



Forum South
Office Park

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

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Community Development

July 7, 2021



City of Bellevue

Planning Commission Direction

Information only briefing. No direction requested at this time.





Agenda

- Proposal and staff recommendation
- Overview of decision criteria
- Consistency
- Interests and changed needs
- Significantly changed conditions
- Suitability
- Public benefit
- Next steps

DASH Glendale & Evergreen Court

Proposal: Multifamily Medium (MF-M) →
Neighborhood Mixed Use (NMU)

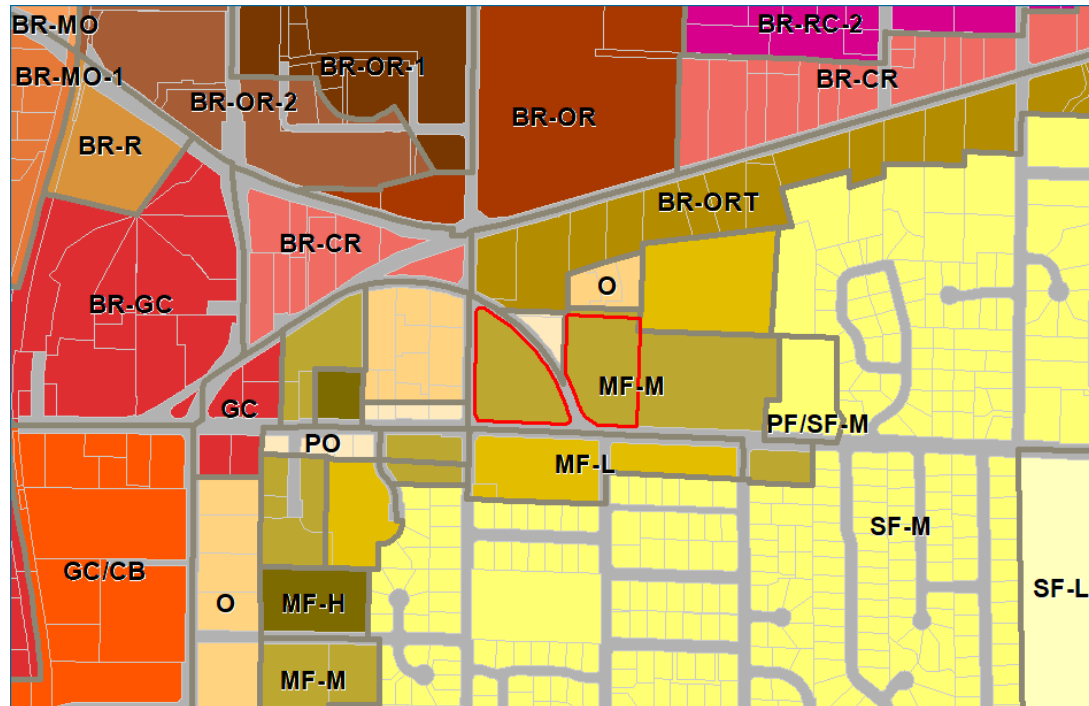


Figure 1.
Existing
Comprehensive
Plan Land Use
Designations



Decision Criteria Overview

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. Site 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](#)

Consistency with Plan

Land Use Element

- LU-13. Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.
- LU-23. Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.



Consistency with Plan

- *Housing Element*
- HO-7. Encourage the development of affordable housing through incentives and other tools consistent with state enabling legislation.
- HO-11. Encourage housing opportunities in mixed residential/commercial settings throughout the city.
- HO-12. Provide incentives to encourage residential development for a range of household types and income levels in multifamily and mixed use commercial zones.



Consistency with Plan

- *Housing Element*
- HO-18. Promote working partnerships with housing developers to help create a variety of housing types in the community.
- HO-21. Address the entire spectrum of housing needs, including the need for housing affordable to very low, low, and moderate income households, through the city's affordable housing programs.
- HO-26. Provide incentives and work in partnership with not-for-profit and for-profit developers and agencies to build permanent low- and moderate-income housing.



