

From: [Betsi Hummer](#)
To: [Rousseau, Gwen](#)
Subject: RE: Project Name: Increasing Affordable Housing on Faith-Owned Properties (Affordable Housing Strategy Action C-1, Phase Two) Comprehensive Plan Amendment (CPA), Land Use Code Amendment, and Area-Wide Rezone
Location: City-Wide Neighborhood Area: Ci
Date: Sunday, June 19, 2022 6:57:58 PM

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Thanks, Gwen! Will do!

On Jun 19, 2022 6:27 PM, "Rousseau, Gwen" <GRousseau@bellevuewa.gov> wrote:

Thank you for the suggestion, Betsi! I have asked our communications teams to post a notice to FB and Nextdoor though it may not happen till Tuesday. Once it is posted, it would be great if you could repost to help spread the word.

Thank you,

Gwen

From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Friday, June 17, 2022 7:17 AM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>; tmjohns0on@bellevuewa.gov
Subject: Project Name: Increasing Affordable Housing on Faith-Owned Properties (Affordable Housing Strategy Action C-1, Phase Two) Comprehensive Plan Amendment (CPA), Land Use Code Amendment, and Area-Wide Rezone Location: City-Wide Neighborhood Area: Cit...

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Project Name: Increasing Affordable Housing on Faith-Owned Properties (Affordable Housing

Strategy Action C-1, Phase Two) Comprehensive Plan Amendment (CPA), Land Use Code Amendment, and Area-Wide Rezone

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 22-105258-AC

Hi Thara and Gwen,

I just saw this and hope it will also be posted on Next door and the City Facebook sites. Also, if there is City Website for this, it may be helpful to have a quick link on the City Web page.

Thanks for your work and consideration of my suggestions.

Betsi Hummer ph425.591.4784

From: [Betsi Hummer](#)
To: eking@bellevuewa.gov; [Rousseau, Gwen](#)
Subject: C1 Stakeholder
Date: Wednesday, June 22, 2022 8:31:13 PM

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Hello

I would like to participate on the C1 Stakeholder meetings

Thanks

Betsi Hummer Ph425.591.4784 betsihummer@yahoo.com

From: [Phyllis Smilen](#)
To: [Rousseau, Gwen](#)
Subject: Re: Reminder Virtual Information Session on Action C-1 Phase 2 Tonight at 6:30!
Date: Wednesday, June 29, 2022 1:51:27 PM

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

Hi Gwen,

Yes, this is important work. I'll be glad to attend by phone.

Thank you,

Phyllis Smilen
BNOA

From: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Sent: Wednesday, June 29, 2022 2:02 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Reminder Virtual Information Session on Action C-1 Phase 2 Tonight at 6:30!

Reminder! Virtual Information Session on Increasing Affordable Housing Capacity on Faith-Owned Properties Tonight, Wednesday June 29, 6:30-8:00 p.m.

Join virtually to learn more about Phase 2 of the city's initiative to increase affordable housing capacity on faith-owned properties. Staff will give a presentation about the initiative and then open the meeting up for questions. **Scroll down for Zoom link and information below.**

Action C-1 of the city's Affordable Housing Strategy calls for increasing development potential for affordable housing on suitable land owned by public agencies, faith-based, and nonprofit organizations. During the first phase of implementing Action C-1 in 2021, the city adopted a density bonus for affordable housing on properties owned by religious organizations, nonprofit organizations, and certain public entities. This action allowed affordable housing developers to build more of the same type of housing already permitted in a site's land use district. However, it could not enable development of multifamily housing in single-family land use districts.

Phase 2 will begin by developing a proposed amendment to the city's Comprehensive Plan to allow certain faith-owned properties in single-family districts to rezone to multifamily provided the housing they develop is permanently affordable to households earning up to 80 percent of area median income. The proposed amendment would allow faith-owned properties located near high frequency transit, multifamily or commercial districts, and along arterials to rezone. Twenty-five sites have been identified that meet these location and ownership criteria (see attached map). Currently, single-family land use districts comprise just over 75 percent of the city's land area. Allowing for rezones to multifamily on faith-owned properties providing affordable housing will enable development of a greater variety and number of affordable housing choices across the city.

The Planning Commission will hold a public hearing on the Action C-1 Phase 2

Comprehensive Plan amendment (CPA) anticipated in September. Adoption of the CPA by the City Council is anticipated in December of 2022. Review of a subsequent Land Use Code Amendment and rezone of qualifying properties would begin in 2023 following adoption of the CPA.

