



DASH Glendale & Evergreen Court Final Review Study Session on Proposed Site Specific Comprehensive Plan Amendment

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Community Development

June 9, 2021



Planning Commission Direction

- Review DASH Glendale & Evergreen Court Comprehensive Plan Amendment against the decision criteria and **identify any additional information needed** for Final Review, and
- **Set Final Review public hearing date.**





Agenda

- Overview of the review process
- Final Review decision criteria
- Site analysis
- Suggested policy discussion questions
- Next steps

Overview of the Comprehensive Plan Amendment Review Process

1. Threshold Review → establishes annual CPA work program, completed April 5
2. Final Review → evaluates merit of each proposal using decision criteria found in [LUC 20.301.150](#) culminating in Council action

Site-specific amendments lead to rezoning.



Final Review Decision Criteria

1. **Consistent** with the Comprehensive Plan and other goals and policies; and
2. Addresses the **interests and changed needs** of the **entire** City; and
3. Addresses **significantly changed conditions**; and
4. Is **suitable** for development **in general conformance with adjacent land use and the surrounding development pattern**, and with zoning standards under the potential zoning classifications; and
5. Demonstrates a **public benefit** and enhances the public health, safety and welfare of the City.

[LUC 20.30I.150](#)

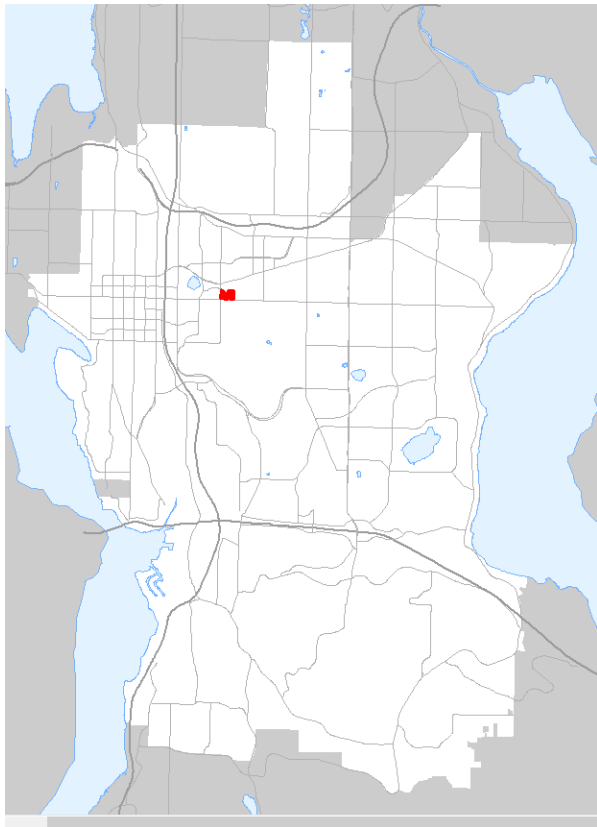


DASH Glendale & Evergreen Court

Proposes a map amendment from:
Multifamily Medium (MF-M) →
Neighborhood Mixed Use (NMU)



