



City of Bellevue

MEMORANDUM

DATE: January 5, 2021

TO: East Bellevue Community Council

FROM: Thara Johnson, Comprehensive Planning Manager, 425-452-4087

SUBJECT: 2020 adopted Comprehensive Plan amendments within jurisdiction of EBCC
NE 8th Street Partners Ordinance No. 6560
Glendale Country Club NE Ordinance No. 6559
Affordable Housing C-1 Strategy Ordinance No. 6562

Project Nicholas Matz AICP, Senior Planner, 425-452-5371

Contacts: Janet Lewine AICP, Senior Planner 425-452-4884

LUC 20.35.450.A states that Process IV-adopted Comprehensive Plan amendments which are subject to the jurisdiction of a community council pursuant to RCW 35.14.040 are not effective within the community council's jurisdiction until it votes to approve the City Council's ordinances, which applies to adopting these 2020 amendments to the Comprehensive Plan.

Background Policy Issues

The Comprehensive Plan is Bellevue's foundational policy document which guides the nature and intensity of development in the City and sets out the community's vision for the future, provides policies to guide city actions, and provides a framework to allow the city and community organizations to work towards common goals.

- Introduction and Vision, Comprehensive Plan

An amendment to the Plan is a mechanism by which the City may modify its land use, development or growth policies.

- Land Use Code (LUC) 20.30I.120 - Purpose

Three of the amendments fall within the jurisdiction of the East Bellevue Community Council pursuant to RCW 35.14.040: the privately initiated NE 8th Street Partners and Glendale Country Club NE amendments, and the City-initiated C-1 Affordable Housing amendment.

The City Council took action to adopt all three of these amendments by ordinance on December 14, 2020. City Councilmembers found that the proposed amendments met all of the Final Review Decision Criteria for a Comprehensive Plan Amendment. The Planning Commission in its recommendations to the City Council also found that the amendments met all of the Final Review Decision Criteria for a Comprehensive Plan Amendment.

City Councilmembers acknowledged that all of the proposed amendments provide opportunities for needed housing in the community, across a unit range of both market and affordable. City

Councilmembers in their November 16 Study Session commented on the Glendale and C-1 Affordable Housing Strategy applications.

2020 Annual Comprehensive Plan Amendments List of Adopted Amendments

Plan Amendment	Description	City Council action <i>PC Recommendation</i>
NE 8th Street Partners 20-102741 AC 13635 and 13655 NE 8 th Street <i>Wilburton/NE 8th St</i>	This privately-initiated application proposes a map amendment from Office (O) to Multifamily-High (MF-H) on two parcels on a nearly one-acre site.	Adopted Ordinance No. 6560 <i>Approve</i>
Glendale Country Club NE 20-102772 AC 13440 Main Street <i>Wilburton/NE 8th St</i>	This privately-initiated application proposes a map amendment from Single Family-Low (SF-L) to Multifamily-Medium (MF-M) on a 3.3-acre portion of the (currently undivided) Glendale Country Club property. The area is triangle-shaped and fronts on NE 8th Street.	Adopted Ordinance No. 6559 <i>Approve</i>
Affordable Housing C-1 Strategy 20-20-112885 AC <i>Citywide</i>	Prompted by passage of SHB 1377 this city-initiated proposed plan amendment would develop policy for an incentive-based approach for increasing affordable housing potential, consistent with Affordable Housing Strategy C-1: <i>Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.</i>	Adopted Ordinance No. 6562 <i>Approve</i>

NE 8th Street Partners

City Councilmembers were provided with an overview of the Planning Commission's discussion on the NE 8th Street Partners amendment and the conclusion that the proposal met the Comprehensive Plan decision criteria for Final Review. The Commission recommended that the Council adopt the amendment as it met all the criteria for a Comprehensive Plan amendment consistent with the staff analysis and recommendation.

