

From: [Betsi Hummer](#)
To: [Rousseau, Gwen](#)
Subject: RE: Project Name: 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 Location: City-Wide Neighborhood Area: Ci
Date: Sunday, June 19, 2022 6:57:58 PM

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Thanks, Gwen! Will do!

On Jun 19, 2022 6:27 PM, "Rousseau, Gwen" <GRousseau@bellevuewa.gov> wrote:

Thank you for the suggestion, Betsi! I have asked our communications teams to post a notice to FB and Nextdoor though it may not happen till Tuesday. Once it is posted, it would be great if you could repost to help spread the word.

Thank you,

Gwen

From: Betsi Hummer <betsihammer@yahoo.com>
Sent: Friday, June 17, 2022 7:17 AM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>; tmjohns0on@bellevuewa.gov
Subject: Project Name: 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 Location: City-Wide Neighborhood Area: Cit...

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Project Name: 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

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 22-105258-AC

Hi Thara and Gwen,

I just saw this and hope it will also be posted on Next door and the City Facebook sites. Also, if there is City Website for this, it may be helpful to have a quick link on the City Web page.

Thanks for your work and consideration of my suggestions.

Betsi Hummer ph425.591.4784

From: [Betsi Hummer](#)
To: eking@bellevuewa.gov; [Rousseau, Gwen](#)
Subject: C1 Stakeholder
Date: Wednesday, June 22, 2022 8:31:13 PM

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Hello

I would like to participate on the C1 Stakeholder meetings

Thanks

Betsi Hummer Ph425.591.4784 betsihummer@yahoo.com

From: [Rousseau, Gwen](#)
To: ["Gregg Smith"](#)
Cc: [Johnson, Thara](#); [Amy Thompson, MBA](#)
Subject: RE: Affordable housing on faith based properties
Date: Wednesday, June 22, 2022 3:32:00 PM

Sounds great. Looking forward to meeting you, Greg.

Also, if you are interested, this evening we will be introducing the initiative to Planning Commission. Commissioners will be meeting in person. However, they will be hosting the meeting virtually as well. To speak at the meeting, you may attend:

- In-person
- By calling (253) 215-8782 and entering Webinar ID 835 9527 7032
- Or via Zoom: www.zoom.us and entering Webinar ID: 835 9527 7032, Passcode: 414515

If you would like to provide comments, you can register between 5:30 p.m. and 6:20 p.m. to provide oral comments, or email written comments to planningcommission@bellevuewa.gov.

This will be the first of two study sessions with the Planning Commission followed by a public hearing in September. Please [subscribe](#) to receive alerts when the [project webpage](#) is updated to learn of new opportunities to engage.

Thank you,
Gwen

From: Gregg Smith <greggsmithjr@hotmail.com>
Sent: Wednesday, June 22, 2022 3:00 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Cc: Johnson, Thara <TMJohnson@bellevuewa.gov>; Amy Thompson, MBA <amy@amyseattle.com>
Subject: RE: Affordable housing on faith based properties

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Thanks, Gwen. We'll look this over and get back to you and will plan to attend the meeting.

Thanks,
Gregg

From: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Sent: Wednesday, June 22, 2022 2:55 PM
To: greggsmithjr@hotmail.com
Cc: Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: Re: Affordable housing on faith based properties

Hello Greg,

Thank you for your email. A faith-owned property is a property that is owned by a religious organization. And per RCW [35A.21.360](#) (6)(c) "Religious organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

Attached is a map showing the faith-owned properties that would qualify for increased capacity under the current proposal. More information about the initiative can be found on the [project's webpage here](#).

You are also invited to join a [Virtual Information Session](#) happening next Wednesday, June 29, 2022 at 6:30. You can use the following link and information to join the meeting:

Join Zoom meeting: <https://cityofbellevue.zoom.us/j/82034613776> Meeting ID: 820 3461 3776,
Passcode: 980110 Dial In: 253-215-8782

Please let me know if you have any questions or need any additional information.

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Gregg Smith <greggsmithjr@hotmail.com>
Sent: Tuesday, June 21, 2022 9:01 PM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: Affordable housing on faith based properties

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Hello Thara,

I am trying to understand what the attached document means and what increasing affordable housing on faith-based properties is all about. What is mean by faith-based properties?

Do you have a map showing the exact locations of where this initiative would be implemented and how exactly the plan is to increase affordable housing?

Thanks,
Gregg
206-795-0597

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From: [Phyllis Smilen](#)
To: [Rousseau, Gwen](#)
Subject: Re: Reminder Virtual Information Session on Action C-1 Phase 2 Tonight at 6:30!
Date: Wednesday, June 29, 2022 1:51:27 PM

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Hi Gwen,

Yes, this is important work. I'll be glad to attend by phone.

Thank you,

Phyllis Smilen
BNOA

From: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Sent: Wednesday, June 29, 2022 2:02 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Reminder Virtual Information Session on Action C-1 Phase 2 Tonight at 6:30!

**Reminder! Virtual Information Session on Increasing Affordable
Housing Capacity on Faith-Owned Properties
Tonight, Wednesday June 29, 6:30-8:00 p.m.**

Join virtually to learn more about Phase 2 of the city's initiative to increase affordable housing capacity on faith-owned properties. Staff will give a presentation about the initiative and then open the meeting up for questions. **Scroll down for Zoom link and information below.**

Action C-1 of the city's Affordable Housing Strategy calls for increasing development potential for affordable housing on suitable land owned by public agencies, faith-based, and nonprofit organizations. During the first phase of implementing Action C-1 in 2021, the city adopted a density bonus for affordable housing on properties owned by religious organizations, nonprofit organizations, and certain public entities. This action allowed affordable housing developers to build more of the same type of housing already permitted in a site's land use district. However, it could not enable development of multifamily housing in single-family land use districts.

Phase 2 will begin by developing a proposed amendment to the city's Comprehensive Plan to allow certain faith-owned properties in single-family districts to rezone to multifamily provided the housing they develop is permanently affordable to households earning up to 80 percent of area median income. The proposed amendment would allow faith-owned properties located near high frequency transit, multifamily or commercial districts, and along arterials to rezone. Twenty-five sites have been identified that meet these location and ownership criteria (see attached map). Currently, single-family land use districts comprise just over 75 percent of the city's land area. Allowing for rezones to multifamily on faith-owned properties providing affordable housing will enable development of a greater variety and number of affordable housing choices across the city.

The Planning Commission will hold a public hearing on the Action C-1 Phase 2

Comprehensive Plan amendment (CPA) anticipated in September. Adoption of the CPA by the City Council is anticipated in December of 2022. Review of a subsequent Land Use Code Amendment and rezone of qualifying properties would begin in 2023 following adoption of the CPA.

Learn more and sign up to learn about future engagement opportunities on [the project's webpage](#).

Join Zoom Meeting

<https://cityofbellevue.zoom.us/j/82034613776>

Meeting ID: 820 3461 3776

Passcode: 980110

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+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 820 3461 3776

Passcode: 980110

Find your local number: <https://cityofbellevue.zoom.us/j/kcmFEG90si>

Join by Skype for Business

<https://cityofbellevue.zoom.us/skype/82034613776>

Reasonable Accommodation

For alternate formats, interpreters, or reasonable accommodation requests please contact at least 48 hours in advance by [425-452-2743](tel:425-452-2743) (voice) or grousseau@bellevuewa.gov. For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at [425-452-6168](tel:425-452-6168) (voice) or email ADATitleVI@bellevuewa.gov. If you are deaf or hard of hearing dial 711. All in-person meetings are wheelchair accessible.

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: [James McEachran](#)
To: [Rousseau, Gwen](#)
Subject: Re: Reminder Virtual Information Session on Action C-1 Phase 2 Tonight at 6:30!
Date: Wednesday, June 29, 2022 2:50:13 PM

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Will miss this one...glad to see it. Best. Jim

On Wed, Jun 29, 2022, 12:03 PM Rousseau, Gwen <GRousseau@bellevuewa.gov> wrote:

Reminder! Virtual Information Session on Increasing Affordable Housing Capacity on Faith-Owned Properties

Tonight, Wednesday June 29, 6:30-8:00 p.m.

Join virtually to learn more about Phase 2 of the city's initiative to increase affordable housing capacity on faith-owned properties. Staff will give a presentation about the initiative and then open the meeting up for questions. **Scroll down for Zoom link and information below.**

Action C-1 of the city's Affordable Housing Strategy calls for increasing development potential for affordable housing on suitable land owned by public agencies, faith-based, and nonprofit organizations. During the first phase of implementing Action C-1 in 2021, the city adopted a density bonus for affordable housing on properties owned by religious organizations, nonprofit organizations, and certain public entities. This action allowed affordable housing developers to build more of the same type of housing already permitted in a site's land use district. However, it could not enable development of multifamily housing in single-family land use districts.

Phase 2 will begin by developing a proposed amendment to the city's Comprehensive Plan to allow certain faith-owned properties in single-family districts to rezone to multifamily provided the housing they develop is permanently affordable to households earning up to 80 percent of area median income. The proposed amendment would allow faith-owned properties located near high frequency transit, multifamily or commercial districts, and along arterials to rezone. Twenty-five sites have been identified that meet these location and ownership criteria (see attached map). Currently, single-family land use districts comprise just over 75 percent of the city's land area. Allowing for rezones to multifamily on faith-owned properties providing affordable housing will enable development of a greater variety and number of affordable housing choices across the city.

The Planning Commission will hold a public hearing on the Action C-1 Phase 2 Comprehensive Plan amendment (CPA) anticipated in September. Adoption of the CPA by the City Council is anticipated in December of 2022. Review of a subsequent Land Use Code Amendment and rezone of qualifying properties would begin in 2023 following adoption of the CPA.

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Meeting ID: 820 3461 3776

Passcode: 980110

Find your local number: <https://cityofbellevue.zoom.us/u/kcmFEG90si>

Join by Skype for Business

<https://cityofbellevue.zoom.us/skype/82034613776>

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Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: [EBCC](#)
To: [Rousseau, Gwen](#)
Subject: FW: Increased Affordable Housing on Faith-Owned Properties - File Number 22-105258-AC
Date: Thursday, June 30, 2022 12:49:32 PM

Hi Gwen,

I believe the following email was meant for you, regarding the Affordable Housing Capacity Information Session held last night. Could you please reply to Mr. Collette.

Thanks,
Karin

Karin Roberts, CMC | Deputy City Clerk
City of Bellevue | www.bellevuewa.gov | P: 425.452.6806

From: rickboncollette@gmail.com <rickboncollette@gmail.com>
Sent: Thursday, June 30, 2022 9:28 AM
To: EBCC <EBCC@bellevuewa.gov>
Subject: Increased Affordable Housing on Faith-Owned Properties - File Number 22-105258-AC

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Karen,

Unfortunately, my wife and I were unable to attend last night's Public Meeting on this subject.

Is it still possible to get a copy of the agenda, and does the agenda and any other supporting material indicate the specific Faith-Based properties under consideration for the Rezone?

Thank you.

Rick Collette
206-799-1265

From: [Rousseau, Gwen](#)
To: rickboncollette@gmail.com
Subject: Increasing Affordable Housing Capacity on Faith-Owned Properties
Date: Thursday, June 30, 2022 5:29:00 PM
Attachments: [2022_0629_AHS-C1_Phase2_InfoSession.pdf](#)
[AHS_C1PhaseTwo_QualifyingProperties.pdf](#)

Hello Rick,

Karin forwarded me your message. I am sorry you were not able to attend the information session on increasing affordable housing capacity on faith owned properties yesterday evening. Attached is the presentation along with a map of the 25 faith-owned properties that would qualify for increased affordable housing capacity. You can learn more on the [initiative's webpage here](#). Please sign up to receive alerts when new information is added to the webpage so that you learn of future opportunities to engage. The next scheduled engagement will be on July 27 with the Planning Commission. However, additional opportunities may be added between now and then.

Please let me know if you have any questions or need any additional information.

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: [Betsi Hummer](#)
To: [Rousseau, Gwen](#)
Subject: RE: C1 Bonus
Date: Thursday, June 30, 2022 1:04:43 PM

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

I appreciate your thoughtful, thorough reply, Gwen.
St Louise does not have interest in Housing at this time.
The school takes up a good portion of the space and the Master Plan so far is to update Parish offices and meeting spaces.
I will update the Building Committee on the City's initiative so they are aware. It should be of interest to them.
There is also an Interfaith Committee that would be a good resource.
I will reach out to the Chair.
Please also enter my name for Stakeholder meetings!
Thanks again for the meeting and reply.
Betsi Hummer Ph425.591.4784 betsihummer@yahoo.com

On Jun 30, 2022 10:07 AM, "Rousseau, Gwen" <GRousseau@bellevuewa.gov> wrote:

Thank you, Betsi. I am glad the meeting felt open and informative. I had wished that a higher percentage of attendees would have asked questions or made comments, yet I was grateful to those of you who did. Zoom can be an uncomfortable forum in which to engage for some. I will work on developing a page on Engaging Bellevue to provide another avenue for people to share their questions and thoughts.

Yes, Anne's question was great and we were fortunate to have both Toni and Hal share their knowledge of some of the tax rules.

I assume Planning Commission members were not in attendance due to it being a kick-off event that was mainly focused on providing information. They know staff will summarize key take aways when we go back to them in July. They may also assume that those who have an interest with what is being proposed will attend future Planning Commission meetings and/or testify at the Public Hearing to voice their views.

Making faith organizations aware of this initiative is important, yet as you and Chair Ferris pointed out, many faith organizations would require more support to make development of affordable housing on their properties happen. Encouraging partnerships with other faith organizations as you suggested is a great idea. I have also heard that the Chamber of Commerce could be interested in playing a supportive role as well. Understanding how best to allocate/prioritize city resources to support a robust program of support is an essential question for implementation, and may possibly have implications for policy.

As for St. Louise, do you know if the church has interest in developing affordable housing on their property? Is it part of their Master Plan? If so, it would be wonderful if their architects could explore what might be possible given the 50 percent bonus that was passed during Phase 1.

Thank you again for all your interest, Betsi!

Gwen

From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Thursday, June 30, 2022 7:24 AM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: C1 Bonus

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

Hi Gwen,

Thanks for the meeting last night.

It felt open and informative.

I was happy to see people I did not know on the call, and thrilled to hear from Hal Ferris.

My favorite question and answer was the one from Anne and Toni on taxes!

I was surprised to not see any Planning Commissioner in attendance. Can you let me know why?

I noted both Planning Commission's and Staff's recommendation to reach out to Churches and include them directly on this decision making journey.

At St Louise we retain Kevin Broderick, Broderick Architects, for the Master Plan

and implementation.

His firm specializes in thoughtful development of Churches. He understands the property ownership and "rules" regarding Church development. I am reaching out to him for insight into the C1Bonus proposal.

In addition to the City's own resources, I bet you guys know several firms such as his that could inform staff and especially the Planning Commission so they can make the best informed decision.

I will keep you posted.

Betsi Hummer 425.591.4784 betsihummer@yahoo.com

From: [Betsi Hummer](#)
To: [Rousseau, Gwen](#)
Subject: RE: AHS C1 Phase 2 Data
Date: Thursday, July 14, 2022 11:38:14 AM

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

Thanks;
Tonight I have a St Louise Building Committee Meeting so will have to miss the Comp Plan (and Transportation Commission) meeting!
The Lake Hills Neighborhood Association picnic is this weekend and maybe you can join us on the Lake Hills Neighborhood Walk on the 19th!
Talk to you soon!
Betsi

[Sent from Yahoo Mail on Android](#)

On Thu, Jul 14, 2022 at 11:22 AM, Rousseau, Gwen
<GRousseau@bellevuewa.gov> wrote:

Thank you, Betsi. I will make sure the webpage gets updated today along with an updated map. You are right, that should have happened last week after Council's direction.

!!!

I appreciate your concern about the need for equitable geographic distribution of low income housing. This project has had some ability to influence that though its impact is somewhat constrained by the location of existing faith properties and the desire to respond to interests expressed previously to expand capacity in locations proximate to existing multifamily and commercial districts. The periodic update to the Comprehensive Plan initiative has the potential to have the greatest impact on equitable distribution of low income housing, and I would strongly encourage you to participate in that process. Tonight will be the first Deep Dive event related to sustainability. I trust you will be in attendance.

Your question related to which properties have expressed interest in developing housing is an excellent one. Certainly, that can change over time, yet it would be useful information to have. Assessing interest is one of the main objectives of doing outreach to faith organizations.

I look forward to talking with you at 2:00 and then seeing you this evening.

Thanks,

Gwen

From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Thursday, July 14, 2022 10:11 AM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: AHS C1 Phase 2 Data

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

Hi Gwen,

Planning Commission last night heard about the increase from 300 feet to 500 feet for eligible Church properties.

I looked at the map again and realized the data for this initiative has not been updated.

The big black dot for St Louise is still on the half acre parsonage site, and now Church of the Resurrection shows as a viable property when it already has housing.

I believe the information should be accurate for the public and Planning Commission.

My concern is that all lower income Affordable Housing will be concentrated in a few neighborhoods and not equitably dispersed throughout the City.