Learn more and sign up to learn about future engagement opportunities on [the project's webpage](#).

Join Zoom Meeting

<https://cityofbellevue.zoom.us/j/82034613776>

Meeting ID: 820 3461 3776

Passcode: 980110

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+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 820 3461 3776

Passcode: 980110

Find your local number: <https://cityofbellevue.zoom.us/u/kcmFEG90si>

Join by Skype for Business

<https://cityofbellevue.zoom.us/skype/82034613776>

Reasonable Accommodation

For alternate formats, interpreters, or reasonable accommodation requests please contact at least 48 hours in advance by [425-452-2743](tel:425-452-2743) (voice) or grousseau@bellevuewa.gov. For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at [425-452-6168](tel:425-452-6168) (voice) or email ADATitleVI@bellevuewa.gov. If you are deaf or hard of hearing dial 711. All in-person meetings are wheelchair accessible.

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: [James McEachran](#)
To: [Rousseau, Gwen](#)
Subject: Re: Reminder Virtual Information Session on Action C-1 Phase 2 Tonight at 6:30!
Date: Wednesday, June 29, 2022 2:50:13 PM

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Will miss this one...glad to see it. Best. Jim

On Wed, Jun 29, 2022, 12:03 PM Rousseau, Gwen <GRousseau@bellevuewa.gov> wrote:

Reminder! Virtual Information Session on Increasing Affordable Housing Capacity on Faith-Owned Properties

Tonight, Wednesday June 29, 6:30-8:00 p.m.

Join virtually to learn more about Phase 2 of the city's initiative to increase affordable housing capacity on faith-owned properties. Staff will give a presentation about the initiative and then open the meeting up for questions. **Scroll down for Zoom link and information below.**

Action C-1 of the city's Affordable Housing Strategy calls for increasing development potential for affordable housing on suitable land owned by public agencies, faith-based, and nonprofit organizations. During the first phase of implementing Action C-1 in 2021, the city adopted a density bonus for affordable housing on properties owned by religious organizations, nonprofit organizations, and certain public entities. This action allowed affordable housing developers to build more of the same type of housing already permitted in a site's land use district. However, it could not enable development of multifamily housing in single-family land use districts.

Phase 2 will begin by developing a proposed amendment to the city's Comprehensive Plan to allow certain faith-owned properties in single-family districts to rezone to multifamily provided the housing they develop is permanently affordable to households earning up to 80 percent of area median income. The proposed amendment would allow faith-owned properties located near high frequency transit, multifamily or commercial districts, and along arterials to rezone. Twenty-five sites have been identified that meet these location and ownership criteria (see attached map). Currently, single-family land use districts comprise just over 75 percent of the city's land area. Allowing for rezones to multifamily on faith-owned properties providing affordable housing will enable development of a greater variety and number of affordable housing choices across the city.

The Planning Commission will hold a public hearing on the Action C-1 Phase 2 Comprehensive Plan amendment (CPA) anticipated in September. Adoption of the CPA by the City Council is anticipated in December of 2022. Review of a subsequent Land Use Code Amendment and rezone of qualifying properties would begin in 2023 following adoption of the CPA.

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+1 301 715 8592 US (Washington DC)

Meeting ID: 820 3461 3776

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Find your local number: <https://cityofbellevue.zoom.us/u/kcmFEG90si>

Join by Skype for Business

<https://cityofbellevue.zoom.us/skype/82034613776>

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Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: [Betsi Hummer](#)
To: [Rousseau, Gwen](#)
Subject: RE: C1 Bonus
Date: Thursday, June 30, 2022 1:04:43 PM

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

I appreciate your thoughtful, thorough reply, Gwen.
St Louise does not have interest in Housing at this time.
The school takes up a good portion of the space and the Master Plan so far is to update Parish offices and meeting spaces.
I will update the Building Committee on the City's initiative so they are aware. It should be of interest to them.
There is also an Interfaith Committee that would be a good resource.
I will reach out to the Chair.
Please also enter my name for Stakeholder meetings!
Thanks again for the meeting and reply.
Betsi Hummer Ph425.591.4784 betsihummer@yahoo.com

On Jun 30, 2022 10:07 AM, "Rousseau, Gwen" <GRousseau@bellevuewa.gov> wrote:

Thank you, Betsi. I am glad the meeting felt open and informative. I had wished that a higher percentage of attendees would have asked questions or made comments, yet I was grateful to those of you who did. Zoom can be an uncomfortable forum in which to engage for some. I will work on developing a page on Engaging Bellevue to provide another avenue for people to share their questions and thoughts.

