



2020 Annual Comprehensive Plan Amendments

Final Review

Public Hearings

Community Development
October 28, 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

Planning
Commission
tonight

Receive

the Final
Review staff
recommendation

Conduct

a public hearing
for each
application

Hold

a study session
following each
hearing, and

Make

recommendation
via resolution for
City Council
action

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.

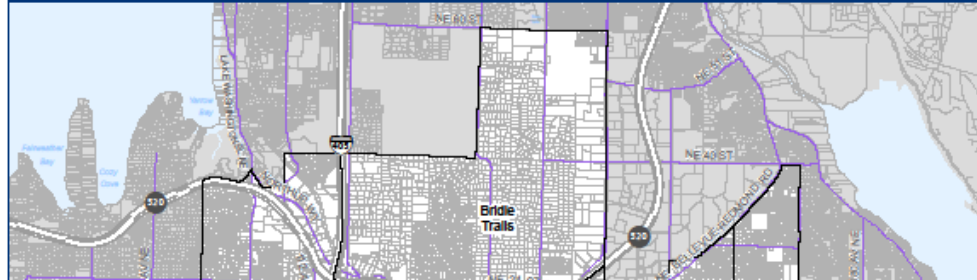
The four 2020s + one

| 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 |

The Four

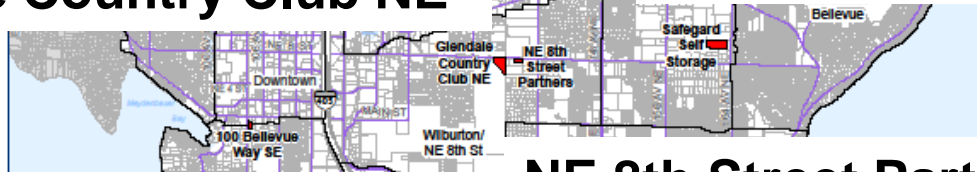


2020 Comprehensive Plan Amendments



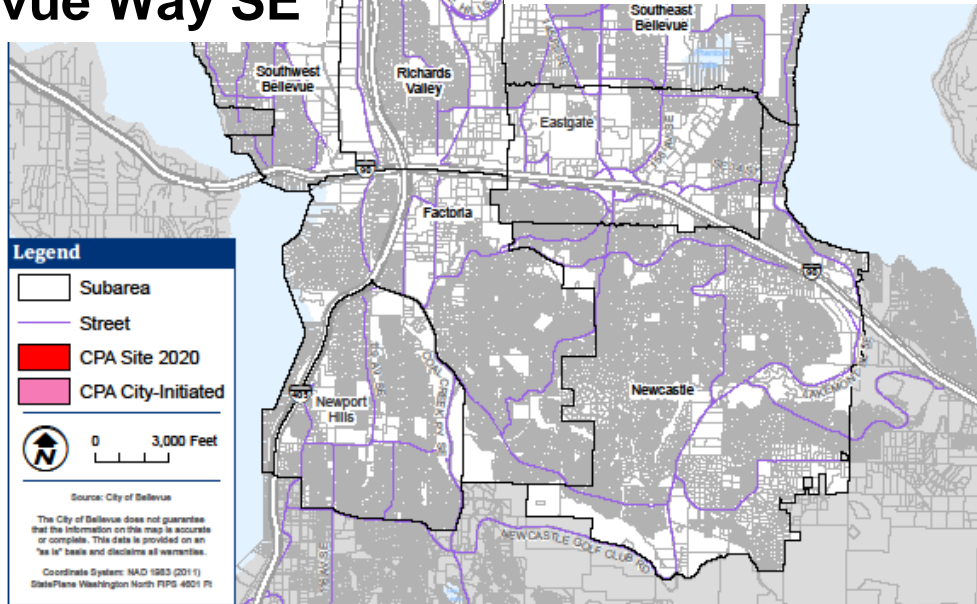
Glendale Country Club NE

Safeguard Self Storage



100 Bellevue Way SE

NE 8th Street Partners



C-1 Distribution of Potential Sites North of I-90



Legend

Public, Housing Non-profit, and Faith Owned Properties

- Public Multifamily
- Housing Non-profit Multifamily
- Faith Owned Multifamily
- Faith Owned Single Family
- Properties With Green Outline: Near Major/Minor Arterial Road
- Major and Minor Arterial