I also hope that all future presentations will name the properties and neighborhoods that are most likely to be developed so we all have a concrete idea of the impact.

Thanks

Betsi Hummer Ph425.591.4784 betsihummer@yahoo.com

[Sent from Yahoo Mail on Android](#)

From: [Rousseau, Gwen](#)
To: [Rick Collette](#)
Subject: RE: Map of Affordable Housing Strategy Action C-1 Phase 2 qualifying properties
Date: Wednesday, August 31, 2022 9:55:00 PM

I am sorry to hear you are disappointed, Rick. I will be available to talk any time between 10 and 12 noon, and again from 1 pm until 4 pm.

Gwen

From: Rick Collette <rickboncollette@gmail.com>
Sent: Wednesday, August 31, 2022 9:33 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Re: Map of Affordable Housing Strategy Action C-1 Phase 2 qualifying properties

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Well, that is disappointing!

I will call you tomorrow to get more information on this.

Thanks.

Rick

Sent from my iPad

On Aug 31, 2022, at 9:20 PM, Rousseau, Gwen <GRousseau@bellevuewa.gov> wrote:

Yes! You are correct Rick. I apologize, when we spoke, I confused the Seventh Day Adventist church, which would qualify for a rezone with the Jehovah's Witness church further south, which would not qualify for a rezone.

I would be glad to answer any further questions you may have about what the proposal means in terms of increased potential for development of affordable housing. Please feel free to follow up via email or by phone.

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: rickboncollette@gmail.com <rickboncollette@gmail.com>
Sent: Wednesday, August 31, 2022 9:11 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: RE: Map of Affordable Housing Strategy Action C-1 Phase 2 qualifying properties

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...so, the qualifying sites would be eligible for the rezone allowing religious organizations (Seventh Day Adventists) to build affordable housing on their property?

In other words, the Seventh Day Adventists could request a rezone which would allow them (or someone else) to build affordable housing. Is that correct?

Sorry that I don't seem to understand this issue as well as I should.

I do appreciate your patience!

Rick

From: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Sent: Wednesday, August 31, 2022 4:35 PM
To: Rick Collette <rickboncollette@gmail.com>
Subject: RE: Map of Affordable Housing Strategy Action C-1 Phase 2 qualifying properties

Hi Rick,

Non-eligible sites are properties owned or controlled by religious organizations that would NOT qualify for the proposed rezone because they do not meet one of the criteria.

Please let me know if you have any other questions.

Thanks,
Gwen

From: Rick Collette <rickboncollette@gmail.com>
Sent: Wednesday, August 31, 2022 3:20 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Fwd: Map of Affordable Housing Strategy Action C-1 Phase 2 qualifying properties

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...my apologies...my key board stopped working in the middle of my message!

I did read through the material in the email but could not find...or missed an explanation between "Qualifying" and "Non-eligible" sites.

Thank you for helping me to understand this issue more clearly.

Rick

Sent from my iPad

Begin forwarded message:

From: rickboncollette@gmail.com
Date: August 31, 2022 at 2:23:14 PM PDT
To: "Rousseau, Gwen" <GRousseau@bellevuewa.gov>
Subject: RE: Map of Affordable Housing Strategy Action C-1 Phase 2 qualifying properties

Gwen,

Now that I've looked at the map, I see that the Seventh Day Adventist church property (140th Ave NE and Main) is listed as a "Qualifying site" on this map. Does this mean that the site could qualify as an Affordable Housing site? I'm not understanding the difference for Qualifying vs Non-eligible

From: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Sent: Wednesday, August 31, 2022 1:27 PM
To: rickboncollette@gmail.com
Subject: Map of Affordable Housing Strategy Action C-1 Phase 2 qualifying properties

Hello Rick,

Attached and within the document linked below is the most recent map showing the 29 properties eligible for rezones from single family to multifamily zones.

[Weekly Permit Bulletin \(bellevuewa.gov\)](https://www.bellevuewa.gov/DocumentCenter/View/11111/Weekly-Permit-Bulletin)

Please let me know if you have any questions or need any additional information.

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: [Gallant, Kristina](#)
To: [Scot Carr](#)
Cc: [Rousseau, Gwen](#)
Subject: RE: Bellevue Presbyterian
Date: Friday, August 19, 2022 4:49:42 PM
Attachments: [image001.png](#)

Hi Scot,

Based on the current code, if the property is rezoned to any land use district between R-10-R-30, the transition area regulations would apply to any portions of new development within a 300 foot buffer of any adjacent single family-zoned properties. That buffer would apply to most of the church property's boundary except for the portion along the southeast that borders existing multifamily districts. Any portions of new buildings not located within the buffer are not subject to the transition area height limitations. We did add an exception to the transition area guidelines making it possible for affordable housing projects to achieve the highest building height with bonuses possible, which is the same as the maximum building height under base zoning for any district from R-10-30. Unfortunately that does limit projects from the additional story of height granted with the density bonus to multifamily affordable housing located outside of transition areas. However, this is all based on the current code, which could change depending on the scope of the land use code amendment.

Thanks,
Kristina



Kristina Gallant, AICP (she/her)
Senior Planner, Code and Policy
City of Bellevue | Development Services
kgallant@bellevuewa.gov | 425-452-6196

From: Scot Carr <scotc@public47.com>
Sent: Monday, August 15, 2022 3:50 PM
To: Gallant, Kristina <KGallant@bellevuewa.gov>
Cc: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Re: Bellevue Presbyterian

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Thank you for the response and for laying out the process, Kristina. Helpful to know where things are not and the upcoming agenda.

We are doing some planning now and so curious if this site would be considered a transition area or not? Reason I ask is that it directly impacts the height limit by my reading of the code.

Look forward to next steps.

Regards,

Scot Carr, AIA | Partner
PUBLIC47Architects
(206) 218-8708

On Aug 15, 2022, at 2:11 PM, Gallant, Kristina <KGallant@bellevuewa.gov> wrote:

Hi Scot,

Thanks for reaching out. I was forwarded your message as I will be the project manager for the Land Use Code Amendment (LUCA) and rezone implementing these changes. Currently, we're still working through the process of amending the comprehensive plan in order to make it possible to implement the LUCA and rezone. Gwen Rousseau (copied on this message) is managing the comprehensive plan amendment and can help with any questions you have about that process. I've attached the agenda memo from our most recent Planning Commission study session which provides more information on the proposed policy changes. The Planning Commission will hold a public hearing on the proposed amendments on September 14, and we encourage you and Bellevue Presbyterian to consider submitting comments and/or attending.

As you'll see, the comprehensive plan amendments basically set out high level eligibility for sites and make it possible for those sites to be rezoned to multifamily land use districts when building affordable housing. (To confirm, Bellevue Presbyterian is included as eligible for a rezone under the current proposal.) Once those amendments are adopted by Council, currently planned for this December, I will work with the Planning Commission to review proposed code amendments and rezone in early 2023. Those code amendments will address development regulations, including those you identified. We are planning to start reaching out to religious organizations and affordable housing developers this fall to help inform our code recommendations, and will be sure to keep you on our list.

While our exact approach will be informed by our upcoming meetings with the Planning Commission and City Council on the CPA, we anticipate that the new zones available for eligible sites being developed with affordable housing will range between R-10 and R-30 based on location criteria we will develop. The idea is that these properties would be rezoned for one of these multifamily land use districts, and would also qualify for the additional 50% density bonus and flexibility available for 100% permanent affordable housing under our [updated LUC 20.20.128](#). While we are planning outreach opportunities for the coming months, we welcome at any point any comments about what the church has in mind for a future affordable housing

development, and any suggestions you may have for us to consider for the code amendments.

Thanks again!

Kristina

<image002.png>

Kristina Gallant, AICP (she/her)

Senior Planner, Code and Policy

City of Bellevue | Development Services

kgallant@bellevuewa.gov | 425-452-6196

From: Scot Carr <scotc@public47.com>

Sent: Monday, August 15, 2022 10:43 AM

To: LandUseReview <LUZl@bellevuewa.gov>

Subject: Bellevue Presbyterian

[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 am an architect working with Bellevue Presbyterian at 1717 Bellevue Way NE, to evaluate the proposed changes to zoning and opportunities to provide affordable housing. I attended an information session earlier this summer, where it was presented that the property would be rezoned to multifamily. We have a few questions:

- What will the new zone be? R-10, R-15, R-20, R-30, other?
- Will this be considered a Transition Area?
- What will the height limit be for affordable housing?
- What will the density limit be for affordable housing?

Thank you.

Scot Carr, AIA | Partner

PUBLIC47Architects

(206) 218-8708

<C1 CPA Agenda Memo.pdf>

From: [Beth Silverstein](#)
To: [PlanningCommission](#)
Subject: Neighborhood Codes
Date: Wednesday, August 31, 2022 4:58:42 PM

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

Dear Planning Commission,

I live in Enatai in a residential neighborhood that is being overrun with overbuilt lots mostly by MN Home Builders. I am an advocate of progress and neighborhood improvement. As times change, so do housing needs. The one story small ramblers that suited the neighborhood community 40 years ago are not family homes for today's Bellevue residents.

That being said, I live in a neighborhood and on a street with two story homes. The new homes that are built are outsized for their lots. Most of the homes that are purchased by MN are 2,000 sq ft (approx) and the new homes they construct are upwards of 3500-4000 sq ft ON THE SAME LAND. They destroy the neighborhood tree canopy, remove old growth large trees, and build homes that do not match the current style or flavor of the street life. The attached photo is a view from my 2nd story office window of a new home being built. The previous home on this lot was a small mid-century modern home. It might have been 2500 sq feet with a lovely setback, large front yard and lovely curb appeal. THERE ARE NO THREE STORY HOMES IN OUR NEIGHBORHOOD. I am curious to know how a home like this gets approved by the planning commission.

Are there neighborhood standards? Is there a design review? If not, I propose that the planning commission spend some time reviewing neighborhoods and creating neighborhood standards. Mercer Island has adopted some rigid standards that prevent the overbuilding on lots. Every neighborhood deserves to have its basic nature preserved with homes that reflect it and honor the land.

Honestly, I think Bellevue can do better for its residents. Soon we will all live amongst giant cookie-cutter homes that have been built at the expense of the trees, exceed appropriate carbon footprints, and use too many natural resources.

--

Beth Silverstein, Associate Member IECA

Certificate in College Admissions Counseling, UCLA, Member, PNACAC

614.507.5842 | theacceptedlife@gmail.com

www.theacceptedlife.com



Create your own [email signature](#)





From: [Brady Nordstrom](#)
To: [Rousseau, Gwen](#); [King, Emil A.](#)
Subject: RE: C-1 Properties: Question on #
Date: Friday, September 2, 2022 12:39:13 PM

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

Gwen,

I REALLY appreciate your helpful response here. This data is very appreciated. I'll let you know if additional questions come up as I dig deeper into this.

For now, I'm working with others to build support for C-1 Phase 2 at the 9/14 Planning Commission hearing.

Have a great weekend and I look forward to staying in touch.

Best,
Brady Nordstrom
253.886.2099

From: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Sent: Thursday, September 1, 2022 7:24 PM
To: Brady Nordstrom <brady@futurewise.org>; King, Emil A. <EAKing@bellevuewa.gov>
Subject: RE: C-1 Properties: Question on #

Hello Brady,

Apologies for taking so long to send you these figures. First, with the recent addition of Jubilee Reach, the number of sites owned or controlled by religious organizations qualifying under the C-1 Phase 2 CPA is 29 out of 51 total sites owned or controlled by religious organizations located in single family zones. Below are the figures you requested.

- Sites owned or controlled by religious organizations located in single family zones = 51 sites
 - 29 eligible sites (within ½ mile of high frequency transit, 500 feet of existing MF or Com land use district, and 250 feet of an arterial)
 - 22 ineligible sites
- Sites owned or controlled by non-profit organizations = 27 sites
 - 6 sites in SF zones
 - VASA CREEK WOODS SENIOR APARTMENTS
 - BELLEVUE LITTLE SCHOOL
 - THE OPEN WINDOW SCHOOL
 - BOYS & GIRLS CLUB (FORMER LIBRARY)
 - Private School

- Medina Academy
 - 11 sites in MF zones (mostly housing non-profits)
 - 9 in commercial zones (mostly medical non-profits)
- Public surplus property is difficult to say as it has not been fully vetted

Please let me know if you have any further questions or need any additional information.

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Brady Nordstrom <brady@futurewise.org>
Sent: Thursday, August 18, 2022 5:12 PM
To: King, Emil A. <EAKing@bellevuewa.gov>; Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: C-1 Properties: Question on #

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

Dear Gwen and Emil,

Greetings! Emil and I spoke this morning about C-1 properties. As I understand it, the current “phase 2” is looking at 28 “religious” properties, and there are ~32 (or so) properties not being considered.

Advocates that I’ve been in contact with are supportive of phase 2 but are interested in understanding what else could be possible through the comp plan or a “phase 3” or something else. I know that this is a tradeoff and that there are other important priorities that the city is working on. Emil tempered that idea by saying there are limited C-1 properties beyond the religious ones under current consideration.

I’m curious if you’d be able to provide me with the number of additional C-1 properties in Bellevue in SF, mixed-used, and mf zones:

- Religious properties (if more exist beyond the ~32 ones in SF zones)
- Nonprofits properties (Emil mentioned that Jubilee Reach and Imagine Housing are some of the only nonprofit owners in Bellevue?)
- Public surplus (what, if any parcels exist)

Please let me know if this is possible and/or if anything is unclear in my request. Ultimately, I’m hoping to help the other nonprofits understand the scope of additional properties.

Thanks,

Brady Nordstrom

--

Eastside Program Coordinator

Futurewise

Cell: 253.886.2099

816 Second Avenue, Suite 200 , Seattle, WA 98104-1530

futurewise.org

From: [Betsi Hummer](#)
To: [PlanningCommission](#); [Brown, Karol](#); [Morisseau, Anne](#); [Malakoutian, Mohammad](#); [Goepppele, Craigton](#); [Ferris, Carolyn](#); [Bhargava, Vishal](#); icalad@bellevuewa.gov
Subject: I am sharing "AffordableHousingInventory_24x36_Sep2020" with you
Date: Tuesday, September 6, 2022 9:51:18 AM
Attachments: [AffordableHousingInventory_24x36_Sep2020.pdf](#)

[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 believe you might find this map informative as you review Affordable Housing Action.

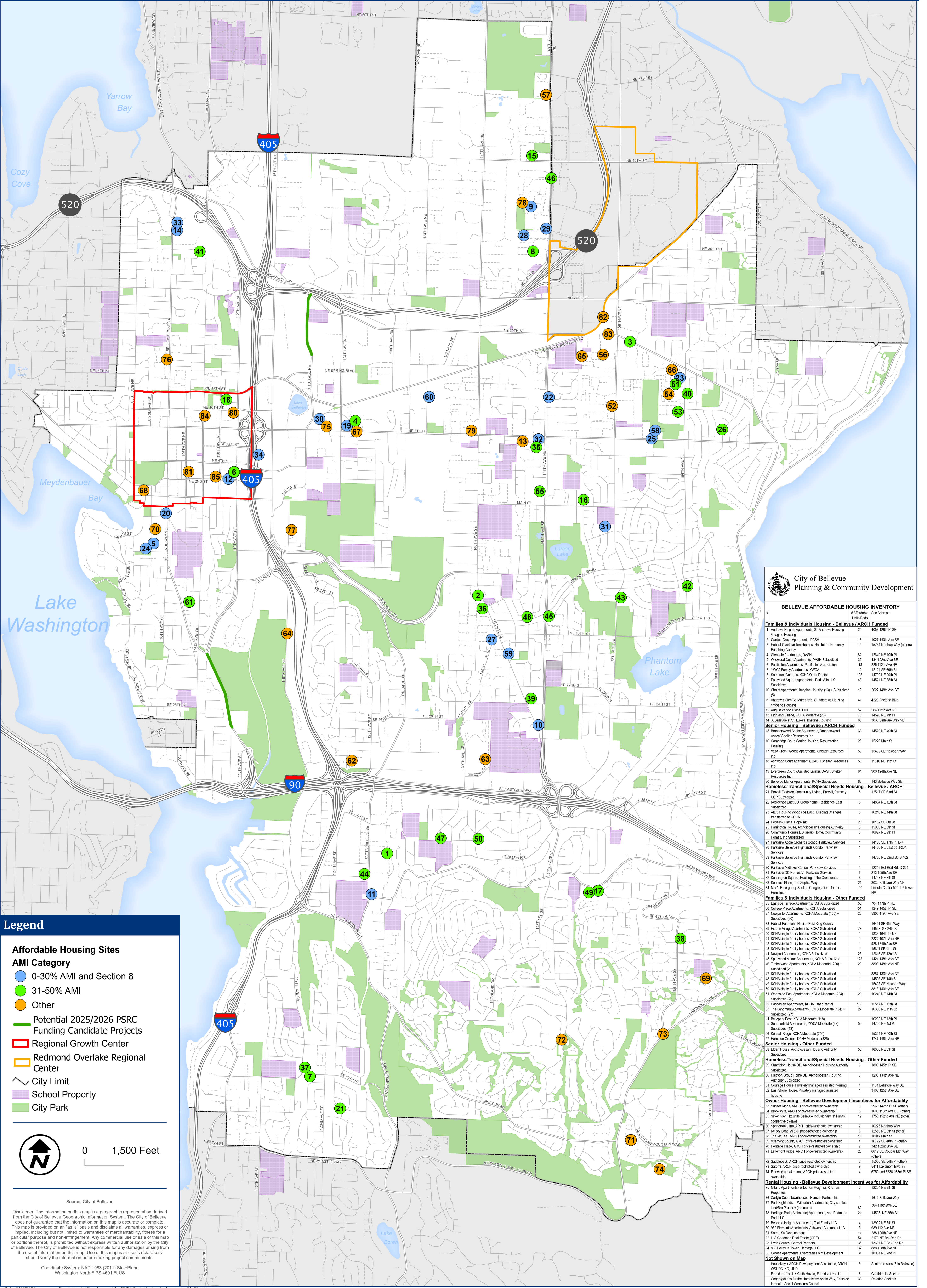
Thanks for your service

Betsi Hummer 425.591.4784 betsihummer@yahoo.com

[Sent from Yahoo Mail on Android](#)