Yes, Anne's question was great and we were fortunate to have both Toni and Hal share their knowledge of some of the tax rules.

I assume Planning Commission members were not in attendance due to it being a kick-off event that was mainly focused on providing information. They know staff will summarize key take aways when we go back to them in July. They may also assume that those who have an interest with what is being proposed will attend future Planning Commission meetings and/or testify at the Public Hearing to voice their views.

Making faith organizations aware of this initiative is important, yet as you and Chair Ferris pointed out, many faith organizations would require more support to make development of affordable housing on their properties happen. Encouraging partnerships with other faith organizations as you suggested is a great idea. I have also heard that the Chamber of Commerce could be interested in playing a supportive role as well. Understanding how best to allocate/prioritize city resources to support a robust program of support is an essential question for implementation, and may possibly have implications for policy.

As for St. Louise, do you know if the church has interest in developing affordable housing on their property? Is it part of their Master Plan? If so, it would be wonderful if their architects could explore what might be possible given the 50 percent bonus that was passed during Phase 1.

Thank you again for all your interest, Betsi!

Gwen

From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Thursday, June 30, 2022 7:24 AM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: C1 Bonus

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

Hi Gwen,

Thanks for the meeting last night.

It felt open and informative.

I was happy to see people I did not know on the call, and thrilled to hear from Hal Ferris.

My favorite question and answer was the one from Anne and Toni on taxes!

I was surprised to not see any Planning Commissioner in attendance. Can you let me know why?

I noted both Planning Commission's and Staff's recommendation to reach out to Churches and include them directly on this decision making journey.

At St Louise we retain Kevin Broderick, Broderick Architects, for the Master Plan

and implementation.

His firm specializes in thoughtful development of Churches. He understands the property ownership and "rules" regarding Church development. I am reaching out to him for insight into the C1Bonus proposal.

In addition to the City's own resources, I bet you guys know several firms such as his that could inform staff and especially the Planning Commission so they can make the best informed decision.

I will keep you posted.

Betsi Hummer 425.591.4784 betsihummer@yahoo.com

From: [EBCC](#)
To: [Rousseau, Gwen](#)
Subject: FW: Increased Affordable Housing on Faith-Owned Properties - File Number 22-105258-AC
Date: Thursday, June 30, 2022 12:49:32 PM

Hi Gwen,

I believe the following email was meant for you, regarding the Affordable Housing Capacity Information Session held last night. Could you please reply to Mr. Collette.

Thanks,
Karin

Karin Roberts, CMC | Deputy City Clerk
City of Bellevue | www.bellevuewa.gov | P: 425.452.6806

From: rickboncollette@gmail.com <rickboncollette@gmail.com>
Sent: Thursday, June 30, 2022 9:28 AM
To: EBCC <EBCC@bellevuewa.gov>
Subject: Increased Affordable Housing on Faith-Owned Properties - File Number 22-105258-AC

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Karen,

Unfortunately, my wife and I were unable to attend last night's Public Meeting on this subject.

Is it still possible to get a copy of the agenda, and does the agenda and any other supporting material indicate the specific Faith-Based properties under consideration for the Rezone?

Thank you.

Rick Collette
206-799-1265

From: [Rousseau, Gwen](#)
To: rickboncollette@gmail.com
Subject: Increasing Affordable Housing Capacity on Faith-Owned Properties
Date: Thursday, June 30, 2022 5:29:00 PM
Attachments: [2022_0629_AHS-C1_Phase2_InfoSession.pdf](#)
[AHS_C1PhaseTwo_QualifyingProperties.pdf](#)

Hello Rick,

Karin forwarded me your message. I am sorry you were not able to attend the information session on increasing affordable housing capacity on faith owned properties yesterday evening. Attached is the presentation along with a map of the 25 faith-owned properties that would qualify for increased affordable housing capacity. You can learn more on the [initiative's webpage here](#). Please sign up to receive alerts when new information is added to the webpage so that you learn of future opportunities to engage. The next scheduled engagement will be on July 27 with the Planning Commission. However, additional opportunities may be added between now and then.