Consistency with Plan

Wilburton/NE 8th Subarea Plan

- S-WI-2. Support the provision of commercial services in Wilburton that complement Downtown such as large retail and auto sales; **mixed use opportunities; and services that provide convenient shopping for the adjacent neighborhoods.** Implement this through zoning and development regulations.
- S-WI-22. Seek affordable and “work force” housing in new mixed use developments through regulatory and incentive approaches.

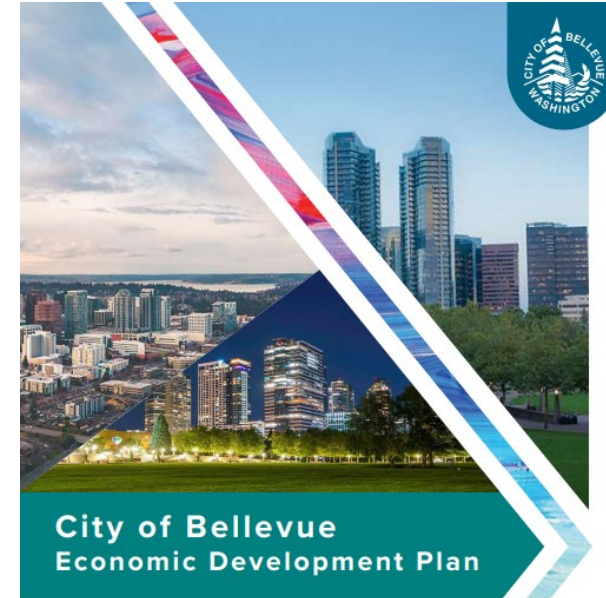


Consistency with Other Plans



City of Bellevue
Affordable Housing Strategy

Approved by City Council
June 5, 2017



Interests and Changed Needs

Economic Development Plan

*After transportation, **cost** is consistently cited as one of the **greatest challenges for business in Bellevue, especially cost of housing for workers. A sustainable economy requires workers at all income levels, but rapid population growth in Bellevue and the region has made housing unaffordable for many residents and workers at lower income levels. Bellevue, the Eastside, and the larger Puget Sound continue to need more housing choices for diverse income levels throughout the city.***