Bellevue Affordable Housing Inventory

Housing Sites



City of Bellevue Planning & Community Development		
BELLEVUE AFFORDABLE HOUSING INVENTORY		
#	Affordable Units/Bed	Site Address
Families & Individuals Housing - Bellevue / ARCH Funded		
1	24	Andrew Heights Apartments, 25 Andrew Housing
2	18	Imagine Housing
3	50	Garden Grove Apartments, DASH
4	10	Habitat for Humanity, Habitat for Humanity
5	36	East King County
6	62	Glendale Apartments, DASH
7	38	Wilwood Court Apartments, DASH Subsidized
8	118	Pacific Inn Apartments, Pacific Inn Association
9	12	YWCA Family Apartments, YWCA
10	198	Somerset Gardens, KCHA Other Rental
11	48	Eastwood Square Apartments, Park Villa LLC, Subsidized
12	18	Chapel Apartments, Imagine Housing (13) + Subsidized (5)
13	4	Andrew's Glen/St. Margaret's, St. Andrew's Housing
14	57	Imagine Housing
15	76	August Wilson Place, LHI
16	65	Highland Village, KCHA Moderate (76)
17	65	14 Bellevue at St. Luke's, Imagine Housing
Senior Housing - Bellevue / ARCH Funded		
18	60	Bradenwood Senior Apartments, Bradenwood
19	20	Assist Shelter Resources Inc.
20	15220	Cambridge Court Senior Housing, Resurrection Housing
21	50	Vista Creek Woods Apartments, Shelter Resources Inc.
22	50	Ashwood Court Apartments, DASH/Shelter Resources Inc.
23	64	Evergreen Court (Assisted Living), DASH/Shelter Resources Inc.
24	66	Bellevue Manor Apartments, KCHA Subsidized
25	143	Homeless/Transitional/Special Needs Housing - Bellevue / ARCH
26	1	Proval Eastside Community Living, Proval, formerly UCF Subsidized
27	8	Residence East DD Group home, Residence East Subsidized
28	3	ADCS Housing Woodside East, Building Changes transferred to KCHA
29	20	Hopelink Place, Hopelink
30	8	Harrington House, Archdiocese Housing Authority
31	5	Community Homes DD Group Home, Community Homes, Inc. Subsidized
32	1	27 Parkview Apple Overlook Condo, Parkview Services
33	1	27 Parkview Apple Overlook Condo, Parkview Services
34	1	27 Parkview Apple Overlook Condo, Parkview Services
35	1	27 Parkview Apple Overlook Condo, Parkview Services
36	1	27 Parkview Apple Overlook Condo, Parkview Services
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97	1	27 Parkview Apple Overlook Condo, Parkview Services
98	1	27 Parkview Apple Overlook Condo, Parkview Services
99	1	27 Parkview Apple Overlook Condo, Parkview Services
100	1	27 Parkview Apple Overlook Condo, Parkview Services
Families & Individuals Housing - Other Funded		
101	704	Eastside Terrace Apartments, KCHA Subsidized
102	1	College Place Apartments, KCHA Subsidized
103	20	Shelter Apartments, KCHA Subsidized (100) + Subsidized (20)
104	1	Habitat Eastmont, Habitat East King County
105	78	Hidden Village Apartments, KCHA Subsidized
106	1	KCHA single family homes, KCHA Subsidized
107	1	KCHA single family homes, KCHA Subsidized
108	1	KCHA single family homes, KCHA Subsidized
109	1	KCHA single family homes, KCHA Subsidized
110	1	KCHA single family homes, KCHA Subsidized
111	23	Newport Apartments, KCHA Subsidized
112	128	Spiritwood Manor Apartments, KCHA Subsidized
113	20	Timberwood Apartments, KCHA Moderate (22) + Subsidized (20)
114	1	KCHA single family homes, KCHA Subsidized
115	1	KCHA single family homes, KCHA Subsidized
116	1	KCHA single family homes, KCHA Subsidized
117	1	KCHA single family homes, KCHA Subsidized
118	1	KCHA single family homes, KCHA Subsidized
119	1	KCHA single family homes, KCHA Subsidized
120	20	Woodside East Apartments, KCHA Moderate (224) + Subsidized (20)
121	198	Cascadian Apartments, KCHA Other Rental
122	27	The Landmark Apartments, KCHA Moderate (164) + Subsidized (27)
123	52	Bellevue East, KCHA Moderate (118)
124	52	Summertime Apartments, YWCA Moderate (39)
125	1	Kendall Ridge, KCHA Moderate (24)
126	1	Harrington Green, Archdiocese Housing Authority
127	50	19000 NE 8th St
128	8	Champion House DD, Archdiocese Housing Authority Subsidized
129	8	1200 134th Ave NE
130	4	Courage House, Privately managed assisted housing
131	4	East Shore House, Privately managed assisted housing
Owner Housing - Bellevue Development Incentives for Affordability		
132	5	Sunset Ridge, ARCH price-restricted ownership
133	5	Brookshire, ARCH price-restricted ownership
134	12	Silver Glen, 12 units Bellevue inclusionary, 111 units cooperatively owned
135	2	Springfield Lane, ARCH price-restricted ownership
136	6	Kelley Lane, ARCH price-restricted ownership
137	2	The McKee, ARCH price-restricted ownership
138	4	Vuonmont South, ARCH price-restricted ownership
139	2	Heritage Place, ARCH price-restricted ownership
140	25	Lakemont Ridge, ARCH price-restricted ownership
141	2	Sadestack, ARCH price-restricted ownership
142	3	Sutton, ARCH price-restricted ownership
143	4	Fairwind at Lakemont, ARCH price-restricted ownership
Rental Housing - Bellevue Development Incentives for Affordability		
144	1	1615 Bellevue Way
145	82	304 118th Ave SE
146	24	14505 NE 35th St
147	4	13802 NE 8th St
148	3	989 112 Ave NE
149	54	289 108th Ave NE
150	54	2170 NE Bel-Red Rd
151	35	13601 NE 54th Pl (other)
152	32	888 108th Ave NE
153	31	10961 NE 2nd Pl
Not Shown on Map		
154	6	Scattered sites (6 in Bellevue)
155	6	Confidential Shelter
156	3	Confidential Shelter
157	3	Confidential Shelter

Source: City of Bellevue

Disclaimer: The information on this map is a geographic representation derived from the City of Bellevue Geographic Information System. The City of Bellevue does not guarantee that the information on this map is accurate or complete. This map is provided on an "as is" basis and disclaims all warranties, express or implied, including but not limited to warranties of merchantability, fitness for a particular purpose and non-infringement. Any commercial use or sale of this map or portions thereof, is prohibited without express written authorization by the City of Bellevue. The City of Bellevue is not responsible for any damages arising from the use of information on this map. Use of this map is at user's risk. Users should verify the information before making project commitments.

Coordinate System: NAD 1983 (2011) StatePlane
Washington North FIPS 4601 FT US

Date: 9/15/2020 File Name: V:\Development\ArcGIS\AffordableHousingInventory_24x36.aprx

From: [Chao Pu](#)
To: [Rousseau, Gwen](#)
Subject: Comments on File #22-105258-AC Increasing Affordable Housing on Faith-Owned Properties
Date: Tuesday, September 6, 2022 10:32:43 PM

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

Dear Ms. Rousseau,

We are unable to attend the public hearing on this project, but would like to make sure the following items are addressed re the land use code amendment being considered,

1. Any affordable housing built on Faith-Owned Properties should fit in with the neighborhood in terms of scale, design, and quality. Developers of affordable housing should work with the neighboring homes/condominium owners and Home Owners Associations to ensure that the impact is minimized for adjoining properties and property values are maintained.
2. Buffer zones currently in place should be retained – trees, wetlands, plantings adjacent to neighboring homes/condominiums should be maintained as they are, at a minimum. Additional landscaping around any new buildings should be in keeping with the neighborhood feel.
3. The impact of additional impervious surfaces on neighboring buildings should be evaluated prior to any building occurring. For example, there are wetlands and streams adjacent to the First Presbyterian Church parking lots which will be affected by increased water coming off the hillside as a result of increased development of this property. As a result of previous development on church property, the garage of our building has had significant water issues. It is imperative that there be no further impacts to neighboring properties.
4. Traffic increases should also be kept in mind especially on side streets but also on main arterials. NE 17th Street and 100th Avenue NE have already become thoroughfares. Any increase in traffic requires significant mitigations.

Thank you for addressing these issues when amending the land use code.

Sincerely,
Chao Pu & Zhicong Wang
10398 NE 17th St, Unit 205
Bellevue, WA

From: peter@golde.org
To: [PlanningCommission](#)
Subject: Comment in regards to CPA amendment for affordable housing
Date: Wednesday, September 7, 2022 11:41:51 AM

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

As a long-term Bellevue resident, I'm writing to submit my comments on the Affordable Housing CPS amendment.

I would like to indicate that I am STRONGLY IN FAVOR of this amendment. Housing prices indicate that supply and demand for housing have become seriously mismatched. Bellevue needs more housing. I would further urge the city to do more to permit more housing in the city, both affordable housing and market rate housing. By increasing the supply of market-rate housing in addition to affordable housing, supply and demand will become more balanced and housing prices will stop their crazy increase.

I want my children to be able to afford to live in Bellevue. That can only happen by increasing the amount of available housing.

Thank you.

Peter Golde
13640 Main St, Bellevue, WA 98005
peter@golde.org

From: [Rousseau, Gwen](#)
To: [Russ Ayers](#)
Subject: RE: Faith-based Housing Affordability Scheme
Date: Wednesday, September 7, 2022 3:15:00 PM
Attachments: [AHS_C1PhaseTwo_QualifyingProperties_revised_0825.pdf](#)

Hello Russ,

Thank you for your email. Attached is the map of the potential properties that would be eligible for a rezone under the proposed policy amendment. The policy amendment would allow properties to be rezoned to a multifamily land use district if they meet the qualifying locational and ownership criteria and if they provide 100 percent permanent affordable housing. However, the multifamily land use district to which each property would be rezoned, would be determined during the subsequent land use code amendment (LUCA) part of this initiative. Nearby residents are encouraged to provide input on what they feel are important issues to consider when making that determination. Opportunities to provide input on the LUCA will begin this fall.

In addition to participating in the public hearing on the policy amendment next Wednesday and the subsequent LUCA this fall, I also encourage you to participate in the city's upcoming Deep Dive discussion on housing next Thursday, September 15. The periodic update to the city's Comprehensive Plan will be discussing many of the issues you noted in your email. Please [click here](#) to learn more about the Comprehensive Plan Periodic Update and next week's discussion on housing.

Please let me know if you have further questions or need any additional information.

Thank you,
Gwen

From: Russ Ayers <russ2014@centurylink.net>
Sent: Wednesday, September 7, 2022 11:16 AM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Cc: Russ2014 <Russ2014@centurylink.net>
Subject: Faith-based Housing Affordability Scheme

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

Hi:

I read with interest in a recent mailer from the city that it is exploring the approval (or already has done so), of allowing property owned by faith based and other groups to build denser housing in neighborhoods. I also noticed the webpage has few specifics beyond your email address.

Is a map of affected/eligible properties available, or planned? Will nearby

residents have an opportunity to reject or shape the project to ensure it better fits the neighborhood? This kind of infill can be very disruptive to the character of a neighborhood as we have been seeing with the approval of megahouses and combined lot residential compounds going in throughout Lake Hills and quite probably elsewhere. If you have not seen them, you should. It is completely incongruous with the neighborhood and makes no real economic or social sense. Megahouses that take two years to build tie up resources that could be developing affordable housing. We see it here and it is on full display at Issaquah Highlands.

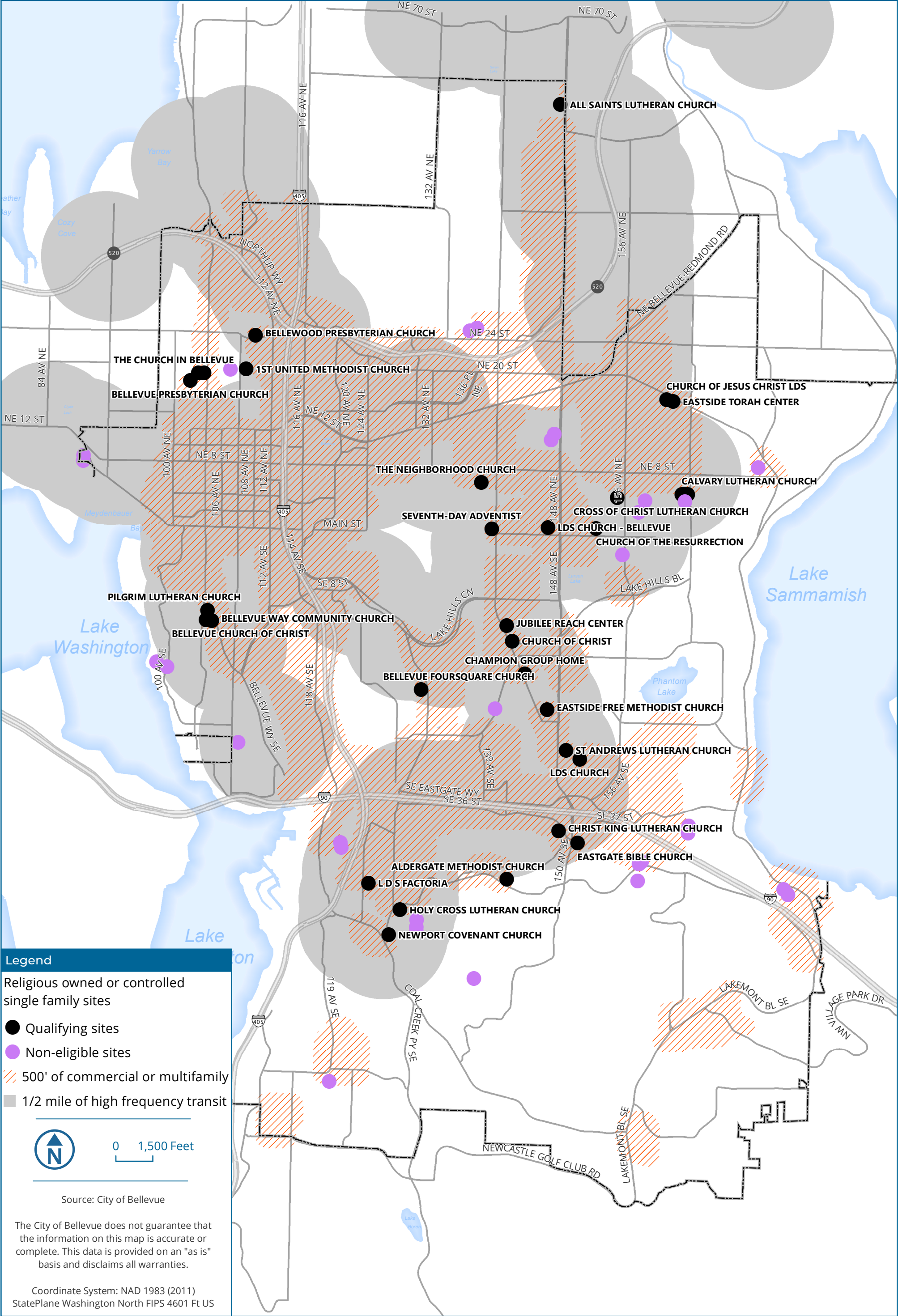
One option which is always overlooked for increasing housing density is to prohibit new single family zoning, thus protecting existing neighborhoods, and moving all dense housing development to other locations. With the new link rail whole corridors of previous industrial-use land are now suitable for housing. Already the density is taking shape. Let it go there and keep our already overwhelmed single family neighborhoods remain as they have been for decades. Anything else would constitute a taking of property rights from established residents.

Thank you for the opportunity to provide comments on the city's latest plan(s). I look forward to your response and learning more about how these plans will affect my neighborhood.

