

2021 Annual Final Review Comprehensive Plan Amendment Recommendation  
Site-Specific Amendment

**DASH Glendale & Evergreen Court**

**Staff recommends approving** this proposed amendment because the application satisfies Land Use Code decision criteria for Final Review of a site-specific Comprehensive Plan Amendment ([LUC 20.30I.150](#)); amending the land use map designation of 7.6 acres in the Wilburton/NE 8th Street Subarea from Multifamily Medium (MF-M) to Neighborhood Mixed Use (NMU).

**Application Number:** 20-114270 AC

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

**Subarea:** Wilburton/NE 8th Street

**Addresses:** 900 124th Avenue NE and 12600 NE 8th Street

**Applicant:** DASH / Downtown Action to Save Housing

Final Review is the second step in Bellevue's two-part plan amendment review process. It evaluates the merits of proposed amendments included in the annual Comprehensive Plan Amendment work program. Final Review evaluation and decision includes staff review, a Planning Commission public hearing and recommendation by resolution, and City Council action by ordinance.

**PROPOSAL**

The proposed plan amendment would amend the land use map designation of two parcels totaling 7.6 acres in the Wilburton/NE 8th Street Subarea from Multifamily Medium (MF-M) to Neighborhood Mixed Use (NMU). The parcels are located at 900 124th Avenue NE and 12600 NE 8th Street. Downtown Action to Save Housing (DASH), a non-profit affordable housing developer, is the applicant proposing the site specific amendment.

**Work Program and Background**

DASH applied for a site-specific Comprehensive Plan Amendment for this site in 2018. However, given the site's adjacency to the Wilburton Commercial Study area, Council acted in 2018 to add this site to the Wilburton Study Area work program. Given the delay in the Wilburton planning process DASH reapplied for a site-specific Comprehensive Plan Amendment in 2020 to be part of the 2021 annual process. Finding the proposal met the decision criteria for Threshold Review, Council [voted 7-0](#) on April 5, 2021 to include the DASH Glendale proposal in the 2021 annual Comprehensive Plan Amendment (CPA) work program.

**OVERVIEW OF STAFF RECOMMENDATION**

This proposal satisfies the Final Review Decision Criteria for a Comprehensive Plan Amendment as follows:

- ✓ *The proposed amendment is **consistent with the Comprehensive Plan** and other goals and policies of the city, the Countywide Planning Policies (CPP), the Growth Management Act and other applicable law because it furthers Bellevue's vision of meeting the housing needs of Bellevue's diverse population.*
- ✓ *The proposed amendment **addresses the interests and changed needs of the entire city** because it addresses the increased need for housing in the city, especially the increased need for housing that*

is affordable to low and moderate income households and that is in proximity to frequent transit service such as bus rapid transit and light rail.

- √ *The proposed amendment **addresses significantly changed conditions (since the last time the pertinent map or text was amended)** including a significantly changed housing market that limits opportunities for low to moderate income households to be able to afford to live in Bellevue; significant investment in nearby public transit service including bus rapid transit and light rail; and significant changes to surrounding zoning classifications to the north in the BelRed subarea.*
- √ *The subject properties **could be suitably developed** under the potential zoning classifications because the site is surrounded by existing commercial and multifamily uses, no transportation impacts would be expected from projected trips, and any future project or development related impacts to water, wastewater and drainage would be mitigated at the time of development.*
- √ *The proposed amendment **demonstrates a public benefit and enhances the public health, safety and welfare** because it increases opportunities to expand Bellevue's supply of housing, especially housing that is affordable to low and moderate incomes. Housing in-turn will serve to increase the number of households who have convenient access to jobs, excellent schools and frequent public transportation service.*

#### FINAL REVIEW DECISION CRITERIA

The Final Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section [20.30I.150](#). A proposal must meet all criteria to be recommended for approval. Based on the criteria, Community Development Department staff recommends **approval** of the proposed amendment:

Final Review Decision Criteria	Meets/ Does Not Meet
A – Obvious technical error	N/A
B1 – Consistent with Plan, other goals and policies, CPPs, GMA and other law	Meets
B2 – Addresses interests and changed needs of entire city	Meets
B3 – Addresses significantly changed conditions	Meets
B4 – Could be suitably developed	Meets
B5 – Demonstrates a public benefit	Meets

This conclusion is based on the following analysis:

**A. There exists obvious technical error in the pertinent Comprehensive Plan provision, or**

Not applicable to this proposal.

**B1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the city, the Countywide Planning Policies (CPP), the Growth Management Act and other applicable law; and**

**Comprehensive Plan**

This proposal is directly consistent with the following Comprehensive Plan policies:

**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.

**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.

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.

**Wilburton/NE 8th Subarea Plan**

The proposed amendment is consistent with the goals and policies for the Wilburton/NE 8th Street Subarea including:

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.

**Affordable Housing Strategy**

The proposed amendment advances the city's affordable housing strategy to *create more affordable housing by increasing development potential on suitable land owned by public agencies, faith-based, and non-profit housing entities for affordable housing.*

### Economic Development Plan

The proposed amendment directly advances one of the seven foundational strategies for achieving the city's desired economic outcomes namely to *encourage a variety of housing choices within the city*. The Plan states,

*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.***

### **Growth Management Act**

The proposed amendment is consistent with the Growth Management Act's [planning goals](#) for urban growth and housing including:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

### Countywide Planning Policies

The proposed amendment is consistent with the following King County Countywide Planning Policy strategies to meet housing needs:

**H-5.** Adopt policies, strategies, actions and regulations at the local and countywide levels that promote housing supply, affordability, and diversity, including those that address a significant share of the countywide need for housing affordable to very-low, low, and moderate income households. These strategies should address the following:

- a. Overall supply and diversity of housing, including both rental and ownership;
- b. Housing suitable for a range of household types and sizes;
- c. Affordability to very-low, low, and moderate income households;
- d. Housing suitable and affordable for households with special needs;
- e. Universal design and sustainable development of housing; and
- f. Housing supply, including affordable housing and special needs housing, within Urban Centers and in other areas planned for concentrations of mixed land uses.

**H-9.** Plan for housing that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work. Encourage housing production at a level that improves the balance of housing to employment throughout the county.

**H-10.** Promote housing affordability in coordination with transit, bicycle, and pedestrian plans and investments and in proximity to transit hubs and corridors, such as through transit oriented development and planning for mixed uses in transit station areas.

The proposed amendment is consistent with the following King County Countywide Planning Policy strategies to accommodate growth *through land use patterns and practices that create vibrant, healthy, and sustainable communities*:

**DP-2.** Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation in order to reduce reliance on single occupancy vehicle travel for most daily activities.

**DP-5.** Decrease greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to promote walking, bicycling, transit, and other alternatives to auto travel.

