

Increased Affordable Housing Capacity on Faith-Owned Properties LUCA

Public Hearing

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Planning Commission Direction

Hold the Public Hearing on the proposed LUCA and, following the Public Hearing, recommend to the City Council approval of the proposed LUCA



Agenda

1. Proposed LUCA
2. Q&A from Study Session 2
3. LUCA Process
4. Decision Criteria
5. Planning Commission Direction



Harrington House – Family rentals – Crossroads
8 affordable units.

Proposed LUCA

1. Affordable Housing Suffix
2. Eligibility Criteria
3. Affordable Housing (AH) Suffix Designation Criteria
 - Select Preferred Option
4. Applicable Procedures



Hopelink Place – Family Housing &
Daycare – West Bellevue



Proposed LUCA – Topic 1

Affordable Housing (AH) Suffix

- Rezone will add AH suffix to existing single family zoning
- Suffix sets density available for affordable multifamily
- Existing single family zoning still available for non-affordable housing development

AH Suffix	Associated Land Use District
(AH-1)	R-10
(AH-2)	R-15
(AH-3)	R-20
(AH-4)	R-30





Proposed LUCA – Topic 2

Eligibility Criteria

- Owned or controlled by **Religious Organization**
- Located in **Single Family District**
- All housing units **permanent affordable housing**
- Meet all location criteria:
 1. Located with **frequent transit service**
 2. Located within 500 feet of **multifamily or commercial** land use district
 3. Located on **arterial street**



Proposed LUCA – Topic 3

AH Suffix Designation Criteria

Two options:

- **Option A: Adjacent or closest Land Use District (recommended)**
- Option B: Highest density Land Use District within 500 feet



Hopelink Place – Family Housing & Daycare – West Bellevue

Proposed LUCA – Topic 3

AH Suffix Designation Criteria

Both options:

- Based on “reference district”
- Reference district identified within surrounding area
- Allow similar density/scale with reference district



Proposed LUCA – Topic 3

Option A: Adjacent or Closest Land Use District

- Selected from either:
 - Adjacent Land Use District
 - Closest Land Use District
- Director's discretion when unclear

Option B: Highest Density Land Use District

- Select highest density Land Use District within 500-foot radius of eligible site



Proposed LUCA – Topic 3

AH Suffix Designation Criteria

Proposed AH Suffix	Option A: Adjacent/Closest		Option B: Highest within 500 Feet	
	Sites	Housing Capacity	Sites	Housing Capacity
AH-1	5	65	1	86
AH-2	3	83	4	230
AH-3	14	161	11	1,099
AH-4	8	163	14	2,694
		3,571		4,109