Russ Ayers
302 156th Ave NE

Increasing Capacity for Affordable Housing (Action C-1 Phase 2)

Religious Owned or Controlled Single-Family Sites Near High Frequency Transit and Multifamily or Commercial Districts



From: [Win Van Pelt](#)
To: [Rousseau, Gwen](#)
Subject: RE: File Number: 22-105258 AC
Date: Thursday, September 8, 2022 6:20:03 PM

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

Hi Gwen,
Thank you so much.
Win

Win Van Pelt
Managing Broker
John L Scott
206-498-1888
win@vanpeltgroup.com
www.vanpeltgroup.com


From: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Sent: Thursday, September 8, 2022 6:15 PM
To: Win Van Pelt <winv@johnlscott.com>
Subject: RE: File Number: 22-105258 AC

Hello Win,

Yes, Cross of Christ Lutheran Church is one of the properties that would qualify for a rezone under this Comprehensive Plan Amendment proposal. You can learn more about the proposal on the project's webpage [here](#) and you can review the meeting materials [at this link](#).

Please let me know if you have additional questions or need any other information.

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Win Van Pelt <winv@johnlscott.com>
Sent: Thursday, September 8, 2022 12:04 PM

To: Rousseau, Gwen <GRousseau@bellevuewa.gov>

Subject: File Number: 22-105258 AC

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

Hi Grousseau,

I was inquiring about the notice I was sent. Doe this have anything to do with Cross of Christ Lutheran Church on 156th AVE NE, Bellevue?

Best Regards,

Win

Win Van Pelt
Managing Broker

John L Scott
206-498-1888

win@vanpeltgroup.com
www.vanpeltgroup.com

VAN PELT
GROUP

Johnson, Thara

From: Chad Vaculin <chad@housingconsortium.org>
Sent: Friday, September 9, 2022 6:00 PM
To: PlanningCommission
Cc: Molly Judge; Ryan Donohue; Johnson, Thara
Subject: AHS Action C-1, Phase 2 CPA - EAHC Comment Letter
Attachments: EAHC C1 CPA Letter.pdf

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

Dear Bellevue Planning Commissioners,

On behalf of the Eastside Affordable Housing Coalition's (EAHC) 40+ members and 34 organizations, thank you for your continued diligence in making Bellevue a livable, equitable, and vibrant community. We appreciate the opportunity to provide comment on the Affordable Housing Strategy Action C-1, Phase 2 Comprehensive Plan Amendment (CPA) to increase development potential for affordable housing development on faith-owned properties.

As a coalition who is committed to addressing the necessity for a significant increase in the number of affordable homes in Bellevue, we support this CPA which would make affordable housing projects economically viable on these faith-owned properties. This CPA is a vital tool in a multi-pronged approach to meet current and future affordable housing need in Bellevue. We are grateful for our partnership and look forward to work together on a future expansion of this policy to include additional suitable land owned by public agencies, faith-based, and nonprofit housing entities for affordable housing.

EAHC co-chairs are cc'd on this email and are happy to answer any questions you may have. Have a great weekend.

Thanks,

Chad Vaculin (he/him)
Advocacy and Mobilization Manager
Housing Development Consortium of Seattle-King County
1326 5th Avenue, Suite 230
Seattle, WA 98101



**HOUSING
DEVELOPMENT**
consortium



September 9th, 2022

Bellevue Planning Commission
450 110th Avenue NE
Bellevue, WA 98004

RE: Affordable Housing Strategy Action C-1 Phase 2 Implementation

Dear Bellevue Planning Commission,

On behalf of the members of the Eastside Affordable Housing Coalition (EAHC) and partners, thank you for this opportunity to comment on the phase 2 implementation of the C-1 Action of the Affordable Housing Strategy.

EAHC is composed of 34 nonprofit organizations working to address local housing instability and increase housing equity in the City of Bellevue and across East King County.

We support the Comprehensive Plan Amendment (CPA) that would make it feasible for affordable housing to be built on faith-owned property. Providing the opportunity for a multifamily rezone allows affordable housing projects on these sites to be economically viable. We also appreciate the City's intention to proactively educate religious organizations and provide connections to resources for affordable housing development on their property. The adoption of this CPA is a necessary step towards providing more housing opportunities for low and moderate-income Bellevue residents. We also ask that the City consider a future expansion of this policy to include additional suitable land owned by public agencies, faith-based, and non-profit housing entities for affordable housing. While it is important to ensure the implementation of C-1 Phase 2 in a timely manner, we look forward to future collaboration to extend multifamily rezones for affordable housing.

C-1 is a vital tool in a multi-pronged strategy to meet the current and future housing needs in Bellevue. We are grateful for our partnership and look forward to continued collaboration to further expand this and other housing policies to ensure a safe, affordable, equitable, and thriving Bellevue community.

Sincerely,

Ryan Donohue, Chief Advocacy Officer
Habitat for Humanity (EAHC co-chair)

Molly Judge, Director of Fund Development
Imagine Housing (EAHC co-chair)

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

1326 5th Avenue, Suite 230, Seattle, WA 98101
206.682.9541 | www.housingconsortium.org

Eastside Affordable Housing Coalition (EAHC):

Attain Housing Bellevue Community Volunteer
Bellevue Lifespring
BRIDGE Housing
Catholic Community Services
Catholic Housing Services
Church Council of Greater Seattle
CIRC
Community Homes
Complete Streets Bellevue
Congregations for the Homeless
Eastside For All
Enterprise Community Partners
Futurewise
GMD Development
Habitat for Humanity King and Kittitas County
Holy Spirit Lutheran Church

Home & Hope CLT
Hopelink
Horizon Housing Alliance
Housing Development Consortium
Imagine Housing
Issaquah Sammamish Interfaith Coalition
King County Housing Authority
Lake WA United Methodist Church Safe Parking
Plymouth Housing
Rafn
Sustainable Housing for Ageless Generations
(SHAG)
Shelter Resources Inc
The Sophia Way
TWG Development
Transforming Age

Community Partners:

Amazon
Bellevue Chamber of Commerce
Eastside Housing Roundtable
Langton Spieth LLC
Microsoft
Together Center

September 9, 2022

Dear City of Bellevue Planning Commission,

This is a comment on strategy C-1 of the Bellevue Affordable Housing Strategy. I am a Bellevue resident, registered voter, and Bellevue business owner, currently employing 55 people. I moved my business from Seattle to Bellevue in December 2021.

I am generally in agreement with the Bellevue Affordable Housing Strategy and strategy C-1. I would like to suggest a few points that I believe are important.

Faith-based organizations are a positive contributor to the fabric of our community. The mayor, city council, and planning commission should be mindful of the dual opportunity for strategy C-1 to increase affordable housing and financially strengthen faith-based organizations in Bellevue.

It will maximize the production of affordable housing if some of the qualifying properties are demolished. This bold action may be more likely to occur if faith-based organizations collaborate. Perhaps one organization uses the proceeds of the sale of their site to pay rent to share another faith-based organization's facility. The city may also want to provide incentives to encourage this type of collaboration.

Faith-based organizations should be permitted to sell a leasehold on their land rather than only opt for a freehold sale. The income stream could allow a congregation to relocate to another facility.

I was a member of a church in the Los Angeles area that developed its extensive parking lot by selling it to a senior-community developer. The outcome was a success. Critically needed affordable senior housing was added to the community, the church edifice remained intact and the church was strengthened financially by the proceeds of the sale, the senior community reserved adequate parking spaces for church members during services to avoid street congestion, and the new senior housing blended seamlessly into the character of the neighborhood.

To me, the key part of the goal statement in the Bellevue Affordable Housing Strategy is: "Preserves the integrity of single-family areas while allowing housing that can accommodate a wider spectrum of needs and also fosters ongoing investments by individual homeowners." The only way that this part of the goal can be accomplished is to restrict the height of C-1 developments to 30 feet, which is the same as a single-family residence. Preserve the unique beauty of Bellevue. Please don't plan Bellevue to turn into Manhattan.

Thank you for your consideration,

Christopher Orndorff
Bellevue, WA

Johnson, Thara

From: Janet Zielasko <zielaskoj@yahoo.com>
Sent: Saturday, September 10, 2022 8:54 PM
To: PlanningCommission
Subject: Public Hearing September 14, 2022

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

Please accept the following comments/questions for the Public Hearing on September 14, 2022 at 6:30pm regarding the Affordable Housing Strategy Action C-1 Phase 2 Implementation.

- *Who will pay for the construction of the approved apartments on church sites?
- *Who will manage the proposed apartments on the church sites?
- *Who maintains the outside buildings and landscaping?
- *What is the maximum number of apartments allowed per church property? How many people will be allowed per apartment?
- *Will additional tree removal be allowed so as to accommodate apartments on approved church properties?
- *Will new approved apartments on church properties require additional night time street lighting and thus contribute to the city's nighttime lighting pollution?
- *What impact does new affordable housing development have on property values of adjacent or other nearby residential properties in the area? (Note please site references.)

Thank you. I do plan to attend the meeting on September 14, 2022.

Janet Zielasko
10501 SE 10th Ct.
Bellevue, WA 98004

[Sent from Yahoo Mail on Android](#)

THE PROBLEM

The increase in rents and housing reflect the fact that the fiat dollar has become worthless, driving up all costs, including housing.

Figure 3. Affordable and Actual Average Rents

Source: ARCH: HUD King County Median income 2016; Dupre and Scott Apartment Advisors,

2016

\$600

\$800

\$1,000

\$1,200

\$1,400

\$1,600

\$1,800

\$2,000

\$2,200

2000 2002 2004 2006 2008 2010 2012 2014 2016

We are finding ourselves being priced out of our home as property taxes went up \$400 this year - our food budget, and our mortgage is rising faster than our fixed income can keep up with. We do not qualify for relief as the limits are set too high. Almost one third of senior renters spend more than 50% of their income on housing.

RAISE MORE TAXES IS ALWAYS THE GOVERNMENT'S SOLUTION

Implementation: Other people's money is always the go to. If the churches were actually doing their job, the country would not be relying on the government to provide answers. How did that work out for the Soviet Union, Cuba, and the third world countries who embraced socialism?

Raising taxes and driving out current homeowners is not the answer. This problem is about to fix itself as the housing market crashes due to inflation and lessening demand.

E-1 Tap additional local sources to dedicate more funding to affordable housing (e.g. reallocation of general fund and/or REET, increase of property tax and/or business & occupation tax, bonds).

Strategy A: Help People Stay in Affordable Housing A-1: Requires additional city funding, see Action E-1

A4 : Requires additional city funding, see Action E-1

A5: Requires additional city funding, see Action E-1

STRATEGY E: Prioritize State, County, and Local Funding for Affordable Housing E-1. Tap additional local sources to dedicate more funding to affordable housing (e.g. reallocation of general fund and/or REET, increase of property tax and/or business & occupation tax, bonds)

E-3. Advocate for legislative actions that expand state and local funding tools.

The following funding tools illustrate some options for increasing Bellevue's investment in affordable housing. State law allows cities, with voter approval, to collect an additional regular property tax levy of up to \$0.50 per \$1,000 of assessed value to finance affordable housing for low-income households. Table 2 (on the following page) illustrates additional funding levels within the range delineated by Scenarios 2 and 3 in Table 1. For example, a \$0.0405 voted levy rate would raise \$2M per year in additional funds and cost \$28 per year on a \$687,000 home in Bellevue (2017 median value per King County Assessor). To raise an additional \$3M per year would require a levy rate of \$0.0608 and cost \$42 per year on a median value home in Bellevue. Another potential option for increasing revenues for affordable housing is an increase in the business and occupation tax (B&O). To fund an additional \$2M per year, the B&O tax would increase by 0.0083%. This would impact a business with \$1M of annual gross receipts by about \$83 per year. The additional \$3M funding level would require an increase to the B&O tax rate of 0.0042% (for a total increase of 0.0125%). This would impact a business with \$1M of annual gross receipts by about \$125 per year.

C-1 \$ Increase development potential on suitable land owned by public agencies, faith-based and nonprofit housing entities for affordable housing. Requires additional city funding, see Action E-1 2017 - 2020

C-2 \$ Develop affordable housing on suitable surplus public lands in proximity to transit hubs. Requires additional city funding, see Action E-1 2017-2023

C-5 \$ Reduce costs of building affordable housing (e.g., code amendments, lower fees, reduced parking, city-funded street improvements). Requires additional city funding, see Action E-1

Actions that preserve existing affordable housing and help those who want to stay in their homes are an important part of the city's affordable housing strategy.

E-1 Tap additional local sources to dedicate more funding to affordable housing (e.g., reallocation of general fund and/or REET, increase of property tax and/or business & occupation tax, bonds).

Figure 3. Affordable and Actual Average Rents Source: ARCH: HUD King County Median income 2016; Dupre and Scott Apartment Advisors, 2016 \$600 \$800 \$1,000 \$1,200 \$1,400 \$1,600 \$1,800 \$2,000 \$2,200 2000 2002 2004 2006 2008 2010 2012 2014 2016

THE COMING SOLUTION IS ALMOST HERE!

This monetary system is crashing, housing costs will come down when we go back to a gold/asset backed dollar.

The economy will come back when the fake Biden administration and bankrupt U.S. Inc. is replaced by the United States Republic and honest elections.

The Seattle mayor and King County have shipped their bad socialist policies to Bellevue. They created tent cities, dangerous neighborhoods and failing schools. We need to remove Bellevue from King County before Bellevue becomes another San Francisco, LA, or Portland. The democratic governor has shown us that he is aligned with the corrupt policies of DC and the traitorous CCP.

A handwritten signature in blue ink, appearing to read "Larry". The signature is stylized with a large, sweeping "L" and a long, curved line extending from the end.

Nesse, Katherine

From: Rousseau, Gwen
Sent: Monday, September 12, 2022 12:34 PM
To: VICTOR CHAO
Cc: Nesse, Katherine
Subject: RE: Question on Sept 14 public hearing

Hi Victor,

Thank you for your questions. The CPA would allow the properties to be rezoned from their current single-family land use district to any of the city's multifamily land use districts. The land use code amendment (LUCA) process that follows the Comprehensive Plan Amendment (CPA) will determine which multifamily land use district would apply to each property.

Currently, the city has four multifamily land use districts: R-10, R-15, R-20 and R-30. Each of these allows development of housing units attached to one another. Housing units can be attached to one another side by side in the form of townhomes or attached vertically in the form of apartment buildings.

Differences between multifamily land use districts exist in terms of the density of housing units allowed to be built and the maximum height of housing structures. R-10 districts allow 10 units to be built per acre whereas R-30 districts allow 30 units to be built per acre. R-10, R-15, and R-20 districts have a maximum height limit of 30 feet whereas R-30 districts have a maximum height of 40 feet.

Affordable housing can be developed as either rental property or ownership property.

Again, which land use district would apply to each site would be determined during the LUCA part of this initiative, which follows adoption of the CPA.

Please let me know if you have any further questions.

Thank you,
Gwen

From: VICTOR CHAO <UNICOS@msn.com>
Sent: Monday, September 12, 2022 11:11 AM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Cc: Nesse, Katherine <KNesse@bellevuewa.gov>
Subject: Re: Question on Sept 14 public hearing

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

Gwen,

Thanks for your quick reply.

Just curious per city of Bellevue definition on affordable housing development. Do you know in the future that land owner be church or whom ever will be, what range type of housing be developed per rezone? Single house? Apartment? Town house? Condo?

Thanks

Victor

Sent from my iPhone

On Sep 12, 2022, at 10:45 AM, Rousseau, Gwen <GRousseau@bellevuewa.gov> wrote:

Hello Victor,

Attached is a map showing the 29 sites with properties owned by religious organizations that would be eligible for a rezone under the proposed Comprehensive Plan Amendment (CPA). The two sites closest to you are Holy Cross Lutheran located at 4315 129TH PL SE and Newport Covenant Church located at 12800 Coal Creek Pkwy SE.

Please note however, that the proposal before the Planning Commission on Wednesday evening is not a proposal for a specific development project. I recommend you reach out to the religious organizations who own the sites near you to learn if they are interested in developing affordable housing on their properties.

If the CPA is adopted, another process will begin to amend the land use code. If the land use code amendment (LUCA) is adopted followed by a rezone, then property owners would be able to apply for a building permit under the new regulations. Adoption of the LUCA and rezone is anticipated by mid-2023.

Please let me know if you have any questions or need any additional information.

Thank you,
Gwen

From: VICTOR CHAO <unicos@msn.com>
Sent: Monday, September 12, 2022 8:10 AM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Re: Question on Sept 14 public hearing

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GWEN ROUSSEAU
Senior Planner
Community Development Dept
City of Bellevue
425-452-4174

Dear Gwen,

I am a home owner at 12989 SE 44TH PLACE, BELLEVUE WA.

Recently received a letter from city in regarding to a religious property been sold to developer, for high density residential development, and city post a public hearing next Wed 9/14.

I just like to ask where is this property located at for later high density affordable housing development?
Who is the developer and what kind of affordable housing going to build around here?

Thanks.