Glendale Country Club NE

Affirming the Planning Commission's recommendation for Glendale and the opportunity it represents to use available space for needed housing, City Councilmembers also heard of the Planning Commission's discussion of the proposal at length and conclusion that the proposal was consistent with the Comprehensive Plan and was not made in isolation to the surrounding area. The Commission recommended that it could thus fit within the neighborhood, with the environmental benefit of retaining the golf course and its open space in the middle of Bellevue.

City Councilmembers queried Planning Commission chair Moolgavkar on the dissenting votes in the Commission's 4-2 Glendale vote. Chair Moolgavkar noted that these Commissioners felt that the property is not an appropriate location for housing and that the proposal did not meet

the decision criteria; agreeing with the staff analysis that recommended to not move the proposed plan amendment forward.

C-1 Affordable Housing Strategy

City Councilmembers thanked staff and the Planning Commission for their responsiveness to the new state law SHB 1377, which provides the opportunity to add a variety of affordable housing units for different populations.

The new law, passed in 2020, prompted Bellevue to develop these proposed plan amendment affordable housing policies which were based on the C-1 Affordable Housing Strategy. The new law applies to cities planning under the Growth Management Act, requiring them to allow an increased density bonus consistent with local needs for any affordable housing on real property owned or controlled by a religious organization. The law requires assurances that the housing remain affordable for the life of a development, and, if applicable, that the religious organization work with the local transit agency to assure appropriate transit services are provided.

City Councilmembers acknowledged the need to expeditiously provide affordable housing both through the policy for a demonstration project and through the policy directing the development of Land Use Code amendments. City Councilmembers affirmed the Planning Commission's recommendation that additional data and analysis is critical during their study and review of the proposed code amendments. In their adopting ordinance the City Council directed that current and appropriate data on income levels and specific site impacts to infrastructure, including transportation, the environment, school districts, and other services, be provided to the Commission during the study and review of the related Land Use Code Amendment (LUCA).

City Councilmembers also noted that additional case studies are not necessary at this stage, that stakeholders with previous work on affordable housing, such as the Affordable Housing Strategy TAG, be consulted during the study and review code work, and acknowledged that while the City currently relies on an incentive system to produce affordable housing, that the C-1 Affordable Housing code amendments will join work currently underway to analyze the expansion of the Multi-Family Tax Exemption (MFTE) program around the City and to develop a work program regarding the new housing and services tax (SB 1590).

Public Comment

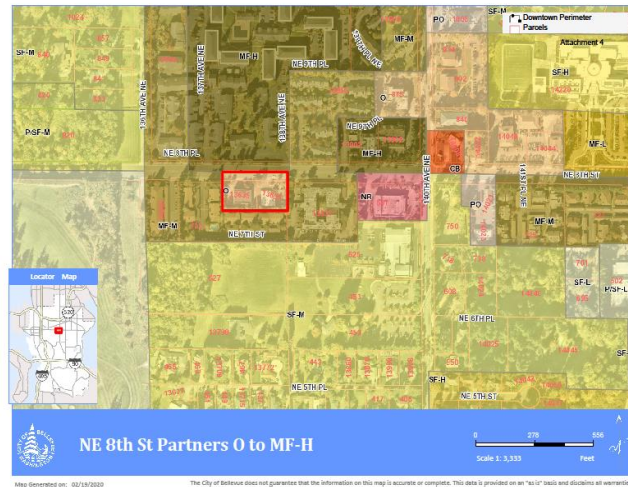
Comments made to the EBCC at the October 6 courtesy hearing as well as comments of Councilmembers themselves were included in the record available to both the Planning Commission and to the City Council. Four comments stated support for the NE 8th Street Partners proposal and six comments (one written) stated support for the Glendale proposal.

In general, public comment provided to the Planning Commission and City Council stated support for all of the proposed amendments. This included 103 comments made, 101 in favor, regarding the C-1 Affordable Housing Strategy proposed plan amendment. Chair Hummer provided comments both to the Planning Commission and to the City Council, where she had expressed support for the Glendale amendment as an environmental good, and concern regarding the pacing of the C-1 amendment's study and review process.