Site Analysis



Existing Uses



Glendale Apartments

82 unit, 2 story multifamily complex

Built in 1970

Housing moderate income households

Evergreen Court

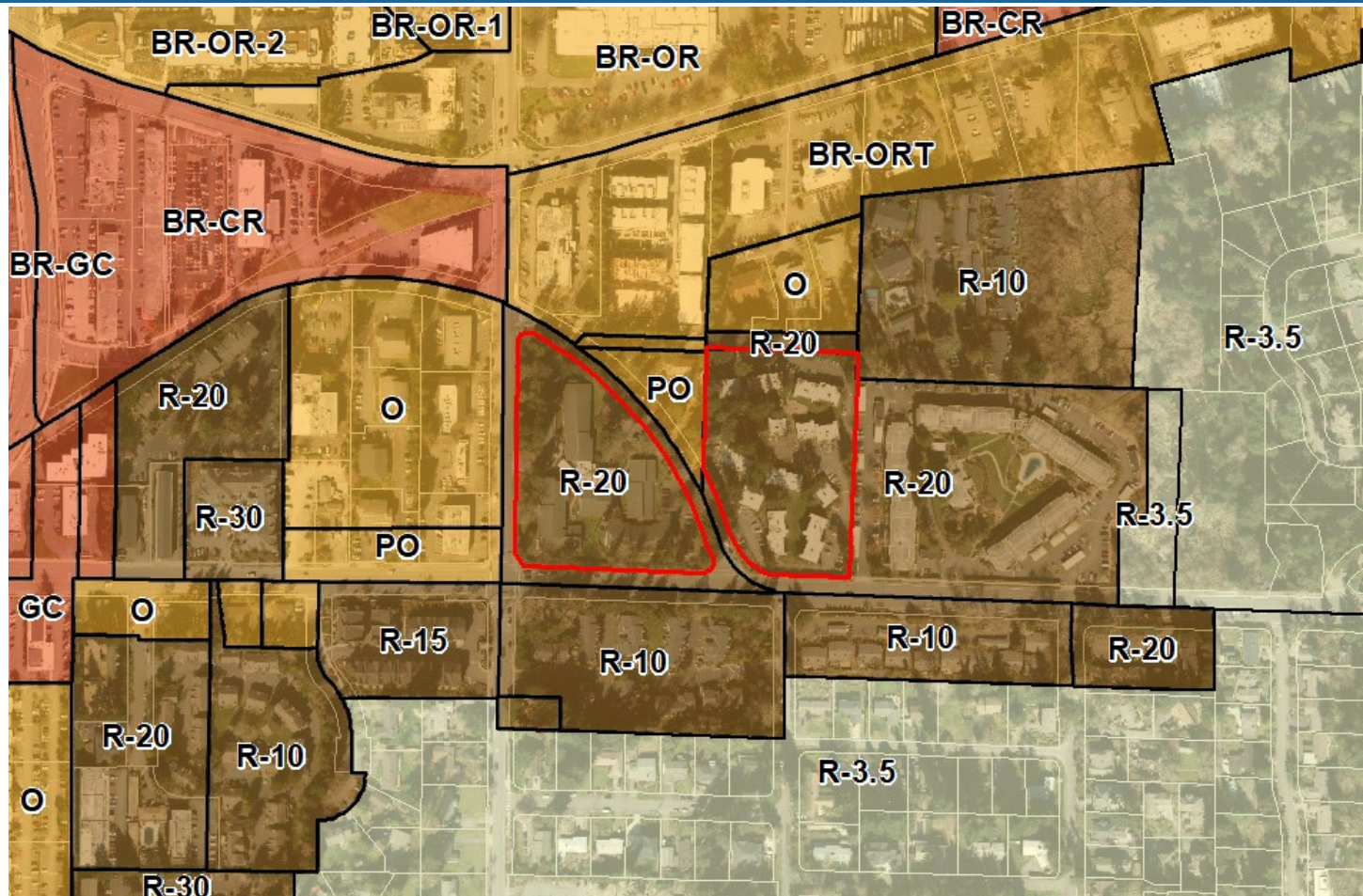
84 unit, 3 story multifamily complex

Built in 1977

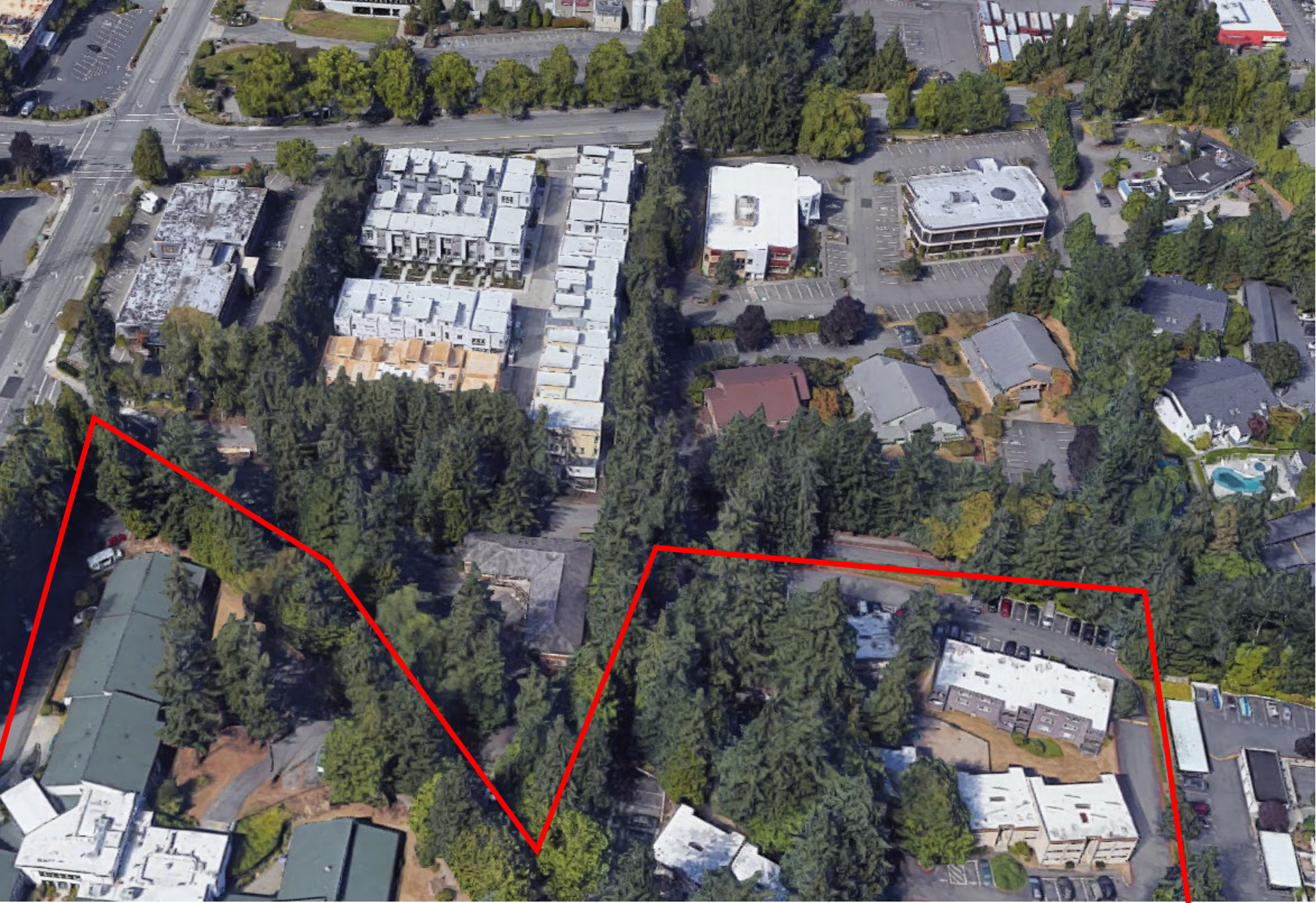
Housing low/moderate income older adults



