



BLAINE COUNTY HOUSING AUTHORITY

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January 23, 2025

PUD and Business District Text Amendment

To: Mayor Giordani and Members of the Bellevue City Council

From: Keith Perry, Board Chair
Ana Torres, Bellevue Board Member
Carissa Connelly, Director

On behalf of the Blaine County Housing Authority (BCHA), we write to offer brief comments on the City-initiated text amendment to permit multi-unit residential uses through planned unit development applications in Bellevue's Business District.

First, we commend the planning staff, Planning and Zoning Commission, and City Council for their patience and deliberation in considering how to allow multifamily residential in the Business District, which is a logical place for multifamily and mixed-use development in Bellevue. We also want to thank the City for engaging with our team during the multiple iterations of this effort.

We are pleased to see the proposed amendments to allow multifamily residential, mixed-use development in the Business District through the Planned Unit Development application process. The narrower, discretionary allowance via a comprehensive PUD application – rather than a by-right allowance – offers an avenue to consider and review multifamily residential development in the Business District in the near term, while larger, city-wide planning considerations around community housing incentives, density and design, character and infrastructure capacity can be thoughtfully addressed.

The PUD review process offers the Council significant discretion when considering an application to reject or condition an approval to ensure that it meets the goals and objectives of the Comprehensive Plan and promotes the general welfare of the City of Bellevue and its inhabitants. Toward that end, we recommend that the Council consider negotiating the inclusion of community housing units in any multiunit development proposed in the Business District under the new PUD language.

The PUD standards also include an existing 10% density bonus in exchange for provision of community housing "above what is then currently required," which does not provide a clear standard for evaluation and no community housing is currently required. In a future amendment, we suggest adding minimum standards clarifying how much community housing needs to be provided and at what levels of affordability to utilize this incentive. We also suggest exploring increasing that bonus percentage to make the incentive more attractive, while calibrating the community benefit accordingly.

A large, faint, light gray version of the Blaine County Housing Authority logo is visible in the background of the lower half of the page, behind the text.

Finally, we understand that the City is interested in pursuing a deeper review of the zoning code to evaluate opportunities for community housing incentives. We look forward to that initiative and offer the support of our staff to assist with any analysis and recommendations toward that effort.

Keith Perry

Keith Perry
Blaine County Housing Authority Board of Commissioners, Chair

Ana Torres

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Blaine County Housing Authority Board of Commissioners, Member

Carissa Connelly

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Housing Director

