2018 Annual Threshold Review Comprehensive Plan Recommendation and Consideration of Geographic Scoping
Site-Specific Amendment

Jewish Day School

Staff recommendation: Do not include the Jewish Day School Comprehensive Plan Amendment in the 2018 annual work program. If included, expand the geographic scope of the proposal to include Temple B’nai Torah (TBT).

Application Number: 18-103963 AC
Subarea: Crossroads
Original Addresses: 15749 (JDS) and 15727 (TBT) NE 4th Street
Applicants: Rosen Harbottle

PROPOSAL
Threshold Review is the first step in Bellevue’s two-part plan amendment review process. Its purpose is to determine the amendments that should be included in the annual Comprehensive Plan Amendment work program. If included, the next step for the application would be to move forward for Final Review evaluation and decision with another staff review, Planning Commission public hearing, and City Council action.

Jewish Day School

This privately-initiated application would amend 9.3 acres of the Crossroads Subarea map from Single Family-Low (SF-L) to Single Family-High (SF-H) at 15749 and 15727 NE 4th Street. The site is developed with classroom and gym buildings, fields and parking (JDS) and the (separately-owned) Temple B’nai Torah.

The applicant states that the Plan does not anticipate the need for higher housing densities for sites that are evolving from containing privatized educational facilities. The applicant has stated that the proposed amendment would align Comprehensive Plan principles that seek to manage impacts of forecasted community-wide growth; and that it would maintain the city’s image in the face of competing social, economic, and environmental demands.

OVERVIEW OF STAFF RECOMMENDATION
Staff recommends not including this CPA in the 2018 work program because the application does not meet all the Land Use Code decision criteria for Threshold Review of a privately initiated Comprehensive Plan Amendment (LUC 20.30I.140). In particular, that the following decision criterion is met:

The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. (LUC 20.30I.140.E)
The proposal does not demonstrate evidence of significantly changed conditions under any of the standards set for unanticipated consequences, changes on the property or surrounding area, or changes related to the pertinent Plan map or text.

The proposal does not demonstrate evidence of the unanticipated consequence of an adopted policy or policies. The bundle of policies governing neighborhoods includes direction in the Residential Areas section of the Land Use Element; the Adaptability section of the Neighborhoods Element, and the in the goals of the Housing Element for community objectives for housing. The Crossroads Subarea is silent on this area; status quo for appropriate density.

A change of ownership or use is not a changed condition on the subject property needing attention through the amendment process. School and religious institutions are expected parts of a neighborhood through the conditional use permit (CUP) process. The underlying zoning is the “backup” to anticipating change of ownership or use. Plan policy supports increases in density where the infrastructure supporting such density—access to transit, commercial areas, and open space—is available. The presence of SF-L and SF-H does not suggest a conflict between them, so the level of appropriate density needs responsiveness to a larger issue.

The proposal does not identify changes to the pertinent Plan map or text other than as a response to citywide growth. The city has documented adequate capacity to meet its housing growth targets. For the changing role of such institutional sites in responding to growth pressure—with implications of a magnitude that need to be addressed for the Plan to continue to function as an integrated whole—a nexus to larger issues is necessary, because it is that nexus that is an unanticipated consequence of Plan policy.

BACKGROUND
The zoning and rezoning history in the Hillaire area around NE 4th documents that such actions occurred within a few years of the 1967 annexation of the area. The zoning and rezoning actions typically established city zoning from county zoning after annexation. Ordinance 1783 is all the zoning to the east, south and west of JDS and the Temple. Ordinance 1200 is JDS itself. Ordinances 1050 and 1197 are the Hillaire area. Although the names of the zones are not the same as they are now—e.g. city zoning of R-7.2 then is today’s R-5, the underlying density is the same.

The history of these zoning actions suggest that zoning has remained consistently over the years what it is today. We have found no evidence of other zoning actions.

The JDS and Temple sites together have 23,000 net square feet of school buildings and 19,000 square feet of Temple building on a 9.3-acre total site.

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. A proposal must meet all of the criteria to be included in the annual CPA work program. Department of Planning and Community Development staff has concluded that the proposal should not be included in the annual work program.
This conclusion is based on the following analysis:

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

   The proposed amendment presents such a matter. The question of appropriate density on such site is appropriately addressed through Comprehensive Plan land use strategies that ensure that redevelopment fits into neighborhoods with a goal of maintaining and enhancing shared qualities of stability, maintenance, and healthy levels of re-investment.

B. *The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.301.130.A.2.d; and*

   The proposed amendment is in compliance. Neither JDS nor Temple B’Nai Torah have previously applied for a plan amendment.

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

   The proposal does not raise such issues. Keeping the focus on this site and its relationship to its neighborhood assures that review stays within annual plan amendment expectations.

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

   The proposal could be reasonably reviewed within the resources and timeframe of the annual work program because the potential maximum density is measurable. The proposal is a site-specific CPA on the combined JDS/Temple B’nai Torah property.

   The existing SF-L and R-1.8 zoning could permit a density of up to 17 units per acre and an SF-H, R-5 zoning could permit up to 47 units per acre. There are no identified critically sensitive areas on site which could constrain density.