With Option B:
Increased suffix for 10/30 sites

- 8 increase by 1
- 1 increase by 2
- 1 increase by 3

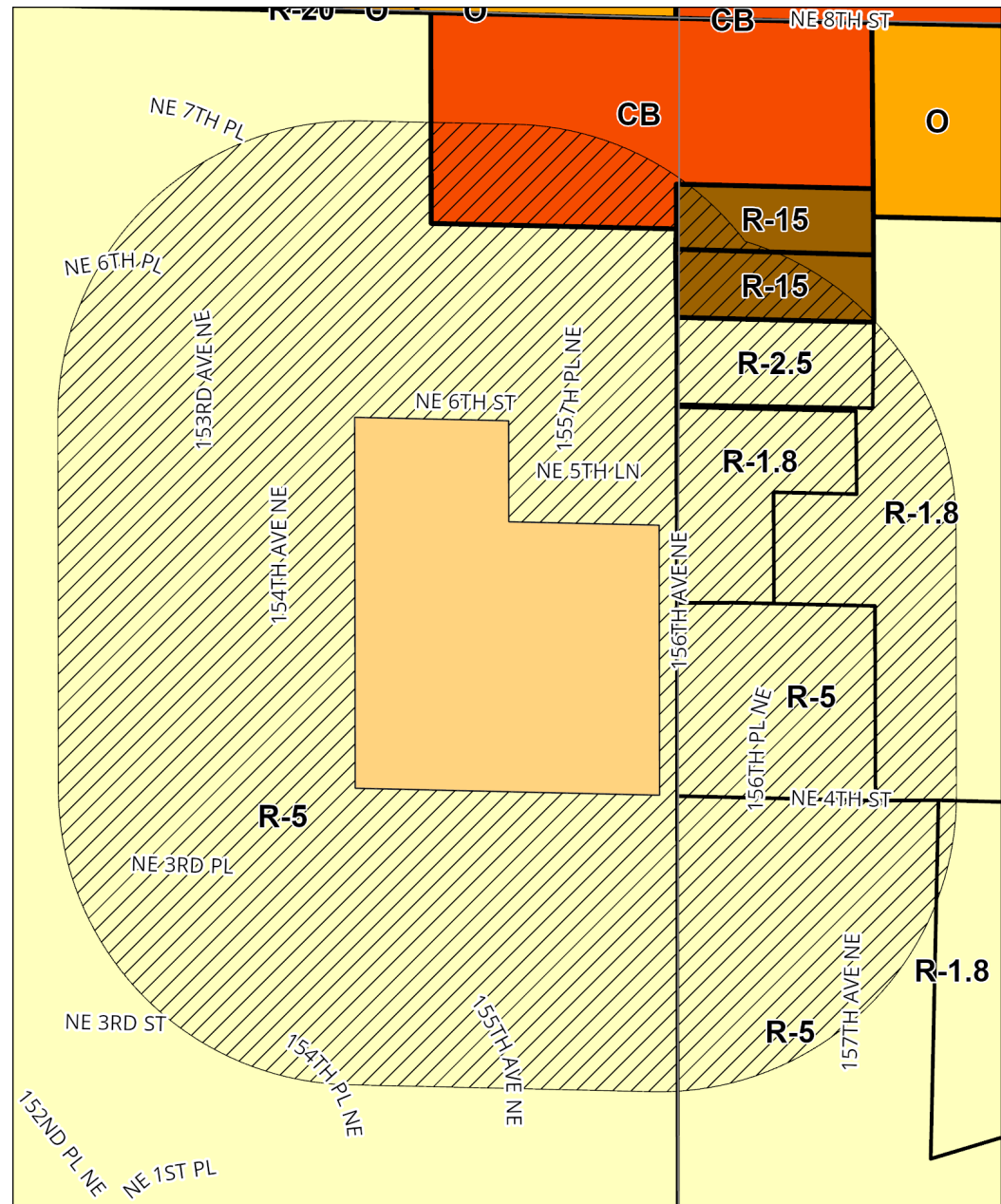


