

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

[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)





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.

Advancing DASH's request for a Comprehensive Plan Amendment is one way to spearhead positive action. We 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 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



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



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

VIA Architecture
1809 Seventh Ave
Suite 800
Seattle, WA 98101

tele

206 284 5624

web

via-architecture.com

email

info@via-architecture.com



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



**HOUSING
DEVELOPMENT**
consortium

March 9th, 2021

Bellevue Planning Commission
Cc: Thara Johnson
Comprehensive Planning Manager
450 110th 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



14400 Tukwila International Blvd
Suite 100
Tukwila, WA 98168
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.

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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 blue ink, appearing to be 'Ash', with a long horizontal line extending to the right.

Where your friends live.

Jay Woolford, CEO