   JDS and the Temple share various recorded agreements which could influence redevelopment capacity, since each property could be separately sold:

   1. TBT has a lease to use classrooms at JDS. The initial 50-year term expires 8/14/2046 and is subject to five 10-year renewals.
2. A recorded Covenant (attached) between TBT and JDS establishes TBT’s right to be conveyed Lot 2 by JDS under certain circumstances. Both parties have mutual rights of first refusal to purchase each other’s property.

3. A recorded Reciprocal Easement Agreement (REA) between TBT and JDS provides certain rights for ingress, egress, parking, and utilities. The REA was amended and the easement in the REA were made perpetual.

E. The proposal does not address significantly changed conditions on the subject property or its surrounding area where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.

Significantly changed conditions. Demonstrating evidence of change such as 1) unanticipated consequences of an adopted policy, or 2) changed conditions on the subject property or its surrounding area, or 3) 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 context of the issue for this proposed amendment is changing the use of an existing institutional property in a neighborhood to housing. Is the appropriate housing density:

- The existing zoning—itself a result of city policy that zones non-residential uses in neighborhoods with residential zoning, intended to provide stability in anticipating growth? Or is it
- An opportunity to examine a site that did not previously have residential uses, in anticipation of larger city growth issues?

The application states there is a need for higher housing densities to address citywide growth pressures, and that the Comprehensive Plan does not anticipate the use of sites evolving from their privatized educational facility role in identifying appropriate and responsive redevelopment densities.

We disagree. The proposal does not demonstrate evidence of the unanticipated consequence of an adopted policy or policies. Changes to the pertinent Plan text in 2015 introduced adaptability as a part of a suite of strategies in the Neighborhood Element to address redevelopment. This means that the Comprehensive Plan did anticipate the use of such sites at the pertinent time.

The application also suggests that the site is under-capacity for redevelopment when compared to its neighbors because it is a non-residential use with a residential designation. The application also states that redefining the JDS role within the community requires it to pursue the question of appropriate density on the site. This redefinition is particularly necessary for JDS if the site, or the site of the separately-owned Temple, were to be sold for residential development.

A change of ownership or use is not a changed condition on the subject property needing attention through the amendment process. School and religious institutions are expected parts of a neighborhood through the conditional use permit (CUP) process. The underlying zoning is the “backup” to anticipating change of ownership or use. Plan policy supports increases in density where the infrastructure supporting such density—access to transit, commercial areas, and open space—is available. The presence of SF-L and SF-H does not suggest a conflict between them, so the level of appropriate density needs responsiveness to a larger issue.
The proposal does not identify changes to the pertinent Plan map or text other than the proposal is a response to citywide growth. The city has documented adequate capacity to meet its housing growth targets. For the changing role of such institutional sites in responding to growth pressure—with implications of a magnitude that need to be addressed for the Plan to continue to function as an integrated whole—a nexus to larger issues is necessary, because it is that nexus that is an unanticipated consequence of Plan policy.

We also disagree that additional density on this site is required to respond to citywide growth pressures, because the city’s land use strategies and policies already anticipate higher housing densities in specifically-designated areas of the city. Additional land use strategies and policies ensure redevelopment fits into neighborhoods, with a goal of maintaining and enhancing shared qualities of stability, maintenance, and healthy levels of re-investment. And in the absence of a nexus to a larger policy issue—i.e. affordable housing—examining these institutional sites in neighborhoods does not create a consequence, change on the site, or map amendment need.

In this regard, private institutions face the same issues as other property owners in neighborhoods. For the larger Comprehensive Plan to continue to function as an integrated whole, policy implementing such infill development should continue to evolve to address the various roles that these institutions seek for their 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

The original proposal involved a 6.2-acre map change from Single Family-Low (SF-L) to Single Family-High (SF-H) at 15749 NE 4th Street in the Crossroads Subarea.

The site is located on NE 4th Street just east of 156th Avenue NE. Across NE 4th Street to the north are existing single-family properties with the same allowed density as the JDS site. To the east and south of the site are existing single-family properties at the same density as that sought by the applicants. To the west is the separately-owned Temple B’nai Torah site.

The JDS site and the Temple site are similarly situated in relationship to their surrounding neighborhoods and share characteristics of being bounded by NE 4th (effectively stopping consideration north of the street) and surrounding single family.

The Planning Commission provided consensus direction that, based on staff comment and a letter from the attorney representing Temple B’nai Torah, the JDS site should be geographically expanded to include the Temple site. This expanded the area to approximately 9.3 acres.
The proposed amendment is consistent with current general policies in the Comp Plan for site-specific amendment proposals. The proposal must also be consistent with policy implementation in the Countywide Planning Policies (CPP), the Growth Management Act, other state or federal law, and the Washington Administrative Code; or

The proposed amendment is inconsistent with current general policies and with CPP policy implementation. The proposal for increased density on this site is not aligned with the Comprehensive Plan’s bundle of policies governing neighborhoods includes direction in the Residential Areas section of the Land Use Element; the Adaptability section of the Neighborhoods Element, and the in the goals of the Housing Element for community objectives for housing. The Crossroads Subarea is mostly silent on this area, a status quo for appropriate density.

