

# Bellevue Development Committee

Rebecca Horner, Development Services Department

March 12th, 2025

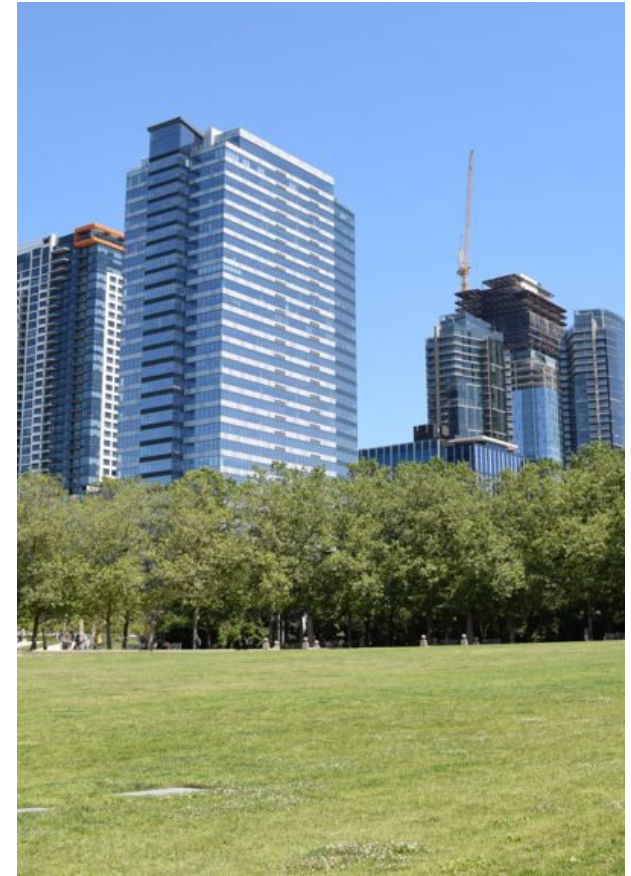


# Welcome and Networking



# Agenda

- Code and Policy Updates
- SB 5290 Implementation Update
- Affordable Housing Expedited Permitting
- Sub Team Updates
- Close and Next Meeting
- Engineering and Site Design Sub-Team Meeting



# Code and Policy Updates



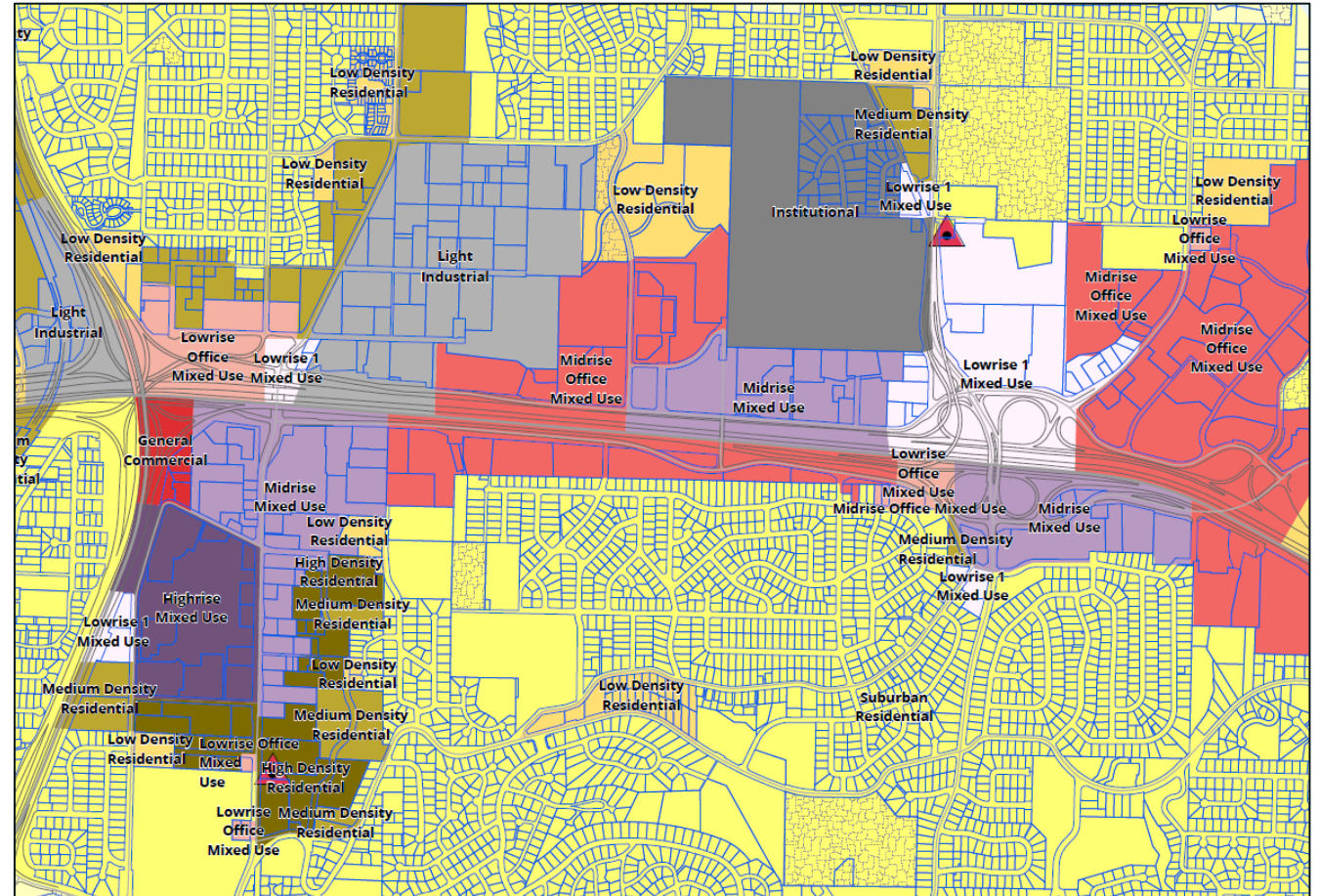
# Housing Opportunities in Mixed-Use Areas (HOMA)