Please let me know if you have any questions or need any additional information.

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: [Betsi Hummer](#)
To: [Rousseau, Gwen](#)
Subject: RE: AHS C1 Phase 2 Data
Date: Thursday, July 14, 2022 11:38:14 AM

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

Thanks;
Tonight I have a St Louise Building Committee Meeting so will have to miss the Comp Plan (and Transportation Commission) meeting!
The Lake Hills Neighborhood Association picnic is this weekend and maybe you can join us on the Lake Hills Neighborhood Walk on the 19th!
Talk to you soon!
Betsi

[Sent from Yahoo Mail on Android](#)

On Thu, Jul 14, 2022 at 11:22 AM, Rousseau, Gwen
<GRousseau@bellevuewa.gov> wrote:

Thank you, Betsi. I will make sure the webpage gets updated today along with an updated map. You are right, that should have happened last week after Council's direction.

!!!

I appreciate your concern about the need for equitable geographic distribution of low income housing. This project has had some ability to influence that though its impact is somewhat constrained by the location of existing faith properties and the desire to respond to interests expressed previously to expand capacity in locations proximate to existing multifamily and commercial districts. The periodic update to the Comprehensive Plan initiative has the potential to have the greatest impact on equitable distribution of low income housing, and I would strongly encourage you to participate in that process. Tonight will be the first Deep Dive event related to sustainability. I trust you will be in attendance.

Your question related to which properties have expressed interest in developing housing is an excellent one. Certainly, that can change over time, yet it would be useful information to have. Assessing interest is one of the main objectives of doing outreach to faith organizations.

I look forward to talking with you at 2:00 and then seeing you this evening.

Thanks,

Gwen

From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Thursday, July 14, 2022 10:11 AM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: AHS C1 Phase 2 Data

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

Hi Gwen,

Planning Commission last night heard about the increase from 300 feet to 500 feet for eligible Church properties.

I looked at the map again and realized the data for this initiative has not been updated.

The big black dot for St Louise is still on the half acre parsonage site, and now Church of the Resurrection shows as a viable property when it already has housing.

I believe the information should be accurate for the public and Planning Commission.

My concern is that all lower income Affordable Housing will be concentrated in a few neighborhoods and not equitably dispersed throughout the City.

I also hope that all future presentations will name the properties and neighborhoods that are most likely to be developed so we all have a concrete idea of the impact.

Thanks

Betsi Hummer Ph425.591.4784 betsihummer@yahoo.com

[Sent from Yahoo Mail on Android](#)

From: [Rousseau, Gwen](#)
To: [Rick Collette](#)
Subject: RE: Map of Affordable Housing Strategy Action C-1 Phase 2 qualifying properties
Date: Wednesday, August 31, 2022 9:55:00 PM

I am sorry to hear you are disappointed, Rick. I will be available to talk any time between 10 and 12 noon, and again from 1 pm until 4 pm.

Gwen

From: Rick Collette <rickboncollette@gmail.com>
Sent: Wednesday, August 31, 2022 9:33 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Re: Map of Affordable Housing Strategy Action C-1 Phase 2 qualifying properties

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

Well, that is disappointing!

I will call you tomorrow to get more information on this.

Thanks.

Rick

Sent from my iPad

On Aug 31, 2022, at 9:20 PM, Rousseau, Gwen <GRousseau@bellevuewa.gov> wrote:

Yes! You are correct Rick. I apologize, when we spoke, I confused the Seventh Day Adventist church, which would qualify for a rezone with the Jehovah's Witness church further south, which would not qualify for a rezone.

I would be glad to answer any further questions you may have about what the proposal means in terms of increased potential for development of affordable housing. Please feel free to follow up via email or by phone.

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: rickboncollette@gmail.com <rickboncollette@gmail.com>
Sent: Wednesday, August 31, 2022 9:11 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: RE: Map of Affordable Housing Strategy Action C-1 Phase 2 qualifying properties

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

...so, the qualifying sites would be eligible for the rezone allowing religious organizations (Seventh Day Adventists) to build affordable housing on their property?

In other words, the Seventh Day Adventists could request a rezone which would allow them (or someone else) to build affordable housing. Is that correct?

Sorry that I don't seem to understand this issue as well as I should.

I do appreciate your patience!

