



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 22-105258-AC

Project Name/Address: Increasing Affordable Housing on Faith-Owned Properties (Affordable Housing Strategy Action C-1, Phase Two) Comprehensive Plan Amendment (CPA), Land Use Code Amendment, and Area-Wide Rezone.

Planner: Thara M. Johnson, Comprehensive Planning Manager

Phone Number: 425-452-4087

Minimum Comment Period Ends: June 30, 2022, 5 PM

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

SEPA Environmental Checklist and Supplemental Sheet for Non-Project Actions

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (except Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of 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 for applicants:

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

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.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the Environmental Checklist plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Increasing Capacity for Affordable Housing on Faith-Owned Property Comprehensive Plan Amendment, Land Use Code Amendment and Area-wide Rezone.
2. Name of applicant: [\[help\]](#)
City of Bellevue
3. Address and phone number of applicant and contact person: [\[help\]](#)
*Gwen Rousseau, Senior Planner, 425-452-2743
Community Development Department
450 110th Avenue NE
Bellevue, WA 98004*
4. Date checklist prepared: [\[help\]](#)
June 8, 2022
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Adoption of the Comprehensive Plan Amendment (CPA) is anticipated to be completed before December 31, 2022; adoption of the Land Use Code Amendment (LUCA) and Area-wide Rezone is anticipated to be completed before 6/30/2022.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
A non-project Environmental Checklist for the Increasing Capacity for Affordable Housing on Faith-Owned Property CPA, LUCA and Area-wide Rezone is included.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
No
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
City Council approval of the CPA, LUCA and Area-wide Rezone.
11. Give 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.)
[\[help\]](#)

The proposal is to amend the Comprehensive Plan and Future Land Use Map to provide flexibility for rezoning qualifying religious-owned property from single-family land use districts to multifamily land use districts when developing projects that provide 100 percent permanent affordable housing. For a religious-owned property to qualify, the parcels must meet the following location criteria:

- *Located within a single family land use district, and*
- *Located within a half mile of a high frequency transit stop, and*
- *Located on an arterial, and*
- *Located within 300 feet of a land use district that permits multifamily or commercial development.*

A Land Use Code Amendment (LUCA) will follow adoption of the CPA and will include specific development regulations for qualifying development and an area-wide rezone of qualifying properties.

12. 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 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.

As part of this non-project action, it is anticipated that rezones would be permitted for 100% affordable housing development on qualifying parcels that meet the following criteria:

- *Owned by religious organization, and*
- *Located within a single family land use district, and*
- *Located within a half mile of a high frequency transit stop, and*
- *Located on an arterial, and*
- *Located within 300 feet of a land use district that permits multifamily or commercial development.*

Approximately 36 parcels on 25 faith-owned sites throughout the city currently meet these criteria. These parcels are distributed across the city in eight neighborhood areas. Twenty-seven of these parcels have existing development. The CPA including an amendment to the future land use map will authorize increased development capacity on qualifying properties. Densities will be developed based on location characteristics, including the densities of adjacent land use districts permitting multifamily and commercial development. The LUCA and area-wide rezone will regulate the development on qualifying

properties providing 100% affordable housing and define the specific densities available for those qualifying properties.

If all properties were rezoned to the highest density multifamily zone, and if all qualifying properties were to develop to their maximum potential based on density limitations alone, a maximum of 3,460 additional affordable housing units could be developed over and above what could be developed today under the site's existing land use district regulations. However, staff anticipate that only a small fraction of these units would be developed since:

- only a portion of eligible sites will be interested in developing housing,*
- of those interested in developing housing, only a portion if any, would be interested in developing to their full potential and development would be limited by other dimensional requirements such as setbacks, coverage, and height limitations,*
- a portion of sites may be rezoned to low and mid density multifamily districts, and*
- some sites will have critical area constraints limiting the amount of buildable area on each site.*

B. Environmental Elements

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235(3) (b).

C. Signature [\[help\]](#)

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: *Gwen Rousseau*

Position and Agency/Organization: *Senior Planner, Community Development*

Date Submitted: *June 8, 2022*

D. Supplemental Sheet For Nonproject Actions [\[help\]](#)

(IT IS NOT NECESSARY TO USE THIS SHEET FOR PROJECT ACTIONS)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent 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.

ENVIRONMENTAL SUMMARY PER WAC 197-11-440(4)

This proposal will amend the Comprehensive Plan and Future Land Use Map to enable rezoning from single-family land use districts to multifamily land use districts for 100 percent permanent affordable housing development on qualifying religious-owned property. A Land Use Code Amendment (LUCA) will follow adoption of the CPA and will include specific development regulations and an area-wide rezone for qualifying properties.

