

Attachment A

From: Walter Braun [<mailto:Walter.Braun@aegisliving.com>]
Sent: Monday, December 14, 2015 10:47 AM
To: Council <Council@bellevuewa.gov>; Stroh, Dan <DStroh@bellevuewa.gov>
Cc: Dwayne Clark <dwayne.clark@aegisliving.com>; Nancy Rogers <NRogers@Cairncross.com>; Bryon Ziegler <Bryon.Ziegler@aegisliving.com>
Subject: Aegis Living request for Council consideration

Mayor Balducci, Deputy Mayor Wallace and the Honorable Councilmembers,

This evening during the open communications portion of your meeting, Aegis Living will be requesting your consideration for a small but important amendment to the BR-MO portion of the land use code. This amendment will result in the achievement of two critical goals of the Comprehensive Plan; increased senior housing and significant funding of affordable housing.

We are making this request outside of the larger discussion to increase FAR in the BR-MO FAR because we are in the unique timeline of having an actual project well under way in permit review. If we are to seize this dual opportunity to provide increased assisted living and funding for affordable housing within Bellevue, we must act in a timely manner.

Attached is a handout introducing Aegis Living, as well as defining the unmet and growing need for assisted living and memory care in Bellevue. Also attached is a draft ordinance for your review and consideration that would allow this opportunity to be realized.

We look forward to making the brief but important formal request for consideration this evening in person. We of course can answer any questions you may have at that time as well.

Respectfully,

Walter Braun

Walter Braun

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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. _____

AN ORDINANCE of the City of Bellevue, Washington, amending land use chart 20.25D.080.A of the Bellevue Land Use Code to allow the maximum floor area dedicated to “Assisted Living” uses in the BR-MO zone to exceed the “Base FAR” of 1.0 up to a maximum FAR of 2.0, subject to provision of affordable housing incentives, and establishing an effective date.

WHEREAS, the Comprehensive Plan recognizes the need to provide adequate and coordinated housing and healthcare services to the growing elderly population; and

WHEREAS, the City Council recognizes that providing the growing elderly population of the City of Bellevue opportunities to age-in-place in their home City is beneficial, and that actions that allow Assisted Living facilities to be located in the City of Bellevue will help meet that need; and

WHEREAS, the City Council has determined there is a significant and pressing need to provide enhanced healthcare senior housing services, such as Assisted Living facilities near existing healthcare and hospital facilities; and

WHEREAS, the Comprehensive Plan also recognizes the growing need to provide adequate affordable housing to low income households and to encourage development of affordable housing through incentives; and

WHEREAS, the City Council has further determined that certain components of the existing incentive program set forth in SMC 20.25D.090 “FAR Amenity Incentive System” provide the proper framework to implement affordable housing incentives tied to the enhanced development of healthcare senior housing services such as Assisted Living uses; and

WHEREAS, the City Council recognizes that Assisted Living uses provide housing combined with health care services and meals for a combined fee, which renders it difficult for such facilities to provide on-site affordable housing, meaning that Assisted Living facilities should be entitled to pay a fee-in-lieu to provide stand-alone affordable housing units elsewhere; and

WHEREAS, the City Council has further determined there is a limited window of opportunity in which the City can achieve the aforementioned goals; and

WHEREAS, the City Council, with concurrence of the Planning Director, finds the proposed amendment meets the decision criteria of LUC 20.30J.135 and is consistent

with the Comprehensive Plan, enhances the public health, safety and welfare, and is not contrary to the best interest of the citizens and property owners of the City; and

WHEREAS, the City has complied with the State Environmental Policy Act, Chapter 43.21C RCW, and the City's Environmental Procedures Code (Chapter 22.02 BCC); now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Chart 20.25D.080.A – Dimensional Requirement in Bel-Red Districts, for the MO and OR Land Use Districts is hereby amended to add reference to a footnote 23, as follows:

Bel-Red Land Use District (19)	Tower Type (1) (17)	Minimum Setbacks/Stepbacks (3) (5) (7) (8) (10)			Gross SF/Floor Above 40 ft. (gsf/f) (16) (20) (21)	Gross SF/Floor Above 80 ft. (gsf/f) (16) (20) (21)	Maximum Impervious Surface/ Lot Coverage (6)	Building Height (4) (22)		Floor Area Ratio (4) (9)	
		Front	Rear	Side				Base	Max.	Base	Max.
MO	Non-residential	0 (2)	0	0	28,000	NA	75%	70	70	1.0	1.0
OR	Residential										(23)

Section 2. Footnote 4 to Chart 20.25D.080.A – Dimensional Requirement in Bel-Red Districts, is hereby amended to read as follows:

4. ~~The~~ With the exception of the FAR bonus provided for Assisted Living uses in the BR-MO zone described in Note 23 below, the maximum building height and FAR may be achieved only by participation in the FAR Amenity System, LUC 20.25D.090.

Section 3. A new footnote 23 to Chart 20.25D.080.A – Dimensional Requirement in Bel-Red Districts is hereby further added and shall read:

23. In the BR-MO zone, floor area dedicated to Assisted Living uses may exceed the Base FAR of 1.0 up to a maximum FAR of 2.0; provided that (i) the applicant shall execute and record a covenant dedicating the additional floor area to Assisted Living uses for the life of the project and (ii) the applicant shall pay a fee-in-lieu of providing affordable housing in the amount of \$15 per square foot of additional floor area.

Section 4. Finding of Necessity. The opportunity presented by pending development opportunities has resulted in the City Council making this finding of necessity, so as to expedite processing of this amendment, by choosing to conduct its own process and hold its own public hearing on this proposed change to the text of the Land Use Code.