VICTOR CHAO
Property owner
425-749-0146

From: [Rousseau, Gwen](#)
To: [Xian-Zhong Guo](#); [PlanningCommission](#)
Subject: RE: Objection to the Proposed CPA to increase capacity for affordable housing on certain single-family properties owned by religious organization
Date: Tuesday, September 13, 2022 9:05:00 PM

Thank you so much for taking the time to submit your comments, Sam. Greatly, appreciate it.

Please reach out if in the future you have any questions about the Affordable Housing Strategy Action C-1 Phase 2 initiative.

You may also be interested in engaging in the city's Comprehensive Planning process, which is exploring ways to accommodate projected population growth. Thursday evening at City Hall there will be a discussion about housing. You can learn more about the event on the city's [Engaging Bellevue webpage](#).

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Xian-Zhong Guo <xianzhong_guo@yahoo.com>
Sent: Tuesday, September 13, 2022 8:58 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>; Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Objection to the Proposed CPA to increase capacity for affordable housing on certain single-family properties owned by religious organization

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

- To the City Council of Bellevue,

I live at 12981 SE 46th Pl, Bellevue, WA 98006. According to the CPA, the Holy Cross Lutheran Church located at the entrance of our neighborhood is one of the qualifying sites for affordable housing. Change the zoning and allowing multi-family housing to be built on this property would have a profound negative impact to our neighborhood and community for the following reasons, hence I strongly object to it.

1. We all know that Newport high school is already well above its

capacity. It currently has 1,834 students enrolled, 85 teachers, student to teacher ratio is 22:1, which is much higher than the Washington state level of 16:1. There are a lot of portables, and each classroom is very crowded. My kid attended Newport high, and we can already tell that the quality of learning is getting worse over the years with the school being overcrowded. The Basel Townhome project across from Newport will add another 58 family units. If we build multi-family housing on the land of Holy Cross Lutheran Church, it will only make things worse. A lot of us moved to our neighborhood because of the quality of learning provided by Newport high school, and we do not want to lose this!

2. Traffic at the intersections of Newport way and Factoria boulevard is already the bottle neck. If multi-family housing is built on the land of Holy Cross Lutheran Church, the traffic will become even worse.
3. Our neighborhood has always been a R-5 single-family community and that's why we choose to live here. Rezoning it to multi-family housing, even if it is limited to the church property will change the characteristics of our community. The city should not go ahead without considering how our neighbors feel.

We sincerely hope that you could consider our opinion and NOT build multi-family housing in our neighborhood (Holy Cross Lutheran Church to be specific).

Thank you!
Sam Guo



September 13, 2022

Bellevue Planning Commission
450 110th Avenue, NE
Bellevue, WA 98004

Attn: Bellevue Planning Commission

Saint Andrews Lutheran Church has long supported the development of affordable housing in Bellevue and other Eastside cities. In 1987, it was dedicated members of our congregation that started the organization which is now known as Imagine Housing.

We understand that the City of Bellevue is considering the adoption of a Comprehensive Plan Amendment known as C1 that would enable select faith-based properties to be up-zoned to enable the development of affordable housing on their excess property. We are strongly in support of this amendment.

Saint Andrews Lutheran Church is on the list of locations that would be impacted by C1. It is our hope that, should this amendment be adopted, we can explore the opportunity to provide affordable housing on our property. Your action to approve C1 will hopefully allow us to help address the critically needed housing for many vulnerable citizens of Bellevue.

We appreciate your service on behalf of our community. And we are anxious to see if this exciting step can be taken to make our city a more welcome and inclusive place to live and thrive.

Sincerely,

Rev. Lara Forbes

Pastor Lara Forbes on behalf of
Saint Andrews Lutheran Church Council

Johnson, Thara

From: Scott Dudley <SDudley@belpres.org>
Sent: Tuesday, September 13, 2022 9:28 AM
To: Johnson, Thara
Subject: Increasing Affordable Housing on Faith-Owned Properties

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

Thara Johnson
Comprehensive Planning Manager
City of Bellevue Community Development
tmjohnson@bellevuewa.gov

Project Name: [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](#)

I am so glad to hear that the city of Bellevue is considering a measure to allow affordable housing to be built on faith-owned properties. I think this is an innovative way to help solve the housing crisis in our region.

I am the Senior Pastor of Bellevue Presbyterian Church near downtown Bellevue, and this is a possibility my church would be very eager to explore. We have a large parking lot and we want to use our property in ways that are a blessing to our city. I am not in support of classifying the site as a "Transition Area", as this would reduce the number of affordable housing units that could possibly be built.

I am also in favor of reduced parking requirements for affordable housing since one of the main criteria for selection of this site is its proximity to transit. The reduced parking will allow more housing to be built at a reduced cost.

Thank you for considering this measure.

Sincerely,

Dr. Scott Dudley
Senior Pastor, Bellevue Presbyterian Church
sdudley@belpres.org

Nesse, Katherine

From: Rousseau, Gwen
Sent: Tuesday, September 13, 2022 10:28 PM
To: Cindy Xintong Bi
Cc: Nesse, Katherine
Subject: RE: Comments on Somerset West - Proposed Bellevue Comprehensive Plan

Thank you so much for taking the time to submit your comments, Cindy. Greatly, appreciate it.

Please reach out if in the future you have any questions about the Affordable Housing Strategy Action C-1 Phase 2 initiative.

You may also be interested in engaging in the city's Comprehensive Planning process, which is exploring ways to accommodate projected population growth. Thursday evening at City Hall there will be a discussion about housing. You can learn more about the event on the city's [Engaging Bellevue webpage](#).

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Cindy Xintong Bi <xintongbi@gmail.com>
Sent: Tuesday, September 13, 2022 9:23 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Comments on Somerset West - Proposed Bellevue Comprehensive Plan

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

Dear Ms Rousseau,
Thank you for taking care of planning for the City.
I'm a resident who lives at 4322 129th Place SE, directly across the Holy Cross Lutheran Church.
I understand that it's important to provide affordable housing for deserving people, it's a big shock that the plan will be on land that is zoned for single-family homes. I vote against it. It will bring a lot more traffic and lower the houses values in the neighborhood.

Having said that, in case if the proposal were approved, the height of the proposed building should be no more than two floors. Also it's critical that only the deserved people who actively work on public services, such as teachers, policemen, and firefighters should be the only residents there.

Thanks for reading my comments. Appreciate your consideration!

Thanks,
Cindy Xintong Bi

Nesse, Katherine

From: Rousseau, Gwen
Sent: Tuesday, September 13, 2022 2:20 PM
To: Jing Huang; PlanningCommission
Cc: Nesse, Katherine
Subject: RE: OBJECTION to the proposed CPA to increase capacity for affordable housing on certain single-family properties owned by religious org

Thank you for your comments, Jing.

Please reach out if you have any questions about the Affordable Housing Strategy Action C-1 Phase proposed amendment.

You may also be interested in engaging in the city's Comprehensive Planning process, which is exploring ways to accommodate projected population growth. Thursday evening there will be a discussion about housing at City Hall. You can learn more about the event on the city's [Engaging Bellevue webpage](#).

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Jing Huang <jinghuangnd@hotmail.com>
Sent: Tuesday, September 13, 2022 2:15 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>; Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: OBJECTION to the proposed CPA to increase capacity for affordable housing on certain single-family properties owned by religious org

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

Dear Bellevue Planner,

I live in 13096 SE 48th Ct, Bellevue, WA, 98006. I'd like to express my **strong objection** to the proposed CPA to change the Holy Cross Lutheran Church, which is located at the entrance of our neighborhood, to a multi-family housing. The change of the zoning and building of multi-family housing will have a profound negative impact to our neighborhood and community.

Our neighborhood has already been very congested and the near-by Newport high school is already well above its capacity. Very often, the road around the high school and the church area is very congested and causing lots of challenges, and creating safety concerns for our high school students to commute.

Our neighborhood has always been a R-5 single-family community and that's why we choose to live here. Changing the zoning, even just for the church property, will significantly and negatively impact the characteristics of our community.

We sincerely hope that you will consider our opinion and NOT build multi-family housing in our neighborhood (Holy Cross Lutheran Church to be specific). Thanks for your time.

Nesse, Katherine

From: 冷明 <lengming2000@gmail.com>
Sent: Tuesday, September 13, 2022 3:22 PM
To: Rousseau, Gwen
Cc: PlanningCommission; Nesse, Katherine
Subject: Re: comments on project "affordable housing strategy action c-1 phase 2 implementation"

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

I will be attending the meeting. And thanks for responding.
Best

Rousseau, Gwen <GRousseau@bellevuewa.gov> 于 2022 年 9 月 13 日周二 09:00 写道:

Thank you so much for taking the time to engage and to send in your comments, Houming. Greatly appreciate it.

Please do not hesitate to let me know if you have any questions about Affordable Housing Strategy Action C-1 Phase proposed amendment.

You may also be interested in engaging in the city's Comprehensive Planning process, which is exploring ways to accommodate projected population growth. Thursday evening at City Hall there will be a discussion about housing. You can learn more about the event on the city's [Engaging Bellevue webpage](#).

Thank you,

Gwen

From: 冷明 <lengming2000@gmail.com>
Sent: Tuesday, September 13, 2022 12:49 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Cc: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: comments on project "affordable housing strategy action c-1 phase 2 implementation"

Dear sir or miss:

I'm a resident of Lower Somerset. My address is 13030 Se 46th st. My name is Houming Leng. Sorry for consuming your time to read my mail. When I got the news about the case: affordable Housing strategy action c-1 phase 2 . The File number is 22-105258 AC. I think and believe that building a new multi-family in this area is not a good idea. I do have some comments are list below:

comments 1: the area around Newport school is areadly tons of multi-family places. As I googled online. It is already planned to build 58 new units. For example: Basel townhome project.

comments 2: the area around 13030 se 46th st is the single family zone. Rezoning will change our community's environment.

comments 3: this area can not be considered as a high capacity transportation infrastructure and service, I think the place around the metro station is a better idea. for example south bellevue station.

comments 4: The capacity around this place is almost at its upon limit. It always has heavy traffic from 1pm to 5pm.

As the above reasons shows, please reconsider this case. Thanks and have a nice day.

Best

Houming Leng

Nesse, Katherine

From: Rousseau, Gwen
Sent: Tuesday, September 13, 2022 2:19 PM
To: April Tan; PlanningCommission
Cc: Nesse, Katherine
Subject: RE: Objection to the Proposed CPA to increase capacity for affordable housing on certain single-family properties owned by religious organization

Thank you for your comments, April.

Please reach out if you have any questions about the Affordable Housing Strategy Action C-1 Phase proposed amendment.

You may also be interested in engaging in the city's Comprehensive Planning process, which is exploring ways to accommodate projected population growth. Thursday evening at City Hall there will be a discussion about housing. You can learn more about the event on the city's [Engaging Bellevue webpage](#).

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: April Tan <apriltan_usa@hotmail.com>
Sent: Tuesday, September 13, 2022 1:55 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>; Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Objection to the Proposed CPA to increase capacity for affordable housing on certain single-family properties owned by religious organization

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

To the City Council of Bellevue,

I live in 4622 130th Ave. SE, Bellevue, WA 98006. According to the CPA, the Holy Cross Lutheran Church which is located at the entrance of our neighborhood is one of the qualifying sites for affordable housing. Change the zoning and allowing multi-family housing to be built on this property would have a profound negative impact to our neighborhood and community for the following reasons, hence I strongly object to it.

1. We all know that Newport high school is already well above its capacity. It currently has 1,834 students enrolled, 85 teachers, student to teacher ratio is 22:1, which is much higher than the Washington state level of 16:1. There are a lot of portables, and each classroom is very crowded. My kid is currently attending Newport high, and we can already tell that the quality of learning is getting worse over the years with the school being overcrowded. The Basel Townhome project across from Newport will add another 58 family units. If we build multi-family housing on the land of Holy Cross Lutheran Church, it

will only make things worse. A lot of us moved to our neighborhood because of the quality of learning provided by Newport high school, and we do not want to lose this!

2. Our neighborhood has always been a R-5 single-family community and that's why we choose to live here. Rezoning it to multi-family housing, even if it is limited to the church property will change the characteristics of our community. The city should not go ahead without considering how our neighbors feel.

We sincerely hope that you could consider our opinion and NOT build multi-family housing in our neighborhood (Holy Cross Lutheran Church to be specific).

Thank you!

April Tan on behalf of current residents of 4622 130th Ave. SE, Bellevue, WA 98006 and many of our concerned neighbors.

Nesse, Katherine

From: Rousseau, Gwen
Sent: Tuesday, September 13, 2022 5:29 PM
To: Caoyu Wang
Cc: Nesse, Katherine; Johnson, Thara
Subject: RE: Feedback on Affordable Housing on Faith-Owned Properties

Thank you so much for taking the time to submit your comments, Cayou. Greatly, appreciate it.

Please reach out if in the future you have any questions about the Affordable Housing Strategy Action C-1 Phase 2 initiative.

You may also be interested in engaging in the city's Comprehensive Planning process, which is exploring ways to accommodate projected population growth. Thursday evening at City Hall there will be a discussion about housing. You can learn more about the event on the city's [Engaging Bellevue webpage](#).

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

-----Original Message-----

From: Caoyu Wang <h3zwang@gmail.com>
Sent: Tuesday, September 13, 2022 2:35 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Feedback on Affordable Housing on Faith-Owned Properties

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

Hello Ms Rousseau,

My name is Caoyu Wang and I live on 108th St in Bellevue. I received a letter in the mailbox recently about increasing affordable housing in Bellevue area. Thank you so much for the effort, and I believe this is a right move for the city. Meanwhile, I am very concerned about the selection of sites, especially about the criteria. The third criteria is "located on an arterial street". Yes I agree that close to convenient transportation is important for the new affordable housing. Meanwhile, it does not mean closing to arterial streets, especially in Bellevue downtown. As you can see, most of our arterial streets in/out of Bellevue downtown are very busy during rush hours. During Covid, Amazon hired a lot more engineers in Bellevue downtown, and they are not back-to-office yet. We all foresee extremely difficult traffic when everybody is back to office. Our streets are arterial streets but they are clogged, unfortunately. With the current transportation situation, close to main streets are not convenient for either residents in affordable housing or current commuters in/out Bellevue downtown. Even worse, we were facing a situation where emergency vehicles cannot get to their destination, because the traffic is backing up in both main streets and neighborhood streets.

Thus, I hope we can consider the current and future traffic, before we make a decision on adding new population around arterial streets in Bellevue downtown.

Thank you very much!

Best regards,
Caoyu

Nesse, Katherine

From: Rousseau, Gwen
Sent: Tuesday, September 13, 2022 8:22 PM
To: Janet Zielasko; planningcommission@bellevuewa.gov
Cc: Nesse, Katherine
Subject: RE: comment/s question

Hello Janet,

Thank you for submitting comments/questions on the proposed Action C-1 Phase 2 Comprehensive Plan Amendment, and glad to hear that you can attend the public hearing on Wednesday evening.

Please note that the proposal before the Planning Commission is a Comprehensive Plan Amendment (CPA), which would add policy to allow eligible properties to rezone from their current single-family designation to a multifamily designation when developing affordable housing. It is intended to help reduce the gap in affordable housing that exists in Bellevue today.

Which multifamily land use district each property would be rezoned to would be determined during the Land Use Code Amendment (LUCA) process that would follow the CPA. After adoption of the LUCA, religious organizations who are interested in developing affordable housing on their properties could then apply for a building permit. Because the proposal before the Planning Commission is a policy amendment and not a specific development proposal, specific answers to some of your questions below are unknown at this time.

Please see responses to your questions below in [blue](#). After reading the responses, please let me know if you have further questions or need any additional information.

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Janet Zielasko <zielaskoj@yahoo.com>
Sent: Saturday, September 10, 2022 8:50 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>; planningcommission@bellevuewa.gov
Subject: comment/s question

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

Please accept the following comments/questions for the Public Hearing on September 14, 2022 at 6:30pm regarding the Affordable Housing Strategy Action C-1 Phase 2 Implementation.