Business Survey

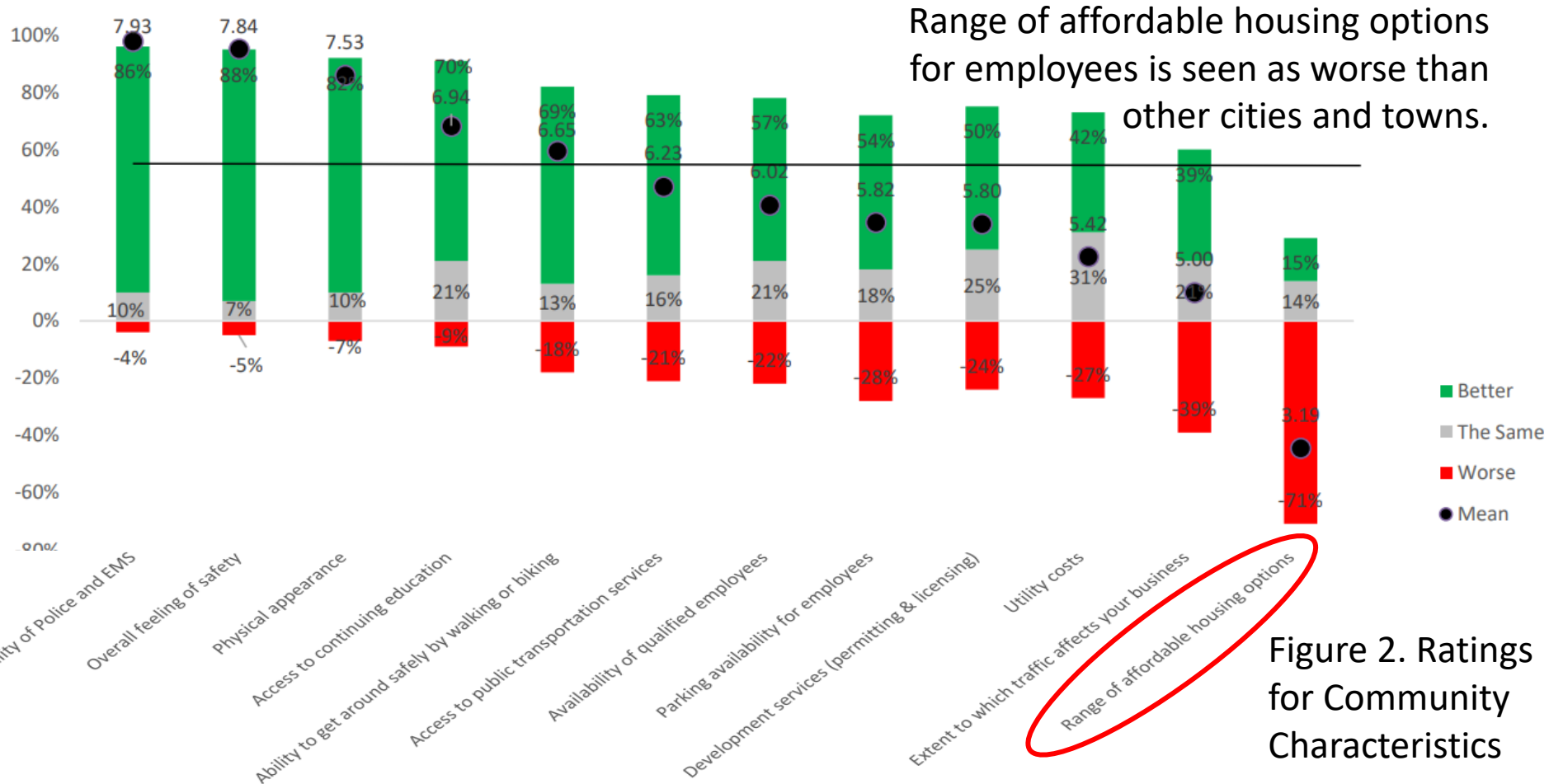


Figure 2. Ratings for Community Characteristics

Significantly Changed Conditions

Demonstrating evidence of change such as:

- unanticipated consequences of an adopted policy, or
- changed conditions on the subject property or its surrounding area, or
- changes related to the pertinent plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.



Significantly Changed Conditions: Housing Prices

TALES OF A HOUSING MARKET GONE AMOK

Buyers entering this market should prepare to compete with offers well over asking price, earnest money and waived inspections

Seattle area's home prices take biggest-ever 12-month leap

Report: Hundreds of Seattle-area homes have sold for more than \$300k over list price

EASTSIDE: 'HOW DO YOU EVEN REVIEW THAT MANY OFFERS?'

PIERCE COUNTY: 'WAIVE THE INSPECTION'

SNOHOMISH COUNTY: 'I'VE NEVER SEEN ANYTHING LIKE THIS'

