

From: [Ann Osterberg](#)
To: [PlanningCommission](#)
Cc: [Council](#); [Johnson, Thara](#)
Subject: C-1 Land Use Code Amendment
Date: Tuesday, March 23, 2021 7:40:10 AM
Attachments: [Pl Com C-1 land use code amendment.docx](#)

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Please place the attached letter in the public comment record. Thanks so much for your consideration.

10435 NE 15th St
Bellevue, WA 98004

March 23, 2021

Bellevue Planning Commission
450 110th Ave NE
Bellevue, WA 98004

RE: C-1 LAND USE CODE AMENDMENT

Dear Chair Moolgavkar and Members:

Thank you for the opportunity to comment on the C-1 Action Strategy Land Use Code Amendment to increase density and promote the development of affordable housing on land owned by public, non-profit and faith-based entities.

I am a Bellevue resident, now retired, who worked for over 30 years in affordable housing development in the Puget Sound region. Every day I see first-hand how long-term Bellevue citizens are being forced out of what used to be affordable neighborhoods by construction of mega-mansions. I see how my neighbors' children cannot afford to live in Bellevue as they begin their families and careers and see how the workers that serve us are forced to commute long-distances to get to their jobs in Bellevue. Our community is fast losing all diversity of income and becoming an enclave of the super rich.

I am writing to urge you to confront Bellevue's increasingly dire need for affordable housing by using C-1 LUCA to create aggressive zoning incentives to help solve our growing affordable housing crisis. More specifically I ask you to do the following:

- 1. Maximize the development capacity and bonus incentive.** In urban areas, limiting the density to only 50% more units above current zoning will become a barrier to the use of the incentive on church properties. For example, most of the church properties outside the growth areas are zoned R-4 or R-5. A density bonus of only 50% would only marginally increase the capacity of the property and result in a project size of 20 units. This is too small to economically finance, build and operate. If the zoning were changed to R-20 as was done for Saint Margaret's and Saint Luke's, the average project size would increase to 60 units making it feasible and economical to develop. Church-owned properties are a critical resource for affordable housing development because many churches have unused or under-utilized land and because congregations care about social action to address the needs of our most vulnerable neighbors.
- 2. In single-family districts where Church property is not next to an arterial or served by transit, add flexibility in the number and type of housing allowed to include townhomes, cottages and stacked flats.** This maximizes homeownership opportunities on large single-family lots.
- 3. Do not exclude high growth areas like downtown, Bel-Red and Wilburton from using C-1.** Downtown, Bel-Red, Spring District and Wilburton are where the jobs are and are served by transit. The City should provide the strongest incentives for affordable housing close to our job centers. Allow Downtown, Bel-Red, Wilburton and other growth neighborhoods to be included in the bonus calculation.

- 4. In locations close to arterials served by transit, increase the zoning to at least a base of R-20 or R-30.**
- 5. Increase the height limit in zones for affordable housing development.**
- 6. Allow shared parking programs and provide a parking requirement waiver for properties close to light rail and bus rapid transit.**

Again I wish to thank you for the opportunity to comment and urge you to revise the proposed amendment to maximize its capacity to increase the affordable housing opportunities that Bellevue so desperately needs.

Sincerely,

Ann Schroeder Osterberg

Cc Mayor Lynn Robinson
Members of the Bellevue City Council
Thara Johnson

From: [Dick Thompson](#)
To: [PlanningCommission](#)
Subject: Attention: Commissioner Moolgavkar
Date: Thursday, March 25, 2021 10:23:08 AM

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Commissioner Moolgavkar,

In reading the minutes of the February 1, 2021 City Council Meeting, I noted in your presentation to council on Recommended LUCAs on Affordable Housing, that you asked the council to consider additional amendments, based on public testimony and discussion, regarding the owner-occupancy requirement, off-street parking requirement, and the allowance for detached ADUs. As these subjects are currently under discussion and of significant interest in the ongoing Neighborhood Area Planning sessions within the Great Neighborhood activity, it raised the question of why you were encouraging the council to direct your commission to study a topic that they had not specifically asked you to study.