- **Residential Areas (Land Use Element):** The city’s residential areas exemplify Bellevue as an area of safe, quality neighborhoods with strong schools and great parks...A major objective of the Land Use Element is to maintain the vitality, quality, and character of Bellevue’s single family and multifamily residential neighborhoods while recognizing that neighborhoods will continue to adapt even while maintaining their character.

  ...The city’s land use strategies work to ensure that new infill development appropriately fits into existing neighborhoods. Some older neighborhoods have not attracted much private investment. In these cases, the city may encourage and promote investments in neighborhoods that add vitality and are compatible with the neighborhood context. Additional information and policies regarding neighborhoods are in the Neighborhoods Element.

- **Adaptability (Neighborhoods Element):** Bellevue is a growing, international, world-class city. Bellevue’s neighborhoods reflect its past, present and future. Bellevue’s neighborhoods are not static. They are dynamic communities that will continue to adapt and change while seeking to preserve what residents’ value most. They will grow with new schools, businesses, parks and amenities. They will reflect the market forces that respond to the changing needs and external pressures that impact their community.

- **Introduction (Housing Element):** The Housing Element works in conjunction with land use, transportation, economic development, and other community objectives addressed in this Comprehensive Plan. For instance, locating denser housing in mixed use areas along major transit corridors supports the city’s transportation objectives. Increasing the supply of housing available to the city’s diverse workforce supports economic development objectives.

- **Citizen Engagement-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.

The proposed amendment is inconsistent with Countywide Planning Policy for:

- **DP-13** All jurisdictions shall plan to accommodate housing and employment targets. This includes:
• Adopting comprehensive plans and zoning regulations that provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20-year growth needs and is consistent with the desired growth pattern described in VISION 2040;
• Coordinating water, sewer, transportation and other infrastructure plans and investments among agencies, including special purpose districts...

• **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.

• **H-4** Provide zoning capacity within each jurisdiction in the Urban Growth Area for a range of housing types and densities, sufficient to accommodate each jurisdiction’s overall housing targets and, where applicable, housing growth targets in designated Urban Centers.

and:

G. **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 NOTICE AND COMMENT**

The 2018 annual proposed amendments were introduced to the Planning Commission with a January 24 “Comprehensive Plan Amendment Overview” study session; a March 14 “Introductory and statutory process review” study session; and an April 25 study session examining the potential expansion of geographic scope for each of the privately-initiated applications.

The JDS application was introduced to the Commission during an April 25, 2018, study session. Notice of the Application was published in the Weekly Permit Bulletin on February 22, 2018, and mailed and posted as required by LUC 20.35.420. Notice of the June 13, 2018, Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on May 24, 2018, and included notice sent to parties of interest. Owners and residents within the 500-foot noticing perimeter of the geographically-expanded site receive official notice, as do people signed up to receive such notices.

Twelve public comments have been submitted on this application to date (May 23). Comments ranged from asking for process information, to the land use impacts of developing the site at a higher density, to how the current zoning in the area came about, to aligning the Temple site with JDS for purposes of study, to differences between R-1.8 and R-5 zoning, to what the owners are contemplating for future redevelopment plans.

**Effective community engagement, outreach, and public comments at Threshold Review**

Applicants, residents, and communities are engaging across a variety of media in proactive public participation during the 2018 annual review process. The city’s early and continuous community engagement includes:

• Responsive early outreach to requests for information and to become parties of interest
• Responding in writing to each written public comment submitted and returning phone calls
• Expanded web page material at Comprehensive Plan Amendments with the review schedule, the applications list, and a “What’s Next” timeline
• A January 24 “Comprehensive Plan Amendment Overview” Planning Commission study session
• A March 14 “Introductory and statutory process review” Planning Commission study session
• Official Weekly Permit Bulletin notice as required

Public comments come in throughout the process. All written comments are included in the public record, for reference and for use by decision-makers. At the various steps, the comments are included in their original form to the Planning Commission as attachments to staff report recommendations. They are posted on the web site.

The next steps in this continuous public engagement process include the City Council’s agenda item establishing the annual work program. Then, the city will take the proposed amendments out into the various neighborhoods for discussion during Final Review evaluation.

ATTACHMENTS
1. Site map
2. Application materials
3. Public Comments
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.
Folder: 18 103963 AC  
Target Date: 05/31/2018

Folder Name: Jewish Day School
Site Address: 15749 NE 4th St
Folder Type: Comprehensive Plan Amendment
Sub Type: Private
Work Proposed: Site Specific
Description: Amend the Comp Plan designation from Single Family-Low (SF-L) to Single Family-High (SF-H).

