



Bellevue Development Committee

June 11, 2025 Notes

1. **Networking and Welcome** – Rebecca Horner
2. **MFTE Housing Office Update** – Robin Xiao
 - Overview and Feedback
 - 6 projects/ 253 MFTE units with final certificates
 - 4 projects / 141 MFTE units in varying stages of the application process
 - Multifamily building permits issued or closed since 2020 – 3,983 by unit count, 22 by project.
 - 1,662 units or 8 projects that are using MFTE
 - 2025 MFTE code update overview
 - Three areas of focus – state authorizations for expanded program scope, alignment with mandatory inclusionary zoning proposals, and administrative updates.
 - Goals – efficacy/expand the number of projects that can use the MFTE program and increase overall awareness of the program, impact/evaluate mechanisms to incentivize deeper affordability and create more affordable housing units, assessment/anchor recommendations in a technical analysis of MFTE benefits, engagement/engage development community and relevant stakeholders.
 - Consultant scope – assess the impact of amending the current 12-year program to adjust/remove the additional 15% depth of affordability requirement, assess a potential 8-year MFTE program, assess a new 12-year extension option.

- Internal scope – tax shift/forgone tax estimation and projection, cost-benefit analysis of current MFTE program.
- Next steps – consultant onboarding, engagement, MFTE workshops, focus group sessions with consultant.

3. **Code/Policy Topics**

- Middle Housing Update
- Wilburton Update
- Bel-Red Streets Discussion
 - Project timeline and BDC coordination -
 - Phase 1 outreach and listening
 - Phase 2 draft review and engagement
 - Phase 3 planning commission review
 - Phase 4 City Council review and action.
 - LUCA Background -
 - BelRed adoption in 2009
 - Look back/forward subarea plan in 2022-2024, updated policies and map adopted in October 2024.
 - Look forward LUCA in 2025, implement adopted subarea plan and map, refinements to existing code.
 - Local Street Network
 - Key supporting policies: S-BR-80, S-BR-81, S-BR-95, S-BR-96
 - LUCA Approach: Transportation
 - LUCA is scoped as an update to existing code, not a full rewrite.
 - Implementation and flexibility
 - Local streets are the largest part of the public realm needed to meet comp plan policies for BelRed
 - Public maintenance, enforcement and response is guaranteed with local streets for the future of BelRed after development and construction is finished
 - Provides a connected grid system of streets both to and within the BelRed neighborhood
 - Provides space for public and private utilities and telecommunications
 - Local street location and alignment considerations discussed and

coordinated during project review

- Predevelopment services available to discuss alignment and challenges before site design work proceeds
- There can be property line, topography and other challenges to implementing the local street code requirements.
- Bellevue has invested approximately \$300 million in the surrounding arterial street system to support the BelRed upzone and development potential
- Bellevue also supports the developer's local street contribution through provide street alignment engineering when available
- Bellevue is not able to be flexible in eliminating the local street requirements of the BelRed code but has been flexible in how those requirements are met.
- Flexibility is codified in 20.25D.140 – Director may modify the local street grid to address specific site conditions, property ownership, and phasing, provided the modified local street grid meets the intent of the code
- Specific examples of implementation and of flexibility provided including SpringVue, WTM, Copal, Northup Mixed-Use and Spring District

- Breakout activity

4. Other follow-up

- Permit Extension Ordinance – Gregg
 - Potentially taking this to Council in July for a study session.
 - 180-day extension of building permit and C&G applications
 - 180-day extension of issued building/C&G permits
 - Accumulative 1.5-year extension
- Survey
 - Opportunity to provide feedback regarding BDC meetings and sub-teams.

5. Closing and Next Meeting – Facilitator

- July 9, 2025 1-4p
- REMINDER: Ongoing Sub-Team time from 1p-2p, BDC meeting 2p-4p

Bellevue Development Committee Agenda Committee Members

- Patrick Bannon, Bellevue Downtown Association
- Torrey Davis, JTM Construction
- Joe Fain, Bellevue Chamber of Commerce
- Murray Crampton, Vulcan Real Estate
- Rebecca Horner, City of Bellevue
- Patience Malaba, Housing Development Consortium, Seattle-King County
- Veronica Shakotko, Master Builders Association, 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.



For alternate formats, interpreters, or reasonable modification requests please phone at least 48 hours in advance 425-229-6554 (voice) or email DaLong@bellevuewa.gov. For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.