Proposed LUCA – Topic 3

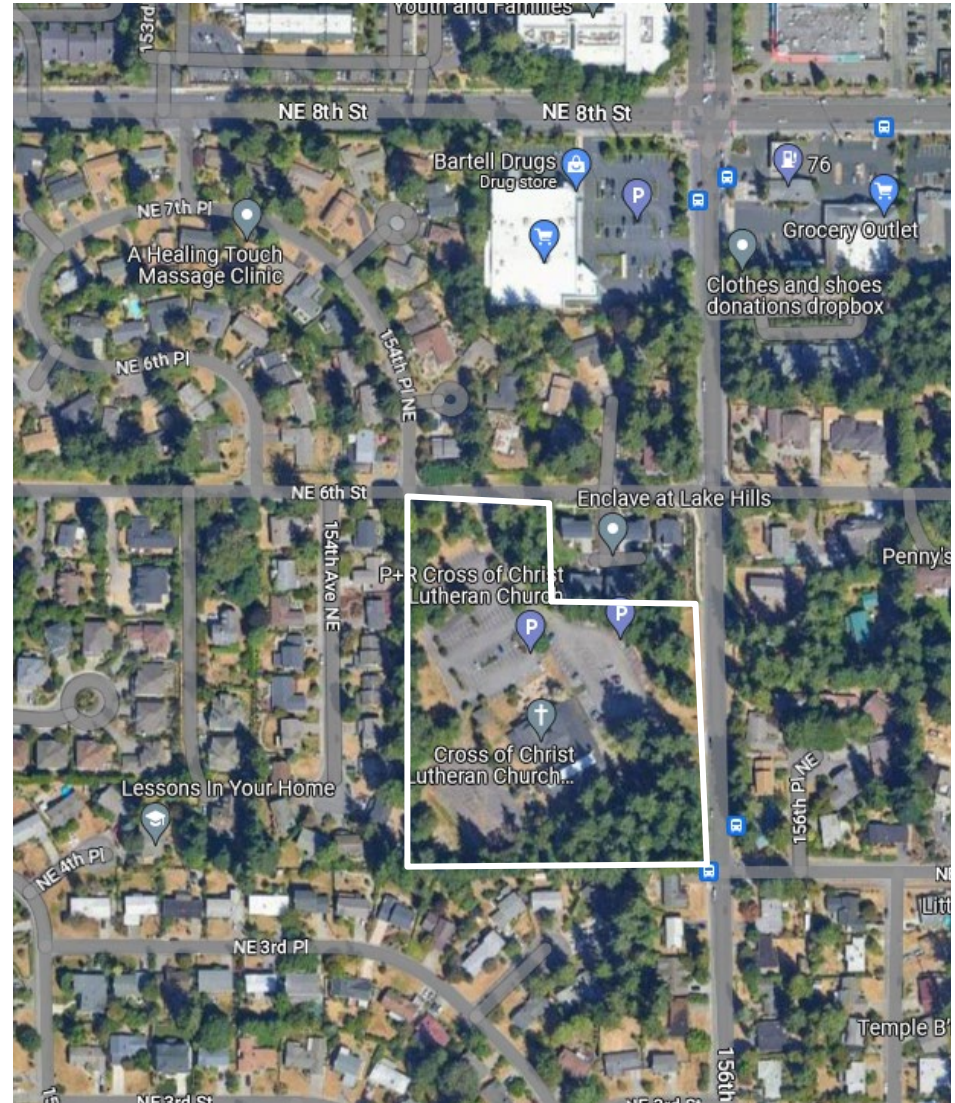
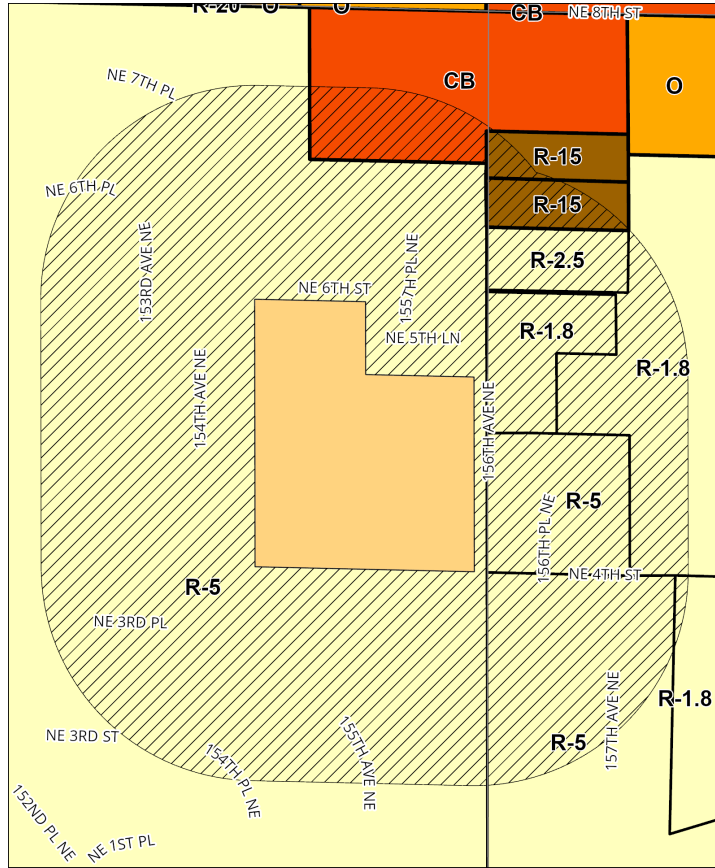
AH Suffix Designation Criteria

