are related to the compatibility with current lot and home sizes and potential threats to the existing territorial views caused by the construction of new homes. Also included in the comments was a concern that annexation did not examine the appropriate zoning for Horizon View A as it did in the Hilltop and Horizon View C areas. All three areas were part of the 2012 South Bellevue Annexation.

During the annexation process, residents in both nearby Hilltop and Horizon View C sought rezones to R-2.5—with its 13,500 square foot minimum lot size—because they believed it would be more compatible with their relatively large lots and lack of sewers. Hilltop advocated for their rezone in advance of annexation using pre-annexation zoning, adopted in Ordinance 6018. Horizon C agreed to an assurance by the city to conduct a post-annexation area-wide rezone. The

Planning Commission held a hearing and made an affirmative recommendation for Horizon View C, leading to a September 2012 Council adoption of the rezone through Ordinance 6095.

In response to the recent short plat and with an understanding of the rezones previously achieved by Horizon View C and Hilltop, members of Horizon View A petitioned the City Council to initiate a legislative rezone to address their similar situation. Rezones can occur as individual rezone applications, which are reviewed by the Hearing Examiner, or as area-wide “legislative” rezones that are reviewed through the legislative process by the Planning Commission and City Council. In initiating the rezone process, Councilmembers noted an issue of fairness in assuring that all three recently-annexed neighborhoods could make reasonable examination of their zoning and its appropriateness. Councilmembers were clear that initiating the process would allow review of the merits of the proposal and that the Council’s action did not presume approval or denial of the rezone.

The rezone request is consistent with the Comprehensive Plan land use designation. Both R-3.5 and R-2.5 zoning are consistent with the Single Family-Medium Comprehensive Plan designation for this South Bellevue area. Therefore, this rezone request does not necessitate a Comprehensive Plan amendment.

ANALYSIS

What are factors to consider with regard to an area wide rezone of Horizon View-A?

1. Neighborhood character

The approximately 100 Horizon View A lots are generous in size, although somewhat smaller on average (21,000 square feet) than the 41 lots in Hilltop (40,000 square feet) and the 28 lots in Horizon C (26,000 square feet). In addition, Horizon A’s existing public sewer distinguish them from the individual septic systems that predominate in Hilltop and Horizon C. However, all three share similar view characteristics through and from lots in their areas high on the hill overlooking Bellevue and to the east and west.

2. Perceptions of equitable treatment

Some Horizon View A owners may see access to rezoning as an issue of equity. Despite the differences in circumstance between them and Horizon C and Hilltop, they feel that the other two neighborhoods had more of an opportunity to examine zoning as part of the annexation process. However, concern regarding zoning did not become a concern until the issue of a recent short plat.

3. Equivalency with pre-annexation zoning

The City zoning established after annexation is nearly equivalent to the pre-annexation King County zoning of R-4. Both zonings have similar size, setback, and height dimensions. See Attachment 2.

4. Growth management

Cities are urban areas, with expectations of infrastructure and urban—albeit single-family—densities. Horizon View A has urban infrastructure in place including public sewers. The Horizon C and Hilltop neighborhoods lack these urban features. Generally, it is desirable to encourage infill development where infrastructure is in place and there is sufficient land. Changing the zoning may decrease the potential for infill development.

5. *Varying perceptions of value*

Some property owners may view existing R-3.5 zoning as the best support for their current property value, and may wish to have the opportunity to short plat if they so desire and their lot meets the minimum requirements. Changing the zoning to R-2.5 will establish a higher minimum lot size which will make it unlikely that any of the 30 or so existing lots identified by the City as potentially eligible for short platting under current R-3.5 zoning would then be able to take advantage of short platting. Alternatively, some owners view a change to R-2.5 as a better outcome for maintaining neighborhood values tied to the existing large lot character of the area.

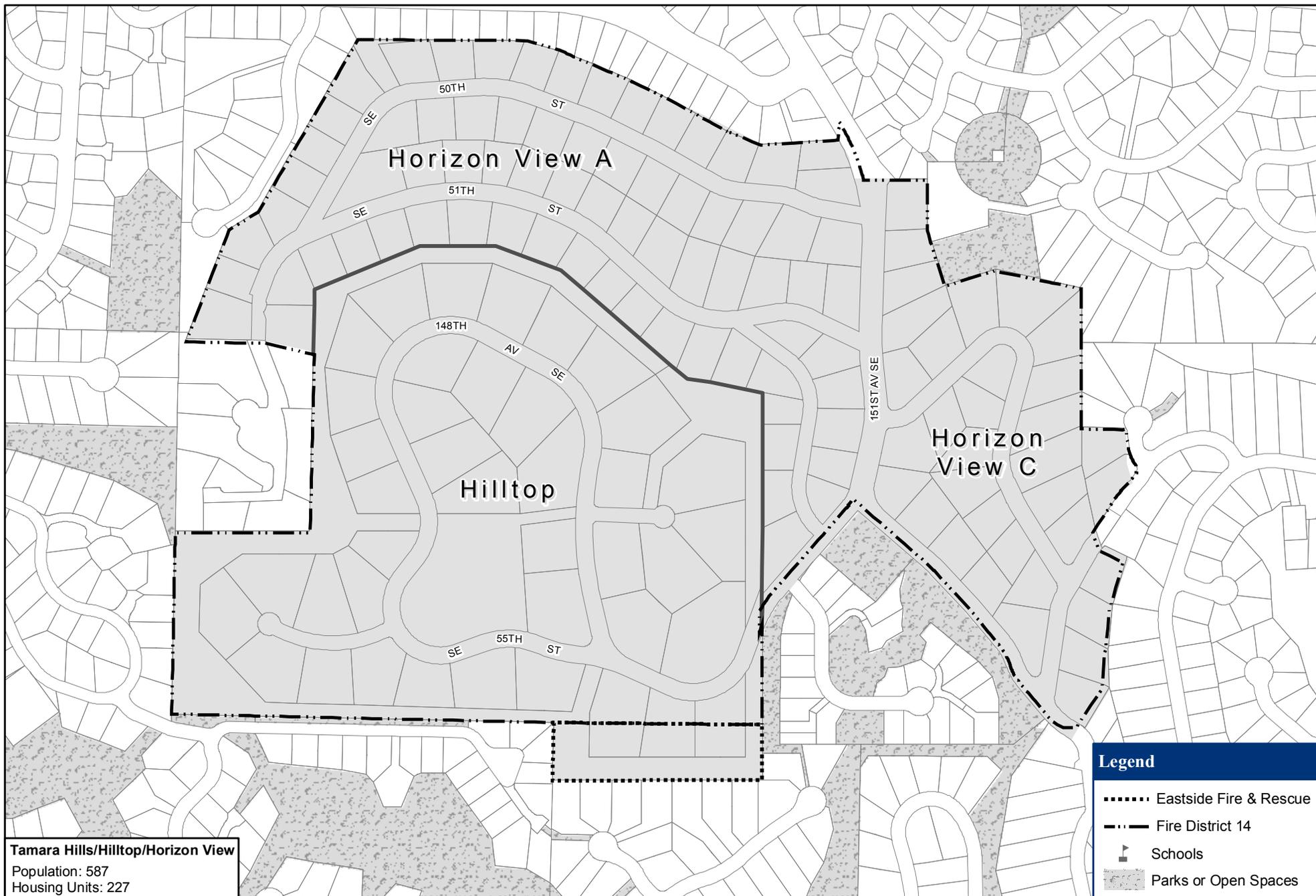
What information would help the Commission further analyze this proposal to rezone Horizon View A?

NEXT STEPS

Staff recommends scheduling a public hearing to consider the rezone proposal on September 10, 2014. Staff will prepare a staff report and return with additional information as requested.

ATTACHMENTS

1. Horizon View A, Hilltop and Horizon View C area map
2. Chart comparing Bellevue R-3.5 zoning, R-2.5 zoning, King County R-4 zoning



Tamara Hills/Hilltop/Horizon View
 Population: 587
 Housing Units: 227

Legend

- Eastside Fire & Rescue
- Fire District 14
- 🏫 Schools
- ▨ Parks or Open Spaces



South Bellevue Annexations

Hilltop & Horizon View

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.

Coordinate System: State Plane, Washington North Zone, NAD83 NSRS2007 (Bellevue)



450 Feet

Sources:
City of Bellevue

Dimensional chart comparison for Bellevue and King County zoning

Dimensional Standards	Bellevue R-3.5 (current)	Bellevue R-2.5 (requested)	King County R-4 (prior to annexation)
Dwelling units per acre	3.5	2.5	4 (base density)
Lot area (minimum square feet)	10,000	13,500	85% of base density x lot area
Lot width (minimum feet)	70	80	30
Lot depth (minimum feet)	80	80	n/a
Street frontage (minimum feet)	30	30	30
Front setback (minimum feet)	20	20	10 (min. 20 driveway length)
Interior setback (min/combo feet)	5/15	5/15	5
Rear setback (minimum feet)	25	25	n/a
Building height (maximum feet)	30	30	35
Lot coverage (maximum pct.)	35	35	55



MEMORANDUM

DATE: July 17, 2014

TO: Chair Laing and members of the Bellevue Planning Commission

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

SUBJECT: 2014 site-specific Annual Comprehensive Plan Amendments (CPA) Threshold Review and Geographic Scoping – Bellevue Technology Center

The Planning Commission will be asked to continue its review of the Bellevue Technology Center application at the July 23rd study session. The Planning Commission held a public hearing and deliberated on the two amendment applications at its May 14th meeting. However, consideration of the Bellevue Technology Center application ended with a split 2-2 vote. Since the vote was deadlocked there was effectively no decision or recommendation by the Commission. Since that meeting, we have followed up with the City Attorney's Office and the City Clerk's Office to ensure that we process this non-decision appropriately. While there are times when a split vote is unavoidable, it is preferable for the Commission to be able to make an affirmative decision for or against the application to provide Council with the clearest recommendation possible.

This study session will be a continuation of the Commission's May 14th discussion as if no recommendation had yet been made, which is accurate. At this time, because the vote failed, no recommendation has been made.

The public hearing remains closed. However, members of the Commission who were not present on May 14th should fully review the testimony and record of the public hearing in order to participate in making a recommendation to Council. The parties of record were notified of the need to take this item up again. Members of the public may comment during the public comment period of the meeting.

The staff report, materials provided in the May 14th packet, the materials submitted by the applicant and the public at the public hearing, and the minutes of the May 14th meeting are attached for your review.

It is anticipated that the Planning Commission's recommendation will be presented to the City Council in early September. Following the City Council's direction on threshold review the Planning Commission will be asked to conduct the final review analysis of those applications included in the work program.

Attachments:

1. Staff report on the Bellevue Technology Center application.

2. Memo to the Planning Commission, dated May 7, 2014, and attachments
3. Materials submitted at the public hearing
4. May 14, 2014, Planning Commission meeting minutes as approved

2014 Annual Threshold Review CPA Recommendation
and Consideration of Geographic Scoping
Site-Specific Amendment

Bellevue Technology Center

Staff recommendation: Do not include the Bellevue Technology Center CPA in the 2014 annual CPA work program. If included, **do not expand** the geographic scope of the proposal.

Application Number: 14-123945 AC

Subarea: Crossroads

Original Addresses: 2010 156th Ave NE, 15805 NE 24th Street, 15800 Northup Way

Applicant(s): BTC/McCollough Hill Leary PS

PROPOSAL

This is the Threshold Review stage of the annual Comprehensive Plan amendment (CPA) process. The purpose of Threshold Review is to determine whether a proposed amendment should be considered for Comprehensive Plan amendment.

This privately-initiated application proposal would replace **Policy S-CR-66** in the Crossroads Subarea Plan. This policy applies to the 46-acre Unigard (now called the Bellevue Technology Center) site located on 156th Avenue NE and bounded by Northup Way and NE 24th Street. Interlake High School and other residential property bound the property along its eastern border. See Attachment 1.

The existing policy:

Policy S-CR-66: Office use as a conditional use is appropriate for the property east of 156th Avenue NE between Northup Way and NE 24th Street (commonly known as Unigard).

Discussion: This area should be developed under a conditional use permit with attention given to retaining large stands of trees, views through the site from adjacent streets and the open character of the site.

The policy proposed by the applicant:

Policy S-CR-XX: Encourage potential uses and/ or development standards for the property east of 156th Avenue NE between Northup Way and NE 24th Street (commonly known as the Bellevue Technology Center, formerly the Unigard campus) that allow additional development on the property compatible with neighboring development, that address potential traffic congestion and the preservation of the Property's existing open character, tree stands and views through the site from adjacent streets.

The applicant's stated purpose is to "initiate a community outreach process to engage City and specifically Sherwood Forest stakeholders—including residents, employers,

open space/parks advocates and local governments—in considering the Property’s potential uses in a neighborhood-sensitive context with specific focus on enhancing the Property’s existing open spaces, trees, vegetation and views.”

REVIEW OF STAFF RECOMMENDATION

Staff recommends not including this Comprehensive Plan amendment application in the 2014 work program.

This existing policy has guided BTC/Unigard site development as a sensitive but successful part of the Crossroads neighborhood community, while the general Comprehensive Plan anticipated redevelopment in BelRed and the impact of Sound Transit.

The application does not establish the appropriateness of addressing this policy through amendment of the Comprehensive Plan when amending the existing PUD has not been pursued first, especially in that the proposed policy wording recognizes the need for continuing existing policy provisions for preserving the site’s unique characteristics.

The application does not demonstrate significantly changed conditions in regard to the pace of development within the vicinity of the site, pending investments in Sound Transit infrastructure, or the dated relationship of policies to implementation. The city deliberately did not include areas east of 156th in the original BelRed subarea planning process in order to maintain appropriate transitions from Overlake Village. There are no light rail stations planned within ¼ mile of this site. The sensitivity of this site for the adjacent neighborhood and special conditions on the office use continue to be appropriate, despite the passage of time.

The proposed CPA is inconsistent with Countywide Planning Policies for concentrating housing and employment growth within locally designated urban centers.

BACKGROUND

The site, formerly and for years known as Unigard, has a long development history through the implementation of a planned unit development (PUD). This saw construction first in 1973, with the latest buildings built in 2000. The site currently has approximately 306,000 net square feet of office and 240,000 square feet of parking and service square footage in nine buildings on 46 acres.

Key components of the PUD over the years have been the protection of the open space “meadow” and large stand of trees in the northwest and southwest parts of the site, respectively, as well as views of and through the site, and the mitigation of traffic impacts.

Once the Comprehensive Plan policy (adopted in 1979 and amended in 1988) established the characteristics of open space preservation, scenic tree cover and neighborhood compatibility, the owners developed office buildings through series of development actions implemented over time. While allowing development capacity to be concentrated

(and preserving meadow and tree areas) the PUD set a limit on total square footage and lot coverage limits.

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 **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

While the appropriate land use designation on a specific site or sites is a matter appropriately addressed through amendment of the Comprehensive Plan, in this case it is not clear why applicant has not chosen to pursue amending the existing PUD, as opposed to this CPA. The applicant's own proposed policy wording recognizes the need for continuing existing policy provisions for preserving the site's existing open character, tree stands, and views through the site from adjacent streets.

- 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 replace the policy.

- 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

The proposed amendment does not raise policy or land use issues.

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

The proposed amendment can be reasonably reviewed.

- 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 proposal does not address 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. The application does not demonstrate significantly changed conditions in regard to the pace of development within the vicinity of the site, pending investments in Sound Transit infrastructure, or the dated relationship of policies to implementation;

Pace of development within the vicinity of the site

The pace and intensity of development within the vicinity of a site are only significant when the Comprehensive Plan fails to anticipate the rate and timing of that growth. It is clear that the city anticipates the rate and timing of growth in BelRed and more specifically the effect of this growth rate on surrounding subareas. The BTC site was deliberately not considered in the original BelRed Subarea planning in order to maintain an appropriate transition from the Overlake Village area in the west to the residential neighborhood to the east and in part because it did not fall within a quarter-mile of potential EastLink station sites.

The development of the site formerly known as Angelo's and the planning for the Sound Transit light rail station were contemplated at the time of the BelRed planning effort and the city made the decision at that time to not include the area east of 156th Avenue in the rezone process. No significant changes have occurred in this area which were not anticipated since the adoption of the BelRed plan.

Pending investments in Sound Transit infrastructure

The city looked at and continues to look at Sound Transit investments, as significant conditions that have been anticipated by the Comprehensive Plan. It is true that LRT is coming to the general area, but there is no strong relationship to this site. The BTC site was not included in the BelRed Subarea Plan and is not within ¼ mile radius of an LRT station. Their presence, and the significant plan amendments related to their siting have not come as a surprise to the city in continuing to implement policy in the surrounding subareas. The planning of the Overlake Village station was contemplated during the BelRed planning process that concluded in 2009.

Dated relationship of policies to implementation

The passage of time is not a significantly changed condition. The Crossroads Subarea Plan remains effective, in part because policy CR-66 applied to a site that was sensitive to its owner and surrounding community then, and its continued impact on the community is sensitive today. The sensitivity of this site for the adjacent neighborhood and special conditions on the office use continue to be appropriate, despite the passage of time.

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

Expansion is not being considered.

The Land Use Code states that expansion of the geographic scope is recommended for a site-specific proposal if nearby, similarly-situated property shares the characteristics of the proposed amendment site. Expansion shall be the minimum necessary to include properties with shared characteristics.

Staff does not recommend expansion of the geographic scope of the proposed Bellevue Technology Center CPA. The Crossroads Subarea Plan policy is specific to the former Unigard campus and its PUD approval. This suggests there are no shared characteristics properties near the application site 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

The proposed CPA is inconsistent 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.

The proposed CPA is not inconsistent with Countywide Planning Policy for:

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.

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

PCD received 31 public comments as of April 22; these are included in as Attachment 3. Almost without exception they are opposed to the policy replacement proposal on the grounds that it risks the unique and sensitive relationship that this site holds for the community and specifically the meadow, trees and low-impact visual access protected by the PUD's regulatory structure. Specific mention is made of traffic impacts; the use, value and preservation of the open space and its potential loss; and people's choices about this neighborhood based on the agreements established in the PUD.

The comments reflect a concern that the community is weathering impacts they perceive from development already approved and underway to the north and west of Crossroads.

ATTACHMENTS

1. Application materials
2. Site map
3. Public comments received to date



Department of Planning & Community Development
425-452-6800 www.bellevuewa.gov

Application for
COMPREHENSIVE PLAN AMENDMENT

CPA YEAR 20__ APPLICATION DATE:	TECH INITIALS	AMANDA PROJECT FILE:
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- Project name Crossroads Subarea Comp Plan Amendment
- Applicant name Melbourne Hill Levy Agent name Ian Morrison
- Applicant address 701 15th Ave / Suite 6600
- Applicant telephone (206) 812-3380 fax (206) 812-3389 e-mail imorrison@mlk.scott.com
- Agent telephone () Same fax () same e-mail same

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

N/A
Per
Nicholas
Mare
2/20/14

BLOCK 1
 Property address and/or 10-digit King County parcel number 15805 NE 24th Street
 Proposed amendment to change the map designation from existing N/A to proposed N/A
 Site area (in acres or square feet) 46 acres
 Subarea name Crossroads
 Last date the Comprehensive Plan designation was considered 1/10/14
 Current land use district (zoning) Office
 Is this a concurrent rezone application? Yes No Proposed land use district designation _____
 Go to **BLOCK 3** Community Council: N/A East Bellevue

BLOCK 2
 Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike out~~/underline format. Attach additional pages as needed.

See attached.

Received
FEB 28 2014
Permit Processing
City of Bellevue

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):
Crossroads Subarea

Last date the Comprehensive Plan policy or text was considered 1/10/14
 Go to **BLOCK 3**



BLOCK 3

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the Comprehensive Plan Vision (Web link). Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

See attached

Go to **BLOCK 4**

BLOCK 4a

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

See attached

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

Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezone Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.

N/A

I have read the Comprehensive Plan and Procedures Guide

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

Signature of applicant

[Handwritten Signature]

Date

1/31/14 + revised 2/28/14

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW, and the State Environmental Policy Act (SEPA) will be met.

Signature

[Handwritten Signature]
(Owner or Owner's Agent)

Date

1/31/14 + revised 2/28/14

City of Bellevue Comprehensive Plan Amendment Application Addendum

Crossroads Subarea Plan: Community Visioning for 156th Ave NE & NW 24th Street Gateway

January 31, 2014

Block 1. *Requests information for site-specific amendments.*

The Comprehensive Plan Amendment (the “Proposal”) is a site-specific amendment. See Block 1.

Block 2. *Proposed amendment language. This can either be conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike-out~~/underline format. Attach additional pages as needed.*

The Proposal is a text amendment to the Crossroads Subarea Element to encourage a community visioning process for the property located east of 156th Avenue NE between NW 24th Street and Northrup Way in the City of Bellevue (the “Property”). The Property is located within the Crossroads Subarea and is adjacent to the Sherwood Forest neighborhood across NW 24th Street.

The Proposal does not include a change in the Comprehensive Plan designation or seek a concurrent rezone. The Proposal does not include any development plans for the Property.

The Proposal is intended to initiate a community outreach process to engage City and specifically Sherwood Forest stakeholders – including residents, employers, open space/parks advocates and local governments – in considering the Property’s potential uses in a neighborhood-sensitive context with specific focus on enhancing the Property’s existing open spaces, trees, vegetation and views.

The Proposed text amendment language is below:

Comp Plan Element	Policy	Proposed Comp Plan Amendment Language
Crossroads Subarea	S-CR-66	<p>Office use as a conditional use is appropriate for the property east of 156th Avenue NE between Northrup Way and NW 24th Street (commonly known as Unigard).</p> <p><i>Discussion: This area is should be developed under a conditional use permit with attention given to retaining large strand of trees, views through the site from adjacent streets and the open character of the site.</i></p> <p><u>Encourage potential uses and/or development standards for the property east of 156th Avenue NE between Northrup Way and NW 24th Street (commonly known as the Bellevue Technology Center, formerly the Unigard campus) that allow additional development on the property compatible with neighboring development, that address potential traffic congestion and the preservation of the Property’s existing open character, tree stands and views through the site from adjacent streets.</u></p>

City of Bellevue Comprehensive Plan Amendment Application Addendum

Crossroads Subarea Plan: Community Visioning for 156th Ave NE & NW 24th Street Gateway

January 31, 2014

Block 3. *Support for the proposed amendment. Explain the need for the amendment – why is it being proposed? Describe how the amendment is consistent with the Comprehensive Plan vision. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.*

The City's Comprehensive Plan Vision, in part, defines a vibrant future for the City serving as: (1) a regional economic center with a strong and diverse economy; (2) a dedicated steward of environmental quality, where key natural features are preserved and restored; (3) a model of superior urban design and "people places;" (4) a leader in meeting regional challenges; and (5) an active and engaged community.

The Proposal is consistent with this Vision. Particularly, the Proposal encourages an active and engaged community-driven process to help consider the potential opportunities for the Property, which is generally considered a community gateway to the Sherwood Forest neighborhood.

The Proposal will help shape potential redevelopment opportunities with an emphasis on retaining the Property's existing open character, tree stands and views from adjacent streets. One key goal is to develop a set of updated Crossroads Subarea Element policies that may provide direction to potential development that enhances the existing assets while providing sensitive opportunities for superior "people places" and economic activities. The Proposal fits with the City's vision as a regional economic, environmental and urban design leader.

The Proposal is consistent with current Comprehensive Plan policies, including the following:

- LU Policy-9: Maintain compatible use and design with surrounding built environment when considering new development or redevelopment within an already developed area.
- LU Policy-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.
- LU Policy-12: Retain land availability for specific commercial uses which are important to the community.
- LU Policy-13: Reduce the regional consumption of underdeveloped land by facilitating redevelopment of existing developed land when appropriate.
- LU Policy-15: Encourage dedication of open space and preservation and restoration of trees and vegetation to perpetuate Bellevue's park-like setting and enhance the city's natural environment.
- LU Policy-36: Encourage continued development of office uses in designated districts.
- ED Policy-27: When a commercial revitalization effort involves significant changes to plans and regulations that may impact a residential neighborhood, develop strategies to avoid or minimize those impacts.
- UD Policy-18: Preserve significant trees and mature vegetation, with special consideration given to the protection of trees and associated undergrowth, specimen trees and evergreen trees.
- UD Policy-22: Foster and value private open space as a contribution to the visual character of the community.

City of Bellevue Comprehensive Plan Amendment Application Addendum

Crossroads Subarea Plan: Community Visioning for 156th Ave NE & NW 24th Street Gateway

January 31, 2014

- S-CR-4: Ensure that any development of remaining vacant land in Crossroads is compatible with surrounding uses.

As the City readily acknowledges, the Subarea Elements have not been updated for many years.

The Crossroads Subarea Element was last updated in 2007 with the Crossroads Center Plan. Even then, the Center Plan focused on the Crossroads Center as the Subarea's commercial "heart." This most recent update did not address the Sherwood Forest neighborhood policies. The policies specifically referencing the Property were last evaluated in 1988 with Resolution 5035. The adopted Crossroads Subarea Element is dated in relationship to the Property and the broader neighborhood.

Additionally, the current Crossroads Subarea Element contains policies that act as regulatory as opposed to the broad "policy level" guidance mandated by the Growth Management Act. *See* S-CR-62; 63; 66. The Proposal may lead to improved Comprehensive Plan consistency under the GMA.

The Crossroads Subarea's dated policies are even more significant in light of Sound Transit's Eastlink light-rail station to be constructed at Overlake Village Station (located off of 152nd Avenue NE). The Property is located approximately one-half mile from the future Overlake Village Station.

The Proposal supports the City's Comprehensive Plan vision and policies to encourage environmental stewardship, high quality "people places" and compatible redevelopment of existing land. The Proposal begins an inclusive dialogue regarding the community's vision for the Property.

Block 4a. *Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53). The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive Plan in the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met:*

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

The Proposal is a site-specific Comprehensive Plan amendment to the Crossroads Subarea Element. The Proposal is most appropriately addressed through the Comprehensive Plan update.

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 most recent amendment to the affected Comprehensive Plan Element occurred in 2007 with the Crossroads Center Plan amendment. As noted above, the City has ceased the practice of periodically updating the Subarea Elements. The Proposal complies with the three-year limitation.

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

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. As noted above, the City has ceased its policy of regular Subarea Element updates. The City Council has indicated that a future

City of Bellevue Comprehensive Plan Amendment Application Addendum

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evaluation of the City's Subarea Element review policy may be forthcoming after the 2014 Comprehensive Plan major update. However, the outcome of any future Subarea Element policy is unknown. Due to this uncertainty and the potential two plus year lag time to reinitiating programmatic Subarea Element review, the Proposal is most appropriate for the 2014 review cycle.

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

The Proposal presents a site-specific text amendment proposing an area-wide text amendment. The Proposal comports with the Growth Management Act mandate for annual review of the City's land use plan. RCW 36.70A.130. Staff recommendations for the 2014 Comprehensive Plan review work program include a proposed boundary adjustment to an adjacent property into the Crossroads Subarea. These related amendments will provide opportunities for staffing efficiencies.

E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "Significantly Changed Conditions"; and

While growth itself does not constitute a changed circumstance, the intensity and rate of growth or development can be a changed circumstance. The following factors are all considered when looking at the changed circumstances: the rate, timing, and pace of development and the length of time since the Subarea Plan Element was last reviewed, as well as the effect of the proposal on housing targets and buildable land capacity, and the effect on existing and planned infrastructure.

The Proposal addresses changed conditions within the surrounding area which will improve the Crossroads Subarea Element's effectiveness as an integrated, policy-level guidance document.

The Property is adjacent to a Subarea boundary with the immediately western Bel-Red Subarea on 156th Street. The City adopted the Bel-Red Subarea plan in 2009. The Bel-Red Plan emphasizes mixed-use, pedestrian friendly and transit-oriented development nodes in anticipation of the future light rail stations. Multiple mixed-use developments are complete or currently under construction in the Bel-Red Subarea immediately across 156th Street from the Property (e.g. Walgreens on NE 24th Street, Goodman Real Estate mixed-use development on the former Angelo's Nursery site).

Additionally, Sound Transit is planning significant infrastructure investment in the Eastlink light-rail station to be constructed at Overlake Village Station (located off of 152nd Avenue NE). The \$2.8 billion Eastlink light-rail project is targeted to be operational by 2023. The Property is located approximately one-half mile from the Overlake Village Station, which will be key transit connection.

The Crossroads Subarea text was last amended in 2007 with the Crossroads Center Plan. However, the Crossroads Center Plan did not address policies related to the Sherwood Forest neighborhood. Instead, the Property is governed by Subarea policies last evaluated in 1988 with Resolution 5035, including some policies that act more like regulatory standards. Over twenty-five years have passed since the last review of these applicable Subarea policies. This is inconsistent with the GMA and the City's Comprehensive Plan intent to provide broad statements of community goals and policies.

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Taken together, the pace of development within the vicinity of the Property, the pending \$2.8 billion Sound Transit infrastructure investments, including Overlake Village Station, and the twenty-five year period since the evaluation of applicable Crossroads Subarea policies constitutes significantly changed conditions that support the Proposal's community visioning process for the Property.

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

N/A.

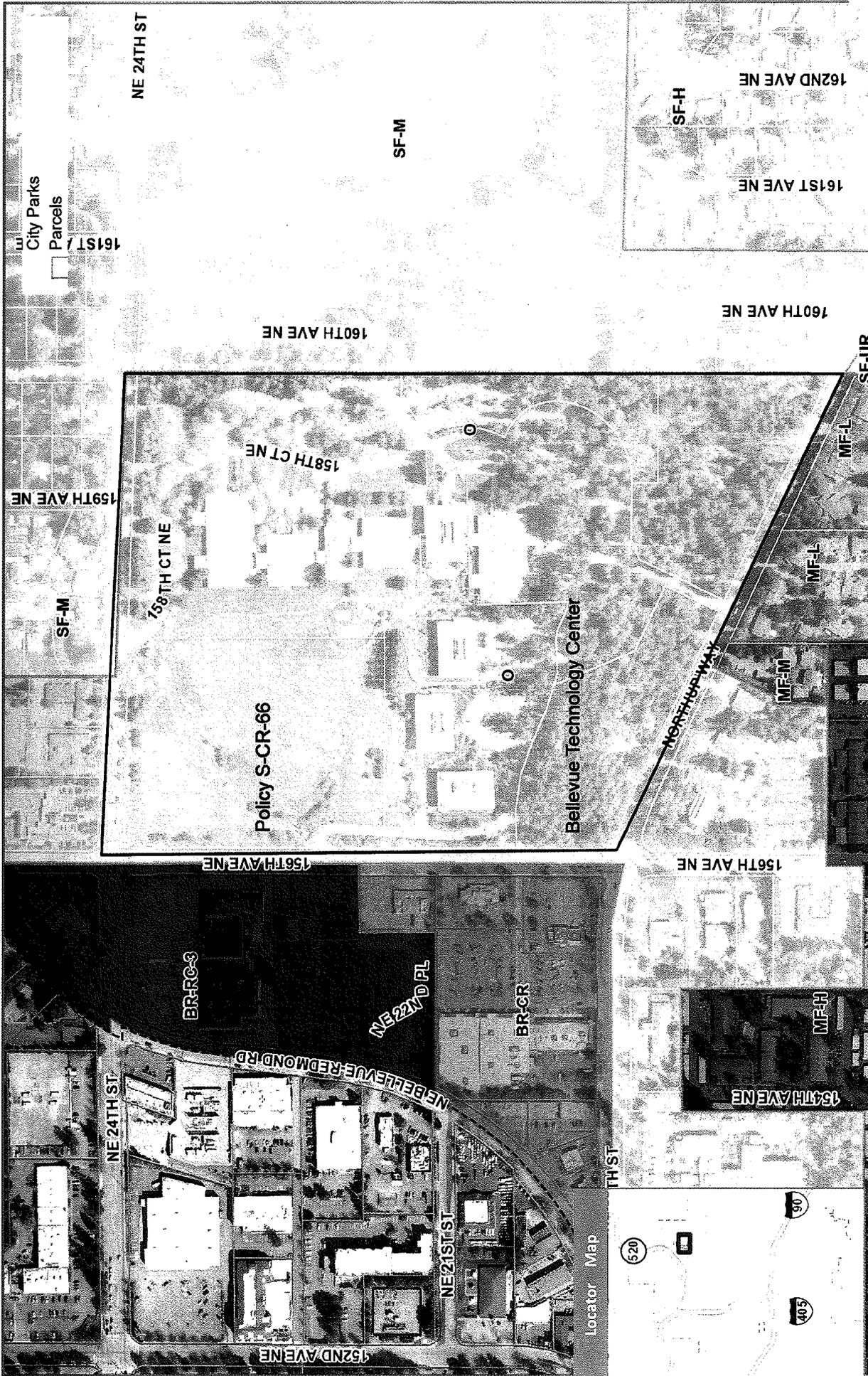
G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law,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

As a site-specific amendment, the Proposal is consistent with the Growth Management Act, particularly the Urban Growth, Reduce Sprawl, Economic Development, Open Space and Recreation, Property Rights, Environment and Public Participation planning goals.

The Proposal is also consistent with King County Countywide Planning Policies, including the Environment (EN-1), Development Patterns (DP-2, DP-5, DP-6) and Economy (DC-17) policies.

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

N/A.



Bellevue Technology Center



Matz, Nicholas

From: jehenry01@comcast.net
Sent: Tuesday, April 22, 2014 2:36 PM
To: Matz, Nicholas
Subject: Re: Land Use Proposal #14-123945AC

Mr. Matz -

As you know, I previously forwarded my brief comments of concern in regards to the above Land Use Proposal at the Bellevue Technology Center site. At this point, based on gaining further understanding of the proposal, via the web links that you forwarded (thank you) and in meeting with neighborhood leaders, I feel that I need to reiterate my concerns. I understand that the staff proposal is due to the Planning Commission later this week, and I would ask that you make my comments, along with those of all other concerned neighbors, available to all members of the staff who will be compiling the staff recommendation.

The Proposal: First, in reading the following from the March 12, 2014 Planning Commission notes (page 41), the applicant seems to be very vague in stating what they actually wish to do, but the statement "compatible with neighboring development" concerns me greatly. They have noted that they would also work with Sherwood Forest leaders, but everyone needs to understand that many, many residents in several neighborhoods (north of NE 24th, west of 160th Ave NE, and south of Northup Way) are impacted by any development that would potentially happen to this area.

