

Development Services

Bellevue Development Committee

Rebecca Horner, Director
Development Services Department

September 11, 2024

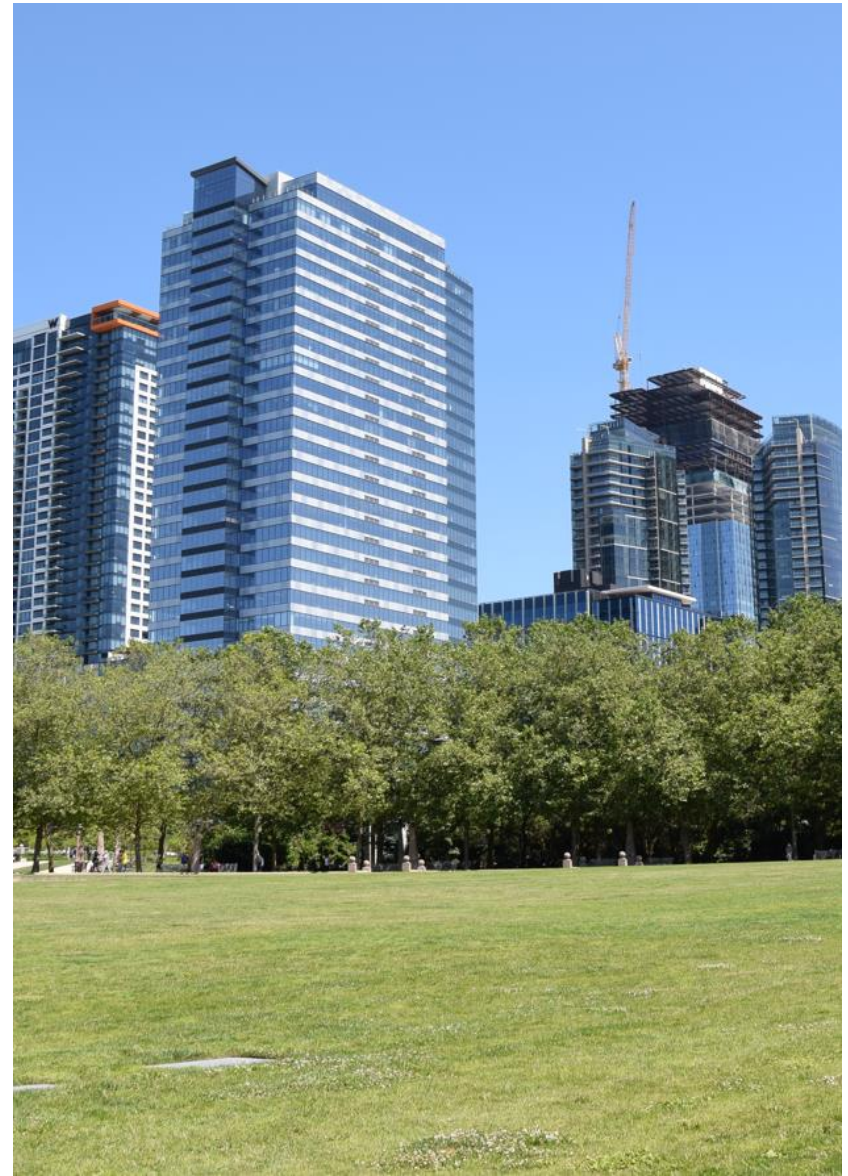


Welcome & Networking



Agenda

1. Welcome & Networking
2. Upcoming Council Agenda Items
3. Code & Policy Update
4. EV Readiness Update
5. Closing & Next Meeting