Rick

From: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Sent: Wednesday, August 31, 2022 4:35 PM
To: Rick Collette <rickboncollette@gmail.com>
Subject: RE: Map of Affordable Housing Strategy Action C-1 Phase 2 qualifying properties

Hi Rick,

Non-eligible sites are properties owned or controlled by religious organizations that would NOT qualify for the proposed rezone because they do not meet one of the criteria.

Please let me know if you have any other questions.

Thanks,
Gwen

From: Rick Collette <rickboncollette@gmail.com>
Sent: Wednesday, August 31, 2022 3:20 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Fwd: Map of Affordable Housing Strategy Action C-1 Phase 2 qualifying properties

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...my apologies...my key board stopped working in the middle of my message!

I did read through the material in the email but could not find...or missed an explanation between "Qualifying" and "Non-eligible" sites.

Thank you for helping me to understand this issue more clearly.

Rick

Sent from my iPad

Begin forwarded message:

From: rickboncollette@gmail.com
Date: August 31, 2022 at 2:23:14 PM PDT
To: "Rousseau, Gwen" <GRousseau@bellevuewa.gov>
Subject: RE: Map of Affordable Housing Strategy Action C-1 Phase 2 qualifying properties

Gwen,

Now that I've looked at the map, I see that the Seventh Day Adventist church property (140th Ave NE and Main) is listed as a "Qualifying site" on this map. Does this mean that the site could qualify as an Affordable Housing site? I'm not understanding the difference for Qualifying vs Non-eligible

From: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Sent: Wednesday, August 31, 2022 1:27 PM
To: rickboncollette@gmail.com
Subject: Map of Affordable Housing Strategy Action C-1 Phase 2 qualifying properties

Hello Rick,

Attached and within the document linked below is the most recent map showing the 29 properties eligible for rezones from single family to multifamily zones.

[Weekly Permit Bulletin \(bellevuewa.gov\)](http://bellevuewa.gov)

Please let me know if you have any questions or need any additional information.

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: [Chao Pu](#)
To: [Rousseau, Gwen](#)
Subject: Comments on File #22-105258-AC Increasing Affordable Housing on Faith-Owned Properties
Date: Tuesday, September 6, 2022 10:32:43 PM

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

Dear Ms. Rousseau,

We are unable to attend the public hearing on this project, but would like to make sure the following items are addressed re the land use code amendment being considered,

1. Any affordable housing built on Faith-Owned Properties should fit in with the neighborhood in terms of scale, design, and quality. Developers of affordable housing should work with the neighboring homes/condominium owners and Home Owners Associations to ensure that the impact is minimized for adjoining properties and property values are maintained.
2. Buffer zones currently in place should be retained – trees, wetlands, plantings adjacent to neighboring homes/condominiums should be maintained as they are, at a minimum. Additional landscaping around any new buildings should be in keeping with the neighborhood feel.
3. The impact of additional impervious surfaces on neighboring buildings should be evaluated prior to any building occurring. For example, there are wetlands and streams adjacent to the First Presbyterian Church parking lots which will be affected by increased water coming off the hillside as a result of increased development of this property. As a result of previous development on church property, the garage of our building has had significant water issues. It is imperative that there be no further impacts to neighboring properties.
4. Traffic increases should also be kept in mind especially on side streets but also on main arterials. NE 17th Street and 100th Avenue NE have already become thoroughfares. Any increase in traffic requires significant mitigations.

Thank you for addressing these issues when amending the land use code.

Sincerely,
Chao Pu & Zhicong Wang
10398 NE 17th St, Unit 205
Bellevue, WA

From: [Rousseau, Gwen](#)
To: [Russ Ayers](#)
Subject: RE: Faith-based Housing Affordability Scheme
Date: Wednesday, September 7, 2022 3:15:00 PM
Attachments: [AHS_C1PhaseTwo_QualifyingProperties_revised_0825.pdf](#)

Hello Russ,

Thank you for your email. Attached is the map of the potential properties that would be eligible for a rezone under the proposed policy amendment. The policy amendment would allow properties to be rezoned to a multifamily land use district if they meet the qualifying locational and ownership criteria and if they provide 100 percent permanent affordable housing. However, the multifamily land use district to which each property would be rezoned, would be determined during the subsequent land use code amendment (LUCA) part of this initiative. Nearby residents are encouraged to provide input on what they feel are important issues to consider when making that determination. Opportunities to provide input on the LUCA will begin this fall.