**DP-39.** Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses.

**B2. The proposed amendment addresses the interests and changed needs of the entire city as identified in its long-range planning and policy documents; and**

While there has always been an interest in having an adequate supply of affordable housing in the city, housing needs of Bellevue have changed over the past 40 years. In 1980, Bellevue had enough housing units to house every person with a job in Bellevue. Over the decades as Bellevue, Kirkland and Redmond have become key employment centers, housing development has failed to keep pace with job growth resulting in an increasing deficit of housing on the eastside. Bellevue and other jurisdictions have been working with King County over the past year to establish growth targets in preparation for updating comprehensive plans. Increasing capacity for housing development will help Bellevue, and the eastside, better keep pace with job growth and consequent increased demand for housing.

This proposal would allow for at least twice as many housing units on the existing site, thereby helping the city meet its increased need for housing citywide. Additionally, the Neighborhood Mixed Use designation includes an incentive for affordable housing, which would allow for four times as many housing units on the site provided a portion of those units are affordable to households within incomes less than 80 percent of the area median income (AMI).

The applicant, DASH, a non-profit affordable housing provider, provides housing units to households with a mix of incomes at 30, 50 and 60 percent of AMI. This proposal could therefore help increase the supply of housing affordable to low income households, the housing segment where Bellevue has the greatest need. In Bellevue's 2017 Affordable Housing Strategy, the supply of low and very low income housing units represented six percent of overall housing supply, whereas low and very low income households represented 17 percent of Bellevue households. Also, these households are amongst the most severely cost burdened by housing. For households whose income is below half of the AMI, 58 percent were spending more than 50 percent of their income on housing.

**B3. The proposal addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 (below) for the definition of “Significantly Changed Conditions:”**

***Significantly changed conditions.*** *Demonstrating evidence of change such as*

- 1) unanticipated consequences of an adopted policy, or*
- 2) changed conditions on the subject property or its surrounding area, or*
- 3) 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.*

Since the Wilburton/NE 8th Street Subarea Plan was adopted in 1981, the inability of housing development to keep pace with job growth in Bellevue has led to fierce competition in the housing market pushing housing prices up well beyond what low to moderate income households can afford. This increase has led to displacement of low to moderate income households including older adults and exacerbated racial inequities. This has also led to longer commutes resulting in increased traffic congestion and greenhouse gas emissions.

This proposed amendment would address significantly changed conditions by:

- increasing the supply of housing affordable to low and moderate income households in Bellevue, thereby furthering income integration, opportunity for upward mobility, and reducing the number of historically marginalized people being pushed farther out onto the margins; and
- reducing the distance workers must travel to get to work and increasing the number of households living near frequent transit, thereby minimizing traffic and greenhouse gas emission impacts.

**B4. If a site-specific proposed amendment, the subject property 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**

The subject property of this site specific amendment 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. The site is surrounded by Professional Office and Office zones to the west, BelRed-Office Residential Transition, Professional Office and Office zones to the north, Multi-family Low and Multifamily Medium to the east, and Multifamily Medium to the south, all of which are compatible with the potential Neighborhood Mixed Use zoning classification. The Multifamily transition zone would apply to this property ensuring a graceful transition between residential and mixed use zones.

Bellevue Utility Department states that any future project or development related impacts to water, wastewater and drainage would be mitigated at the time of development, and the Transportation Department estimates that no transportation impacts would be expected from the increased number of vehicle trips that could result from the proposed increase in density.

The site is located along NE 8th Street, a major arterial, and is less than one mile east of Interstate 405. The site is served by King County Metro's RapidRide B Bus Rapid Transit line and will be served by Sound Transit's EastLink light rail, scheduled to open in 2023 with access from Wilburton and the Spring District stations each located about half a mile away.

**B5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the city.**

*The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare* because it encourages housing production that is affordable to low and moderate income households, including older adults, in close proximity to job centers, goods, services, and high frequency transit resulting in triple bottom line benefits – benefits to equity, the economy and the environment.

In summary, the proposed amendment is consistent with state, region, county and city long range plans and policies; it addresses the interests and changed needs of the city; it addresses significantly changed conditions since the last pertinent plan update; the subject properties can be suitably developed, and the proposed amendment demonstrates a public benefit that will enhance public health, safety and welfare for Bellevue residents for years to come. Staff therefore recommends approving the proposed amendment.

**PUBLIC NOTICE AND COMMENT**

A Notice of the Application was published in the Weekly Permit Bulletin on May 13, 2021 and mailed and posted as required by [LUC 20.35.420](#). Owners and residents within the 500-foot noticing perimeter of the site received official notice, as did people signed up to receive such notices. A 14 day comment period followed, ending May 27, 2021.

Public comments come in throughout the CPA process. All comments, written and oral, are included in the public record for reference and for use by decision-makers. At the various steps, comments are included in their original form to the Planning Commission as attachments to staff report recommendations. They are also posted on the web site.

Seven comments from seven parties have been received so far. Of the comments submitted, five were in support of the proposal, one expressed concern over quality of life, loss of tree canopy and impacts to air quality, and one questioned whether there would be any reduction in the number of units affordable to seniors. Comments in support of the proposal noted the proposal would create housing opportunities for people who help Bellevue thrive and for long-time city residents seeking to age in place.

This proposed amendment to the Comprehensive Plan was introduced to the Planning Commission at their Study Session on June 9, 2021. A follow-up Study Session is scheduled for July 7 to allow for further discussion prior to the public hearing, which is scheduled for July 28.

A Notice of Public Hearing will be posted on July 1 along with the Staff Report/Recommendation and the final SEPA threshold determination.

**STATE ENVIRONMENTAL POLICY ACT**

The Environmental Coordinator for the City of Bellevue has determined that this proposal will not result in any probable, significant adverse environmental impacts. A final threshold determination of non-significance (DNS) will be issued on July 1, 2021.

**NEXT STEPS**

A public hearing on the proposed amendment is scheduled for July 28 after which the Planning Commission can adopt a resolution recommending Council take action on the proposed amendment.

**ATTACHMENTS**

Attachment A: DASH aerial site map

Attachment B: Final Review Decision Criteria

Attachment C: Public comments





# DASH Glendale & Evergreen Court CPA

## Aerial Site Map



0 75 Feet



## 20.30I.150 Final review decision criteria.

The Planning Commission may recommend and the City Council may adopt or adopt with modifications an amendment to the Comprehensive Plan if:

- A. There exists obvious technical error in the pertinent Comprehensive Plan provision; or
- B. The following criteria have been met:
  - 1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City, the Countywide Planning Policies, the Growth Management Act and other applicable law; and
  - 2. The proposed amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; and
  - 3. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC [20.50.046](#) for the definition of “Significantly Changed Conditions;” and
  - 4. If a site-specific proposed amendment, the subject property 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. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the City. (Ord. 5650, 1-3-06, § 2)

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**The Bellevue Land Use Code is current through Ordinance 6575, passed April 26, 2021.**

Disclaimer: The City Clerk’s Office has the official version of the Bellevue Land Use Code. Users should contact the City Clerk’s Office for ordinances passed subsequent to the ordinance cited above.