Policy S-CR-XX:

Encourage potential uses and/ or development standards for the property east of 156 th Avenue NE between Northrup (sic) Way and NW (sic) 24th Street (commonly known as the Bellevue Technology Center, formerly the Unigard campus) that allow additional development on the property compatible with neighboring development, that address potential traffic congestion and the preservation of the Property's existing open character, tree stands and views through the site from adjacent streets.

The applicant's stated purpose is to "initiate a community outreach process to engage City and specifically Sherwood Forest stakeholders—including residents, employers, open space/parks advocates and local governments—in considering the Property's potential uses in a neighborhood-sensitive context with specific focus on enhancing the Property's existing open spaces, trees, vegetation and views."

I would suggest to the Council that the "neighboring development" is already putting the future livability of our neighborhoods under great stress. Any further development would simply become intolerable. For example:

Traffic congestion: For all of the individuals living in the noted adjacent neighborhoods, as well as those living further down Northup Way and NE 24th, we are already finding the congestion in this several block area (bounded by 164th Ave NE and 156th Ave NE, and NE 24th and Northup Way) very difficult, and creating concerns about safety. For anyone who has to turn left onto Northup Way during any busy traffic times, it is very difficult, time consuming, and frequently unsafe to do so. Parents trying to drop students at Interlake High School find that intersection so

difficult to navigate that they use our neighborhood (160th Ave NE and 161st Ave NE) as a cut-through to drop students at 'the path', creating even further congestion and safety issues in our neighborhood.

I have been told, although I have not verified the accuracy, that the current project under development at the former Angelo's Nursery site (bounded by 156th Ave NE and Bel-Red Road) will include 450 housing units and 600 parking spaces. Additionally, we have the impending Overlake Village project which will add countless more cars - and pedestrians - to this already saturated area. I cannot even begin to imagine what the impact of those two projects will mean for accessibility to all of our neighborhoods.

As such, I would suggest that any further development, beyond that already planned, would only lead to an intolerable situation.

City of Bellevue livability: I have owned my home at 1812 161st Ave NE for 21 years. Part of what drew me to Bellevue (from Seattle) was the urban living, the fact that Bellevue still had significant green spaces, and old growth trees. I chose my neighborhood in part due to the large open space / trees that are a part of the BTC (formerly Unigard) site. I have watched the Bellevue green spaces slowly erode over the past 21 years, and at an alarming rate in the past couple of years. The BTC site is one of the last open spaces of any size in this area. I implore the Council to not let that become jeopardized due to development wishes. We need trees as a buffer for sound and to assist with cleaning air pollution! The "mini trees" / decorative type put in by developers do not satisfy either of these needs. I have traveled to many cities and many countries, and I have witnessed firsthand those unfortunate - and highly polluted / noisy - areas where they did not take care in carefully preserving existing green spaces and mature trees.

While I understand that the current owners would like to re-visit the existing PUD, I would also note that they bought this property knowing full well that the PUD was in existence, and supported by the surrounding neighborhoods. It seems disingenuous to want to change it now. While everyone seems to indicate understanding of the importance of green spaces, it would appear that there is usually a belief that it should be in "someone else's" plan.

Someone said to me the other day "you can't stop progress" and I shuddered at that mindset. **Clearly, it would not be progress to take the livability and beauty of Bellevue further backward by allowing development on one our last existing open spaces.**

While we fully recognize that this property does not belong to the neighborhoods, it is most certainly an essential part of our neighborhoods. It creates a necessary sound barrier from the ever increasing traffic on 156th Ave NE, it provides trees for air quality and heat reduction, and it provides a momentary respite of openness and beauty for those driving / walking by. We have all appreciated that the property owners have allowed walkers to use the walking paths, one of the few areas in Northeast Bellevue where you can exercise walk without being on streets / sidewalks. I encourage our City Planners to continue to uphold the PUD which has long been recognized as essential to the neighborhoods of NE Bellevue, and which becomes increasingly more so with other development in the area.

Thank you for your consideration.

Janet Henry

From: NMatz@bellevuewa.gov
To: jehenry01@comcast.net
Sent: Monday, March 24, 2014 3:26:15 PM
Subject: RE: Land Use Proposal #14-123945AC

Ms. Henry-

This is an application by the owners of this property to amend the Comprehensive Plan policy that applies to it in the Crossroads Subarea Plan. Here is a link to the Weekly Permit Bulletin documenting the application http://www.bellevuewa.gov/weekly_permit_bulletin.htm.

Here is a description of the proposal from the March 12, 2014 Planning Commission Study Session <http://www.bellevuewa.gov/planning-commission-agendas-2014.htm> (the Bellevue Technology Center materials start on p. 41 of 90 pages of the March 12 Packet Materials link, using Acrobat Reader).

I will add your email address to the parties of record for this application 14-123945 AC. You will hear about additional study sessions and receive details about the upcoming proposed public hearing on May 14, 2014.

Please let me know how I can provide additional information.

Nicholas Matz AICP
Senior Planner
425 452-5371



One City

Committed to Excellence

From: jehenry01@comcast.net [mailto:jehenry01@comcast.net]
Sent: Saturday, March 22, 2014 12:24 PM
To: Matz, Nicholas
Subject: Land Use Proposal #14-123945AC

Mr. Matz -

I would like to comment on the proposal for further development of the above referenced property (formerly known as the Unigard property). Please add me as a party of record to this action, so that I may receive updates and any information pertaining to this proposal.

For the past 21 years, I have lived in the neighborhood immediately adjacent to the east (at 1812 161st Ave NE). I know that this property has been under discussion for further development on other occasions, and it is my understanding that a number of years ago, after working with the surrounding neighborhoods, the city put a policy in place to prevent this.

I am extremely concerned about the loss of further green areas in our city. On a regular basis, we see huge areas of trees / greenery removed for development, and as a resident, I am concerned about what this does to the quality of life in our city. In the instance of the property under discussion, these trees and green area provide an important break between our residential area and the very busy roadway and commercial businesses of 156th Avenue. Allowing removal of any more

of these trees would have a significant detrimental impact to the quality of life in our neighborhood, and the surrounding neighborhoods, as well as on property values.

Additionally, I'm sure that city planners are aware of the traffic congestion which has continued to increase in this area. With the current development projects underway (at the former Group Health property, and the former Angelo's nursery property on 156th), this traffic will only continue to become more congested. Additional residents and/or workers at the Unigard property would only add to the issue.

I do understand the nature of on-going development and the need to balance that with neighborhoods. My fear is that Bellevue will lose much of its most desirable qualities, if we allow continuing development without regard to preservation of natural green spaces. In the case of this property in my neighborhood, that loss would be untenable and I must strenuously protest any action to do such.

Please advise me what further actions I can take to help ensure we preserve this space.

Thank you.

Janet Henry
jeHenry01@comcast.net
1812 161st Ave NE
Bellevue, WA 98008
425.643.3597

Matz, Nicholas

From: Levian Graham Brink <levianb@aol.com>
Sent: Tuesday, April 22, 2014 4:08 AM
To: Matz, Nicholas
Subject: Letter re Project #14-123945AC
Attachments: brink.Project 14-123945AC.pdf

Dear Mr. Matz-

Please see my attached letter for your consideration as you make a recommendation to the Planning Commission on Project #14-123945AC on the Bellevue Technology Center Site.

I would also ask to be made a "Party of Record" re this project. Please send emails to: LevianB@aol.com.

Thank you so much.

Kindest Regards-
Levian Brink
425-941-2937

April 19, 2014

Re: Project #14-123945AC

Dear Mr. Matz and Staff,

I am writing to encourage you and your staff to formally recommend to the Bellevue Planning Commission that they REJECT the proposed amendment for Policy S-CR-66 at the Bellevue Technology Center (BTC) property. The change in wording is vague and would most surely leave the door open to additional development in the future. More development at that site is something that I am opposed to, along with a majority of our immediate neighborhood. I am not anti-development. I get excited when I see the long term plans for our city. I love the city of Bellevue and all that it has to offer. However, growth should be planned responsibly and with all factors considered, so I hope that our representatives at the City take seriously their sworn duty to consider the interests and desires of the residents whom they represent.

First and foremost, we are concerned about the traffic problems that already exist in our area. During rush hour, school hours, and even lunch time, it takes entirely too long to get out of our neighborhood and head east beyond any of the 148th Street intersections. When I see the proposed future plans for the Bel-Red corridor, I shudder to think how much worse the traffic will get if the planning is not carefully controlled and mitigated. Thankfully, the area of development stops at the western side of 156th and we would like to keep it that way. To do otherwise would destroy the buffer that the BTC property offers between the residential community of Northeast Bellevue and our ever growing city.

However, I am sure you will hear the traffic argument many times over, so instead I wanted to focus my remarks on a more subtle but equally important reason to reject the proposed amendment. It is for what you discussed as 'Community Health' with Ms. Anne Bilké at your 3/12/14 Planning Commission meeting, and what I will call 'Personal Health' for the intents of this letter.

We moved into our home on 161st Ave. NE (just south of Interlake) in June 2003 when my children were ages 8 and 12. A couple of years later a family moved into one of the homes whose backyard bordered the wooded area of then Unigard. We became instant friends and spent countless hours at their home and in the backyard. The forest was a magical, giant kingdom for the young children and it grew into a quiet, peaceful haven for some in their teens. Over all those years, my son kept a nature journal marking down his discoveries and observations of the flora and fauna throughout the changes of the seasons. He observed some interesting wildlife like Barred owls, coyotes, deer, and Aplodontias, a unique rodent and the only species in their family. He was a Botany enthusiast and identified and noted all sorts of native and unique plants growing in the woods. So many times I said a prayer of gratitude that my son had a safe and calming place to wander, to find solace and peace, as well as to explore his curiosity and grow in his knowledge and appreciation of the natural world. I have often wondered if he will pursue a field of study that channels that passion of his and if he will look back at his time in those woods as the beginning of that journey.

For many, a 'Community Health' rationale is theoretical, but for our family, it's reality. I love to think that current and future generations will have that same privilege. There is plenty of development in Bellevue, but less and less natural and open space; therefore, we need to take care to preserve what we do have. In Richard Louv's insightful and timely book, *Last Child in the Woods*, he says, "Prize the natural spaces and shorelines most of all, because once they're gone, with rare exceptions they're gone forever. In our bones we need the natural curves of hills, the scent of chapparal, the whisper of pines, the possibility of wildness. We require these patches of nature for our mental health and our spiritual resilience." So in closing, I want respectfully implore you to vote to preserve the natural habitat at the BTC property by rejecting the proposed amendment, thus encouraging the mental, physical and emotional health of our community.

Thank you for your consideration-

Levian Graham Brink

Levian Graham Brink | 1913 161st Ave. NE | Bellewood East No. 6 neighborhood

Matz, Nicholas

From: Janet Castaneda <castaneda.janet@gmail.com>
Sent: Monday, April 21, 2014 11:24 PM
To: Matz, Nicholas
Subject: Project #14-123945AC - Bellevue Technology Center

Hello Mr. Matz,

I'm writing regarding the land usage proposal for the area around Bellevue Technology Center (Project #14-123945AC). I'm a resident of Sherwood Forest and it is impossible to pass the opportunity to express my opinion about this new project proposal that will definitively impact our way of living, our community, our city and our environment.

My family moved to Sherwood Forest a couple years ago, when the time came to decide on the place to live for the long run and set roots my husband and I had no reservations moving to this neighborhood.

We are a young couple that could go for the option of living in a new development or a place somewhere in downtown but we strongly believe one of the most important assets of Sherwood Forest is the appreciation our community has for maintaining and protecting our trees and green areas and we couldn't find those values in any other place.

We all have big trees in our properties and the responsibilities that come attached to them, cleaning the roof in the windy season, maintaining clean streets, etc. but we all do it and we love it because we believe is a privilege to be in the city but still live in harmony with our environment.

The proposal puts at high risks this picture of a perfect place to live, a place where we can teach our kids that is still possible to find balance and respect and value nature.

I consider the Bellevue Technology Center to be an Eden within the city. It is true this is an office space but they take such good care of the land. The big trees that surround the property are invaluable to our city not to mention how hard it is to find a place with open hills like the ones this property has. We were for the longest time trusting this place was safe by the agreement the city made years ago about not developing any further this area. It is hard to believe things can change and we can lose this place as well.

We have some many projects going on in nearby streets that I find it hard to believe this property can become one more place where we prefer profitability over the sustainability. It was devastating to see the Group Health area become a clear space ready to host an apartment complex and office space. I really want you to consider if this is the future you want for the BTC area, not to mention all the issues that come with it: traffic, safety and nearby schools overpopulation. Please remember 156th and 24th street are narrow streets that connect most of the northeast community and taking on more traffic and noise will have a severe impact in our neighborhood.

I encourage you to maintain this property as is and vote for this place to remain and open space where we all can continue appreciating the beauty of nature for generations to come.

Please make me a party of records to receive future updates and notices regarding this project.

Sincerely,

Janet Castaneda

2447 161st Ave NE

Bellevue, WA 98008

Matz, Nicholas

From: Laurey Berteig <laureyb@westminster.org>
Sent: Monday, April 21, 2014 10:08 PM
To: Matz, Nicholas
Subject: Bellevue Technical Center Proposed #14-123945AC

Dear Sir,

My wife and I have lived in the Sherwood Forest area for the past 14 years and have enjoyed the community very much. I work as a pastor at Westminster Chapel on NE. 24th Street and drive the corridor 5 or 6 times a day from early morning to late at night. I am deeply concerned about the traffic congestion that has taken a dramatic shift in the last 3 years. I am concerned that the city planning department cannot be aware of just how serious a problem this has become. In addition to the volume of cars lining up from Bel Red Road to access Interlake High School and Sherwood Forest Elementary on NE 24th street (especially around 7AM – 8 AM), the city planners have also approved 2 Private Schools and a Day Care Center all with VERY POOR ingress and egress. The 2 private schools have long line ups of cars waiting to get back onto NE 24th street after dropping of their children. Parents continue to take huge and careless risks by pulling out in front of oncoming traffic endangering themselves and other motorists because they are so frustrated with the long waits. I have seen numbers of close calls at the Day Care Center because of parents turning from NE 24th Street onto 160th Ave. and then stopping in the middle of the street with cars backed up onto NE 24th Street. Cars are waiting to pull into the Day Care Center while other parents with children are walking out between parked cars and crossing 160th Ave., while other motorists are trying to wind their way through the maze of stopped cars in an already narrow street and almost hitting children!!!

Now we hear that the city planners are about to approve more residential development on the Bellevue Technology Center. Really? The Crossroads area between 164th and 156th is an already high density area that has created a great deal of congestion. There is an assisted living complex on the corner of NE 24th and 156th Ave. where drivers are trying to access the driveways. We now have an extremely popular strip mall on NE 24th and 156th with the addition of Walgren's and Trader Joe's. Once again, traffic is greatly impacted trying to access to NE 24th. The street lights between Bel Red Road and 156th are very close together and it can take 20 minutes and many light changes to get through 148th, Bel Red Road and 156th on NE 24th during "rush hour" commutes. There is another residential building under construction where the nursery used to be located.

We respectfully ask the planning commission to reconsider such a decision as this may have a negative impact on the community and result in undue hardship for the surrounding residential areas.

Also, at present there is very little open space or parks in this immediate area. The green space (in the formerly Unigard area) is the one open space where dog owners and other adults can walk the paths and get away from crowded sidewalks.

Yours sincerely,

Laurence Berteig
2892 160th Place NE
Bellevue, WA. 98008

Matz, Nicholas

From: Jered Aasheim <jereda@icloud.com>
Sent: Monday, April 21, 2014 9:53 PM
To: Matz, Nicholas
Subject: Project #14-123945AC

Mr. Matz,

I am a homeowner in the Park Place neighborhood adjoining the Bellevue Technology Center (BTC) property that is requesting an amendment for future building development. I would like to share a few concerns that I have as a homeowner adjacent to the property:

- ***Increased Traffic*** - as a resident for the last 8 years, I have steadily seen the traffic on NE 20th increase and am concerned that further developments here will only worsen the problem. The AM/PM peak hours are particularly concerning.
- ***Increased Noise*** - related to traffic, the road noise behind my home has steadily increased due to traffic and I am concerned this will only grow with future developments.
- ***Loss of Green Belt*** - my home backs up to the tree stands on the east side of the BTC property which was one of the major reasons that I purchased this home. I am concerned that allowing development on this part of the property will eliminate this buffer from urban noise.

Thank you for considering this feedback in your upcoming recommendation to the Planning Commission on the proposed Comprehensive Plan Amendment.

Sincerely,

Jered & Shannon Aasheim
1827 160th Ave NE
Bellevue, WA 98008

Matz, Nicholas

From: Russell Paravecchio <dr.r.paravecchio@comcast.net>
Sent: Monday, April 21, 2014 7:01 PM
To: Matz, Nicholas; PlanningCommission
Cc: Sherwood Forest CC; Mike & Masami Koenig; kslt51@comcast.net; Vicki net>
Subject: Bellevue Technology Center-Project #14-123945AC

Dear Nicholas Matz

As a Belmore addition resident of Sherwood Forest just across NE 24th from the site of reference, I can literally see the green grass of that site from my back deck. That kind of observation was obviously just part of the reason, but unquestionably a considerable reason why I chose to build my home in this neighborhood i.e. the unencumbered openness and general "green" feel available in an area which additionally bears the other attributes of the location. I felt that both the commitments to a responsible and respectful approach to nature by northwesterners and the laws they promulgated to protect not only our natural environment but our personal environment, i.e. our neighborhoods and our way of life would serve a major life investment like building a home here in good stead.

The good news is that the current rules and regulations have properly proven -even in the face of challenge- that these current rules are defensible and enforceable as an appropriate mandate of the will of the people. They are tried, tested, proven and I might emphasize, correct in their protection of our homes as major life investments as well as to our inalienable rights to our quality of life.

The bad news is that when a large and financially powerful organization feels hindered by a community which has historically protected these rules of community respect and preservation of the integrity and livability of neighborhoods, they will self-servingly set out to simply change or do away with the established rules. This is likely one of those occasions.

I implore you to not let that happen. Please correctly continue the time, tested, and proven mandate to preserve the integrity of our neighborhood, the existing buffer zone, green space, and environment.

Further consider the safety issues as they impact the school next to it.

Lastly dare we consider the traffic impact? My neighbors and I travel home every night through the NE 24th/156th NE intersection and anyone who does can't help understand that it it would be an irresponsibility of tantamount proportions to knowingly allow any further impact upon that intersection. Here's yet another part of this picture where responsible land use must act decisively and consistently with the mandates which historically have been enacted and repeatedly been reinforced into precedent to protect these interests.

Planners allowed a new Walgreen's and Trader Joe's to move into its current site with its significant impact on traffic. It also appears that a new AT&T store and another business or two are similarly opening in that complex. In addition to that, however, a new 450 unit complex is being erected just behind them in an area which heretofore generated little or no traffic. Thus we haven't yet seen the additional impact of all of that on the same set of already hideously impacted intersections and now we are being asked to entertain a rule change to enable another gigantic impact. Are there any environmental impact statements which are required to address traffic issues? Are they verified as to actually having credible information and are the results taken into account? Even if allowing the 450 unit complex to proceed in the face of all this was simply a mistake, we can not afford any more mistakes of any magnitude let alone that magnitude in that area. Allowing Project #14-123945AC to proceed would indeed be such a mistake.

I apologize if this letter in any way appears to imply any negativity to you personally. It certainly is not intended to do so. I have every reason to suspect that you are one of our most valuable allies and defenders of the current regulations to respect and preserve our community interests. After all, our planers have historically rebuked such proposals before. It's just difficult, however, to merely even list the negative impacts our community has suffered and the incongruity of philosophy these impacts represent without somehow seeming negative in other regards.

Ultimately, I respectfully request, however, that if you have the ability to summarily dismiss any such rule change proposal as a restatement of the many already considered and denied before it without the community having to go to the effort to defeat it, please do so. If not please continue the good work shown by the PUD's precedent in denying various applications for amendments to the PUD requesting additional development on that site historically from 1973 to 1998 and

accept this letter as evidentiary fodder which your commission can use to similarly deny this proposal within the process required.

Thank you for your time and consideration.

Sincerely,

Russell Paravecchio, MS, DMD, FADSA
Diplomate, National Board of Anesthesiology
2495 158th Pl NE
Bellevue, Wa 98008

Matz, Nicholas

From: sumir@comcast.net
Sent: Monday, April 21, 2014 4:05 PM
To: Matz, Nicholas
Subject: Bellevue Technical Center

Dear Mr Matz,

My name is Rose Reid and I have lived in Sherwood Forest for 39 years and have seen many changes within our neighborhood and the properties surrounding our community. Some of the changes have been positive but in more recent years the rapid growth surrounding our community have not been as positive. With the construction currently be done on 156th, I am very concerned about the quality of life for out community and moreso the environmental in pact this growth will have on traffic. The infrastructure will not changed, resulting in increased traffic which is already BAD. It seems developers are quick to construct placing the cart before the horse.

I am writing regarding The Bellevue Technical Center Project #14-123945AC. It is unclear what future development on this site will be but surely it will only add to our current and soon to be increased traffic congestion along NE 24th & 156th. I hope the City of Bellevue will curtail any further development on this piece of property to save our city from more environmental issues than we already have to deal with.

Respectfully submitted,

Rose Reid
Longtime Resident of Sherwood Forest
Concerned Citizen

Matz, Nicholas

From: Diane Parry <dianeparry@frontier.com>
Sent: Monday, April 21, 2014 3:55 PM
To: Matz, Nicholas
Subject: Bellevue Technology Center, Project #14-123945-AC

To: Nicholas Matz, Bellevue City Staff dated 4/21/2014

Subject: Bellevue Technology Center – Proposed Land Use Action

Ref: Project # 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE

We wish to object to the Bellevue Technology application to change the current status of the property (PUD).

WHY? As a resident of Sherwood Forest Neighborhood since 1979, we have witnessed increased traffic and noise pollution. Because of the traffic congestion on NE 24th throughout the day, cars are detouring through our neighborhood to avoid backups on NE 24th. Not only do they drive through but some do not adhere to safe speeds, putting our neighbors and students from Interlake and Sherwood Forest schools, which walk the streets, at risk. Trying to exit our neighborhood is more challenging as well.

We are already faced with dense development of properties surrounding us, i.e. the Angelo's and Group Health properties.

Please protect Sherwood Forest and our neighbors on the south of Bellevue Technology Center from encroaching development and continue to give us room to "breath" and enjoy the natural habitat that has been part of this land for many decades.

We invite you to visit the area and our neighborhood to witness to the negative impacts that are already in play and reject Bellevue Technology's application.

The bottom line is – what is the point of an agreed upon and signed Planned Urban Development if it can be made null and void?

Thank you.

Robert and Diane Parry

16223 NE 26th Street

Bellevue, WA 98008

Matz, Nicholas

From: Wes <w_ono@hotmail.com>
Sent: Monday, April 21, 2014 3:52 PM
To: Matz, Nicholas
Cc: Wes
Subject: Bellevue Technology Center - Project #14-123945AC

Dear Mr. Matz,

I understand that there is a proposed change to the land use for the Bellevue Technology Center (formerly Unigard) property. I am opposed to increased development on the property.

I have lived in the Sherwood Forest area since 1985, and have personally experienced the stresses caused by development in the northeast Bellevue area. Of particular note is the increased congestion on the neighborhood streets, including 156th NE, 164th NE, Bel-Red, NE 30th, NE 24th and NE 20th (Northup Way). The proposal would allow development that would generate additional traffic on these already congested streets.

Also, northeast Bellevue has little in the way of open space, and the proposal would sacrifice a significant portion of the little open space that remains. Additional development on the property would also reduce the existing buffer between the nearby neighborhoods and the increasingly developed Overlake area.

Many years ago a Planned Unit Development (PUD) was put into place to limit the development of the property. There has been additional building on the site, but my understanding is that the development is all within the terms of the PUD. I see no reason to alter the PUD at this time.

I would like to be added as a party of record for this project so that I can remain informed on the steps in this process.

Sincerely yours,

Wes Ono
16060 NE 28th Street
Bellevue, WA 98008
w_ono@hotmail.com

Matz, Nicholas

From: Richard Tanaka <rickandgeri@msn.com>
Sent: Monday, April 21, 2014 3:28 PM
To: Matz, Nicholas
Cc: Richard Tanaka
Subject: Project #14-123945AC

Dear Mr. Matz,

My family and I live at 2436 161st Avenue NE, in Sherwood Forest, Bellevue. We have lived here for over forty years. During this time I have watched with great pride as the neighborhood grew and progressed. I marvel at the good fortune I had to invest in a home here, to raise my family here, and to retire here.

But good fortune does not come without hard work and investments in the future. You can see this reflected in the homes, the schools, and the roads throughout Sherwood Forest and the adjoining neighborhoods. Perhaps one of the most important of these investments in the future was preserving the natural green belt along 156th Avenue NE between 24th Street and Northrup way, the old Unigard site. This green belt provides a natural divide, separating the homes, schools and traffic of the neighborhoods from the commercial development to the west of 156th Avenue NE.

And I emphasize the above phrase "investments in the future." Investments in the neighborhoods are ultimately investments in the people, the families, the parents that will retire in their homes, and the children they will raise. They are investments whose returns are measured by the improvements and progress in the quality of life of the people. These returns cannot be measured in dollars and cents.

Corporations and businesses measure progress by bigger revenues and higher profits. For them, "investments in the future" are to achieve more revenues and more profits. For them, "cash is king."

Will we continue to invest in the improvements and progress in the quality of life of the people by preserving the natural boundary provided by the green belt along 156th Avenue NE? Will we heed the foresight and wisdom of those who worked so hard before us to preserve this natural boundary between the neighborhoods and the commercialization to the west. I say yes!

Please join me.

Thank you.

Sent from my iPad

Matz, Nicholas

From: Toney, Gayle <Gayle.Toney@AviationCapital.com>
Sent: Monday, April 21, 2014 2:08 PM
To: Matz, Nicholas
Subject: Bellevue Technology Center/Project 14-123945AC
Attachments: City of Bellevue-14-123945AC.pdf

Dear Mr. Matz,

Attached please find a letter providing comments to the proposed Comprehensive Plan Amendment for the Bellevue Technology Center (Project 14-123945AC).

As a long time Bellevue resident, I have witnessed the transformation of our city from a quiet suburb of Seattle with easy access to freeways, schools and services to a city that is becoming saturated with decreased livability as a consequence. Northeast Bellevue, in and around the Crossroads area, has become mired with traffic issues and which will continue to worsen as more development is completed. Getting to and from our homes, schools, sporting and other activities for our children and even the simplest things such as a trip to the grocery store have all been greatly impacted by the ever increasing traffic volumes in the area. Getting to I-90 from the Crossroads/Overlake areas can take as long as a trip to Seattle itself. The very things that attracted us to Bellevue are the things we see slipping away.

I urge the City's Planning Department Staff to recommend to the Planning Commission that the proposed CPA for the Bellevue Technology Center be denied in order to avoid further traffic issues, to preserve open spaces for quality of life and environmental issues, and to preserve the quality of life for homeowners and residents east of 156th Avenue N.E.

Please include the attached letter in the Planning Commissions record for the upcoming May 14th hearing. I plan to mail hard copies as well.

Thank you.

Kind regards,
Gayle Toney

The information in this e-mail and any attachments are for the sole use of the intended recipient and may contain privileged or confidential information. Delivery to other than the intended recipient shall not be deemed to waive any privilege. Any unauthorized use, disclosure, copying or distribution of this message or attachment is strictly prohibited. If you believe that you have received this e-mail in error, please contact the sender immediately and delete the e-mail and all of its attachments.

April 21, 2014

City of Bellevue Planning Commission
Planning & Community Development
P.O. Box 90012
450 110th Ave. NE
Bellevue, WA 98009

Re: Bellevue Technology Center Project No. 14-123945 AC

Ladies and Gentlemen:

I am the owner of Lot 6 of the Park Place Subdivision, located at 1910 160th Avenue N.E. in Bellevue. I have lived at this address since 1998 and previous to that resided at 1812 161st Avenue N.E. My property faces the east side of the Bellevue Technical Center ("BTC") site and has views of mature fir trees and other vegetation on the BTC property.

I am writing in opposition of the proposed Comprehensive Plan Amendment to policy S-CR-66.

For many years the City of Bellevue (the "City") has recognized the need to preserve the trees and open spaces on the BTC site and to provide a much needed buffer between homes in east Bellevue and the businesses and the increasingly intolerable traffic in the Crossroads and Overlake areas. This site is a treasure in a city that has lost way too much of its natural canopy, beauty and open spaces to development.

Traffic Concerns: If further development of the BTC is permitted, traffic, which is already extremely heavy in the area will become increasingly challenging to navigate. The traffic congestion in Northeast Bellevue has made ingress and egress to our neighborhoods progressively difficult and dangerous, particularly during the AM/PM peak hours. The 4 mile commute from my office in downtown Bellevue to my home averages 30 or more minutes. Northup Way, N.E. 24th Street and 156th Avenue N.E. are already exceedingly congested and do not have the capacity to handle higher traffic volumes. We have yet to experience the impact of the current and planned development in the Crossroads and Overlake areas.

The City's own website provides the following information: *"The transportation Department's Neighborhood Traffic Safety Services (NTSS): group manages the impact that vehicles, both moving and parked, have on Bellevue neighborhoods. Traffic and parking conditions on residential streets can greatly affect neighborhood livability. When problems become a daily occurrence, our sense of community and personal well-being is compromised. When streets are safe and pleasant, our quality of life is enhanced. Our goals include creating a safer roadway environment for all users, enhancing neighborhood livability, and engaging the community to become active participants in the traffic safety process."*

Sadly, our streets don't feel safe, particularly for pedestrians trying to cross the street at intersections such as 24th / 156th, or for those of us who must turn left onto busy streets such as Northup Way during morning and evening rush times. The livability of our neighborhoods has been greatly compromised by traffic which the area's infrastructure is not equipped to handle. More development of the BTC site would only further diminish livability in the area.

Open/Green Spaces: Northeast Bellevue has very limited open spaces and parks. It is essential to preserve the few spaces that are left for future generations. We need places that are easily accessible and safe.

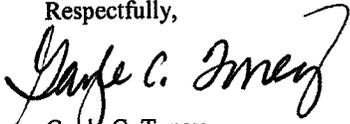
Impact on Schools: Access to the neighborhood schools (Sherwood Forest Elementary, Highland Middle School and Interlake High School) is already extremely challenging. Added developments in the area will put a huge strain

on schools that are already at capacity. Our neighborhoods are being used as cut-throughs for Interlake traffic and this problem will worsen with increased traffic in the area.

Environmental Concerns: Development and the addition of more impervious surfaces create surface water impacts on surrounding areas. The BTC site provides an urban haven for wildlife including raccoons, rabbits, Aplodontia (mountain beavers), frogs, many species of birds including owls, hawks, water fowl, stellar jays and eagles—coyotes and deer have also been seen on the site. The tree canopy provided by the large stand of fir trees provides reduction of glare/heat to our neighborhoods, particularly during the evening hours when the sun is descending. The trees provide an essential filter for the pollution created by the increasing traffic congestion in the area.

I encourage City planners to uphold the PUD on the BTC site and to preserve the trees and open spaces, now and for future generations. I also encourage the City to promote **redevelopment** of existing spaces that are underutilized because of their age or design. There are "space for lease" signs on nearly every office building along Bel-Red Road and in other sectors of the City. Let's incentivize developers to rejuvenate and redevelop rather than sacrificing every parcel of land and diminishing the City's livability. As folk singer Joni Mitchell sang in her song "Big Yellow Taxi" in the early 70's: "*Don't it always seem to go, that you don't know what you've got 'til it's gone...they paved paradise and put up a parking lot*". I hope that the Planning Commission and City Council will recognize the importance of this site to the community and deny the application for a Comprehensive Plan Amendment for policy S-CR-66.

Respectfully,



Gayle C. Toney

Matz, Nicholas

From: Emmanuel Solis <emsolis@live.com>
Sent: Monday, April 21, 2014 12:29 PM
To: Matz, Nicholas
Subject: Comments on Bellevue Technology Center-Project #14-123945AC

Dear Mr. Matz,

As a resident of Interlake area I would like to make my voice heard regarding the proposed land use 14-123945-AC for the Bellevue Technology Center (formerly known as Unigard).

I'm deeply concerned with the way in which our area is being over-developed and how impervious the planning commission has been to the voice of the local residents whose livelihood is being impacted by the reduction of open green spaces in our community.

The Bellevue Technology Center is the last green space left in our community, it is the last buffer zone between a well establish residential community and the commercial development west of 156th Ave NE.

In the last years the city has approved, and development has started for almost 2,000 new residential until on 156th Ave NE (Overlake Village and GRE Real State) which will have a massive negative impact on traffic, schools and environment.

The already extremely congested corner of N.E. 24th Street and 156th Avenue N.E. which is essentially the only entry or outlet to our community will now be forced to support even more traffic from/to Microsoft and other employers and the SR520 highway.

The very challenging access to the neighborhood schools (Sherwood Forest Elementary, Highland Middle School and Interlake High School) will only become worse as the addition of 2,000 more families will strain our public school even more.

Our community has already lost hundreds of trees and acres of green space to new development and the Bellevue Technology Center tree canopy and meadow are an extremely important filter for the pollution created by the increasing traffic congestion in the area in addition to be an outdoor space for the community.

For the sake of current communities and health of the city please please put a cap on the amount of development that this section can withstand. I know I speak for many others in our community when I recommend that the proposal to expand development on this site and change policy S-CR-66 be denied.

Thank you very much for your consideration

Emmanuel Solis

Sherwood Forest resident

Matz, Nicholas

From: Darlene Truong <dartruong@gmail.com>
Sent: Monday, April 21, 2014 11:55 AM
To: Matz, Nicholas
Subject: Project #14-123945-AC, Bellevue Technology Center 2010 156th Ave NE

Dear Mr. Matz,

I hope this email finds you well. It has come to my attention that there is a proposed development in the Bellevue Technology Center. My family and I live in in the adjoining neighborhood of Sherwood Forest and are deeply concerned about the impacts of this possible building development.

Many of the northeast Bellevue residents are specifically concerned about the increase in traffic volume this development would bring and I completely echo their sentiments. Traffic during peak times, particularly when my husband and I are commuting home, are very congested already. Adding more development would make a traffic situation that is already bad, even worse for residents.