In addition to participating in the public hearing on the policy amendment next Wednesday and the subsequent LUCA this fall, I also encourage you to participate in the city's upcoming Deep Dive discussion on housing next Thursday, September 15. The periodic update to the city's Comprehensive Plan will be discussing many of the issues you noted in your email. Please [click here](#) to learn more about the Comprehensive Plan Periodic Update and next week's discussion on housing.

Please let me know if you have further questions or need any additional information.

Thank you,
Gwen

From: Russ Ayers <russ2014@centurylink.net>
Sent: Wednesday, September 7, 2022 11:16 AM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Cc: Russ2014 <Russ2014@centurylink.net>
Subject: Faith-based Housing Affordability Scheme

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Hi:

I read with interest in a recent mailer from the city that it is exploring the approval (or already has done so), of allowing property owned by faith based and other groups to build denser housing in neighborhoods. I also noticed the webpage has few specifics beyond your email address.

Is a map of affected/eligible properties available, or planned? Will nearby

residents have an opportunity to reject or shape the project to ensure it better fits the neighborhood? This kind of infill can be very disruptive to the character of a neighborhood as we have been seeing with the approval of megahouses and combined lot residential compounds going in throughout Lake Hills and quite probably elsewhere. If you have not seen them, you should. It is completely incongruous with the neighborhood and makes no real economic or social sense. Megahouses that take two years to build tie up resources that could be developing affordable housing. We see it here and it is on full display at Issaquah Highlands.

One option which is always overlooked for increasing housing density is to prohibit new single family zoning, thus protecting existing neighborhoods, and moving all dense housing development to other locations. With the new link rail whole corridors of previous industrial-use land are now suitable for housing. Already the density is taking shape. Let it go there and keep our already overwhelmed single family neighborhoods remain as they have been for decades. Anything else would constitute a taking of property rights from established residents.

Thank you for the opportunity to provide comments on the city's latest plan(s). I look forward to your response and learning more about how these plans will affect my neighborhood.

Russ Ayers
302 156th Ave NE

From: [Rousseau, Gwen](#)
To: "Gregg Smith"
Cc: [Johnson, Thara](#); [Amy Thompson, MBA](#)
Subject: RE: Affordable housing on faith based properties
Date: Wednesday, June 22, 2022 3:32:00 PM

Sounds great. Looking forward to meeting you, Greg.

Also, if you are interested, this evening we will be introducing the initiative to Planning Commission. Commissioners will be meeting in person. However, they will be hosting the meeting virtually as well. To speak at the meeting, you may attend:

- In-person
- By calling (253) 215-8782 and entering Webinar ID 835 9527 7032
- Or via Zoom: www.zoom.us and entering Webinar ID: 835 9527 7032, Passcode: 414515

If you would like to provide comments, you can register between 5:30 p.m. and 6:20 p.m. to provide oral comments, or email written comments to planningcommission@bellevuewa.gov.

This will be the first of two study sessions with the Planning Commission followed by a public hearing in September. Please [subscribe](#) to receive alerts when the [project webpage](#) is updated to learn of new opportunities to engage.

Thank you,
Gwen

From: Gregg Smith <greggsmithjr@hotmail.com>
Sent: Wednesday, June 22, 2022 3:00 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Cc: Johnson, Thara <TMJohnson@bellevuewa.gov>; Amy Thompson, MBA <amy@amyseattle.com>
Subject: RE: Affordable housing on faith based properties

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Thanks, Gwen. We'll look this over and get back to you and will plan to attend the meeting.

Thanks,
Gregg

From: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Sent: Wednesday, June 22, 2022 2:55 PM
To: greggsmithjr@hotmail.com
Cc: Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: Re: Affordable housing on faith based properties

Hello Greg,

Thank you for your email. A faith-owned property is a property that is owned by a religious organization. And per RCW [35A.21.360](#) (6)(c) "Religious organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

Attached is a map showing the faith-owned properties that would qualify for increased capacity under the current proposal. More information about the initiative can be found on the [project's webpage here](#).

You are also invited to join a [Virtual Information Session](#) happening next Wednesday, June 29, 2022 at 6:30. You can use the following link and information to join the meeting:

Join Zoom meeting: <https://cityofbellevue.zoom.us/j/82034613776> Meeting ID: 820 3461 3776,
Passcode: 980110 Dial In: 253-215-8782

Please let me know if you have any questions or need any additional information.