East Bellevue Community Council

City Limit

School Property

City Park

Generalized Zoning

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

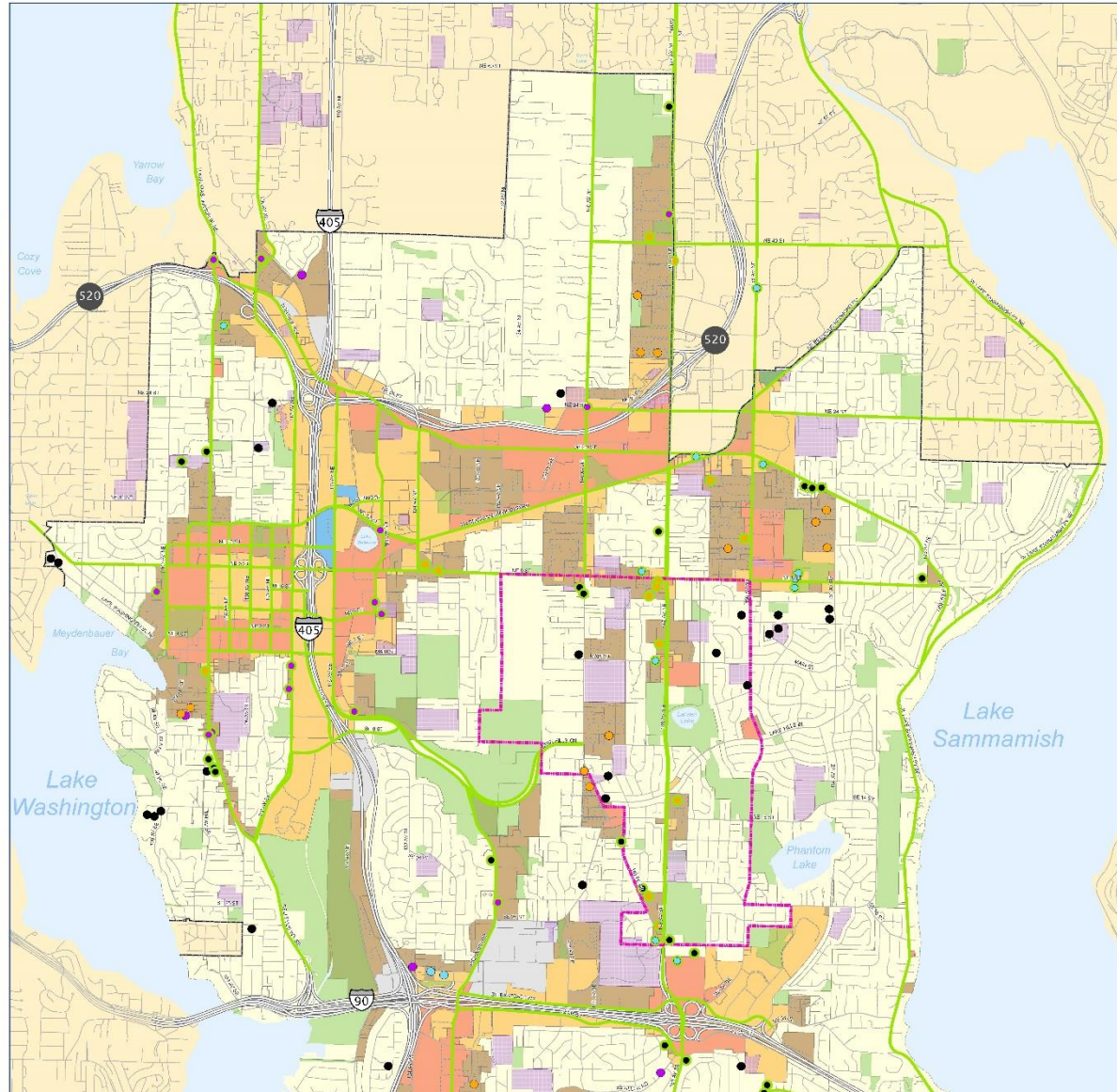


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Source: City of Bellevue

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Coordinate System: NAD 1983 (2011) StatePlane
Washington North FIPS 4601 F1 US



C-1 Distribution of Potential Sites South of I-90



Legend

Public, Housing Non-profit, and Faith Owned Properties

- Public Multifamily
- Housing Non-profit Multifamily
- Faith Owned Multifamily
- Faith Owned Single Family
- Properties With Green Outline: Near Major/Minor Arterial Road