1. *Who will pay for the construction of the approved apartments on church sites?
 - a. [The property owner is responsible for construction costs. Affordable housing projects often qualify for tax credits, financing and funding from several different federal, state, county, regional and private entities including A Regional Coalition for Housing \(ARCH\).](#)

2. *Who will manage the proposed apartments on the church sites?
 - a. The owner of the property would determine how best to manage apartments on their site. Religious organizations who develop affordable housing for rent may partner with an affordable housing service provider or management service, or they may choose to manage their apartments on their own. In cases where religious organizations choose to develop affordable ownership housing, housing units would be managed by the individual owners of the dwellings.
3. *Who maintains the outside buildings and landscaping?
 - a. The owner of the property is responsible for maintaining the building and landscaping.
4. *What is the maximum number of apartments allowed per church property? How many people will be allowed per apartment?
 - a. The maximum number of housing units allowed per property would be determined by the size of the property and the land use district to which the property is rezoned. As mentioned above, this will be determined during development of the LUCA that would follow adoption of the CPA. Currently, Bellevue has four [multifamily residential land use districts](#): R-10, R-15, R-20 and R-30. The number in the district name reflects the number of units per acre allowed within the district e.g. R-10 allows for a maximum of 10 units per acre and R-30 allows for a maximum of 30 units per acre. However, properties owned or controlled by a religious organization are eligible for a 50 percent density bonus, which increases those maximums to 15 and 45 units per acre respectively. You can view a table of the city's dimensional requirements in [LUC section 20.20.010](#) and regulations allowing the density bonus for affordable housing in [LUC section 20.20.128](#).
 - b. The number of occupants a building can hold, referred to as the design occupant load, is determined by the means of egress for safety purposes in the advent of a fire and can be found in [Table 1004.5 of the International Building Code](#). The international building code specifies floor area allowances per occupant, and for residential uses, the floor area is 200 gross square feet per occupant. On November 15, 2021, the City Council adopted [Ordinance No. 6616](#), which removed all limits on occupancy for residential uses except those related to health and safety.
5. *Will additional tree removal be allowed so as to accommodate apartments on approved church properties?
 - a. The city's tree regulations existing at the time of a completed permit application would apply. The city's current tree retention and replacement regulations can be viewed in land use code section [20.20.900](#)
6. *Will new approved apartments on church properties require additional night time street lighting and thus contribute to the city's nighttime lighting pollution?
 - a. Street lighting requirements would not change when the land use district changes for a given property. Certain lighting requirements could apply to specific projects such as lighting requirements for parking lots. However which requirements would apply cannot be determined until a project is proposed. Also, [LUC section 20.20.522](#) includes requirements for lighting in multifamily land use districts to protect adjoining uses from light and glare.
7. *What impact does new affordable housing development have on property values of adjacent or other nearby residential properties in the area? (Note please site references.)
 - a. I am not aware of a study that has analyzed whether new affordable housing development in Bellevue has had an impact on adjacent property values.

Thank you. I do plan to attend the meeting on September 14, 2022.

Janet Zielasko
10501 SE 10th Ct.
Bellevue, WA 98004

[Sent from Yahoo Mail on Android](#)

Nesse, Katherine

From: Rousseau, Gwen
Sent: Tuesday, September 13, 2022 9:00 AM
To: 冷明; PlanningCommission
Cc: Nesse, Katherine
Subject: RE: comments on project "affordable housing strategy action c-1 phase 2 implementation"

Thank you so much for taking the time to engage and to send in your comments, Houming. Greatly appreciate it.

Please do not hesitate to let me know if you have any questions about Affordable Housing Strategy Action C-1 Phase proposed amendment.

You may also be interested in engaging in the city's Comprehensive Planning process, which is exploring ways to accommodate projected population growth. Thursday evening at City Hall there will be a discussion about housing. You can learn more about the event on the city's [Engaging Bellevue webpage](#).

Thank you,
Gwen

From: 冷明 <lengming2000@gmail.com>
Sent: Tuesday, September 13, 2022 12:49 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Cc: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: comments on project "affordable housing strategy action c-1 phase 2 implementation"

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

Dear sir or miss:

I'm a resident of Lower Somerset. My address is 13030 Se 46th st. My name is Houming Leng. Sorry for consuming your time to read my mail. When I got the news about the case: affordable Housing strategy action c-1 phase 2 . The File number is 22-105258 AC. I think and believe that building a new multi-family in this area is not a good idea. I do have some comments are list below:

comments 1: the area around Newport school is already tons of multi-family places. As I googled online. It is already planned to build 58 new units. For example: Basel townhome project.

comments 2: the area around 13030 se 46th st is the single family zone. Rezoning will change our community's environment.

comments 3: this area can not be considered as a high capacity transportation infrastructure and service, I think the place around the metro station is a better idea. for example south bellevue station.

comments 4: The capacity around this place is almost at its upon limit. It always has heavy traffic from 1pm to 5pm.

As the above reasons shows, please reconsider this case. Thanks and have a nice day.

Best
Houming Leng

Nesse, Katherine

From: Rousseau, Gwen
Sent: Wednesday, September 14, 2022 1:20 PM
To: Sudarshan Chitre
Cc: Nesse, Katherine; Gallant, Kristina; Johnson, Thara
Subject: RE: Regarding proposal to increase housing capacity on faith owned properties

Dear Sudarshan,

Thank you so much for taking the time to submit your comments on the Affordable Housing Strategy Action C-1 Phase 2 Comprehensive Plan Amendment proposal. I hope you will be able to attend the public hearing this evening, but if not, there will be future opportunities to engage in the process. Also, if you are available tomorrow evening, you may also be interested in engaging in the city's Comprehensive Planning process, which is exploring ways to accommodate projected population growth. Thursday evening at City Hall there will be a discussion about housing. You can learn more about the event on the city's [Engaging Bellevue webpage](#).

To ensure clarity with the proposal and the process, I have provided responses some of your comments below in [blue](#).

Please let me know if you have any further questions.

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Sudarshan Chitre <sudarc@gmail.com>
Sent: Tuesday, September 13, 2022 11:08 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Regarding proposal to increase housing capacity on faith owned properties

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

Gwen Rousseau,
Senior Planner,
City of Bellevue, WA.
grousseau@bellevuewa.gov
425-452-2743

Dear Gwen,

Sub: Regarding proposal to increase housing capacity on faith owned properties

We are residents of the City of Bellevue and are deeply appreciative of the efforts of the city to create more affordable housing units in this environment of rising costs and shrinking housing capacity in the city. We recently came to know of this initiative involving properties owned or controlled by religious organizations in single-family districts in areas well-

suited to multifamily housing, consistent with the city's [Affordable Housing Strategy](https://bellevuewa.gov/city-government/departments/community-development/housing/increasing-affordable-housing-capacity) Action C-1 (<https://bellevuewa.gov/city-government/departments/community-development/housing/increasing-affordable-housing-capacity>).

While we agree with the spirit of the initiative, there are some strong concerns that we would like to raise in this regard.

1. The feedback period for this initiative has been extremely compressed (we just received mailers on this as the summer ended in the first week of September), and feedback period closes by 9/14 without due time for residents and stakeholders to engage.

>> We request an extended 90-day feedback period (until Dec-14-2022) during which all residents can appropriately evaluate and understand the impacts. This may be initiated by the City of Bellevue with appropriate notices to residents in affected zones with signage similar to that proposing new housing or developments in the area for public discussion. **During this same period, we request that an extensive transportation and quality of life study be considered for the areas which are deemed to be potential site for such re-zoning.**

Notice of the application and a public meeting for the Affordable Housing Strategy Action C-1, Phase 2 Comprehensive Plan Amendment (CPA) was published in the Weekly Permit Bulletin on [June 16](#) and posted consistent with [LUC 20.35.415](#). In addition, a courtesy notice postcard was mailed to households residing within 500 feet of the potential qualifying sites. The initiative was introduced to the Planning Commission during the June 22 Study Session and a Virtual Information Session was held on June 29, 2022. The proposed amendment was brought back during the July 27 Study Session. Notice of the staff recommendation, public hearing, and the SEPA Threshold Determination was published in the Weekly Permit Bulletin on [August 25](#) and emailed to parties of record. The Washington State Department of Commerce was notified of the City's intent to adopt the proposed CPA on August 30. A second courtesy letter/notice of the recommendation, hearing and SEPA determination was also mailed to households and taxpayers residing or owning properties within 500 feet of potential qualifying sites.

While we have a cutoff date for the public hearing in order to share comments with the commissioners in advance of the meeting, you are welcome to submit comments on the project after this date. The City Council will review the Planning Commission's recommendation on this proposal in November, and you are welcome to submit comments to the City Council. That date will be confirmed over the next several weeks.

In addition, if the CPA is adopted, there will be a Land Use Code Amendment to implement the amendment next year. During this time, the Planning Commission and City Council will consider details such as the level of density available to these properties, and other development regulations. You are also welcome to submit comments throughout that process.

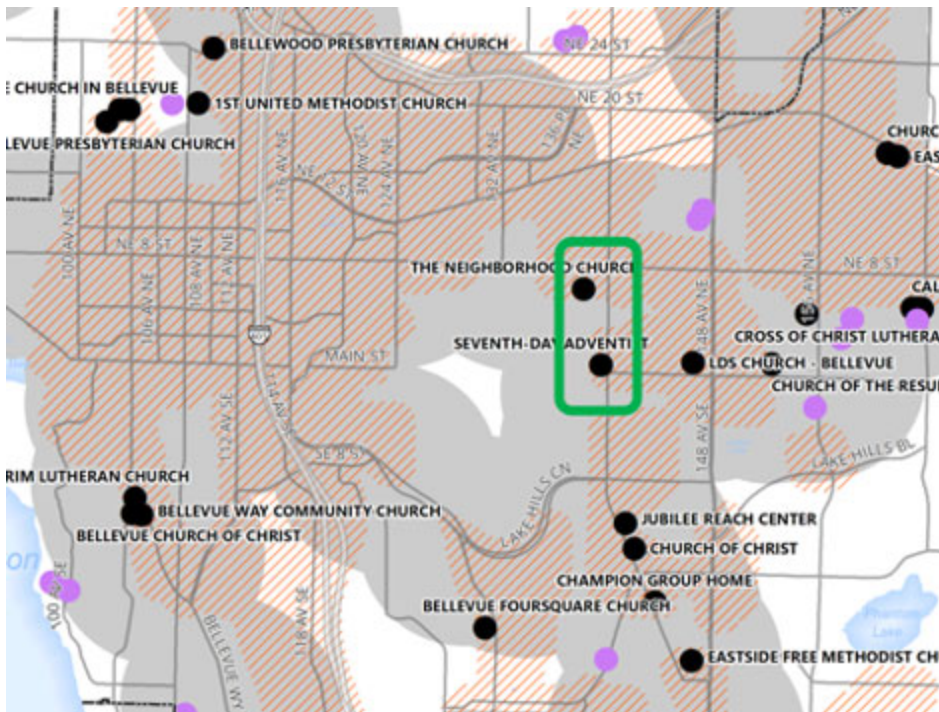
2. From the data provided in the website and handout so far, we feel that the proposed changes on 140th Ave NE (specifically the outlined area below), have the potential to exacerbate serious traffic and congestion issues during peak hours in this area. This stretch of road currently connects NE 8th St with Sammamish High School, Main Street, and the Lake Hills Connector. Odle Middle School students walk through this road to walk down the Odle Trail to get to their school. This is a street with a single lane in both directions, with a pedestrian crossing in place for students from Odle Middle School crossing over to school.

During peak hours, this area sees long lines of traffic, which have grown to be increasingly long as COVID ramps down and the workforce returns to normalcy. Additional multi-family housing in this area will mean that residents in this area will have to face even longer traffic bottlenecks and challenges, even in turning into 140th Ave NE from the side streets.

While the intent of locating such housing near public transit is to encourage public transport adoption, it is

apparent to most Bellevue residents that public transport, while fantastic, is almost never an end-all. Most residents of multi-family housing will require at least 1 car, if not multiple, to enable themselves and family members to commute to their workplaces and provide necessary means to an income, especially in a gig economy driven by Uber, Doordash and other similar apps. As a result, the simple impact of multi-family residences is likely a massive increase in traffic in this area.

As a request we kindly request that the **Neighborhood Church and the Seventh-Day Adventist churches be kindly removed from this list**, and a **complete review of all such locations which might suffer traffic increases be initiated** before any proposals are passed.



The criteria selected to identify qualifying properties specifically focuses on ensuring eligible properties have access to the city's best transportation facilities and services. The Neighborhood Church, is served by NE 8th Street, one of the city's primary arterials with Bus Rapid Transit service, the most frequent transit service available in the city. In addition, the site is located within walking and/or biking distance to Stevenson Elementary and Odle Middle schools, providing families with a number of transportation choices to access these facilities.

Since the proposal before the Planning Commission is a citywide proposal, impacts to the transportation system as whole were analyzed. Analysis of local impacts to transportation facilities would take place when an application is submitted for a specific development proposal. Every development proposal must undergo environmental review, which includes analysis of transportation impacts.

We hope to work with you to make Bellevue a nicer, safer, affordable, and more enjoyable city to live, while ensuring that the current residents do not suffer a loss of quality of life as we progress.

Sincerely,

Sudarshan Chitre

13998 NE 5th pl
Bellevue, WA 98005
September 13, 2022

Nesse, Katherine

From: Rousseau, Gwen
Sent: Wednesday, September 14, 2022 1:00 PM
To: V Goulds
Cc: Nesse, Katherine; Johnson, Thara; Gallant, Kristina
Subject: RE: CPA and SEPA Threshold hearings

Hello Valerie,

Thank you so much for taking the time to submit your comments. I would like to respond to a few of your comments to ensure clarity on the scope of this proposal. Please see my responses below in [blue](#), and reach out if you have any questions.

You may also be interested in engaging in the city's Comprehensive Planning process, which is exploring ways to accommodate projected population growth. Thursday evening at City Hall there will be a discussion about housing. You can learn more about the event on the city's [Engaging Bellevue webpage](#).

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: V Goulds <wagoose5@yahoo.com>
Sent: Monday, September 12, 2022 11:08 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: CPA and SEPA Threshold hearings

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

Gwen Rousseau, Sr Planner
Community Development Department
City of Bellevue

Hello Ms. Rousseau<

I am writing you out of concern regarding the notice I recently received, "CPA and SEPA Threshold Determination of Non-Significance".

I am aware that Bellevue has a push to increase affordable housing and as your site readily points out Eastgate has two of the bigger projects currently under construction.

Imagine how disheartened I was to read in Bellevue's mailing that now you have identified religious properties to take land from to develop "Affordable" housing.

The city is not proposing to take any land from any religious organization. The proposal before the Planning Commission is to amend the city's Comprehensive Plan to enable religious organizations who seek to develop affordable housing and who own or control certain eligible properties, the ability to rezone their property from a single family land use district to a multifamily land use district. Which multifamily land use district each property would be rezoned to would be determined during the Land Use Code Amendment (LUCA) process that would follow the CPA. A multifamily land use classification would expand the diversity of housing types and the number of homes a religious organization could provide.

Bellevue City Managers have certainly not blinked an eye as developers have torn down every other "Starter" home or "affordable" housing to make way for huge behemoth McMansions. While tearing down trees right and left to make way for these of tax generators. Infact we all received our assessments with very impressive increases which are going to generate lot's of income for the city of Bellevue and are driving out people who have lived in this neighborhood, raised their families and have retired. In many ways it is the City of Bellevue that is driving folks out these very neighborhoods.

I hear your concern about the loss of small homes and their replacement with larger more expensive housing structures. Interestingly, housing regulations have not been changing. Developers have always been allowed to build large structures. What has been changing is the cost of land. The main driver increasing the cost of land is the desire to live in Bellevue leading to a high demand for housing that exceeds housing supply. When the cost of land increases beyond the value of the home on the land, developers see an opportunity to redevelop. If they are only allowed to build one house on a lot, they will redevelop it to be a very large house and the supply / number of homes will not increase. When demand exceeds supply, households with the highest incomes out compete households with lower incomes, increasing the price of homes, even the remaining smaller ones.

Now you are proposing to "increase affordable housing?" You are proposing taking the forest land from Aldersgate Methodist Church and according to your flyer it has been "determined that **no significant environmental impact** would result from this adoption". This determination is 100% inaccurate. In fact it is 100% a lie.

This land that you are proposing to take has old growth trees on it and houses Deer, fox and bobcat, not to mention the Hawks, Eagles and Owls that nest there. There are countless varieties of birds, animals and plants that call this land home. This isn't even touching on the creek that runs through the property. This very creek a few years ago the city of Bellevue came through to inspect to make sure that there was nothing impeding its flow because it was so environmentally important. Now you have decided that all of this poses no significant environmental impact? Where will the wildlife and birds relocate to? Nowhere. They will be lost permanently to this area.

The determination of non-significance is specific to this policy change. Any specific environmental impacts related to future development projects are analyzed once a development proposal is received, as individual projects could have different environmental impacts that we cannot know in advance. The proposal before Planning Commission would not change any regulations protecting critical areas such as streams. All critical area protections found in LUC Part 20.25H would apply as would the city's tree retention and replacement regulations found in [LUC section 20.20.900](#).

Taking the forest away will increase the noise pollution 100%, increase traffic 100% and this will drive down the value of the homes surrounding this area. Maybe *that* is your ultimate plan, to drive down property values which will drive away the current homeowners, creating more affordable housing. Of course you are decreasing your tax base because you will have to lower property taxes.

I implore you, please consider saving the forest land at Aldersgate Methodist. Leave just a little bit of nature intact. Please reconsider destroying our neighborhood and forcing the homeowners out.

Thank you,

Valerie E, Goulds
425-351-6524

Nesse, Katherine

From: Rousseau, Gwen
Sent: Wednesday, September 14, 2022 1:08 PM
To: Jose K. John
Cc: Nesse, Katherine; Gallant, Kristina; Johnson, Thara
Subject: RE: Feedback on proposed changes to housing capacity on faith owned properties

Hi Jose,

Thank you so much for taking the time to submit your comments on the Affordable Housing Strategy Action C-1 Phase 2 Comprehensive Plan Amendment proposal.