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Gregg Smith <greggsmithjr@hotmail.com>
Sent: Tuesday, June 21, 2022 9:01 PM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: Affordable housing on faith based properties

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

Hello Thara,

I am trying to understand what the attached document means and what increasing affordable housing on faith-based properties is all about. What is meant by faith-based properties?

Do you have a map showing the exact locations of where this initiative would be implemented and how exactly the plan is to increase affordable housing?

Thanks,
Gregg
206-795-0597

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From: [Gallant, Kristina](#)
To: [Scot Carr](#)
Cc: [Rousseau, Gwen](#)
Subject: RE: Bellevue Presbyterian
Date: Friday, August 19, 2022 4:49:42 PM
Attachments: [image001.png](#)

Hi Scot,

Based on the current code, if the property is rezoned to any land use district between R-10-R-30, the transition area regulations would apply to any portions of new development within a 300 foot buffer of any adjacent single family-zoned properties. That buffer would apply to most of the church property's boundary except for the portion along the southeast that borders existing multifamily districts. Any portions of new buildings not located within the buffer are not subject to the transition area height limitations. We did add an exception to the transition area guidelines making it possible for affordable housing projects to achieve the highest building height with bonuses possible, which is the same as the maximum building height under base zoning for any district from R-10-30. Unfortunately that does limit projects from the additional story of height granted with the density bonus to multifamily affordable housing located outside of transition areas. However, this is all based on the current code, which could change depending on the scope of the land use code amendment.

Thanks,
Kristina



Kristina Gallant, AICP (she/her)
Senior Planner, Code and Policy
City of Bellevue | Development Services
kgallant@bellevuewa.gov | 425-452-6196

From: Scot Carr <scotc@public47.com>
Sent: Monday, August 15, 2022 3:50 PM
To: Gallant, Kristina <KGallant@bellevuewa.gov>
Cc: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Re: Bellevue Presbyterian

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Thank you for the response and for laying out the process, Kristina. Helpful to know where things are not and the upcoming agenda.

We are doing some planning now and so curious if this site would be considered a transition area or not? Reason I ask is that it directly impacts the height limit by my reading of the code.

Look forward to next steps.

Regards,

Scot Carr, AIA | Partner
PUBLIC47Architects
(206) 218-8708

On Aug 15, 2022, at 2:11 PM, Gallant, Kristina <KGallant@bellevuewa.gov> wrote:

Hi Scot,

Thanks for reaching out. I was forwarded your message as I will be the project manager for the Land Use Code Amendment (LUCA) and rezone implementing these changes. Currently, we're still working through the process of amending the comprehensive plan in order to make it possible to implement the LUCA and rezone. Gwen Rousseau (copied on this message) is managing the comprehensive plan amendment and can help with any questions you have about that process. I've attached the agenda memo from our most recent Planning Commission study session which provides more information on the proposed policy changes. The Planning Commission will hold a public hearing on the proposed amendments on September 14, and we encourage you and Bellevue Presbyterian to consider submitting comments and/or attending.

As you'll see, the comprehensive plan amendments basically set out high level eligibility for sites and make it possible for those sites to be rezoned to multifamily land use districts when building affordable housing. (To confirm, Bellevue Presbyterian is included as eligible for a rezone under the current proposal.) Once those amendments are adopted by Council, currently planned for this December, I will work with the Planning Commission to review proposed code amendments and rezone in early 2023. Those code amendments will address development regulations, including those you identified. We are planning to start reaching out to religious organizations and affordable housing developers this fall to help inform our code recommendations, and will be sure to keep you on our list.

While our exact approach will be informed by our upcoming meetings with the Planning Commission and City Council on the CPA, we anticipate that the new zones available for eligible sites being developed with affordable housing will range between R-10 and R-30 based on location criteria we will develop. The idea is that these properties would be rezoned for one of these multifamily land use districts, and would also qualify for the additional 50% density bonus and flexibility available for 100% permanent affordable housing under our [updated LUC 20.20.128](#). While we are planning outreach opportunities for the coming months, we welcome at any point any comments about what the church has in mind for a future affordable housing

development, and any suggestions you may have for us to consider for the code amendments.

Thanks again!