— Major and Minor Arterial

East Bellevue Community Council

— City Limit

School Property

City Park

Generalized Zoning

Single Family

Multi-Family

Office

Commercial

Light Industrial

Evergreen Highlands

Medical Institution

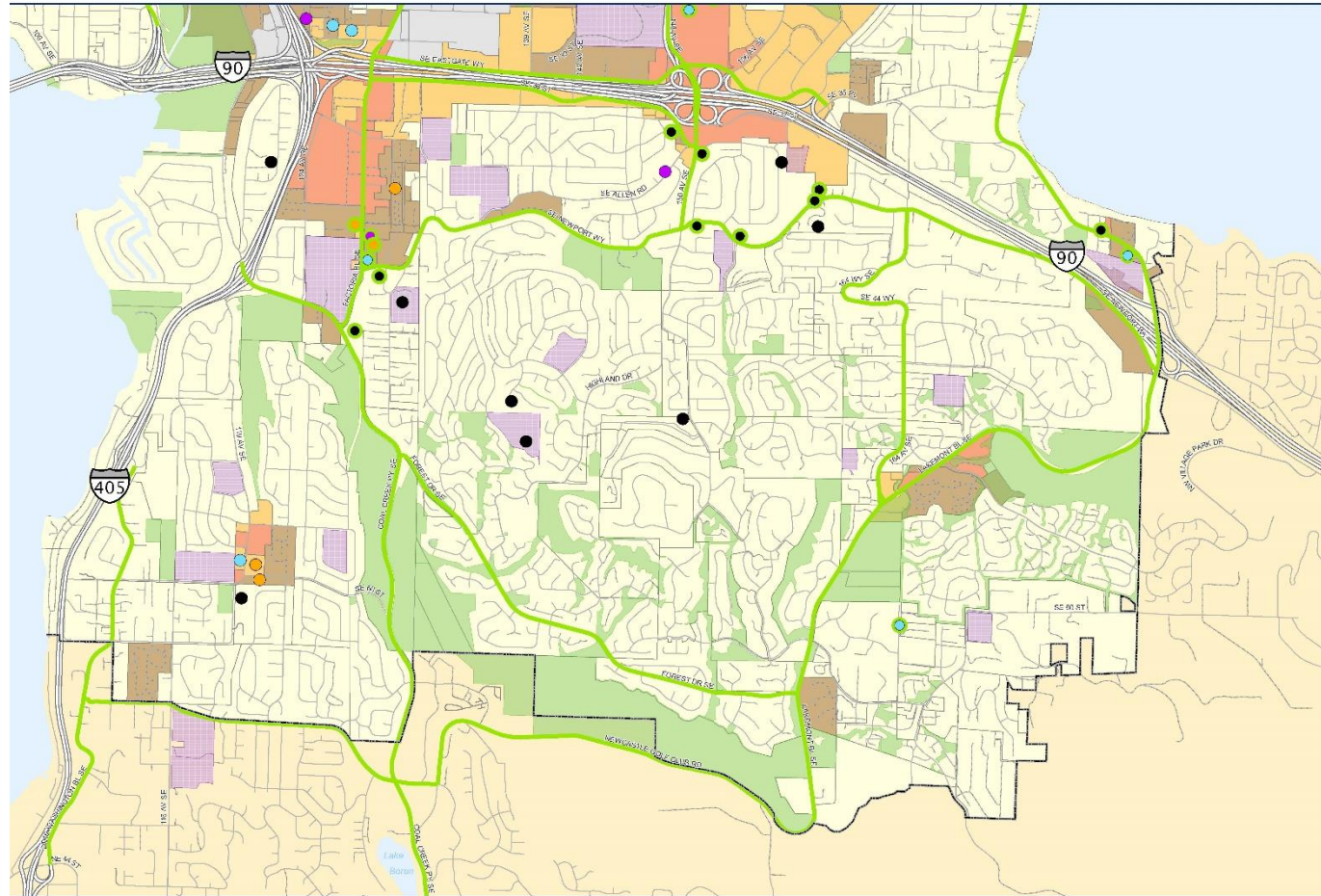


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Washington North FIPS 4601 F1 US



100 Bellevue Way SE



- Bellevue Planning Commission
- Final Review Public Hearings October 28, 2020

Downtown (Mixed Use) DNTN-MU and Office (O) to all DNTN-MU



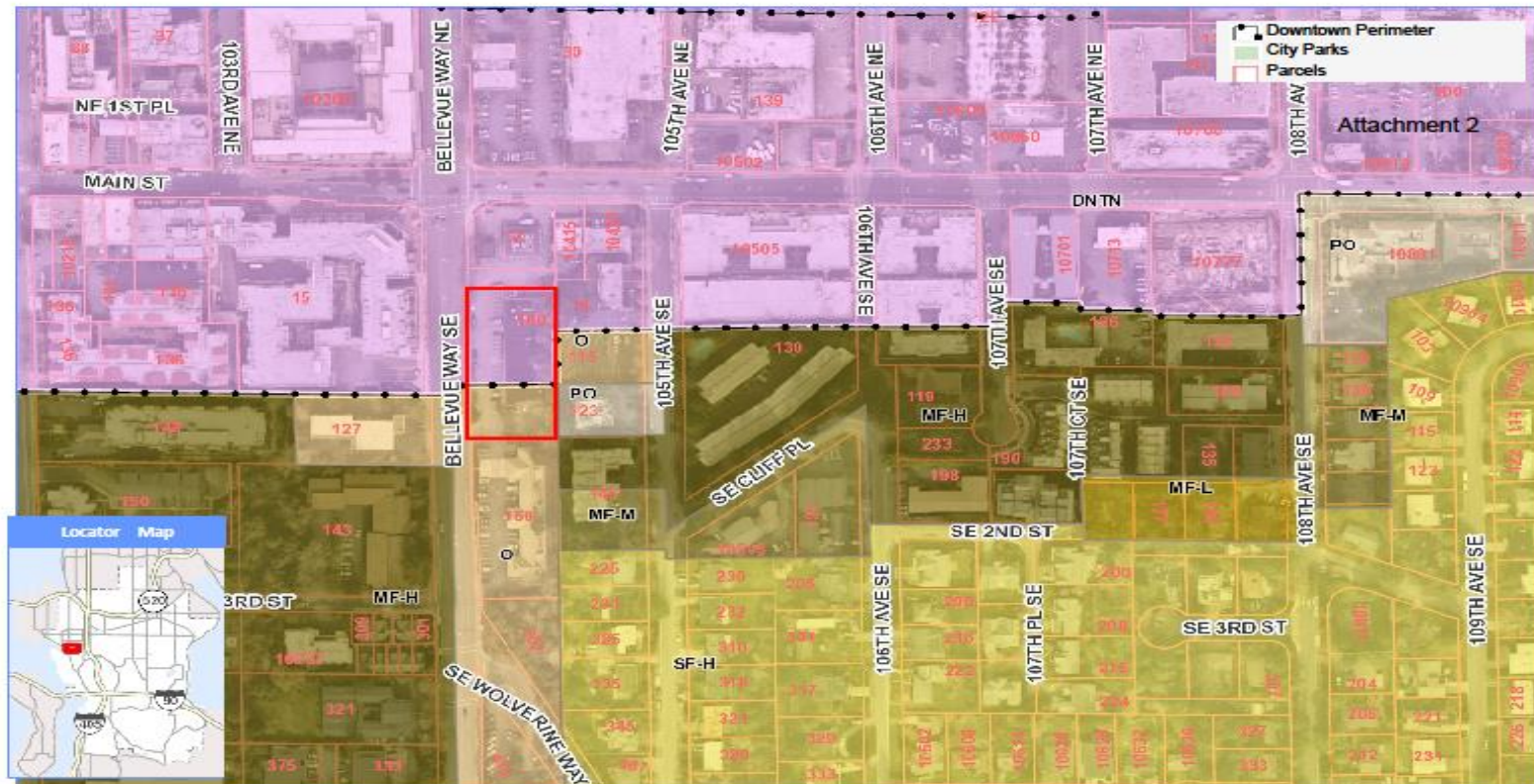
100 Bellevue Way SE O to DNTN MU



Map Generated on: 02/26/2020

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Downtown (Mixed Use) DNTN-MU and Office (O) to all DNTN-MU