What is HOMA:

- Land Use Code Amendment aimed at encouraging housing and affordable housing in mixed-use areas outside of Wilburton, BelRed, and East Main
- Looks at zoning standards inhibiting housing development
- Creates an affordable housing program
- Updates standards in the Land Use Code to be consistent with new Comprehensive Plan

# HOMA Amendments: Align the LUC & FLUM

- Rezone parcels to implement the FLUM
- Establish new Land Use Districts and rezone:
  - Crossroads Malls
  - Kelsey Creek Shopping Center
  - Lakemont



# HOMA Amendments: Site Requirements Updates

- Reduce setbacks
- Require pedestrian oriented uses
- Remove lot coverage by structure limits
- FAR increases
- Remove multifamily play area requirements
- Residential parking reduction
- Transition area rework

# HOMA Amendments: Downtown

- Update Perimeter Overlay to allow 7 stories
- Include FAR flexibility provided in IOC
- Add Affordable Housing to Amenity Incentive System
- Add height increase, stepback reduction, and floor plate limit exemption up to 80'
- Minor form changes
- Maintains “wedding cake”



# HOMA Amendments: Affordable Housing

- Evaluate two affordable housing options outside of Downtown
  - a. **Mandatory** option requires all projects over certain thresholds provide affordable housing
  - b. **Voluntary** incentive option gives a bonus for providing affordable housing
- Fee-in-lieu option
  - \$13/ sq. ft. for OLB2, MU7, F1, MU16, & EG-TOD
  - \$10/ sq. ft. for O, NB, CB, & OLB
- Commercial fee-in-lieu
  - \$24/ sq. ft. for OLB2, MU7, F1, MU16, & EG-TOD
  - \$15/ sq. ft. for O, NB, CB, & OLB

# HOMA Amendments: Form Changes

- Update to height and form standards in mixed-use areas
- Update zoning districts that are not supporting housing
- Improve development standards to promote housing
- Maximize affordable housing



Low scale and density



Middle scale and density



High scale and density



Highest scale and density

# Next Steps

- First public draft available now:  
[bellevuewa.gov/HOMA](http://bellevuewa.gov/HOMA)
- Planning Commission meeting: March 26
- Contact me with any questions or comments:  
[mmenard@bellevuewa.gov](mailto:mmenard@bellevuewa.gov)



# Middle Housing Code Amendments Update

# Public Review Draft

## Key Components

- Proposed land use district name changes
- Proposed densities
- FAR
- Development regulation flexibilities for middle housing
- Transition Area Design District
- Cottage and courtyard site regulations
- Accessory Dwelling Units
- Unit Lot Subdivisions
- Multifamily Land Use District Regulations
- Tree code look back

# Proposed Land Use District Names

<b>Future Land Use Map</b>	<b>Proposed Zone Name</b>	<b>Current Zone Name</b>
Large Lot Residential (LL)	LL-1	R-1
	LL-2	R-1.8
Suburban Residential (SR)	SR-1	R-2.5
	SR-2	R-3.5
	SR-3	R-4
	SR-4	R-5
Low Density Residential (LDR)	LDR-1	R-7.5
	LDR-2	R-10
	LDR-3	R-15
Medium Density Residential (MDR)	MDR-1	R-20
	MDR-2	R-30



# Unit Yield Proposal

## 4 units/lot

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- By-right citywide
  - All R Land Use Districts

## 6 units/lot

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- When providing two affordable units w/ potential fee in-lieu
  - All R Land Use Districts
- Within ¼ mile of Frequent Transit Service
- Within ¼ mile of Neighborhood Centers
- Within ¼ mile of RGCs and CGCs

## 9 units/lot

Lots located ½ mile from:

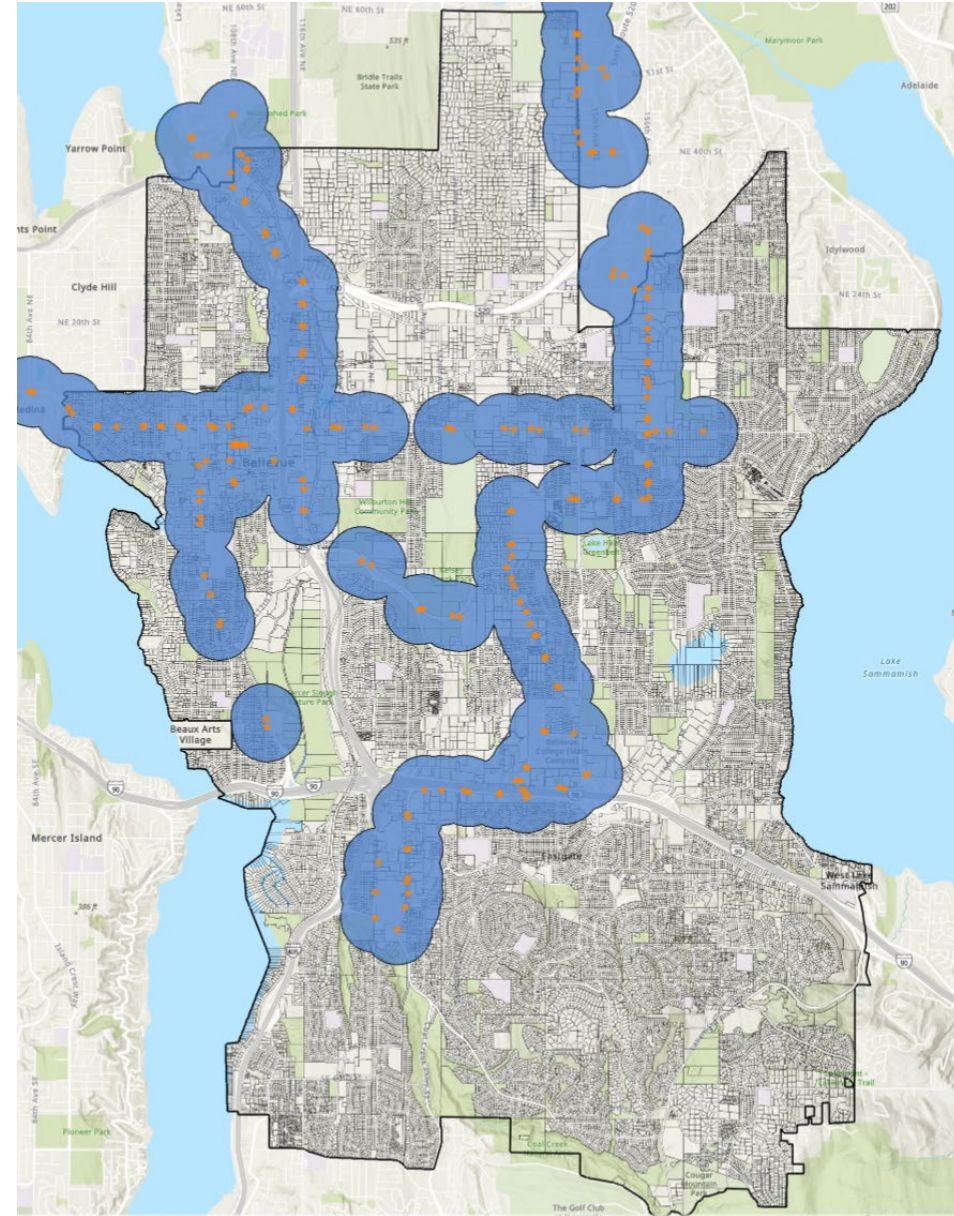
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- Major Transit Stops
  - Light rail stations
  - RapidRide bus service



# 6 Units/Lot Frequent Transit Service

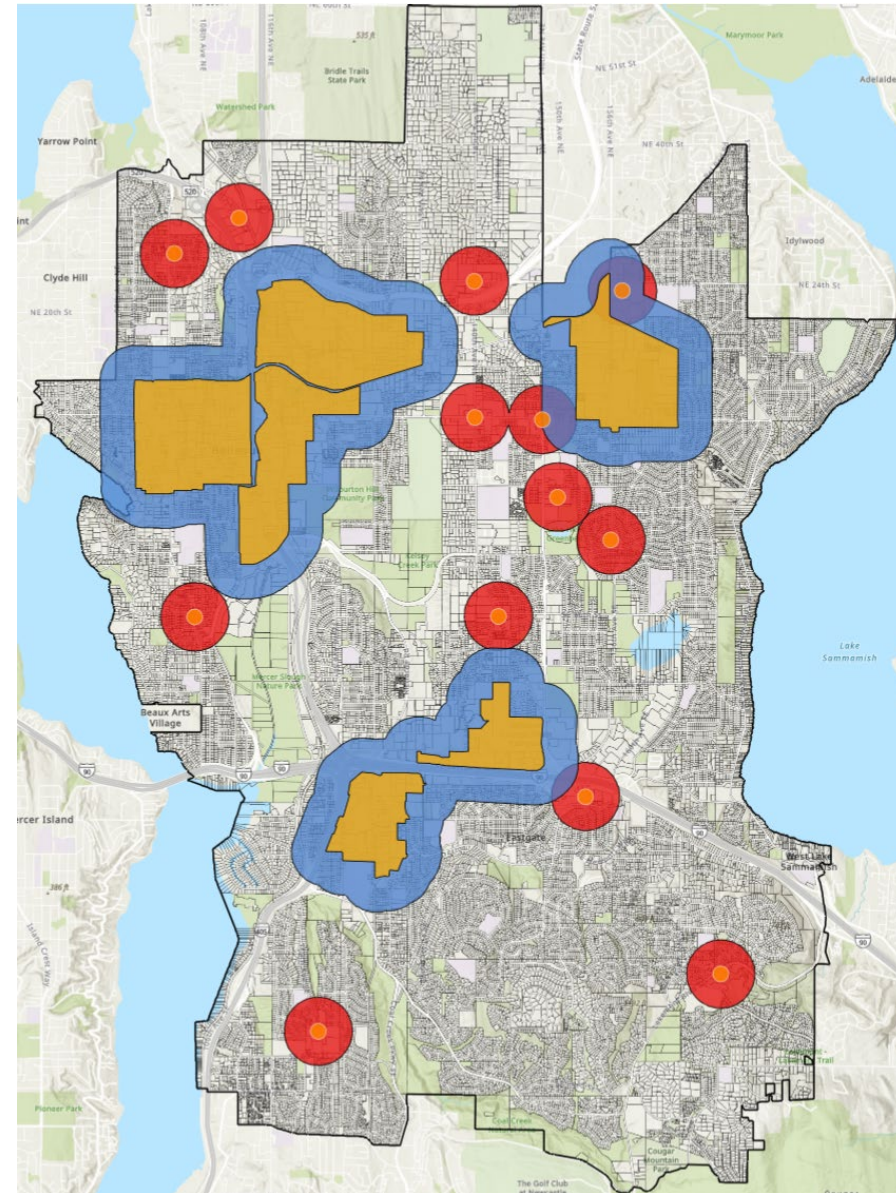
- ¼ mile from Frequent Transit Service
- Frequent Transit Service means
  - 4+ stops per hour for 12+ hours per day<sup>2</sup>





