



2020 Annual Comprehensive Plan Amendments

EBCC Courtesy Hearing

Thara Johnson

Nicholas Matz AICP

Janet Lewine AICP

Community Development

October 6, 2020



2020 Annual Plan Amendments

CITY OF BELLEVUE NATIVE LAND ACKNOWLEDGEMENT

On behalf of the City of Bellevue, we acknowledge the land we are on as the ancestral homelands of the Coast Salish people, the traditional home of all tribes and bands within the Duwamish and Snoqualmie Indian Tribe. We take this opportunity to honor and express our deepest respect to the original caretakers of this land; A people that are still here, continuing to honor their heritage.



2020 Annual Plan Amendments

EBCC
tonight

Study

Final Review
staff review of
issues

Conduct

Courtesy
public hearing

Convey

Comments for
record

Final Review Criteria (LUC 20.30I)

A. Obvious technical error in the pertinent Comprehensive Plan provision;
or

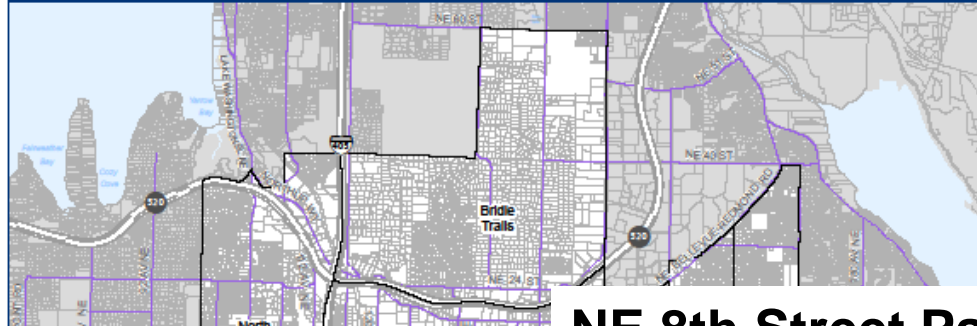
B. The following criteria have been met:

1. Consistent with the Comprehensive Plan, other goals and policies, the CPP, the GMA and other applicable law
2. Addresses the interests and changed needs of the entire City as identified in its long-range planning and policies
3. Addresses significantly changed conditions
4. Is suitable for development in general conformance with adjacent land use, surrounding development pattern, and with zoning standards under the potential zoning
5. Demonstrates a public benefit and enhances the public health, safety and welfare of the City.