100 Bellevue Way SE - O to DNTN-MU

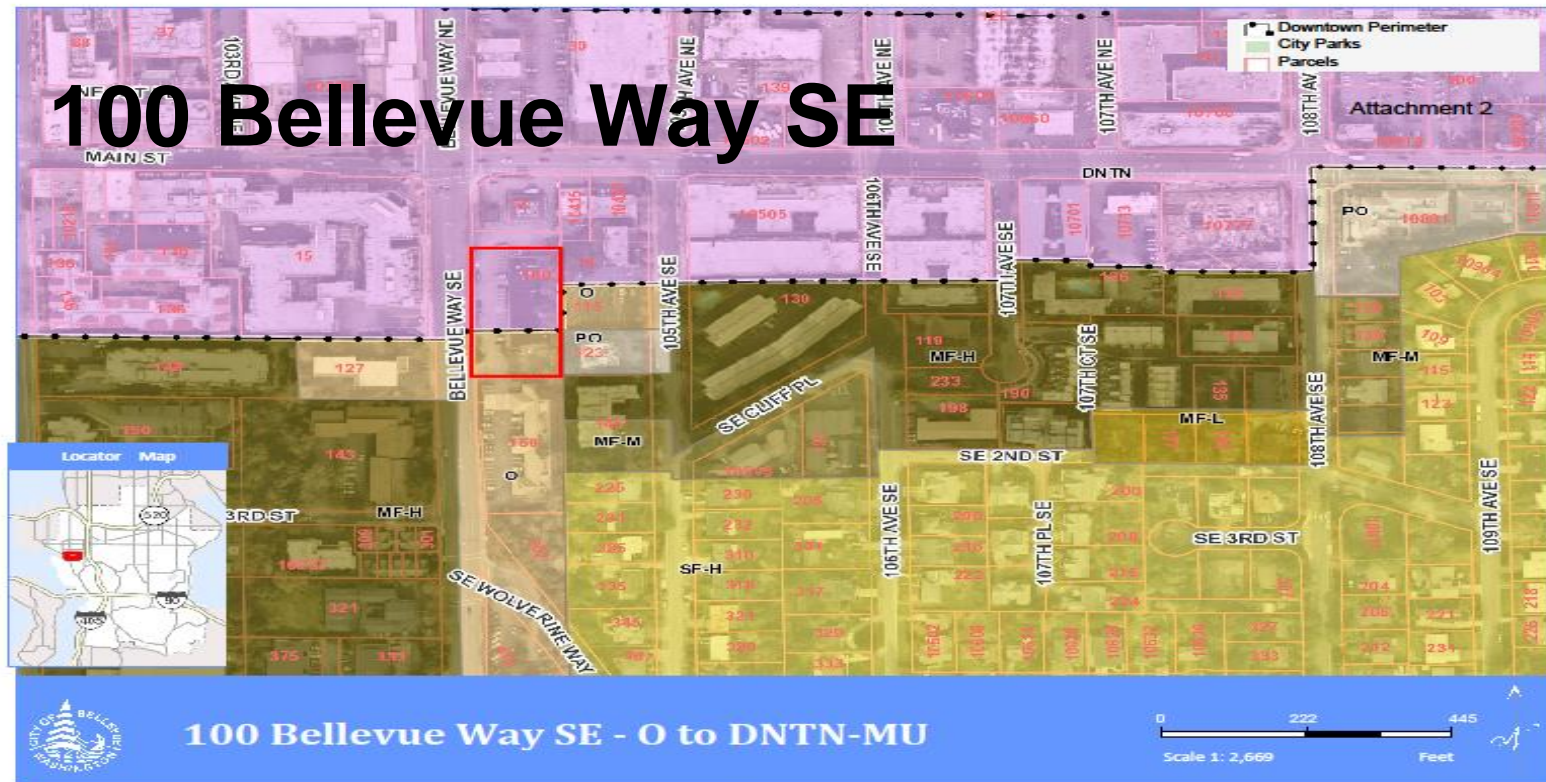
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Map Generated on: 05/29/2020

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Final Review Recommendation

100 Bellevue Way SE





100 Bellevue Way – Summary Comments

- Public Comments
- Planning Commission Comments



Safeguard Self Storage

- Bellevue Planning Commission
- Final Review Public Hearings October 28, 2020

Office (O) to Community Business (CB)