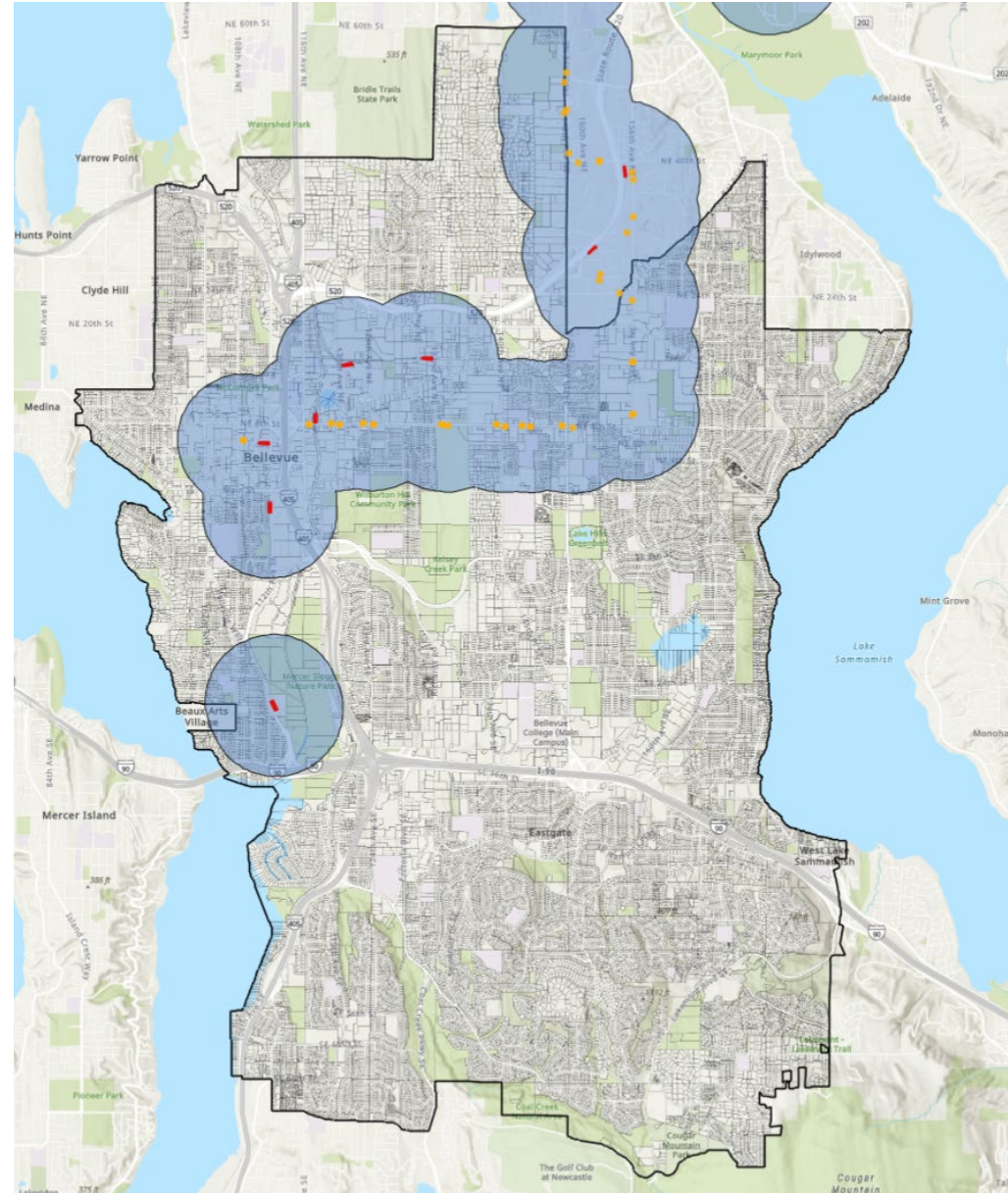
# 6 Units/Lot Centers

- ¼ Mile from:
  - Neighborhood Centers
  - Regional Growth Center
  - Candidate Countywide Growth Centers<sup>sq1</sup>



# 9 Units/Lot

- ½ Mile from Major Transit Stop
- Major Transit Stop includes:
  - Light rail
  - RapidRide
- Parking exemption



# Floor Area Ratio

Number of units	Floor Area Ratio
1	0.5/0.3
2	0.5
3	0.6
4	0.7
5	0.75
6	0.9
7	1
8	1.2
9	1.4

- Per draft 0.3 applies to total square footage of lots 10,000 sf or more
  - Revision to draft proposed to apply 0.3 to only square footage above 10,000 sf
- ADUs are proposed to be exempt from FAR
  - Total of 2,400 sf per lot
- Cottage developments have no DU cap and can develop to max FAR of 1.4