One of the things I love about living in my neighborhood is that we have a great community. We have with all the nearby schools, meadow, and surrounding trees. I enjoy seeing families go for strolls and play with their dogs in the open green space as well as sliding down the hill in the meadow when it snows. It would be an extreme disappointment to lose the sense of community we have if the development were to occur.

My family and I hope that you will recognize the impact of what this new development will bring and I sincerely hope that this space will remain open for the residents and families to enjoy. Thank you for taking the time to read this email and to consider these concerns.

Sincerely,

Darlene Truong, MSW

2605 162nd Ave NE

Bellevue, WA 98008

Matz, Nicholas

From: Hadden Hoppert <hhoppert@gmail.com>
Sent: Monday, April 21, 2014 11:51 AM
To: Matz, Nicholas
Subject: Re: project 14-123945AC (unigard property)

Thank you. I will do my best to be there and speak my piece. In case it isn't clear, I am concerned about the loss of natural habitat, the potential loss of a "buffer" zone from the current big boom development, and the increased traffic (in neighborhoods that are already bad and getting worse).

Do you have any other suggestion besides showing up at the meeting that you think will affect the outcome?

On Mon, Apr 21, 2014 at 8:54 AM, <NMatz@bellevuewa.gov> wrote:

Mr. Hoppert-

Yes. The May 14th meeting of the Planning Commission will include the Threshold Review public hearing on both annual CPAs this year (Mountvue Place and Bellevue Technology Center).

Nicholas Matz AICP

Senior Planner

425 452-5371



From: Hadden Hoppert [mailto:hhoppert@gmail.com]
Sent: Friday, April 18, 2014 4:46 PM

To: Matz, Nicholas
Subject: Re: project 14-123945AC (unigard property)

Matz, Nicholas

From: Tess McMillan <tessmcm@gmail.com>
Sent: Monday, April 21, 2014 11:27 AM
To: Matz, Nicholas
Cc: PlanningCommission
Subject: Comments regarding Bellevue Technology Center Proposal #14-123945-AC

Dear Mr. Matz,

I am writing to oppose the above proposal.

My background: I live in Sherwood Forest, on NE 28th Street near 164th Ave NE. I have been in this area since 1995 and purchased my current home in 2001. My property is a third of an acre, which I landscaped and planted with my own hands to be a Certified Backyard Wildlife Sanctuary. The nearly 100 trees and shrubs and countless woody and herbaceous plants give refuge to rufous and annas hummingbird, mountain chickadee, black-capped chickadee, red-shafted flicker, downy flicker, nuthatch, wren, bush tit, american robin, thrush, rufous towhee, barred owl, stellar's jay, banded pigeon, dark-eyed junco, song sparrow, red-tailed hawk, sharp-shinned hawk, rabbit, gray squirrel, and townsend's chipmunk, to name a few.

Since I bought my house, this neighborhood has undergone tremendous negative change with a heavy impact on tranquility, wildlife, pedestrian safety, and clean air. In describing the impacts, I don't even know where to start.

We now have 24/7 noise from the 520 freeway, there is 24 hour noise from construction all around us, I am forced to smell and hear car washes that operate at all hours of the day and night, we have lost tree canopy and noise buffer from the Microsoft campus, and we will be losing many more trees when the Group Health plan goes through. There is now so much pollution in my neighborhood that even though all my windows are covered with storm windows, I have black soot that I have to wipe off my windowsills every week. Some hours of the day, I can't sit in my backyard because of the noise from the freeway. When I leave my neighborhood, at least twice a month I am nearly involved in a car accident due to the increased number of drivers from the high school parking lot being in such a hurry that they drive across traffic.

The permit application: I have read the permit application notice for the Bellevue Technology Center many times in the past week and been baffled by the language, so I had to have it explained to me. It is my opinion that any kind of application that is this vague and this broad and over-reaching necessarily has a nefarious aim. I urge you to reject the application. Here are only a couple of my many reasons:

We are losing our parks and green spaces and buffers to development.

This part of Bellevue has become almost an orphan with plans by Redmond for multistorey high-occupancy buildings. We lost Angelos -- which as a nursery provided at least a respite for some birds and small wildlife and instead are gaining a hugely-dense development there. The Unigard campus (and I prefer to call it Unigard Campus and not Bellevue Technology Center -- as many of the clients in the center offer low-paid, contract jobs without benefits that cater to companies outsourcing for cheap H1B labor and I reject this model on principle) was and is our only real park-like buffer. The city seems to ignore the fact that we live here and just builds to suit commercial interests. I have been told the city promised us it would preserve the Unigard property. Why then, is the city entertaining the current proposal?

Potential for increasing stress through permanent paved structures.

Please see my research project at

<http://perviousconcrete.wordpress.com/> . All you need to read is the "Background and Definition" to see that we are over capacity in our density in this neighborhood. We don't need more buildings with more temporary daytime workers

creating more waste, more emissions, more noise, more tall buildings for migrating birds to fly into, and more pressure on the environment. On the contrary, we need more trees, more green spaces, less paved structures and parking areas, less noise, and more wildlife.

This residential neighborhood is the place where as homeowners deserve peace and quiet; it is where we come at the end of the day to rest, and we have paid a price to be here. With the increased traffic from schools, we have asked for traffic calming but the city denied our requests. We asked to preserve the tree canopy at the Group Health property but the city denied our request. We asked to limit the density of the Angelo's project and the city denied our request. I am very upset that the city takes the side of developers and lets us "fend for ourselves".

I could go on but it would be just another depressing reminder of how the city has ignored us as residents and citizens.

Please reject this proposal and preserve our last bit of parkland, wildlife habitat and woodland buffer against high-rises. I would, in fact, like to see much tougher restrictions on building now that land and clean water are so precious.

I would like to be informed of future communications and actions relating to this proposal.

Thank you,

Tess

Tess McMillan
Bellevue, WA 98008

Matz, Nicholas

From: Lee Sargent <LeeSgt@aol.com>
Sent: Monday, April 21, 2014 11:27 AM
To: Matz, Nicholas
Subject: Bellevue Technology Center - Proposed Land Use Action Ref: Project# 14-123945-AC

*To: Bellevue Planning Commission
Subject: Bellevue Technology Center - Proposed Land Use Action*

Ref: Project# 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE

I would like to add my concern about the proposed land use change that has been proposed.

We have seen a lot of changes in the this location and have been concerned about them for some time. The nature of this location seems to make the proposers think that we are not concerned about this area-formerly called Unigard Park-is developed. It seems that a subtle wording change that makes the area a part of the business community development ignores the proximity of residential concerns.

The BTC provides a needed green belt area zone of more limited traffic activity then the potential business proposal lures us into thinking is reasonable.

The area has lots of business building activity that has not been resolved as to how much it will impact those living close by.

We do not need this unsettling and potentially divisive resolution to be accepted. Especially at this time.

Sincerely,
Lee Sargent
16246 NE 24th ST
Bellevue, WA 98008
425-641-7568

Matz, Nicholas

From: frr4@comcast.net
Sent: Monday, April 21, 2014 11:00 AM
To: PlanningCommission
Subject: Proposed Comprehensive Plan Amendment to Policy S-CR-66 - Bellevue Tech Center

I am sure that the esteemed panel understands that this opportunity to amend the policy is done at a time prior to the realized effects of the surrounding uncompleted projects occurs. For if it was to be considered after, it simply would not have a chance. Let's not allow the cart before the horse on this proposal.

Thank you for your work toward the betterment of our city.

Regina Barker
29 year resident

Matz, Nicholas

From: gary dubois <garyatremax@msn.com>
Sent: Monday, April 21, 2014 9:56 AM
To: Matz, Nicholas
Subject: Sherwood Forest, Project #14-123945AC

Mr. Matz
Bellevue Planning Commission

I live in the above neighborhood and need to express my concern about any development of the meadow area at the Bellevue Technical Center site at Ne 24th and 156th Ave NE. I believe the above project is a step in a process to permit construction that would limit access and use of the specific open space. I also believe that there is an existing record or agreement to keep that space open and undeveloped.

We use the meadow for dog walks and appreciate the frequent use by others. We moved to Sherwood Forest in 2005 and have enjoyed access to this meadow at least 3 times per week, regardless of weather.

Traffic concerns are relevant, preservation of green space is important, maintaining the commitment made to this community when Unigard developed the property is most important.

Please include me as a Party of Record for notices and meetings about this project.

Gary DuBois
15915 NE 26th Street
Bellevue WA 98008

garyatremax@msn.com
206-465-7596

Matz, Nicholas

From: Krista Capodanno <kcap@msn.com>
Sent: Sunday, April 20, 2014 11:53 PM
To: Matz, Nicholas
Cc: Bill Capodanno
Subject: Bellevue Technology Center—Project #14-123945AC

Dear Mr. Matz,

I am writing to express our concern about the proposed changes to the Bellevue Technology Center located at 156th and Northup. We live in the neighborhood (Bellewood East No. 6) located behind this property.

Increased development of this property would cause more traffic congestion. It is already difficult to get out of our neighborhood in the morning. It is not uncommon to wait 5 minutes or more for a break in the traffic on Northup in the morning when we are driving our children to school. Friends that we carpool with often complain about how difficult it is to get out of our neighborhood at peak traffic times.

Also, further development of this property would significantly change the look and sound of our neighborhood. The trees and forest feel add to the beauty of our neighborhood and block the noise/sight of the development all along 156th.

Please add us as a "person of record" so that we may receive any future communication/information regarding Bellevue Technology Center—Project #14-123945AC.

Sincerely,
Krista and Bill Capodanno
1904 161st Ave NE
Bellevue, WA 98008

kcap@msn.com

Matz, Nicholas

From: Regi John <regij_st@hotmail.com>
Sent: Sunday, April 20, 2014 9:59 PM
To: Matz, Nicholas
Cc: Regi John
Subject: Bellevue Technology Center—Project #14-123945AC

To,
Nicholas Matz
Senior Planner
Bellevue Planning Commission
City of Bellevue

Re: Bellevue Technology Center—Project #14-123945AC

Mr Matz,

I am a resident of the Sherwood Forest community. My home is just off NE 24th St, on 160th Ave NE.

Members of the Sherwood Forest Community Club recently informed residents such as myself of potential new development that is to occur at the Bellevue Technology Center (formerly Unigard).

It is my understanding that an agreement had already been made with the community, the previous owners and the Planning Commission to not have any further development of the area. And to continue to keep the greenery and open space as is.

Now with ownership of the area under an out-of-state company, it appears that an attempt is being made to rescind this previous agreement.

As a resident of the community just across the street from Bellevue Technology Center, and therefore directly impacted, I find this news to be extremely disturbing and am completely against any further development in the area.

As it is, traffic in the neighborhood at peak times in the morning and evening are extremely bad. It takes me 20 minutes to go from 148th Ave NE to 160th Ave NE on NE 24th St EVERY day between 5 - 6pm. That's less than 2 miles.

The expanse of trees and open green space is a welcome respite to the bustle and concrete vista of the neighboring Crossroads area. It gives the neighborhood and Interlake H.S. area a degree of calm and quietness that adds a very attractive characteristic to the area. In the afternoons, you will find kids from the Interlake H.S. long- distance team running through the cool shade of the trees. And in the evenings families strolling. When it snows, the open space is packed with kids sledding down the gentle slopes.

All this will be lost should new development come into this area.

As a Microsoft employee, I completely understand the need for development and expansion. As a home owner in the area, I know that development and expansion could improve the market value of my home.

But it must not be done at the expense of the community and green space in the community.

Please do not hesitate to contact me.

Thank you.

Regi John
15803, NE 27th Pl
Bellevue 98008
425-836-2786

Matz, Nicholas

From: JSH <haro123@msn.com>
Sent: Sunday, April 20, 2014 3:37 PM
To: Matz, Nicholas
Subject: Project# 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE
Attachments: LetterToBPCreBTC-CPA-JHaro_140419.pdf

Mr. Matz,

Re: Project# 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE

Please convey the above letter to the Planning Commission as part of your 4/24 package.

Also, may I also be added as a "Party of Record" to Project# 14-123945-AC ?

Please let me know if I can provide any additional information.

Best Regards,

John Haro
2431 161st Ave N.E.
Bellevue, WA 98008

March 17, 2014

From: John Haro
To: Bellevue Planning Commission
Subject: Bellevue Technology Center - Proposed Land Use Action
Ref: Project# 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE

Dear Bellevue Planning Commission,

In learning that there could be a possible change in zoning that would allow future building development on the Bellevue Technology Center, (formerly Unigard), property, I am writing to ensure you are aware that there are many northeast Bellevue residents that have concerns regarding this proposal.

As a homeowner family in the Sherwood Forest neighborhood since 1987, we are particularly concerned that additional building development on this property would increase traffic volumes around the BelRed, 156th Ave NE, and NE 24th St. triangle which would make it increasingly difficult for northeast Bellevue residents to drive to and from their neighborhoods. While walking, safely crossing these intersections would also be more difficult.

I would like to express my hope that the Planning Commission and City Council will recognize the value of the property undeveloped as it is, and vote to allow it to continue to remain an open space where eastside families of all ages can enjoy a meadow-like setting where the sky can still be seen in our increasingly urban world.

Very truly yours,

John Haro
2431 161st Ave NE
Bellevue, WA 98008

Matz, Nicholas

From: Deborah Dvorak Owens <deborahdvorak@hotmail.com>
Sent: Sunday, April 20, 2014 3:00 PM
To: Matz, Nicholas
Subject: Bellevue Technology Center #14-123945AC

Mr. Matz:

I would like to request to be made a party of record for the proposed land use action for the Bellevue Technology Center (aka: Unigard Campus#14-123945AC. Please let me know any other actions that I should take to fight this particular project from moving forward and redeveloping the land. I am very concerned as a homeowner in the Sherwood Forest/Crossroads area that by developing this property would not only have negative impacts on my property values, but also environmental impacts.

As a homeowner and resident of the Bellewood East #6 neighborhood since 1992, I am concerned about the this pending land use proposal at the Bellevue Technology Center. I am opposed to further development of the Bellevue Technology Center, and believe that preserving the natural environment as it stands today and the stand of fir trees is extremely important to East Bellevue.

Keeping the open park-like setting at the Bellevue Technology Center should be preserved at all costs. If the land use proposal is changed to allow further development of the property there are many negative impacts for my neighborhood. Traffic would increase in an area that is very congested not only during the commute hours. The property supports flora and fauna and acts as a buffer to not only pollution, but traffic noises as well. If the property is developed further, the trees that would be eventually removed would no longer act as protection against high wind storms and would put our neighborhood trees at risk during future wind storms.

The area has already been overdeveloped, in my opinion, and I would ask that this proposal for the Bellevue Technology Center be denied.

Thank you for your time,

Deborah Dvorak

Deborah K. Dvorak
C: 425.985.5523
E: deborahdvorak@hotmail.com

Matz, Nicholas

From: Bill Owens <billowenz@yahoo.com>
Sent: Sunday, April 20, 2014 11:39 AM
To: Matz, Nicholas
Subject: Bellevue Technology Center; File# 14-123945-AC
Attachments: Bellevue Technology Center.doc

Dear Mr. Matz,

I have attached my letter on this PUD. Thank you.

-Bill Owens

To: Bellevue Planning Commission

Subject: Bellevue Technology Center - Proposed Land Use Action

Ref: Project# 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE

Dear Bellevue Planning Commission,

I am very concerned with this project passing for many reasons.

We bought this house in 1992 to live in the suburbs; away from the hectic and crowded city of Seattle, and have some peace and quiet. This is now more densely populated than any of Seattle is. With the added 600 unit apartments in the former Angelo's Nursery and the development in the former Group Health property it will get even more congested.

The forest and meadow not only provide a sanctuary, buffer from the city sound, and a feel of community separated from the overloading of commercial development in the surrounding area, but it also provides an old growth stand of trees that blocks the windstorms from weakening the smaller stands of trees in our neighborhood that could fall on our houses.

A traffic study would be needed if this measure passes. It is already so bad that parents of Interlake High School students are bypassing the closer entrance at the front of the school to drop them off in back on our streets just because the traffic is so backed up in front. That just loads up the traffic in our neighborhood even more. We wouldn't be able to get out of our neighborhood onto Northup Way if the Unigard area gets more developed.

There is not one type of service be it grocery, pharmacy, hardware, mall, medical, dental, fast food, or sit down restaurant that isn't within a mile of our neighborhood. Do we really need more?

We recommend that the proposal to expand development on this site be denied. Cutting down this forest would adversely affect the quality of life in our neighborhood.

Sincerely,

William Owens

16032 NE 19th Place

Bellevue, WA 98008

Bellewood East No. 6

Matz, Nicholas

From: Marilyn McGuire <m2mmcguire@comcast.net>
Sent: Saturday, April 19, 2014 4:02 PM
To: Matz, Nicholas
Subject: Bellevue Technology Center Request for Development--Project #14-123945AC

Dear Mr. Matz and the Bellevue Planning Commission,

Over the past weeks, I have learned of unprecedented development projects in both Bellevue and Redmond that will seriously affect those of us in the Sherwood Forest, Northeast Bellevue neighborhood. The proposed future development of the Bellevue Technology Center is the latest in a series of large, long term proposed changes in the quality of life in this area. I am writing to you to express my concerns about allowing more development, and unspecified development efforts at that, to continue in an already highly impacted, relatively small area.

As a homeowner since 1995 and a member of a family that has lived in Sherwood Forest since the 1960's, I am especially concerned about the impact of this potential project. The traffic is already very congested and difficult at all hours of the day on the streets around all this potential development. Proliferations of condominiums and other projects are already of great concern to us as they will tax roadways that are not capable of this volume. The traffic congestion already makes it difficult for us to drive in our own neighborhood. The NE 24th and 156th intersection, for example, is already beyond difficult at many times of the day, every day. It is also difficult for pedestrians to cross streets safely at these high volume times. It appears as though each project is considered individually without considering the total impact of them on residents who are trying to get to and from their homes, students who are trying to get to schools, and people who want to walk on these streets.

I would like to express my hope that you will table this project at present. The plan is very vague; there is no real plan to what the development could be. We need to know what is proposed and its actual impact before making this decision. We have all been promised that the Technology Center would not be further developed before this latest application. There is sufficient development in this area to already tax the neighborhoods and the supportive structures like roadways. There must be a point where additional development cannot be adequately sustained. I believe we are at that place now. Furthermore, the small bit of green that the Technology site offers would add greatly to a neighborhood that is being overrun with high rise buildings and other urban-like projects. Please decide to leave this area undeveloped.

Sincerely yours,
Marilyn McGuire
16223 NE 25th St.
Bellevue, WA 98008

Matz, Nicholas

From: Edward McDonald <mcdonaldedwardr@gmail.com>
Sent: Saturday, April 19, 2014 3:16 PM
To: Matz, Nicholas
Subject: RE: Land Use - Unigard

Dear Mr. Matz,

This is a follow-up to our earlier phone conversation and email.

I wanted to go on record with you regarding my strong opposition to any further development of the Unigard property. I have owned my home in Sherwood Forest for over 30 years, raised a family here, and retired in my home just north of the Unigard property. It seems like every time the property is sold, the new owners want negate a long standing plan and the permanent agreement (promise) that was made with the community. I spoke at meetings the last time changes were proposed by John Hancock. I have not changed my feelings that earlier commitments MUST be honored.

Bellevue and Redmond have approved strategic plans for extensive development to the area west of 156 Ave NE. The Group Health Hospital and Angelo's Nursery sites are prime examples of the changes taking place in our back yard. Bellevue's Bel-Red development plan and with Redmond's Overlake plan, along with Sound Transit's Link Light Rail provide more than adequate development opportunity and a strategic roadmap without any need to expand east of 156th Ave NE on a piece by piece basis. We are a residential community and want to keep it that way. Our trees and open space will provide the necessary buffer to the planned development that I have referenced.

I plan on attending all meetings the city has regarding this property. I would ask you and the Bellevue Planning Commission to say No the further Unigard development.

Sincerely,
Edward McDonald
15936 NE 27th Pl
Bellevue, WA 98008
425-881-8453

From: NMatz@bellevuewa.gov [<mailto:NMatz@bellevuewa.gov>]
Sent: Thursday, April 17, 2014 2:21 PM
To: mcdonaldedwardr@gmail.com
Subject: RE: Land Use - Unigard

Mr. McDonald-

You are a party of record to this CPA application so you will get notice of the Threshold Review public hearing scheduled for May 14, 2014 before the Planning Commission at Bellevue City Hall. The Commission meeting at which the public hearing will be held starts at 6:30 pm.

Nicholas Matz AICP
Senior Planner
425 452-5371

Matz, Nicholas

From: brucewhitt@comcast.net
Sent: Thursday, April 17, 2014 4:45 AM
To: Matz, Nicholas
Cc: Gayle Toney; levianb@aol.com; Nancy Whittaker
Subject: Bellevue Technology Center File No 14-123945 AC: COMMENTS
Attachments: Bellevue Technology Comment Letter 1.docx

Mr, Matz,
Please see our attached comments on the above Bellevue Technology Center Center. Please include these comments in the record for the upcoming Planning Commission Hearing on May 14th, 2014.
Thanks,
Bruce Whittaker
1924 160th Ave NE
Bellevue, WA 98008
425-442-7324

April 17, 2014

From: Bruce and Nancy Whittaker

1924 160th Ave NE, Bellevue WA 98008

Lot 9 Park Place

To: City of Bellevue Planning Commission

Re: Bellevue Technology Center File No.14-123945 AC

We are the owners of Lot 9 of the Park Place Subdivision, directly adjoining the Bellevue Technical Center site along the easterly boundary. Our Lot is buffered by a significant stand of fir trees along the easterly portion of the BTC site. We have the following comments on the above land use action:

Traffic: The AM/PM peak hour traffic congestion in the area is already intolerable. Even during the mid-day hours, it is a long wait to exit 160th Ave NE and 161st Ave NE onto Northup Way. The 156th Ave NE corridor between crossroads and NE 40th Street is so congested during peak hours, walking the route is faster than driving! With the additional development projects currently underway (formerly Group Health Property, Angelo's Nursery) the traffic will continue to become more congested. Allowing more development within the Bellevue Technical Center will only add to already intolerable traffic congestion.

Existing Stands of Trees and Open Space: The existing site contains stands of mature fir trees and other varieties of trees. These trees provide an incredibly effective development buffer for the surrounding residents from light, glare and sound. The trees also provide a green open space character to the neighborhood that enhances livability and quality of life for the whole community. The meadow in the northwest portion of the site also provides a wonderful green open space.

Drainage: With the addition of more impervious surfaces, more surface water impacts are likely for the surrounding developments.

We believe that the original PUD designers made the right recommendations on this site. The site was designed specifically to preserve the trees and open space character. We recommend that the proposal to expand development on this site and change policy S-CR-66 be denied. The surrounding infrastructure for roads, drainage and open space are not adequate to support more development on this site. Reducing the number of trees or existing meadow space will adversely affect the livability and quality of life in this community.

Matz, Nicholas

From: jehenry01@comcast.net
Sent: Saturday, March 22, 2014 12:24 PM
To: Matz, Nicholas
Subject: Land Use Proposal #14-123945AC

Mr. Matz -

I would like to comment on the proposal for further development of the above referenced property (formerly known as the Unigard property). Please add me as a party of record to this action, so that I may receive updates and any information pertaining to this proposal.

For the past 21 years, I have lived in the neighborhood immediately adjacent to the east (at 1812 161st Ave NE). I know that this property has been under discussion for further development on other occasions, and it is my understanding that a number of years ago, after working with the surrounding neighborhoods, the city put a policy in place to prevent this.

I am extremely concerned about the loss of further green areas in our city. On a regular basis, we see huge areas of trees / greenery removed for development, and as a resident, I am concerned about what this does to the quality of life in our city. In the instance of the property under discussion, these trees and green area provide an important break between our residential area and the very busy roadway and commercial businesses of 156th Avenue. Allowing removal of any more of these trees would have a significant detrimental impact to the quality of life in our neighborhood, and the surrounding neighborhoods, as well as on property values.

Additionally, I'm sure that city planners are aware of the traffic congestion which has continued to increase in this area. With the current development projects underway (at the former Group Health property, and the former Angelo's nursery property on 156th), this traffic will only continue to become more congested. Additional residents and/or workers at the Unigard property would only add to the issue.

I do understand the nature of on-going development and the need to balance that with neighborhoods. My fear is that Bellevue will lose much of its most desirable qualities, if we allow continuing development without regard to preservation of natural green spaces. In the case of this property in my neighborhood, that loss would be untenable and I must strenuously protest any action to do such.

Please advise me what further actions I can take to help ensure we preserve this space.

Thank you.

Janet Henry
jehenry01@comcast.net
1812 161st Ave NE
Bellevue, WA 98008
425.643.3597

Matz, Nicholas

From: Syd Darlington <darmkting@comcast.net>
Sent: Saturday, March 22, 2014 8:24 AM
To: Matz, Nicholas
Subject: Re: 2014 Annual Comprehensive Plan Amendments RE: Bellevue Tech Center

Hi Nicholas,

Thanks for the info. I want to be a Party of Note in this process, and put on record right now that my wife and I are totally opposed to the request for a re-zoning of this property. We will make every effort to make our feelings felt, including attending whatever review meetings will be held, starting, I understand, May 14th.

Sincerely,

Syd Darlington,
1810 160th Avenue NE,
Bellevue, WA 98008.
425-643-9415

----- Original Message -----

From: NMatz@bellevuewa.gov
To: darmkting@comcast.net
Sent: Tuesday, March 18, 2014 10:01 AM
Subject: 2014 Annual Comprehensive Plan Amendments RE: Bellevue Tech Center

Syd Darlington-

This is an application by the owners of this property to amend the Comprehensive Plan policy that applies to it in the Crossroads Subarea Plan. Here is a link to the Weekly Permit Bulletin documenting the application
http://www.bellevuewa.gov/weekly_permit_bulletin.htm.

Here is a description of the proposal from the March 12, 2014 Planning Commission Study Session
<http://www.bellevuewa.gov/planning-commission-agendas-2014.htm> (the Bellevue Technology Center materials start on p. 41 of 90 pages of the March 12 Packet Materials link, using Acrobat Reader).

I will add your email address to the parties of record for this application 14-123945 AC. Please let me know how I can provide additional information.

Nicholas Matz AICP
Senior Planner
425 452-5371



One City

Committed to Excellence

From: Syd Darlington [mailto:darmkting@comcast.net]
Sent: Saturday, March 15, 2014 8:17 AM
To: Matz, Nicholas
Subject: Bellevue Tech Center

Hello Nicholas,

I see an application for some kind of change to the regs for the above. What does this entail? As you see below, our neighborhood abuts their campus....

Syd Darlington,
1810 160th Avenue NE,
Bellevue, 98008.

Matz, Nicholas

From: Marilyn Mayers <mayersmarilyn@gmail.com>
Sent: Friday, March 21, 2014 5:01 PM
To: Matz, Nicholas
Cc: Vladimir Vulovic; Levian Graham Brink
Subject: Project 14-123945AC

Hello Mr. Matz,

I understand that the area around Bellevue Technology Center is once again under discussion for possible development. I am a resident at 1907 161 Avenue NE, Bellevue, and am very troubled by what may yet become another of Bellevue's capitulation to development interests.

The city assured the neighborhood years ago that this property would not be any further developed. The green space, tree canopy and sound barrier today provide a small hedge separating what will become a major development along 156th Avenue from our neighborhood. They are to be treasured and protected, not given away to business interests.

Bellevue has lost much of its canopy over the past decades and the quality of life in Bellevue has suffered as a result. As development moves forward, it is important that boundaries to residential neighborhoods be respected.

Everyone knows that pressure to capitulate to development will become more intense--that is precisely when the city's commitment to the natural environment will be tested and hopefully not found wanting. If being a "city in a garden" is to be anything other than a slogan to obfuscate development plans, the City needs to recommit to sustaining the little remaining green space we have in the city.

I understand you intend to hold a public hearing regarding this on May 14th. Please alert me to any OTHER hearing prior to that date you intend to hold regarding this proposed land use. I would also appreciate your sending as a pdf file any documents related to this proposed land use action--or at least email links so that we can review these beforehand. Thank you. I look forward to further communication from and with you.

Sincerely,

Dr. Marilyn Mayers

Matz, Nicholas

From: greg bohrer <gregbohrer@yahoo.com>
Sent: Friday, March 21, 2014 4:52 PM
To: Matz, Nicholas
Subject: Bellevue Technical Center

RE: development of Bellevue Technical Center

To whom it may concern - I am a local resident living adjacent to this property and am concerned about the potential of redevelopment of the space.

My belief is that there is plenty of room/open space that can be developed on the Northwest Corner of this property... the "meadow" contains few trees and is already facing existing development. I would ask that any development be focused in that area of the property and preserve the last significant stand of trees in the entire area.

Please make me a part of record so I may stay engaged.
best regards

Greg Bohrer

H: 425-746-4216
Cell: 206-498-9927
gregbohrer@yahoo.com

MAR 24 2014

RECEIVED

JOHN & DACIA EMMEL
15849 NORTHUP WAY, BELLEVUE WA 98008
March 20, 2014

City of Bellevue
Development Services Center
PO Box 90012
Bellevue, WA 98009-9012

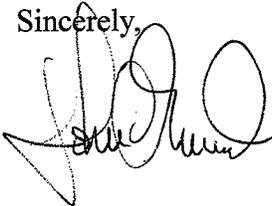
To Whom It May Concern,

I would like to comment on the Bellevue Technology Center filing 13-106688-GH.

It is my understanding that the Bellevue Technology Center would like to further develop their property. I think this is an absolutely awful idea as it will have a huge impact upon the neighboring areas. Crossroads already has huge difficulties with heavy traffic and the intersections of 156th NE and NE 20th and 156th NE and NE 24th are ghastly at all times of day. Add to that the lengthy period when trucks and heavy machinery will share the roads during construction and you have the recipe for a very unfavorable impact on the quality of life for those of us living nearby in Crossroads.

I strongly recommend against allowing further development in the Bellevue Technology Center park.

Sincerely,



John C. Emmel

City of
Bellevue



MEMORANDUM

DATE: May 7, 2014

TO: Chair Tebelius and members of the Bellevue Planning Commission

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

SUBJECT: May 14, 2014, Public Hearings on 2014 site-specific Annual Comprehensive Plan Amendments (CPA) Threshold Review and Geographic Scoping

PLANNING COMMISSION ACTION

On May 14, 2014, the Planning Commission is scheduled to hold public hearings to consider the 2014 site-specific applications for CPA under Threshold Review. The Planning Commission is asked to recommend whether the applications should be initiated into the 2014 Comprehensive Plan amendment work program under LUC 20.30I.140 and to recommend the appropriate geographic scope for each application in accordance with LUC 20.30I.130.A.1.a.ii.

A map showing the locations of the two applications is included in Attachment 1. The Threshold Review criteria are included in Attachment 2. A staff report providing analysis of each application and a staff recommendation was posted online on April 24, made available to the applicants, and mailed to the Planning Commission. ***Please bring your copies of the staff reports to the meeting.***

At the meeting, the Planning Commission will be asked to open a public hearing for each application. Staff will provide a brief review of the request and the staff recommendation, followed by public testimony. After the Commission conducts the two public hearings, the Commission will be asked to deliberate on each request and make individual recommendations.

Sample motion language (for reference):

I move to recommend *initiation/no further consideration* of the [name] Comprehensive Plan amendment application for the 2014 Annual Comprehensive Plan work program, and *expanded/not expanded* through geographic scoping [to include the named properties].

BACKGROUND

The 2014 list of initiated applications has been established to consider amendments to the Comprehensive Plan. The list is the tool the city uses to consider proposals to amend the Comprehensive Plan. Such consideration is limited to an annual process under the state Growth Management Act.

Threshold Review action produces proposed amendments for the annual CPA work program. This 2014 annual CPA work program consists of four steps:

Threshold Review

1. Planning Commission study sessions and public hearings to recommend whether initiated proposals should be considered for further review in the annual work program (*current step-May*);
2. City Council action on Planning Commission recommendations to establish the annual work program (late spring-early summer);

Final Review

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

THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff recommendations are shown below in summary, and in detail in the report materials previously provided to Commissioners along with the April 24, 2014, notice of Threshold Review public hearing.

