



Bellevue Development Committee

June 12, 2024

Meeting Notes

Networking and Welcome – Rebecca Horner

Affordable Housing – Toni Pratt

- Next month the department is doing a deep dive into the affordable housing expedited permitting process and will be sharing information and seeking feedback from stakeholders at that time.

Special Topic: Draft Wilburton Land Use Code Amendment (LUCA) – Kristina Gallant, Caleb Miller, Janet Shull, Justin Panganiban, & Representatives from Community Attributes Inc.

- Disclaimer: contents of the draft LUCA do not represent staff's final recommendations.
- Staff provided PowerPoint presentation – full copy available online
- QUESTIONS/COMMENTS:
 - Stakeholders had questions about how fee-in-lieu is going to be determined, particularly due to the large impact potential it could have on affordable housing production. Staff noted that a formula is still being worked out to bring back to stakeholders.
 - Positive response to the City's intent to incorporate phasing of amenities in response to market conditions. Questions were asked about providing formal input, which staff noted the City is requesting. The priority was to get a public draft out including an initial response to some current market conditions, and to develop phasing after receiving stakeholder input on the draft
 - The City confirmed that talks are in the works right now for a nexus study.

- Questions were raised about various components of affordable housing including incentives and if they stay with a development for its lifespan, how are affordable units expected to be produced if the mandatory option is not selected or there is not a fee-in-lieu program. Staff noted that there are also non-code related options to support funding goals and highlighted that the non-mandatory option has lower FARs, and affordable housing must be the first amenity in the program.
- Mid-rise buildings would have different requirements than high-rise buildings.
- A fee-in-lieu option would be available for commercial.
- There are a lot of ideas that people would like to see in Wilburton but not a lot of recognition for the economic climate. It was noted that there needs to be clear incentives to redevelop and without that we won't see the good ideas come to fruition.
- There are lessons from BelRed that individuals hope are taken into consideration when looking at Wilburton.
- Emphasis on the opportunity the City has to create affordable housing in this program.
- It was noted that creating a faster path for affordable housing as a part of the permitting process is a good start and a lot of tweaks are being created to help solve the problem, but without the funds to be able to produce it, it won't happen.
- EV charging requirements for parking will follow current citywide standards.
- There was encouragement for incentivizing not just construction but also maintenance for the grand connection.
- Stakeholders acknowledged the work that the City and its staff have done to produce this and bring an initial draft forward.
- Community Attributes Inc. (CAI) will be releasing the excel model.
- What can we do to change existing requirements and ask ourselves why we have things the way they are. There's a lot of situations where we're not meeting the maximum FAR because they're handcuffed by other requirements. Would like to look at these items closely and it's important to get this right.

Closing and next meeting – Facilitator

- The next quarterly meeting is scheduled for July 10 (1:00-4:00pm)

Bellevue Development Committee Agenda Committee Members

- Patrick Bannon, Bellevue Downtown Association
- Joe Fain, Bellevue Chamber of Commerce
- Rebecca Horner, City of Bellevue
- Patience Malaba, Housing Development Consortium Seattle-King County
- Tim McKey, Sellen Construction
- Veronic Shakotko, Master Builders Association of King and Snohomish Counties

The purpose of the BDC meetings is to have an inclusive forum where the development industry and others can provide input and collaborate with city staff about concerns, challenges and solutions related to permitting, entitlement and code amendments. Participants acknowledge and agree that while communications in these meetings may refer to an actual permit, land use or code amendment project, they are for illustrative purposes only. As such, these communications are not considered comments or responses for any associated project and will not be kept as part of the project record or file.



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