# Middle Housing Development Regulation Flexibilities

- Proposing reductions to setbacks
  - No side yard setback for adjacent attached townhome projects
- Increase coverages by five percent
- Increase height for middle housing to 38 feet
- Increase height for multifamily projects to 40 feet



# Cottage Regulations

- Maximum size of 1,750 sf per cottage
  - Exempts up to 25% of the square footage used for covered porches
- 20% total open space requirement
  - Includes critical areas and buffers
- 100 sf/cottage common space
  - Included in total open space
  - Shall not include critical areas
  - Maximum 75% impervious
- Minimum dimension of 20 feet on any side
  - Feedback to reduce to 15 feet
- Consolidate parking as feasible



# Courtyard Regulations

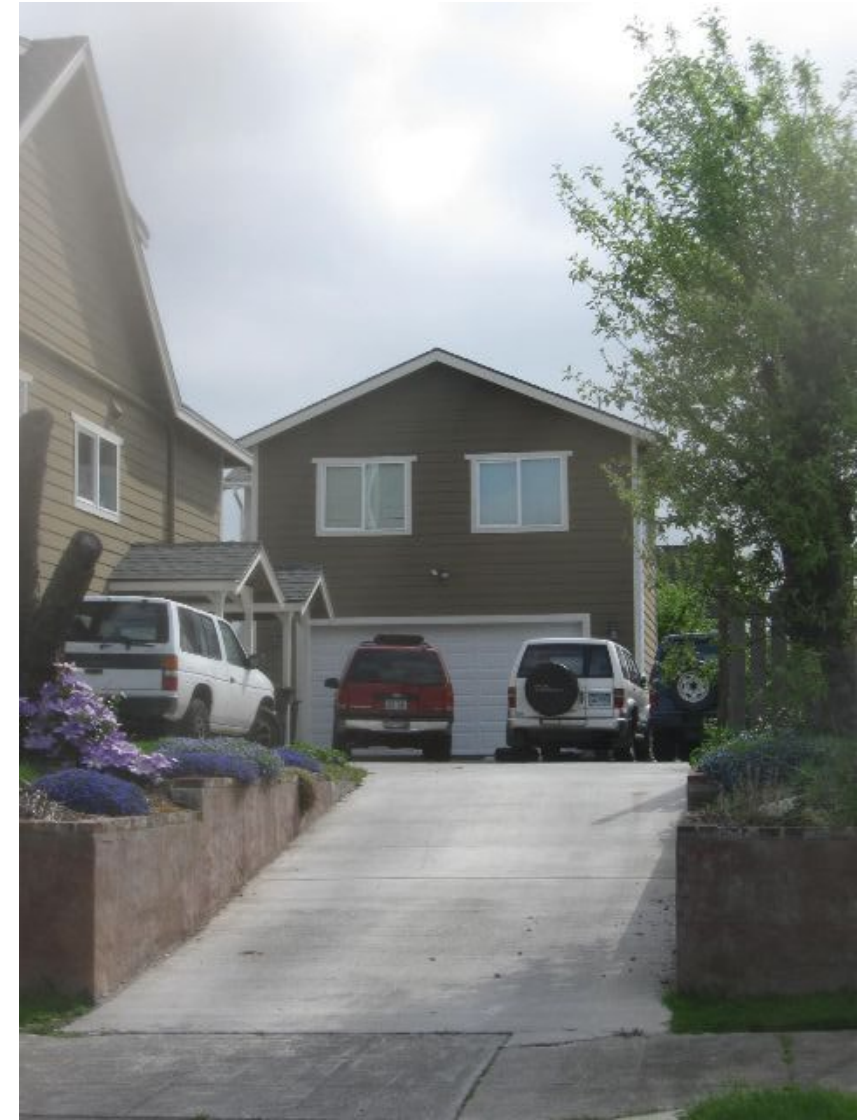
- Required L- or U-shaped configuration
- Minimum dimension of 20 feet in any direction for central courtyard
- Consolidate parking as feasible





# Accessory Dwelling Units

- 2 units allowed per lot
- 1,200 square foot size limit for detached ADUs
  - Exempt square footage from FAR
- Retain size flexibility for attached ADUs on one floor
- Parking exemption within ½ mile of a Major Transit Stop
  - HB 1337 definition also includes more frequent bus service