RECOMMENDATIONS SUMMARY

1. Mountvue Place 14-123964 AC (14510 NE 20th St)
 - **Staff recommendation:** Include in CPA work program; do not expand geographic scope
 - Proposed map change from split BelRed-Commercial/Residential (BR-CR and BelRed-General Commercial (BR-GC) to all BelRed-Commercial/Residential (BR-CR)
 - 4.67-acre site
2. Bellevue Technology Center 14-123945 AC (2010 156th Ave NE, 15805 NE 24th St, 15800 Northup Way)
 - **Staff recommendation:** Do not include in CPA work program; do not expand geographic scope
 - Proposed replacement of subarea policy applicable to this site
 - 46-acre site

PUBLIC NOTICE AND COMMENT

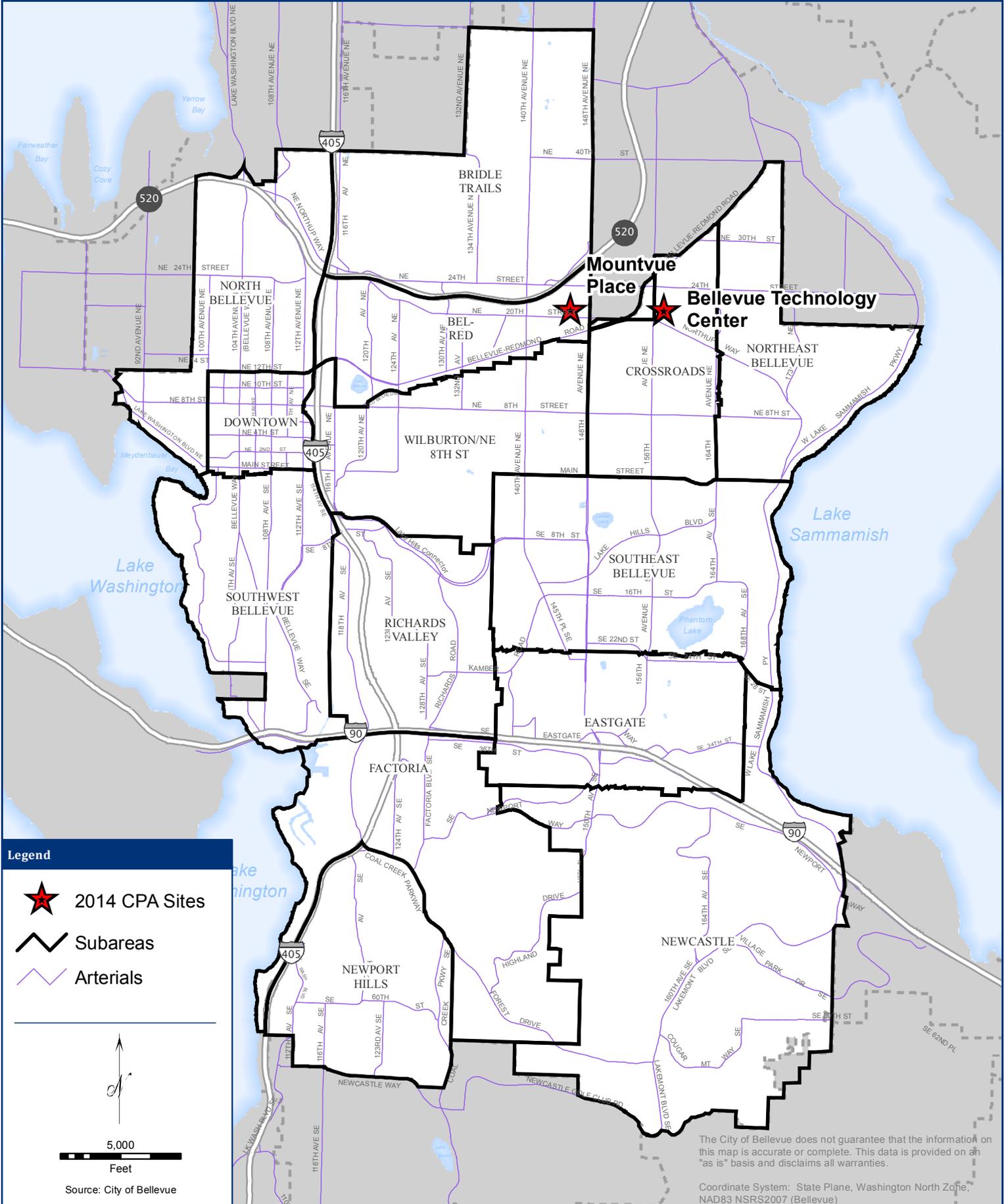
The applications were introduced to the Planning Commission during study session on March 12, 2014. Notice of the Application was published in the Weekly Permit Bulletin on March 13, 2014, and mailed and posted as required by LUC 20.35.420. Notice of the May 14, 2014, Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on April 24, 2014 and included notice sent to parties of record.

Public comments received before April 23 were included in the staff report materials previously sent to Commissioners. Public comments received after that date and to May 6 are included in Attachment 3.

ATTACHMENTS

1. 2014 site-specific CPAs citywide map
2. Threshold Review Decision Criteria (LUC 20.30I.140) and Consideration of Geographic Scoping (LUC 20.30I.130.A.1.a.ii)
3. Additional public comments received through May 6, 2014

2014 Comprehensive Plan Amendments



Legend

- 2014 CPA Sites
- Subareas
- Arterials

5 000
Feet

Source: City of Bellevue

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.

Coordinate System: State Plane, Washington North Zone, NAD83 NRSR2007 (Bellevue)

20.30I.140 Threshold Review Decision Criteria

The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive Plan in the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and
- B. The proposed amendment is in compliance with the three year limitation rules set forth in LUC 20.30I.130.A.2.d; and
- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and
- D. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and
- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

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

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and
- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code; or
- H. State law requires, or a decision of a court or administrative agency has directed such a change.

(ii) Consideration of Geographic Scope

Prior to the public hearing, the Planning Commission shall review the geographic scope of any proposed amendments. Expansion of the geographic scope may be recommended if nearby, similarly-situated property shares the characteristics of the proposed amendment's site. Expansion shall be the minimum necessary to include properties with shared characteristics...

May 6, 2014

Planning & Community Development
Attn: Mr. Nicolas Matz

I'm writing regarding the land usage proposal for the area around Bellevue Technology Center (Project #14-123945AC). I'm a resident of Sherwood Forest and it is impossible to pass the opportunity to express my opinion about this new project proposal that will definitively impact our way of living, our community, our city and our environment.

My family moved to Sherwood Forest a couple years ago, when the time came to decide on the place to live for the long run and set roots my husband and I had no reservations moving to this neighborhood.

We are a young couple that could go for the option of living in a new development or a place somewhere in downtown but we strongly believe one of the most important assets of Sherwood Forest is the appreciation our community has for maintaining and protecting our trees and green areas and we couldn't find those values in any other place.

We all have big trees in our properties and the responsibilities that come attached to them, cleaning the roof in the windy season, maintaining clean streets, etc. but we all do it and we love it because we believe is a privilege to be in the city but still live in harmony with our environment.

The proposal puts at high risks this picture of a perfect place to live, a place where we can teach our kids that is still possible to find balance and respect and value nature.

I consider the Bellevue Technology Center to be an Eden within the city. It is true this is an office space but they take such good care of the land. The big trees that surround the property are invaluable to our city not to mention how hard it is to find a place with open hills like the ones this property has. We were for the longest time trusting this place was safe by the agreement the city made years ago about not developing any further this area. It is hard to believe things can change and we can lose this place as well.

We have some many projects going on in nearby streets that I find it hard to believe this property can become one more place where we prefer profitability over the sustainability. It was devastating to see the Group Health area become a clear space ready to host an apartment complex and office space. I really want you to consider if this is the future you want for the BTC area, not to mention all the issues that come with it: traffic, safety and nearby schools overpopulation. Please remember 156th and 24th street are narrow streets that connect most of the northeast community and taking on more traffic and noise will have a severe impact in our neighborhood.

I encourage you to maintain this property as is and vote for this place to remain and open space where we all can continue appreciating the beauty of nature for generations to come.
Please make me a party of records to receive future updates and notices regarding this project.

Sincerely,

Janet Castañeda

Janet Castaneda | Sherwood Forest Resident
2447 161st Ave NE
Bellevue, WA 98008

City of Bellevue

Planning & Community Development,

Project #14-123945AC - Bellevue Technology Center

As a resident of Interlake area I would like to make my voice heard regarding the proposed land use 14-123945-AC for the Bellevue Technology Center (formerly known as Unigard).

I'm deeply concerned with the way in which our area is being over-developed and how impervious the planning commission has been to the voice of the local residents whose livelihood is being impacted by the reduction of open green spaces in our community.

The Bellevue Technology Center is the last green space left in our community, it is the last buffer zone between a well establish residential community and the commercial development west of 156th Ave NE.

In the last years the city has approved, and development has started for almost 2,000 new residential until on 156th Ave NE (Overlake Village and GRE Real State) which will have a massive negative impact on traffic, schools and environment.

The already extremely congested corner of N.E. 24th Street and 156th Avenue N.E. which is essentially the only entry or outlet to our community will now be forced to support even more traffic from/to Microsoft and other employers and the SR520 highway.

The very challenging access to the neighborhood schools (Sherwood Forest Elementary, Highland Middle School and Interlake High School) will only become worse as the addition of 2,000 more families will strain our public school even more.

Our community has already lost hundreds of trees and acres of green space to new development and the Bellevue Technology Center tree canopy and meadow are an extremely important filter for the pollution created by the increasing traffic congestion in the area in addition to be an outdoor space for the community.

For the sake of current communities and health of the city please please put a cap on the amount of development that this section can withstand. I know I speak for many others in our community when I recommend that the proposal to expand development on this site and change policy S-CR-66 be denied.

Thank you very much for your consideration



Emmanuel Solis

Sherwood Forest resident

David & Kimberly Gray
16250 NE 30th Street
Bellevue, WA 98008
david_m_gray@hotmail.com

May 5, 2014

Planning & Community Development
Attn: Mr. Nicolas Matz
450 110th Ave. NE
P.O. Box 90012
Bellevue, WA 98009

To: Chair Tebelius and Bellevue Planning Commissioners
Subject: Bellevue Technology Center – Proposed Land Use Action
Ref: Project 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE

Dear Mr. Matz and Chair Tebelius,

My family and I would like to go on record opposing change to the site known as the Bellevue Technology Center. We are Bellevue residents within walking distance of this open space. Please add us as a party of record so that we may receive updates and any information regarding the proposal.

I am opposed to the development on the following grounds:

- 1) Impact to local traffic will be chaotic, especially during a time when three major development projects are underway. These developments are the lot of former Angelo's, the development and clearing of the Group Health area, and the development in the Sears parking lot which is in Redmond but none the less affects the area. We cannot afford more development in this area which is already strained with the recent redevelopment in the Trader Joe's area. These traffic pressures not only make it difficult to get into and out of our neighborhoods, they also bleed into the surrounding neighborhoods. I live on 30th street, and there is so much traffic during "rush hours" that I feel unsafe retrieving my mail. When opening my mailbox, I must stand in the street due to Bellevue's mailbox installation regulations. I frequently feel unsafe doing so. It is also too much traffic to allow my young children to play in the front yard.
- 2) Impact to open spaces and green areas. This current space provides a beautiful natural balance to the commercial developments around it, and a pleasing buffer between these developments and our neighborhoods. I know many folks who enjoy this natural refuge, and though it is a beautiful space year round, I myself have fond memories of sledding on the hills with my children Otis and Macy when it snows.

The current development is superbly fulfilling the original planning purposes. It should not be changed.

Thank you,

David, Kimberly, Otis, and Macy Gray

To: Chair Tebelius and Bellevue Planning Commissioners
Subject: Bellevue Technology Center – Proposed Land Use Action
Ref: Project 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE

We have lived in Bellewood East since 1977. The Unigard woods and meadow have played an important part in the lives of our family for more than 35 years – sledding in the winter, walking in the summer and flying kites in the fall.

The woods and meadow have also served to define the neighborhoods of Bellewood East, Park Place, and Sherwood Forrest. All these neighborhoods consist of residential housing, schools, and churches, with the residential areas of northeast Bellevue extending all the way to Lake Sammamish. The Unigard woods and meadow provide a clear separation between these neighborhoods and the commercial developments west of 156th Ave NE. The current construction on 156th Ave NE and the proposed future development of the Bel-Red corridor and Overlake area make this separation more important than ever.

We hope you will accept the staff recommendation to reject the proposed amendment to the Crossroads Subarea Plan.

Handwritten signature of Brian and Deborah Ummel in cursive script.

Brian and Deborah Ummel
1912 161st Ave NE
Bellewood East No 6
Northeast Bellevue

May 4, 2014

To: Chair Tebelius and Bellevue Planning Commissioners
Subject: Bellevue Technology Center-Proposed Land Use Action
Ref: Project 14-123945-AC Bellevue Technology Center

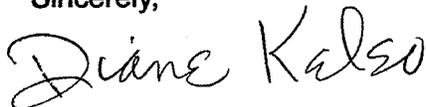
I have enjoyed living in the Sherwood Forest Neighborhood since 1974. I feel a duty to help preserve the remaining green spaces.

Years ago our neighborhoods worked to establish S-CR-66, a policy that would protect and preserve the quality of life we enjoyed. When the current owners purchased the now BTC they were aware the PUD existed. If that policy is now ignored it will negatively impact our area with increased building and traffic congestion.

I urge you to not include the Bellevue Technology Center CPA in the 2014 CPA work program. Please do not allow the development of one of our area's last existing green spaces.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Diane Kelso".

Diane Kelso
16217 NE 26th Street
Bellevue WA 98008
dbkelso@gmail.com

April 26, 2014

Bellevue Planning Commission
Bellevue Technology Center- Project #14-123945AC
450 110th Ave. NE
P.O. Box 90012
Bellevue, WA 98009

Dear Bellevue Planning Commission,

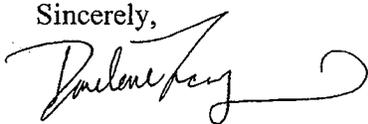
It has come to my attention that there is a proposed development in the Bellevue Technology Center. My family and I live in the adjoining neighborhood of Sherwood Forest and are deeply concerned about the impacts of this possible building development.

Many of the northeast Bellevue residents are specifically concerned about the increase in traffic volume this development would bring and I completely echo their sentiments because I already experience traffic jams daily. Traffic during peak times on Northup Way, N.E. 24th Street and 156th Ave N.E is already extremely congested when my husband and I are commuting home. Adding more development would make a traffic situation that is already bad, even worse for residents.

One of the things I love about living in my neighborhood is that we have a great community. We have nearby schools, a meadow, and surrounding trees. I enjoy seeing families go for strolls and play with their dogs in the open green space as well as sliding down the hill in the meadow when it snows. It would be an extreme disappointment to lose the sense of community we have if the development were to occur.

My family and I hope that you will recognize the impact of what this new development will bring and I sincerely hope that this space will remain open for the residents and families to enjoy. Thank you for taking the time to read this letter and to consider these concerns.

Sincerely,

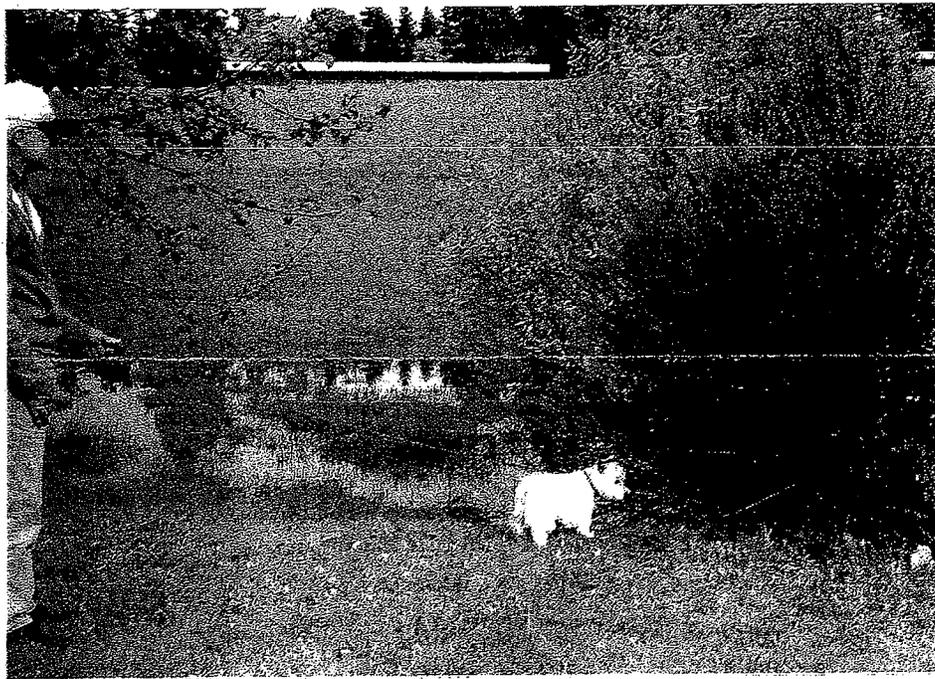


Darlene Truong
2605 162nd Ave NE
Bellevue, WA 98008

Project 14-123945 AC

Dear Mr. Bellevue Councilman ~
Please don't take away my open field exercise place.
Your friend, *Lili*, the Dog

April 22, 2014



If you have any questions, contact my owners, Bruce and Carol Walker, Park Place, 1908 160 AV NE 98008

Matz, Nicholas

From: John McCall <jjmccall@comcast.net>
Sent: Tuesday, April 22, 2014 4:58 PM
To: Matz, Nicholas
Subject: Fw: Project #14-123945AC

----- Original Message -----

From: John McCall
To: n.matz@bellevuewa.gov
Sent: Tuesday, April 22, 2014 2:24 PM
Subject: RE: Project #14-123945AC

Dear Mr. Matz,

My wife and I want to comment on the proposed Bellevue Technical College (old Unigard site) development.

We are long-time Sherwood Forest residents and, like many others you've heard from, are deeply concerned about the proposed development.

If the property in question is developed further, it will definitely have a negative impact on our quality of life.

How? The level of noise and traffic congestion has increased significantly in our neighborhood over the years. Further development in addition to that already occurring on 156th Ave and Overlake will only make matters worse. We will also lose a valuable Green Belt buffer. People hike through the area and kids use the hill for sledding in the winter.

So, in summary, we hope the Bellevue Planning Commission will take citizen concerns into account and honor the commitment to keep the old Unigard site free from further development.

Thank you for your consideration.

Sincerely,

John and Jean McCall
16230 NE 27th St.
Bellevue, WA 98008

Comments of Gayle C. Toney to the City of Bellevue Planning Commission—May 14, 2015

Good Evening Commissioners,

My name is Gayle Toney and I reside at 1910 160th Avenue N.E. in Bellevue. I have owned my home at this location for over 15 years. My home faces the eastern border of the Bellevue Technology Center property.

I speak tonight in opposition of the proposed Comprehensive Plan Amendment to Policy S-CR-66 for the Bellevue Technology Center property.

Over the last 40 years, City Planners have carefully considered the development of the BTC site and have recognized its importance as a critical buffer to the homes and schools east of 156th Avenue N.E. Many homeowners, including myself, have purchased our homes with the knowledge that a PUD is in place which would preserve this site and limit the development. Likewise, buyers of the BTC site also would know that a long standing PUD has existed on this property.

The City's Planning Staff has reviewed the CPA application and I strongly believe that they have made the correct recommendation to not include it in the CPA work program. Along with findings in the Staff report released on April 24, 2014, there are numerous reasons why further development of this site should not be allowed. Time does not permit summarizing each and every one. However, I would submit that a primary concern of nearly anyone who lives, works or commutes in or through East Bellevue is the ever increasing traffic issues in the area. We have yet to experience the impact of the developments at the former Angelos' site off of 156th and of Overlake Village at the former Group Health site in neighboring Redmond. There is no doubt that once these sites are complete traffic congestion will significantly increase. The area is already saturated and further development will only create more congestion and decrease the livability of our neighborhoods. Accessing Northup Way from my street can often take up to 5 minutes and has become increasingly dangerous as I turn left to take my children to Sherwood Forest Elementary School. My commute time to and from my job in downtown Bellevue has more than doubled in recent years.

In the nearly 25 years that I have lived in Bellevue, the City has lost way too much of the tree canopy and natural beauty to development. The things that enticed me to move to the eastside from the congestion of Seattle are slowly slipping away and we are facing many of the same issues as our neighbors to the west. It is essential that we preserve open spaces and trees and other vegetation for future generations. These are critical not only for the environment but for the well-being of the city's citizens. The BTC site is a treasure that needs to be protected. It is a rare place in a city that is becoming increasingly developed where wildlife can co-exist with mankind. We need to cherish, preserve and protect these types of open spaces.

I strongly urge the Planning Committee to concur with the recommendation of the staff to not include the Comprehensive Plan Amendment to Policy S-CR-66 proposal related to the BTC site in the CPA work program. Thank you.



SHERWOOD FOREST COMMUNITY CLUB

P.O. Box 7344, Bellevue, WA 98008

BELLEVUE TECHNOLOGY CENTER – COMPREHENSIVE PLAN AMENDMENT APPLICATION
PLANNING COMMISSION THRESHOLD HEARING (5/14/2014)

SHERWOOD FOREST COMMUNITY CLUB STATEMENT
(John Haro, SFCC V.P.)

In 1972, Sherwood Forest Community Club was an active participant with Unigard Insurance Company and the City of Bellevue in the discussions, negotiations, and ultimate creation of the master Planned Unit Development (PUD) on the Unigard, (now Bellevue Technology Center), property adjacent to the Sherwood Forest residential neighborhood.

The PUD adopted by the Bellevue City Council allowed for development of 325,000 square feet of office space in 3 phases on the Bellevue Technology Center site while preserving the open meadow and the wooded area on the southern portion of the site.

The open meadow and the woods have been preserved, the intended 3 phases of development have been completed, and the maximum allowable square footage permitted to be constructed on the site has been exhausted.

It is the opinion of Sherwood Forest Community Club that the applicant's proposed amendment to the language in Crossroads Subarea policy CR-66 is site-specific to the Bellevue Technology Center property.

(cont. on next page)

(cont.)

Further, Sherwood Forest Community Club believes the Comprehensive Plan Amendment submitted by McCullough Hill Leary is an attempt to pave the way for additional development on the site.

We urge the commission to reaffirm that The Bellevue Technology Center property has been fully developed consistent with the terms and conditions of an adopted PUD, and that no further development potential exists for the property.

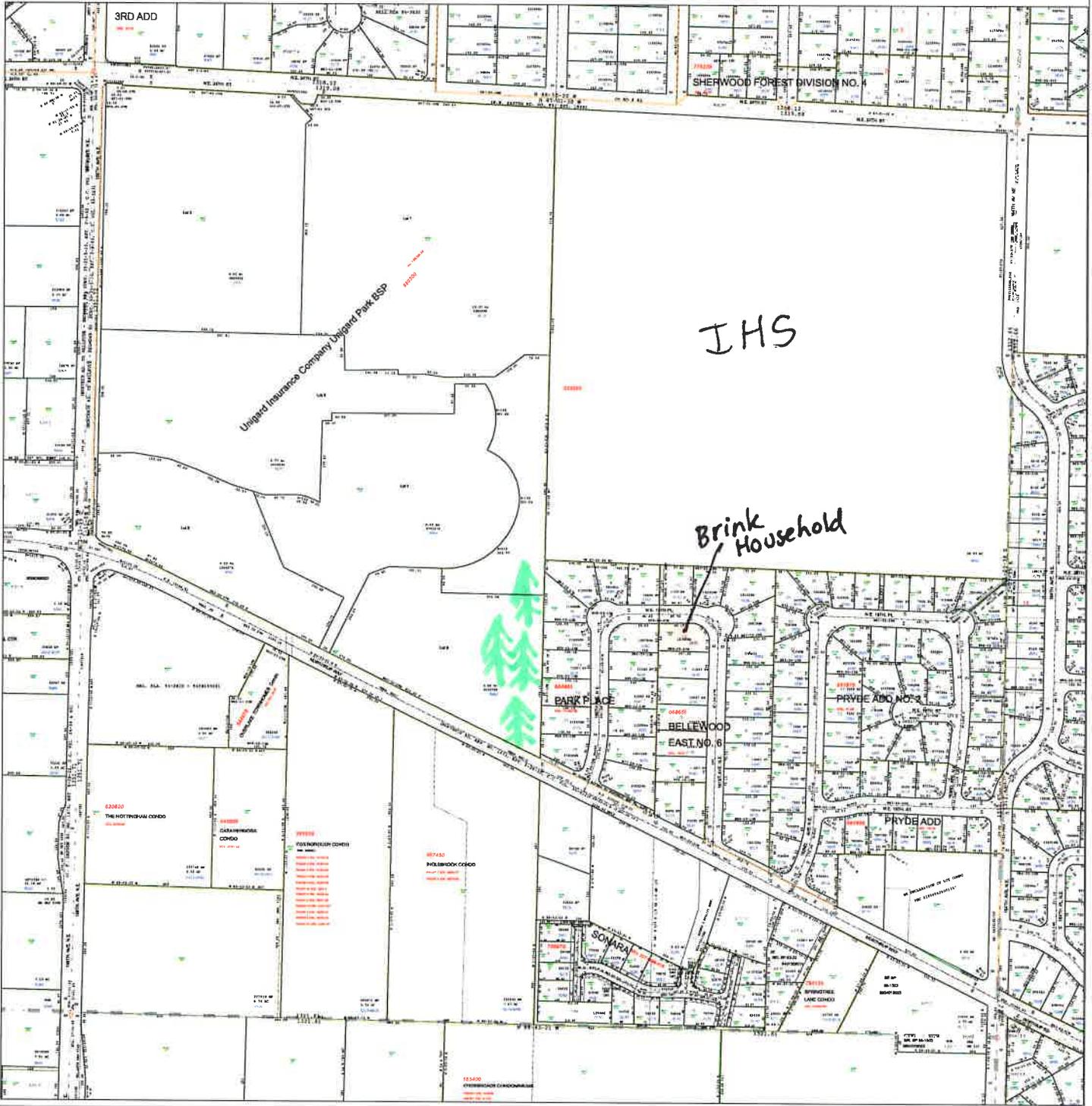
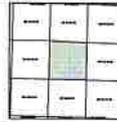
Thank you.

Sherwood Forest Community Club

John Haro, Vice President
2431 161st Ave NE
Bellevue, WA 98008

- Canal
- HighWay
- Plat
- Street
- Original/Other
- Parcel
- Lot
- Easement
- Easement
- Right of Way
- Department of
- Hydro
- Dredge/and/or
- Process
- Parcel
- Metal Major Number
- City

The information indicated on this map has been provided to King County and is for informational purposes only. It is not intended to be used for any other purpose. The King County Department of Assessments is not responsible for any errors or omissions on this map. The King County Department of Assessments is not responsible for any errors or omissions on this map.



April 19, 2014

Re: Bellevue Technology Center - Project #14-123945AC

Dear Members of the Planning Commission,

I am writing to the Bellevue Planning Commission to encourage you all to concur with the Staff's recommendation to REJECT the proposed amendment for Policy S-CR-66 at the Bellevue Technology Center (BTC) property. I have read through the 4/24/14 Staff Report to the best of my ability and can see that they were very thorough in their reasoning. I have very little to add to that in technical and legal terms, but I can certainly offer some perspective as a caring, engaged member of the adjacent neighborhood specifically and as a conscientious, tax-paying member of the Bellevue community at large.

Let me say at the outset that I am not anti-development. I love the city of Bellevue and all that it has to offer and I get excited when I see the long term plans that you all have worked so hard to put into place. However, growth should be meticulously and carefully planned, considering all factors, so I hope that our representatives at the City take seriously their duty to consider the interests and desires of everyone whom they represent.

More development at that site is something that I am opposed to, along with a majority, if not all, of our immediate neighborhood. First and foremost, we are concerned about the traffic problems that already exist in our area. During rush hour, school hours, and even lunch time, it takes entirely too long to get out of our neighborhood and head east beyond any of the 148th Street intersections. When I see the proposed future plans for the Bel-Red corridor, I shudder to think how much worse the traffic will get if the planning is not carefully controlled and mitigated. Thankfully, the area of development stops at the western side of 156th and we would like to keep it that way. To do otherwise would destroy the buffer that the BTC property offers between the residential community of Northeast Bellevue and our ever growing city.

However, I am sure you will hear the traffic argument many times over re this issue, so instead I wanted to focus my remarks on a more subtle but equally important reason to reject the proposed amendment. It is for what was discussed as 'Community Health' with Ms. Anne Bilké at your 3/12/14 Planning Commission meeting, and what I will call 'Personal Health' for the intents of this letter.

We moved into our home on 161st Ave. NE (just south of Interlake) in June 2003 when my children were ages 8 and 12. A couple of years later a family moved into one of the homes whose backyard bordered the wooded area of then Unigard. We became instant friends and spent countless hours at their home and in their backyard. The forest was a magical, giant kingdom for the young children and it grew into a quiet, peaceful haven for some in their teens. Over all those years, my son kept a nature journal marking down his discoveries and observations of the flora and fauna throughout the changes of the seasons. He observed some interesting wildlife like Barred owls, coyotes, deer, and Aplodontias, a unique rodent and the only species in their family. He was a Botany enthusiast and identified and noted all sorts of native and unique plants growing in the woods. So many times I said a prayer of gratitude that my son had a safe and calming place to wander, to find solace and peace, as well as to explore his curiosity and grow in his knowledge and appreciation of the natural world. I have often wondered if he will pursue a field of study that channels that passion of his and if he will look back at his time in those woods as the beginning of that journey.

For many, a 'Community Health' rationale is theoretical, but for our family, it's reality. I love to think that current and future generations will have that same privilege. There is plenty of development in Bellevue, but less and less natural and open space; therefore, we need to take care to preserve what we do have. In Richard Louv's insightful and timely book, *Last Child in the Woods*, he says, "Prize the natural spaces and shorelines most of all, because once they're gone, with rare exceptions they're gone forever. In our bones we need the natural curves of hills, the scent of chapparal, the whisper of pines, the possibility of wildness. We require these patches of nature for our mental health and our spiritual resilience." So in closing, I want respectfully implore you to reject the proposed amendment, thereby voting to preserve the natural habitat at the BTC property and encouraging the mental, physical and emotional health of our community.

Thank you for your consideration-

Mrs. Levian Graham Brink

Levian Graham Brink | 1913 161st Ave. NE | Bellewood East No. 6 neighborhood



BELLEVUE TECHNOLOGY CENTER

CITY OF BELLEVUE COMPREHENSIVE PLAN AMENDMENT PROPOSAL

BELLEVUE PLANNING COMMISSION

MAY 14, 2014



McCULLOUGH HILL LEARY, PS
LAND USE LAW | REAL ESTATE LAW | BUSINESS LAW

Overlake Light Rail

Microsoft Campus

NE 24th Street

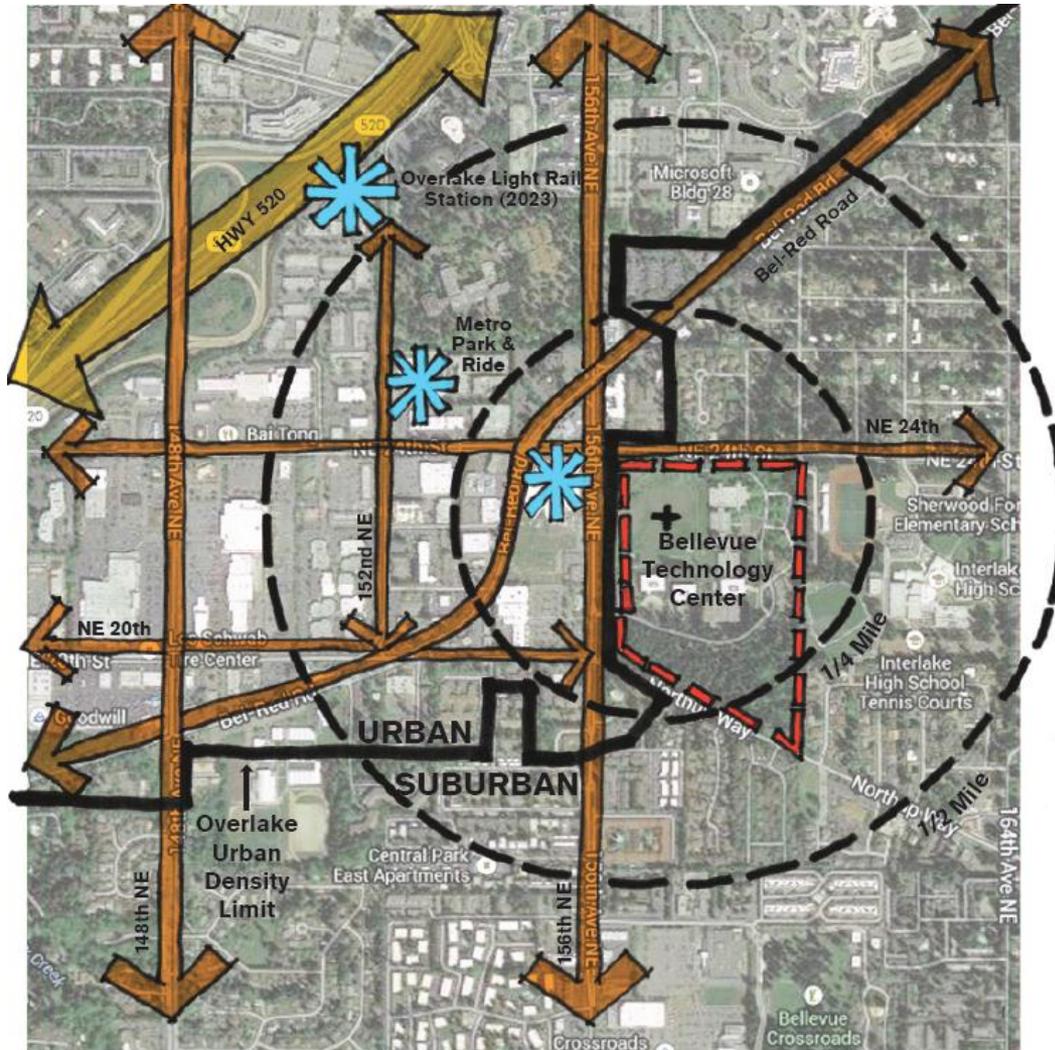
Bellevue Technology Center

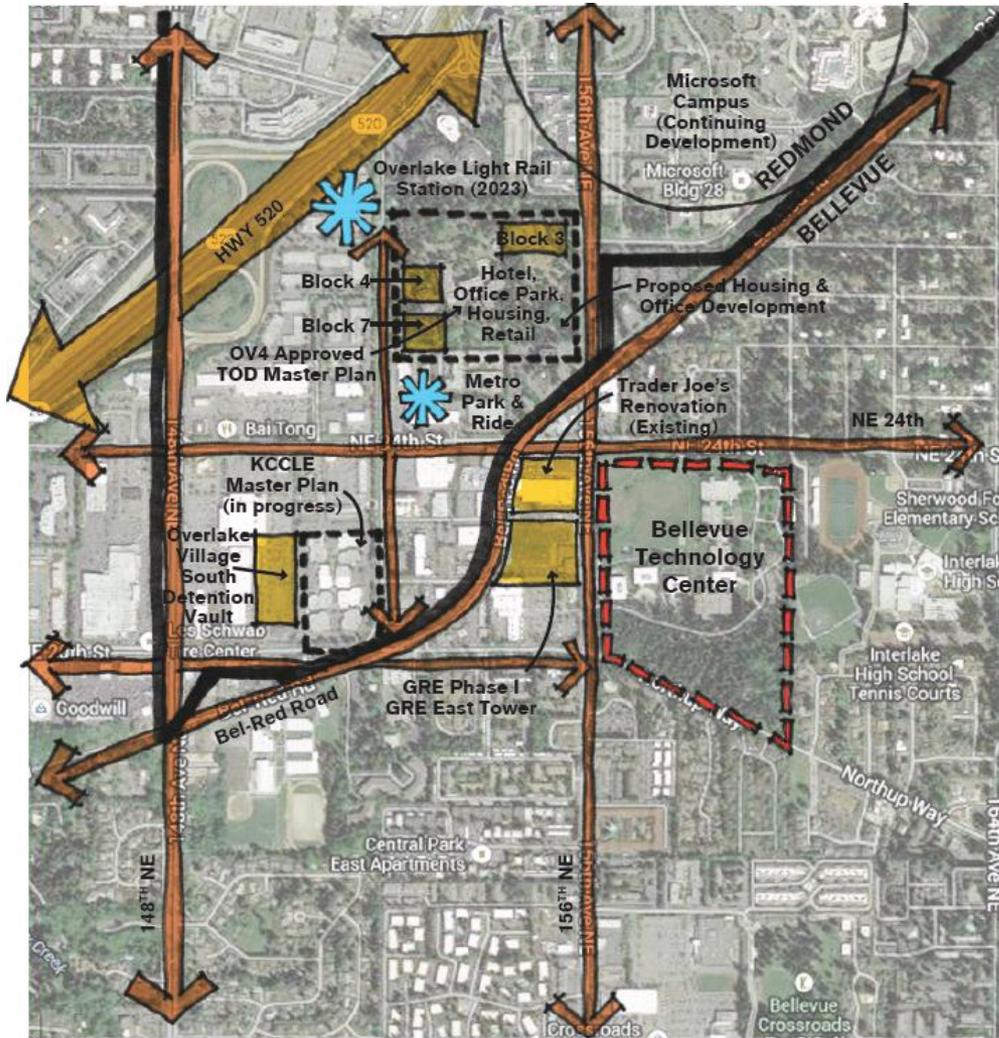
156th Ave NE

Crossroads Mall

N







PROJECTS:

- Overlake Village-Block 3**
7 Story Office
- Overlake Village-Block 4**
7 Story Apartments (221 Units)
- Overlake Village-Block 7**
7 Story Apartments (261 Units)
- GRE Phase I**
8 Story Apartments (168 Units)
- GRE East Tower Phase II**
4-6 Story Apartments (101 Units)
- Overlake Village South Detention Vault**

MASTER PLAN:

- Overlake Village-Zone 4 Master Plan**
(Approved)
- Sound Transit East Link Master Plan**
(Review)
- Overlake Village-KCCLE Master Plan**
(Review)

EXISTING CROSSROADS SUBAREA COMPREHENSIVE PLAN POLICY (S-CR-66)

“Office use as a conditional use is appropriate for the property east of 156th Avenue NE between Northup Way and NE 24th Street (commonly known as Unigard).