Please provide me an identification of those who spoke in the public testimony that you referred to in your remarks to the council. For instance, were there any speakers from the neighborhoods and how many? Were there speakers that were known to the commission as developers or builders, and how many? Additionally, what compelled you to use this information as justification to ask the council to consider these additional amendments and is it standard practice for the chair of this commission to suggest to the council what tasks they should direct you to undertake?

Sincerely,

Dick Thompson
3115 103rd Ave NE
Bellevue

From: [Johnson, Thara](#)
To: [Gulledge, Kristin](#)
Cc: [Gallant, Kristina](#)
Subject: FW: Affordable Housing C1 Strategy 2021 Land Use Code Amendment Comments
Date: Thursday, April 8, 2021 1:04:43 PM

FYI for inclusion in the PC packet and Kristina your files.

From: Allen Dauterman <allend@imaginehousing.org>
Sent: Thursday, April 8, 2021 1:01 PM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: Affordable Housing C1 Strategy 2021 Land Use Code Amendment Comments

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Thara

Could you please provide these Affordable Housing C1 Strategy 2021 Land Use Code Amendment comments to the Planning Commissioners for the April 14th 2021 Planning Commission meeting?

Bellevue Planning Commissioners;

Imagine housing is an affordable housing developer who has built two affordable multifamily apartment buildings on church properties in Bellevue. The affordable housing we develop serves households with income levels from 30% AMI to 60% AMI, and the affordability of affordable housing referenced in my comments are generally for the income levels we serve. My intent is to provide comments from the perspective of an affordable housing developer seeking to find properties with the greatest potential to develop affordable housing in an environment where public funding is extremely limited and highly competitive.

Due to the heightened demand for public funds to develop affordable housing in King County, the average size of affordable multifamily housing projects in King County is about 150 units. In this competitive environment, it is unlikely for affordable multifamily projects with less than 60 units in Bellevue to receive sufficient public funds to develop a project. As I evaluate properties to develop with affordable multifamily housing, 60 units is the bottom threshold I use.

Unfortunately most C1 eligible properties in Bellevue are not large enough to yield 60 units with a 50% density increase. To put this into perspective, property sizes in each zone necessary to yield 60 units with a 50% density increase will need to be; R-5 = 8.00 acres, R-7.5 = 5.33 acres, R-10 = 4.00 acres, R-20 = 2.00 acres, and R-30 = 1.33 acres. The C1 eligible church owned properties with room to add affordable housing are all zoned single family R-5, if densities increases are greater than 50%, there are only a few properties adjacent to an arterial road or adjacent to multifamily zones with sufficient property area to build a 60 unit multifamily building. As you consider Strategy C1 densities please explore density increases to enable 60 unit affordable multifamily projects on all C1 properties exceeding 1.5 acres in multifamily and single family

zones.

I also offer the following land use code adjustments to help maximize affordable housing in the residential zones, and to allow affordable multifamily buildings to have the least visual impact in single family zones;

- On properties where a church and affordable housing are proposed uses, allow residential density based on gross tax parcel area(s) without subtracting church floor areas and critical areas in the density calculation.
- Where an affordable housing project encompasses multiple and adjoining church tax parcels, allow increased densities based on gross area of all adjoining church tax parcels.
- Allow all affordable units less than 600sf be considered as ½ units.
- Allow residential use buildings on church properties to follow setback requirements normally associated with residential structures in residential zones, and not required to maintain a 50 foot setback defined in LUC 20.20.120.
- Create an expedited P.U.D. process for multifamily affordable housing projects in single family zones.
- Prioritized building massing with a preference for height over a larger footprint. 60 units in a 5 story building will have a smaller footprint than 60 units in a 4 story building.
- Allow building height increases based on standard height residential floors and not dimensions.
- In single family zones allow additional floors based on building adjacency to arterials combined with buffer distances to adjacent single family properties.
- If buffers are a means to allow additional floors, include streets, easements, critical areas, site amenities, at grade setbacks, and upper level setbacks in buffer widths.

If the Planning Commission would like learn more about low income affordable housing development in a study session conversation, Imagine Housing would welcome having that conversation with you.

Thank you for continuing with actions to enable greater affordable housing densities on underutilized properties identified in the Bellevue Affordable Housing Strategy C1. I look forward to hearing all your comments

Allen Dauterman
Senior Real Estate Developer
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