The Two

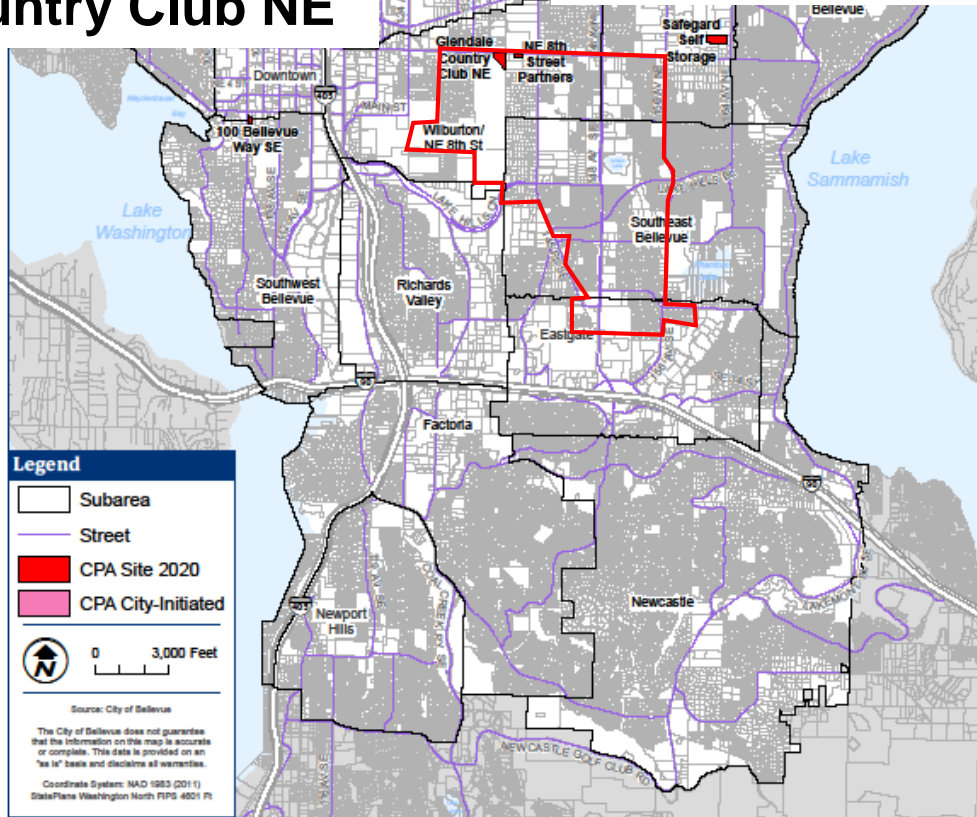


2020 Comprehensive Plan Amendments



Glendale Country Club NE

NE 8th Street Partners



The three* 2020s in EBCC

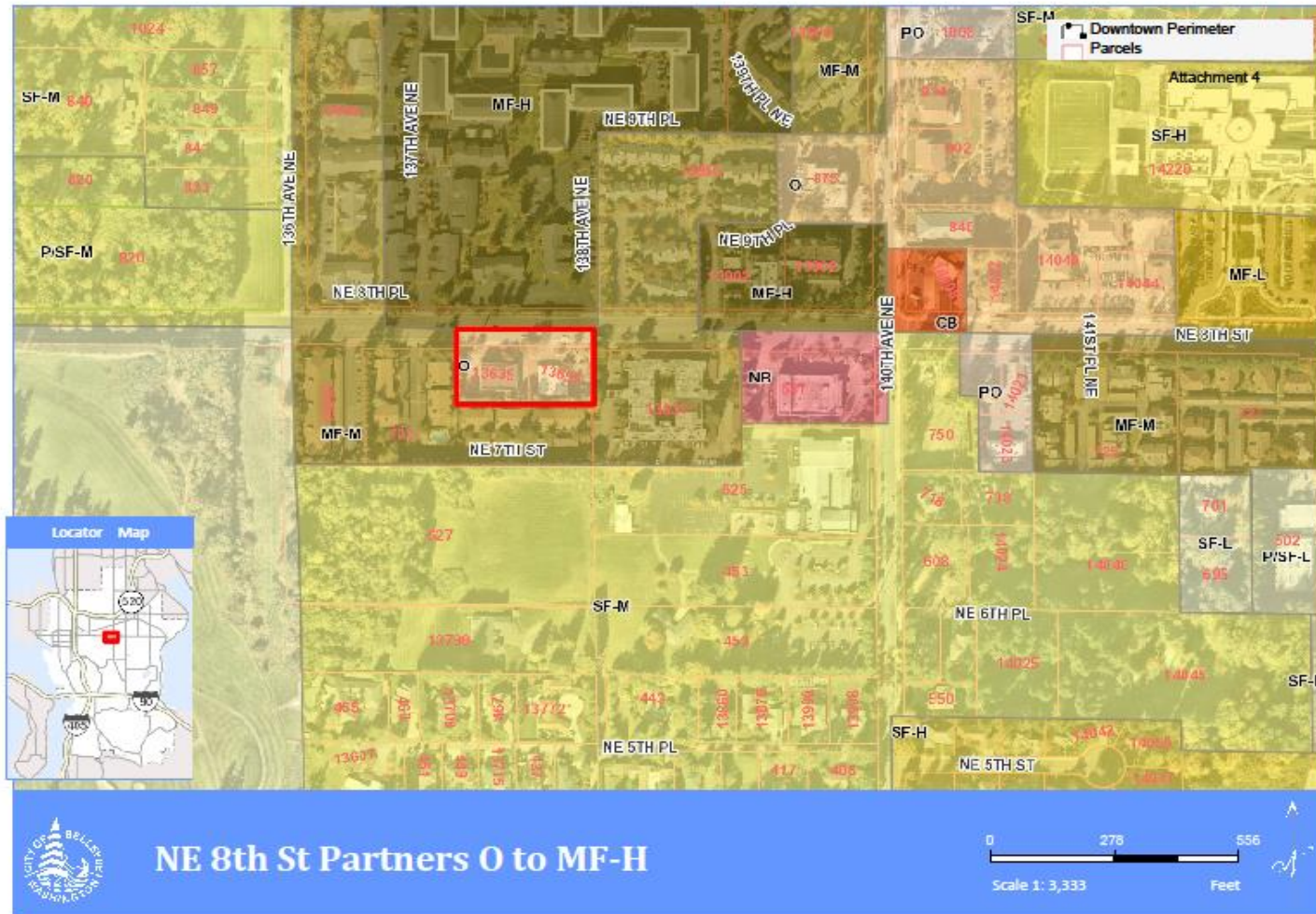
Proposed Plan Amendment	Site-specific Proposal	City Council Action
100 Bellevue Way SE 20 102643 AC 100 Bellevue Way SE <i>Southwest Bellevue/ Downtown</i>	Proposed map amendment from split Downtown (Mixed Use) DNTN-MU and Office (O) to a single DNTN-MU on a 0.87-acre site.	Include in the 2020 Work Program
Safeguard Self Storage 20-102660 AC 1015 164 th Ave NE <i>Crossroads</i>	Proposed map amendment from Office (O) to Community Business (CB) on five parcels totaling 6.4 acres.	Include in the 2020 Work Program
NE 8th Street Partners* 20-102741 AC 13635 and 13655 NE 8 th Street <i>Wilburton/NE 8th St</i>	Proposed map amendment from Office (O) to Multifamily-High (MF-H) on two parcels on a nearly one-acre site.	Include in the 2020 Work Program
Glendale Country Club NE* 20-102772 AC 13440 Main Street <i>Wilburton/NE 8th St</i>	Proposed 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 8 th Street.	Include in the 2020 Work Program
Affordable Housing C-1 Strategy* 20-20-112885 AC citywide	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: Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.	Initiate into the 2020 work program