**Note:** This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[City Website: www.bellevuewa.gov](http://www.bellevuewa.gov)

City Telephone: (425) 452-6800

[Code Publishing Company](#)



December 7, 2020

Dear Bellevue Planning Commissioners,

**Downtown Action to Save Housing** is a Washington Non-Profit Corporation established in 1991 by the Bellevue Downtown Association to help preserve and create affordable housing. Today, DASH owns and maintains 13 properties in East King County, including four here in Bellevue which provide housing for Bellevue's working families and seniors. Affordable Housing is our mission. We'd like to do more.

In 2018 we submitted a Comprehensive Plan Amendment for our Glendale Apartments property to increase density and allow for the development of more affordable housing. That CPA passed threshold review and was expanded by the Commission to include our adjacent property at Evergreen Court.

Later, upon further staff analysis, it was determined that DASH could receive more favorable zoning than NMU, allowing for more housing, if the properties were included in the Wilburton neighborhood upzone which was being developed at the time. After meeting with the Wilburton CAC and City Council, DASH agreed to allow our CPA to be diverted into that workplan. We understood there would be a risk of delay when we agreed to abandon the CPA process in 2018. We thought at the time that the delay would add one year to the process. Unfortunately, the Wilburton workplan has not advanced and there is currently no timeline for its implementation. With that path closed, we are re-starting the process with our Comprehensive Plan Amendment before you once again.

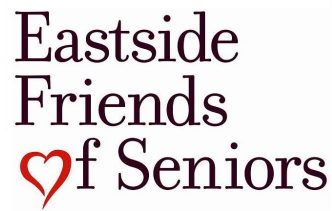
DASH has been working in partnership with Planning Staff, Commission and Council since 2016 when the Technical Advisory Group created the recommendations that formed the basis of the Affordable Housing Strategy adopted in 2017. Since that time Bellevue has done outstanding economic development work to attract more jobs to the city. Those new workers need places to live. We appreciate the steps that staff, the Commission, and Council are taking to provide avenues for the creation of more affordable housing. This is important work!

DASH's mission is to provide affordable housing for those folks whose needs just aren't being met by new market rate development. With increased density, our existing Evergreen Court and Glendale properties can support more affordable housing for Bellevue Residents. We look forward to continuing our partnership with you to provide more housing in the future.

Thank you for your consideration.

Chris Buchanan

Director of Real Estate Development, Downtown Action to Save Housing



February 22, 2021

Bellevue Planning Commission:

I am writing in support of Downtown Action to Save Housing's (DASH) application for a Comprehensive Plan Amendment to increase density for more affordable housing. This will enable DASH to add urgently-needed affordable homes on its current site for the people who help Bellevue thrive and long-time Bellevue residents who want to age in place within their community. With the city's growing housing crisis, it is critical that Bellevue take advantage of opportunities to significantly address these needs.

As a human service professional who regularly talks with seniors who are longtime residents and individuals who are in need of affordable housing that is in the area they work, the need is at an all-time high. With thousands of jobs that have been created since 2017, just 500 new affordable housing units have been added in the city. These are people who keep Bellevue safe, healthy, educated and they deserve access to affordable housing. Likewise, for those who have made Bellevue their home, the ability to sustain their lifestyle, affordably, in their community is paramount as the housing crisis for seniors grows and the equity gap widens. Access to all types of housing, including affordable housing, is crucial for Bellevue's success and quality of life for our residents.

Advancing DASH's request for a Comprehensive Plan Amendment is one way to spearhead positive action. I can think of no better organization to take the lead than DASH. Founded in Bellevue a quarter-century ago, DASH brings to its mission integrity, quality and the desire to help solve our city's needs. The Comprehensive Plan Amendment will enable DASH to provide affordable homes to many more.

Thank you for supporting this comprehensive plan amendment, making Bellevue more inclusive and housing friendly today and into the future.

Sincerely,

*Linda*

Linda Woodall  
Executive Director  
Eastside Friends of Seniors



March 1, 2021

Dear Bellevue Planning Commission Members,

The Wilburton neighborhood is receiving incredible infrastructure investment with Sound Transit's new light rail service, upgraded public realm investments and the implementation of "Eastrail". As you know, there will be significant real estate investment in response. This is welcomed as smart urban growth in parallel with the substantial job creation Downtown. As an essential element of livability, it is very urgent that the city also do all it can to address the significant need for affordable housing.

I am writing in support of Downtown Action to Save Housing's (DASH) application for a Comprehensive Plan Amendment to increase density for more affordable housing.

DASH is a well-respected and well-established provider and builder of quality affordable housing. Their existing 7.6-acre properties at Evergreen Court and Glendale Apartments at the eastern edge of the Wilburton Sub Area is currently underdeveloped and ideal for redeveloping as affordable housing to serve this burgeoning area. To make this possible, the Comprehensive Plan amendment you are considering will enable development standards to allow for more height and capacity. With NMU zoning we calculate that the DASH sites capacity could be increased by approximately 500 to 600 units over current capacity (depending on the approved development plan). The new development can also be done sensitively with significant tree preservation and be built in phases without displacing current residents off site.

DASH and their Glendale and Evergreen Court properties are ready to serve their community if the right land use tools and development standards are made available. Please support this amendment to ensure affordable housing can be built to support all the job growth.

Sincerely,

A handwritten signature in dark blue ink, appearing to read 'Matthew Roewe', with a long horizontal stroke extending to the right.

Matthew Roewe, AIA  
Principal

address

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Tukwila, WA 98168  
[www.shag.org](http://www.shag.org)

Tel: 206.760.1093

March 4, 2021

Dear Bellevue Planning Commission:

As a provider of affordable senior housing in the Puget Sound region, I am writing in support of Downtown Action to Save Housing's (DASH) application for a Comprehensive Plan Amendment to increase density for more affordable housing. This will enable DASH to add urgently-needed affordable homes on its current site for the people who help Bellevue thrive and for long-time city residents seeking to age in place within their community. With Bellevue's growing housing crisis, it is critical the city take advantage of opportunities to significantly address these needs.

While thousands of jobs have been created since 2017, just 500 new affordable housing units have been added in the city. Many in the workforce are struggling to find local homes within their means, jeopardizing their ability to remain here. These are people who keep Bellevue safe, healthy and educated and they deserve access to affordable housing. Likewise, for those who have long made Bellevue their home, the ability to affordably sustain their lifestyle in their community is paramount as the senior housing crisis grows and the equity gap widens. Access to all types of housing, including affordable housing, is crucial for Bellevue's success and quality of life for our residents.