NE 8th Street Partners 20-102741 AC

This privately-initiated application proposes a map amendment from Office (O) to Multifamily-High (MF-H) on two parcels on a nearly one-acre site.

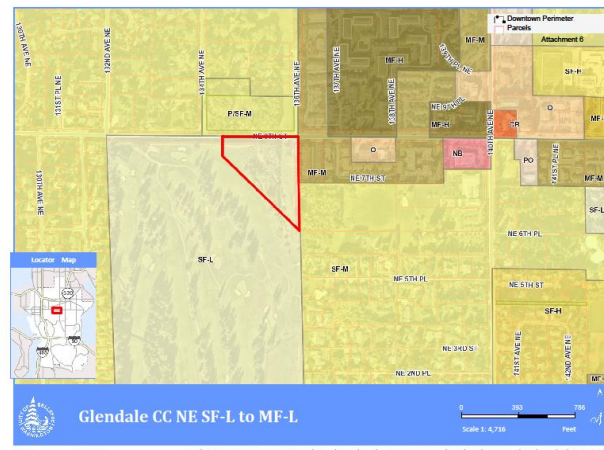
The proposed amendment addresses significantly changed conditions where higher density multifamily development and the potential for redevelopment has emerged as a major residential land use pattern in the areas west and east of this site along NE 8th Street, itself the recipient of an increasing transit focus. A number of neighborhood service and convenience uses have been developed within close proximity.



Glendale Country Club NE 20-102772 AC

This privately-initiated application proposes a map amendment from Single Family-Low (SF-L) to Multifamily-Medium (MF-M) on a 3.3-acre portion of the (currently undivided) Glendale Country Club property.

The proposed amendment addresses significantly changed conditions where higher density multifamily development has emerged as a major residential land use pattern in the areas west and east of this site along NE 8th Street, itself the recipient of an increasing transit focus. A number of neighborhood service and convenience uses have been developed within close proximity.



Affordable Housing C-1 Strategy 20-112885 AC

Bellevue Affordable Housing Strategy Action C-1: Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.

2020 C-1 Comprehensive Plan Amendment

The Comprehensive Plan does not have specific policy language which directs guidance for implementation of density bonus incentives on public, non-profit housing, and faith-based entities for affordable housing. This policy amendment supports the provisions of SHB 1377 and provides for implementation in the Land Use Code of density incentives on qualifying properties.

The role of State House Bill 1377

SHB 1377 requires cities planning under the Growth Management Act to provide an increased density bonus consistent with local needs for any affordable housing development for real

property owned or controlled by a religious organization. This affordable housing must be part of a binding obligation that requires the development to be used exclusively for affordable housing purposes for at least 50 years, even if the religious entity no longer owns the property. The LUCA study and review will further analyze a density incentive in multifamily, multifamily mixed-use, and single-family areas to address this density requirement.

SHB 1377 requires a density bonus “consistent with local needs” but allows local jurisdictions to define that need. In establishing that baseline need staff will:

- Look to Bellevue’s Housing Needs Assessment (2016), Affordable Housing Strategy (2017), Human Services Needs Update (2020), and Council Priorities for guidance; and
- Talk with faith groups and non-profit housing groups to gauge the amount of density that might be needed to achieve a viable project.

All application materials, files, and public comments are available on the [Comprehensive Plan Amendments web site](#).

Attachments

- A. October 6 EBCC minutes (2020 jurisdiction)
- B. November 16 City Council minutes (2020 work program ordinance action)
- C. October 28 Planning Commission minutes (2020 Final Review hearings)
- D. Substitute House Bill 1377
- E. Ordinance No. 6560 NE 8th Street Partners
- F. Ordinance No. 6559 Glendale Country Club NE
- G. Ordinance No. 6562 C-1 Affordable Housing Plan Policies