

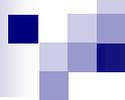
2018 CPAs

Bellevue Planning Commission

Study Session April 25, 2018

Nicholas Matz AICP

Terry Cullen AICP



2018 Annual Comprehensive Plan Amendments (CPA)

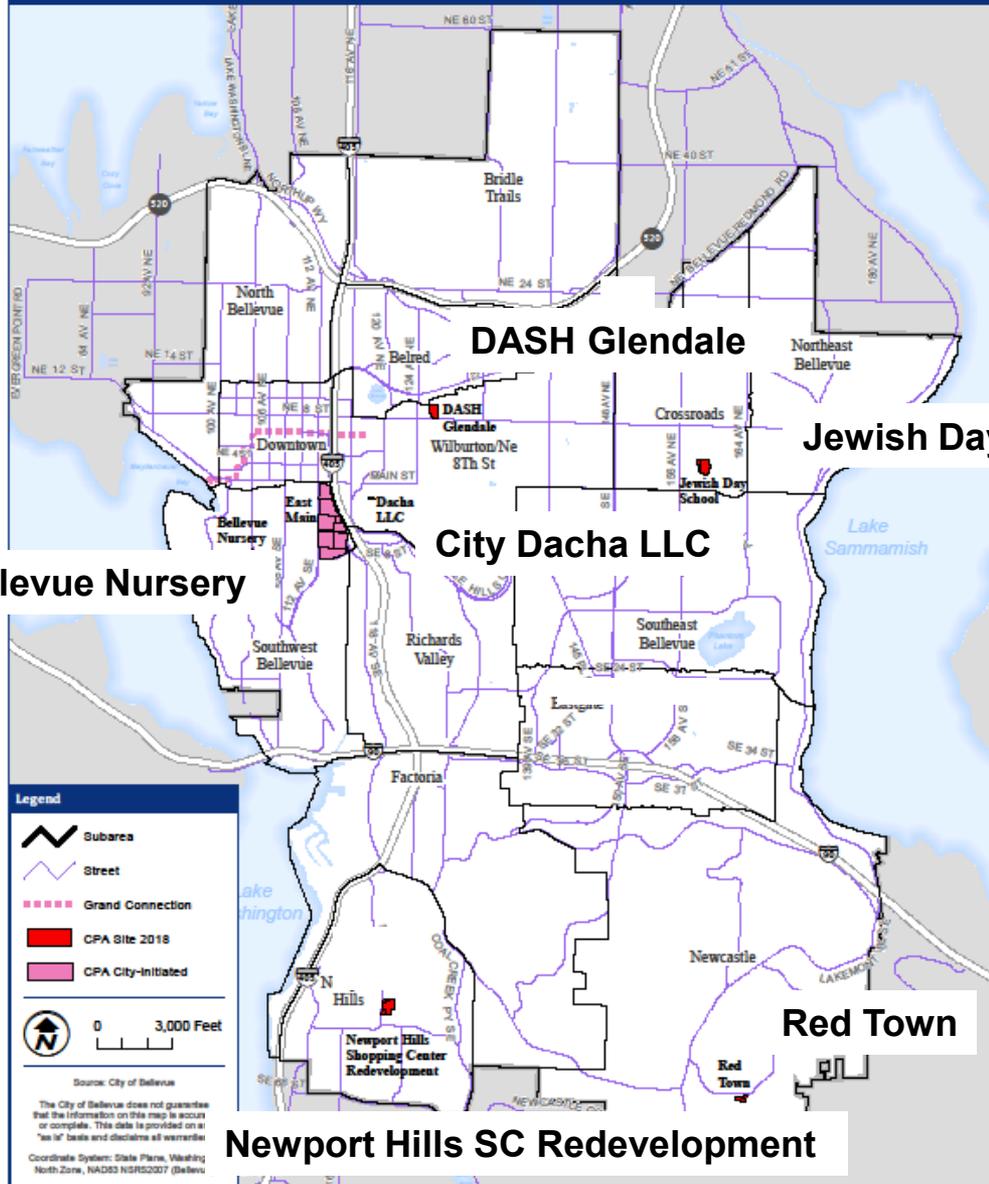
Planning Commission tonight:

- Continue Threshold Review
- Consideration of geographic scope
- Set June public hearing dates

Review information on:

- “Significantly” changed conditions?
- Instructions for applying decision criteria
- Engagement and outreach status
- Real-time auditing of tonight’s material

2018 Comprehensive Plan Amendments



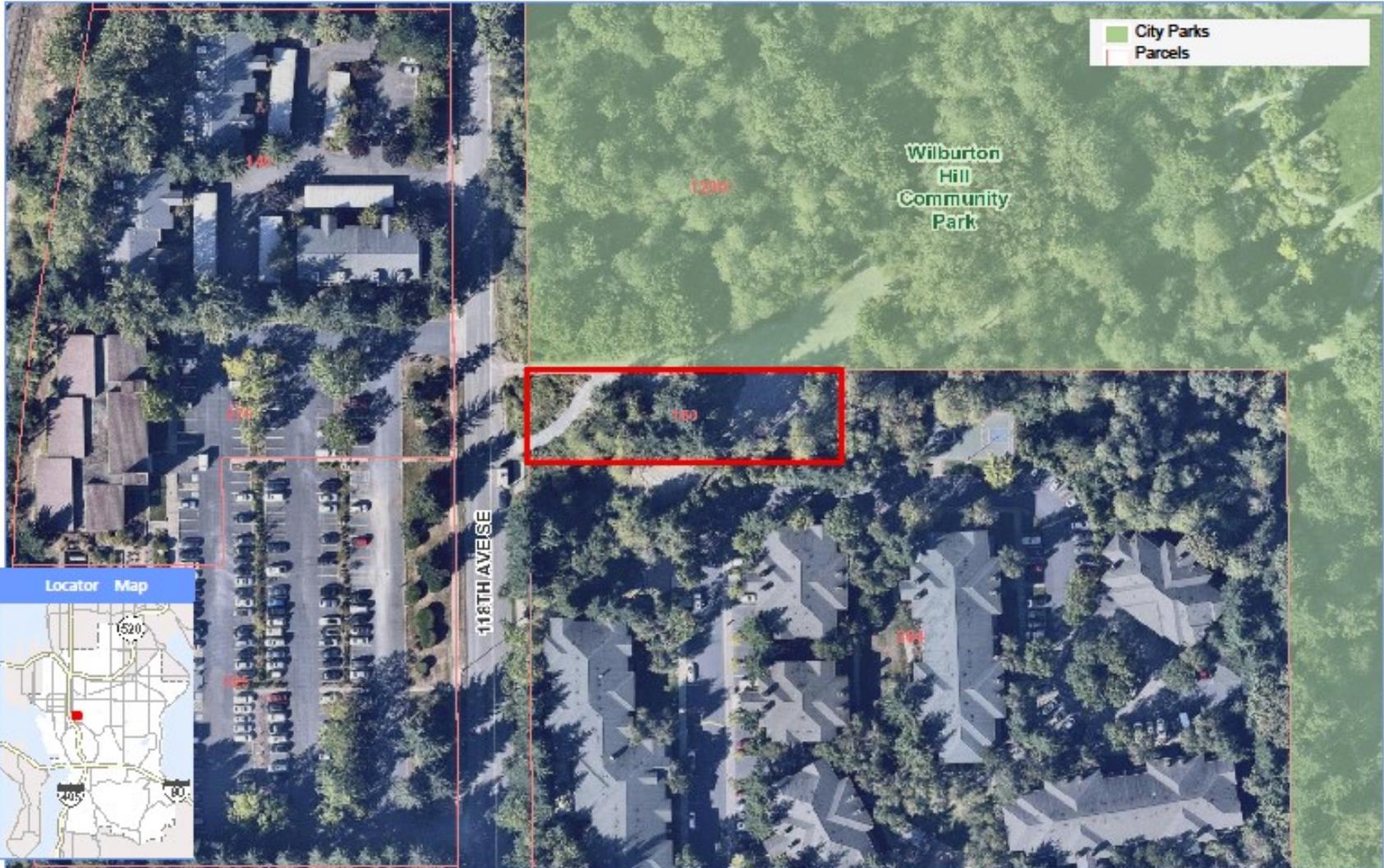
Bellevue Nursery

City Dacha LLC

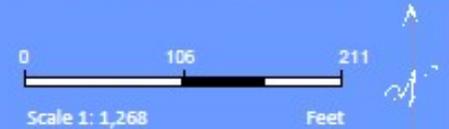
Jewish Day School

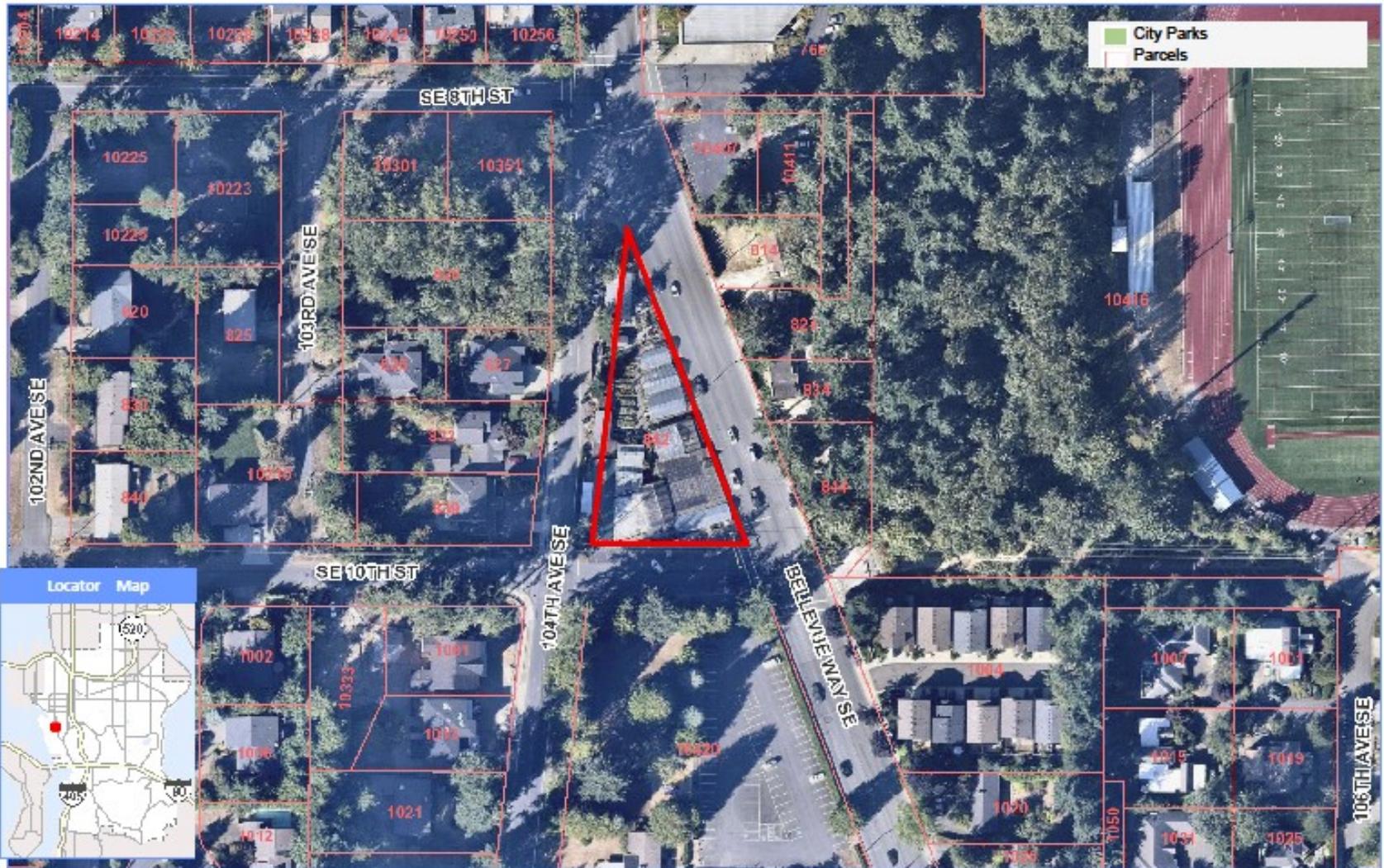
Red Town

Newport Hills SC Redevelopment



City Dacha LLC CPA



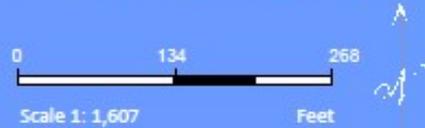


Bellevue Nursery CPA





Red Town CPA





DASH Glendale CPA



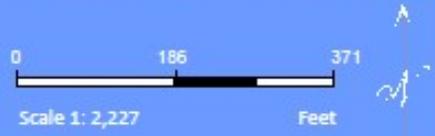


Jewish Day School CPA





NHSC Redevelopment CPA



2018 Annual Comprehensive Plan Amendments (CPA)

- When is a significantly changed condition “significant?”