Quick Review?:
Project Contact: Freiheit & Ho Architects Inc PS Michael Langston
Phone: (425) 827-2100

Subject: Application Intake Process

Materials Routed:

Routed On: 01/31/2018

XXX Land Use
XXX Utilities
XXX Transportation
XXX Policy Planning
Application for COMPREHENSIVE PLAN AMENDMENT

1. Project name: Jewish Day School
2. Applicant name: Freiheit & Ho Architects, Inc., P.S. Agent name: Michael Langston
3. Applicant address: 5209 Lake Washington Blvd, Suite 200, Kirkland, WA 98033
4. Applicant telephone: (425) 827-2100 fax (425) 828-6899 e-mail: mlangston@fhoarch.com
5. Agent telephone: (425) 827-2100 fax (425) 828-6899 e-mail: mlangston@fhoarch.com

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

BLOCK 1
Property address and/or 10-digit King County parcel number: 3525059047 & 3525059083

Proposed amendment to change the map designation from existing SF-Low to proposed SF-High
Site area (in acres or square feet) Total: 6.245 acres (272,041 sf)
Subarea name: Crossroads
Last date the Comprehensive Plan designation was considered: 08/03/15
Current land use district (zoning): R1.8
Is this a concurrent rezone application? [ ] Yes [ ] No Proposed land use district designation: R5

Go to BLOCK 3 Community Council: [ ] N/A [ ] East Bellevue

BLOCK 2 N/A

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

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

Last date the Comprehensive Plan policy or text was considered: [ ]
Go to BLOCK 3
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 for supporting documentation.)

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 20.30L.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.
(See attached for supporting documentation.)

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.
(See attached for supporting documentation.)

I have read the Comprehensive Plan and Procedures Guide □

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

Signature of applicant __________________________ Date 01.30.2018

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

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

Signature __________________________ Date 01.30.2018
(Owner or Owner’s Agent)
January 30, 2018

City of Bellevue
Development Services
450 110th Ave NE
Bellevue, WA 98004

ATTN: Land Use Planner

RE: Jewish Day School Comprehensive Plan Amendment and Concurrent Rezone

Action Requested:
This letter serves as the Comprehensive Plan Amendment and Concurrent Rezone project narrative for the Jewish Day School site.

Site Information:
The existing Jewish Day School is located at 15749 NE 4th Street, Bellevue, WA 98008 (Parcels: #3525059083 and 3525059047). The collective site area of the two parcels that compose the school is 6.24 acres (approx. 272,040 sf). The land use classification for both parcels are currently R1.8 (Single-Family Residential Estate / low). While all the surrounding parcels (South of NE 4th Street), except the adjacent Temple B’Nai Torah site (which is currently R1.8) are zoned R5 (Single-Family Residential / high).

Proposed Action:
The scope of the Non-Project Action proposal can generally be described as follows:

1. As part of the Comprehensive Plan Amendment we are proposing to increase the allowable density on the site from single family-low to single family-high.
2. While the Concurrent Rezone, we are proposing that the two parcels as described above, be reclassified from R1.8 to R5.

Please feel free to contact us if you have any questions or comments regarding our narrative.

Sincerely,
Freiheit & Ho Architects, Inc., P.S.

Michael Langston
Architectural Designer

A17-329 Jewish Day School CPA and Rezone Project Narrative.doc
Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the Comprehensive Plan Vision (Web link). Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

The proposed Amendment aligns the principals of the Comprehensive Plan with the long-term planning range for the existing Jewish Day School site.

1. The Jewish Day School site has a role within the community as a social, religious, and racially diverse institution, but realizes the need to respond to changes within the City.
2. As the Jewish Day School responds to the past by retaining the existing iconic mid-century architecture and the social significance of the school, it also needs to embrace the future by acknowledging the growing demands on the community.
   a. Per the City of Bellevue census projections, the population trends show a steady growth of approximately 20% over the past twenty years. The City is projected to maintain this rate over the next twenty years and is anticipated to grow to 160,000 people by the year 2030.
   b. The Growth Boundary Line restricts the geographical spread of available land for future housing. As such, the proposed amendment seeks to allow a possible increase in density within the city.
   c. The proposed Amendment seeks to maintain the nature of the city’s image while supporting Bellevue’s core values of diversity, economic prosperity, and an ideal place to live and work; while preventing the environmental and social impacts of sprawl through reduced traffic trends and concentration of community services.
3. The Comprehensive Plan did not anticipate the need for higher housing densities for sites contain private schools.
4. In light of the above, the proposed amendment to the comprehensive plan is to increase the allowable density on the site from single family-low to single family-high.
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.

Threshold Review Decision Criteria per CoB_LUC section (20.30I.140):

A. The proposed amendment represents a matter appropriately addressed to the Comprehensive Plan:

The existing Jewish Day School will maintain its presence within the community to provide a place of diversity, economic stimulation, and community involvement. Yet the Comprehensive Plan does not account for the growing housing density demands for sites which contain private schools.

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

The proposed amendment is in compliance with the three year limitation rules set forth by LUC 20.30I.130.A.2.d, as no previous application for the proposed amendment has been made within the last three years.

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:

The proposed amendment is site specific and does not raise policy or land use issues that are more appropriately addressed by the City Council’s Work Program. There is no ongoing Work Program for this site.