Section 5. Severability. Should any provision of this ordinance or its application to any person or circumstance be held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 6. Effective Date. This ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Passed by the City Council this _____ day of _____, 2015 and signed in authentication of its passage this _____ day of _____, 2015.

(SEAL)

Claudia Balducci, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

Attest:

Myrna L. Basich, City Clerk

Published _____

City of Bellevue

Request to amend BR MO zone
to allow bonus FAR for the
provision of Assisted Living units
while funding Affordable Housing



Photo – Aegis Madison Park

Introduction

- Dwayne Clark, CEO and Founder of Aegis Living
 - *30 years in the senior housing industry*
 - *Developed and/or operated over 200 senior housing projects*
 - *Aegis has been involved in 49 projects since it's founding 1997*
 - *Currently operate 29 communities in three states, with six in development*
 - *We are a leader in care for residents needing assistance with Daily Activities, including Memory Care.*
 - *We strive to make care attainable. A typical resident is a retired Boeing employee, teacher or nurse.*
 - *Our Home Office is in Redmond, moving in 2016 to Bellevue.*
 - *We have four state of the art “Flagship” communities underway in Seattle, Mercer Island, & Newcastle.*

Observations

Assisted Living is experiencing high occupancy rates. Demand is growing.

Many current Assisted Living communities are older and offer minimal amenity. On-site amenity is key to provide for residents who have limited mobility.

Our new Flagship communities are larger, and therefore able to support amenities such as cinemas, salons, sports bars, activity rooms, spas and therapy pools that are specifically designed for our resident needs.

Working families often make the decision on location for a loved one's care. Bellevue is a destination location for Assisted Living Communities because it is a large employment center.

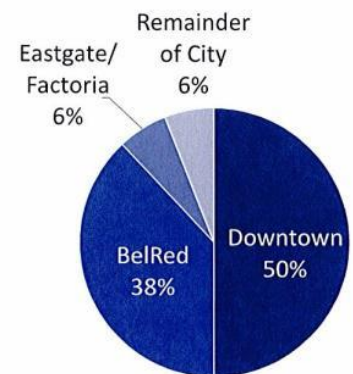


Overlake in particular is attractive due to its proximity to medical facilities as well as downtown amenities such as cultural offerings for outings and activities.

Aegis at Overlake

- Walter Braun, Senior Vice President of Development
- Aegis has made application for a 72 unit community at 1835 116th Ave NE. We have received a favorable Notice of Decision from the Director. We are ready to submit building permits.
- We are requesting an amendment to the BR MO zone which will result in an FAR bonus to be achieved by a fee for affordable housing. The increase in FAR will subsequently increase the availability of and amenity for assisted living communities.
- This population is currently underserved in Bellevue, and is projected to be an even more critical need in the coming years. The amendment would apply to all properties within the BR-MO.

Figure HO-4. Location of Future Housing Capacity



Source: 2012 King County Buildable Land Report

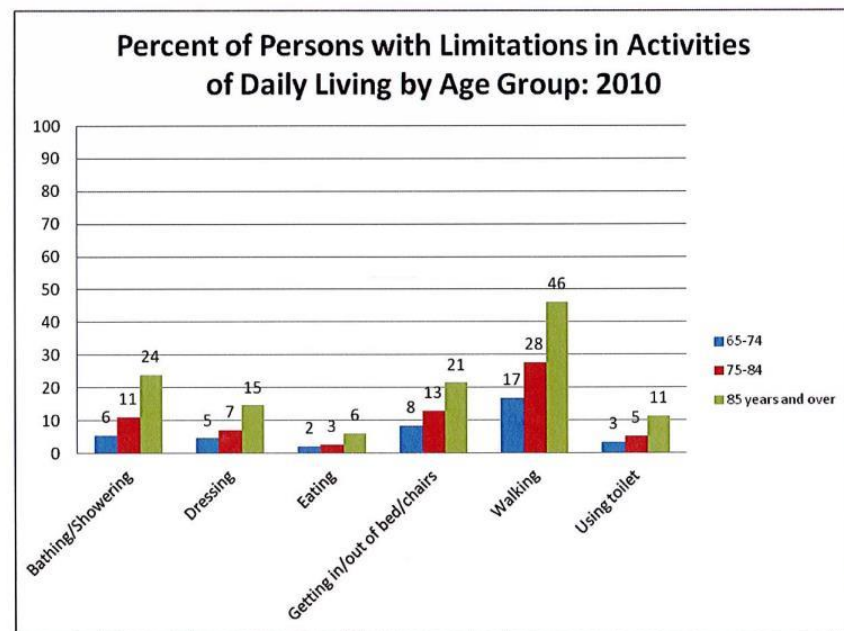
Why is this important now?

Seniors 75 and older represent 7% of Bellevue's population and growing. There are approximately 8,750 seniors 75 and older living in Bellevue today.

6.6% of seniors 75 and older will live in an Assisted Living community due to physical and/or cognitive impairments that prevent them from being able to perform Activities of Daily Living.

ADL's are things we normally do for ourselves, such as preparing meals, bathing, dressing, grooming, toileting and maintaining medicines.

Within the City of Bellevue, there are 434 total units serving Assisted Living and Memory Care, indicating a shortfall of service for existing residents by 45%.



Source: Administration of Aging, US Dept of Health and Human Services. 2012 Profile of Older Americans.

Aegis at Overlake - Opportunity



We are requesting this targeted zoning amendment so we can immediately redesign and bring back for approval a flagship size community specifically designed for the Overlake location.

The bonus FAR of the new community would also provide significant funding for affordable housing.



Aegis at Madison