Significantly changed conditions

<i>Demonstrating evidence of change such as:</i>	CONTEXT OF ISSUE
<ul style="list-style-type: none"> • <i>unanticipated consequences of an adopted policy, or</i> 	<p>← CHOOSE ONE</p> <p>AND APPLY IT TO</p> <p>↓</p>
<ul style="list-style-type: none"> • <i>changed conditions on the subject property or its surrounding area, or</i> 	
<ul style="list-style-type: none"> • <i>changes related to the pertinent Plan map or text;</i> 	
<p><i>where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.</i></p>	

2018 Annual Comprehensive Plan Amendments (CPA)

- When is a significantly changed condition “significant?”

Plan amendment name	Yes?	Plan amendment type
Downtown Transportation Plan 2017	√	Policy
Bellevue Technology Center 2014		Site-specific
Eastgate Office Park 2016	√	Site-specific
Park Lands Policy 2016		Policy
St. Luke's 2015	√	Site-specific
Mountvue Place 2014	√	Site-specific
Bellevue Apartments 2012	√	Site-specific

2018 Annual Comprehensive Plan Amendments (CPA)

- Preamble code instructions in applying decision criteria?

Jurisdiction	Applicable preamble text
Bellevue	May recommend inclusion...if following criteria have been met
Seattle	Considers a variety of criteria in determining whether a proposed CPA will be placed on the docket
Jefferson County	Recommendations shall be based on, but not limited to...to recommend approval...must also make the following findings
Covington	Meet one of the following criteria...[if not] then must meet all of the following criteria
Redmond	Recommend...[if] complies with applicable decision criteria...
Kirkland	Must meet subsections...and either subsections...may amend only if it finds that
Snohomish County	Recommend processing only if all of following criteria are met

2018 Annual Comprehensive Plan Amendments (CPA)

- Preamble code instructions in applying decision criteria

Conclusion:

Bellevue, Redmond, Kirkland, Snohomish County) (+)
Covington* *All or nothing*

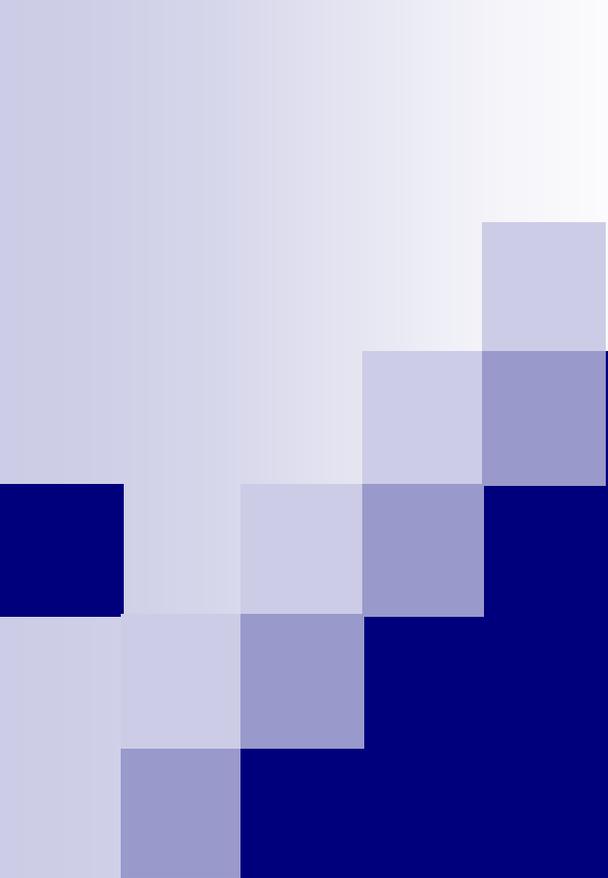
Seattle, Jefferson County “*variety of criteria*” “*based on but not limited to*”

2018 Annual Comprehensive Plan Amendments (CPA)

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

Engagement waypoints ✓

Summary status: working



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