Advancing DASH's request for a Comprehensive Plan Amendment is one way to spearhead positive action. I can think of no better organization to take the lead than DASH. Founded in Bellevue a quarter-century ago, DASH brings to its mission integrity, quality and the desire to help solve our city's needs. The Comprehensive Plan Amendment will enable DASH to provide affordable homes to many more.

Thank you for supporting this comprehensive plan amendment, making Bellevue more inclusive and housing-friendly today and into the future.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Dan', with a long horizontal line extending to the right.

Where your friends live.

Jay Woolford, CEO



March 5, 2021

Bellevue Planning Commission  
P.O. Box 90012  
Bellevue, Washington, 98009-9012

Re: DASH Glendale CPA (20-114270 AC)

Dear Chair Moolgavkar and Commissioners:

We are pleased to write in support of Downtown Action to Save Housing's (DASH) application for a Comprehensive Plan Amendment. DASH Glendale CPA (20-114270 AC) proposes a map amendment from MF-M to NMU and if approved, would increase density, and enable DASH to provide urgently needed affordable homes on its current site. These homes would be occupied by working households and long-time Bellevue residents who wish to age in place within their community. With the city's growing housing crisis, it is critical that Bellevue take advantage of opportunities to significantly address these needs.

While thousands of jobs have been created since 2017 and 30,000 more are on the way, just 500 new affordable housing units have been added in the city. Many in the workforce are struggling to find local homes within their means, jeopardizing their ability to remain here. These are people who keep Bellevue safe, healthy, educated and they deserve access to affordable housing. Likewise, for those who have made Bellevue their home, the ability to sustain their lifestyle, affordably, in their community is paramount as the housing crisis for seniors grows and the equity gap widens. Access to all types of housing, including affordable housing, is crucial for Bellevue's success and quality of life for our residents.

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Thank you for supporting this comprehensive plan amendment, making Bellevue more inclusive and housing friendly today and into the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Fain'.

Joe Fain, Bellevue Chamber  
President & CEO

A handwritten signature in black ink, appearing to read 'Jessie Clawson'.

Jessie Clawson, McCullough Hill  
Chair, Chamber PLUSH Committee





**HOUSING  
DEVELOPMENT**  
*consortium*

March 9<sup>th</sup>, 2021

Bellevue Planning Commission  
Cc: Thara Johnson  
Comprehensive Planning Manager  
450 110<sup>th</sup> Avenue NE  
Bellevue, WA 98004

Dear Chair Moolgavkar & Bellevue Planning Commissioners,

**On behalf of the Housing Development Consortium, thank you for this opportunity to share our support of Downtown Action to Save Housing's (DASH) application for a Comprehensive Plan Amendment to increase density for more affordable housing.** This will enable DASH to add urgently needed affordable homes on its current site for the people who help Bellevue thrive and for long-time city residents seeking to age in place within their community. With Bellevue's growing housing crisis, it is critical the city take advantage of opportunities to significantly address these needs.

While thousands of jobs have been created since 2017, just 500 new affordable housing units have been added in the city. Many in the workforce are struggling to find local homes within their means, jeopardizing their ability to remain here. These are people who keep Bellevue safe, healthy, and educated and they deserve access to affordable housing. Likewise, for those who have long made Bellevue their home, the ability to affordably sustain their lifestyle in their community is paramount as the senior housing crisis grows and the equity gap widens. Access to all types of housing, including affordable housing, is crucial for Bellevue's success and quality of life for our residents.

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Thank you for supporting this comprehensive plan amendment, making Bellevue more inclusive and housing-friendly today and into the future.

Sincerely,

Mallory Van Abbema, MSW  
Policy & Advocacy Manager

**Housing Development Consortium  
of Seattle-King County**

1326 5th Avenue, Suite 230, Seattle, WA 98101  
206.682.9541 | [www.housingconsortium.org](http://www.housingconsortium.org)

**From:** [Laura Balent](#)  
**To:** [LandUseReview](#); [Codecompliance](#); [Folsom, Drew](#); [Johnson, Thara](#)  
**Cc:** [Council](#); [wilburtonpresident@gmail.com](#)  
**Subject:** BIG 1 & DASH & development  
**Date:** Wednesday, March 10, 2021 11:42:46 AM

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**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello-

I received your email addresses from the COB receptionist via a phone call. A long time Wilburton resident, I am very concerned about the development in my area of the city.

I have watched the number of projects explode citywide in recent years, with little sign of stopping. This season, it seems particularly intense in my little corner of Bellevue, with the utility work on NE 8th, the sidewalk along 124th NE, the Spring District, the lightrail, and numerous private and commercial redevelopment projects within a few blocks. I understand that development is inevitable. Where I would like further understanding is what plans the COB has to maintain the quality of life in the city, specifically the Wilburton area, and specifically regarding the tree canopy that is being displaced by this rapid development, and the resultant decline in air quality.

Between the light rail project, to individual neighborhood homes being sold and redeveloped from smaller houses with large trees to huge houses with tiny trees, to older commercial properties with larger tree canopies being redeveloped into giant multi-story block buildings with little or no vegetation, our city's air quality is under siege.

I want to know what plans the COB has in place to maintain the air quality along the path of this rapid development. What permits are required for development where a significant loss of oxygen producing tree canopy is lost? What enforcement or penalties are happening?

Attached is a photo from last Friday, 3/5/21, of the construction at the southwest corner of Bel-Red & 130th NE, where the building is clearly impacting the trees. How long do you think it will be until what gives is the tree? I have already watched this site get cleared of numerous large trees, some of which were initially spared the lots' clearing only to be torn down as it became clear they were in the way.

A little closer to my home is the DASH project on NE 8th & 124th Ave. NE. A 7.5 acre project that looks to be transforming a shady, wooded, oxygen producing apartment complex along a busy, CO2 generating main arterial into an ecological antithesis of its current state.

I would appreciate your responses to these matters as the development tsunami continues to roll through Bellevue.

Thank you-

Laura Balent  
12650 NE 7th Street  
Bellevue, WA 98005  
[\(425\) 828-4417](tel:(425)828-4417)



**From:** [Hkimball](#)  
**To:** [Bedwell, Heidi](#)  
**Cc:** [Rousseau, Gwen](#); [Lassiter, Dan](#); [Stangland, Christy](#)  
**Subject:** DASH Glendale Redevelopment SEPA Application  
**Date:** Thursday, May 13, 2021 12:25:06 PM

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**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Good afternoon Heidi,

I just finished reading the weekly permit bulletin and took note of the proposed, combined redevelopment of Glendale Apartments and Evergreen Court. The latter currently provides 80+ senior housing units, which are sorely needed and at a premium in the City of Bellevue.

Will these 80+ housing units be recreated in the new development? Or will we be losing 80+ senior housing units? 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.

I look forward to your response.