Introductions



Upcoming Council Agenda Items



DS Budget & Fee Update



Budget & Permit Fee Update

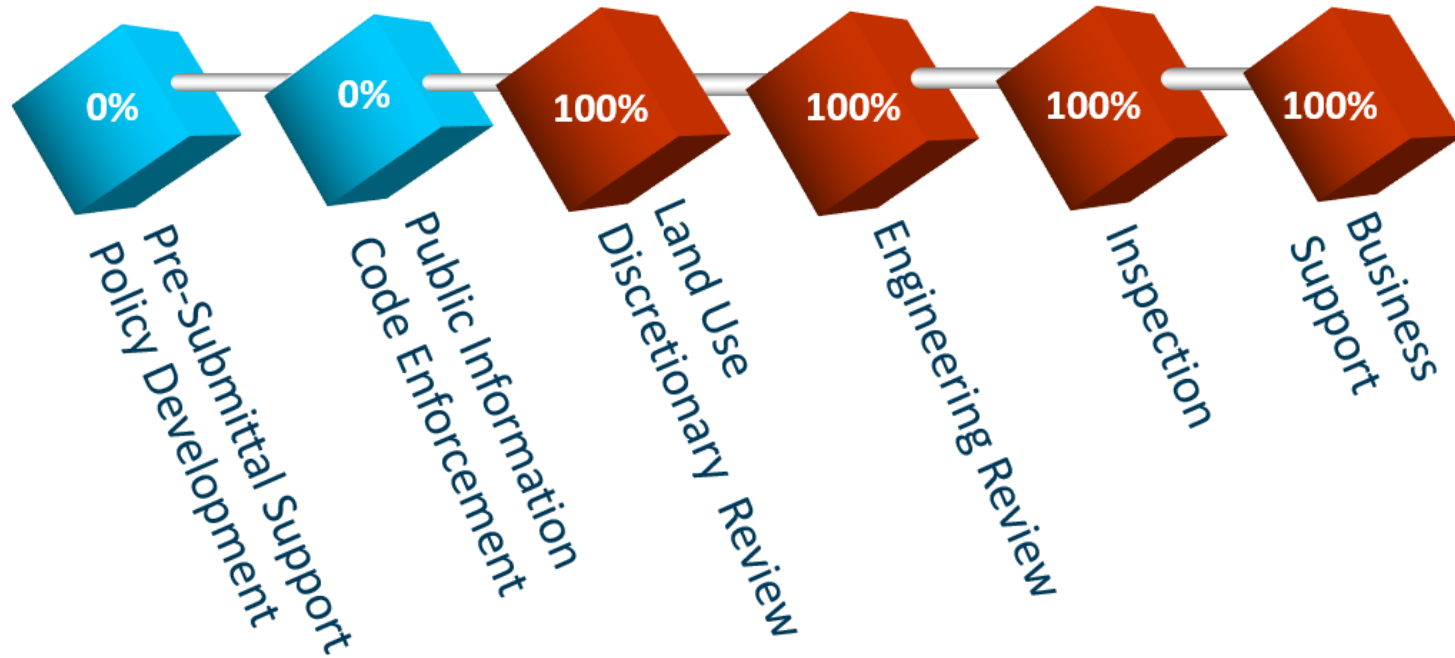
City Council Study Session **September 24**

- Comprehensive financial policies
- Proposed fund structure
- Annual cost of service study & fee update



Council Endorsed Cost Recovery Objectives

Percentage of Services Funded By DS Rates



Financial Management Guiding Principles

- Funding structure should support DS line of business through economic cycles
- Permit applicants should pay for services received
- Fees should be predictable and understandable to customer
- Fees should be regionally competitive



Proposed Fee Adjustments

- Update building valuation table to 2024 and apply Washington State modifier
- Adjust building permit fees by CPI-W
- Update hourly rates and adjust flat fees
- Fee adjustments range from 3.3 – 8.0%



Questions



Senate Bill 5290

Launched work: City Council Study Session **June 11**

Streamlining Measures

- City Council Study Session: **September 24**
- City Council Action: **Q4 2024 with Budget Adoption**

Permit Streamlining LUCA

- City Council Study Session: **October 15**
- City Council Public Hearing & Action: **Q4 2024**



Code & Policy Updates



Code & Policy Updates

- FAR Phase 2 LUCA Introduction
- Existing Building Redevelopment (HB 1042) LUCA & BCCA Update
- Objective Design Standards (HB 1293) LUCA Introduction
- Wilburton Vision Implementation LUCA Update
- Upcoming Input Opportunities



FAR Phase 2 LUCA

BDC Update

Mathieu Menard, Senior Planner
Development Services Department

September 11, 2024



City Context & Needs

- Planning for 35,000 or more new housing units for 2019-2044 planning period
- Goal of 5,700 new affordable units in the next 10 years
- Opportunity to boost housing supply in mixed-use areas



Background

- **Next Right Work.** Allow higher FAR or density for residential to incentivize residential over commercial developments.
- **AHS Action D-3.** Change the city's approach to density calculation in multi-family zones to allow more flexibility in unit size and type.
- **Downtown IOC.** Increased the AH bonus FAR & allowed development flexibility.