Example: Cross of Christ

- Option A: R-15
- Option B: CB



Proposed LUCA – Topic 3

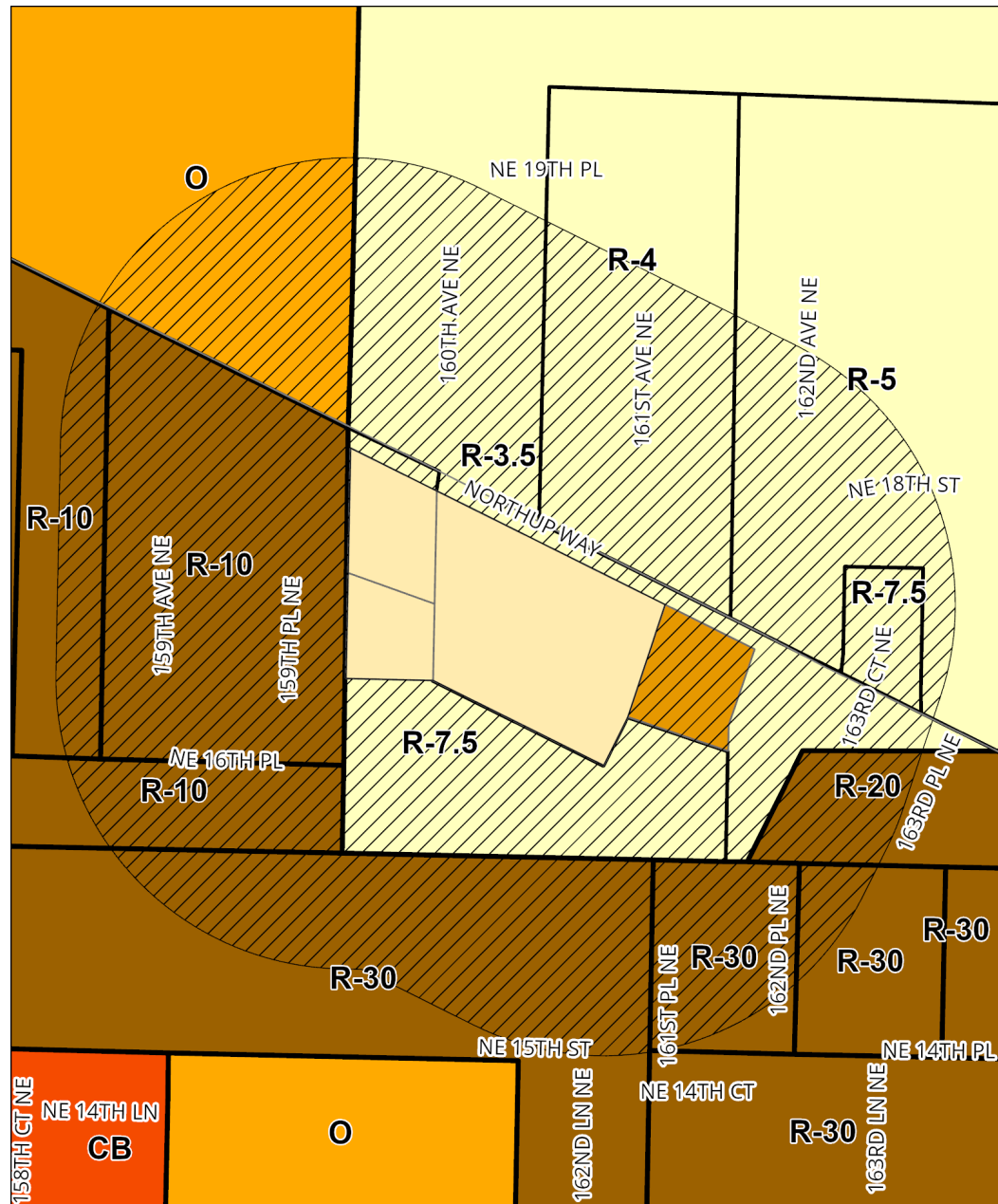


Proposed LUCA – Topic 3

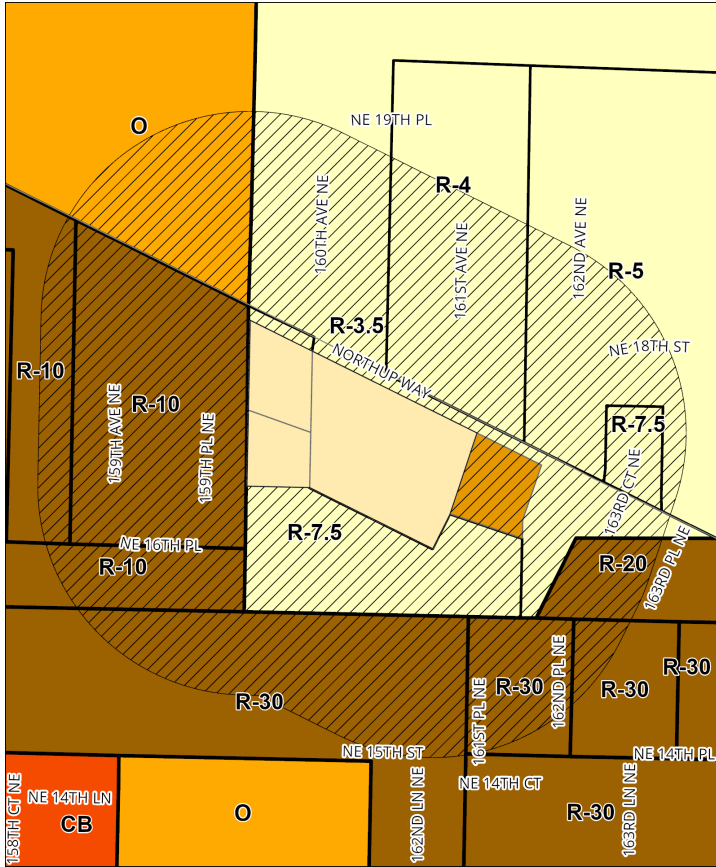
AH Suffix Designation Criteria

Example: LDS Church

- Option A: R-10
- Option B: R-30



Proposed LUCA – Topic 3





Proposed LUCA – Topic 4

Applicable Procedures

- Religious facilities are conditional uses
- If rebuilt, conditional use permit (CUP) must be amended
 - Process I, quasi-judicial decision
- LUCA affirms that administrative CUP may be used instead of requiring new CUP





Q&A from Study Session 2

Can we provide flexibility for sites only missing one of the criteria?

- Policy HO-36 establishes that sites must meet all criteria, but defined more broadly
- Room for flexibility within definitions of:
 - “Near high capacity transportation infrastructure and services”
 - Option: either arterial access or frequent transit service
 - “Near other multifamily residential or commercial use districts”
- Already flexibility for establishing arterial access in proposed LUCA





Q&A from Study Session 2

Could the presence of a property with an AH suffix meet the definition of “significantly changed conditions”?

- Defined in LUC for CPA decision criteria
- One rezoned property alone not sufficient, but could contribute with other factors
- Holistic decision considering larger area
- Depends on the specifics of the site and surrounding area



LUCA Process

Action	Date
CPA Adopted & LUCA Initiated	December 12, 2022
LUCA Notice of Application and Public Meeting	January 19, 2023
Public Information Session	January 31, 2023
PC Study Session 1	February 8, 2023
PC Study Session 2	March 8, 2023
PC Public Hearing and Recommendation	April 12, 2023
City Council Study Session	To be scheduled
City Council Action	To be scheduled



Decision Criteria

- A. The amendment is consistent with the Comprehensive Plan; and
- B. The amendment enhances the public health, safety or welfare; and
- C. The amendment is not contrary to the best interest of the citizens and property owners of the City of Bellevue.



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