D. The proposed amendment can be reasonably reviewed with in the resources and time-frame of the annual Comprehensive Plan work program:

There is no proposed change of use for to the existing site as part of this proposed amendment. The proposal can be reasonably reviewed with in the resources and time-frame of the annual Comprehensive Plan work program. There is no redevelopment as a part of this proposed amendment.

E. The proposed amendment addresses significantly changed condition 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”:

Significantly Changed Conditions: Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I LUC, Amendment and Review of the Comprehensive Plan. (Ord. 5650, 1-3-06, § 6)

- The Jewish Day School site has a low-density residential designation, however the Comprehensive Plan (LU-1.2) does not anticipate the evolution for sites containing privatized educational facilities. As such, the unanticipated consequence of the existing designation, does not respond to projected growth within the City.
- The Jewish Day School will continue to support the role that it has within the community.
• Changes related to the pertinent plan map: The City is limited in outward boundary growth. Thus, the city is reliant upon densification within its boundaries (as indicated by LU-5, LU-6, LU-7). With new Sound Transit light rail mass transit, and continued commercial growth projections in the Crossroads Subarea, the City as well as the local community is projected to see a rise in population growth. We believe that the Jewish Day School site is a prime candidate to respond to this future growth.

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:

The existing Jewish Day School site is situated within a neighborhood of high density single family lots (R-5). The proposed amendment offers to envelope the zoning classification of the adjacent properties.

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

• The proposed amendment is consistent with the current general policies in the Comprehensive Plan for site-specific amendment proposals as it does not raise policy and is consistent with the timing requirements and resource allocation as stated per the Comprehensive Plan threshold criteria.
• As stated in Criteria ‘E’ (above), the proposed amendment is consistent with the implementation of the Planning and Growth Management policies.
• The proposed amendment will not trigger or be in violation of any state or federal law.

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

No state law, court, or administrative agencies have directed the proposed amendment.
January 30, 2018

City of Bellevue
Development Services
450 110th Ave NE
Bellevue, WA 98009

ATTN: Land Use Planner

RE: Jewish Day School Comprehensive Plan Amendment

This letter illustrates the extents of the existing Jewish Day School in the Crossroads Subarea.
Nicolas,

Last night after the City Council meeting, I happened to be talking to someone who mentioned that Temple Bnai Torah, (next to JDS) has asked that the CPA extend to the Temple property.

As I recall, as of last week, there is only a sign in front of JDS.

Is the City going to post a sign in front of Temple Bnai Torah?

Loretta

From: NMatz@belle vuewa.gov [mailto:NMatz@belle vuewa.gov]
Sent: Tuesday, April 24, 2018 7:12 AM
To: Loretta Lopez
Subject: RE: Bellevue Planning Commission 4-25-18 Study Session on 2018 privately-initiated Comprehensive Plan Amendments (CPA)

Loretta-

Yes, it is going to be discussed on Wednesday 4/25.

Nicholas

From: Loretta Lopez [mailto:llopez@mstarlabs.com]
Sent: Monday, April 23, 2018 16:45
To: Matz, Nicholas <NMatz@belle vuewa.gov>
Subject: RE: Bellevue Planning Commission 4-25-18 Study Session on 2018 privately-initiated Comprehensive Plan Amendments (CPA)

Is it going to be discussed on Wednesday 4/25.

From: NMatz@belle vuewa.gov [mailto:NMatz@belle vuewa.gov]
Sent: Monday, April 23, 2018 2:38 PM
To: Loretta Lopez
Subject: RE: Bellevue Planning Commission 4-25-18 Study Session on 2018 privately-initiated Comprehensive Plan Amendments (CPA)

Loretta-

The Planning Commission has not already discussed the CPA for the Jewish Day School.

Nicholas Matz AICP
Senior Planner
425 452-5371
Please be aware that email communication with City staff is a public record and is subject to disclosure upon request.

From: Loretta Lopez [mailto:ilopez@mstarlabs.com]
Sent: Monday, April 23, 2018 16:07
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Bellevue Planning Commission 4-25-18 Study Session on 2018 privately-initiated Comprehensive Plan Amendments (CPA)

Hi Nicolas,

Has the Planning Commission already discussed the CPA for the Jewish Day School on 4th Street or will that be discussed on 4/25.

Thank you.

Loretta

From: NMatz@bellevuewa.gov <NMatz@bellevuewa.gov>
Sent: Friday, April 20, 2018 12:10 PM
To: NMatz@bellevuewa.gov
Cc: TCullen@bellevuewa.gov, KGulledge@bellevuewa.gov
Subject: Bellevue Planning Commission 4-25-18 Study Session on 2018 privately-initiated Comprehensive Plan Amendments (CPA)

The Bellevue Planning Commission will continue in Study Session its review of the 2018 site-specific privately-initiated Comprehensive Plan Amendment (CPA) applications on Wednesday April 25. The meeting location is at Bellevue City Hall, 450 110th Ave NE, in Room 1E-113. The meeting will start at 6:30 pm. The Planning Commission agenda and meeting materials are posted online. Please let me know if you would like the materials delivered in another manner.