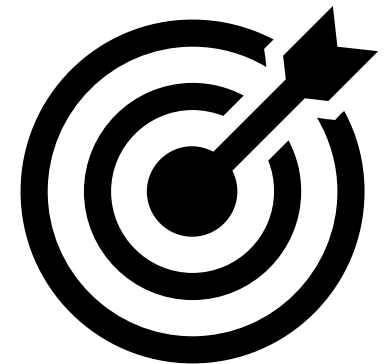
City of Bellevue Affordable Housing Strategy

Approved by City Council
June 5, 2017



LUCA Objectives

- Allow higher Floor Area Ratio (FAR) for residential
- Encourage residential development by making it more economically feasible
- Increase Affordable Housing production
- Add flexibility on FAR utilization in Downtown perimeter overlays
- Increase LUC consistency with updated Comprehensive Plan

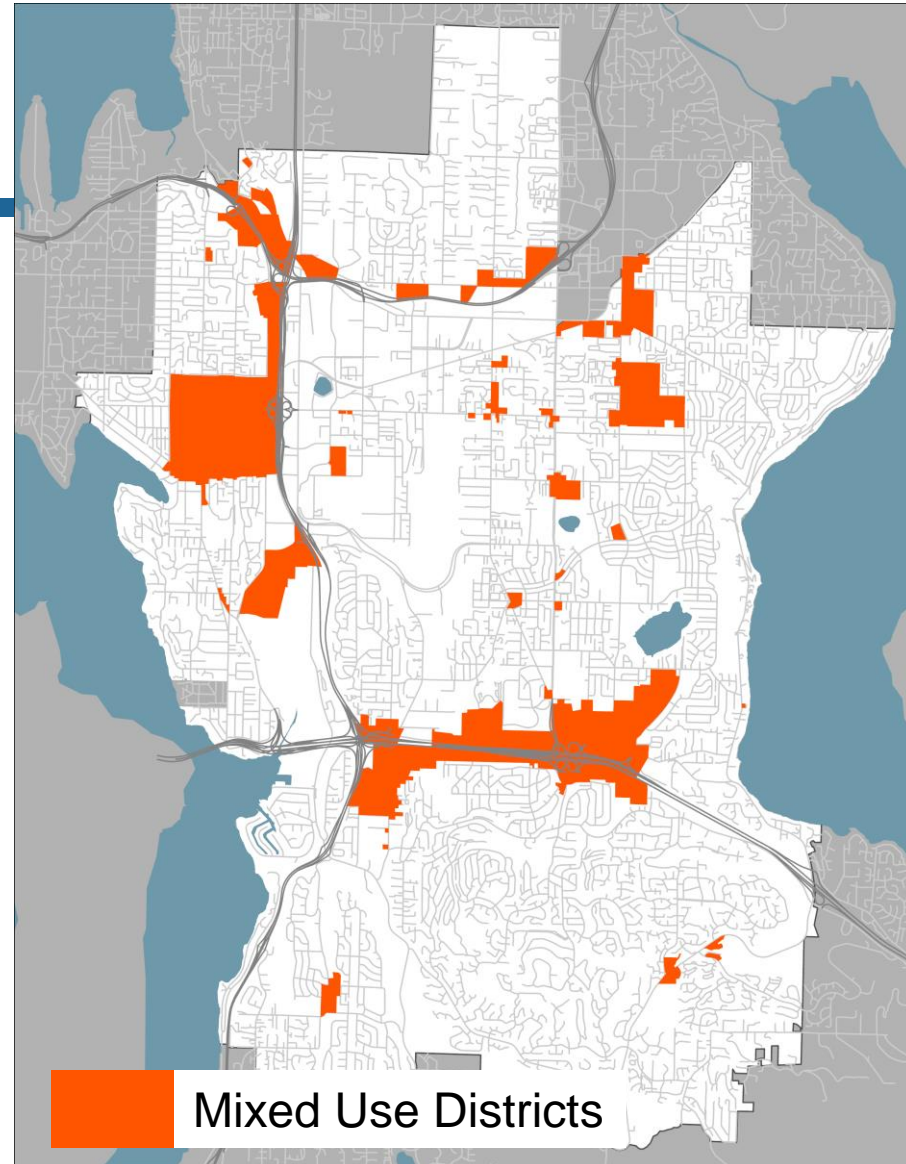


LUCA Overview

Geographic scope: Targeted mixed-use districts

Scope of Amendments:

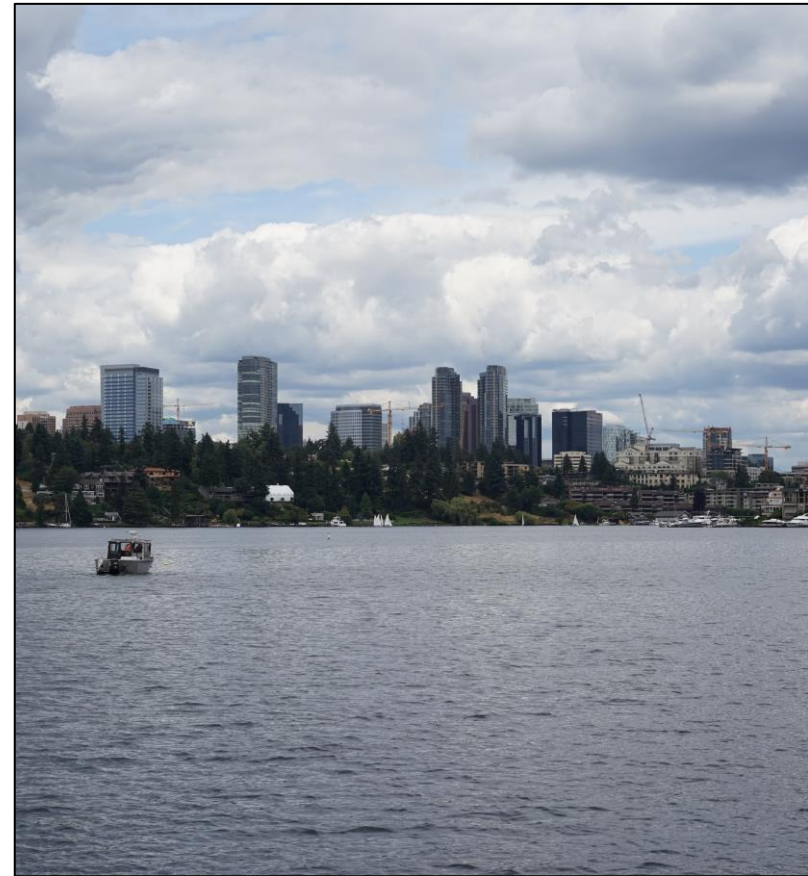
- Increase residential capacity
- Adjust affordable housing requirements, exemptions, incentives
- Analyze height/form standards
- Increase consistency between LUC and new Comp. Plan



Potential LUCA Changes Pt. 1

LUC changes to be explored:

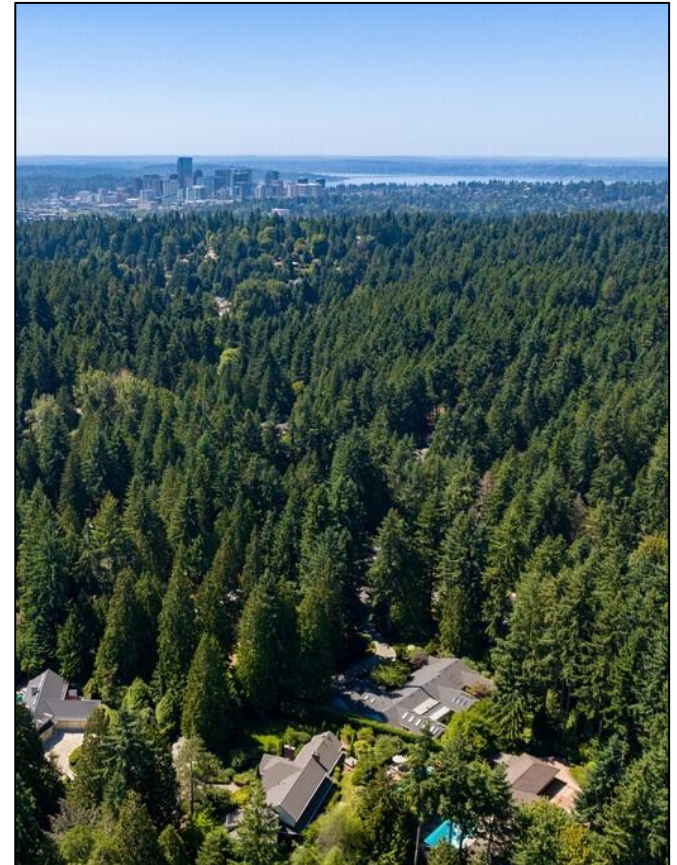
- Residential FAR increases
 - Convert DU/acre to FAR
- Form standards
 - Setbacks
 - Building heights
 - Lot coverage
- Downtown form standards
 - Perimeter overlay
 - Connecting floorplates
 - Upper-level setbacks



Potential LUCA Changes Pt. 2

LUC changes to be explored:

- Affordable housing program
- Updates to Land Use Districts
- Residential & FAR restricting footnotes
- Lot sizes & required widths
- Landscaping requirements
- Parking requirements
- Multi-family play areas



Phase 2 Engagement



Economic analysis
& ongoing analysis
of projects under
IOC



Direct outreach to
developers & affordable
housing providers



Input from residents,
neighborhood associations,
community organizations



Internal focus
group with Urban
Design SMEs

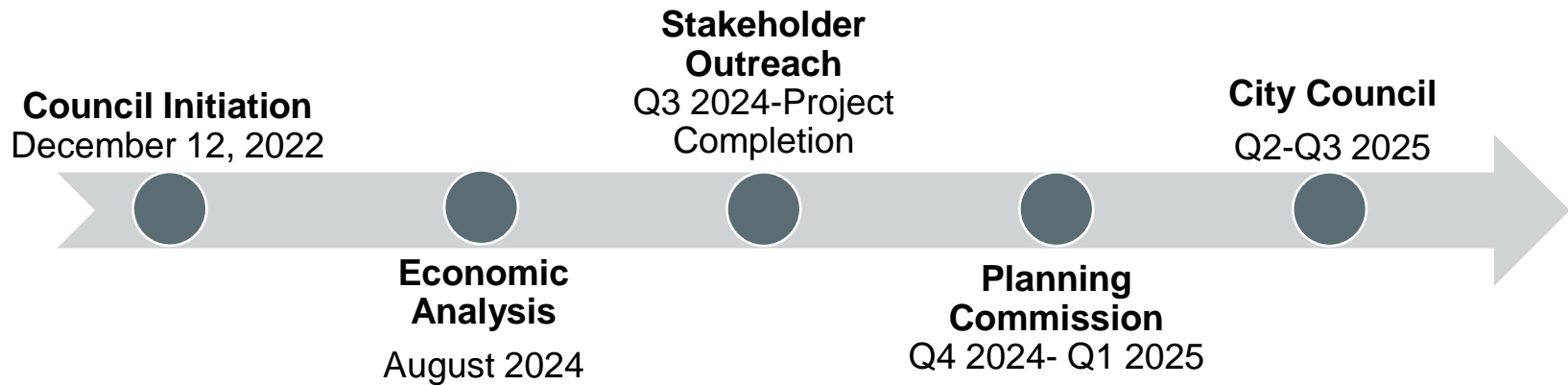


BDC, Bellevue
Chamber,
& BDA briefings



Eastside Housing
Roundtable
conversations

Anticipated Schedule



Updates, Comments, or Questions

Mathieu Menard

mmenard@belleuviewa.gov



Existing Building Redevelopment (HB 1042) LUCA & BCCA

BDC Update

Mathieu Menard, Senior Planner
Development Services Department

September 11, 2024



HB 1042

HB 1042 Passed 2023 to:

- Encourage conversion of commercial buildings into residential uses
- Encourage adding units to existing residential buildings
- Associated LUCA & BCCA must be adopted by June 30, 2025