NE 8th Street Partners

- East Bellevue Community Council
- Courtesy Public Hearing October 6, 2020

Office (O) to Multifamily-High (MF-H)



Office (O) to Multifamily-High (MF-H)



Office (O) to Multifamily-High (MF-H)

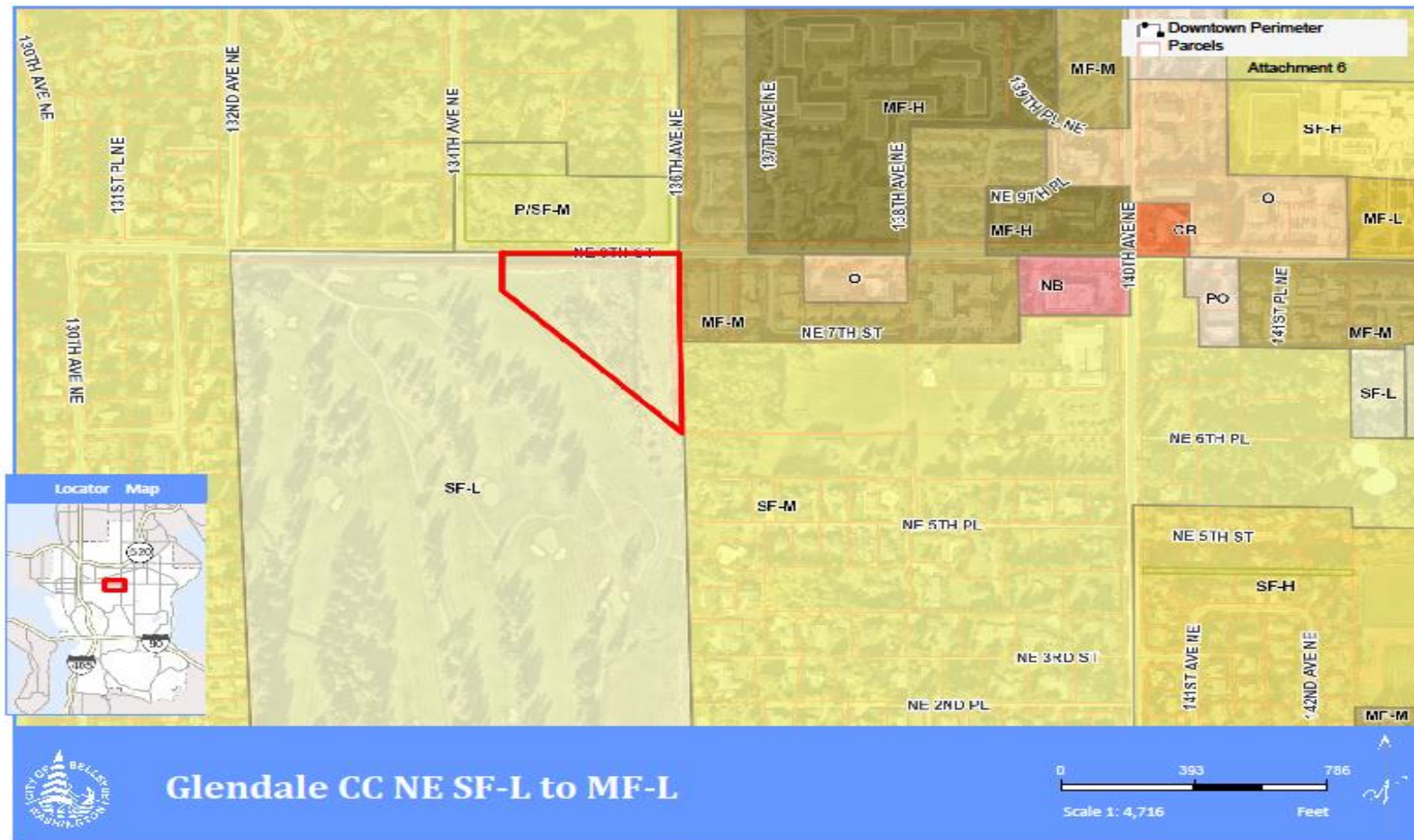
LUC Requirements		Site remains O	Site becomes multifamily
Designation	Lot area	Capacity	Capacity
Office	40,570 sf*	20,000 square feet of building capacity @.5 FAR 10 units of residential capacity (half the allowed floor area) at 1,000 square feet size per unit	
Multifamily Medium			18 units
Multifamily High			28 units



Glendale Country Club NE

- East Bellevue Community Council
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Single Family-Low (SF-L) to Multifamily-Medium (MF-M)



Single Family-Low (SF-L) to Multifamily-Medium (MF-M)



The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Single Family-Low (SF-L) to Multifamily-Medium (MF-M)

LUC Requirements		Site remains residential
Designation	Lot area	Capacity
Single family Low	145,733 sf*	3 units
Multifamily Medium		Critical areas represent 63.2 per cent of the site; the density-intensity calculation capacity estimate is 25 units
Multifamily High		Critical areas represent 63.2 percent of the site; the density-intensity calculation capacity estimate is 37 units

Affordable Housing Strategy C-1



- East Bellevue Community Council
- Courtesy Public Hearing October 6, 2020

Background

July 20: City Council provided direction to initiate work on an incentive-based approach for increasing affordable housing potential on eligible land consistent with 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.

- **Comprehensive Plan Amendment (CPA) to allow for density increase incentives on eligible properties**
- **Land Use Code Amendment (LUCA) with development regulations and criteria for the incentives**



Dec. 12, 2017 groundbreaking at Imagine Housing's 30Bellevue apartments at St. Luke's Church. 30Bellevue provides 63 homes that primarily support low-income individuals and families, including seniors and veterans, with half of the units designated for those exiting homelessness.

