



# Bellevue Development Committee

## August 13, 2025 Notes

1. **Networking and Welcome** – Rebecca Horner
2. **Sustainable Bellevue Quick Update** – Colin Munson and Jennifer Ewing
  - Brief follow up from July. Review and comment will be out soon online. QR code will be active tomorrow.
  - Washington state code council is reviewing and update for electric vehicle readiness. This work is on the workplan to resume in early 2026.
3. **Middle Housing Update** – Nate Tilson
  - Working on how we will adjust our permitting system to accommodate the changes in BS permit type and GD permits.
  - Single new structure on the lot will get a single building permit. A second building on the site will require a building permit for each building and a GD permit to review the site design.
  - Structures with more than 2 dwelling units will be permitted as a commercial permit type – BB/BM.
  - Next step is to create a new permit type – a combination permit for larger middle housing structures. More information to come towards the end of the year.

#### 4. **Affordable Housing** – Hannah Bahnmler

- One of the cities functional plans. Focus on income restricted housing.
- Project will be adopted early next year in January or February.
- Goals for affordable housing include housing stability, housing for unique needs, housing equity, housing supply and diversity.
- Work to date – community outreach, stakeholder info sessions, assessing actions questionnaire, BDC.
- Work to come – BDC, refining actions questionnaire
- Feedback received from the assessing actions questionnaire – number one priority is to reduce the cost to build.
- Actions – will build on the cities existing work and exploring how to create something new. What can we refine and what new opportunities can we take on?
- Assessment process – Assessment Matrix (overview of action impact and feasibility), Priority Alternatives (“packages” of actions that should be prioritized in implementation), Implementation and Action Appendix (recommended priority actions and supplemental actions)

#### 5. **Code and Policy Updates**

- **Housing Opportunities in Mixed Use Areas (HOMA) Overview/Feedback** – Mathieu Menard
  - Geographic scope includes all mixed-use zone excluding Wilburton.
  - HOMA amendments include increase building heights, reduce setbacks, require pedestrian oriented uses, remove lot coverage, FAR increases, remove multi-family play area requirements, residential parking reductions, transition area rework, non-conforming language.
  - Proposing FAR exemptions for affordable housing, childcare, grocery stores, non-profit businesses, open space, and affordable commercial space.

- Downtown update – providing bonuses to height, lot coverage, and stepbacks in permitter overlay, minor form changes, maintains “wedding cake”
- Proposing a change to the downtown housing incentives. Add affordable housing to amenity incentive system. Increase affordable housing FAR exemption ratio from 2.5 sq. ft. to 1 sq. ft.
- Proposing two affordable housing options that will not apply to downtown, mandatory option and voluntary option.
- Concerns from planning commission – concerns over proposed form standards, request to provide more accessible information to residents.
- Virtual open house on the 8<sup>th</sup> of September, informational brochure and strike draft on the website.
- Currently in step 2 of the process, reviewing and drafting for planning commission study on September 10<sup>th</sup>. Requesting a public hearing in October.
- **Upcoming Director’s Rules** – Nick Whipple
  - Starting tomorrow we will be providing notices of proposed director’s rules on the permit bulletin.
  - They will be followed by a 21-day comment period
- **Critical Areas Ordinance**- Kirsten Mandt
  - Best Available Science must be included when designating critical areas, there are criteria in state law as to what constitutes as best available science.
  - Gap analysis evaluates critical areas regulations and outlines gaps with best available science and growth management act.
  - Development flexibilities include geotechnical (manmade slope exemption, allow hazard to be altered to reduce or remove hazard) and development restriction (remove density/intensity reduction, remove lot coverage restriction, consider basing yield off of gross site).
  - Steam buffers – standard buffers must reflect best available science, explore

limits of reductions we can permit, improve usability of buffer averaging.

- **BelRed** – Josh Steiner

- Context on critical areas ordinance in BelRed – there are seven streams in BelRed, policies related to streams included SBR45, SBR46, SBR49, SBR82.
- Current BelRed code includes the BelRed incentive system.
- Small group discussion – What amendments to Stream Restoration/Daylighting development incentives should be considered? What innovative mitigation projects or offsets in exchange for protecting or improving stream buffers near critical areas be considered? Report out!
- BelRed LUCA update: Local streets and street grid next steps – recognize challenges in current code, internal conversations to address feedback and flexibility, city study on local streets and map, June BDC meeting feedback, follow up at September BDC meeting.
- Starting BelRed focus groups – small group engagement, in person and virtual info sessions, continued BDC coordination.

6. **Public Facing Performance Dashboards** – Jake Hesselgesser

7. **Closing and Next Meeting** – Facilitator

- September 10<sup>th</sup>, 2025: Networking 1:30pm- 2pm, 2pm-4pm BDC Meeting (CH-1E-108)

## **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](mailto:DaLong@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).