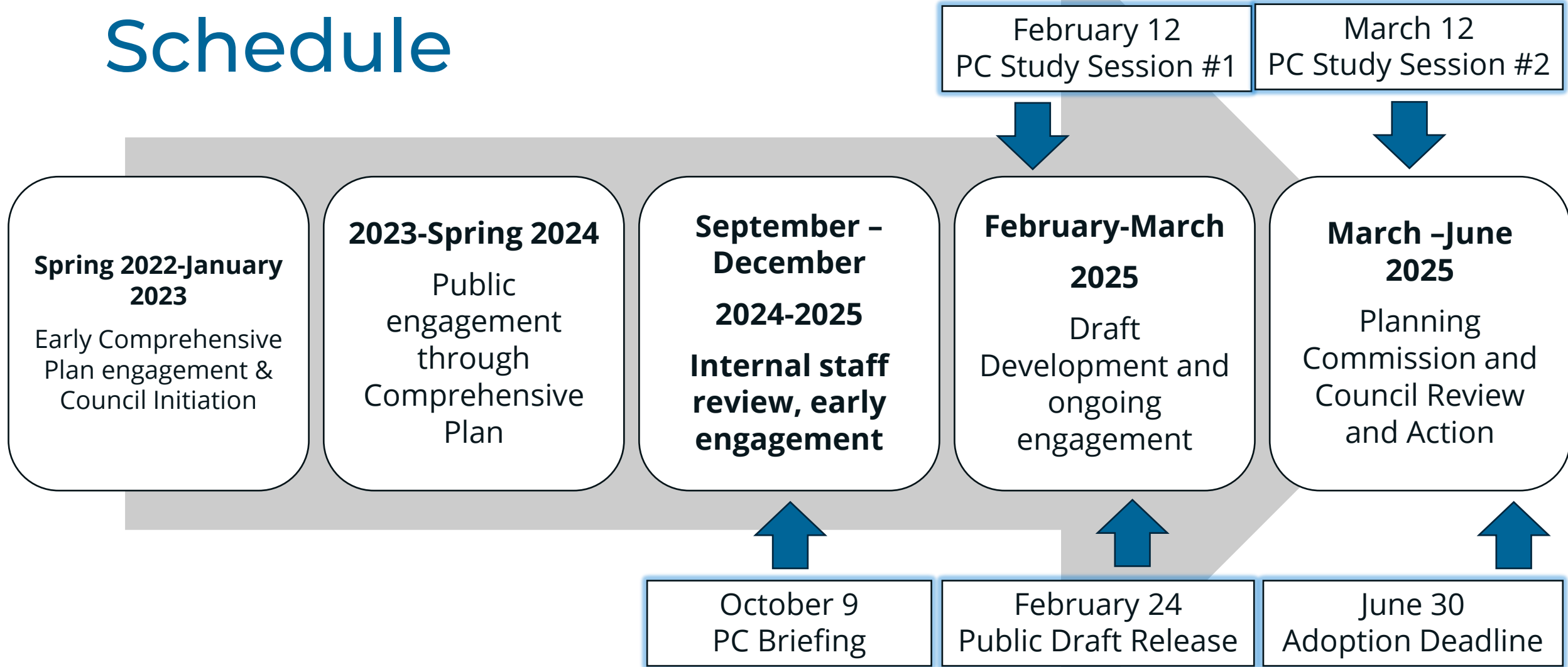


# Additional Elements

- **Unit Lot subdivisions**
  - Expand allowance to all feasible middle housing types
  - Permit zero lot line setbacks for townhomes developed on adjacent lots simultaneously
- **LDR-2 through MDR-1 (Currently R-10 through R-30)**
  - Remove minimum lot size and dimension regulations
  - Reduce setbacks to match LDR-1 (Currently R-7.5)
  - Increase height to 40 feet
  - Increase lot coverage to match LDR-1 (Currently R-7.5)
- **Tree Code clean-up**
  - Looking for feedback on tree credit flexibility for middle housing
- **Transition Area Design District**



# Schedule



# Contact Information & Links

Kirsten Mandt, Senior Planner  
[kmandt@bellevuewa.gov](mailto:kmandt@bellevuewa.gov)  
425.452.4861

[www.bellevuewa.gov/middle-housing-code](http://www.bellevuewa.gov/middle-housing-code)

- Upcoming engagement updates
- Additional background information
- Past engagement documents
- FAQs



# SB 5290 Implementation Update



# SB 5290 Overview

- Land Use Code changes adopted and effective January 1
  - Codified permit timelines for project permits
  - Procedural changes and updates
  - Director rulemaking
- Streamlining measures adopted and effective January 1
  - 3 resourcing measures implemented with 25-26 budget
  - Exempts city from permit fee refunds

# SB 5290 Overview Continued

- Process and procedure updates
  - Pre-apps required for critical areas and short plats
  - New checklists developed to improve application guidance
  - Submittal requirement updates on web and MBP – Live January 13
  - Completeness check process
  - Strengthening project management on Land Use permits

# SB 5290 Annual Reporting

- Annual performance report guidance recently released
- Annual report only focused on a sub-set of permits
  - Preliminary & final subdivisions
  - Binding site plans
  - Multifamily housing permits
  - Construction permits for the above referenced permit types
- Standing up reporting page on City website

# SB 5290 2024 Annual Report Data

Permit Type	Total Number of Decisions	Number of Permits Under Consolidated Review Process	Number of Permits Reviewed Separately	Average Calendar Days to Process (with pauses)	Average Calendar Days to Process (without pauses)	Number of Decisions Exceeding the Deadline
Preliminary Subdivision	0	0	0	0	0	0
Final Subdivision	0	0	0	0	0	0
Binding Site Plan	0	0	0	0	0	0
Multifamily Housing Permit	29	6	23	442	332	20
Construction Permit	172	0	172	138	28	15
<b>Total</b>	<b>201</b>	<b>6</b>	<b>195</b>	<b>174</b>	<b>64</b>	<b>35</b>



# Questions?





# Affordable Housing Expedited Permitting



# Introduction

Leticia Wallgren

Planning Manager

Housing and Special Projects

[lwallgren@bellevuewa.gov](mailto:lwallgren@bellevuewa.gov)

(425)452-2044



# Presentation Overview

## Affordable Housing Expedited Permitting Program

- Context and History
- Program Design and Implementation

## BRIDGE Affordable Housing Project

- Project Proposal
- Accomplishments and Opportunities
- Considerations for future program operations

What makes a home affordable?