Bill Requirements

For existing buildings in mixed-use or commercial districts converting into residential uses:

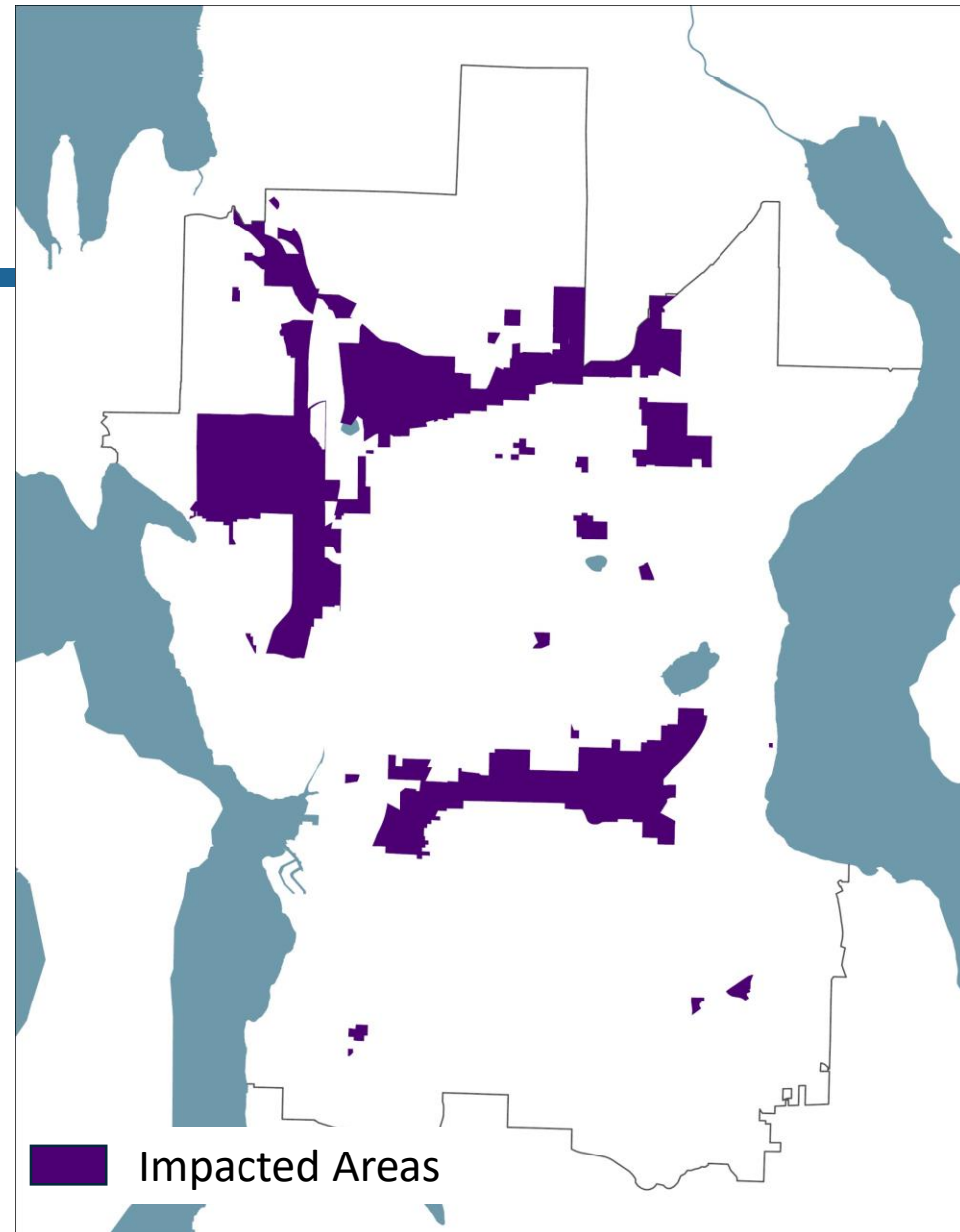
- Must allow 50% more residential density for existing buildings
- Cannot require:
 - Additional parking for residential
 - Additional permitting or standards beyond what is required for new buildings
 - Ground floor commercial unless along a “major pedestrian corridor”
 - Transportation concurrency study or SEPA review
- Cannot deny a project based on existing non-conformities