The purpose of the Study Session is to continue Study Session review of the proposals and ask the Commission to review the potential for expanding the geographic scope of the proposals under LUC 20.301.130.A. This is not the Threshold Review public hearing and a Threshold Review staff recommendation has not been proposed or presented. The Planning Commission will be asked to set June Threshold Review public hearing dates.

This is also not a legal notice; you are receiving this courtesy information because you are the applicant, agent, or party of interest to one or more of these CPA applications.

Please contact me with any questions or issues.

Nicholas Matz AICP
Senior Planner
425 452-5371
Nicolas,

Are members of the public supposed to comment or is it only that Planning Commission members are to discuss.

Loretta

From: NMatz@bellevuewa.gov [mailto:NMatz@bellevuewa.gov]
Sent: Tuesday, April 24, 2018 7:12 AM
To: Loretta Lopez
Subject: RE: Bellevue Planning Commission 4-25-18 Study Session on 2018 privately-initiated Comprehensive Plan Amendments (CPA)

Loretta-

Yes, it is going to be discussed on Wednesday 4/25.

Nicholas

From: Loretta Lopez [mailto:llopez@mstarlabs.com]
Sent: Monday, April 23, 2018 16:45
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: RE: Bellevue Planning Commission 4-25-18 Study Session on 2018 privately-initiated Comprehensive Plan Amendments (CPA)

Is it going to be discussed on Wednesday 4/25.

From: NMatz@bellevuewa.gov [mailto:NMatz@bellevuewa.gov]
Sent: Monday, April 23, 2018 2:38 PM
To: Loretta Lopez
Subject: RE: Bellevue Planning Commission 4-25-18 Study Session on 2018 privately-initiated Comprehensive Plan Amendments (CPA)

Loretta-

The Planning Commission has not already discussed the CPA for the Jewish Day School.

Nicholas Matz AICP
Senior Planner
425 452-5371

One City
Community to Live in
Please be aware that email communication with City staff is a public record and is subject to disclosure upon request.

From: Loretta Lopez [mailto:lopez@mstariabs.com]
Sent: Monday, April 23, 2018 16:07
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Bellevue Planning Commission 4-25-18 Study Session on 2018 privately-initiated Comprehensive Plan Amendments (CPA)

Hi Nicolas,

Has the Planning Commission already discussed the CPA for the Jewish Day School on 4th Street or will that be discussed on 4/25.

Thank you,

Loretta

From: NMatz@bellevuewa.gov <NMatz@bellevuewa.gov>
Sent: Friday, April 20, 2018 12:10 PM
To: NMatz@bellevuewa.gov
Cc: TCullen@bellevuewa.gov; KGulledge@bellevuewa.gov
Subject: Bellevue Planning Commission 4-25-18 Study Session on 2018 privately-initiated Comprehensive Plan Amendments (CPA)

The Bellevue Planning Commission will continue in Study Session its review of the 2018 site-specific privately-initiated Comprehensive Plan Amendment (CPA) applications on Wednesday April 25. The meeting location is at Bellevue City Hall, 450 110th Ave NE, in Room 1E-113. The meeting will start at 6:30 pm. The Planning Commission agenda and meeting materials are posted online. Please let me know if you would like the materials delivered in another manner.

The purpose of the Study Session is to continue Study Session review of the proposals and ask the Commission to review the potential for expanding the geographic scope of the proposals under LUC 20.301.130.A. This is not the Threshold Review public hearing and a Threshold Review staff recommendation has not been proposed or presented. The Planning Commission will be asked to set June Threshold Review public hearing dates.

This is also not a legal notice; you are receiving this courtesy information because you are the applicant, agent, or party of interest to one or more of these CPA applications.

Please contact me with any questions or issues.

Nicholas Matz AICP
Senior Planner
425 452-5371
Hello Mr. Matz,

I live on NE 4th - directly across from the JDS. They’re requesting a rezone with no plans in sight - but why? If there are no immediate plans to change / build anything on the JDS Property, there is no need for a rezone. Many properties across from the JDS - the neighborhood- are zoned as R1.8. I feel it should stay that way.

There is no way a neighborhood of this size could support 30 condo / townhouse units in the 6.8 acres that the JDS holds. Isn’t there a provision that if a school becomes inactive / defunct, it is automatically rezoned to what the surrounding neighborhood is already zoned at? Our neighborhood could maybe support 11 new units, but definitely not 30 new housing units in that 6 acre lot.

With this situation of a housing shortage and high prices, and very few large parcels of land like this left in the area, I see this attempt at a rezone as an underhanded attempt to get the property valuations up. Then they could buy new land / buildings for the school, sell to a developer, build their 5 units per acre, and our tiny neighborhood becomes an overly dense, congested 6 acres. The neighborhood isn’t built to support such density or traffic.

There are already multi-generational families
Living in many of the single homes in the neighborhood. Drive through - sometimes you’ll see 3-5 cars parked in front of one house. People are adding density as it is. The neighborhood cannot support an additional 30 units in that 6 acres that is currently JDS.