Map Generated on: 02/26/2020

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Final Review Recommendation





Safeguard Self Storage – Summary Comments

- Public Comments
- Planning Commission comments



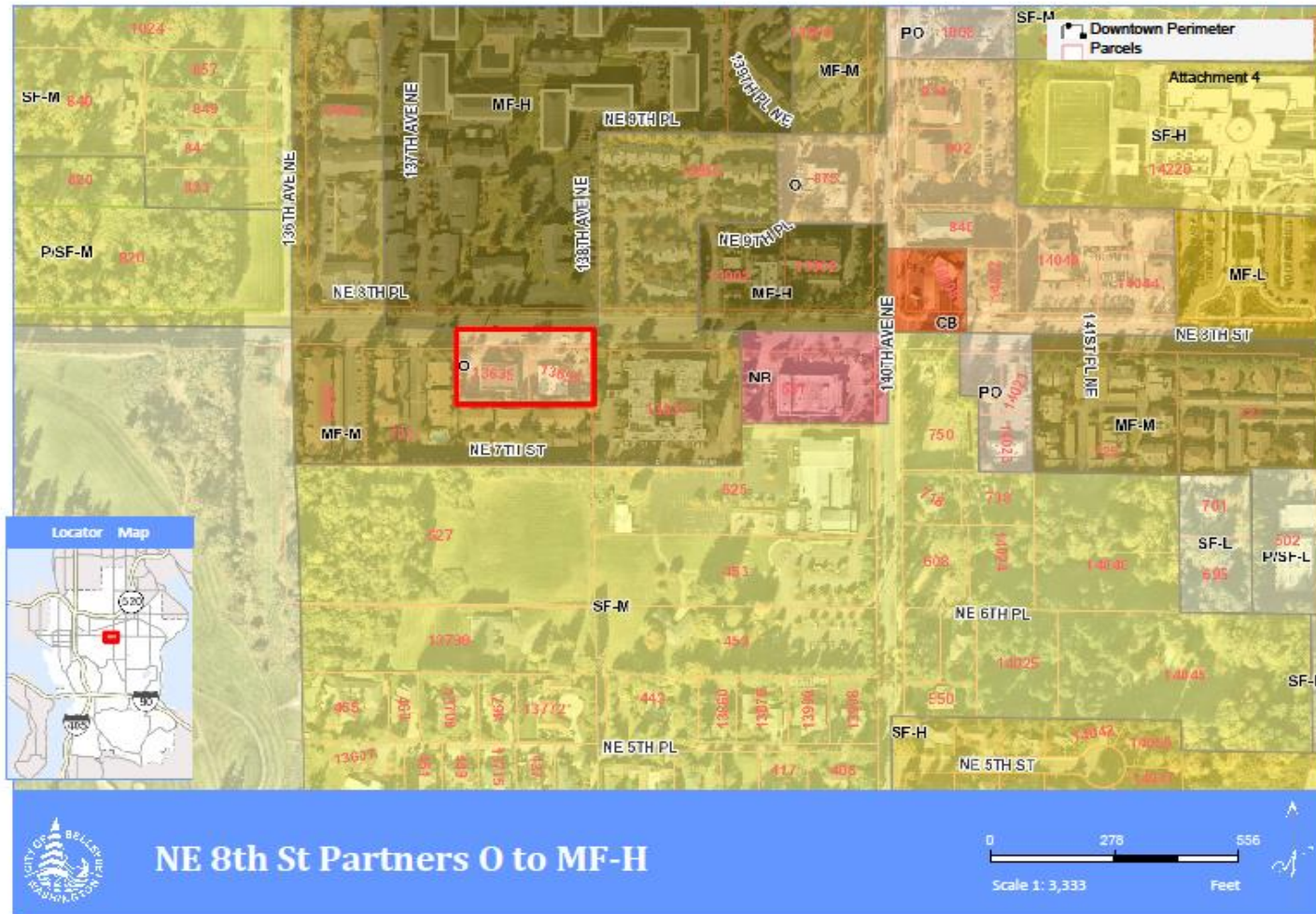
NE 8th Street Partners

- Bellevue Planning Commission
- Final Review Public Hearings October 28, 2020

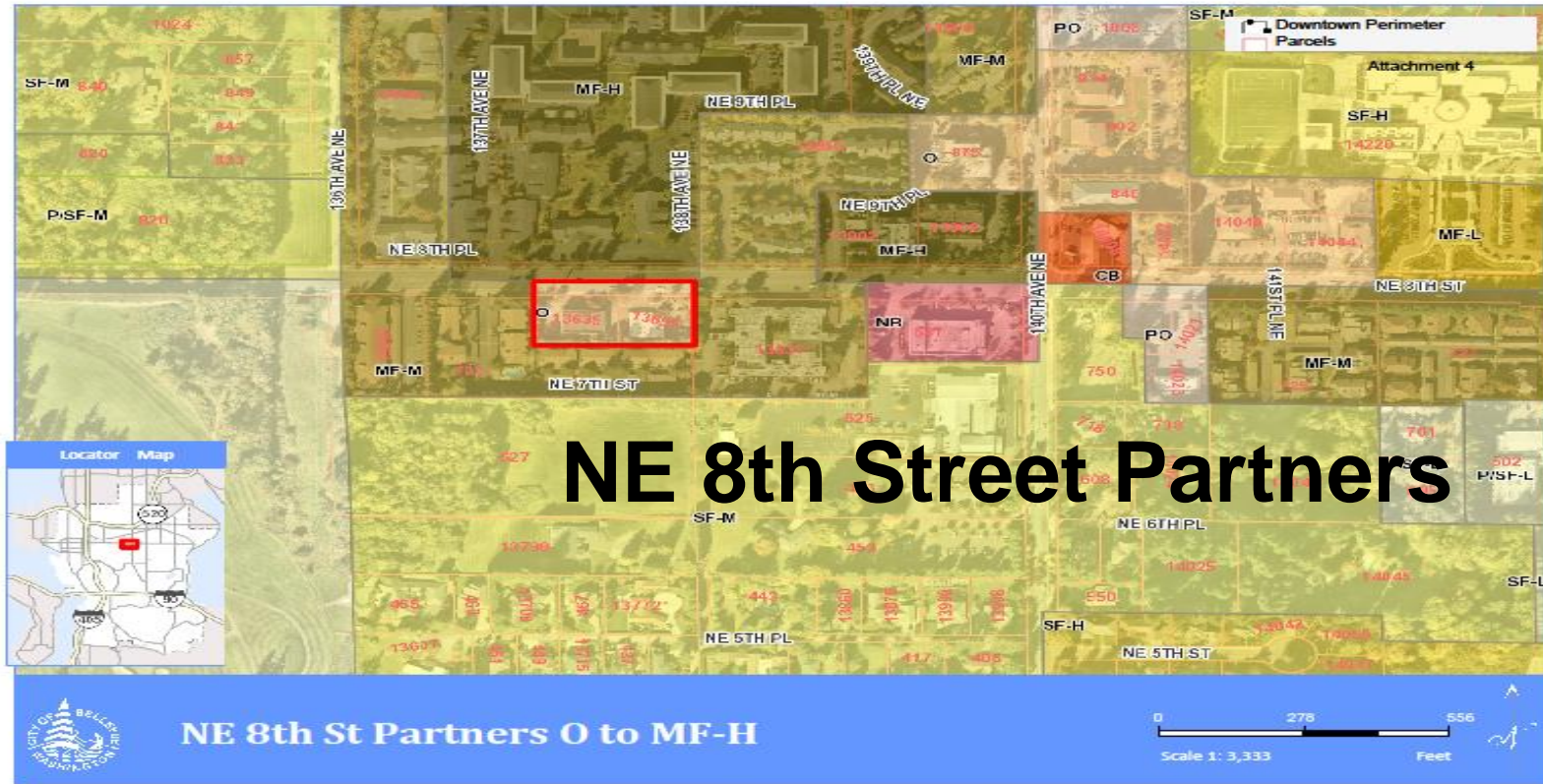
Office (O) to Multifamily-High (MF-H)



