



Forum South
Office Park

DASH Glendale & Evergreen Court 2021 Comprehensive Plan Amendment Final Review Public Hearing

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Community Development

July 28, 2021



City of Bellevue

Planning Commission Direction

1. Conduct a Final Review public hearing for the 2021 DASH Glendale & Evergreen Court CPA.
2. Conduct a discussion.
3. Take action on a recommendation.





Agenda

- Proposal
- Final Review Decision Criteria
- Public Comment
- Commission Comment
- Direction and Feedback

DASH Glendale & Evergreen Court

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

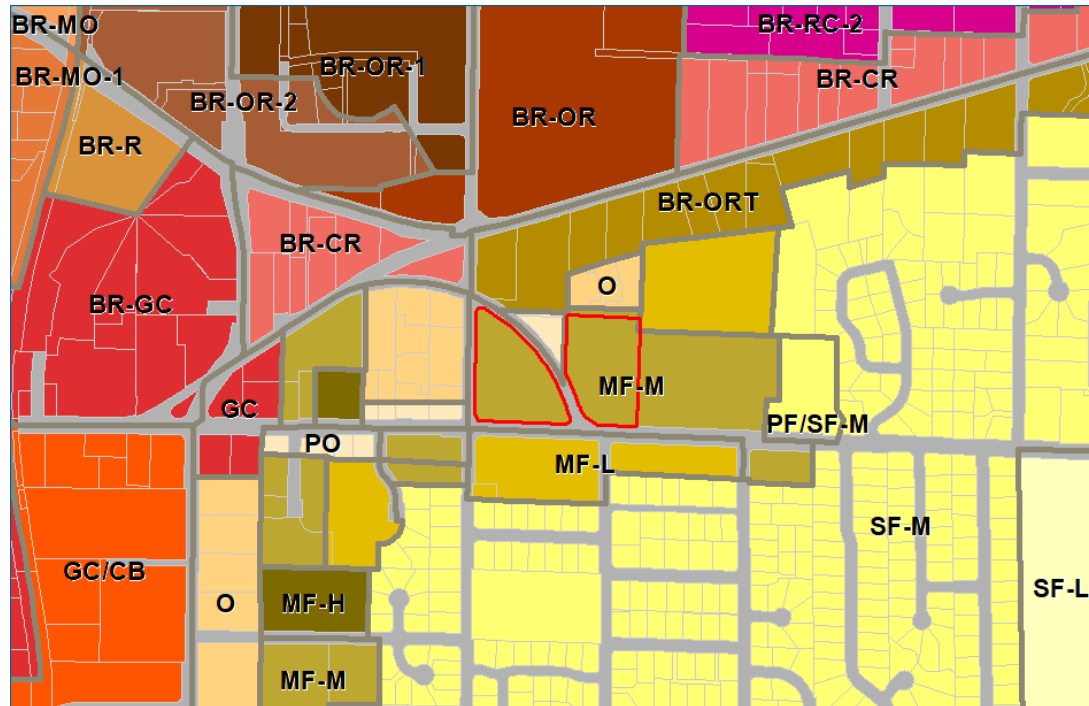


Figure 1.
Existing
Comprehensive
Plan Land Use
Designations



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**
 - *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.; 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](#)



Public Comment

- 20 public written comments
 - 18 in support of the proposed amendment
 - *“... for working people who help Bellevue thrive and for long-time city residents seeking to age in place within their community.”*
 - 1 concerned about the loss of tree canopy and impact on air quality
 - 1 questioning if the proposal would result in a loss of senior housing

“Affordable housing for all incomes falls short of needed levels in Bellevue. Seniors are especially at risk because many exist on fixed incomes and are ill-prepared to deal with continuously rising housing prices.”

Hannah Kimball, Bellevue resident



Commission Comment 7/7

- Why are no transportation impacts expected when this proposal could quadruple the number of units on the site?
- Can the housing shortage be considered a significantly changed condition for this proposal, and will that mean that every proposal that comes before the Commission in the future addresses this significantly changed condition?



Next Steps

Council review and action in Fall 2021.



Direction / Feedback

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



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