Kristina

<image002.png>

Kristina Gallant, AICP (she/her)

Senior Planner, Code and Policy

City of Bellevue | Development Services

kgallant@bellevuewa.gov | 425-452-6196

From: Scot Carr <scotc@public47.com>

Sent: Monday, August 15, 2022 10:43 AM

To: LandUseReview <LUZI@bellevuewa.gov>

Subject: Bellevue Presbyterian

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

Hello,

I am an architect working with Bellevue Presbyterian at 1717 Bellevue Way NE, to evaluate the proposed changes to zoning and opportunities to provide affordable housing. I attended an information session earlier this summer, where it was presented that the property would be rezoned to multifamily. We have a few questions:

- What will the new zone be? R-10, R-15, R-20, R-30, other?
- Will this be considered a Transition Area?
- What will the height limit be for affordable housing?
- What will the density limit be for affordable housing?

Thank you.

Scot Carr, AIA | Partner

PUBLIC47Architects

(206) 218-8708

<C1 CPA Agenda Memo.pdf>

From: [Brady Nordstrom](#)
To: [Rousseau, Gwen](#); [King, Emil A.](#)
Subject: RE: C-1 Properties: Question on #
Date: Friday, September 2, 2022 12:39:13 PM

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Gwen,

I REALLY appreciate your helpful response here. This data is very appreciated. I'll let you know if additional questions come up as I dig deeper into this.

For now, I'm working with others to build support for C-1 Phase 2 at the 9/14 Planning Commission hearing.

Have a great weekend and I look forward to staying in touch.

Best,
Brady Nordstrom
253.886.2099

From: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Sent: Thursday, September 1, 2022 7:24 PM
To: Brady Nordstrom <brady@futurewise.org>; King, Emil A. <EAKing@bellevuewa.gov>
Subject: RE: C-1 Properties: Question on #

Hello Brady,

Apologies for taking so long to send you these figures. First, with the recent addition of Jubilee Reach, the number of sites owned or controlled by religious organizations qualifying under the C-1 Phase 2 CPA is 29 out of 51 total sites owned or controlled by religious organizations located in single family zones. Below are the figures you requested.

- Sites owned or controlled by religious organizations located in single family zones = 51 sites
 - 29 eligible sites (within ½ mile of high frequency transit, 500 feet of existing MF or Com land use district, and 250 feet of an arterial)
 - 22 ineligible sites
- Sites owned or controlled by non-profit organizations = 27 sites
 - 6 sites in SF zones
 - VASA CREEK WOODS SENIOR APARTMENTS
 - BELLEVUE LITTLE SCHOOL
 - THE OPEN WINDOW SCHOOL
 - BOYS & GIRLS CLUB (FORMER LIBRARY)
 - Private School

- Medina Academy
 - 11 sites in MF zones (mostly housing non-profits)
 - 9 in commercial zones (mostly medical non-profits)
- Public surplus property is difficult to say as it has not been fully vetted

Please let me know if you have any further questions or need any additional information.

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Brady Nordstrom <brady@futurewise.org>
Sent: Thursday, August 18, 2022 5:12 PM
To: King, Emil A. <EAKing@bellevuewa.gov>; Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: C-1 Properties: Question on #

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

Dear Gwen and Emil,

Greetings! Emil and I spoke this morning about C-1 properties. As I understand it, the current “phase 2” is looking at 28 “religious” properties, and there are ~32 (or so) properties not being considered.

Advocates that I’ve been in contact with are supportive of phase 2 but are interested in understanding what else could be possible through the comp plan or a “phase 3” or something else. I know that this is a tradeoff and that there are other important priorities that the city is working on. Emil tempered that idea by saying there are limited C-1 properties beyond the religious ones under current consideration.

I’m curious if you’d be able to provide me with the number of additional C-1 properties in Bellevue in SF, mixed-used, and mf zones:

- Religious properties (if more exist beyond the ~32 ones in SF zones)
- Nonprofits properties (Emil mentioned that Jubilee Reach and Imagine Housing are some of the only nonprofit owners in Bellevue?)
- Public surplus (what, if any parcels exist)

Please let me know if this is possible and/or if anything is unclear in my request. Ultimately, I’m hoping to help the other nonprofits understand the scope of additional properties.

Thanks,

Brady Nordstrom

--

Eastside Program Coordinator

Futurewise

Cell: 253.886.2099

816 Second Avenue, Suite 200 , Seattle, WA 98104-1530

futurewise.org