Discussion: This area shall be developed under a conditional use permit with attention given to retaining large stands of trees, views through site from adjacent streets and the open character of the site.”

- First adopted in 1979; City last amended the S-CR-66 policy in 1988
- Imposes regulatory controls more appropriate for development standards

PROPOSED CROSSROADS SUBAREA COMPREHENSIVE PLAN AMENDMENT

- Goal is to initiate a community planning process regarding BTC:

“Encourage potential uses and/or development standards for the property east of 156th Avenue NE between Northup Way and NE 24th Street (commonly known as the Bellevue Technology Center, formerly the Unigard campus) that allow additional development on the property compatible with the neighboring development, that address potential traffic congestion and the preservation of the Property’s existing open character, tree stands and views through the site from adjacent streets.”

SIGNIFICANTLY CHANGED CONDITIONS

- Pace of development adjacent to Crossroads Subarea edge at 156th Ave. NE
 - City has not considered Crossroads Subarea policy S-CR-66 since 1988
 - Bel-Red Subarea Plan does not include policies for interface with eastern edge:
 - Inter-jurisdictional coordination with Redmond **to the north** of Crossroads Subarea (S-BR-76)
 - 156th Ave. NE node **to the west** of Crossroads Subarea (S-BR-89)
- Proposal provides an opportunity for conversation regarding appropriate transition

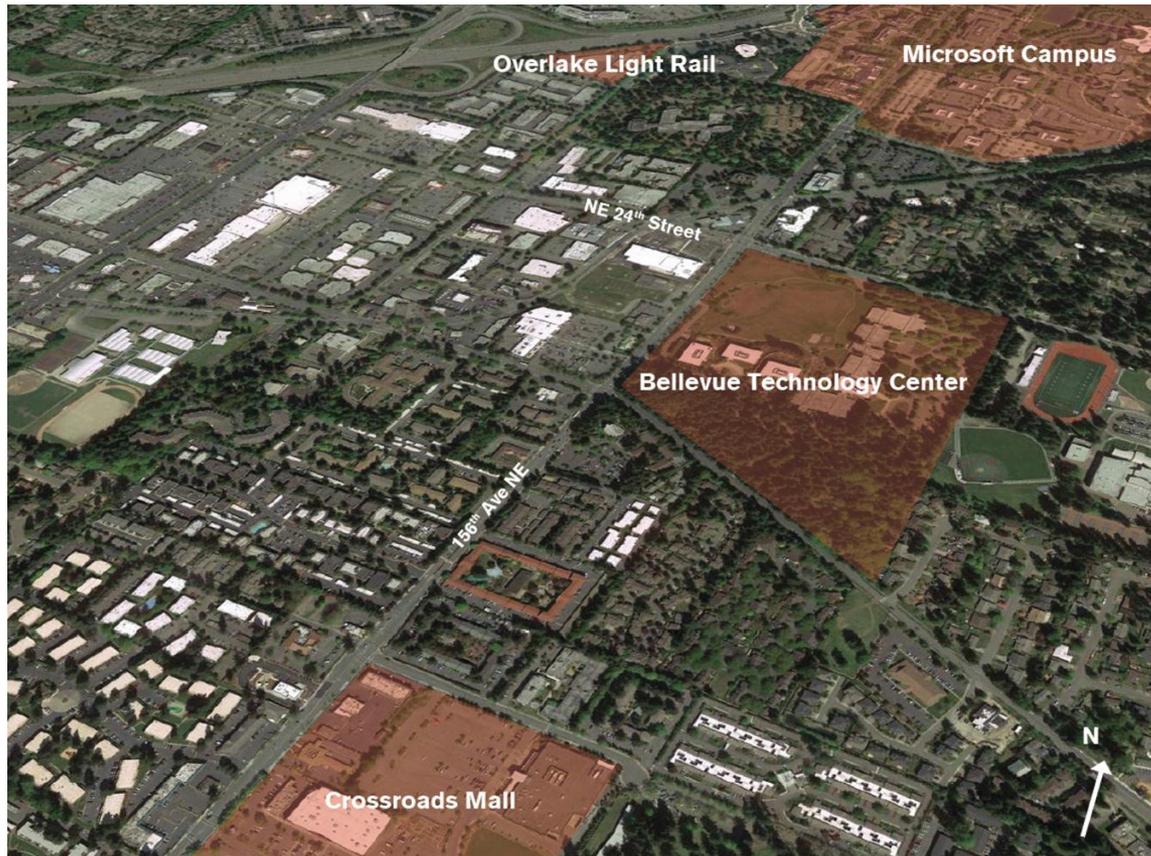
CONSISTENT WITH COMPREHENSIVE PLAN

Land Use	Existing Comp Plan Element Policies	Proposal
LU Policy-9	Maintain compatible use and design with surrounding built environment when considering new development or redevelopment within an already developed area.	Supports policy
LU Policy-13	Reduce the regional consumption of underdeveloped land by facilitating redevelopment of existing developed land when appropriate.	Supports policy
LU Policy-15	Encourage dedication of open space and preservation and restoration of trees and vegetation to perpetuate Bellevue's park-like setting and enhance the City's natural environment.	Supports policy
LU Policy-36	Encourage continued development of office uses in designated districts.	Supports policy
Economic Development		
ED Policy-27	Where a commercial revitalization effort involves significant changes to plans and regulations that may impact a residential neighborhood, develop strategies to avoid or minimize these impacts.	Supports policy
Crossroads Subarea		
S-CR-4	Ensure that any development of remaining vacant land in Crossroads is compatible with surrounding uses.	Supports policy
S-CR-46	Assure the use of existing vegetation as a screen between differing uses and which provides landscaping on new development.	Supports policy
S-CR-62	Allow office uses with design review within this district as illustrated on the Land Use Plan.	Supports policy

CONSISTENT WITH KING COUNTY COUNTYWIDE PLANNING POLICIES

Development Patterns	Existing Countywide Planning Policies (CPP)	Proposal
DP Policy-2	Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation in order to reduce reliance on single occupancy vehicle travel for most daily activities.	Consistent with CPP
DP Policy-4 (emphasis added)	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 .	Consistent with CPP because BTC site is located within a City designated community commercial center
DP Policy-5	Decrease greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to promote walking, bicycling, transit, and other alternatives to auto travel.	Consistent with CPP
DP Policy-6	Plan for development patterns that promote public health by providing all residents with opportunities for safe and convenient daily physical activity, social connectivity, and protection from exposure to harmful substances and environments.	Consistent with CPP
DP Policy-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.	Consistent with CPP

QUESTIONS



CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

May 14, 2014
6:30 p.m.

Bellevue City Hall
City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Chair Tebelius, Commissioners Hamlin, Laing, deVadoss
COMMISSIONERS ABSENT: Commissioners Carlson, Ferris, Hilhorst
STAFF PRESENT: Paul Inghram, Nicholas Matz, Department of Planning and
Community Development;
GUEST SPEAKERS: Bjong Wolf Yeigh, Kelly Snyder, UW Bothell
RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

At 6:45 p.m. Chair Tebelius asked Mr. Bjong Wolf Yeigh to make a presentation regarding University of Washington Bothell while waiting for a quorum to officially call the meeting to order.

2. COMPREHENSIVE PLAN SPEAKING EVENT
UW BOTHELL CHANCELLOR BJONG WOLF YEIGH

Mr. Bjong Wolf Yeigh, University of Washington Bothell Chancellor, was introduced and welcomed by Chair Tebelius. He explained that the Bothell campus of the University of Washington was founded in 1990 as one of five branch campuses. By 2009 the Bothell branch had an enrollment of less than 2500, but since then enrollment has nearly doubled and Bothell is the fastest growing campus in the state. It is also one of the most diverse campuses in the state. The branch enjoys over 14,000 alumni.

Mr. Yeigh said about half of the student body is drawn from King County, and a quarter from Snohomish County. Within King County, the Eastside, specifically Bellevue, brings the highest number of students. The largest transfer institution is Bellevue College; the fifth largest is the University of Washington Seattle. While the trend for schools on the East Coast and other areas of the United States has been to close programs and downsizing, the University of Washington Bothell campus has been enjoying exactly the opposite. The projection is that over the next three to five years enrollment for the Bothell campus will hit 7500 students.

Every effort is being put into growing smartly, manageably and sustainably. One thrust area has been increasing and celebrating diversity. Five years ago the number of students coming from underrepresented and underserved communities totaled less than ten percent; that number has since risen to 51 percent. Programs are designed to be truly interdisciplinary. The largest program currently is interdisciplinary arts and sciences, but STEM, the second largest program - science, technology, engineering and mathematics - is expected to be the largest program very soon.

Mr. Yeigh said the Bothell branch expects to see a 23 percent increase in freshman class enrollment in the fall. In order to accommodate the enrollment increase, 29 new full-time professors were added in the fall of 2013, and 23 additional faculty will be added in the fall of 2014.

The school's strategic plan was set in motion in 2008. During the first six-year phase, the school met with tremendous success. During the second phase, which covers the next three years, the anticipation is several critical areas will be addressed and the enrollment will push upward toward the 7500 mark. The branch offers two very successful programs at the Eastside Leadership Center, namely the MBA program and a baccalaureate program in business. By 2020 the school anticipates having between 1000 and 2000 FTEs in Bellevue by offering hybrid classes as well as weekend and evening classes tailored to working professionals and others.

Ms. Kelly Snyder, Assistance Vice Chancellor for Government and Community Relations, said during her senior year at the University of Washington she served as an intern in Bellevue's planning department. She said her particular focus was on the South Bellevue annexations as well as the Neighborhood Enhancement Program. She said the University of Washington Bothell operates a very robust program in Bellevue. Growth of higher education campuses does not happen overnight. There are always challenges, not the least of which is funding. The state board of community and technical colleges goes through a rigorous process in submitting projects to the legislature for funding. The University of Washington Bothell goes through a similar process except that it is through the University of Washington that culminates in proposals being forwarded to the governor and from the governor to the legislature for budget approval. The process can take six to ten years and is in no way a sure thing. Instead of building new facilities, leasing space can be done quickly and with much less fuss.

Ms. Snyder said University of Washington Bothell met with local employers in Bellevue to talk curriculum. Specifically they were asked for input on what they see as most important and what they want to see in the employees they hire. The Leadership MBA was created in part from those conversations. The program is housed in Bellevue at the Eastside Leadership Center. Undergraduate MBAs are also offered. The University of Washington Bothell partners with Bellevue College and automatically admits to the program those students meeting the core standards. Many of the international students enrolled at Bellevue College came to the United States wanting a four-year degree and the partnership with University of Washington Bothell is seen as key in making that happen.

Buildings have slowly been added to the University of Washington Bothell campus over time. The first space in Bellevue was leased in 2010. The new science and academic building, Discovery Hall, will open in the fall of 2014 to accommodate STEM students. A new student activity center will also be open soon.

Ms. Snyder said the University of Washington Bothell offers student housing. An apartment complex adjacent to the campus was purchased and it houses 270 students. Residents must sign a code of conduct contract that includes quiet hours between 10:00 p.m. and 8:00 a.m. RAs live in each dorm and are tasked with holding the students accountable, and those who violate the code of conduct can be kicked out of the dorm and out of school. There is a vacant piece of property the school has its eye on; the neighbors are concerned about what might develop on it but they recognize it would be in their best interest for the school to purchase and develop it. Students who commute more than 30 miles to the campus are given preference when it comes to the apartments. Student housing is offered as an auxiliary service and it must pay for itself.

The city of Bothell is currently working to update its Comprehensive Plan. The campus was developed as a planned unit development and any time the university wants to construct a new building it is necessary to go through the hearing examiner. All development must comply with the height restrictions, setbacks and parking requirements. All off-campus buildings, such as the apartments, must comply with the underlying zoning. The leased property in Bellevue is located on a site zoned Office. It houses classrooms and a few faculty offices as well as a few meeting rooms. Growth is anticipated to continue in Bellevue and expansion to a different location may occur.

Mr. Yeigh said the *Seattle Times* education reporting team wrote a very nice story recently about the University of Washington Bothell entitled "Where the Future Goes to College." The article outlined in a very positive light what the school has to offer. In addition to being a part of the University of Washington, the campus intends to become a university for Washington by providing access to students who want a college degree while working hard to control the costs of education. The campus has focused on providing the resources needed by students to make them successful, including the student success center, tutoring services, and academic and other types of counseling.

Mr. Yeigh said University of Washington Bothell is looking forward to celebrating its silver anniversary in the coming school year. The relationships with Bellevue College and the city of Bellevue will continue as a way of providing more and better academic services.

Commissioner Hamlin said he currently is enrolled in the certificate program in urban science at Simon Fraser University in British Columbia, a program not currently offered by the University of Washington. He said the branch campuses are very well designed. The one in Surrey is situated above a mall and the one downtown is a center of activity. He asked if consideration has been given to expanding the University of Washington Bothell campus more in the downtown instead of in the outlying areas. Mr. Yeigh said the University of Washington Bothell long-range planning highlights how critical the Bellevue location is. There have been conversations about retaining the Eastside Leadership Center space and about renting space in the downtown. There are some sticking points associated with locating in the downtown, but the intent is to continue researching the option.

Commissioner deVadoss congratulated Mr. Yeigh on the growth of University of Washington Bothell but commented that with growth comes challenges. He asked what specific challenges associated with rapid growth have been identified. Mr. Yeigh said the real challenge is space. Nationally schools average about 200 square feet per student. In Washington, most schools have above 100 square feet per student. University of Washington Bothell is the most compressed campus in the state with only 83 square feet per student, even with the new Discovery Hall which added 75,000 square feet to the campus and accommodates 1000 students. As enrollment growth continues, additional space will be needed along with focusing on other modes of instruction, including online classes and having four quarters annually instead of three.

Ms. Snyder pointed out that investment in higher education by the state has been steadily decreasing over the last few years. It has fallen from 70 percent state subsidized per student to 30 percent. Overall, the sliver of the state's investment in the entire University of Washington accounts for only four percent of the organization's budget. The university gets more from the federal government and private donors than it does from the state of Washington. University of Washington Bothell, as a member of the East King County Chamber of Commerce Legislative

Coalition, has been working with Eastside legislators to see the importance of investing in education both on the operating side and the capital side.

Chair Tebelius commented that Bellevue College solicits enrollment from foreign students. The college currently has 1000 foreign students but offers no place to house them. That is creating huge problems for local neighborhoods. She asked if University of Washington Bothell solicits foreign students and if so, what is done to provide housing for them. Mr. Yeigh said University of Washington Bothell does not actively recruit international students. The organization has a clear mission to serve students from the state of Washington so recruitment within the state is given top priority. There are, however, international students who are interested in attending University of Washington Bothell; the connection is often made through word of mouth. Currently, 92 percent of the student body comes from the state of Washington. Many of the international students currently on campus live in the residence halls. The organization is seeking to provide more housing options for all of its students, not just international students.

Ms. Snyder noted state funding of educational institutions has been reduced for both two-year and four-year institutions. The state allowed the four-year institutions to increase their tuition rates, and the two-year institutions have been allowed to recruit internationally as a way to survive the budgetary crisis.

Chair Tebelius said it was her understanding that the University of Washington Seattle offers evening and weekend classes to graduates who might otherwise not be able to attend during the day. She asked if University of Washington Bothell might be considering the same approach, possibly as a way to enhance revenues. Mr. Yeigh said the three University of Washington campuses operate independently and as such he was not able to comment on what the University of Washington Seattle offers by way of programs. The Eastside Leadership Program is similar in some ways in that it offers certificates and refresher educational programs to help folks transition from one career to another or to further the development of their chosen professions. He said University of Washington Bothell has also visited the Joint Base Lewis McChord which has a desire to have more of a presence on the Eastside aimed at helping soldiers and airmen transition to civilian life.

Ms. Snyder said University of Washington Bothell assists a number of people in transitioning from one career to another. There are those who have done well in a first career but are interested in becoming teachers; the University has a program that takes about a year in which they learn how to put together a curriculum and how to use their skills in a classroom setting. A computer certification program is also offered that takes about a year. Owing to space issues, the University is working to shorten program times. The registered nurse Bachelor of Science nursing program takes one year with classes held only one day per week. For the electrical engineering program, all of the classes are offered after 3:30 in the afternoon.

Chair Tebelius asked what the University of Washington Bothell's experience has been with regard to students coming out of high school unprepared for college. Mr. Yeigh said the students present with varying degrees of preparation. Generally they are excellent students, but often they lack someone at home they can talk to about how to do certain things, like study and manage their time. University of Washington Bothell has looked at its entry level programs with an eye on being more inquiry based and focused on more engagement. The results have been noticeable in reduced dropout rates and greater student success.

Answering a question asked by Commissioner deVadoss, Mr. Yeigh said different schools have

different needs relative to student housing. He said he has been associated with campuses where all of the students stay on campus, including Dartmouth, Stanford and Princeton, as well as non-residential campuses. The experience of the students clearly is different for residential campuses. For non-residential campuses, a good rule of thumb is to provide housing for about ten percent of the student body. University of Washington Bothell was built as a commuter campus, but providing some level of housing does not mean the mission has changed. To make it work, however, a critical mass of about 500 units is needed.

BREAK

Chair Tebelius reported that on May 12 there was a discussion before the Council relative to compliance with the state statutes relative to the sale of marijuana. She asked Councilmember Stokes to bring the Commission up to speed on the issue which the Commission was tasked with addressing.

Councilmember Stokes said the city chose to put an interim ordinance in place to address issues before businesses were allowed by the state to apply for the use. The interim ordinance was developed by staff and approved by the Council. When the state Attorney General handed down his opinion that local jurisdictions could retain the authority to ban the sale of marijuana, the Council considered its options. After a full and complete discussion, the Council concluded that because the voters had approved the legalization of marijuana, the use should be permitted provided there are firm rules in place to control the use. The Council has directed the Commission to take up the issue of drafting an ordinance.

Comprehensive Planning Manager Paul Inghram said the tentative schedule has the Commission reviewing draft regulations in June and conducting a public hearing and forwarding a recommendation to the Council in September ahead of the expiration date of the interim regulations.

Chair Tebelius suggested the Commission would benefit from having someone from the police department share their concerns and suggestions. Councilmember Stokes agreed given that enforcement will be a key issue.

Mr. Inghram said the May 7 forum on diversity in the community was well attended. It was open to all boards and commissions, the Network on Aging, and the East Bellevue Community Council. Five panelists talked about their vision regarding diversity in the city. A summary of the meeting is being drafted for the boards and commissions to consider relative to the Comprehensive Plan update. At the meeting it was pointed out that the barriers diversity sometimes presents initially are often overcome when people get to know each other. Crossroads was held up as a great place to interact with a number of different cultures, and people talked about ways to encourage similar activities in other parts of the city.

Commissioner deVadoss stressed the need to take an expansive view of diversity, a view that goes beyond just language and ethnicity.

With the arrival of Commissioner Laing at 7:50 p.m., a quorum was reached and the meeting was officially called to order by Chair Tebelius.

3. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Commissioners Carlson, Ferris and Hilhorst, all of whom were excused.

4. PUBLIC COMMENT - None

5. APPROVAL OF AGENDA

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

6. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCIL, BOARDS AND COMMISSIONS - None

7. STAFF REPORTS - None

8. PUBLIC HEARING

A. Comprehensive Plan Amendment: Mountvue Place 14-123964 AC (14510 NE 20th Street)

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

Senior Planner Nicholas Matz explained that under the annual Comprehensive Plan amendment review process the Commission conducts a hearing on the threshold review and geographic scoping for all applications. At the threshold review stage, the Commission determines whether or not an application should be considered for the Comprehensive Plan amendment process and the work program. The Commission's recommendation is forwarded to the Council which ultimately establishes the work program. Those applications that make onto the work program are reviewed by the Commission in the final review stage where the merits of each are addressed. Under the Growth Management Act, amendments to the Comprehensive Plan can be made only once each year.

Mr. Matz said the privately initiated Mountvue Place application involves the property at 14510 NE 20th Street which currently is split between BR-CR and BR-GC. The proposal is to effect a map change to BR-CR for the entire site. The recommendation of staff is to include the application as part of the 2014 work program but not to expand the geographic scoping. The zoning split is the historical result of subarea planning that was not anticipated through the Bel-Red planning process. The current zoning split is inconsistent with what Bel-Red intends for mixed use redevelopment in the BR-CR district. The stated purpose of the applicant is to eliminate the split so as to permit a unified development that would be difficult to achieve with two different zones on a single property.

Mr. Matz said in the opinion of staff the application meets the decision criteria for threshold review. In particular it addresses the significantly changed conditions criterion. The split designation was not identified during the Bel-Red, nor was it anticipated by the current plan map or text. In final review it will be seen that the application is consistent with general policies that specifically align with Bel-Red purpose and intensities for redeveloping properties.

The property to the west has two designations but in that instance the split follows a clear

property line. To the east is Fred Meyer, so it does not make sense to expand the geographic scope beyond the subject property.

Mr. Joe Tovar, 540 Dayton Street, Edmonds, spoke representing the applicants. He shared with the Commissioners maps showing the split zoning and the uses adjacent to the property. The property currently contains two one-story buildings and two two-story buildings. All access is from a single driveway connecting with NE 20th Street. The uses in the buildings include retail, restaurant and office. He agreed with the findings of the staff report and the recommendation to recommend including the application on the work program. The property owners would like to construct a mixed use project on the property, including a significant residential component. The current split zoning prohibits consolidated site planning.

Chair Tebelius asked if the property owners would proceed toward constructing a mixed use project on the site if the change sought by the application were to be not approved. Mr. Tovar said the zoning on the NE 20th Street side does allow for mixed use, but the back portion does not. Theoretically it can be done but it would be a design challenge to make it work horizontally. The feasibility studies done to date indicate something on the order of 400 units could be constructed along with some combination of retail, office and restaurant uses.

Chair Tebelius asked if the mixed use project would trigger traffic problems. Mr. Tovar said the subarea plan contemplates the addition of thousands of housing units over time. Light rail is coming to the corridor, and there already is bus transit serving the area, which is also walkable.

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

B. Comprehensive Plan Amendment: Bellevue Technology Center 14-123945 ACC (2010 156th Avenue NE, 15805 NE 24th Street, 15800 Northup Way)

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

Mr. Matz said the privately initiated application seeks to replace policy S-CR-66 with a policy reading "Encourage potential uses and/or development standards for the property east of 156th Avenue NE between Northup Way and NE 24th Street commonly known as the Bellevue Technology Center, formerly the Unigard campus, additional development on the property compatible with neighboring development that address potential traffic congestion, the preservation of the property's existing open character, tree stands, and views to the site from adjacent streets." The stated purpose of the property owner is to seek a community outreach process to engage the city and Sherwood Forest stakeholders in considering the potential uses of the property in a neighborhood-sensitive context, with a specific focus on enhancing the open spaces, trees, vegetation and views.

Mr. Matz said the recommendation of staff was to not include the amendment application in the 2014 work program. Current policy S-CR-66 has guided the relationship between the Bellevue Technology Center/Unigard site and the surrounding neighborhoods over the years as a sensitive but successful part of the Crossroads community. The application does not establish the appropriateness of addressing policy S-CR-66 through an amendment to the Comprehensive Plan because amending the existing PUD, which is a regulatory solution available to the property owners, has not been thoroughly explored. Significantly changed conditions have not been

demonstrated. The city intentionally did not include areas east of 156th Avenue NE in the original Bel-Red subarea planning process in order to maintain appropriate transitions from Overlake Village and other areas. There are no light rail stations planned within a quarter mile radius of the subject property so it would be difficult to conclude the planning or infrastructure associated with Sound Transit is an unanticipated condition. The sensitivity of the site for the adjacent neighborhood, and special conditions on the office use, continue to be appropriate despite the passage of time. Policy S-CR-66 is a good example of a policy that has stood the test of time in providing both the property owner and the surrounding community with an awareness of what is supposed to be happening on the site.

Mr. Matz said the property is designated Office. If the proposal is advanced there will follow a comprehensive discussion around the redevelopment potential. All available tools would be examined, including amending the existing PUD.

The significantly changed conditions criterion is not met by the application. The pace of growth in the area is not necessarily a significantly changed condition. Pending investments in Sound Transit point to and will benefit Bel-Red, but they are not at play in that they were anticipated. Just because a policy was written a long time ago does not mean it no longer works. It would be inconsistent to concentrate housing and employment growth outside the urban core.

Mr. Jack McCullough spoke representing the applicant. He said Unigard acquired the property in the early 1970s as the location for its campus. It was a completely different time in the history of the city; the PACCAR building was the only tall building in the downtown. The premise of the application is that the restrictions on the Bellevue Technology Center site is a relic of a land use that dates back four decades. In the early 1990s Unigard stepped forward with a desire to expand its campus, the result of which was the second set of buildings. In the 20 years since the property has been an owner-occupied campus responding to the goals and policies of the user rather than the goals and policies of the city. The campus served the needs of Unigard. Unigard was acquired by QBE, an Australian company which later sold the property. The new owners are asking the question of what the property wants to be 40 years after its initial development.

Continuing, Mr. McCullough noted that the application does not seek a particular designation, nor does not seek a particular intensity of traffic use. In essence the application seeks to start a conversation predicated on the fundamental issue of changed conditions. The zoning of the site has not been reviewed in almost 20 years, and really 40 years. Zoning for the site was fundamentally set in the 1970s and since that time there has been huge changes in the city in terms of development and traffic. In terms of transportation, SR-520 was built, the King County Metro park and ride lot was built, RapidRide has begun operations with a stop immediately across the street from the property, and Sound Transit is gearing up to bring light rail through the city. There is zoning in the area with FARs as high as 5.0 while the effective FAR of the subject property, which is maxed out under the existing zoning and agreements, is 0.16, while immediately across 156th Avenue NE to the west is 24 times more intense. Development all around the property has gone on steadily while for 40 years the Bellevue Technology Center site has sat quietly.

The existing subarea policy S-CR-66 requires a conditional use permit and requires that attention be paid to retaining large stands of trees, views to the site from adjacent streets, and the open character of the site. The property owner is not proposing to change any of those things. The proposed Comprehensive Plan amendment seeks to start a 21st Century conversation about what ought to happen to the site. Some additional development should be allowed provided it is

compatible with neighboring development, addresses traffic congestion, and preserves the open character, tree stands and views from adjacent streets.

Mr. McCullough said the property owner has reached out to the neighborhoods with an invitation to sit down and talk about a vision for the site that would be outside the conditions of the existing PUD, which only allows office uses. The predominant use occurring along 156th Avenue NE and 152nd Avenue NE is multifamily. While that may not be the best use for the site, it is one that could preserve significant stands of trees and views. A very polite letter was received from the neighborhood in which it was stated a conversation would not be occurring. While agreeing to a conversation of any kind could imply a willingness to look at change, a conversation is all the property owner wants to have.

Mr. McCullough suggested the significantly changed condition criterion can easily be met when looking all the way back to the 1970s, or even looking back only as far as the 1990s when the site was last touched. Policy S-CR-66 itself has not been considered since 1988. The transition the site is to accommodate can be accommodate with something more than an FAR of 0.16 and with something other than an office use. Even an FAR of 0.3 would be less intense than the single family neighborhoods that surround the property.

All the property owner is seeking is a study. Sooner or later the forces of change are going to end up dictating what happens on the site, and the property owner would prefer to get ahead of that by sitting down with the community and coming up with a plan for reinvesting in the site that will provide for modest additional density while saving the natural features of the site. The property owner is not proposing a large increase in density that will lead to additional traffic. It should be noted, however, that the argument that decries the generation of traffic in an area well served by transit stands the principle of growth management on its head.

Commissioner Laing asked what inconsistency exists between the current policy and the zoning. Mr. McCullough said no inconsistency is being asserted, nor does one need to be asserted in order to amend the Comprehensive Plan. It must only be demonstrated that there are changed conditions, that time has passed, and that there is a general consistency with the Comprehensive Plan otherwise. Commissioner Laing asked what the proposed policy language would allow that the existing policy language does not allow. Mr. McCullough said it has been suggested that the property owner should explore the PUD process, but that must proceed under the existing zoning. It is not clear to the property owner what the position would be should an attempt be made to rezone some portion of the site without laying some foundation, however, abstract, in the Comprehensive Plan. The PUD exercise might work out fine, but fundamentally there is the sense that the current zoning is old.

Commissioner Laing said it would not be permissible to change the zoning on the site to something that would create an inconsistency. He said he did not see anything in the language of the existing policy that speaks to a specific zoning designation. The current policy also does not appear to preclude redevelopment of the site, nor does the policy language limit the zoning on the site to a specific zoning designation. Mr. McCullough said the policy language states that office use, as a conditional use, is appropriate for the property. That could be interpreted as meaning an office use is appropriate but other uses are not necessarily excluded.

Commissioner Hamlin asked if there is a square footage limitation currently in place. Mr. McCullough allowed that there is in the PUD and that the limit has been reached.

Commissioner Laing asked if the PUD restricts uses on the property in perpetuity and if the PUD gives the surrounding community a say over what happens on the property. Mr. McCullough said the property owner would be happy to revisit the PUD; that invitation has been put out there. If the proposed amendment does not proceed, that may be the property owner's next course of action. The likelihood is that the property owner would seek to have the limits lifted along with other elements. Addressing the PUD does not, however, seem like a logical first step because the Office zone is restrictive as to type of use.

Commissioner Laing asked if the city has said that the only allowed use from a zoning standpoint on the site is office, which would indicate the city construes the policy as written to limiting the use on the site to office. Mr. Matz said he would answer that question during the study session rather than during the public hearing. Mr. McCullough said he has received no official view from the city. If the answer is that the policy is not limiting, the entire exercise may not be necessary.

Mr. Bruce Whittaker, 1924 160th Avenue NE, said his property is Lot 9 of the Park Place subdivision, which borders the southeast portion of the site. The subdivision also borders Interlake high school to the north. There are two access points for the subdivision, both of which connect with Northup Way. He said his back yard looks out over a stand of fir trees that is between 100 and 200 feet wide. Any development that might change that would be a significant concern. Page 2 of the staff report indicates that key components of the PUD over the years have been the protection of open space meadow and the large stand of trees in the northwest and southwest parts of the site. There should be no misunderstanding that the concerns regarding trees relate to all edges of the site, particularly the entire east boundary. The meadow is in the northwest part of the site and there are very few trees there. The prime concerns are retaining the trees and the open space, both of which contribute to making the community livable, and traffic which in the morning and evening peak times makes accessing Northup Way very difficult. He agreed with the staff report that 156th Avenue NE has in the past and should continue to serve as a bright line buffer and separator of the residential areas to the north. He asked the Commission to accept the recommendation of the staff.

Mr. Ken Shiring, 16223 NE 28th Street, said he purchased his home in Sherwood Forest when the Unigard site was an active horse farm. After becoming a member of the Sherwood Forest Community Club there were period meetings with Charles Palmer, the president of Unigard, and Richard Chapin, attorney for Unigard. The product of those meetings became the policy S-CR-66. He said he served on the Planning Commission for eight years, leaving in 2003. He said in 2005 he was appointed to serve on the Bel-Red corridor CAC. The staff have done an exceptional job in commenting on the important points of the proposed land use action. The most important points appear on page 3. The Unigard site, now known as the Bellevue Technology Center, is not a relic. It was deliberately not considered in the original Bel-Red subarea planning in order to maintain an appropriate transition from the Overlake Village area to the west to the residential neighborhood to the east. No significant changes have occurred in the area that were not anticipated since the adoption of the Bel-Red plan. The Commission was encouraged to reject the proposed Comprehensive Plan amendment.

Mr. John Haro, 2431 161st Avenue NE, spoke as vice president of the Sherwood Forest Community Club. He read into the record a prepared statement which noted that in 1972 the Club was an active participant with the Unigard Insurance Company and the city of Bellevue in the discussions, negotiations and ultimate creation of the master planned unit development on the site now called the Bellevue Technology Center, which is adjacent to the Sherwood Forest

neighborhood. The PUD adopted by the Bellevue City Council allowed for the development of 325,000 square feet of office space in three phases while preserving the open meadow and wooded area on the southern portion of the site. The meadow and the woods have been preserved, and the intended three phases of development have been completed, and the maximum allowable square footage has been exhausted. In the opinion of the Club, the applicant's proposed amendment to the language of policy S-CR-66 is site-specific to the Bellevue Technology Center property. The Club further believes that the Comprehensive Plan amendment is an attempt to pave the way for additional development on the site. The Commission was urged to reaffirm that the site has been fully developed consistent with the terms and conditions of the adopted PUD and that no further development potential exists for the property.