I am sorry that you will not be able to attend tonight's public hearing, though I am grateful you submitted comments. There will be future opportunities to engage in the process, which I hope you will be able to participate in. Also, if you are available tomorrow evening, you may be interested in engaging in the city's Comprehensive Planning process, which is exploring ways to accommodate projected population growth. Thursday evening at City Hall there will be a discussion about housing. You can learn more about the event on the city's [Engaging Bellevue webpage](#).

I would also like to respond to some of your comments here to ensure clarity with the proposal and the process. Please see responses in blue below.

1. The feedback period for this initiative has been extremely compressed (we just received mailers on this as the summer ended in the first week of September), and feedback period closes by 9/14 without due time for residents and stakeholders to engage.

>> We request an extended 90-day feedback period (until Dec-14-2022) during which all residents can appropriately evaluate and understand the impacts. This may be initiated by the City of Bellevue with appropriate notices to residents in affected zones with signage similar to that proposing new housing or developments in the area for public discussion. **During this same period, we request that an extensive transportation and quality of life study be considered for the areas which are deemed to be potential site for such re-zoning.**

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Although the mailings to nearby residents were not required by code, staff felt they would better inform nearby residents of the proposal. Unfortunately, Jose your residence was not included in the first mailing as your property fell just outside the 500 foot radius. A total of 5,100 households, including residents on NE 5th Place,

were sent the postcard notice in June. You received the letter in August because the southernmost parcel of the Neighborhood Church site was added to the list of eligible properties.

While we have a cutoff date for the public hearing in order to share comments with the commissioners in advance of the meeting, you are welcome to submit comments on the project after this date. The City Council will review the Planning Commission's recommendation on this proposal in November, and you are welcome to submit comments to the City Council. That date will be confirmed over the next several weeks.

In addition, if the CPA is adopted, there will be a Land Use Code Amendment to implement the amendment next year. During this time, the Planning Commission and City Council will consider details such as the level of density available to these properties, and other development regulations. You are also welcome to submit comments throughout that process.

2. From the data provided in the website and handout so far, we feel that the proposed changes on 140th Ave NE (specifically the outlined area below), have the potential to exacerbate serious traffic and congestion issues during peak hours in this area. This stretch of road currently connects NE 8th St with Sammamish High School, Main Street, and the Lake Hills Connector. Odle Middle School students walk through this road to walk down the Odle Trail to get to their school. This is a street with a single lane in both directions, with a pedestrian crossing in place for students from Odle Middle School crossing over to school.

During peak hours, this area sees long lines of traffic, which have grown to be increasingly long as COVID ramps down and the workforce returns to normalcy. Additional multi-family housing in this area will mean that residents in this area will have to face even longer traffic bottlenecks and challenges, even in turning into 140th Ave NE from the side streets.

While the intent of locating such housing near public transit is to encourage public transport adoption, it is apparent to most Bellevue residents that public transport, while fantastic, is almost never an end-all. Most residents of multi-family housing will require at least 1 car, if not multiple, to enable themselves and family members to commute to their workplaces and provide necessary means to an income, especially in a gig economy driven by Uber, Doordash and other similar apps. As a result, the simple impact of multi-family residences is likely a massive increase in traffic in this area.

As a request we kindly request that the **Neighborhood Church and the Seventh-Day Adventist churches be kindly removed from this list**, and **a complete review of all such locations which might suffer traffic increases be initiated** before any proposals are passed.

The criteria selected to identify qualifying properties specifically focuses on ensuring eligible properties have access to the city's best transportation facilities and services. The Neighborhood Church, is served by NE 8th Street, one of the city's primary arterials with Bus Rapid Transit service, the most frequent transit service available in the city. In addition, the site is located within walking and/or biking distance to Stevenson Elementary and Odle Middle schools, providing families with a number of transportation choices to access these facilities.

Since the proposal before the Planning Commission is a citywide proposal, impacts to the transportation system as whole were analyzed. Analysis of local impacts to transportation facilities would take place when an application is submitted for a specific development proposal. Every development proposal must undergo environmental review, which includes analysis of transportation impacts.

Again, thank you for taking the time to submit your comments. Please let me know if you have further questions or need any additional information.

Thank you,

Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Jose K. John <jose.k.john@gmail.com>
Sent: Tuesday, September 13, 2022 12:41 AM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Feedback on proposed changes to housing capacity on faith owned properties

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

Hi Gwen,

I hope this email finds you well. I am a resident of Bellevue, residing off 140th Ave NE. We have been looking into the proposal to allow multi-family housing on faith owned properties near our neighborhood, and have concerns about the ability of the existing infrastructure to stretch beyond what the current limits are, and that the current traffic congestion will dramatically worsen with more homes sprouting up in the area..

Please find attached a letter with signatures from some of us. Unfortunately, I have a conflict during the actual meeting time this week, but I hope that this email provides you with the feedback and sentiment of the residents of this area.

Please let us know if there are any additional questions. Email addresses have been redacted for privacy, but I'm happy to make 1-1 connections if helpful.

Best regards,

Jose

Gwen Rousseau,
Senior Planner,
City of Bellevue, WA.
grousseau@bellevuewa.gov
425-452-2743

Dear Gwen,

Sub: Regarding proposal to increase housing capacity on faith owned properties

We are residents of the City of Bellevue and are deeply appreciative of the efforts of the city to create more affordable housing units in this environment of rising costs and shrinking housing capacity in the city. We recently came to know of this initiative to on properties owned or controlled by religious organizations in single-family districts in areas well-suited to multifamily housing, consistent with the city's [Affordable Housing Strategy](https://bellevuewa.gov/city-government/departments/community-development/housing/increasing-affordable-housing-capacity) Action C-1 (<https://bellevuewa.gov/city-government/departments/community-development/housing/increasing-affordable-housing-capacity>).

While we agree with the spirit of the initiative, there are some strong concerns that we would like to raise in this regard.

1. The feedback period for this initiative has been extremely compressed (we just received mailers on this as the summer ended in the first week of September), and feedback period closes by 9/14 without due time for residents and stakeholders to engage.

>> We request an extended 90-day feedback period (until Dec-14-2022) during which all residents can appropriately evaluate and understand the impacts. This may be initiated by the City of Bellevue with appropriate notices to residents in affected zones with signage similar to that proposing new housing or developments in the area for public discussion. **During this same period, we request that an extensive transportation and quality of life study be considered for the areas which are deemed to be potential site for such re-zoning.**

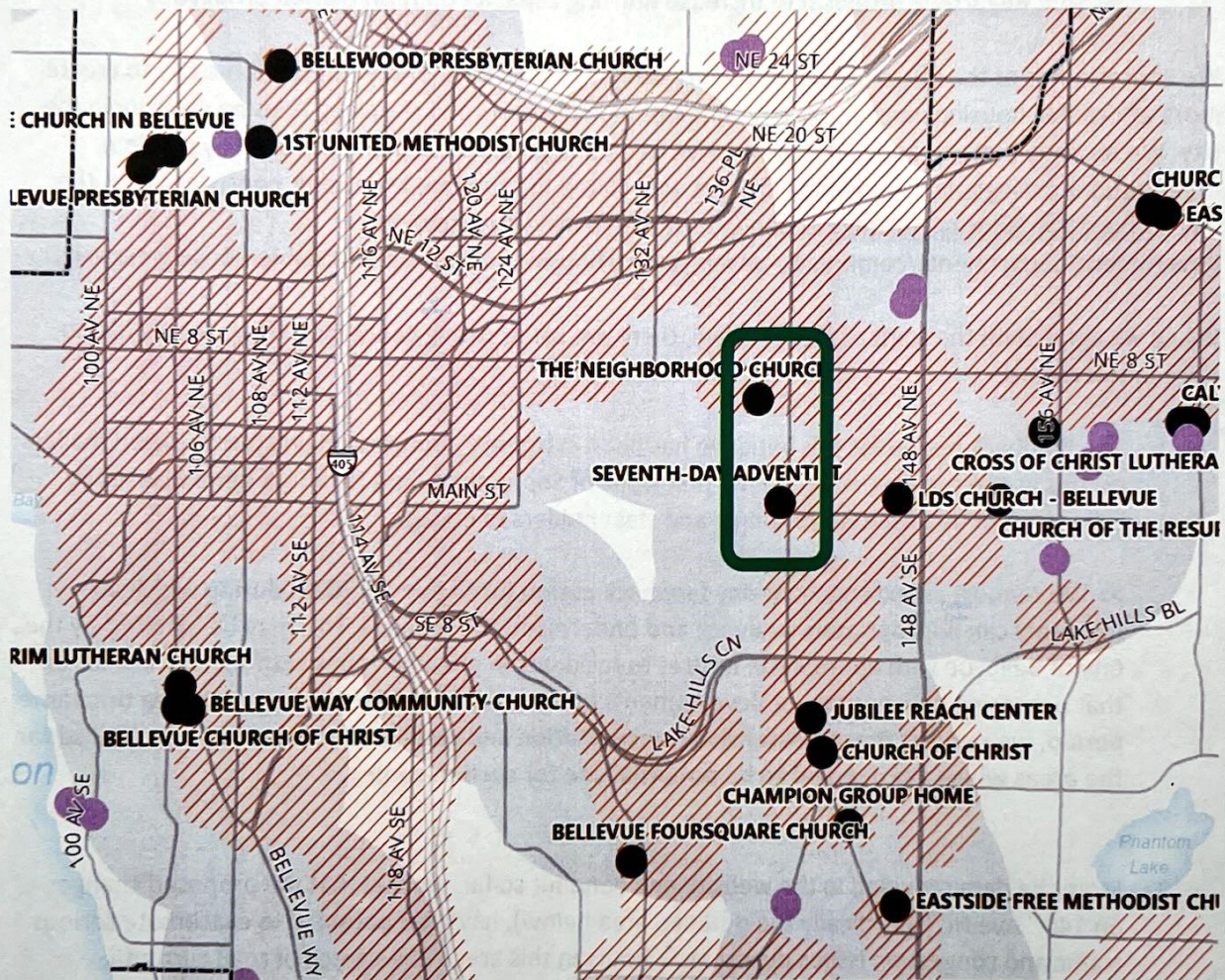
2. From the data provided in the website and handout so far, we feel that the proposed changes on 140th Ave NE (specifically the outlined area below), have the potential to exacerbate serious traffic and congestion issues during peak hours in this area. This stretch of road currently connects NE 8th St with Sammamish High School, Main Street, and the Lake Hills Connector. Odle Middle School students walk through this road to walk down the Odle Trail to get to their school. This is a street with a single lane in both directions, with a pedestrian crossing in place for students from Odle Middle School crossing over to school.

During peak hours, this area sees long lines of traffic, which have grown to be increasingly long as COVID ramps down and the workforce returns to normalcy. Additional multi-family housing in this area will mean that residents in this area will have to face even longer traffic bottlenecks and challenges, even in turning into 140th Ave NE from the side streets.

While the intent of locating such housing near public transit is to encourage public transport adoption, it is apparent to most Bellevue residents that public transport, while fantastic, is almost never an end-all. Most residents of multi-family housing will require at least 1 car, if not

multiple, to enable themselves and family members to commute to their workplaces and provide necessary means to an income, especially in a gig economy driven by Uber, Doordash and other similar apps. As a result, the simple impact of multi-family residences is likely a massive increase in traffic in this area.

As a request we kindly request that the **Neighborhood Church** and the **Seventh-Day Adventist churches** be kindly removed from this list, and a complete review of all such locations which might suffer traffic increases be initiated before any proposals are passed.

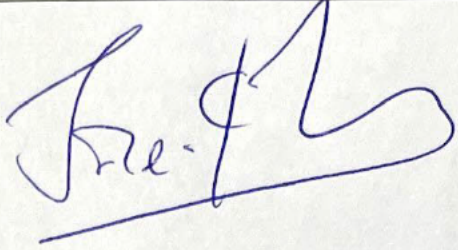
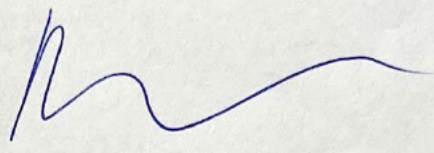
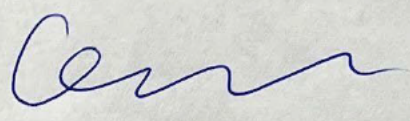
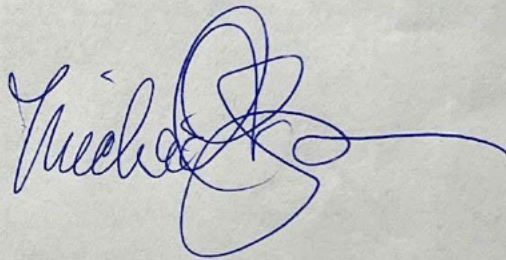
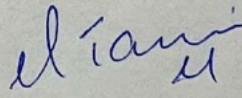



We hope to work with you to make Bellevue a nicer, safer, affordable, and more enjoyable city to live, while ensuring that the current residents do not suffer a loss of quality of life as we progress.

Sincerely,

Residents of 140th Ave NE neighborhoods

Signatories below

Name/Address	Signature
JOSE KUNWACKAL JOHN 13918 NE 4 th CT, BELLEVUE WA 98005 [REDACTED]	
Rui Zhao / Guoshi Li 13990 NE 5th Pl Bellevue, WA 98005 [REDACTED]	
Qiuqi Shangguan / Xinzhi Zou 13869 NE 5th PL Bellevue, WA, 98005 [REDACTED]	
Michael T. Green P.O. Box 6998 Bellevue WA 98008 [REDACTED]	
RAMA JULURI 13986 NE 3 rd St Bellevue, WA 98005 [REDACTED]	
[REDACTED]	

Nesse, Katherine

From: Wuyi (Richard) Yi <yiwuyi@yahoo.com>
Sent: Wednesday, September 14, 2022 12:56 PM
To: PlanningCommission; Rousseau, Gwen
Cc: Nesse, Katherine
Subject: Re: Objection to the proposed CPA to allow multi-family housing at Holy Cross Lutheran Church

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

Gwen:

Thanks a lot for your prompt reply and sharing the resources on the comprehensive planning process.

Thanks! Richard

On Tuesday, September 13, 2022 at 10:30:38 PM PDT, Rousseau, Gwen <grousseau@bellevuewa.gov> wrote:

Thank you for taking the time to submit your comments, Wuyi and Yin. Greatly, appreciate it.

Please reach out if in the future you have any questions about the Affordable Housing Strategy Action C-1 Phase 2 initiative.

You may also be interested in engaging in the city's Comprehensive Planning process, which is exploring ways to accommodate projected population growth. Thursday evening at City Hall there will be a discussion about housing. You can learn more about the event on the city's [Engaging Bellevue webpage](#).

Thank you,

Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Wuyi (Richard) Yi <yiwuyi@yahoo.com>
Sent: Tuesday, September 13, 2022 10:01 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Cc: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Objection to the proposed CPA to allow multi-family housing at Holy Cross Lutheran Church

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

To the City Council of Bellevue:

To allow multi-family housing at Holy Cross Lutheran Church would have a profound negative impact to our neighborhood, our community and the City overall and would offend most of people in the Factoria/Somerset area.

1. An initiative for multi-family housing on the same site was proposed many years ago and failed.
2. The traffic in this area would be a nightmare with the on-going Basel Townhome plus this multi-family housing with added capacity.
3. Newport high school is already over-crowded and multi-family housing would make it worse and the school performance would suffer.
4. Worsening school performance and traffic will push down the housing price in the area, making it less competitive/attractive for wealthy and education-focused families. This will hurt the whole Bellevue overall too.

We sincerely hope that you could consider our opinion and Not build multi-family housing in our neighborhood(Holy Cross Lutheran Church to be specific).

Thanks!

Wuyi Yi & Xin Yu

12828 se 47th Pl, 98006

Nesse, Katherine

From: Jose K. John <jose.k.john@gmail.com>
Sent: Wednesday, September 14, 2022 6:32 PM
To: Rousseau, Gwen
Cc: Nesse, Katherine; Gallant, Kristina; Johnson, Thara
Subject: Re: Feedback on proposed changes to housing capacity on faith owned properties

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

Hi Gwen,

Thank you for the response, and the details below. I actually walked down NE 5th Pl and found that **none** of the residents I spoke with had any idea of this change or the timelines. I would think that something as drastic as this would merit a higher awareness bar, especially given the long term consequences.

While I can't be at the meeting today, I do hope that we discuss this overall lack of awareness as an action item before this is put forth as a permanent change.

Sincerely,

Jose

Nesse, Katherine

From: Wuyi (Richard) Yi <yiwuyi@yahoo.com>
Sent: Tuesday, September 27, 2022 9:40 PM
To: PlanningCommission; Rousseau, Gwen
Cc: Nesse, Katherine
Subject: Re: Objection to the proposed CPA to allow multi-family housing at Holy Cross Lutheran Church

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Gwen:

Thank you so much for your thorough reply.

Thanks! Richard

On Tuesday, September 27, 2022 at 03:20:51 PM PDT, Rousseau, Gwen <grousseau@bellevuewa.gov> wrote:

Richard,

Thank you for your email. Please do not apologize for reaching out. It is great that you are interested in learning more about how planning happens, sharing your thinking, and communicating with your community.