In conclusion, I strongly object to the rezone for the JDS property. It’s zoned for a school - the zoning should remain as is or default into the neighborhood’s R1.8 zoning.

Sincerely,
Angela Jernejcic
585.330.7865
A few weeks ago I discussed with you information that was being disseminated by the Jewish Day School about zoning changes in our neighborhood. They claimed neighboring properties had received zoning changes to drastically increase their value. As far as the neighbors are aware of, that is incorrect.

I also ask you about info on the King County Assessor's site about the Temple B'nai Torah that also seemed odd. It listed the Highest and Best Use if Vacant as Multi Family Dwelling, I ask if you could point me to how to research the validity of these 2 types of info.

You said on the zoning changes info that there was no easy way for me to research it, but you had an internal database that you could look at.

You also offered to check on the other issue of information held by the County. At the end of our conversation you made a joke about not being expected to respond within a few days, and I assured you I did not expect that quick of a response.

I realize you have probably been busy, but we do need this information soon in order to inform our next steps. Other neighbors are asking me to figure this out.

I will have to pursue another way of accessing the information if you are not going to be able to do so soon. Just checking to see when you might be able to respond.  

Sincerely,  Karen Morris
A few weeks ago I discussed with you information that was being disseminated by the Jewish Day School about zoning changes in our neighborhood. They claimed neighboring properties had received zoning changes to drastically increase their value. As far as the neighbors are aware of, that is incorrect. I also ask you about info on the King County Assessor’s site about the Temple B’nai Torah that also seemed odd. It listed the Highest and Best Use if Vacant as Multi Family Dwelling, I ask if you could point me to how to research the validity of these 2 types of info.

You said on the zoning changes info that there was no easy way for me to research it, but you had an internal database that you could look at.

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I realize you have probably been busy, but we do need this information soon in order to inform our next steps. Other neighbors are asking me to figure this out.

I will have to pursue another way of accessing the information if you are not going to be able to do so soon. Just checking to see when you might be able to respond. Sincerely, Karen Morris
Jewish Day School CPA 18-103963 AC

Public Comment April 16 – February 23
Nicholas,

Please forward this email to the Bellevue Planning Commission for its consideration at the March 14th Introductory Study Session on the 2018 Comprehensive Plan Amendments.

I am writing as counsel for Temple B’nai Torah (TBT), of which I am a congregant. TBT owns the property at 15727 NE 4th Street in Bellevue, King County Parcel No. 3525059082 (the TBT Property). The TBT Property is immediately west of and adjacent to the property owned by the Jewish Day School of Metropolitan Seattle (JDS). JDS has submitted docketing request 18-103963-AC for a proposed site-specific map change of 6.2 acres from Single Family-Low (SF-L) to Single Family-High (SF-H) and a zoning change from R1.8 to R5 for the JDS property at 15749 NE 4th St (Parcel Numbers 3525059047 and 3525059083). I am writing to express support for JDS’s request and to suggest that the geographic scope of JDS’s proposed map change be expanded to include the adjacent TBT Property.

TBT has a long and supportive history with the JDS. TBT acquired its property from JDS in 1996 and together obtained a conditional use permit for TBT to construct and operate a synagogue. TBT maintains a long term lease of classrooms at the JDS for TBT’s religious school during periods of time that the JDS school is not in session. TBT and JDS share reciprocal easements across each other’s properties for access and parking. Through a recorded covenant, TBT and JDS each have a right of first refusal to acquire the other’s property. TBT has certain rights to acquire JDS’s parcel 3525059083 under specific circumstances.

We understand that JDS is proposing no change of use or redevelopment of its property as part of its docketing application, but is simply seeking to bring the land use designation and zoning of its property in line with the surrounding properties (South of NE 4th Street) and consistent with Growth Management Act objectives. The JDS docketing application correctly notes that the current land use designation of its property (and the TBT property) is an historic remnant from when the JDS and TBT properties were occupied by a public elementary school. I support the reasoning expressed by JDS for bringing the land use designation and zoning in line with the surrounding properties.

The same reasoning for revising the land use designation and zoning of the JDS property applies equally as well to the TBT Property. TBT has no plans for redevelopment and looks forward to a long and continued presence at this site in Bellevue and continued joint use of the classrooms at JDS. Still, the City should use this opportunity to revise the land use designations for both the JDS and TBT properties to be consistent with the surrounding properties (South of NE 4th Street.). This suggestion to expand the geographic scope of the amendment proposal is consistent with the criteria in Bellevue Code 20.30I.140.F which reads:

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;

As I have explained, the TBT and JDS properties are immediately adjacent to each other, were originally one parcel that was occupied by a public elementary school, are both now occupied by non-for profit institutions (a private school and a synagogue), have the same land use and zoning designations, share other similar characteristics, and are the only two
properties south of NE 4th Street with a land use designation and zoning different from the other properties on that half of the block.

We support the JDS applicant and recommend that, if this application is accepted for the 2018 Comprehensive Plan Amendments, the geographic scope of the proposed change be expanded to include the TBT Property.