Objectives: *Based on neighborhood context and affordable housing needs, additional development capacity for affordable housing will be enabled on sites that meet the following criteria:*

- Owned by a religious organization,*
- Located in a single-family land use district,*
- Located on an arterial street,*
- Located within half a mile of a frequent transit stop, and*
- Located within 300 feet of a land use district where multifamily housing or commercial uses are permitted.*

The Purpose and Need to which the proposal is responding to: *To reduce Bellevue's affordable housing gap, this proposal aims to increase the likelihood of affordable housing development and the number of affordable housing units built on faith-owned properties in single-family land use districts. With rapid job growth, demand for housing has increased upward pressure on housing prices and the overall cost of housing in Bellevue. Opening greater capacity for affordable housing development will improve project feasibility increasing both the number of projects and the number of affordable units built within each project.*

State the major conclusions, significant areas of controversy and uncertainty: *Based on neighborhood context and affordable housing need, staff will develop proposals for Comprehensive Plan policy and map amendments, Land Use Code amendments, and rezones. It is uncertain which multifamily land use district would be applied to each property, which dimensional requirements would be available for departures, and the degree of departure granted. The intent of the proposal is to determine which multifamily land use district is suitable and improves feasibility for affordable housing development.*

While twenty-five sites qualify for increased affordable housing capacity, it is unclear how many properties will take advantage of the increase. Not all development that takes advantage of the increase will achieve the maximum number of units permitted. Additional barriers will limit participation, including funding for affordable housing and organizational capacity for development. In addition, not all qualifying property owners will wish to develop

their property for affordable housing.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: Staff are completing analysis to understand transportation and utility system impacts related to the increased capacity based on a full buildout scenario. Staff are also conducting outreach to understand the general level of interest in the opportunity among qualified property owners.

The alternative course of action would be to not amend the Comprehensive Plan. If the City chooses this alternative, faith-owned properties wishing to develop at multifamily densities would be required to apply for site specific Comprehensive Plan Amendments, which would likely be found inconsistent with the Comprehensive Plan.

Staff recommends amending the Comprehensive Plan and Land Use Code including an area-wide rezone to enable increased capacity for affordable housing development on qualifying faith-owned properties to accelerate the creation of affordable housing units in Bellevue and better balance increased housing demand.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: The proposal is a non-project action to amend the Comprehensive Plan and Land Use Code. There are no significant impacts anticipated from those actions. Any project-specific impacts would be evaluated under separate project review.

Describe any proposed mitigation measures and their effectiveness: No specific development is being approved with this proposal. No significant environmental impacts have been identified, therefore, no mitigation measures are proposed.

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?
Adoption of the proposed Comprehensive Plan Amendment, LUCA, and area-wide rezone for qualifying properties will not increase the potential impacts to water, emissions to air, earth resources or noise production.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
The proposed Comprehensive Plan Amendment, LUCA, and area-wide rezone for qualifying properties will not increase the potential impacts to plants and animals.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

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

Adoption of the proposed Comprehensive Plan Amendment, LUCA, and area-wide rezone for qualifying properties would not increase depletion of energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

N/A

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?

Adoption of the proposed Comprehensive Plan Amendment, LUCA, and area-wide rezone for qualifying properties would not increase potential impacts to 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.

Future development proposals that would follow these legislative actions would require project-specific review, including SEPA review where applicable, to verify consistency with City codes and standards which are intended to protect the environment.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

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?

Adoption of the proposed Comprehensive Plan Amendment, LUCA, and area-wide rezone for qualifying properties would not increase potential impacts to land and shoreline use and would not allow or encourage land or shoreline uses incompatible with existing plans.

No changes to the City's Shoreline Master Program and Shoreline Management Regulations are proposed. The same shoreline overlay regulations would continue to apply to development and redevelopment.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

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

Given the underlying development capacity that is already available for religious facilities on these qualifying properties under current code, it is not anticipated that additional residential development capacity on qualifying properties will significantly increase demands on the citywide transportation system or public services and

utilities.

Future development proposals that would follow adoption of the CPA and subsequent LUCA would be required to undergo project-specific review employing the City's multimodal level-of-service concurrency standard that ensures project level impacts are addressed by providing transportation facilities that meet the demand from new development.

Proposed measures to reduce or respond to such demand(s) are:

N/A

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

The proposed Comprehensive Plan Amendment, LUCA, and area-wide rezone for qualifying properties, if adopted by the city, would be consistent with CPA and LUC decision criteria and with local, state, and federal laws and requirements for the protection of the environment. No conflicts are anticipated.