Thank you,  
HANNAH KIMBALL  
16225 Northup Way, A102  
Bellevue, WA 98008  
425-269-3314



Development Services Department  
Environmental Coordinator  
450 110<sup>th</sup> Avenue NE  
Bellevue, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

<b>PROPOSAL NAME:</b>	DASH Glendale Evergreen Court CPA
<b>LOCATION:</b>	12600 NE 8th St.; 900 124 <sup>th</sup> Ave NE
<b>FILE NUMBERS:</b>	20-114270 AC
<b>PROPONENT:</b>	Chris Buchanan, DASH, 206-459-7715, <a href="mailto:chrisb@dashhousing.org">chrisb@dashhousing.org</a>
<b>DESCRIPTION OF PROPOSAL:</b> This privately-initiated application proposes a site-specific amendment on two parcels totaling 7.5 acres from Multifamily-Medium (MF-M) to Neighborhood Mixed Use (NMU).	

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision.

**DATE ISSUED:** 7/1/2021

**APPEAL DATE:** 7/15/2021

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project) or if the DNS was procured by misrepresentation or lack of material disclosure.

**Issued By:** Heidi Bedwell, Planning Manager **for** **Date:** July 1, 2021  
Elizabeth Stead, Environmental Coordinator  
Development Services Department



# SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Background

1. Name of proposed project, if applicable \_\_\_\_\_
2. Name of applicant \_\_\_\_\_
3. Contact person \_\_\_\_\_ Phone \_\_\_\_\_
4. Contact person address \_\_\_\_\_
5. Date this checklist was prepared \_\_\_\_\_
6. Agency requesting the checklist \_\_\_\_\_



7. Proposed timing or schedule (including phasing, if applicable)

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

proposal is for comp plan amendment

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

11. List any government approvals or permits that will be needed for your proposal, if known.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

## Environmental Elements

### Earth

1. General description of the site:

- ☐ Flat
- ☐ Rolling
- ☐ Hilly
- ☐ Steep Slopes
- ☐ Mountainous
- ☐ Other \_\_\_\_\_

2. What is the steepest slope on the site (approximate percent slope)? \_\_\_\_\_

<40%



3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

current proposal does not include a development activity

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

current proposal does not include a development activity

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

current proposal does not include a development activity

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

current proposal does not include a development activity

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? \_\_\_\_\_

current proposal does not include a development activity

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

current proposal does not include a development activity

## Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

current proposal does not include a development activity

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

current proposal does not include a development activity

## Water

### 1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

current proposal does not include a development activity

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

current proposal does not include a development activity

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

current proposal does not include a development activity

- e. Does the proposal lie within a 100-year floodplain? \_\_\_\_\_  
If so, note the location on the site plan.

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

current proposal does not include a development activity

3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

- b. Could waste materials enter ground or surface waters? If so, generally describe.

current proposal does not include a development activity

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

current proposal does not include a development activity

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

## Plants

1. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other \_\_\_\_\_
- ☐ evergreen tree: fir, cedar, pine, other \_\_\_\_\_
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_
- ☐ water plants: water lily eelgrass, milfoil, other \_\_\_\_\_
- ☐ other types of vegetation \_\_\_\_\_

2. What kind and amount of vegetation will be removed or altered?

3. List any threatened and endangered species known to be on or near the site.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

current proposal does not include a development activity

5. List all noxious weeds and invasive species known to be on or near the site.

### Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, ☐other \_\_\_\_\_

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other \_\_\_\_\_

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other \_\_\_\_\_

2. List any threatened and endangered species known to be on or near the site.

3. Is the site part of a migration route? If so, explain.

4. Proposed measures to preserve or enhance wildlife, if any.

current proposal does not include a development activity

5. List any invasive animal species known to be on or near the site.

### Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

current proposal does not include a development activity

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

current proposal does not include a development activity

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

current proposal does not include a development activity



## Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

- a. Describe any known or possible contamination at the site from present or past uses.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

- d. Describe special emergency services that might be required.

- e. Proposed measures to reduce or control environmental health hazards, if any.

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?  
Indicate what hours noise would come from the site.

current proposal does not include a development activity

- c. Proposed measures to reduce or control noise impacts, if any.

current proposal does not include a development activity

## Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

3. Describe any structures on the site.

4. Will any structures be demolished? If so, what?

5. What is the current zoning classification of the site? \_\_\_\_\_

6. What is the current comprehensive plan designation of the site? \_\_\_\_\_

7. If applicable, what is the current shoreline master program designation of the site?

not within shoreline jurisdiction

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

9. Approximately how many people would reside or work in the completed project? \_\_\_\_\_

10. Approximately how many people would the completed project displace? \_\_\_\_\_

11. Proposed measures to avoid or reduce displacement impacts, if any.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

none exist nearby

### Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

3. Proposed measures to reduce or control housing impacts, if any.

### Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

current proposal does not include a development

2. What views in the immediate vicinity would be altered or obstructed?

current proposal does not include a development

3. Proposed measures to reduce or control aesthetic impacts, if any

current proposal does not include a development

### Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

current proposal does not include a development

2. Could light or glare from the finished project be a safety hazard or interfere with views?

current proposal does not include a development

3. What existing off-site sources of light or glare may affect your proposal?

current proposal does not include a development

4. Proposed measures to reduce or control light and glare impacts, if any.

current proposal does not include a development

### Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

current proposal does not include a development

2. Would the proposed project displace any existing recreational uses? If so, describe.

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

current proposal does not include a developm

### Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

current proposal does not include a development

### Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).



5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

8. Proposed measures to reduce or control transportation impacts, if any.

project level impacts will be addressed at the time of development proposal per Transportation Department Standards

## Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

2. Proposed measures to reduce or control direct impacts on public services, if any.

## Utilities

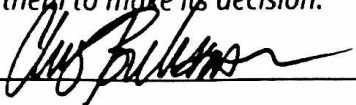
1. Check the utilities currently available at the site:

- ☐ Electricity
- ☐ natural gas
- ☐ water
- ☐ refuse service
- ☐ telephone
- ☐ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

**Signature**

*The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.*

Signature 

Name of signee Chris Buchanan

Position and Agency/Organization Director of Real Estate Development, DASH

Date Submitted 9/14/2020



# Non-project Action SEPA Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.

Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Indicate proposed measures to avoid or reduce such increases.

Conformance with city's utility code

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

current proposal does not include a development a

3. How would the proposal be likely to deplete energy or natural resources?

Indicate proposed measures to protect or conserve energy and natural resources.

current proposal does not include a developme

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

none present on the site

Indicate proposed measures to protect such resources or to avoid or reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

not within shoreline jurisdiction

Indicate proposed measures to avoid or reduce shoreline and land use impacts.