# Housing Affordability Benchmark

- Cost Burden
  - Cost burdened households spend more than **30%** of the household income on housing costs
  - Severely cost burdened households spend more than **50%** of the household income on housing costs
  - **49.7%** of all renter households are cost-burdened

Source: HUD Archives: Glossary of Terms to Affordable Housing - HUD

Source: The state of affordable housing in the US | Pew Research Center



# How is the City responding?

- 2017 Affordable Housing Strategy
  - Target to build or preserve of 2,500 units in 10 years
  - Target of 2,500 units was effectively met within 7 years
- 2025 Affordable Housing Strategy
  - The 2025 Affordable Housing Strategy is currently in the launch stage
  - The 2025 Affordable Housing Strategy's new 10-year target is **5,700** affordable housing units between 2026-2036

# How is the City responding? (cont.)

- Development Services Incentives
  - Land Use Code (LUC) based reductions/allowances/bonuses
  - Affordable Housing Permit Fee Reduction Program
  - Affordable Housing Expedited Permit Review Program

# Program Design

Higher level of design at pre-development

Estimated Time Schedule (ETS) at Pre-development

Pre-set revision cycle commitments

Weekly meeting between City Project Manager and applicant  
Project Manager

Bi-weekly internal meetings

Bi-Weekly external meetings

Plan tailored to project goals and funding deadline



# BRIDGE Proposal



# BRIDGE Affordable Housing

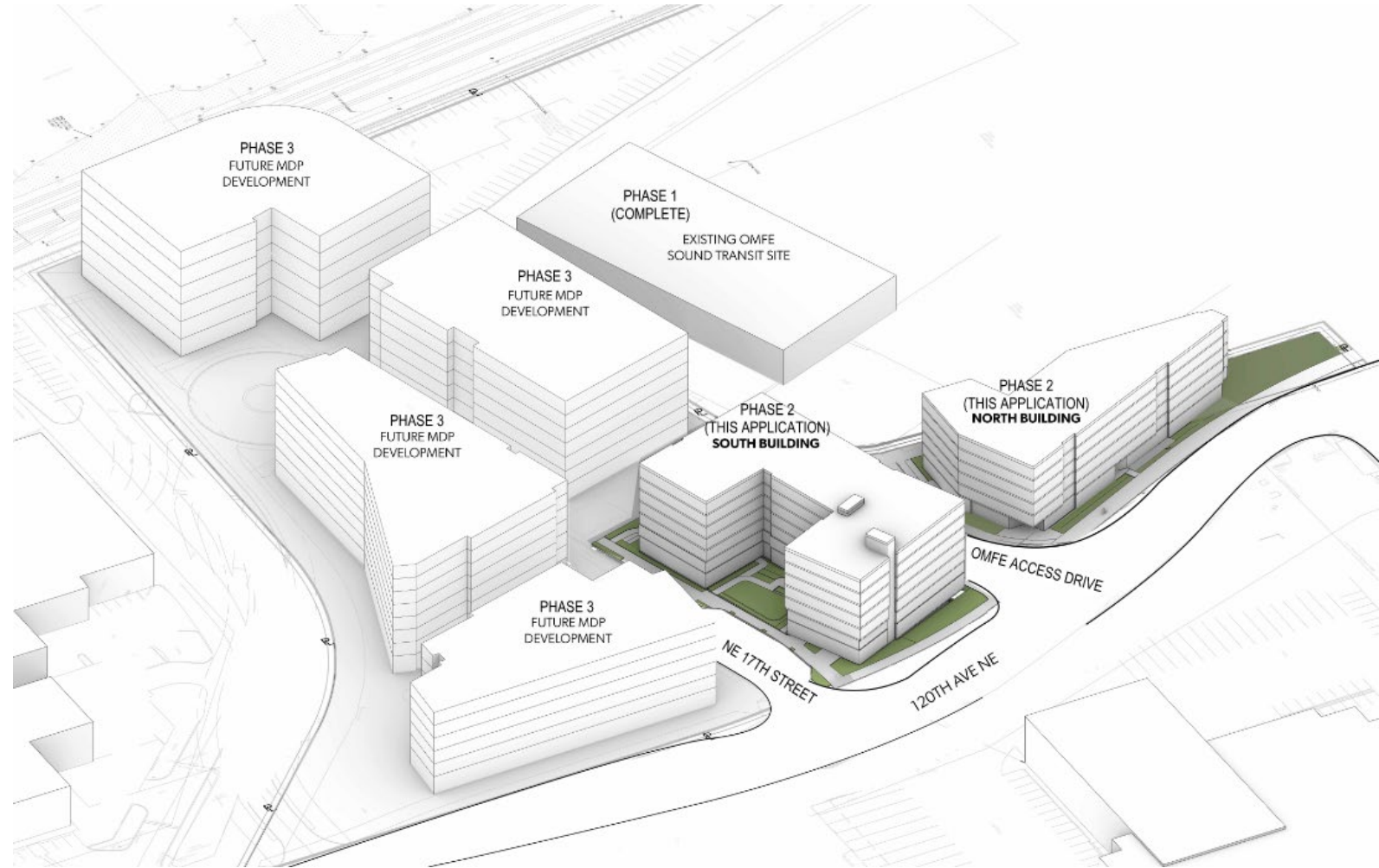


Phase 2 TOD proposes 234 permanently affordable units

# Centrally Located TOD

Spring District, Light  
Rail, and Transit  
options within  
walking distance

Developed in  
partnership with COB,  
Sound Transit, and  
Amazon



# Permitting

Design Review

Land Use Exemption

Binding Site Plan

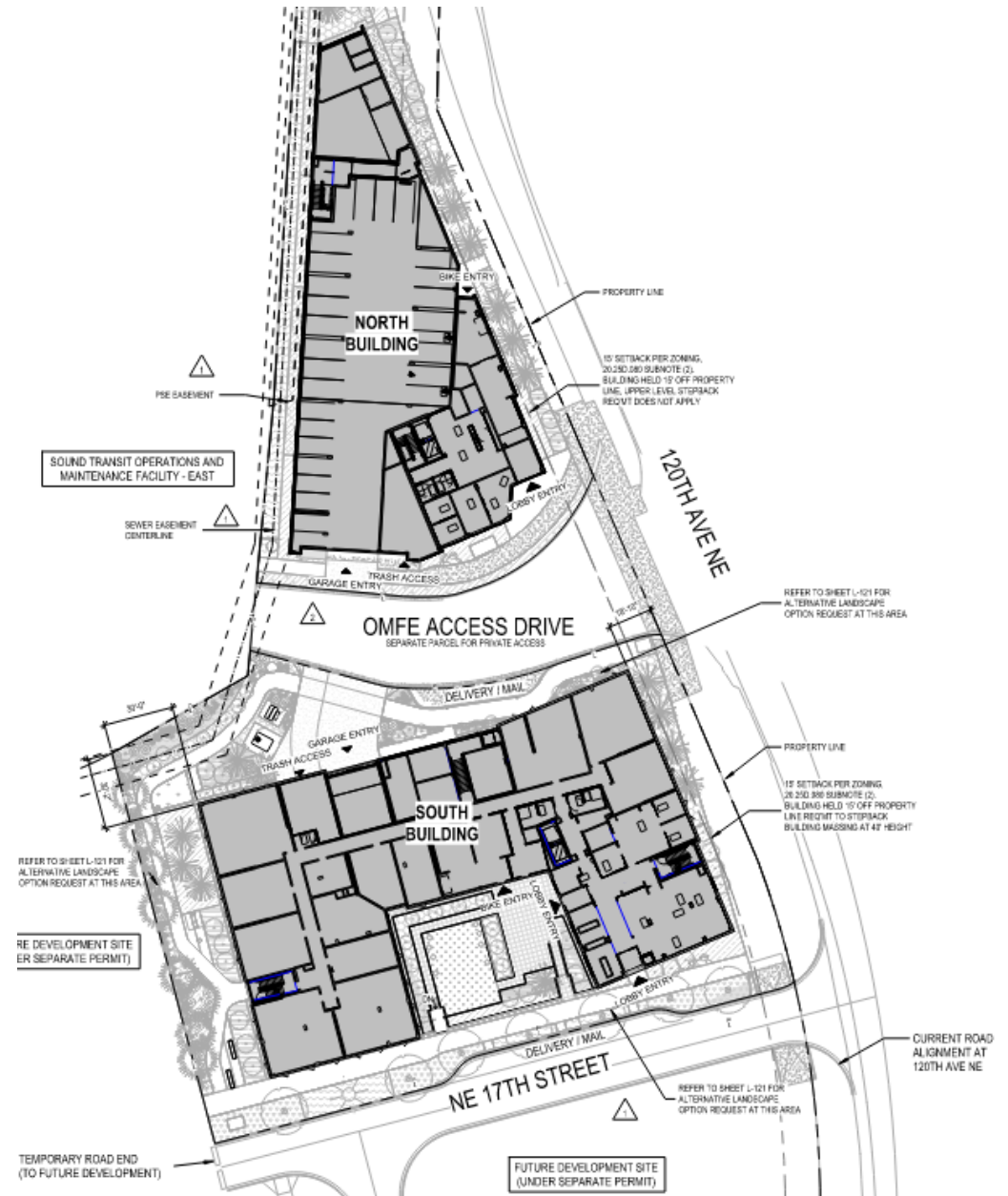
Clear and Grade (2)

Utilities (2)

Building Permits (2)

Ancillary Permits (9)

Total: 18 permits