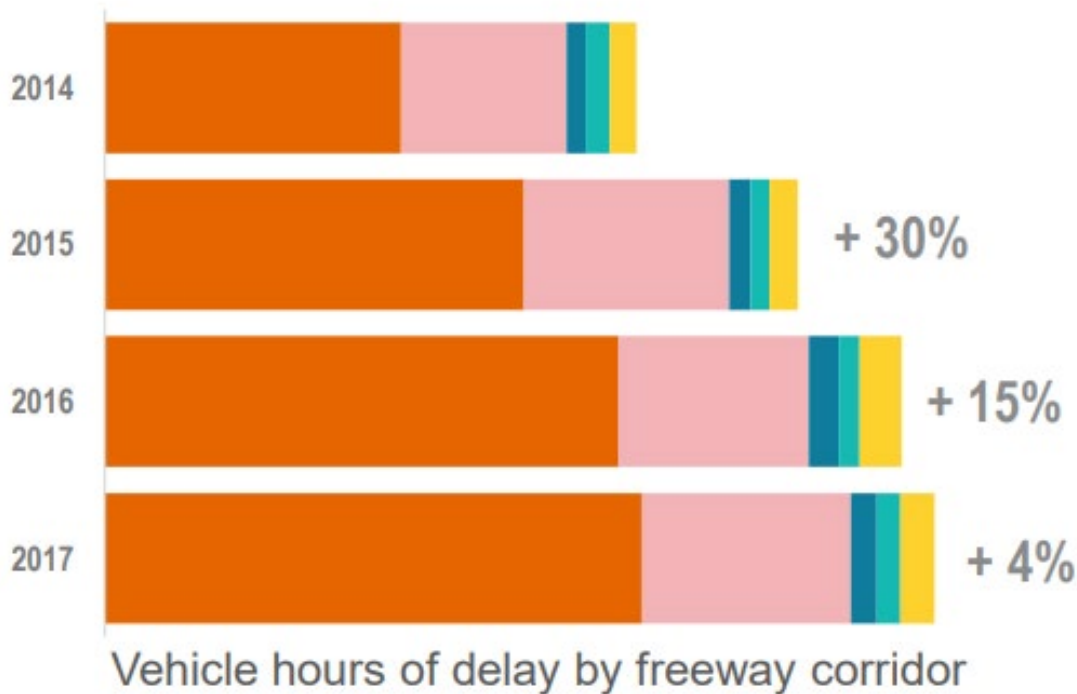




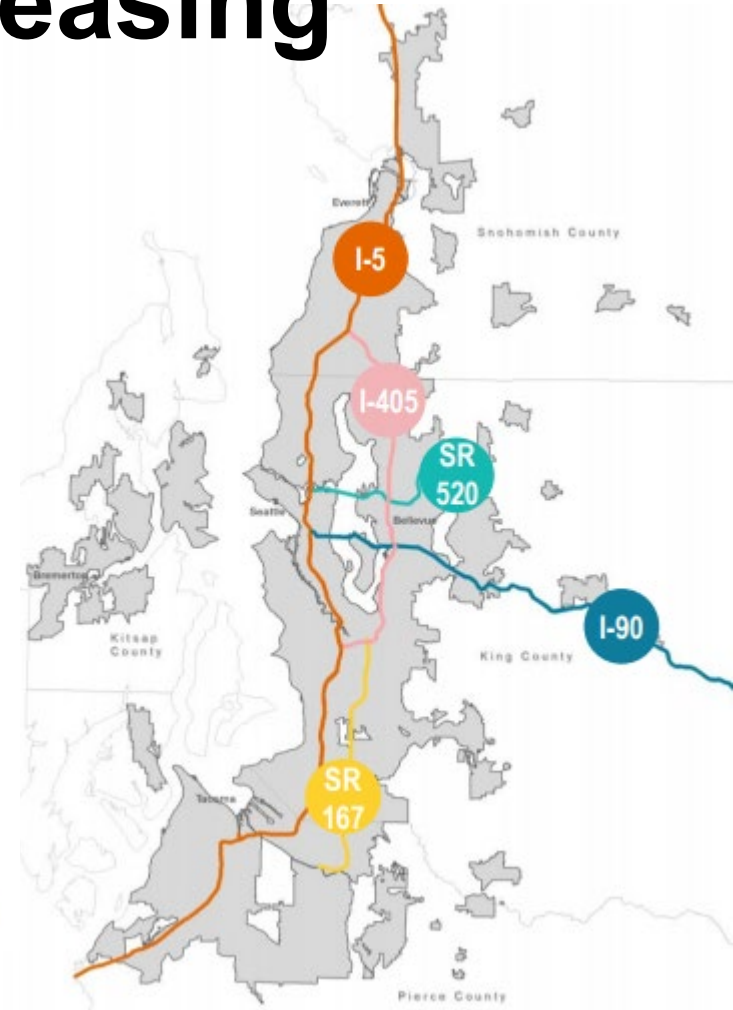
First-time home buyers increasingly priced out of Washington housing market

Building Industry Association of Washington says state's median home price is \$522,023

Travel times are increasing



Source: Freeway Count Detectors, TRAC Flow, – Washington State Department of Transportation