Please see responses to your questions in [blue](#) below. Glad to follow up if you have further questions and want to discuss more.

Thanks,

Gwen

From: Wuyi (Richard) Yi <yiwuyi@yahoo.com>
Sent: Friday, September 23, 2022 9:59 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>; Rousseau, Gwen <GRousseau@bellevuewa.gov>
Cc: Nesse, Katherine <KNesse@bellevuewa.gov>
Subject: Re: Objection to the proposed CPA to allow multi-family housing at Holy Cross Lutheran Church

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Gwen:

Sorry to bother you again.

I did attend the event on last Thursday evening and am impressed with the great work your team have put together.

I did leave my email for more information on how the housing forecast was done. I haven't received any update yet and I am wondering whether it is on the to-do list.

Anyway, I would like to use this email to elaborate more on my request and hope you can pass it to the right contact.

1. Can I get a copy of the PPT presented last Thursday? Or it will be great if we can just download it from city website or somewhere.
 - a. Yes, you can find the PowerPoint on the city's Engaging Bellevue website on the Housing [webpage here](#).
2. See your two questions below...
 - a. Could you share the data or documents used to derive the housing forecast of ~35k more homes?
 - i. Great question. Multiple inputs inform the city's growth target setting process.
 1. Growth targets begin with Washington State [Office of Financial Management \(OFM\) countywide projections](#); they are required by the Growth Management Act and are produced **every five years**. They provide **a reasonable range** of possible population growth for GMA counties. OFM's 2017 projections served as the basis for developing growth targets in the Central Puget Sound region (King, Kitsap, Pierce and Snohomish counties).
 2. The [Puget Sound Regional Council](#) (the metropolitan planning organization (MPO) for the region) used OFM's 2017 population projections along with their 2018 [regional macroeconomic forecast](#) to develop a [regional growth strategy](#) as part of the plan for the Central Puget Sound region, [Vision 2050](#). This regional plan includes multicounty planning policies and actions in addition to the strategy to guide how and where the region grows through 2050.
 - a. This document describes the [Regional Macroeconomic Forecast](#) and the [regional macroeconomic forecast](#) webpage also includes

an interactive graphic showing age composition of projected growth.

3. Finally, each county planning under the GMA performs a buildable land analysis, also referred to as [an urban growth capacity report](#), to help inform the allocation of the regional countywide growth target to individual jurisdictions, which ultimately get adopted into the [Countywide Planning Policies \(CPPs\)](#).
- b. The housing needs may vary by age, income and other backgrounds, would be curious to see the forecast on the future population mix.

- i. [This table](#) breaks OFM's medium range countywide projections down by age and sex into five-year age groups.

- ii. PSRC's [data portal](#) also shows the regional macroeconomic forecast of jobs broken down by industrial sector, population broken down by age, and average household size.

- iii. Additional work has also been done by the [state](#) and [county](#) to estimate needs for housing by household income level.

3. Is there any model city Bellevue can follow or the bad/worst city we should use to remind ourselves of its pitfalls? Currently Bellevue is experiencing the growing pain. Thanks to the previous & current city council and management, Bellevue is business-friendly, has great schools and natural environment, which attract more and more businesses and talents. The downside is getting more crowded and the fast-rising property price or rent. Have we done some research on those larger cities which have passed our current stage? Any success we can leverage or any failure we should try to avoid? That research would be great support for city strategy/policy and great educational documents for city residents.
 - a. [The city looks at multiple precedents from different communities to help inform and communicate possible future strategies and scenarios when working on planning initiatives. We would love to hear from you of city strategies that you believe are helping cities evolve into more welcoming, diverse, and sustainable places for all.](#)
4. How did we develop the equity /affordable housing goals? How are we balancing the equity goal with maintaining our edge which makes Bellevue Bellevue (attractive to businesses and talents)
 - a. Incorporating equity into planning has been evolving over the past several years. Below are a few resources that describe how equity is being incorporated into policies and plans:
 - i. [Updating GMA Housing Elements - Washington State Department of Commerce](#) – Describes how HB 1220 requires local governments to plan and accommodate for housing affordable to all income levels.
 - ii. [VISION 2050 Equity-Related Policies and Actions \(psrc.org\)](#)

iii. Finally, [King County CPPs](#) have several areas related to planning with equity:

1. page 7 of the introduction describes how Equity and Social Justice is incorporated into the CPPs
 2. the Housing section starting on page 36 and more directly on page 41 and finally,
 3. the Housing Technical Appendix describes in detail an approach to plan for housing all income segments of the population.
5. Other resources you may find informing are the following:
- a. Washington State Department of Commerce's Growth Management Services [webpage](#), which provides an overview of the Growth Management Act. Currently, they are working on developing [guidance](#) on updating housing elements to implement HB 1120 to ensure jurisdictions planning under GMA "plan and accommodate for housing affordable to all income levels."
 - b. [PSRC's Regional Housing Strategy](#) and [PSRC's Regional Equity Strategy](#)
6. The better promise& delivery of the affordable housing /shelter, the more this kind of demand (people are mobile), the more pressure the city will have. It is kind of a dilemma. We have to do something, but we will never be able to provide all required help alone.
- a. The state mandate "to plan and accommodate housing affordable to all income levels" applies to all jurisdictions. The outcome is for every jurisdiction to provide their fair share of affordable housing. The question is whether Bellevue currently supplies its fair share of housing affordable to households at every income level. The answer is that it does not. Currently many jurisdictions fall short, including Bellevue, and cities must all develop plans to eliminate those gaps so that everyone has an affordable home in which to live.

As I start paying attention to these social/ political issues, I realize that they are way more complicated than those within corporate since there are no simple right answers generally, in other words, no solution can please everyone. However, in the long run, some solution does turn out to be much better than others.

I would like to leverage the research and documents your team have so I may better understand the city's strategy / policy and communicate it with my community.

Thanks for your help in advance.

Richard

On Wednesday, September 14, 2022 at 12:56:05 PM PDT, Wuyi (Richard) Yi <yiwuyi@yahoo.com> wrote:

Gwen:

Thanks a lot for your prompt reply and sharing the resources on the comprehensive planning process.

Thanks! Richard

On Tuesday, September 13, 2022 at 10:30:38 PM PDT, Rousseau, Gwen <grousseau@bellevuewa.gov> wrote:

Thank you for taking the time to submit your comments, Wuyi and Yin. Greatly, appreciate it.

Please reach out if in the future you have any questions about the Affordable Housing Strategy Action C-1 Phase 2 initiative.

You may also be interested in engaging in the city's Comprehensive Planning process, which is exploring ways to accommodate projected population growth. Thursday evening at City Hall there will be a discussion about housing. You can learn more about the event on the city's [Engaging Bellevue webpage](#).

Thank you,

Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Wuyi (Richard) Yi <yiwuyi@yahoo.com>
Sent: Tuesday, September 13, 2022 10:01 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Cc: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: Objection to the proposed CPA to allow multi-family housing at Holy Cross Lutheran Church

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We sincerely hope that you could consider our opinion and Not build multi-family housing in our neighborhood(Holy Cross Lutheran Church to be specific).

Thanks!

Wuyi Yi & Xin Yu

12828 se 47th Pl, 98006

From: [Rousseau, Gwen](#)
To: [Renay Bennett](#)
Cc: [Johnson, Thara](#); [Gallant, Kristina](#)
Subject: RE: Welfare housing
Date: Tuesday, September 20, 2022 11:44:00 AM

Hi Renay,

Religious organizations cannot opt out of the CPA as the CPA does not apply to a specific property. The CPA establishes policy making it possible for the City to update the Land Use Code to allow this type of conditional rezone for affordable housing. The Land Use Code will establish eligibility criteria for rezones.

Once the code update is complete, we anticipate a city-sponsored rezone for properties that currently meet the eligibility criteria. If any religious organizations wish to opt out, we can remove them from the city-sponsored rezone. If those organizations change their minds, they may still request a rezone in the future, comparable to any other religious organizations that may acquire property and become eligible over time, subject to the eligibility criteria and Part 20.30A of the Land Use Code.

Hope that helps clarify.

Thanks,
Gwen

From: Renay Bennett <renaybennett@msn.com>
Sent: Monday, September 19, 2022 9:01 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: RE: Welfare housing

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

Thanks very much for the in depth answer.

Follow up question...can a property opt out of this?

Best,
Renay

From: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Sent: Monday, September 19, 2022 11:01 AM
To: Renay Bennett <renaybennett@msn.com>
Cc: Gallant, Kristina <KGallant@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: RE: Welfare housing

Hi Renay,

Yes. I understand why you would ask the question about the CPA being non-site specific. The qualifying locational criteria are clearly defined, which could make it appear site specific. Yet, similar to the 50 percent density bonus CPA that was [mandated by the state](#) and [adopted by City Council in 2020](#) (phase 1 of AHS Action C-1 implementation), the AHS Action C-1, Phase 2 CPA applies citywide to any existing or future property owned or controlled by a religious organization that is located near high capacity transportation infrastructure and services and near other multifamily or commercial land use districts, and on which the religious organization wants to develop 100 percent permanently affordable housing. Property ownership, location of high capacity transportation infrastructure, and location of multifamily or commercial land use districts could all change in the future, which would result in different properties being eligible. Please also note that this is a City-initiated CPA, not a Site-Specific CPA initiated by a private property owner or authorized agent of the property owner under [LUC 20.30I.130.A.2.c](#).

The City Council intentionally provided clear direction on the location characteristics that would apply for the phase 2 CPA and LUCA. During review of the LUCA for phase 1, the City Council recognized that properties owned by religious organizations with certain location characteristics would be suitable for larger affordable housing incentives beyond the 50 percent bonus, and they directed staff to come back with a phase 2 CPA and LUCA. However, when launching the initiative, they did not list specific properties for inclusion, nor does the CPA redesignate specific properties. The map showing which properties would qualify for a rezone at this point in time was created to communicate clearly existing properties that would be eligible under the new CPA today so that stakeholders and the Commission would understand the general scope of the initiative.

I hope this provides clarity. Please let me know if you have further questions or need additional information.

Thank you,
Gwen

From: Renay Bennett <renaybennett@msn.com>
Sent: Friday, September 16, 2022 10:52 AM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: RE: Welfare housing

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

Hi Gwen,

Thanks for the info and links. Much appreciated!

Can you help me understand how this CPA was termed a non site specific CPA?

Thanks again for your assistance,
Renay

From: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Sent: Friday, September 16, 2022 10:28 AM
To: Renay Bennett <renaybennett@msn.com>
Cc: Abe, Linda <LAbe@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: RE: Welfare housing

Good morning Renay,

The Planning Commission voted unanimously in favor of a resolution recommending approval of the proposed Action C-1 Phase 2 Comprehensive Plan Amendment to the City Council. [Here is a link](#) to the staff recommendation with the proposed map note and the two new housing policies in the attachment at the end of the report just before the map of potential qualifying sites. Many people testified during the public hearing providing a range of comments. I recommend listening to the [audio recording](#) of the testimony and Planning Commission deliberation. (Note, if you download the mp3 file, you can navigate the audio recording more easily.)

Please note, that this action was on a proposed Comprehensive Plan Amendment (CPA), not a Land Use Code Amendment (LUCA). The CPA provides general policy direction that the upcoming LUCA would implement. Development of the LUCA, which is more detailed, will begin this fall and would be brought before the Planning Commission in early 2023.

I have added you to our list of stakeholders to notify about future updates. However, I also recommend subscribing to updates on the [CPA webpage](#) and [Planning Commission webpage](#).

Thank you,
Gwen

From: Renay Bennett <renaybennett@msn.com>
Sent: Friday, September 16, 2022 9:38 AM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Cc: Abe, Linda <LAbe@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: RE: Welfare housing

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

Good morning, Gwen,

Checking in on the status of the LUC. Did the PC recommend its transmission to the council? Can you please forward to me the transmittal of the land use code?

Many thanks,
Renay

From: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Sent: Wednesday, September 14, 2022 4:48 PM
To: Renay Bennett <renaybennett@msn.com>
Cc: Abe, Linda <LAbe@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: RE: Welfare housing

Thank you for comments, Renay. They will be forwarded to the Planning Commission.

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Renay Bennett <renaybennett@msn.com>
Sent: Wednesday, September 14, 2022 3:32 PM
To: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Cc: Abe, Linda <LAbe@bellevuewa.gov>
Subject: RE: Welfare housing

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

Hi Gwen,

Please forward these comments to the Planning Commission as part of the public record and as a party of record.

Thank you for your prompt response.

I must state my strong objections to this process and to the land use code changes meant to usurp private property rights and residential neighborhood protection.

I never received notice that these properties would be included in an up zone for welfare housing. I am a neighborhood association President and a resident who lives within the 500 feet radius, and there was never any notice specifically spelling out this detrimental change to our neighborhoods.

I am concerned that the city staff would push such a scheme during the summer when many folks are away from home.

This is an alarming trend that certain city staff has been involved with for some time, obfuscating what is really occurring and wrapping it in fuzzy language.

Sincerely,

Renay Bennett

From: Rousseau, Gwen <GRousseau@bellevuewa.gov>

Sent: Wednesday, September 14, 2022 3:20 PM

To: Renay Bennett <renaybennett@msn.com>

Cc: Abe, Linda <LAbe@bellevuewa.gov>

Subject: RE: Welfare housing

Hello Renay,

Thank you for reaching out. I apologize for the delay in getting information back to you. Below are responses to your questions.

The meeting on Thursday evening is part of the city's Comprehensive Plan Periodic Update (CPPU), which occurs every ten years. Thursday's event will focus on a discussion of housing broadly as it relates to planning for population growth projected by 2044. How to house future population growth will result in changes to the city's Comprehensive Plan Future Land Use Map, which would be implemented subsequently through changes to the city's zoning map. While specific zoning classifications are not the topic of discussion on Thursday evening, zoning is one way changes in policy would be implemented in the future.

Your second set of questions relate to the city initiated Comprehensive Plan Amendment on [increasing capacity for affordable housing on properties owned or controlled by religious organizations](#). This CPA proposal is part of 2022 [annual Comprehensive Plan amendment program](#). Annual amendments are smaller, more targeted amendments to the Comprehensive Plan that enable the city to respond more quickly to changes occurring.

City Council launched the project May 9 and notice of the application and of a public meeting for the Affordable Housing Strategy Action C-1, Phase 2 Comprehensive Plan Amendment (CPA) was published in the Weekly Permit Bulletin on [June 16](#) and posted consistent with [LUC 20.35.415](#). In addition, a courtesy notice postcard was mailed to households residing within 500 feet of the potential qualifying sites. The initiative was introduced to the Planning Commission during their June 22 Study Session and a Virtual Information Session was held on June 29, 2022. The proposed amendment was brought back to Planning Commission during their July 27 Study Session. Notice of the staff recommendation, public hearing, and the SEPA Threshold Determination was published in the Weekly Permit Bulletin on [August 25](#) and emailed to parties of record. The Washington State Department of Commerce was notified of the City's intent to adopt the proposed CPA on August 30. A second courtesy letter/notice of the recommendation, hearing and SEPA determination was also mailed to households and taxpayers residing or owning properties within 500 feet of potential qualifying sites.

Tonight is the Final Review Public Hearing on the proposed CPA. You can find the [meeting materials here](#), and below is a timeline showing where we are at during the process.



Timeline



14

Please let me know if you have further questions or need any additional information.

Thank you,
Gwen

Gwen Rousseau, AICP

Senior Planner, Community Development, City of Bellevue
grousseau@bellevuewa.gov | 425-452-2743 | BellevueWA.gov

From: Renay Bennett <renaybennett@msn.com>
Sent: Wednesday, September 14, 2022 3:14 PM
To: Abe, Linda <LAb@bellevuewa.gov>
Cc: Rousseau, Gwen <GRousseau@bellevuewa.gov>
Subject: RE: Welfare housing

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

Hi Gwen,

I've been trying to get information about the rezone for churches that includes welfare housing.

I'm a bit confused and have several questions.

The meeting tomorrow night looks like an open house discussing the zoning changes. Is this right?

The link here [AHS_C1PhaseTwo_QualifyingProperties_revised_0825.pdf \(bellevuewa.gov\)](#) shows a map of properties that are slated for a zoning change for welfare housing on religious properties.

Have these properties been notified?

Where in the process is this?

Has this been submitted for comprehensive plan amendments?

Thanks,

Renay

From: Abe, Linda <LAbe@bellevuewa.gov>

Sent: Wednesday, September 14, 2022 3:09 PM

To: Renay Bennett <renaybennett@msn.com>

Cc: Rousseau, Gwen <GRousseau@bellevuewa.gov>

Subject: RE: Welfare housing

Gwen Rousseau. She has been cc'd on this email.

Thanks,

Linda

From: Renay Bennett <renaybennett@msn.com>

Sent: Wednesday, September 14, 2022 2:59 PM

To: Abe, Linda <LAbe@bellevuewa.gov>

Subject: RE: Welfare housing

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

Great, can you please provide me the name of the planner who is in charge of this? Or their supervisor?

Thanks,

Renay