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



Final Review Recommendation





NE 8th Street Partners – Summary Comments

- Public Comments
- Planning Commission Comments



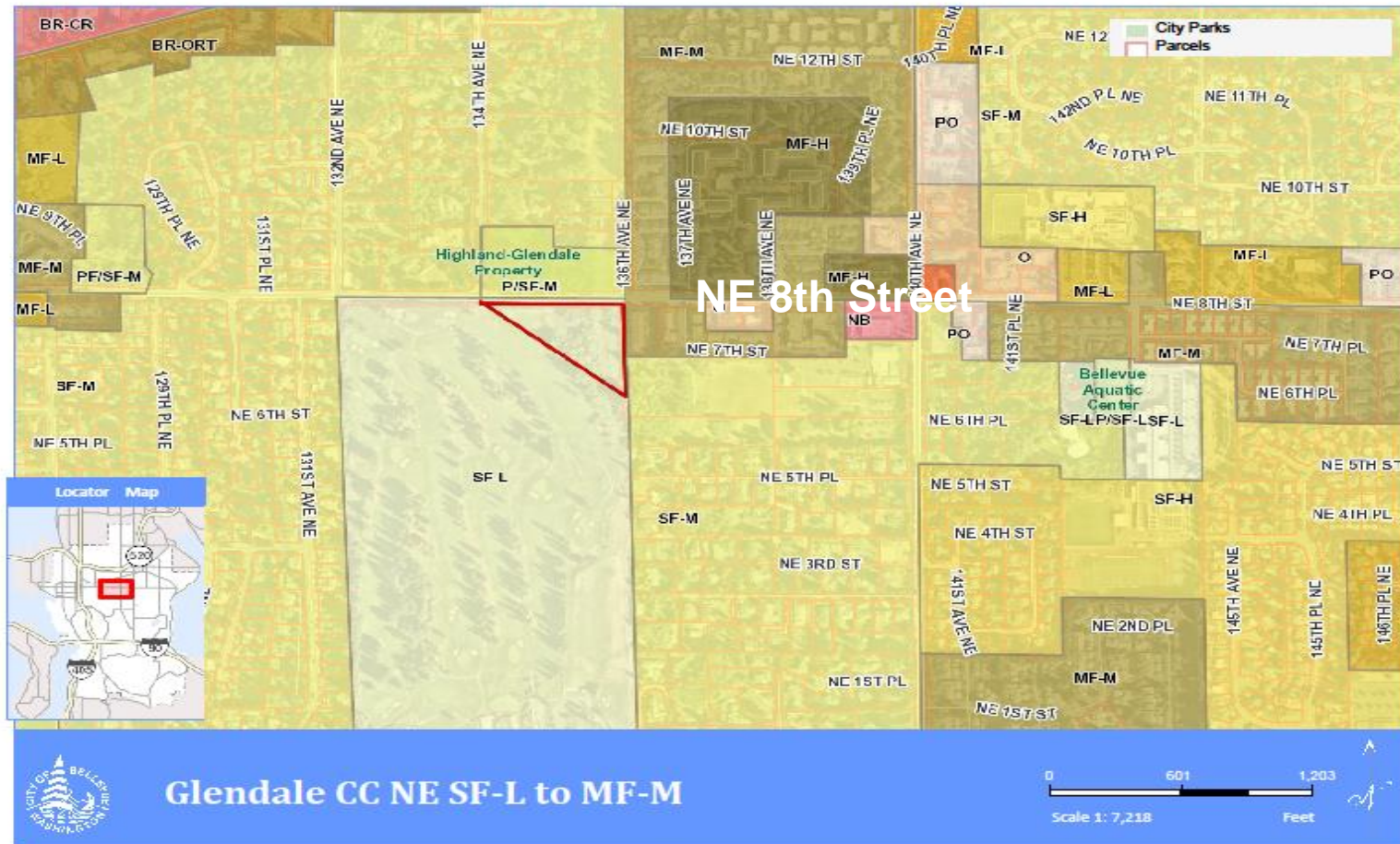
Glendale Country Club NE

- Bellevue Planning Commission
- Final Review Public Hearings October 28, 2020

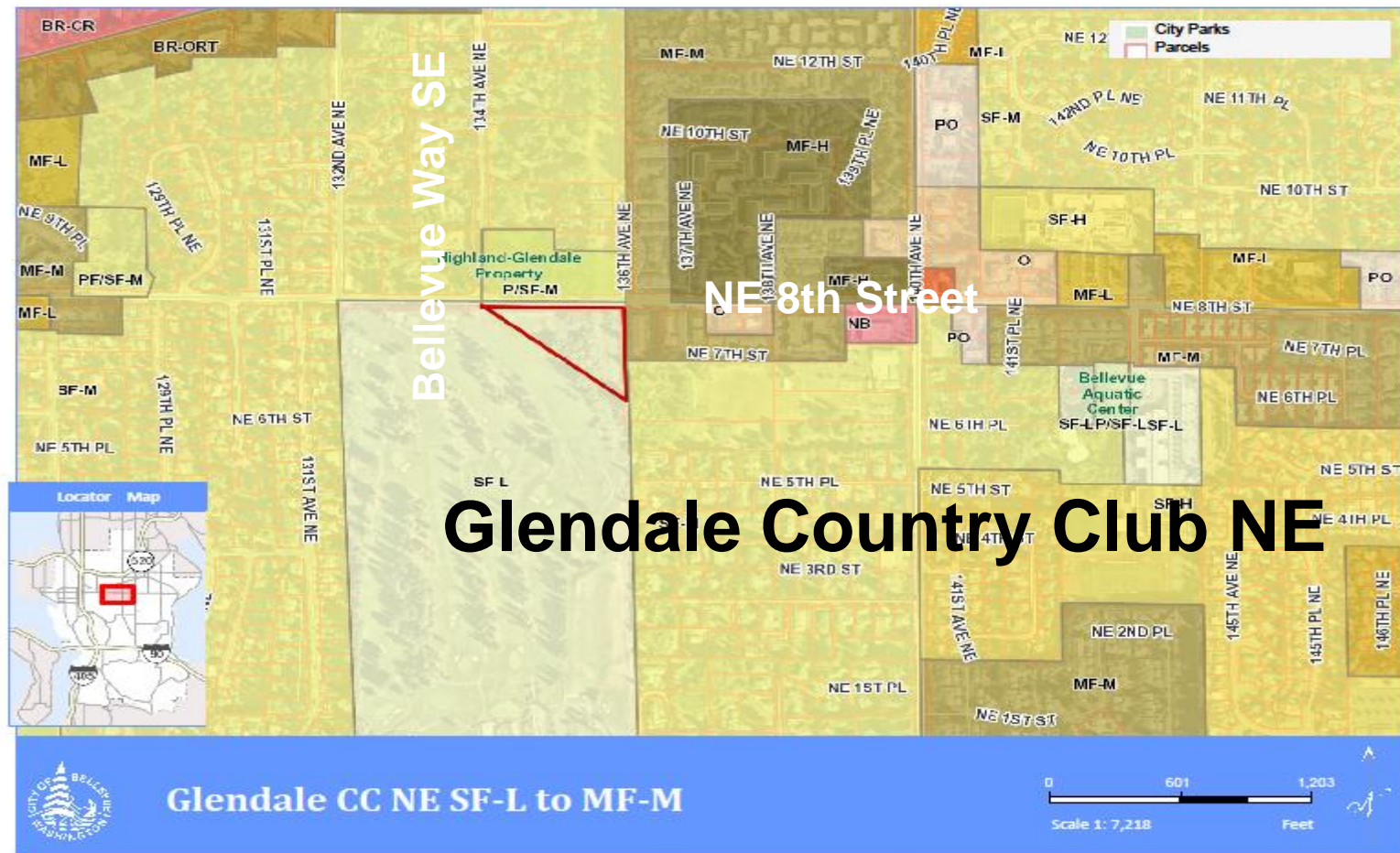
Single Family-Low (SF-L) to Multifamily-Medium (MF-M)



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



Final Review Recommendation





Glendale Country Club NE – Summary Comments

- Public Comments
- Planning Commission Comments

Affordable Housing Strategy C-1



- Bellevue Planning Commission
- Final Review Public Hearings October 28, 2020



Action C-1

- July 20 Council direction to initiate an incentive-based approach for increasing affordable housing potential on eligible properties 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.*
- 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
- Apply bonus the same as existing citywide affordable housing incentive (not needed in BelRed, Downtown & Eastgate).
- Eligible properties meet City policy and recent state legislation House Bill 1377.
- 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

Affordable Housing Strategy C-1

Proposed Policies Draft: Add the following policies to the Housing Element:

Policy HO-33: Implement Affordable Housing Strategy C-1 by providing bonuses and incentives to increase permanently affordable housing on any qualifying property owned by faith-based or non-profit housing entities, or on surplus property owned by public entities

Policy HO-34: Implement the bonuses and incentives for qualifying properties to respond to the different conditions of multifamily and single family land use districts that are outside of Downtown, BelRed, and Eastgate TOD.

Discussion: Adopting permanently affordable housing bonuses and incentives that respond to the different conditions for multifamily and for single family districts for the purpose of creating flexibility in development standards is needed to achieve bonus affordable housing units on qualifying properties. Amending these standards for use in by-right development processes will address the look and feel of housing structures, variation in the types of housing, and dimensional standards.

- Bellevue Planning Commission
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Affordable Housing Strategy C-1

Proposed Policies Draft: Add the following policies to the Housing Element:

Policy HO-35: Adopt an interim ordinance enabling a demonstration project including affordable housing and is consistent with Policy HO-14, on qualifying non-profit housing entity-owned property and when located in a multifamily land use district and is on an arterial. The interim ordinance shall address standards and requirements for site proximity to transit, residential development capacity, and other land use dimensional incentives for the additional development of permanently affordable housing.

Definition in Glossary:

Qualifying properties: Multifamily property that is owned by faith-based, or non-profit housing entities, or surplus property owned by public entities; or single family property that is owned by faith-based entities.

- Bellevue Planning Commission
- Final Review Public Hearings October 28, 2020



Affordable Housing Strategy C-1

Staff Recommendation

This proposal meets all the Final Review criteria to be included in the annual Work Program.