Thank you for your consideration of these comments.

Brent Carson | Partner
Van Ness
Feldman LLP

719 Second Avenue, Suite 1150
Seattle, Washington 98104-1728

(206) 623-9372 | brc@vnf.com | vnf.com

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Hi Nicholas,
Thank you for our quick chat today. I am interested in being notified of future planning/development proposals and/or actions on this property:
Jewish Day School
File numbers 18-103963-AC, 18-103964-LQ

Much appreciated,

Amy Gould
119 158th Place NE
Bellevue, WA 98008

(360) 280-8111
Hello,

I live on North East 4th Street near the Jewish Day School.

I was trying to understand what the difference in the new zoning. It is my understanding that the existing zoning at the property (and on the property I live on) is R - 1.8. It is my understanding that this translates to one dwelling unit per acre.

It is unclear to me how many dwelling units per acre would be allowed after the rezoning.

Can you please clarify that for me? (I have included a picture of the posting from the property to make it easier).

Thank you.

Pat Riley
15712 NE 4th Street
Bellevue, WA 98008
Hi Nichols:

Have a request from a Karen Morris for copies of project file 18-103964 LQ. Amanda indicates project has not been assigned yet, but would you have anything? Amanda shows that Sean Wells [Utility Review] routed [something] to Utility Planning for comments.

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<thead>
<tr>
<th>Activities</th>
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<tbody>
<tr>
<td>City Staff:</td>
</tr>
<tr>
<td>First Review L.U. Status: Open</td>
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<td>First Review Util Status: In Review Date: Fe</td>
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<tr>
<td>Notes: 2/13/18 Routed to Utility CIP and Utility Planning for comments by 2/13/18. SRW</td>
</tr>
</tbody>
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Thanks

One City
Committed to Excellence
Clarence Copeland | Public Records Analyst |
City Of Bellevue - CCO | Development Services Records
DS Records 425.452.4850 | dsrecords@bellevuewa.gov
Check the status of your permit at www.MyBuildingPermit.com
Submit and check the status of your request: request
Nicholas, Thanks for the information about project #18-103963- AC (Jewish Day School). Please include me on the communications concerning public hearings and or public decisions.

Thanks,
John
Mr. Matz,

I am interested along with several other neighbors to find out what the zoning change and multi family use means to this project and our neighborhood. Condos, or?? Please forward information as to where we can look up this proposal for evaluation.

Best regards,
Larry Buchanan
425-766-2146
Dear Mr. Matz,

I am writing to ask you some information about the proposed land use action, site address:

15749 NE 4th Street,
Bellevue, WA

We live just around the corner of the school and we tried to find out information about the proposed project on the City of Bellevue site, and were unsuccessful.

Would you be kind enough to email me a clearer description of what might happen to that site, or if there is some additional information on the website, can you please email me a link?

I look forward to hearing from you soon and thank you for time in this matter.

Regards Marc Green
Nicholas,

I represent Temple B’nai Torah, the owner of land adjoining the Jewish Day School. I saw the announcement in the Bulletin for the subject rezone request. Please add me to the list of persons interested in this project.

Brent Carson | Partner
VanNess Feldman LLP
719 Second Avenue, Suite 1150
Seattle, Washington 98104-1728
(206) 623-9372 | brc@vnf.com | vnf.com

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Hi Nicholas,

I live at 326 157th Avenue NE, Bellevue and walk the neighborhood regularly. This weekend I noticed the sign at the Jewish Day School noting application date of 1/31/2018. Seems the signs went up this weekend although the application was submitted 1/31.

I do have some questions I’m hoping you can answer:

1. Who submitted the application?
2. Why is rezoning being requested?
3. Is the Jewish Day School selling to a developer and is the sale contingent upon rezoning?
4. What type of housing does Single Family High rezoning allow? Condos, Apartments, how many stories, etc.
5. Will there be a city council meeting to discuss this application for this rezoning request?
6. Is an environmental impact analysis required before rezoning would be approved? i.e. neighborhood impact, traffic impact, road/sidewalk improvements needed, etc
7. Will this rezoning change the zoning of the other properties within the immediate neighborhood area of Lake Hills?
8. Please email me a zoning map of the greater area including this track to be rezoned.

Thank you very much.
~Carrie Leaf
206-799-6977

Carrie Leaf, CEBS, PHR, WWCP
The Boeing Company
Health & Insurance Operations
Office: (206) 662-6278
E-Fax: (253) 657-4723
Mail Code: 9U7-05
Dear Mr. Metz,

We live across the street from Seattle Jewish school and noticed Proposed Land Use Action regarding PROJECT#18-103963-AC. We would appreciate if you can provide more information about this project.
Thank you for your consideration.

Mark and Marianna Gershovich
Hi Nicholas,

I am a homeowner whose property backs up to the Jewish Day School. I saw the proposed land use sign go up today and would like to get additional information.

Can you please advise of what the scope of work is? When is this proposed work to begin?

Any additional details would be great.

Thank you,
Morgan McGrath