Affordable Housing Strategy

Create More Affordable Housing

- Council Approved AHS June 2017
- Council Priority – Phase I Implementation
- 5 Strategies + 21 Actions
- Goal of 2,500 more affordable homes in 10 years
- Bold actions with measurable results
- ***C-1 potential to provide more housing for low-income households***



City of Bellevue Affordable Housing Strategy

Approved by City Council
June 5, 2017



Community Interest

Community conversations supporting affordable housing:

- Faith community, churches
- School District
- Businesses
- Sound Transit
- Affordable Housing Non-Profits



Community Benefits

- Connects public, faith and non-profit entities working together for the common good
- Provides greater housing accessibility to Bellevue neighborhoods
- Makes Bellevue a more diverse and welcoming community



State House Bill 1377

- Directs cities to provide a density bonus for affordable housing on faith-owned properties.
- Cities can establish the amount of density bonus consistent with local needs.





Action C-1 Approach

- Single process for Comprehensive Plan and Land Use Code amendments – more predictable and efficient.
- Apply bonus the same as existing citywide affordable housing incentive (not needed in BelRed, Downtown & Eastgate).
- Housing could achieve greater density increase on faith, non-profit housing and public surplus properties.
- Eligible properties meet City policy and recent state legislation.
- Only applies to eligible properties developing affordable housing.



Proposed Qualifying Properties

- Multifamily and mixed-use residential districts
 - Public surplus property
 - Non-profit housing property
 - Faith-owned property
- Single family residential districts
 - Faith-owned property

Excludes: Parks & Community Services Department owned property
 Property owned by public utilities (except vacant)
 Downtown, BelRed, and Eastgate TOD Areas

C-1 Distribution of Sites North of I-90, including EBCC



Legend

Public, Housing Non-profit, and Faith Owned Properties

- Public Multifamily
- Housing Non-profit Multifamily
- Faith Owned Multifamily
- Faith Owned Single Family