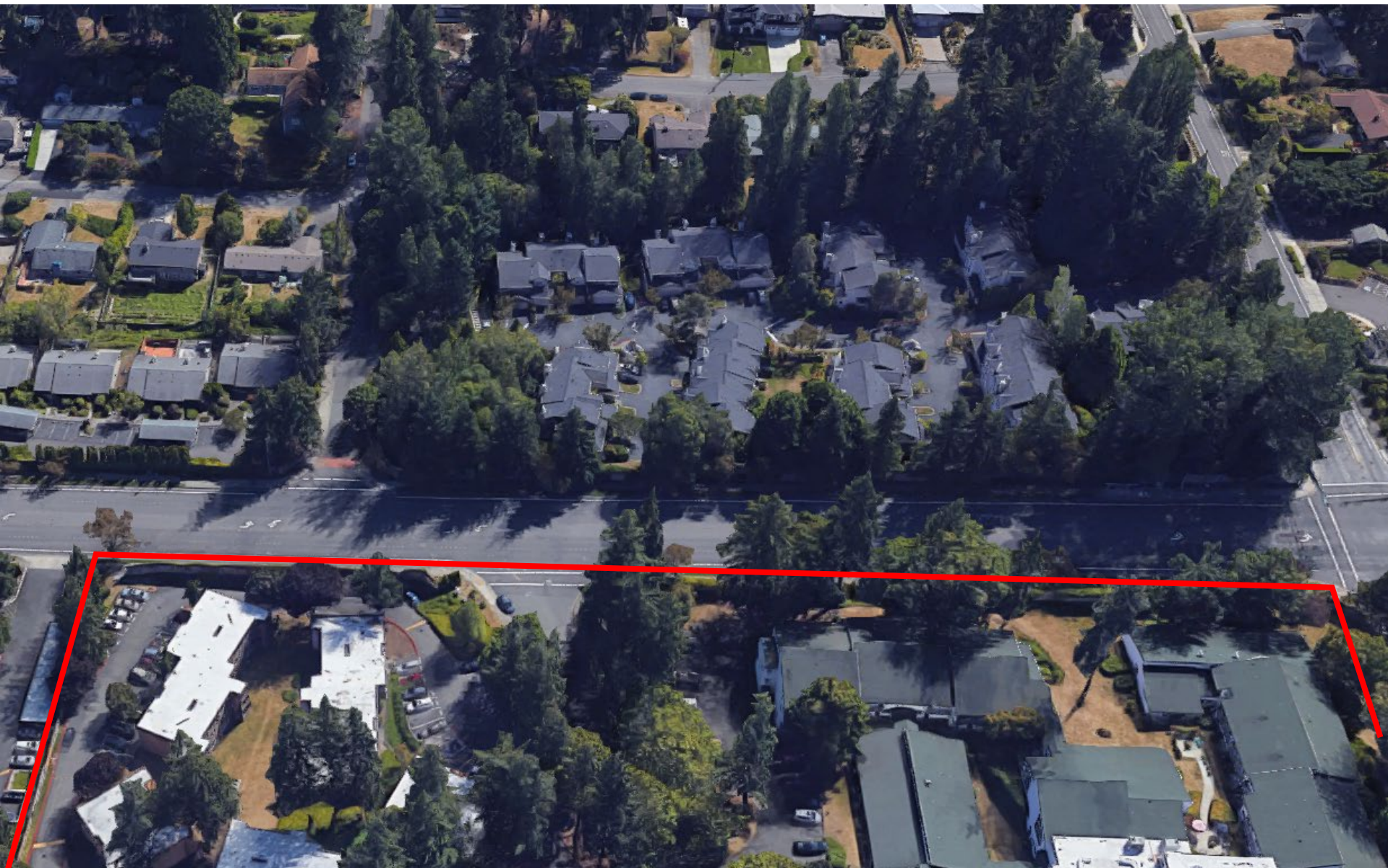
Surrounding Uses and Zoning











Site Analysis – Zoning Implications

Designation	Lot area	LUC Dimensional Standards	Residential Capacity	Non-Residential Capacity
Multifamily Medium	7.64 acres = 332,964 square feet	20 units per acre (Note: units less than 600 sqft count as 1/2 unit if senior congregate care or assisted living use)	152 units (or up to 304 units if units are less than 600 sqft and in senior citizen or congregate care senior housing, or assisted living)	Not permitted
Neighborhood Mixed Use		1 FAR or up to 2 FAR if 1 FAR is exempted for affordable housing 75' Height Ground floor neighborhood serving uses	332,964 square feet of residential building capacity or up to 570,795 square feet of a mix of market and affordable housing building capacity ~350 market rate residential units or ~ 800 mix of market and affordable housing units assuming an average of 800 square feet per unit for 6 stories of residential use	~47,500 square feet of neighborhood serving retail and service uses



Transition Area Design District



Environmental Impacts

- No significant transportation impacts anticipated
- Future project or development related impacts to water, wastewater and drainage would be mitigated at the time of development
- DASH indicates they will develop and implement a relocation plan to minimize displacement utilizing the following strategies:
 - placement of existing residents in other DASH owned properties and
 - phased construction allowing for existing residents to move into new homes upon completion.



Public Comments

- 7 public comments have been received to date
 - 5 in support of the proposed amendment
 - “... for the people who help Bellevue thrive and for long-time city residents seeking to age in place”
 - 1 concerned about the loss of tree canopy and impact on air quality
 - 1 questioning if proposal would result in a loss of senior housing



Suggested Policy Discussion Questions and Strategies

- How would this proposal address the *interests and changed needs of the entire community* as well as *significantly changed conditions* in the surrounding area within the framework of the Comprehensive Plan including the Wilburton/NE 8th Street Subarea Plan?
- What additional information is needed for the Commission to review and provide a recommendation for this proposal?



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Next Steps

- Staff report for Final Review and recommendation published with hearing notice by July 1.
- Planning Commission conducts Final Review July 28 public hearings.
- Council review in November/ December, 2021.