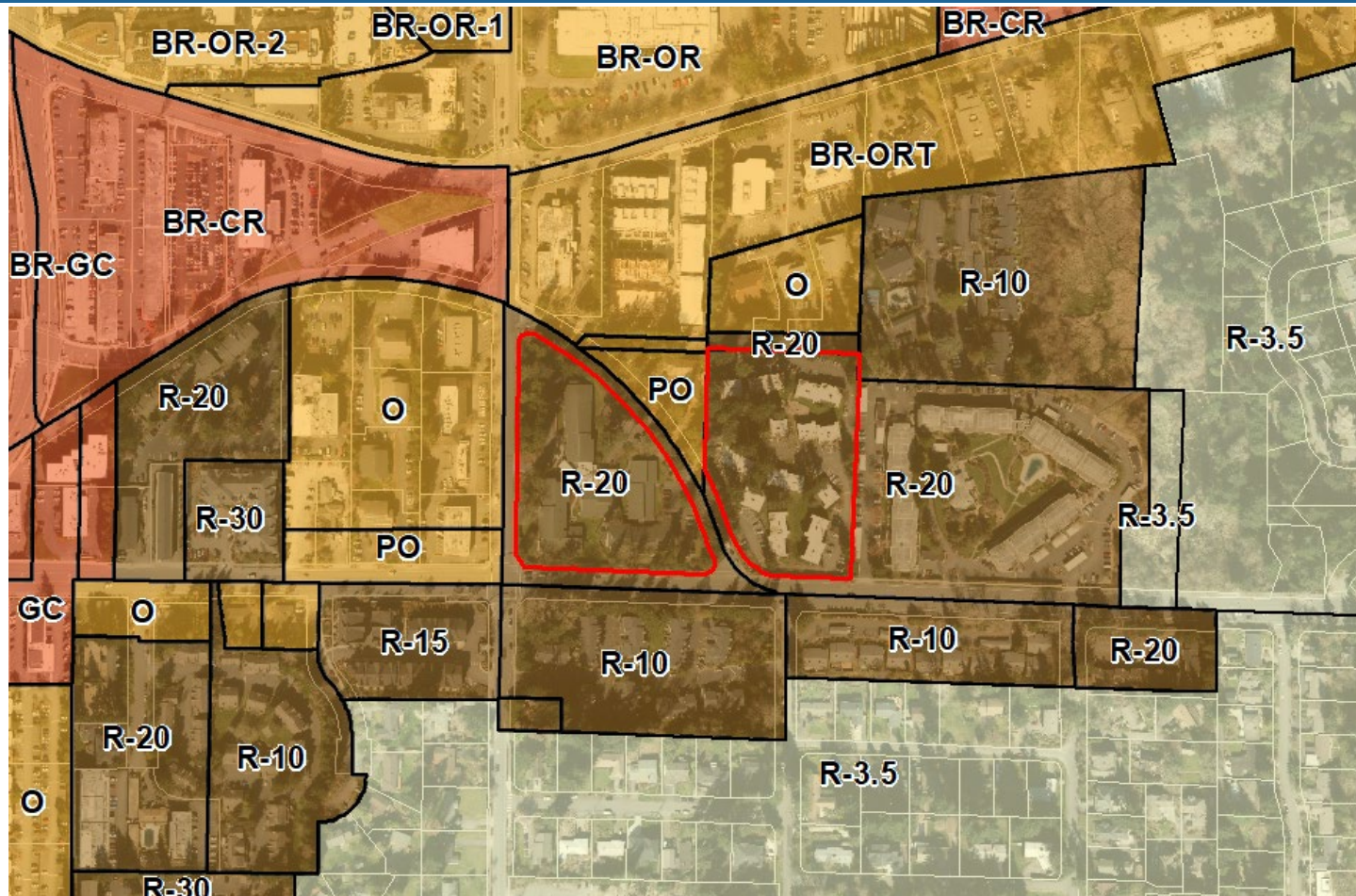
DASH Glendale & Evergreen Court CPA

Surrounding Transportation Facilities



0 360 Feet

Surrounding Uses and Zoning



Public Benefit

The proposal encourages housing production that:

- Is affordable to low and moderate income households, including older adults,
- Is in close proximity to job centers, goods, services, and high frequency transit
- Results in triple bottom line benefits – benefits to equity, the economy and the environment.



Public Comments

- 15 public comments have been received
 - 13 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

“With Bellevue’s growing housing crisis, it is critical the city take advantage of opportunities to significantly address these needs.”

Joe Woolford, CEO of Sustainable Housing for Ageless Generations



Suggest 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?



Next Steps

- Planning Commission conducts public hearing July 28 and makes recommendation to Council.
- Council review in Fall 2021.