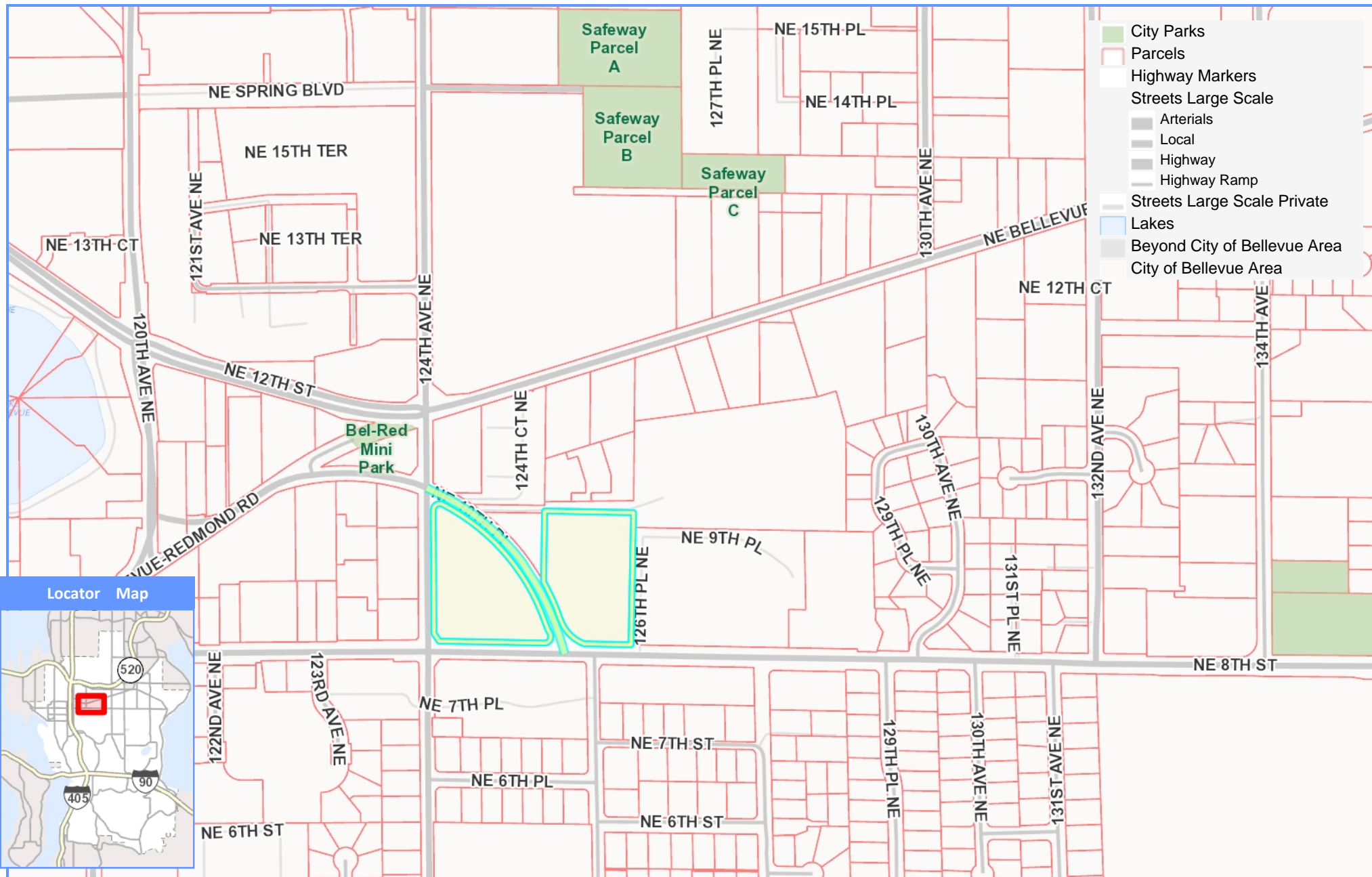
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Indicate proposed measures to reduce or respond to such demand(s).

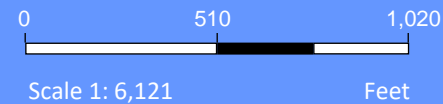
current proposal does not include a development a

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

current proposal does not include a development a



# DASH Glendale/Evergreen Court CPA





# Comprehensive Plan Amendment

Application Date \_\_\_\_\_

Application Name \_\_\_\_\_

Applicant Name \_\_\_\_\_

Applicant Address \_\_\_\_\_

Applicant Phone \_\_\_\_\_ email \_\_\_\_\_

Agent Contact \_\_\_\_\_

Agent Contact Address \_\_\_\_\_

Agent Contact Phone \_\_\_\_\_ email \_\_\_\_\_

\_\_\_\_ This is a proposal to initiate a site-specific Comprehensive Plan Amendment proposal  
(Go to [Block 1](#))

\_\_\_\_ This is a proposal to initiate a non site-specific Comprehensive Plan Amendment proposal  
(Go to [Block 2](#))

## Block 1

Property address and/or 10-digit King County parcel number \_\_\_\_\_

Proposed amendment to change the map designation from existing \_\_\_\_\_  
to proposed \_\_\_\_\_

Site area (in acres or square feet) \_\_\_\_\_

Subarea name \_\_\_\_\_

Last date the Comprehensive Plan designation was considered \_\_\_\_\_

Current land use district (zoning) \_\_\_\_\_

Go to [Block 3](#)

Community Council: \_\_\_\_ N/A \_\_\_\_ East Bellevue



## Block 2

Proposed amendment language. This can be either conceptual or specific amendatory language. Please be as specific as possible so that your proposal can be adequately evaluated. Specific wording changes proposed, should be shown in ~~strike out~~/underline format. Submit additional pages as PDF.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities) \_\_\_\_\_

Last date the Comprehensive Plan policy or text was considered \_\_\_\_\_

Go to [Block 3](#)

## Block 3

Support for the proposed amendment. Explain the need for the amendment. Why is it being proposed? Describe how the amendment is consistent with the [Comprehensive Plan](#) Vision. Include any data, research or reasoning that supports the proposed amendment. Submit additional pages as PDF.

Go to [Block 4](#)

**Block 4**


Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.301.140 (refer to Comprehensive Plan Amendment and Procedures Guide). Submit additional pages as PDF.

see attached

X I have read the Comprehensive Plan Amendment and Procedures Guide.

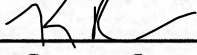
X I have contacted Community Development staff and have received an intake application letter (required before site-specific plan amendment application submittal; attach a copy of the letter to the application form when uploading documents).