East Bellevue Community Council

City Limit

School Property

City Park

Generalized Zoning

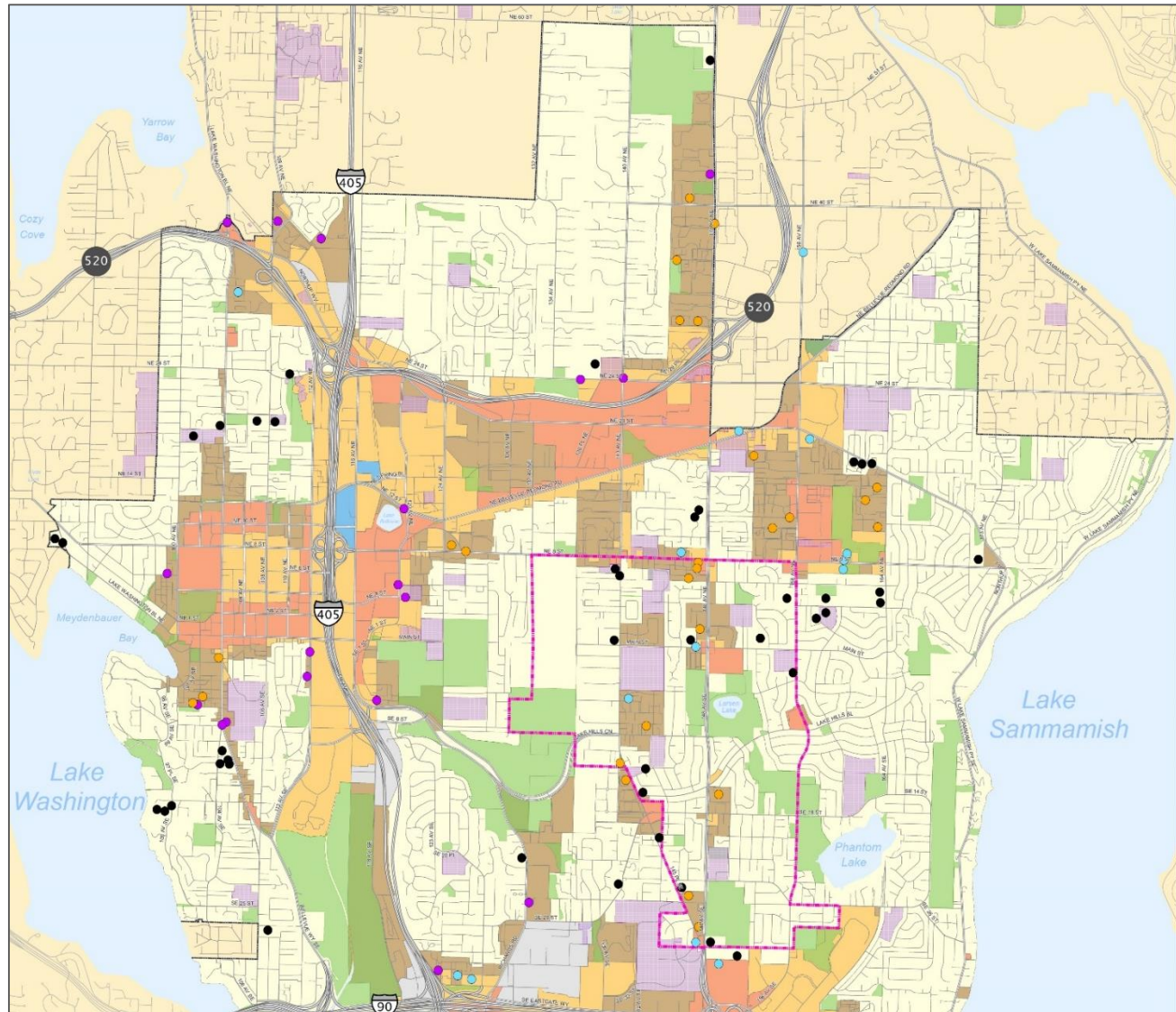
- Single Family
- Multi-Family
- Office
- Commercial
- Light Industrial
- Evergreen Highlands
- Medical Institution



Source: City of Bellevue

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Coordinate System: NAD 1983 (2011) StatePlane
Washington North FIPS 4601 Feet US



C-1 Comprehensive Plan Amendment

- Action C-1 is in the City's Affordable Housing Strategy.
- Currently, no specific Comprehensive Plan policy for density incentive on faith, housing non-profit and public surplus land.
- Council-initiated CPA as part of 2020 annual process.
- New policy to Comprehensive Plan Housing Element.

C-1 Land Use Code Amendment

- Land Use Code Amendment to be reviewed following 2020 CPA.
- Consider a new section to existing affordable housing incentive LUC 20.20.128.
- Additional analysis to propose density increase for qualifying properties and determine appropriate density.
- Analysis would include outreach with non-profit housing developers and faith-based property owners, housing and neighborhood groups.

C-1 Outreach

- Public engagement through annual CPA work program and Code amendment process.
- Planning Commission review and public hearings.
- EBCC, Human Services Comm
- Notification and outreach to owners of potentially qualifying properties.
- EngagingBellevue.com
- Outreach to other housing and neighborhood stakeholders.
 - Stakeholder Lunch & Learn
 - Affordable Housing Town Hall



Strategy C-1 Implementation

Ongoing	Staff analysis of incentive and potential sites Outreach to eligible property owners, faith-based organizations, non-profit housing developers and neighborhood groups
Oct/Nov	EBCC and Planning Commission review, public hearings, recommendation
Dec 2020	Council action on C-1 CPA
Jan 2021	EBCC action
Early 2021	Council action on Land Use Code Amendment



2020 Next Steps

- EBCC convey October 6 hearing comments to record.
- Staff recommendation for Final Review recommendations published with hearing notice on October 8.
- Planning Commission conducts Final Review October 28 public hearings.
- Council review in November/ December 2020.
 - East Bellevue Community Council
 - Courtesy Public Hearing October 6, 2020



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