# Accomplishments

- Entitlement Permits
  - Design Review
  - Binding Site Plan
  - Land Use Exemption (LUX for MDP Modification)
- Entitlement issued in **10 months or less**
  - ADR and LUX: In-date, November 2023; Issued September 2024
  - Binding Site Plan: In-date, April 2024; Issued December 2024

# Accomplishments Continued

- Construction and Building Permits
  - Two separate Clear and Grade Permits
  - Two separate Utilities Extension Permits
  - Two separate Major Building Permits
  - Eight additional ancillary permits
- Construction and Building Permits issued in **10 month or less**
  - Construction/Building Permit: In-date April 2024; Issued December 2024

# Opportunities

- Departmental Coordination
  - Real Property (earlier engagement)
  - Fiscal (earlier engagement)
- Transition to field
- Support for staff/reviewers
- Specialized staff/project managers needed

# Questions ?



# Sub Team Updates



# Inspection Sub-Team

- March 3rd Sub-Team Virtual Meeting
- Update on work-in-progress
- TI Prescriptive Details – NWWCB
- Discussion of Inspection Checklists

# Permit Application Sub-Team

- March 28<sup>th</sup> sub-team virtual meeting
- Vesting Chart Presentation
  - Covers all application types
  - Identifies how each vests to adopted codes
  - Eventually public-facing w/ links to code, alternates, etc.
  - Switch to display Vesting PDF document..

# Closing and Next Meeting



# Closing and next meeting

- Next meeting date Wednesday April 9th
- Time and location: 1:00 p.m. – 4:00 p.m. at City Hall
- Thank you!
- Optional: Sub-team meeting time now
  - Engineering and Site Design Sub Team Meeting

# Engineering and Site Design Sub Team Meeting



# Information



For alternative formats, interpreters, or reasonable modification requests, please phone at least 48 hours in advance 425-452-4570 (voice) or email ([DS\\_Experience@bellevuewa.gov](mailto:DS_Experience@bellevuewa.gov)). For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov).