**Notice of Completeness:** Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant  Date 9/14/2020

*I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the owner all acts required to enable the city to process and review such applications.*

*I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW and the State Environmental Policy Act (SEPA) will be met.*

Signature  Date 9/14/20  
Owner or Owner's Agent

# DASH / Glendale & Evergreen Court Affordable Housing Development Comprehensive Plan Amendment Application

## BLOCK 3

### Background

The City of Bellevue has a *demonstrated need* for more affordable housing units. Renters, and in particular Seniors who rent in Bellevue have the highest rate of cost-burdened households in King County.<sup>1</sup> In the City's own Housing Needs Assessment dated March 2016, Bellevue identified over 9,100 households (17% of households or about 22,000 people) have low and very low incomes but only 3,095 units in Bellevue are affordable to these people.<sup>2</sup> The Housing Strategy adopted in 2017 calls for the addition of 2500 units of affordable housing in 10 years which, while admirable, does not meet the identified demand. In the time since Council adopted the Housing Strategy, Bellevue has added only 342 new units and preserved 240 existing units of affordable housing.<sup>3</sup>

DASH is an affordable housing developer founded by the Bellevue Downtown Association in 1991 to provide affordable workforce housing in Downtown Bellevue. Today, DASH owns and maintains 798 units of housing for individuals, families and seniors earning between 30% - 60% AMI. 272 units are located in the City of Bellevue's Downtown and Wilburton neighborhoods, housing nearly 500 people.

In 2018 DASH asked for a Comprehensive Plan Amendment to allow a subsequent rezone of the existing Glendale Apartments site located in the Wilburton neighborhood from Multifamily-Medium to Neighborhood Mixed Use in order to increase density and add permanent affordable housing units. During the CPA process in 2018, the geographic range of that application was extended to encompass Evergreen Court, and ultimately the CPA was diverted into the Wilburton sub-area workplan. However, since that time ***no action*** has been taken to advance the Wilburton workplan and that plan is *still pending Council authorization* to proceed.

As a result of the failure to advance the Wilburton sub-area workplan or any other meaningful action to advance the development of affordable housing since our 2018 CPA application, DASH again asks for a Comprehensive Plan Amendment to allow a subsequent rezone of the existing Evergreen Court and Glendale Apartments sites in order to increase density and add permanent affordable housing units.

This proposed amendment provides an opportunity to:

- Examine needed housing opportunities for all economic segments of the community;

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<sup>1</sup> Washington State University, Metropolitan Center for Applied Research January 2018 study "Moving Toward Age Friendly Housing in King County"

<sup>2</sup> City of Bellevue Housing Needs Assessment March 2016, page 3.

<sup>3</sup> Bellevue Affordable Housing Council Report March 9, 2020.

## **DASH / Glendale & Evergreen Court Affordable Housing Development Comprehensive Plan Amendment Application**

- Encourage housing in an area with access to a full range of transportation options; and
- Implement Bellevue's Affordable Housing Strategy adopted by the City Council on June 5, 2017.
- Enable the development of affordable housing for seniors

The proposed amendment is consistent with the Comprehensive Plan's Visions for:

### **Land Use**

Bellevue grows in a manner that enhances the livability of the community, while maintaining the elements that residents cherish<sup>4</sup>; and

### **Housing**

Bellevue meets the housing needs of its diverse population, strengthening neighborhoods and communities<sup>5</sup>.

The proposal to amend the Comprehensive Plan at this site from MF-M to NMU is supported by Bellevue's Affordable Housing Strategy Actions C-1, C-4, and D-3 to increase density of affordable housing at the Glendale and Evergreen Court sites. It will provide additional, permanently affordable units for individuals, families, and seniors in the low- to moderate- income range.

### Bellevue's Affordable Housing Strategy

In 2016 DASH participated in the Technical Advisory Group convened to assist in developing the City of Bellevue's Affordable Housing Strategy. Among the recommendations provided to and adopted by Council on June 5, 2017 were the following actions:

- A-1 Partner with non-profit organizations and housing agencies to fund the purchase of existing affordable multi-family housing to preserve it for the long term
- C-1 Increase development potential on suitable land owned by public agencies, faith-based, and non-profit housing entities for affordable housing.
- C-4 Inclusionary zoning: Increase zoning as an incentive to provide

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<sup>4</sup> City of Bellevue Comprehensive plan, pg. 4

<sup>5</sup> City of Bellevue Comprehensive plan, pg. 5

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affordable units in new development.

- D-3      Change the city's approach to density calculation in multi-family zones to allow more flexibility in unit size and type.

Neighborhood Mixed Use (NMU) is currently the best choice to provide opportunities for increased affordable housing densities at Glendale and Evergreen Court.

### Bellevue's Comprehensive Plan

This proposal to allow additional permanent affordable housing units at the Glendale and Evergreen Court sites is consistent with Comprehensive Plan Housing Element goal to provide housing opportunities for all economic segments of the community. Key findings in the Housing section of the 2015 Comprehensive Plan states:

Moderate and low income households have limited housing options in the city. Only 31 percent of Bellevue's housing stock is affordable to households with moderate incomes (earning less than 80 percent of King County median income) and only 9 percent is affordable to low income households earning less than 50 percent of King County median income.<sup>6</sup>

The Wilburton neighborhood has the highest percentage of rent burdened population in the city at 22%.<sup>7</sup>

Additional affordable housing units on the existing Glendale and Evergreen Court sites further Comprehensive Plan Policies to address Bellevue's housing needs, increase affordable housing units, and encourage housing in areas with access to a full range of transportation options as stated in these policies:

- HO-7      Encourage the development of affordable housing through incentives and other tools consistent with state-enabling legislation.
- HO-20     Encourage a range of housing types for seniors affordable at a variety of income levels.
- 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-23     Encourage the development of affordable housing through incentives and other tools consistent with state-enabling legislation.

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<sup>6</sup> City of Bellevue Comprehensive plan, pg. 79

<sup>7</sup> City of Bellevue Comprehensive plan, Map HO-1, pg. 90

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- 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.
- HO-27 Encourage preservation, maintenance, and improvements to existing affordable housing.
- LU-3 Promote a land use pattern and an integrated multimodal transportation system.

The increased density and addition of affordable housing units at the Glendale and Evergreen Court sites would implement the final call to action in the Comprehensive Plan:

- HO-24 Develop and implement an effective strategy to ensure affordable housing opportunities are available Downtown and throughout the city at a range of affordability levels. Monitor quantity, types, and affordability of housing achieved for potential unintended consequences and to determine if the need is being met.

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## **BLOCK 4**

**A.** This matter is appropriately addressed through the Comprehensive Plan. The Comprehensive Plan Amendment process appropriately assesses changes in the area such as

- the Affordable Housing Strategy itself
- the increasing presence of transportation alternatives serving the area including Rapid Ride “B” service
- future light rail service through the neighborhood; and
- Bellevue’s Wilburton-Grand Connection Commercial Areas study

to evaluate increased density for new permanent affordable housing units at the Glendale site.