LUCA Overview

Encourage housing production by updating LUC & BCC to be:

- Consistent with the requirements of HB 1042
- Ensure existing provisions of LUC are not preventing residential conversion
- Provide allowances beyond the Bill to encourage redevelopment



Proposed Code Changes

The LUCA & BCCA will apply to buildings redeveloping residentially which:

- Are located in **mixed-use areas**
- Received a certificate of occupancy **more than 3 years ago**
- Are **not expanding** structure or footprint, with exceptions:
 - Can expand floor area by 5%
 - Can add a residential penthouse

Proposed Code Changes

The LUCA & BCCA will:

- Provide a 50% density increase over underlying zoning
- Not require residential parking beyond existing spaces
- Exempt projects from:
 - Exterior design requirements and dimensional standards
 - Ground floor retail requirements, other than along the Grand Connection
 - Non-conforming language
 - Multifamily play area requirements
 - Transportation and environmental study requirements
- Provide flexibility in recycling and waste areas



Planned Outreach

- Process IV requirements
- BDC
- Market rate and AH developers
- Online Presence
- City Newsletters



Anticipated Schedule



Updates, Comments, or Questions

Mathieu Menard

mmenard@belleuviewa.gov



Objective Design Standards LUCA

BDC Update

Kirsten Mandt, Senior Planner
Development Services Department

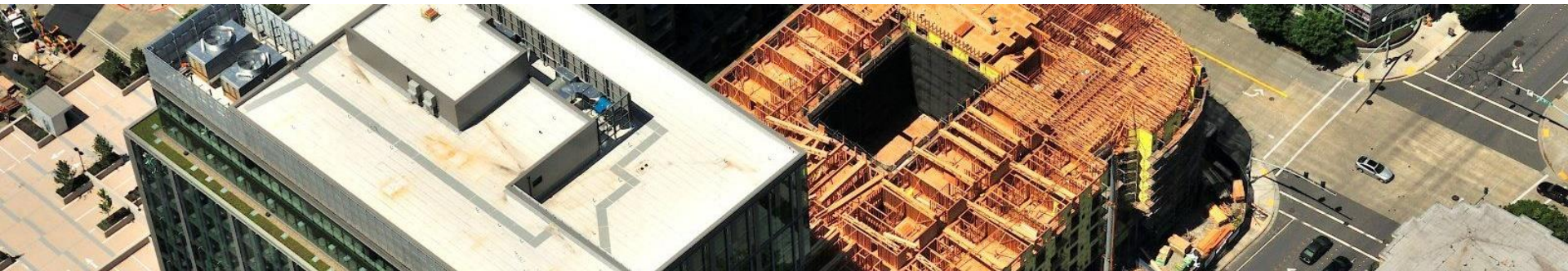
September 11, 2024



HB 1293

HB 1293 Passed in 2023 to:

- Require clear and objective design standards
- Require concurrent and/or consolidated permit review
- Require no more than one public meeting
- Encourage jurisdictions to expedite affordable housing review



What We Are Already Doing

- Design review is administrative and can occur concurrently with other permits
- We do not require public meetings for design review
- Land Use staff is already working on process changes to expedite permitting for affordable housing projects



What Needs to be Updated

Only include **objective** standards

Example:

*Terms like "visually interesting" and "visually attractive" are **subjective***

Subjective guidelines to be removed or revised, except where useful as intent/guiding statements.

Guidelines cannot contain language such as "shall" or "must"

Review and revise the design review process as needed to ensure objectivity



LUCA Development Process

Review

- Land Use Code standards & guidelines
- Design Review Process

Identify

- Language to retain
- Language to revise
- Language to remove

Revise

- Convert useful guidelines into objective standards
- Any non-objective processes



Engagement

- Consult & review with staff
 - Land Use design reviewers
 - Community Development design team
- Inform & elicit feedback from the development community and interested residents
- Present & consult with Planning Commission and City Council