Ms. Gayle Toney, 1910 160th Avenue NE, said she has owned her home in the Park Place subdivision for over 15 years, and noted that her property faces the eastern border of the Bellevue Technology Center property. She spoke in opposition to the proposed Comprehensive Plan amendment. Over the last 40 years city planners have carefully considered the development of the site and have recognized its importance as a critical barrier and buffer for the homes and schools to the east of 156th Avenue NE. Many homeowners purchased their properties with the knowledge that a PUD is in place that will preserve the site and limit development on it. The buyers of the Bellevue Technology Center site should also have known about the longstanding PUD. The city staff have reached the correct conclusions regarding the proposed amendment. There are numerous reasons why additional development on the site should not be allowed. The primary concern of all who live, work or commute through East Bellevue is the ever-increasing traffic. The impacts resulting from development of the former Angelo's site and the former Group Health site have yet to be experienced, but there is no doubt that traffic congestion will significantly increase. Further development in the area will only increase congestion levels and decrease the livability of the neighborhoods. Accessing Northrup Way is becoming increasingly dangerous as well as time consuming. Accessing either the local grade school or the high school from the neighborhoods has become difficult. Over the years, the city as a whole has lost far too much of its tree canopy and natural beauty to development; the very things that have made Bellevue a livable and enticing community are slowly slipping away. It is essential to preserve sites like the Bellevue Technology Center even if they are relics. Relics in fact need to be preserved because they are critical both to the environment and the well-being of the citizens. The Commission was urged to concur with the recommendation of the staff to not include the proposed Comprehensive Plan amendment in the work program.

Mr. David Carls, 173 NE 22nd Street, Redmond, said he works in the Bellevue Technology Center development and his children attend Sherwood Forest elementary school. He noted that the parking garage has had to battle to keep water out of it. The fact that the site has little permeable surface and thus is able to retain rainwater is good for the area and should be considered. The schools in the area are already at capacity and already must contend with heavy traffic to get to and from home; further development will only make that problem worse. The property should be left as it is.

Mr. Manuel Solis, 2447 161st Avenue NE, said those who live near the Bellevue Technology Center site love it because it is open and green, a place everyone can enjoy. More than 2000 units are going to be developed in the next two years to the west of 156th Avenue NE. The schools are already operating at capacity and traffic is already beyond capacity. If the agreement that has been in place for many years is changed, the result will be more congestion and more saturation of the space. The property owner clearly wants to see the agreement changed so the

site can be developed some more. The property owner should do the right thing and follow the agreement. The Commission was encouraged to follow the staff recommendation.

Ms. Michele Neithaumer, 15897 Northup Way, said she serves as president of the Foxborough Homeowners Association which is situated immediately across the street from the Bellevue Technology Center property. She said the area is unique in that it is primarily residential. As one drives Northup Way and crosses 156th Avenue NE an area of homes and large old growth trees is encountered. It is not an office development. The website for the investor that owns the Bellevue Technology Center property indicates 40 percent of the space is not currently occupied. It is questionable why it is necessary to build more office space when what is already there is not rented out. With development comes growth, and with growth too often comes a ripping out of trees and space that is not leased. Longs Drugs sits across the street from the complex; that business folded and the building has been vacant for several years. Trader Joe's moved and their old site is vacant. Precor Fitness moved around the corner, leaving their old space vacant. Top Food and Drugs closed and that location is vacant. After Circuit City folded, their space sat empty for many years. So while there is development going on in the area, there is also existing vacant space. The capacity of 156th Avenue NE has been reached making it very difficult to get around. She said her office is 1.2 miles from her house and often it takes as much as 30 minutes to drive that distance. People in the area are moving toward the lake so as the area develops more and more traffic is being pushed into residential streets, creating safety concerns. The Bellevue Technology Center should be left as it is.

Mr. Don Miles, 15817 Northup Way, said a PUD is an agreement and is not the same as a Comprehensive Plan policy. The fact that the PUD is in place means the city has already agreed to how much development the property can have. The PUD allows for 325,000 square feet, but the site is actually advertised as having nine buildings totaling 326,000 square feet, which exceeds the agreement. The site borders residential to the east and south and any changes in the planning would need to consider increasing the amount of space separating commercial uses from residential. There should be no additional access points onto Northup Way unless the city is willing to create a four-lane configuration.

Ms. Nancy Grinzell, 16814 NE 30th Street, said she has been in her home since the Bellevue Technology Center site was a horse farm. When the property was originally sold to Unigard, the agreement was that most of the site would remain open space and that the trees would be preserved. The agreement that is in place is not irrelevant. The site serves as a transition between commercial and residential. Traffic is clearly an issue and it is as bad as everyone has represented it to be. One of the things that goes along with the increased traffic is increased frustration, and that reduces safety for all concerned. To say the area can handle more traffic is simply not true, and public transit will not solve the problems. It is disturbing to hear the property owner's representative say the policy should be rewritten to allow for mixed use without specifying what kind of development they have in mind. The PUD limits the amount of square footage allowed and those limits should be retained. The Commission was asked to vote down the proposal.

Ms. Pamela Toelle, 14845 NE 13th Street, said for most people the largest single investment they make involves the purchase of their home. All of those who own properties around the Bellevue Technology Center site have made significant investments that they wish to protect. The residents of Sherwood Forest worked closely with Unigard and the city in creating a covenant in the form of a PUD. She said she served on the subarea committee that reviewed the policy in question. The committee wanted to retain the OU designation but because the city had changed

the designation so that was not allowed. The site was originally developed under King County zoning which the city accepted. The PUD and its restrictions has been upheld by the City Council at least twice, and by a hearing examiner who was very specific about the ten percent lot coverage. The Crossroads subarea plan specifically states that multifamily housing is not allowed in Area B, which is where the Bellevue Technology Center site is situated. There are all manner of other policies that call for preserving and protecting residential neighborhoods from more intensive uses. The reasons behind the conditions specified in the PUD have not changed: the Sherwood Forest neighborhood is still there.

Ms. Kathleen Rochet-Zuko, 16205 NE 27th Street, noted that it was stated earlier in the meeting that Crossroads has become a community meeting place. The Bellevue Technology Center site serves the same purpose. Every day people can be seen their walking their dogs and enjoying the area. Hopefully a future generation will not look back and wish the open space had been left undeveloped.

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

9. STUDY SESSION

A. Comprehensive Plan Amendment: Mountvue Place 14-123964 AC (14510 NE 20th Street)

A motion to recommend initiation of the Mountview Place Comprehensive Plan amendment application for the 2014 Annual Comprehensive Plan work program, and to not expand the geographic scoping was made by Commissioner Hamlin. The motion was seconded by Commissioner Laing.

Chair Tebelius voiced concern about the proposal and said if allowed the result will be multifamily housing which will have a huge impact on traffic.

The motion carried 3-1 with Commissioners Hamlin, Laing and deVadoss voting for, and Chair Tebelius voting against.

B. Comprehensive Plan Amendment: Bellevue Technology Center 14-123945 ACC (2010 156th Avenue NE, 15805 NE 24th Street, 15800 Northup Way)

Commissioner Laing asked if the city has taken the position that no use other than office is allowed for the site under the Comprehensive Plan as it currently exists. Mr. Matz said the city's position is that Office zoning allows the permitted uses allowed under the designation. Commissioner Laing asked if the Comprehensive Plan policy S-CR-66 restricts the zoning on the site to Office and Office alone. Mr. Matz said the policy is specific as to what office should do on the site. Staff does not read the policy as restricting the site to only Office. The policy states a preference as a result of the community conversation, but it does not preclude other uses permitted in the Office district. Commissioner Laing asked if the property owner could rezone the property to a residential use without changing the policy in question. Mr. Matz said rezoning to a residential category would be inconsistent with the Comprehensive Plan designation of Office. In order to rezone to a designation other than office, it would first be necessary to effect a Comprehensive Plan amendment.

Mr. Inghram said no specific interpretation of the policy has been issued by the city. He said it would appear that a change to residential would be inconsistent with the policy that clearly says Office is appropriate. The policy does not, however, on its face preclude changing the zoning.

Chair Tebelius asked if the present owner at the time of purchasing the property was aware of the restriction on the property as described by the community. Mr. Matz said he could not speak to whether or not the present owner was aware of the restrictions. The PUD, however, is clearly a matter of record. The property was purchased in 2010 and in 2012 the property owner sought an interpretation from staff as to what the zoning was and what the PUD was on the site. A reasonable person could conclude it would have been surprising to find the property owner had purchased the site without having done an investigation as to any restrictions.

Chair Tebelius asked if the city has ever thought about purchasing the land for a park. Mr. Matz said that approach has been given consideration. Mr. Inghram added that different people have discussed that option at different times. There is not, however, any official city plan to seek acquisition of the site for use as a park.

Commissioner Hamlin said the task before the Commission is to determine whether or not the application meets the threshold criteria. He added that a vote to approve adding the issue to the work program would not be the same as a vote to change how the site is developed; it would only trigger additional and more thorough review in the final phase. He suggested the application does in fact meet the threshold review criteria. The issue of significantly changed conditions is met by the fact that the area has changed significantly. Additionally, the amendment is not inconsistent with the general policies for the area.

Mr. Matz said the changed circumstances criterion does not equate to no change having occurred but rather whether or not the city's planning has anticipated the change. There has been a great deal of change in the area over the years, all of which has been anticipated by the Comprehensive Plan.

Commissioner Hamlin agreed that 156th Avenue NE should continue to serve as a demarcation line, but the site in question is Office and has been for a long time.

Commissioner Laing echoed the comments of Commissioner Hamlin. He said in working through the criteria he reached the same conclusion, which is not the same thing as endorsing the proposal. Often in talking about long-range planning people tend to go to the end result of envisioning what the end development will look like on at site. Changing the Comprehensive Plan designation or even effecting a rezone is not the same as entertaining a site-specific application. The issues of traffic, tree retention, open space and many others all get dealt with at the project level. Imagining all the bad things that could come about and using them as a reason to reject a long-range planning effort is not appropriate. In the case of the Bellevue Technology Center there is completely different issue, the PUD and the conditions it imposes. The PUD is in fact not a covenant, and there is case law that says it is an improper use of the zoning authority to restrict a property in perpetuity as if it were a covenant. There is, however, a public process for changing a PUD, and it will be an inescapable part of doing anything more with the property. He said for the limited purpose of studying the issue further, he would vote in favor of adding the amendment to the 2014 work program.

Chair Tebelius said she would support the recommendation of the staff. She agreed that the

change that has occurred has all been anticipated and addressed by the Comprehensive Plan. She also agreed that 156th Avenue NE is and has always intended to be the demarcation between uses. The position of staff is consistent with the Countywide Planning Policies. The current property owner likely knew, or should have known, about the restrictions.

A motion to recommend no further consideration of the Bellevue Technology Center Comprehensive Plan amendment application for the 2014 Annual Comprehensive Plan work program, and to not expand the geographic scoping, was made by Commissioner deVadoss. The motion was seconded by Chair Tebelius. The motion failed on a 2-2 tie (Commissioners deVadoss and Tebelius voting in favor of the motion; Commissioners Hamlin and Laing opposed).

Mr. Inghram said staff would transmit to the Council the fact that the vote on the issue failed and that the issue is therefore not recommended to be included on the work program.

Commissioner Laing left the meeting.

10. OTHER BUSINESS - None
11. COMMITTEE REPORTS - None
11. PUBLIC COMMENT - None
12. DRAFT MINUTES REVIEW
 - A. February 26, 2014

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

- B. March 12, 2014

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

- C. March 26, 2014

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

- D. April 9, 2014

It was noted the minutes should reflect both Commissioners Carlson and deVadoss were present for the meeting and not absent as indicated.

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

14. NEXT PLANNING COMMISSION MEETING

A. May 28, 2014

15. ADJOURN

Chair Tebelius adjourned the meeting at 9:42 p.m.

Paul Inghram
Staff to the Planning Commission

Date

Diane Tebelius
Chair of the Planning Commission

Date

* Approved and corrected July 9, 2014



MEMORANDUM

DATE: July 23, 2014

TO: Chair Laing and Members of the Planning Commission

FROM: Paul Inghram AICP, Comprehensive Planning Manager, 452-4070
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SUBJECT: Major Comprehensive Plan Update – Citizen Participation, Capital Facilities and Utilities Elements

The April 9, 2014, study session is a continuation of the review of the Bellevue Comprehensive Plan with a focus on the Citizen Participation, Capital Facilities and Utilities chapters of the plan.

No formal action is requested at this study session. The Commission is encouraged to review the enclosed draft policy tables. Comments on the draft policies at this stage will help staff prepare a draft Comprehensive Plan for the Commission's later review.

The Planning Commission and the city's other boards and commissions have been systematically reviewing individual policy areas and providing suggestions that will help guide the drafting of an updated plan. The Commission began discussion of the Citizen Participation section of the plan at its last meeting. This study session will begin where that was left off. Following the Community Engagement discussion, information about Capital Facilities and Utilities will be presented.

CITIZEN PARTICIPATION

The Planning Commission first reviewed the existing Citizen Participation Element in June 2013. The element establishes policy for how the public can engage in and influence city planning and development projects. Citizen Participation is the first element in the plan. This feature is noteworthy – many comprehensive plans include no citizen participation element at all – and it signals that engaging our citizens is of prime importance for Bellevue's government.

The policies in the current element, however, need updating. First, they are overly focused on planning and land use decision making. The element would be stronger if it addressed citizen engagement throughout the city's functions. Accordingly, staff is working to add several policies that apply citywide to provide an overall framing of community engagement in local

government. Second, given the extraordinary increase in the diversity of Bellevue's population, policies are being developed that emphasize engagement approaches that are more effective in reaching our diverse population. Finally we are looking to clarify and simplify the policies on public engagement in planning and land use.

Due to this change in emphasis, we suggest making a minor change to the chapter title to "Citizen Engagement" to better capture the policy intent of engaging the community throughout city decision making. Draft policy recommendations are enclosed along with a copy of the existing chapter (see Attachments 1 and 2).

CAPITAL FACILITIES AND UTILITIES

The Utilities and Capital Facilities Elements were introduced in study session on June 26, 2013, and the city-managed water, waste water and storm water systems were discussed in detail on September 25, 2013. Tonight's study session will examine the policies for each element of the plan.

The Capital Facilities and Utilities elements in the Comprehensive Plan share similar, yet distinct roles in planning for the city's future. Both are concerned with ensuring that the public and private facilities are developed to respond to the city's growth and changing conditions. The Capital Facilities Element is focused on financial planning for the provision of public infrastructure, while the Utilities Element is focused on maintaining the level of service of public and private utilities. These two elements help plan for utilities and infrastructure to keep pace with growth. However, the community's need for utilities and infrastructure varies due to a number of factors, such as increased or reduced demand, aging infrastructure and new technology, in addition to growth and development.

CAPITAL FACILITIES

The Growth Management Act (GMA) requires cities to include a capital facilities element that includes an inventory of public facilities and a plan for at least six years for developing needed facilities. It also requires cities to tie land use and capital facilities planning together and to reassess the land use element if funding for new facilities falls short of meeting needs.

Bellevue has a number of types of capital facilities ranging from City Hall, to streets, utility facilities, fire stations and park facilities. There are also facilities operated by other public agencies such as schools. For city facilities, the city maintains facility system plans that provide detailed inventory information and plan for long-term infrastructure development. Examples of such plans include the Parks and Open Space System Plan and the Pedestrian-Bicycle Plan. Rather than repeat the very detailed information of those individual facility system plans, the Comprehensive Plan includes a summation and references the reader to those plans. As such, it helps tie together multiple facility plans and ensures that they support the city's anticipated growth and ultimate vision. The city also regularly coordinates with the planning efforts by the school districts and other public agencies, even though their plans are not directly part of the Bellevue Comprehensive Plan.

Every other year the city also adopts a Capital Improvement Program (CIP) in conjunction with the budget. The CIP provides a detailed, financially constrained plan for funding and

constructing capital improvements over a seven year period. One of the current Capital Facilities policies requires the city to incorporate the CIP into the Comprehensive Plan as it is updated every two years. It is understood that this policy was put into place to satisfy the GMA requirement to plan at least six years in advance even though directly adopting the CIP is not required by the GMA.

In addition to planning for public facilities, the Capital Facilities Element contains the city's policy direction on Essential Public Facilities and Secure Community Transition Facilities. Essential Public Facilities, also known as EPFs, are those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. Cities (and counties) are required to have criteria for the siting of EPFs and, while conditions can be imposed on EPFs to mitigate their impacts, cities cannot outright ban EPFs.

A secure community transition facility is a residential facility for persons civilly committed and conditionally released to a less restrictive alternative pursuant to Chapter 71.09 RCW. City policy and regulations pertaining to them are consistent with state requirements; the current policy is not proposed to be changed. (line 25)

Capital Facilities Topics

Aging infrastructure (line 2) – As the city ages – it is now 61 years since incorporation – more and more of the infrastructure is reaching a stage of needing replacement or major repair. For the future, planning for maintaining the aging infrastructure will be as important as planning for new infrastructure to support growth. In its initial June 2013 review the Planning Commission asked whether the City's plans for infrastructure support anticipated growth and would be sufficient to maintain aging infrastructure in established neighborhoods. A new policy on line 2 helps address this issue and recognizes the need to consider aging infrastructure as part of our future need.

CIP referencing (lines 3-4) – These suggested changes would clarify recognition of the seven year CIP as the city's primary infrastructure planning and funding tool and remove the requirement to amend the plan concurrently with the CIP every two years.

Facility plans (line 8) – This proposed change would provide a more clear connection and support for the city's facility system plans as the tool for detailed facility inventories and plans.

EPFs (lines 16-24) – Since the last major update, the city has adopted specific Land Use Code procedures and criteria that apply to Essential Public Facilities. Additionally, the Countywide Planning Policies related to EPFs have been updated and streamlined. Therefore the section of EPF policies in the current plan is proposed to be reduced to avoid duplication with the Land Use Code. The suggested draft policy changes retain the city's current policy direction to work regionally and allow for the siting of EPFs and to mitigate their impacts.

UTILITIES

The GMA requires cities to include a utilities element that includes the general location, proposed location, and capacity of existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines. Bellevue's Utilities Element includes a mix of what are called "city managed" utilities, such as water and waste water lines that the city operates, and "non-city managed" utilities. Non-city managed utilities includes those services provided to the community by agencies other than the city, such as electricity and telephone services. The Utilities Element also addresses other telecommunication services, including cable and wireless services.

City-managed utilities

- Solid and hazardous waste
- Waste water
- Storm and surface water
- Water

Non- city-managed utilities

- Electrical
- Natural gas
- Telecommunications (telephone, wireless, cable)

The element's policy direction reflects four general themes: *facilitating* the provision of utilities at appropriate service levels; *balancing* reliable service with community impacts; *processing* permits with predictability and fairness; and *encouraging* new technologies that enhance service, reduce costs or reduce impacts. While the element functions as a collection of descriptions of utility plans, it also includes policy to reflect the quality, reliability, safety, and regulation of the services provided.

City Managed Utilities

The city managed utilities section includes policy guidance for solid and hazardous waste and for water, waste water and storm water. At previous study sessions, the Commission received detailed information from Utilities Engineering staff about the city's utility systems and the standards to which the older water and sewer systems were constructed and affirming that utility systems are constructed to provide sufficient capacity for the underlying zoning. Utilities staff reviewed how the department is planning the necessary infrastructure to managing the aging systems, to respond to growth, and to adapt to changing consumer behavior.

As the city commission with oversight responsibility for city-managed services and consistent with the Council's direction on the update, the Environmental Services Commission reviewed the city managed utility policies and will continue its review in September when it will have a chance to consider the NPDES LID opportunity analysis discussed below. The ESC's initial comments are included in Attachment 5.

Non-city Managed Utilities

As with city utilities, the Comprehensive Plan addresses non-city utilities, including electrical, natural gas and telecommunications (telephone, wireless, cable). Under state law, both the Washington Utilities and Transportation Commission (WUTC) and Bellevue have jurisdiction over the activities of electric, gas, and telephone utilities within Bellevue's city limits. The City of Bellevue has the authority to regulate land use and, under GMA, the requirement to consider the location of existing and proposed utilities and potential utility corridors in land use planning.

A number of changes and events have affected the community and non-city managed utilities since 2004. In 2006 the area suffered a major windstorm that set rainfall records and knocked out power for up to a week or more in much of the city, putting increased attention on maintaining a reliable power supply. Electrical system quality and reliability has also been discussed as an economic issue, noting its importance to the area's high tech businesses. At April and June 2013 Planning Commission study sessions the Bridle Trails community represented its concern for evolving policy to address the visual impacts and undergrounding of electrical facilities. Some have asked for undergrounding as a means to improve reliability, although Puget Sound Energy has provided information that undergrounding does not necessarily improve reliability and can result in longer times to restore outages.

Puget Sound Energy has proposed a new transmission line in East Bellevue that would connect the Phantom Lake and Lake Hills substations. It is also considering an expansion of its high voltage transmission line that runs between Redmond and Renton through a project called Energize Eastside. As part of Energize Eastside, PSE is considering a number of alternative alignments, including the current alignment that runs north-south near 136th Avenue NE in north Bellevue and over the Somerset hill in south Bellevue. Other alignments include use of the BNSF rail right of way and various combinations of the two.

The city established its Environmental Sustainability Initiative (ESI), which seeks to reduce excess energy consumption and promote alternative fuel and energy sources, such as solar panels.

During the outreach effort for the Comprehensive Plan, the city heard from a number of citizens about increasing internet service and access. Thirty-six participants in the Best Ideas campaign favored, and 8 opposed, working to install something like Google Fiber to make 1Gbit speeds a reality in Bellevue. Similar other ideas were also expressed for seeking wi-fi throughout Bellevue and for a "Tech for People" tech user fair. Today, companies like Google have targeted select cities for enhanced internet infrastructure. Some cities are being labeled as "Smart Cities," which is a term used to recognize communities with access to both high quality infrastructure and social capital that makes them economically competitive. The Bellevue City Council identified addressing access to high speed internet services a Council priority and reiterated that objective in the Economic Development Strategy.

Non-city managed utility topics

Supporting high speed internet access

Could the policy on undergrounding change to reflect an updated balance between encouraging access to high speed internet service and protecting neighborhood character? The current

Utilities Element includes policy UT-39 regarding the undergrounding of electrical and communication lines. It also encourages collocation in conduit and protecting the city's aesthetic quality. However, the policies lack a city position on access to high speed internet.

The current policy UT-39 is seen as a barrier to the new telecommunication services. UT-39, which is focused on undergrounding of electrical lines, applies the same standard for telecommunication lines, where they are to be undergrounded when new or when there is an intensification of use. However, it is practically infeasible for the communication line to underground until the time when electrical lines are undergrounded. For instance, it would not be feasible for a new cable company to underground the other telecommunication and electrical lines as part of their deployment. Undergrounding tends to occur in new development or when there is a major new street project and there is an opportunity for cost sharing between the city, Puget Sound Energy and the telecommunication companies.

Staff recommends considering a number of policy changes to recognize both positive support for internet access while continuing to protect neighborhood quality. These changes include: including:

- Better support for new technologies, competition and widespread access to high speed networks. (line 5)
- Assessing the coverage and quality of internet access in the city. (line 6)
- Ensuring a balanced permitting process of encouraging deployment of advanced high-speed telecommunications infrastructure and protecting neighborhood character. (line 7)
- Pulling telecommunications lines out of the UT-39 policy to recognize that the undergrounding of telecommunication lines is a separate decision from undergrounding power lines. (lines 12-14)

Aesthetic impacts of electrical distribution lines

The Comprehensive Plan states, "While it is critically important to meet growing demand for electrical service and further develop the reliability of Bellevue's electrical system, it is also important to ensure that new and expanding electrical facilities are sensitive to neighborhood character." Current policy UT-39 requires the undergrounding of new electrical and communication lines and existing lines when there is an intensity of use, such as a short plat. This policy is reflective of a long-standing community desire to work towards undergrounding of aerial lines. However, the policy is overly long and has been found to be difficult to interpret clearly. As noted above, one solution is to address telecommunication lines separately, allowing UT-39 to focus on electrical distribution lines, which helps to simplify the policy. UT-39 also spells out an awkward case on allowing interim lines, provided that they are no greater than ½ inch in size while in practice, the "interim" condition does not apply.

As noted above, Bridle Trails residents have advocated for undergrounding the electrical distribution lines in their neighborhood as a means to address tree limb issues and to improve aesthetics. Undergrounding distribution lines in a neighborhood is possible, but raises the question of how to cover the costs, which can be substantial. Washington State's electrical utility regulatory framework addresses functionality and cost sharing for distribution system undergrounding through the Revised Code of Washington (RCW), the Washington Administrative Code (WAC) and in various tariff schedules (74, 73 and 80). The rules limit what costs the utility is allowed to distribute across its rate payers and is a barrier to shifting undergrounding costs for one area to all rate payers. Similarly, rules on city financing of capital

projects limits the city to those projects that have a broad community benefit. There may be financing tools available, such as a local improvement district, that an individual neighborhood could use to pursue undergrounding of utility lines.

To address the aesthetic impacts and undergrounding of electrical distribution lines, staff recommends:

- Clean up and clarification of UT-39, including addressing telecommunication lines separately. (line 12)
- Maintaining policies that protect the city's aesthetic quality and avoid unnecessary facilities. (lines 15-17, 19, 21, and 23)
- Adding a new policy that would support facilitation of neighborhood efforts to underground electrical distribution lines where the neighborhood is willing to contribute its full share of costs in accordance with the WUTC tariff schedule. (line 18)

Electrical transmission lines

Largely due to PSE's Energize Eastside project, there has been increased concern about the impact of electrical transmission lines. About six years ago the city went through a significant policy update process and established a "sensitive siting" process for new and expanded facilities located in proximity to residentially-zoned areas.

In addition to some of the general utility policies, the following policies address issues related to transmission lines:

UT-46 – support use of alternative energy

UT-48 – multi-jurisdiction coordination

UT-51 – solicit community input on the siting of proposed facilities

UT-53 – require facilities to be aesthetically compatible by the use of screening

UT-68 – encourage conservation of energy

UT-71 – require a balance between impacts and siting considerations of new facilities

UT-72 – work with PSE so that new and expanded facilities are compatible

UT-73 – require a siting analysis for new and expanded facilities when located at sensitive sites

While electrical transmissions lines would likely fall into the category of Essential Public Facilities, as described above, the policies in the Utilities Element guide the city's review and support applying the appropriate process, conditions and mitigation to such facilities.

- Staff also recommends modifying UT-47 (line 23) to encourage conservation as a means to avoid unnecessary new facilities.

Wireless communication facilities

While the city has not heard from the community about wireless communication facilities as part of the Comprehensive Plan update outreach process, permits for new facilities regularly result in community concerns. The current set of policies were written shortly after the adoption of the federal Telecommunications Act of 1996 and generally hold up well in seeking a balance between access to wireless services and protecting the community from impacts. Now, more than a decade after passage of the Act and permitting of many, many facilities, some of the policies are out of date. The table includes recommendations to remove some that are redundant and make some other modest changes, while retaining the policy intent of balancing service with impacts.

- New policy (line 44) is proposed to support updating regulations as technology and conditions change, recognizing that the wireless industry is continually evolving.

NPDES LOW IMPACT DEVELOPMENT PRINCIPLES

The update of the Comprehensive Plan is an opportunity to synchronize policy updates related to requirements of the Clean Water Act’s National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit. The Permit requires cities to protect water quality and reduce the discharge of pollutants.

One of the requirements of the new 2013-2018 NPDES Permit is that cities review and revise land use and development-related policies, codes, standards, and other enforceable documents to incorporate Low Impact Development (LID) Principles, defined as minimizing impervious surfaces, native vegetation loss and stormwater runoff, with the intent of making LID the preferred and commonly-used approach to site development.

The city hired the consulting firm AHBL, Inc. to assist in addressing this permit requirement by first conducting an opportunity analysis of the Comprehensive Plan and then, of the citywide codes and standards. The focus of the opportunity analysis of the Comprehensive Plan is to review existing policies for alignment with LID Principles and suggest amendments or new policies to provide policy support for LID Principles. A memo from AHBL, Inc. summarizing the results of the opportunity analysis of the Comprehensive Plan and recommending a few policy amendments and new policies is included in Attachment 6.

The first phase of the NPDES LID Principles review, consideration of the city’s policies, is being conducted now to allow the work to be integrated into the Comprehensive Plan update. The review of stormwater and water quality policy extends beyond the scope of the NPDES LID Principles review. AHBL’s recommendations touch on policies in the Transportation, Urban Design and Environment elements. Each of these policy sections has additional review steps. Staff will consider the consultant’s recommendations and work to integrate them with the suite of policy updates. Staff is not anticipating reviewing the NPDES LID Principles opportunity analysis table in detail at this time, but wants to keep the Commission informed of this ongoing work. Please let us know if you have any initial comments or questions about the NPDES LID Principles review.

NEXT STEPS

Staff will continue to prepare policy review tables for the Commission’s consideration at the upcoming study sessions.

Sept	Review of Environmental policies, Vision, subarea boundaries and work of other boards and commissions
Fall/winter	Release of full draft plan and hold public hearing on staff recommendation
Winter	Planning Commission review of staff recommendation
February	Present Planning Commission recommended draft update to Council
June	Council action (state deadline: June 30, 2015)

ATTACHMENTS

1. Community Engagement draft policies
2. Existing Citizen Participation Element
3. Capital Facilities Element draft policy table
4. Utilities Element draft policy table
5. Letter from the Environmental Services Commission dated January 6, 2014, with policy comment table
6. Letter from Wayne Carlson, AICP, at AHBL, Inc, dated July 7, 2014, including an NPDES LID opportunity analysis table

Updated Policies under the Citizen Engagement Element

I. City-Wide Citizen Engagement

New Policy CE-1: Inform Bellevue residents on the City's operations, budget allocations, services and policies.

New Policy CE-2: Learn from Bellevue residents, through surveys and outreach, about their perception of City performance, budget priorities, and taxation, and use this information to improve service to the community.

New Policy CE-3: Provide access to the City's programs, services, and events to all Bellevue residents -- including accommodation for disabilities, and populations with limited English language ability.

New Policy CE-4: Conduct outreach on significant civic issues that is designed to reach all of Bellevue's population, including Bellevue's more isolated communities. Recognize that engaging some population groups may require alternative outreach methods and personal contact.

New Policy CE-5: Include businesses, non-profit organizations, and the Bellevue School district along with residents as the targets for outreach efforts.

New Policy CE-6: Invest in training for staff to ensure effective and appropriate communication with a diverse community.

New Policy CE-7: Educate Bellevue residents about pathways for citizen civic engagement, such as service on boards and commissions and volunteer opportunities, to foster civic leadership.

New Policy CE-8: Ensure that citizen engagement on significant public issues is both broad and deep through the use of multiple engagement strategies.

New Policy CE-9: Increase access to City government by conducting meetings and other events in a variety of venues in addition to City Hall.

II. Citizen Engagement in Planning and Land Use Projects

Policy CE -10 (revised CP-1): Encourage and facilitate expanded public participation in all planning processes.

Policy CE -11 (revised CP-1): Design user-friendly processes that inform and educate the public about the substance of issues involved in planning projects.

Policy CE -12 (revised CP-7): Utilize citizen advisory committees or other methods that represent a broad spectrum of viewpoints as part of the public involvement program when updating sub-area plans or other major planning efforts.

New Policy CE -13: Utilize a public involvement program, such as master planning, for large, complex public projects to ensure community engagement and to provide a predictable review process.

Policy CE -14 (revised CP-5): Provide guidance on how to engage in the City's land-use decision making to citizens who are affected by proposed new development.

Policy CE -15 (revised CP-3): Provide opportunities during the Comprehensive Plan amendment process for those in neighborhoods affected by potential new or expanded development to have input.

Policy CE -16 (revised CP-6): Encourage and emphasize open communication between developers and neighbors about the compatibility of proposed development with existing uses in the area

Policy CE -17 (revised CP-8): Utilize a number of forums including commissions, boards, and the community council and newer technologies such as the Internet and email to facilitate citizen participation in the planning process.

New Policy CE -18: Summarize the input given by citizens who participated in planning and land-use decision making projects and identify how citizen input was considered and/or incorporated into the plan. Make this material is available to the citizens who participated.

Policy CE -19 (revised CP-4): Balance the interests of the commercial and residential communities when considering modifications to zoning or development regulations.

Policy CE -20 (revised CP-2): Consider the interests of the entire community and the goals and policies of this Plan before making land use decisions. Proponents of change in land use should demonstrate that the proposed change responds to the interests and changing needs of the entire city, balanced with the interests of the neighborhoods most directly impacted by the project.

Policy CE -21 (revised CP-3): Ensure that Comprehensive Plan amendment decisions are consistent with the Comprehensive Plan.

Citizen Participation Element

GOAL:

To continue active community involvement in planning decisions.

OVERVIEW

Bellevue's Comprehensive Plan has evolved with extensive and continuous community involvement. The city recognizes that changes to the Plan affect the entire city, but acknowledges that the major impacts of development allowed by these changes are usually borne by residents in the immediate vicinity. As a result, public input is vital to appropriate and effective planning.



Bellevue emphasizes open communication for effective community planning (Planning Commission hearing held in the community).

In recognition of the important role that public input plays, the city ensures that the public has opportunities to participate in all planning efforts. To this end, the following policies should guide all future planning efforts.

POLICIES

POLICY CP-1. Encourage and facilitate expanded public participation in all planning processes. Design user-friendly processes that inform and educate the public about the substance of issues and how they can be involved.

POLICY CP-2. Consider the interests of the entire community and the goals and policies of this Plan before making land use decisions. Proponents of change in land use should demonstrate that the proposed change responds to the interests and changing needs of the entire city, balanced with the interests of the neighborhoods most directly impacted by the project.

POLICY CP-3. Ensure that the process which identifies new commercial areas or expands existing areas considers the impacts of potential development on affected residential neighborhoods and results in decisions that are consistent with other policies in the Comprehensive Plan.

POLICY CP-4. Balance the interests of the commercial and residential communities when considering modifications to zoning or development regulations.

POLICY CP-5. Develop and maintain Land Use Code provisions that define the process and standards relevant to each stage of land use decision making, and educate the public about these processes and standards to promote meaningful citizen participation.