**B.** The proposed amendment is in compliance with the three-year limitation rules.

**C.** While it is possible that the proposed amendment may be addressed by the existing Wilburton sub-area study, we have lost faith in the City’s ability to move that workplan forward in a meaningful and timely way. That work program was authorized in December 2015 and was charged with establishing an urban design vision for the Grand Connection and a new land use vision for the Wilburton commercial area.<sup>8</sup> On December 7, 2017 the Wilburton CAC issued a memorandum containing draft policy statements on Affordable Housing which include the following Land Use recommendations:

Establishing policy framework for creating a bonus/incentive system similar to BelRed, including:

- Affordable housing as the initial and primary public benefit
- Using density bonuses to strongly incentivize housing affordable to people earning 80% or less of area median income
- Prioritizing the construction of affordable units within market rate housing developments over forms of alternative compliance such as in-lieu fees<sup>9</sup>

All of the above considerations are applicable to DASH’s existing Affordable Housing site in the Wilburton neighborhood.

In 2018, the Wilburton CAC, the Planning Commission and the City Council all agreed that the Wilburton area plan would offer the highest potential upzone for the Evergreen

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<sup>8</sup> Bellevue Planning Initiatives, Wilburton - Grand Connection home page

<sup>9</sup> MEMO: Wilburton CAC 12/7/2017

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Court and Glendale properties. Unfortunately, in the time since 2018, Council has failed to authorize work to proceed on the Wilburton sub-area plan effectively sidelining our efforts to create more affordable housing units. There is currently ***no timeline*** for work to resume on the Wilburton sub-area plan. Therefore, we no longer consider this a functional option to increase density at our properties.

**D.** The proposed amendment can be reasonably reviewed within the resources and time frame for the annual Comprehensive Plan work program.

**E.** The proposed amendment addresses significantly changed conditions since the last time the Comp Plan map or text for the Glendale site was amended.

While the call to action to create a housing strategy in policy HO-24 exists in the Comprehensive Plan, the full impact of Bellevue's Affordable Housing Strategy adopted by Council on June 5, 2017 cannot have been anticipated by the Comprehensive Plan.

Nor did the current comprehensive plan anticipate the new connections to the Downtown core, workplaces and services that are now provided through the King County Metro Rapid Ride "B" line. This service runs alongside Glendale Apartments and the nearest station is 0.1 miles from the property. The future light rail station on 124<sup>th</sup> Street is approximately 0.5 miles from Glendale and will provide further connectivity to work and services throughout the region.

The passage of the Sound Transit 3 ballot measure in 2016 funding Sound Transit's east side expansion and the mandate requiring development of Affordable Housing and transit-oriented development is a changed condition. As a result of this measure, there is now a regional focus to increase housing density and provide Affordable Housing units in rapid transit walk-sheds. The Wilburton neighborhood including the Glendale and Evergreen Court properties benefit from these new rapid transit connections.

The Wilburton sub-area study is itself recognition of the change in condition of the underlying infrastructure and transportation serving the neighborhood, and Bellevue's desire to broaden connections to high growth areas. The land use changes now under consideration for this neighborhood were not anticipated in the Comprehensive Plan.

**F.** There are no other nearby, similarly-situated properties to include in an expansion of geographic scope. We believe this was already proved in our original Glendale CPA in 2018 and subsequent expansion to include Evergreen Court.



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**G.** The Comprehensive Plan contains general policies for the consideration of this type of site-specific amendment, including Housing Opportunity and Affordable Housing policies previously referenced in this application and the following:

- LU-3      Support a land use pattern and an integrated multimodal transportation system.
- LU-21     Support development of compact, livable, and walkable mixed-use centers in BelRed, Eastgate, Factoria, Wilburton and Crossroads.
- ED-16     Encourage development of a range of housing opportunities to accommodate Bellevue's growing workforce
- TR-1      Integrate land use and transportation decisions to ensure that the two mutually support the Comprehensive Plan
- TR-7.1    Ensure that land use changes near high capacity transit stations are consistent with the Comprehensive Plan, recognizing that transit may support more intense development around some stations.

**H.** The passage of SB1377 in 2019 mandates that cities in Washington State *must allow* an increased density bonus for any affordable housing development located on property owned by a religious organization.<sup>10</sup> While this law excludes non-profit owned property the City of Bellevue Planning Department has expressed their intent to extend this benefit to non-profit entities through their current work to advance the C-1 Strategy.

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<sup>10</sup> SB 1377 passed by Washington State Legislature in 2019 Regular Session.

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## **BLOCK 4b**

**A.** The proposed rezone, consistent with a Comprehensive Plan Amendment approval would provide additional appropriate density for development of new permanently affordable housing units. It is consistent with Comprehensive Plan Policies in the Land Use, Housing, Transportation and Economic Development:

- LU-6 Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.
- LU-15 Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.
- LU-21 Support development of compact, livable, and walkable mixed-use centers in BelRed, Eastgate, Factoria, Wilburton and Crossroads.
- HO-7 Encourage the development of affordable housing through incentives and other tools consistent with state-enabling legislation.
- 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.
- ED-16 Encourage development of a range of housing opportunities to accommodate Bellevue's growing workforce
- TR-7.1 Ensure that land use changes near high capacity transit stations are consistent with the Comprehensive Plan, recognizing that transit may support more intense development around some stations.

**B.** In adopting Bellevue's Affordable Housing Strategy in June 2017, the City Council recognized that it is critically important to provide a safe, healthy and affordable place to live for people of all income levels in order to sustain Bellevue's livability and economic vitality.<sup>11</sup>

Increasing density for new affordable housing units at the Glendale site directly implements the following actions in the Affordable Housing Strategy:

- C-1 Increase development potential on suitable land owned by public agencies, faith-based, and non-profit housing entities for affordable housing.

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<sup>11</sup> Bellevue Planning Initiatives, Affordable Housing Strategy home page

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- C-2      Develop affordable housing on suitable surplus lands in proximity to transit hubs.
- C-4      Inclusionary zoning: Increase zoning as an incentive to provide affordable units in new development.
- D-3      Change the city's approach to density calculation in multi-family zones to allow more flexibility in unit size and type.

**C.** DASH believes the proposed zoning classification is appropriate for reasonable development of the subject property. The draft policy recommendations of the Wilburton Citizen Advisory Committee recognize “affordable housing as the initial and primary public benefit.” And they recommend a change to the land use regulations in their neighborhood to “allow the use of floor-area-ratio standards rather than dwelling units per acre;” and “using density bonuses to strongly incentivize housing affordable to people earning 80% or less of the area median income.”<sup>12</sup> The Glendale site is within the Wilburton neighborhood, adjacent to the Wilburton study area, and is served by rapid transit, it is reasonable to request application of the same policies to this site.

**D.** The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

**E.** The rezone has merit and value for the community as a whole by providing additional permanently affordable apartment units in the City of Bellevue.

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<sup>12</sup> MEMO: Wilburton CAC 12/7/2017