Affordable Housing Strategy C-1

Summary Comments

- Public Comments
- Planning Commission Comments



2020 Next Steps

- Planning Commission Final Review recommendations presented to City Council on November 16.
- City Council conducts study session, then takes ordinance action on December 7.
- Bellevue Planning Commission
- Final Review Public Hearings October 28, 2020



Direction / Feedback

- Results of real-time auditing of tonight's material



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Household Income and Housing Need by Cost Burden



ARCH Land Use and MFTE Income and Rent Guidelines 2019*

King County Area Median Income (AMI) 4-person household: \$108,600

| | Studio (1 Person) | 1-Bedroom (2 People) | 2-Bedroom (3 People) | 3-Bedroom (4 People) |
|----------------------------------|----------------------|-------------------------|-------------------------|-------------------------|
| 30% AMI [VERY LOW INCOME] | | | | |
| Household Income | \$22,806 | \$26,064 | \$29,322 | \$32,580 |
| Max. Affordable Rent** | \$570 | \$611 | \$733 | \$847 |
| 50% AMI [LOW INCOME] | | | | |
| Household Income | \$38,010 | \$43,440 | \$48,870 | \$54,300 |
| Max. Affordable Rent** | \$950 | \$1,018 | \$1,222 | \$1,412 |
| 80% AMI [MODERATE INCOME] | | | | |
| Household Income | \$60,816 | \$69,504 | \$78,192 | \$86,880 |
| Max. Affordable Rent** | \$1,520 | \$1,629 | \$1,955 | \$2,259 |
| 100% AMI [MEDIAN INCOME] | | | | |
| Household Income | \$76,020 | \$86,880 | \$97,740 | \$108,600 |
| Max. Affordable Rent** | \$1,901 | \$2,036 | \$2,444 | \$2,824 |

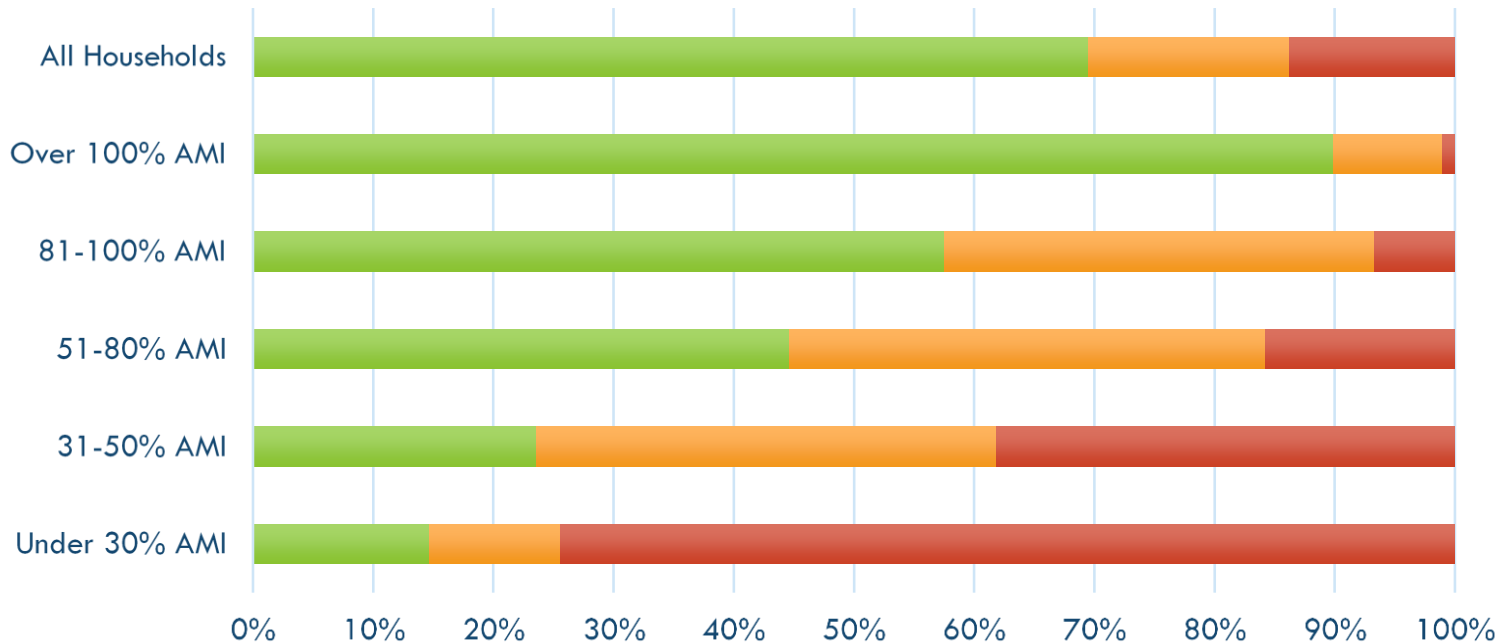
* Rent guidelines have not increased since 2019 because of Covid-19 policies.

** Rental estimate includes utilities allowance including electricity/gas, water/sewer, garbage.

Household Income and Housing Need by Cost Burden



Bellevue Residents' Cost Burden by Income



| | Under 30% AMI | 31-50% AMI | 51-80% AMI | 81-100% AMI | Over 100% AMI | All Households |
|------------------------|---------------|------------|------------|-------------|---------------|----------------|
| Not Cost Burdened | 835 | 1,150 | 2,165 | 2,575 | 31,295 | 38,020 |
| Cost Burdened | 615 | 1,865 | 1,920 | 1,600 | 3,140 | 9,140 |
| Severely Cost Burdened | 4,220 | 1,860 | 765 | 300 | 375 | 7,520 |