Discussion: The specific criteria to be considered are defined in the Land Use Code and differ according to the land use decision under consideration.

POLICY CP-6. Encourage and emphasize open communication between developers and neighbors about compatibility issues.

POLICY CP-7. Prepare a public involvement program that is tailored to effectively and efficiently involve the public in major revisions to the General Elements and Subarea Plans of the Comprehensive Plan. Utilize citizen advisory committees or other methods that represent a broad spectrum of viewpoints as part of the public involvement program.

POLICY CP-8. Utilize a number of forums including commissions, boards, and the community council and newer technologies such as the Internet and email to facilitate citizen participation in the planning process.



Bellevue citizens are actively involved in planning improvements for their neighborhoods.

Comprehensive Plan Policy Development – Capital Facilities Element

	Element Goals and Policies	If action proposed, why?	Proposed change
1.	CF-1 <i>Ensure that necessary capital facilities are provided within a reasonable time of the occurrence of impacts resulting there from.</i>	Improve clarity that the need for capital facilities relates to adopted service levels that correlate with future need.	<i>Ensure that necessary capital facilities <u>necessary to meet level of service standards</u> are provided within a reasonable time of the <u>identified need</u> of the occurrence of impacts resulting there from.</i>
2.	NEW	Address the need to plan for aging infrastructure .	<i><u>Plan for the long-term renewal or replacement of aging capital facilities as needed to maintain target service levels.</u></i>
3.	CF-2 <i>Use the city's Capital Investment Program to prioritize the financing of capital facilities within projected funding capacities.</i>	Adjust language to recognize that the CIP is updated every other year.	<i>Use the city's Capital Investment Program, <u>as amended every other year</u>, to prioritize the financing of capital facilities within projected funding capacities.</i>
4.	CF-3 <i>Amend the "Capital Facilities Needs" and "Financing Mechanisms and Revenue Sources" sections of this Element concurrently with adoption of the biennial Capital Investment Program (CIP).</i>	This is a task and doesn't add to the city's policy framework. Policy CF-2 makes appropriate reference to the adopted CIP, the city's capital planning and financing tool.	Delete
5.	CF-7 <i>Ensure that Bellevue's Land Use Element and its Capital Facilities Plan Element are internally consistent.</i>	Move policy ahead of CF-4 to be more closely linked to policies that plan for growth.	No change
6.	CF-9 <i>Reassess Bellevue's Land Use Plan periodically to ensure that capital facilities needs, financing, and</i>	Move policy ahead of CF-4 to be more closely linked to policies that plan for growth.	No change

		<i>level of service are consistent.</i>		
7.	CF-4	<i>Base capital facilities needs on employment and population projections developed by the city in conjunction with county and regional estimates.</i>		No change
8.		NEW	Provide policy support to help standardize a city approach to using system plans as a tool for more detailed planning and to look beyond the seven-year timeframe of the CIP.	<u><i>Use facility system plans to identify and plan for the long-range facility needs for individual city services.</i></u>
9.	CF-5	<i>Use adopted LOS, operating criteria, or performance standards to evaluate capital facilities needs.</i>		No change
10.		NEW	Address the need for long-range facility, system and functional plans to interface with each other through the CIP process to avoid infrastructure conflicts.	<u><i>Coordinate planned capital investments across city business lines to maximize community benefit and avoid conflicts.</i></u>
11.	CF-6	<i>Encourage non-city-managed capital facilities providers to develop, in cooperation with Bellevue, LOS, operating criteria, performance standards, or other forms of standardized measurement to evaluate its capital facilities needs and ensure consistency with Bellevue's Comprehensive Plan.</i>	Consolidate and shorten CF-6 and CF-8 while maintaining the original intent of seeking other providers (such as the school districts) to align their plans with the city's.	<u><i>Coordinate with other providers to plan for non-city managed capital facilities consistent with Bellevue's Comprehensive Plan.</i></u>
12.	CF-8	<i>Coordinate the review of non-city-managed capital facilities plans to ensure that their plans are consistent with Bellevue's Comprehensive Plan.</i>	Combine with CF-6	Delete
13.	CF-10	<i>Coordinate the transfer of capital</i>	With the annexation of the	Delete

		<i>facility programming from the county to the city prior to the annexation of new areas into the city.</i>	Eastgate/South Bellevue areas, this policy is no longer needed.	
14.	CF-11	<i>Consider levying impact fees on development in the portion of Bellevue served by a school district upon the request of the district, presentation of its adopted Capital Facilities Plan and demonstration that such facilities are needed to accommodate projected growth in the district.</i>		No change
15.	CF-12	<i>Adopt a City of Bellevue post-disaster Response and Recovery Plan that will structure the city's capability to provide services to facilitate recovery and reconstruction in the event of a disaster.</i>	Update policy to recognize adopted plan.	Adopt <u>Maintain</u> a City of Bellevue post-disaster Response and Recovery Plan that will structure <u>ensures</u> the city's capability to provide services to facilitate recovery and reconstruction in the event of a disaster.
16.		Identifying Essential Public Facilities (EPF)		
17.	CF-13	<i>Define essential public facilities, consistent with the GMA, as facilities that are difficult to site or expand and that provide services to the public, or are substantially funded by government, or are contracted for by government, or are provided by private entities subject to public service obligation.</i>	These changes to policies CF-13-17 maintain the city's policy direction consistent with the state framework for siting difficult facilities, known as "essential public facilities." Since these policies were put in place the city has adopted a definition and review process into the Land Use Code. Therefore these policies can be significantly shortened while retaining the overall policy direction.	Delete
18.	CF-14	Require land use decisions on essential public facilities meeting the		<u>Require essential public facilities to be sited and designed according to city standards and</u>

		<p>following criteria to be made consistent with the process and criteria set forth in Policy CF-16 :</p> <ol style="list-style-type: none"> 1. The facility meets the Growth Management Act definition of an essential public facility at RCW 36.70A.200(1) now and as amended; or 2. The facility is on the statewide list maintained by the Office of Financial Management, ref. RCW 36.70A.200(4) or on the countywide list of essential public facilities; <p>AND</p> <ol style="list-style-type: none"> 3. The facility is not otherwise regulated by the Bellevue Land Use Code (LUC). 		<p><u>criteria in order to minimize potential impacts to the community, while recognizing the public importance and difficult-to-site nature of such facilities.</u></p>
19.		Siting Essential Public Facilities		
20.	CF-15	<p><i>Participate in efforts to create an inter-jurisdictional approach to the siting of countywide or statewide essential public facilities with neighboring jurisdictions as encouraged by Countywide Planning Policies FW-32 (establish a countywide process for siting essential public facilities) and S-1 (consideration of alternative siting strategies). Through participation in this process, seek agreements among jurisdictions to mitigate against the disproportionate financial burden which may fall on the jurisdiction which becomes the site of</i></p>	<p>Countywide Planning Policy FW-32 no longer exists, but the participating in regional efforts remains important for the siting of potential countywide, regional or state facilities.</p>	<p>Participate in efforts to create an inter-jurisdictional approach to the siting of countywide or statewide essential public facilities with neighboring jurisdictions as encouraged by Countywide Planning Policies FW-32 (establish a countywide process for siting essential public facilities) and S-1 (consideration of alternative siting strategies). Through participation in this process, seek agreements among jurisdictions to mitigate against the disproportionate financial burden which that may fall on the jurisdiction which becomes the site of a facility of a state-wide, regional or county-</p>

		<p>a facility of a state-wide, regional or county-wide nature.</p> <p>The essential public facility siting process set forth in Policy CF-16 is an interim process. If the CPP FW-32 siting process is adopted through the Growth Management Planning Council the city may modify this process to be consistent with the GMPC recommendations.</p>		<p><i>wide nature.</i></p> <p><i>The essential public facility siting process set forth in Policy CF-16 is an interim process. If the CPP FW-32 siting process is adopted through the Growth Management Planning Council the city may modify this process to be consistent with the GMPC recommendations.</i></p>
21.	CF-16	<p>Use this interim Siting Process to site the essential public facilities described in Policy CF-14 in Bellevue. Implement this process through appropriate procedures incorporated into the Land Use Code.</p> <p>Interim EPF Siting Process</p> <ol style="list-style-type: none"> 1. Use policies CF-13 and CF-14 to determine if a proposed essential public facility serves local, countywide or statewide public needs. 2. Site EPF through a separate multi-jurisdictional process, if one is available, if the city determines that a proposed essential public facility serves a countywide or statewide need. 3. Require an agency, special district or organization proposing an essential public facility to provide information about the difficulty of siting the essential public facility, and about the alternative sites considered for 	<p>The siting process is no longer 'interim' and much of the review process is now documented in the city's Land Use Code. Staff suggests shortening the policy to maintain the process while removing redundancy with the code.</p>	<p><u>Impose conditions of approval or other measures within the scope of the city's authority to mitigate environmental, compatibility, public safety or other impacts of the essential public facility.</u></p> <p>Use this interim siting process to site the essential public facilities described in Policy CF-14 in Bellevue. Implement this process through appropriate procedures incorporated into the Land Use Code.</p> <p>Interim EPF Siting Process</p> <ol style="list-style-type: none"> 1. Use policies CF-13 and CF-14 to determine if a proposed essential public facility serves local, countywide or statewide public needs. 2. Site EPF through a separate multi-jurisdictional process, if appropriate one is available, if the city determines that a proposed essential public facility serves a countywide or statewide need. 3. Require an agency, special district or

	<p><i>location of the essential public facility proposed.</i></p> <p>4. <i>Process applications for siting essential public facilities through LUC Section 20.30B — Conditional Use Permit.</i></p> <p>5. <i>Address the following criteria in addition to the Conditional Use Permit decision criteria:</i></p> <p><i>a. Consistency with the plan under which the proposing agency, special district or organization operates, if any such plan exists;</i></p> <p><i>b. Include conditions or mitigation measures on approval that may be imposed within the scope of the city’s authority to mitigate against any environmental, compatibility, public safety or other impacts of the EPF, its location, design, use or operation; and</i></p> <p><i>c. The EPF and its location, design, use and operation must be in compliance with any guidelines, regulations, rules or statutes governing the EPF as adopted by state law or by any other agency or jurisdiction with authority over the EPF.</i></p> <p>6. <i>Use the Process I review and appeal procedures described in the Land Use Code as the public participation component of the siting process.</i></p>		<p>organization proposing an essential public facility to provide information about the difficulty of siting the essential public facility and about the alternative sites considered for location of the essential public facility proposed.</p> <p>4. Process applications for siting essential public facilities through LUC Section 20.30B — Conditional Use Permit.</p> <p>5. <i>Address the following criteria in addition to the Conditional Use Permit decision criteria:</i></p> <p><i>d. Consistency with the plan under which the proposing agency, special district or organization operates, if any such plan exists;</i></p> <p><i>e. Include conditions or mitigation measures on approval that may be imposed within the scope of the city’s authority to mitigate against any environmental, compatibility, public safety or other impacts of the EPF, its location, design, use or operation; and</i></p> <p><i>f. The EPF and its location, design, use and operation must be in compliance with any guidelines, regulations, rules or statutes governing the EPF as adopted by state law or by any other agency or jurisdiction with authority over the EPF.</i></p> <p>6. <i>Use the Process I review and appeal procedures described in the Land Use Code as the public participation component of the siting process.</i></p>
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22.	CF-17	<p><i>After a final siting decision has been made on an essential public facility according to the process described in Policy CF-16, pursue any amenities or incentives offered by the operating agency or by state law or other rule or regulation to jurisdictions within which such EPF are located.</i></p>	<p>This policy may send an unintended message that the city is open to accepting EPFs provided that the payoff is sufficient.</p>	Delete
23.	CF-18	<p><i>For EPF having public safety impacts that cannot be mitigated through the process described in Policy CF-16, the city should participate in any process available to provide comments and suggested conditions to mitigate those public safety impacts to the agency, special district or organization proposing the EPF. If no such process exists, the city should encourage consideration of such comments and conditions through coordination with the agency, special district or organization proposing the EPF. A mediation process may be the appropriate means of resolving any disagreement about the appropriateness of any mitigating condition requested by the city as a result of the public safety impacts of a proposal.</i></p>	<p>The city is able to require mitigation through the review process defined in the Land Use Code and as addressed by CF-16 above. This policy suggests an inability to address mitigation issues and was written prior to the city having a defined review process.</p>	Delete

24.	CF-19	<p><i>Locate essential public facilities equitably throughout the city, county and state. No jurisdiction or area of the city should take a disproportionate share of essential public facilities. This policy shall not be interpreted to require the preclusion of an essential public facility from locations in the city.</i></p>	<p>Policy needs to be adjusted to clarify the city’s role in influencing regional decisions – the city often isn’t the one locating the facility, rather is typically responding to some other agency. The policy can also be made more concise.</p>	<p><u><i>Work to site or expand essential public facilities in ways that equitably balance social, environmental and economic impacts on the host community with the need to achieve citywide and regional planning objectives.</i></u></p>
25.	CF-20	<p><i>Locate Secure Community Transition Facilities, as defined by RCW 71.09.020 now or as hereafter amended, outside of Single-family and Multifamily Residential districts. Provide a separation between Secure Community Transition Facilities and residentially developed property in other land use districts.</i></p>		<p>No change</p>

Comprehensive Plan Policy Development – Utilities Element

	Element Goals and Policies	If action proposed, why?	Proposed Change
	City-Managed Utilities		
	The sections on city-managed utilities are being reviewed by the Environmental Services Commission.		
	General Non City-Managed Utilities		
1.	NEW		<u>Coordinate with non-city utility providers to ensure planning for system growth consistent with the city's Comprehensive Plan and growth forecasts.</u>
2.	UT-32	<i>Defer to the serving utility the implementation sequence of utility plan components.</i>	
3.	UT-33	<i>Coordinate with the appropriate jurisdictions and governmental entities in the planning and implementation of multi-jurisdictional utility facility additions and improvements.</i>	
4.	UT-34	<i>Require effective and timely coordination of all public and private utility trenching activities.</i>	Include the need for coordination of culvert replacements. <i>Require effective and timely coordination of all public and private utility trenching activities and culvert replacements.</i>
5.	NEW		<u>Encourage widespread, affordable, high-speed internet access, including access to competing telecommunications services and new forms of technology to provide the community with choice and to facilitate innovation.</u>
6.	NEW	May be appropriate to locate this in Economic Development Element	<u>Assess the coverage and quality of residential and business access to internet and telecommunication services and explore opportunities to enhance service to areas of need.</u>
7.	NEW	Provide guidance to the permitting process of being supportive of	<u>Ensure a permitting process that achieves a balance of encouraging deployment of</u>

			deploying new technology while protecting neighborhood character.	<u>advanced high-speed telecommunications infrastructure and protecting neighborhood character.</u>
8.	UT-35	<i>For infrastructure projects within street public rights-of-way, assist in the coordination between telecommunications providers to ensure that all interested parties are given the opportunity to install facilities in common trenches.</i>	Make the policy intent to coordinate undergrounding more clear and precise.	<i>For infrastructure projects within street public rights-of-way, assist in the coordination between with telecommunications providers at the time of street construction to require ensure that all interested parties are given the opportunity to install</i> <u><i>installation of facilities in common trenches.</i></u>
9.	UT-36	<i>Limit the amount of disturbance to city infrastructure by encouraging co-location of telecommunications conduit in the public right-of-way.</i>		No change
10.	UT-37	<i>Routinely inform telecommunications companies authorized to provide services within Bellevue about the schedules for projects within the city's Capital Investment Program which offer an opportunity to install telecommunications infrastructure during the construction of the city's projects.</i>	Not necessary to retain as it is largely duplicative of UT-35.	Delete
11.	UT-38	<i>Require notification to the city prior to a utility's maintenance or removal of vegetation in city right-of-way.</i>		No change
12.	UT-39	<i>Require the undergrounding of all new electrical distribution and communication lines except that interim installation of new aerial facilities may be allowed if accompanied by a program to underground through coordination with the city and other utilities. Require the undergrounding of all existing electrical distribution and communication lines where a change in use or intensification of an existing use occurs, unless delayed installation is approved as part of a specific program to coordinate undergrounding of several utilities or in conjunction with an undergrounding</i>	The intent of UT-39 is to require undergrounding of new electrical lines and undergrounding of existing lines when expansion occurs. Undergrounding is not required when the nature and intensity of the use remains the same, such as for rebuilding a single-family house or the change of commercial tenants. The draft to the right maintains the policy direction of underground new lines associated with expansion and new development. Communication	<i>Require the undergrounding of all new electrical distribution and communication lines except that interim installation of new aerial facilities may be allowed if accompanied by a program to underground through coordination with the city and other utilities-,</i> <u><i>except where undergrounding is determined to be unfeasible.</i></u> <i>Require the undergrounding of all existing electrical distribution and communication lines where a change in use or intensification of an existing use occurs, except where</i>

		<i>program for several sites or when related to street improvements. Interim facilities should be limited to the aerial installation of a new line of 1/2" diameter or less.</i>	lines are addressed separately below.	<u><i>undergrounding is determined to be unfeasible.</i></u> <i>, unless delayed installation is approved as part of a specific program to coordinate undergrounding of several utilities or in conjunction with an undergrounding program for several sites or when related to street improvements. Interim facilities should be limited to the aerial installation of a new line of 1/2" diameter or less.</i>
13.		NEW	Communication lines (telephone and cable) are often located on electrical line poles. However, the electrical line is the determinant for when the lines are undergrounded. Therefore the policy on undergrounding communication lines is proposed to be addressed separate from UT-39. This will support deployment of high-speed internet services and maintain the city's priority for undergrounding all lines at the time of new development.	<u><i>Allow new aerial communication lines provided that they are designed and installed to minimize aesthetic impacts and are required to be placed underground at the time of undergrounding electrical distribution lines.</i></u>
14.		NEW	Address undergrounding as part of franchise agreements.	<u><i>Ensure that franchise and right of way agreements with communication service providers require collaborative undergrounding of facilities when electrical distribution lines are place underground.</i></u>
15.	UT-40	<i>Require the reasonable screening and/or architecturally compatible integration of all new above ground utility facilities.</i>	This applies to at-grade utility cabinets and other facilities.	No change
16.	UT-41	<i>Protect Bellevue's aesthetic quality and infrastructure investment from unnecessary degradation caused by the construction of telecommunication infrastructure.</i>		No change
17.	UT-42	<i>Encourage directional pruning of trees and</i>	Minor change	<i>Encourage directional pruning of trees and</i>

		<i>phased replacement of improperly located vegetation planted in the right-of-way. Perform pruning and trimming of trees in an environmentally sensitive and aesthetically acceptable manner and according to professional arboricultural specifications and standards.</i>		<i>phased replacement of improperly located planted vegetation planted in the right-of-way. Perform pruning and trimming of trees in an environmentally sensitive and aesthetically acceptable manner and according to professional arboricultural specifications and standards.</i>
18.		NEW	Recognize that some neighborhoods may seek additional opportunities to underground electrical lines, especially where redevelopment is unlikely. In such cases the costs of undergrounding would need to be borne by the neighborhood or group of property owners.	<i>Facilitate neighborhood efforts to underground electrical distribution lines where the neighborhood is willing to contribute its full share of costs in accordance with the WUTC tariff schedule.</i>
19.	UT-43	<i>Encourage consolidation on existing facilities where reasonably feasible and where such consolidation leads to fewer impacts than would construction of separate facilities. Discussion: Examples of facilities which could be shared are towers, electrical, telephone and light poles, antenna, substation sites, trenches, and easements.</i>		Move to general section
20.	UT-44	<i>Encourage the use of utility corridors as non-motorized trails. Discussion: The city and utility company should coordinate the acquisition, use, and enhancement of utility corridors for pedestrian, bicycle and equestrian trails and for wildlife corridors and habitat.</i>		Move to general section
21.	UT-45	<i>Avoid, when reasonably possible, locating overhead lines in greenbelt and open spaces as identified in the Parks, Recreation, and Open Space Plan.</i>		No change
22.	UT-46	<i>Facilitate the conversion to cost-effective and environmentally sensitive alternative</i>		No change

		<i>technologies and energy sources.</i>		
23.	UT-47	<i>Facilitate and encourage conservation of resources. Discussion: Items the city should consider in implementing this policy include conserving the use of electric energy in its own facilities, and adopting practical and cost-effective energy building codes.</i>	Add language to clarify policy intent.	<i>Facilitate and encourage conservation of resources <u>to avoid unnecessary expansion of utility facilities.</u></i>
24.	UT-48	<i>Encourage cooperation with other jurisdictions in the planning and implementation of multi-jurisdictional utility facility additions and improvements. Decisions made regarding utility facilities shall be made in a manner consistent with, and complementary to, regional demand and resources, and shall reinforce an interconnected regional distribution network.</i>		No change
25.	UT-49	<i>Encourage communication among the city, the WUTC, and utilities regulated by the WUTC about the distribution of costs for existing and proposed utility facilities; especially requirements for the undergrounding of transmission, distribution, and communication lines exceeding statewide norms.</i>		No change
26.	UT-50	<i>Encourage system practices intended to minimize the number and duration of interruptions to customer service.</i>		No change
27.	UT-51	<i>Prior to seeking city approval for facilities, encourage utilities service providers to solicit community input on the siting of proposed facilities which may have a significant adverse impact on the surrounding community.</i>		No change
28.	UT-52	<i>Encourage utility providers to erect limited on-site signage on all sites purchased for future major utility facilities to indicate the utility's intended use of the site.</i>		No change

29.	UT-53	<i>Require all utility equipment support facilities to be aesthetically compatible with the area in which they are placed by using landscape screening and/ or architecturally compatible details and integration.</i>		No change
30.	UT-54	<i>Support federal or state actions that would preserve local government authority to regulate time, manner and place of construction in the right-of-way.</i>		No change
Non City-Managed Utilities - Additional Wireless Communication Facilities Policies				
31.	UT-55	<i>Require the placement of personal wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.</i>	Minor change to address design and to be consistent with the code definition of wireless communication facility.	<i>Require the placement <u>and design</u> of personal wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.</i>
32.	UT-56	<i>Encourage permit applicants to submit an area wide plan that demonstrates the lowest land use impacts consistent with telecommunication customer needs.</i>	Make it clear that this is a code requirement.	Encourage <u>Require</u> <i>permit applicants to submit an area wide plan that demonstrates the lowest land use impacts consistent with telecommunication customer needs.</i>
33.	UT-57	<i>Allow exchanges (“swaps”) between providers of permitted wireless communication facilities sites, to encourage industry cooperation and coordination.</i>		No change
34.	UT-58	<i>Require wireless equipment constructed in the public rights of way in residential areas to be under 30 inches high.</i>		No change
35.	UT-59	<i>Recognize that personal wireless communication facilities will be deployed in all areas of the city to provide coverage and capacity consistent with the changing use of wireless technology. Minimize the attendant impacts, particularly the visual impacts of, personal wireless communication facility towers, lattice towers and structures by utilizing criteria for the design and location of</i>	This policy can be shortened while maintaining its intent, due to overlap with UT-55 and 60.	<i>Recognize that personal wireless communication facilities will be deployed in all areas of the city to provide coverage and capacity consistent with the changing use of wireless technology. Minimize the attendant impacts, particularly the visual impacts of, personal wireless communication facility towers, lattice towers and structures by utilizing criteria for the design and location of</i>

		<p><i>such facilities that appropriately balance the need for wireless services and the impacts of the necessary facilities.</i></p> <p><i>Discussion: Remaining policies illustrate the techniques appropriate to balancing the need for wireless services and the impacts of the necessary facilities.</i></p>		<p><i>such facilities that appropriately balance the need for wireless services and the impacts of the necessary facilities.</i></p>
36.	UT-60	<p><i>Minimize visual impacts of personal wireless communication facilities by encouraging deployment in land use districts in the following preferred and descending order when possible, considering the provider's coverage needs: 1) Nonresidential land use districts, except Transition Areas; 2) Transition Areas; 3) Multifamily (R-20 and R-30) districts; and 4) and Park sites and Residential districts.</i></p>	<p>Minor change to be consistent with the code definition of wireless communication facility.</p>	<p><i>Minimize visual impacts of personal wireless communication facilities by encouraging deployment in land use districts in the following preferred and descending order when possible, considering the provider's coverage needs: 1) Nonresidential land use districts, except Transition Areas; 2) Transition Areas; 3) Multifamily (R-20 and R-30) districts; and 4) and Park sites and Residential districts.</i></p>
37.	UT-61	<p><i>Minimize visual impacts of personal wireless communication facilities by encouraging system designs in the following preferred and descending order: 1) attached to public facility structures, building mounted, or integrated with utility poles, light standards, and signal supports; 2) co-located on utility poles, light standards, signal supports; and 3) free standing towers.</i></p>	<p>Minor change to be consistent with the code definition of wireless communication facility.</p>	<p><i>Minimize visual impacts of personal wireless communication facilities by encouraging system designs in the following preferred and descending order: 1) attached to public facility structures, building mounted, or integrated with utility poles, light standards, and signal supports; 2) collocated on utility poles, light standards, signal supports; and 3) free standing towers.</i></p>
38.	UT-62	<p><i>Upgrade wireless communication facilities as improvements in telecommunications technology create smaller and less visually intrusive facilities by requiring removal of abandoned facilities.</i></p>	<p>Simplify language.</p>	<p><u><i>Require removal of abandoned facilities that are visually intrusive whenever facilities are replaced or upgraded.</i></u></p>
39.	UT-63	<p><i>New freestanding facility towers and structures should only be considered when no feasible alternative exists or when visual intrusion is less than associated with placing the facility on an existing structure or building.</i></p>	<p>Duplicative of UT-61</p>	<p>Delete</p>
40.	UT-64	<p><i>Encourage the use of utility poles and</i></p>	<p>Duplicative of UT-61</p>	<p>Delete</p>

		<i>towers on public rights of way to install wireless equipment compatible with other utility functions.</i>		
41.	UT-65	<i>Encourage the use of sites developed with utility facilities to install wireless equipment compatible with other utility functions.</i>	Clarify policy language.	<i>Encourage the use of sites developed with utility facilities to install wireless equipment <u>to be installed in a manner</u> compatible with other utility functions.</i>
42.	UT-66	<i>For infrastructure opportunities on city property, other than street rights-of-way, encourage the use of appropriate city owned properties for lease to install wireless communications equipment that is compatible with existing city uses of the sites and consistent with land use requirements.</i>		No change
43.	UT-67	<i>Encourage the co-location of telecommunications equipment on city sites which reduce total impact of antennas on the community.</i>		No change
44.		NEW		<i><u>Periodically review and update regulations to respond to changes in technology and community conditions to balance impacts with the need for service.</u></i>
Non City-Managed Utilities - Additional Electrical Facilities Policies				
45.	UT-68	<i>Encourage the public to conserve electrical energy through public education.</i>		No change
46.	UT-69	<i>Encourage city and utility involvement with regional or statewide agencies when and if they are developing policies regarding exposure to electric and magnetic fields (EMF) or other utility issues.</i>		No change
47.	UT-70	<i>Review periodically, the state of scientific research on EMF and make changes to policies if the situation warrants.</i>	Broaden policy to ensure that it remains relevant even as terminology and health related issues evolve beyond EMF.	<i>Review periodically, the state of scientific research on EMF of potential health hazards <u>associated with electrical facilities</u> and make changes to policies if the situation warrants.</i>
48.	UT-71	<i>Require in the planning, siting, and</i>		No change

		<i>construction of all electrical facilities, systems, lines, and substations that the electrical utility strike a reasonable balance between potential health effects and the cost and impacts of mitigating those effects by taking reasonable cost-effective steps.</i>		
49.	UT-72	<p><i>Work with Puget Sound Energy to implement the electrical service system serving Bellevue in such a manner that new and expanded transmission and substation facilities are compatible and consistent with the land use pattern established in the Comprehensive Plan.</i></p> <p><i>Discussion: Where feasible, electrical facilities should be sited within the area requiring additional service. Electrical facilities primarily serving commercial and mixed use areas should be located in commercial and mixed use areas, and not in areas that are primarily residential. Further, the siting and design of these facilities should incorporate measures to mitigate the visual impact on nearby residential areas. These considerations must be balanced with the community’s need to have an adequate and reliable power supply.</i></p>	Elevate the “discussion” portion to create a second policy, while maintaining the original policy statement.	<p><i>Work with Puget Sound Energy to implement the electrical service system serving Bellevue in such a manner that new and expanded transmission and substation facilities are compatible and consistent with the land use pattern established in the Comprehensive Plan.</i></p> <p><u><i>Encourage the siting of electrical facilities primarily serving commercial and mixed use areas to be located in commercial and mixed use areas, and not in areas that are primarily residential.</i></u></p>
50.	UT-73	<p><i>Require siting analysis through the development review process for new facilities, and expanded facilities at sensitive sites, including a consideration of alternative sites.</i></p> <p><i>Discussion: Sensitive facility sites are those new facilities and existing facilities proposed to be expanded where located in or in close proximity to residentially-zoned districts such that there is potential for visual impacts absent appropriate siting and mitigation. The</i></p>	Clarify the facilities that this policy applies to and move the key part of the discussion text into the actual policy.	<p><i>Require siting analysis through the development review process for new <u>and expanded transmission and substation facilities</u>,and expanded facilities at sensitive sites, including a consideration of alternative sites. <u>Sensitive sites are those in or in close proximity to residentially-zoned districts such that there is potential for visual impacts absent appropriate siting and mitigation.</u></i></p>

		<p>city will update Figure UT.5a to the extent needed to stay current with changes in PSE’s system planning.</p>		<p><i>Discussion: Sensitive facility sites are those new facilities and existing facilities proposed to be expanded where located in or in close proximity to residentially-zoned districts such that there is potential for visual impacts absent appropriate siting and mitigation. The city will update Figure UT.5a to the extent needed to stay current with changes in PSE’s system planning.</i></p>
51.	UT-74	<p>Avoid, minimize and mitigate the impacts of new or expanded electrical facilities through the use of land use regulations and performance standards that address siting considerations, architectural design, site screening, landscaping, maintenance, available technologies, and other appropriate measures.</p>		No change
52.	UT-75	<p>Work with and encourage Puget Sound Energy to plan, site, build and maintain an electrical system that meets the needs of existing and future development, and provides highly reliable service for Bellevue customers.</p> <p><i>Discussion: Providing highly reliable service is a critical expectation for the service provider, given the importance of reliable and uninterrupted electrical service for public safety and health, as well as convenience. Highly reliable service means there are few and infrequent outages, and when an unavoidable outage occurs it is of short duration and customers are frequently updated as to when power is likely to be restored. A highly reliable system will be designed, operated and maintained to keep pace with the expectations and needs of residents and businesses as well as evolving</i></p>		No change

		<i>technologies and operating standards as they advance over time.</i>		
53.		NEW	Water and wastewater utility facilities such as pump stations and reservoirs provide lifeline support to residents and businesses and prevent property and environmental damages should take precedence over other less critical user needs.	<u><i>Encourage the prioritization of restoring electrical service to water and wastewater utility facilities following power outages.</i></u>



Post Office Box 90012 • Bellevue, Washington • 98009 9012

January 6, 2014

Planning Commission
c/o Paul Inghram, Comprehensive Planning Manager
Planning and Community Development Department
PO Box 90012
Bellevue, WA 98009-9012

Dear Chair Tebelius:

Thank you for inviting comments from the Environmental Services Commission (ESC) regarding the City's Comprehensive Plan Update (CPU). The ESC devoted time at several meetings in 2013 for review of those elements of the Comprehensive Plan which most directly affect Utilities policies and outcomes: Utilities, Capital Facilities, and Environmental Elements.

As the commission charged with reviewing city utility policies, budgets and rates, the ESC appreciates the opportunity to help shape Bellevue's progress, including capital investments and a strong local economy and healthy environment for the people who will live and work here in the coming decades.

The ESC understands the Planning Commission has requested input from a number of stakeholder groups and has also invited input from the public. As requested, ESC has summarized proposed policy changes but has not suggested specific new policy language at this time. We anticipate working with staff and the Planning Commission to develop language as the proposed policy changes move forward.

The attached table contains proposed changes to existing policies and indicates areas where we believe new policy language is needed, along with the reason(s) for each proposed change. Most proposed changes fall into the following categories:

- A holistic approach to water, wastewater, surface water, and solid waste utility management;
- Compliance with Bellevue's Municipal Stormwater Permit, particularly for low impact development technologies and philosophy;
- Emerging technologies that would improve delivery of city-managed utility services;
- Clarify policy intent and update outdated terminology; and
- Reference appropriate utility system plans for utility-specific level-of-service targets.

The CPU sets the vision and policies that affect Bellevue's future. Well managed utilities are essential for successful implementation of the CPU leading to a strong economy, a safe community, and a healthy environment. Clear policies that support continued quality municipal utility services help ensure Bellevue's CPU vision for the future.

The ESC looks forward to working with staff to review draft policy language for these CPU Elements, anticipated in early 2014. As ever, please feel free to contact me to discuss any matter of interest to you.

Sincerely

A handwritten signature in black ink, appearing to read 'Brad Helland'.