Current Draft Schedule

Summer 2024
Staff Review &
Council
Initiation

October 2024
Draft for
review &
engagement

Q4 2024
Planning
Commission

Q1 2025
City Council



Comments/Questions

Kirsten Mandt

kmandt@bellevuewa.gov



Wilburton Vision Implementation LUCA

BDC Update

Kristina Gallant, Planning Manager
Development Services Department

September 11, 2024



Recent Updates

- CAI model updated to incorporate sales tax and updated project costs
- Affordable housing nexus study in progress
- Full comment tracker released September 3
 - Identifies current internal thinking on all comments: amendments planned, under review, cannot be addressed
- Planning Commission progress report tonight (*No code reviewed*)



Comment Tracker

Upcoming LUCA Revisions

What we heard	Planned Updates
<p>Air Quality: Land use limits near 405 are too restrictive</p>	<p>Sensitive uses encouraged, but not required, to locate away from I-405</p> <p>Future work to consider appropriate mitigations Citywide</p>
<p>Affordable Commercial Incentive: Good idea, but condominium approach not feasible</p>	<p>New approach: Affordable rents for space providing incentive tied to 2x operating expenses. Economic Development to vet expenses, establish rule for tenant qualifications.</p> <p>Under review: Considerations for TIs</p>



Comment Tracker

Upcoming LUCA Revisions

What we heard	Planned Updates
Open Space: More flexibility and clarity needed, challenges to accommodate full area	<ul style="list-style-type: none">• Up to 50% of required open space can be on publicly accessible rooftop or podium. Public hours may be limited for elevated public space• No multifamily play area requirement for Wilburton• Driving surfaces can be removed from site area when calculating required open space
Green Factor: More flexibility needed	<ul style="list-style-type: none">• Apply Downtown reduction for small sites• Driving surfaces can be removed from site area when calculating green factor• Increased score for vegetated walls



Comment Tracker

Upcoming LUCA Revisions

What we heard	Planned Updates
Active Uses: Definition too narrow, too much space required and in too specific locations	<ul style="list-style-type: none">• Using Downtown definition to allow uses like residential lobbies to count• Reduced requirement• Applicant can decide how to distribute active uses along frontages
Other Updates	<ul style="list-style-type: none">• Clarified floorplate limits apply at first full story above 55'• Build-to line requirements removed• Up to 65% of parking spaces can be compact without a departure• Only ground floor of parking structure must have occupiable space, residential allowed.• Parking garage FTC reduced to 10'



What's Next?

- Updates expected soon:
 - Affordable Housing Director's Rule language
- Series of Wilburton Subteam meetings starting next week
- Second full public draft LUCA by **October 10**
- Planning Commission Study Session **November 6**



Comments/Questions

Kristina Gallant

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Josh Steiner

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Upcoming Input Opportunities

Residential Redevelopment (HB 1042) LUCA

- Planning Commission Study Session: **September 25**

Middle Housing (HB 1110)

- Planning Commission Update: **October 9**

Permit Streamlining (SB 5290) LUCA

- City Council Study Session: **October 15**
- City Council Public Hearing & Action: **Q4 2024**



Upcoming Input Opportunities

Objective Design Standards (HB 1293) LUCA

- Planning Commission Study Session: **October 23**

Wilburton Vision Implementation LUCA

- Planning Commission Update: **September 11**
- Planning Commission Study Session: **November 6**



Upcoming Input Opportunities

BelRed Look Forward

- City Council Initiation: **November 19**

Increased Residential FAR Phase 2: Mixed Use Land Use Districts LUCA

- Outreach: **Fall 2024**
- Planning Commission: **Q4 2024 – Q1 2025**
- City Council: **Q2 2025**



EV Readiness



EV Readiness

- Draft EV Roadmap for public review- 9/9-9/23 You are encouraged to review and provide feedback (link to be included in minutes)
- Both the Roadmap and EV Readiness will go to Council on 10/29
- Staff are finalizing a proposal for Council with revisions and edits based on the wide array of feedback received from various stakeholders, including the BDC presentation on 7/10.



Closing and Next Meeting

- Next meeting date: 10/09/2024 (regular quarterly)
- Time and location: 1:00 – 4:00PM at City Hall
- Optional: Wilburton Sub-Team
- Thank you!
- Sign up for alerts on BDC webpage

Alerts

Receive email or text notifications
about upcoming meetings

[Subscribe](#)





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