Brad Helland, PE
Chair, Environmental Services Commission

2013 Comprehensive Plan Update

ESC / Utilities Recommended Policy Changes

As Presented for Approval by ESC on October 17, 2013 and with minor amendments by the ESC Chair 12/9/13

Utilities Element			
Policy #	Existing Policy or New Topic	Proposed Change	Why?
General Utility System Policies UT-1 to UT-6			
NEW	Asset Management – general	Add policy language in support of asset management of utility infrastructure assets. Emphasize cost effective management of systems over their lifetime, including planning for renewal and replacement, balancing risk, and maintaining levels of service. For city-managed assets and services, add guidance to forecast future capital and operations/maintenance costs, so that customer rates can be established to fully fund ownership costs in an equitable manner across generations.	There are currently no policies about using an asset management approach for utility infrastructure in the Comp Plan. Proposal would add general language about support for comprehensive asset management approach as a best practice to efficiently and equitably serve utility customers.
NEW	Asset Management – risk	Add a policy requiring management of city-managed utility infrastructure assets in a manner to reduce the likelihood of public safety impacts, property and environmental damage, and business/social disruption due to asset failure.	There are currently no policies about asset management in the Comp Plan. Proposed language recognizes the risk management element of utility infrastructure asset management.
NEW	Support for Emerging Technology	Add policy language recognizing and supporting technologies which support sustainability that are appropriate and viable. (Examples: smart buildings using water recycling, wastewater treatment techniques such as membrane treatment technologies), and stormwater management (Low Impact Development) techniques that allow them to lessen their demand to	There is virtually no mention of emerging technologies in the Comp Plan now. Policy would affirm city should be supportive of credible proposals to manage water and wastewater use efficiently, and mitigate stormwater innovatively, on site.

		the utility grid.	
		Add policy support for providing education about the benefits of these technologies, in particular Low Impact Development.	NPDES Compliance
NEW	Utility System Plan Updates	Add policy direction for development and periodic updating of functional utility plans (aka Utility System Plans) that forecast system capacity and deficiency for at least a 20 year planning horizon.	Would provide policy support that long range planning is appropriate and necessary.
NEW	Utility System Plan Content	Add policy direction that functional system plans for water, wastewater, storm water, and solid waste should contain system management and operational policies, levels of service, and consider the impact of changing weather patterns.	Clarity. Alerts CP audience that system plans contain policies and level of service information specific to each utility, in addition to those broad policies stated in the CP. New: Makes reference to Bellevue Solid Waste planning, since appropriate to plan for future beyond King Co Solid Waste transfer and disposal system.
NEW	Low Impact Development	Add policy support for “Considering LID principles to minimize impervious surfaces and native vegetation loss on all infrastructure improvement projects.”	NPDES Compliance
Intergovernmental Relations and Coordination UT-7 to UT-10			
UT 7	<i>Extend water and sewer utility service to unserved areas of the utility service area, including extensions into potential annexation areas, if the city’s costs are reimbursed and provided that service will be extended only upon annexation to the city, or if extensions are consistent with local and regional land use and utility comprehensive plans.</i>	Add language to clarify that sub-area policy may modify utility extension requirements for specific geographic areas. (e.g. Bridle Trails BT-33 and Newcastle NC-61)	Clarity. Alerts reader that subarea policy may impact broad policy for specific geographic areas.
UT 8	<i>Recover all costs, including overhead costs, related to the extension of services, as well as the costs to maintain and operate these systems.</i>	Move this policy about cost recovery of extensions to the “General Utility System” section	Relocating policy to more logical place; No substantive change proposed.

NEW	Emergency Preparedness -- Coordination	Add policy endorsing coordinated emergency preparedness and response with local and regional utility partners. (Example: Washington Water and Wastewater Response Network {WAWARN})	Inter-agency coordination for emergency preparedness and response is critical to utility service delivery following an event, but Comp Plan is currently silent on this topic.
Solid Waste Policies UT-14 to UT-21			
NEW	Solid Waste Mission	Add a broad policy statement that fully captures the Solid Waste Utility mission to provide a convenient, efficient, environmentally-friendly and unobtrusive solid waste collection system.	There is currently no umbrella policy directing the City to implement a solid waste program.
Sewer Utility Policies UT-20 to UT-21			
NEW	Wastewater Utility Mission	Add a broad policy statement that captures the utility's wastewater mission: "Provide a reliable wastewater disposal system that ensures a public health and safety, and protects the environment."	There is currently no umbrella policy directing the city to implement a wastewater system.
Storm and Surface Water Policies UT-22 to UT-25			
UT 22	<i>Participate in regional watershed based efforts with the goals of achieving local watershed health and addressing Endangered Species Act issues, and strive to manage the city's storm and surface water system within a system wide, watershed based context.</i>	Separate this into two policies. 1) The first part of the sentence is a complete policy, with a period after "Endangered Species Act". Change second "watershed" term to "drainage basin". 2) Revise the second part of the sentence to read something like "Strive to manage the storm and surface water drainage system with a comprehensive and holistic approach."	Clarity: The two ideas are somewhat independent, so two policies would add clarity. Clarity: Change from 'Watershed' to "drainage basin" provides consistency with NPDES permit terminology, to avoid confusion. Clarity. Dropping the word 'city's' would better convey that the storm system is comprised of both public and private elements. The changed words avoid confusion and conflict with the language of the NPDES permit.
UT 23	<i>Manage the storm and surface water system in</i>	Update this umbrella policy to capture stormwater	Clarity. Update language to be consistent with the storm and

	<i>Bellevue to maintain a hydrologic balance in order to prevent property damage, protect water quality, provide for the safety and enjoyment of citizens, and preserve and enhance habitat and sensitive areas.</i>	utility's mission of "Provide a storm and surface water system that controls damage from storms, protects surface water quality, supports fish and wildlife habitat, and protects the environment."	surface water utility mission.
UT 24	<i>Enforce surface water controls to protect surface water quality.</i>	Delete Policy	Policy was originally written for surface water protection from leaking underground storage tanks. Surface water quality is now broadly protected by local, state and federal regulations.
UT 25	<i>Educate the public on water quality issues.</i>	Update policy language to recognize need for water quality education specifically about low impact development, pollution prevention, aquatic habitat, and public engagement. Encourage coordination with schools as one option to further water quality education.	Brings policy up to date by adding specificity about which issues that affect WQ should be the focus of public education efforts.
Water Utility Policies UT-26 to UT-31			
UT 26	<i>Ensure a cost-effective water supply that meets the needs of the City of Bellevue</i>	Expand this policy to fully capture the water utility mission to "Provide a reliable supply of safe, secure, high quality drinking water that meets all the community's water needs in an environmentally responsible manner."	Revised umbrella policy would better align with water utility mission.
UT 27	<i>Provide a water supply that meets all federal drinking water quality standards.</i>	Revise policy to compel meeting all federal <u>and state</u> drinking water quality standards.	Recognizes that there are federal AND state drinking water quality standards.
Non City Managed Utilities			
NEW	Support for Emerging Technologies by non-city-managed utilities	Gap: Add policy language to support technology that could enhance the provision of municipal utility services, such as high capacity wireless internet that would support automated meter reading.	To add policy in support of new technologies that would benefit city-managed utility service delivery.
NEW	Priority to recovering power for the water/wastewater system	Gap: Add policy requiring that electrical utilities give priority to restoring power to utility lifeline services	Supports restoration of utility lifelines following power outages, over other users.

UT 34	<i>Require effective and timely coordination of all public and private utility trenching activities.</i>	(water and sewer facilities), during power outages. Expand this policy to require coordination beyond just trenching, such as for culvert replacements, and utility facility conflict resolution.	Policy support to leverage continued or enhanced coordination
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Capital Facilities Element

Policy	Existing Policy or New Topic	Proposed Change	Why?
CF 1	<i>Ensure that necessary capital facilities are provided within a reasonable time of the occurrence of impacts resulting there from.</i>	Currently written awkwardly. For Utilities capital facilities (and possibly others), revise to indicate that Utility facilities should be in place, or have provision for providing extension (public and/or developer funding) to accommodate planned growth.	Clarity
CF 5	<i>Use adopted LOS, operating criteria, or performance standards to evaluate capital facility needs.</i>	Add language that points to Utility System Plans (functional plans) for Levels of Service(LOS) specific to each system	Alerts CP audience that system plans contain policies specific to each utility in addition to those shown in the CP.

Environment Element

Policy	Existing Policy or New Topic	Proposed Change	Why?
Environmental Stewardship Policies EN-1 to EN-31			
EN 5	<i>Reduce waste, reuse and recycle materials, and dispose of all wastes in a safe and responsible manner</i>	Rewrite to target increased waste prevention, reuse, recycling, and the use of recycled-content materials and products. Promote the use of products and materials that require less resource to create and use and that are recyclable at the end of their useful lives. Keep the part about disposing of all wastes in a safe and responsible manner.	To make the policy more comprehensive by adding prevention and specifying support for recycled-content materials and products.
EN 27	<i>Implement the citywide use of low impact development techniques and green building practices that provide benefits to critical areas functions.</i>	Drop the last clause “that provide benefits to critical areas functions”.	The phrase inappropriately limits the application of LID techniques, inconsistent with NPDES permit.
NEW	Aquatic Habitat	Add a new policy directing that the City should be the steward of information relative to aquatic habitat on public <i>and</i> private property, and should develop a plan leading to overall habitat improvements throughout the City.	Adds needed flexibility to prioritize and implement projects wherever they will provide the most benefit, without obliging or mandating any defined level of public investment. Do not write in such a way that could compel private property owners to resolve such aquatic habitat problems, although education about voluntary resolution would be appropriate.
NEW	Space for Recyclables	Add a policy that requires developers to plan for adequate space for recycling materials (containers for recyclables and organic materials)	Resolve an ongoing problem that has not been addressed through code modification.
NEW	Tree Canopy Preservation and Restoration	Add a policy that recognizes the value of trees to surface water, energy consumption and aesthetics and that therefore encourages the preservation and restoration of tree canopy throughout the city, including in rights of way.	Healthy tree canopy aligns with Bellevue’s “City in a Park” motto, providing both aesthetic and more tangible benefits. Trees provide cooling shade on stormwater runoff, reducing surface water temperatures, and on buildings, reducing heat transfer. They also lessen the total volume of storm water that runs off, aligned with low impact development principles. Undeveloped property should preserve trees wherever

possible; redeveloping property and city rights of way should add trees where possible.

Water Resources Policies EN 32 to EN 43

GOALS	<i>Open surface water’s beneficial uses are, in order of priority:</i> <i>a. Natural resources preservation;</i> <i>b. Fish and wildlife habitat and water quality;</i> <i>c. Storm water conveyance;</i> <i>d. Recreation, culture and education; and</i> <i>e. Aesthetics.</i>	Recommend removing prioritization.	Adds flexibility
EN 33	<i>Maintain surface water quality, defined as meeting federal and state standards and restore surface water that has become degraded, to the maximum extent practicable.</i>	Revise to acknowledge the non-point nature of pollution in surface water runoff, and to encourage the establishment of realistic goals consistent with state and federal requirements.	NPDES clarity. As written this policy implies that the city can maintain surface water quality that meets federal and state standards.
EN 36	<i>Retrofit public storm drainage systems and prioritize investments where there is a significant potential for restoring surface water quality important to preserving or enhancing aquatic life.</i>	Add “littoral and riparian” after “aquatic”.	To more fully capture the in-water and land-living fish and wildlife dependent on healthy surface water quality of lakes and streams.
EN 38	<i>Restore and protect the biological health and diversity of the Lake Washington and Lake Sammamish watersheds in Bellevue’s jurisdiction.</i>	Change “watersheds” to “basins.”	Consistency: Current regional terminology now uses “watershed” to designate WRIAs, rather than referring to lake drainages as this policy did.
EN 39	<i>Restrict the runoff rate, volume, and quality to predevelopment levels for all new development and redevelopment.</i>	Delete this policy.	Redundant. Stormwater runoff control is completely regulated by local and state prescriptive requirements, captured in Storm Code, Utility Engineering Standards, and other city development regulations.

Earth Resources and Geologic Hazards Policies EN 44 to EN 58

EN 46	<i>Prepare geologic maps of the city, in conjunction with regional geologic mapping efforts.</i>	Replace “prepare” with “maintain”	Clarity. Would more accurately reflect ongoing need to keep current the geologic maps the city already has.
Fish and Wildlife Habitat Conservation Areas Policies EN 59 to EN 77			
EN 62	<i>Prohibit creating new fish passage barriers and remove existing artificial fish passage barriers in accordance with applicable state law regarding water crossing structures.</i>	Strike the last few words “regarding water crossing structures”.	Clarity. The term “water crossing structures” is confusing. The policy is complete without it.



PROJECT MEMO

To: Catherine Drews, Project Manager (City of Bellevue)
From: Wayne Carlson (AHBL, Inc.)
Date: July 17, 2014
Project: Low Impact Development (LID) Principles Project
AHBL No.: 2130786.30
Subject: Phase II Stormwater Permit-Required LID Principles: Opportunity Analysis for the City of Bellevue Comprehensive Plan.

Introduction

This memorandum recommends consideration of six new policies and amendments to four existing policies in several elements of the city's Comprehensive Plan to address the NPDES LID Principles requirement. Between February and June 2014, AHBL reviewed the city's existing and draft Comprehensive Plan policies in accordance with the requirements of Special Condition S5.C.4.f of the 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit (NPDES Permit). The NPDES Permit is a requirement of the federal Clean Water Act and permit conditions are intended to protect water quality and reduce the discharge of pollutants from municipal storm drainage systems.

Generally, we found that the city's existing and proposed Comprehensive Plan policies are well aligned with the new NPDES Permit requirements and will provide solid policy support for development regulations and standards. The city's existing vegetation retention policies, found in the Environment Element, are particularly well aligned with the goals of the NPDES Permit language. Most of the existing policies that are directly related to stormwater management already support the requirements of Special Condition S5.C.4.f.

Background

AHBL is assisting Bellevue staff with Phase 1 of its Low Impact Development (LID) Principles Project, which is intended to address the requirements of Special Condition S5.C.4.f of the 2013-2018 NPDES Permit. For consistency, definitions from the NPDES Permit are used in this memorandum and are included as Attachment A. The focus of the Phase 1 work is not on LID Best Management Practices (BMPs)¹, such as rain gardens and permeable pavements. Instead, the Phase 1 work is focused on LID Principles: Minimizing impervious surfaces, minimizing native vegetation loss and minimizing stormwater runoff, and how implementing these principles may affect the city's development policies, codes, plans, and standards, some of which have not traditionally been considered part of the state's regulation of stormwater. Special Condition S5.C.4.f, as summarized below, states:

- f. Low impact development code-related requirements.*
 - i. No later than December 31, 2016, Permittees shall review, revise and make effective their local development-related codes, rules, standards, or other enforceable documents to*

¹ A different NPDES Permit condition requires municipalities to adopt and implement new development, redevelopment and construction site stormwater runoff management standards which require the use of LID BMPs where feasible. The new standards are to be in place no later than December 31, 2016.



incorporate and require LID principles and LID BMPs. [...] The intent of the revisions shall be to make LID the preferred and commonly-used approach to site development. The revisions shall be designed to minimize impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations. Permittees shall conduct a similar review and revision process, and consider the range of issues, outlined in the following document: Integrating LID into Local Codes: A Guidebook for Local Governments (Puget Sound Partnership, 2012).

- ii. *[...] each Permittee shall submit a summary of the results of the review and revision process in (i) above with the annual report due no later than March 31, 2017. [...] This summary shall include, at a minimum, a list of the participants (job title, brief job description, and department represented), the codes, rules, standards, and other enforceable documents reviewed, and the revisions made to those documents which incorporate and require LID principles and LID BMPs. The summary shall include existing requirements for LID principles and LID BMPs in development related codes. The summary shall be organized as follows:*
- a) Measures to minimize impervious surfaces;*
 - b) Measures to minimize loss of native vegetation; and*
 - c) Other measures to minimize stormwater runoff.*

Because the city is currently in the process of updating its Comprehensive Plan, the first deliverable for Phase 1 involved performing an opportunity analysis of the city's existing Comprehensive Plan policies and amendments currently proposed by staff and the Environmental Services Commission (ESC).

The opportunity analysis for the policy amendments serves as the basis for recommendations to the Planning Commission for review and recommended approval. This memorandum explains the opportunity analysis process and provides a tabular summary of proposed amendments and new policies, resulting from the opportunity analysis process. The proposed amendments and new policies improve the city's implementation of the NPDES Permit LID intention "to make low impact development the preferred and commonly-used approach to site development." A copy of the entire opportunity analysis is available upon request.

Methodology

The opportunity analysis table identifies Comprehensive Plan policies that could be revised and new policies to improve the city's implementation of the LID intention of the NPDES Permit. The opportunity analysis table contains the following items:

- **Number** – Comment number
- **Policy Reference** – The Comprehensive Plan policy reviewed
- **Existing Policy Language or Draft Proposed Amendments** – Current Comprehensive Plan policy language or draft proposed amendments by other staff or the Environmental Services Committee for reference and comparison
- **NPDES Permit LID Principles** – Reference to the nonstructural LID land use principles identified in the NPDES Permit (Special Condition S5.C.4.f.) above. The principles include minimizing impervious surface cover, minimizing native vegetation loss, and minimizing stormwater runoff in all types of new development and redevelopment.
- **Opportunity Analysis/Rationale** – Addressing the question of whether the existing policy language is sufficient, sufficient with minor changes, or amendments could be appropriate to satisfy Special Condition S5.C.4.f.
- **Recommended LID-Related Changes** – Suggested changes or amendments to the Comprehensive Plan policies to support implementation of the NPDES Permit LID principles.



The following sources were examined:

- 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit
- Bellevue Comprehensive Plan policies found in the following Elements in Volume 1:
 - Land Use
 - Utilities
 - Transportation
 - Environment
 - Parks, Open Space and Recreation
 - Urban Design
 - Housing
 - Economic Development
- Bellevue Comprehensive Plan policies found in the following Subarea Plans in Volume 2:
 - Bel-Red
 - Downtown Bellevue
 - Newcastle

Where appropriate, policies were culled from the subarea plans for inclusion in the Comprehensive Plan. Other housekeeping suggestions to the subarea plans are included on the long-form opportunity analysis, but are not relevant to the ongoing work required under the NPDES Permit. Recommendations for the subarea plans may be considered at the time the individual subarea plans are updated.

Analysis Findings & Recommendations

As noted above, we found that the existing Comprehensive Plan policies provided the necessary policy support for the new NPDES Permit requirements. Some minor changes are suggested to eliminate potential barriers to meeting the requirement. Amended or new policy language for 10 policies in the Comprehensive Plan is recommended. Included in our recommendations are that concepts from two Bel-Red Subarea Plan policies (S-BR-12 and S-BR-52) be applied citywide in the Urban Design and Transportation Elements, respectively. Most of the existing policies related to stormwater management already support the requirements of Special Condition S5.C.4.f.

It is worth noting that the city's existing vegetation retention policies found in the Environment Element are particularly well aligned with the goals of the NPDES Permit language.



Number	Policy Reference	Existing Comp Plan Policy or Draft Proposed Amendments Supporting Other City Policy Updates or Housekeeping Opportunities ²	NPDES Permit LID Principle	Opportunity Analysis/Rationale	Proposed Changes to Support NPDES Permit
Bellevue Comprehensive Plan – Transportation Element					
1	TR-New	N/A	Make LID the preferred and commonly-used approach to site development	<p>Existing policy language in the Transportation Element does not address stormwater impacts of transportation facilities or Special Condition S5.C.4.f.</p> <p>The intent is to have a policy that addresses larger environmental protection (including stormwater management) while providing the basis for “balancing” statewide mandates that sometimes conflict by different areas of the City. Recent subarea plans, such as the Bel-Red Subarea Plan, do a good job of addressing these issues in the subarea, but a citywide policy would be good.</p>	<p><u>Develop the City’s transportation system in a manner that minimizes environmental and neighborhood impacts, while addressing the City’s long-term transportation and land use objectives.</u></p>
2	TR-New	N/A	Make LID the preferred and commonly-used approach to site development	LID has policy basis in the direction to incorporate natural drainage practices into transportation projects. This policy was borrowed and adapted from the Bel-Red Subarea Plan.	<p><u>Incorporate natural drainage practices and other opportunities to enhance the natural environment into transportation projects including complete streets where appropriate, effective and feasible.</u></p>
City of Bellevue Comprehensive Plan – Environment Element					
3	EN-New	N/A	Make LID the preferred and commonly-used approach to site development	Encourage the use of low impact development through education and incentives.	<p><u>Provide education and incentives to support the implementation of low impact development and holistic site planning.</u></p>

² If an entirely new policy is proposed, then “new” will be entered in the Policy Reference column, “N/A” in the Existing Policy column, and the remaining columns will be completed for the proposed new policy.



Number	Policy Reference	Existing Comp Plan Policy or Draft Proposed Amendments Supporting Other City Policy Updates or Housekeeping Opportunities ²	NPDES Permit LID Principle	Opportunity Analysis/Rationale	Proposed Changes to Support NPDES Permit
Bellevue Comprehensive Plan – Urban Design Element					
4	UD-9	Use site design, landscaping, and appropriate lighting to reduce the visual impact of parking lots to public areas.	Make LID the preferred and commonly-used approach to site development	Add language that encourages LID practices within parking lots in support of the site and building design policy for reducing the environmental impact of parking lots.	<p>The existing policy language is nearly sufficient to satisfy Special Condition S5.C.4.f. A minor change is suggested.</p> <p>Use site design, <u>water efficient</u> landscaping, <u>stormwater management practices</u> and appropriate lighting to reduce the visual <u>and environmental</u> impact of parking lots to public areas.</p>
5	UD-20	Preserve and encourage open space as a dominant element of the community's character.	Minimize impervious surfaces	Encourage minimizing impervious surfaces within open spaces through the use of pervious pavements or limiting the amount of pavement.	<p>The existing policy language is nearly sufficient to satisfy Special Condition S5.C.4.f. A minor change is suggested.</p> <p>Preserve and encourage open space as a dominant element of the community's character. <u>Minimize paved surfaces within open spaces and utilize permeable surfaces where appropriate.</u></p>
6	UD-38	Ensure continuous and ample sidewalks along principal, minor, and collector arterials which are integrated with abutting land uses.	Minimize impervious surfaces	Encourage the use of pervious pavements for sidewalk construction.	<p>The existing policy language is nearly sufficient to satisfy Special Condition S5.C.4.f. A minor change is suggested.</p> <p>Ensure continuous and ample sidewalks along principal, minor, and collector arterials which are integrated with abutting land uses. <u>Consider alternative street and sidewalk designs that minimize environmental impacts and use permeable surfaces where appropriate.</u></p>
7	UD-75	Use urban design features to soften the public right-of-way and sidewalk environment as appropriate. These features include, but are not limited to, street trees, landscaping, water features, raised planter boxes, potted plantings, pedestrian-scaled lighting, street furniture, paving treatments, medians, and the separation of pedestrians from traffic.	Make LID the preferred and commonly-used approach to site development	Encourage the use of stormwater management facilities within the right-of-way and sidewalk.	<p>The existing policy language is nearly sufficient to satisfy Special Condition S5.C.4.f. A minor change is suggested.</p> <p>Use urban design features to soften the public right-of-way and sidewalk environment as appropriate. These features include, but are not limited to, street trees, landscaping, water features, raised planter boxes, potted plantings, <u>natural drainage practices</u>, pedestrian-scaled lighting, street furniture, paving treatments, medians, and the separation of pedestrians from traffic.</p>



Number	Policy Reference	Existing Comp Plan Policy or Draft Proposed Amendments Supporting Other City Policy Updates or Housekeeping Opportunities ²	NPDES Permit LID Principle	Opportunity Analysis/Rationale	Proposed Changes to Support NPDES Permit
8	UD-New	N/A	<p>Make LID the preferred and commonly-used approach to site development</p> <p>Minimize impervious surfaces</p> <p>Minimize native vegetation loss</p> <p>Competing needs criteria (SWMMWW 5.3.1, 2012)</p>	Existing policy language in the Urban Design Element should reflect the neighborhood's unique conditions and visions for future development and redevelopment.	<u>Design context appropriate stormwater management facilities that reflect the unique character and design elements of the neighborhood in which the site is situated.</u>
9	UD-New	N/A	Make LID the preferred and commonly-used approach to site development	Low impact development techniques can often best be applied when evaluated early and in conjunction with site design and development decisions.	<u>Use low impact development principles early in the site design and development process.</u>
10	UD-New	N/A	<p>Make LID the preferred and commonly-used approach to site development</p> <p>Minimize native vegetation loss</p> <p>Minimize stormwater runoff</p>	LID is addressed through the use of sustainable design practices employing natural drainage practices. This policy was borrowed from the Bel-Red Subarea Plan for city-wide applicability.	<u>Develop and implement landscaping standards that minimize native vegetation loss, promote environmental sustainability and use natural drainage practices where appropriate and feasible</u>

DEFINITIONS AND ACRONYMS

Below are select definitions and acronyms from the 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit for terms used in Special Condition S5.C.4.f. of the Permit.

Low Impact Development means a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning and distributed stormwater management practices that are integrated into a project design.

LID means Low Impact Development.

Low Impact Development Principles means land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff.

Low Impact Development Best Management Practices means distributed stormwater management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs include, but are not limited to, bioretention/rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, vegetated roofs, minimum excavation foundations, and water re-use.

Note: In Bellevue's policies, codes and standards, the term "**natural drainage practices**" is equivalent to Ecology's **Low Impact Development Best Management Practices (LID BMPs)** permit term.

Best Management Practices are the schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial practices approved by Ecology that, when used singly or in combination, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington State.

BMP means Best Management Practice.

SWMMWW means Stormwater Management Manual for Western Washington (2012).



Planning Commission Schedule

July 23, 2014

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 425-452-6868. 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>

<u>Date</u>	<u>Tentative Agenda Topics</u>
July 30	<ul style="list-style-type: none">• Public hearing - Land Use Code amendments to address recreational marijuana• Comprehensive Plan Update
August	Summer Break – no meetings
Sept 10	<ul style="list-style-type: none">• Public hearing – Horizon View rezone• Public hearing – Camp and Conference Center and clean up code amendments• Public Hearing - Single Family Rental Housing code amendments
Sept 24	<ul style="list-style-type: none">• Comprehensive Plan Update – continue review of draft sections – Environmental policies
Oct 1	<ul style="list-style-type: none">• Planning Commission Retreat

From: eddy chu <eddychu651@gmail.com>
Sent: Thursday, July 10, 2014 8:26 AM
To: PlanningCommission
Cc: Maggie Li
Subject: Lakehills single room rental issue

I was not able to attend last night's public meeting. However, i do have concern regarding this pending issue:

1. My home address is 16305 SE9th Street
2. I have neighbor who rent out at least two rooms to unrelated parties
3. I also have neighbor who runs senior care housing to a number of seniors and have day time care takers coming and going with vehicles parking on street in our neighborhood.

I support that this moratorium be made permanent for the single family zoning area and not be permitted for room renting unless it is located in a multifamily or mix use area in order to preserve the integrity of the neighborhood.

Thank you for your attention in this matter,

Sincerely,

Eddy Chu
Home owner
206-910-8606

From: Maison de France [mailto:blaise@maisondefrance.com]

Sent: Friday, July 11, 2014 1:51 PM

Bonjour to All of you,

Here are below the latest feedback received on that issue. A warm welcome to the new comers on the e-mail list that support our cause.

To this date, no answer has been received from the WSLCB nor the Bellevue City Council members, that were invited (in a telephone message last Wednesday) to come and see for themselves where the proposed location of the recreational marijuana drug retailer is in our neighborhood and also to talk to us, the business faces of 130th Avenue NE/NE 20th Street, regarding that important issue.

For your information, you will find below some web article links that I came across doing some research on the recreational marijuana drug:

<http://learnaboutmarijuanawa.org/>

http://liq.wa.gov/marijuana/faqs_i-502

<https://news.vice.com/article/denvers-crime-drop-might-have-nothing-to-do-with-marijuana-legalization>

<http://tellmenow.com/2014/04/crime-on-the-rise-in-colorado-after-legalization-of-marijuana/>

<http://www.seattlechildrens.org/News/2014/How-to-Keep-Kids-Safe-With-the-Legalization-of-Marijuana/>

<http://www.kesq.com/news/sabet-will-marijuana-make-your-kids-stupid/26877570>

Thank you for your feedback and for letting me know if you are able to attend the upcoming City of Bellevue Planning Commission's PUBLIC HEARING on Land Use Code Amendments to Address Recreational that will be held on Wed. July 30, 2014 at 06:30pm, in the Council Conference Room 1 E – 113 [arriving 30min earlier at least to sign-in is suggested] at the Bellevue City Hall located at 450 110th Avenue NE in downtown Bellevue, WA 98004.

Best regards,

Blaise Bouchand, founder, interior designer

direct 425-829-2588

blaise@maisondefrance.com

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(Below is the e-mail response to Kevin Horne)

Bonjour Kevin Horne,

Thank you very much for your feedback. I respect your opinion and your points in your e-mail.

Well, I wish I had the ideal solution for that important issue. May be the City of Bellevue Planning Commission should find an appropriate location for any recreational marijuana retailer in compliance with the I-502 rule as the City of Bellevue knows all the land use/zoning codes. On the WSLCB web site public records it shows that "The Novel Tree" recreational marijuana drug retailer, in addition to the 1817 130th Avenue NE location, it has also applied for 2 other retail licences (1 for a downtown Bellevue

location and 1 for a Kirkland location). These 2 other locations, if in compliance with the I-502 rule and the city land use/code, might an option for their recreational marijuana business.

My proposed suggestions concerning the freeway/highway access buffer was inspired by similar restrictions adopted in several Colorado cities land use/zoning regulations. As far as the schools, parks and churches buffer they are already included in the I-502 rule (within 1,000 feet radius).

Let's not be too naïve thinking that no marijuana users will consume in public their drug in our neighborhood, if any recreational marijuana drug retailer opens at that proposed location. With a new legal market and the existing black market of Recreational marijuana can only lead to an increase of exposure, consumption, sale and potential addiction! Do we really need more drug addicts/users in our community?

Having already seen myself one person smoking pot few months ago on 130th Avenue NE while driving home and one another doing the same last month near my boutique showroom. The strong smell being blowing by the wind on my face (and nose).

In addition, it was brought to my attention last month by a Bridle Trails resident that many people already often consume marijuana in the Bridle Trails State Park, even though, it is illegal to do so in public...

Does anyone walking/driving need to get "contact high" by being exposed to such illegal behavior in public?

I am afraid that the increase chances of publicly seeing/smelling recreational marijuana drug consumption/use in our neighborhood are greater than none...once you have a retail location that sells an illegal drug, as marijuana still remains today under Federal law.

Last, but not least, let's not forget about all the types of edibles sprinkled, infused sodas with marijuana,...that can fall into our children's hands and mouths without their knowledge...

In the proposed location of 1817 130th Avenue NE, as Brad Andonian of Pande Cameron has correctly stated, **"it does not meet the I-502 code"** (i.e. rule). PERIOD.

**BECAUSE THAT PROPOSED LOCATION IS WITHIN A 1,000 FOOT BUFFER (I-502 Rule)
FROM:**

- The Girls Scout of America, an office/store facility in the front with a recreational center in the back (see yesterday's e-mail of the photograph of their playground located in the back of their building facility) for young girls playing outside during the year ;
- Academy of Kempo Martial Arts, a martial arts school catering mostly to children and young teenagers ;
- The Little Gym, a training center for children aged 2 through 10 years old ;
- Mad Science, a science preschool for children aged 3 to 5 years old ;
- Blue Sky Church, a Christian church which operates a Kids and Youth programs ;

- The Hemp and Cannabis Foundation, an existing medical marijuana clinic (concerned and opposed to the opening of a recreational marijuana drug dealer, +- 100 foot from their door) ;

So my question to the WSLCB and to the City of Bellevue is simple:

Why any recreational marijuana drug reseller should be allowed at that location if it does not meet the I-502 rule?

Merci beaucoup (thank you very much) for sharing your personal viewpoint.

I am sorry that you will not be able to attend the upcoming Public Hearing at the Bellevue City Hall on Sat. July 30th at 06:30pm.

Best regards,

Blaise Bouchand, founder, interior designer
direct 425-829-2588
blaise@maisondefrance.com

From: Kevin Horne [<mailto:kevinh@pcrecycle.net>]

Sent: Thursday, July 10, 2014 1:27 PM

To: 'Maison de France'

Subject: RE: City of Bellevue Planning Commission PUBLIC HEARING about the opening in 2014 of a recreational marijuana drug retailer at 1817 130th Avenue NE, Bellevue, WA 98005

I enjoyed talking with you about this important matter.

I will be unable to attend the hearing but wanted to express my one concern, which is that it may be difficult to find a location meeting your parameters in Bellevue that is zoned Retail and, as with any retail business, location is critical to be successful. Not being allowed to be near freeway access is bad for any retail business, parks and churches are everywhere you look.

I want to be clear that I do care about protecting children, but it will still be illegal to consume Marijuana in public. So any exposure should be only the sight of signage on these businesses depicting a leaf or other recognizable image which can be readily seen on the evening news or in mainstream media.

Your proposed restrictions might actually make it impossible for such a store to even exist in Bellevue in the retail corridors. If this is your actual position I would propose to frame your campaign to make that clear. Perhaps the quickest way to solve the issue is for *you* to find a suitable location under the I-502 guidelines and propose the alternate location to the Planning commission as a remedy. This might alleviate a lengthy delay in moving forward with the new voter approved laws and allow the concerned community members to know that due legal process is being followed.

This is my personal opinion and in no way reflects the viewpoint of PC Recycle or any of it's employees or owners. I merely wanted to thank you for your civic minded approach to a valid concern and share my viewpoint. For the record, I have worked in and provided technical services this neighborhood on and off since 1984.

Best Regards,

Kevin Horne

From: Kim Lillian [<mailto:kim@restaurantdesignandsales.com>]
Sent: Wednesday, July 9, 2014 2:37 PM
To: Kim Bjorklund; Tsang Lim <tsangwlim@gmail.com> (tsangwlim@gmail.com)
Cc: Kim Lillian; Fred Lillian; blaise@maisondefrance.com
Subject: Pot Neighbors

Hi Kim and Tsang,

As our landlord and building owner I thought I should inform you of some of the current things happening in and around Cameron Center recently.

I am working with a large group of local people in the neighborhood to try and get the new pot store (located next to Printex Press) not to be able to move in at this location. I wish I could say we are going to be successful, however, in anticipation of not being so, I'm letting you both know that we will probably need some assistance from you in the next few month.

First off and right away, we need to have several towing signs installed on the property. My office will be more than happy to call them ourselves once the signs are in place. We anticipate that this store will generate such an overflow of traffic and parking headaches that we are prepared to keep our own parking available by towing EVERY offender immediately. We have additional concerns that the landscaping on the side of our building and on the street side will need to be continuously maintained at a lower level so as to be able to see if any "activity" is happening in our areas. Due to the age of the back doors on our building we are requesting that some form of reinforcement be added so that the doors and framing are much more difficult to pry open. We would also like motion sensor and more lighting at the front and rear of the building.

I would like to also invite your involvement in our efforts to stop the City of Bellevue from allowing this business to open in this location. Our platform is that there are several "children's" activities in the area, the traffic and parking issues will be uncontrollable and that this type of business is not a good fit for this particular area in Bellevue. I've included Blaise from Maison de France on this email as he has so far been the driving force to rally the neighborhood in this very important issue. I hope you will both join us in this effort.

Thank you!
Kim Lillian, Office Manager

RESTAURANT DESIGN AND SALES LLC

1813 130th Avenue NE Suite 220
Bellevue WA 98005

This communication is part of a lengthy string of emails. The entire thread can be reviewed upon request.