

Development Services

Bellevue Development Committee

Rebecca Horner, Director
Development Services Department

July 10, 2024

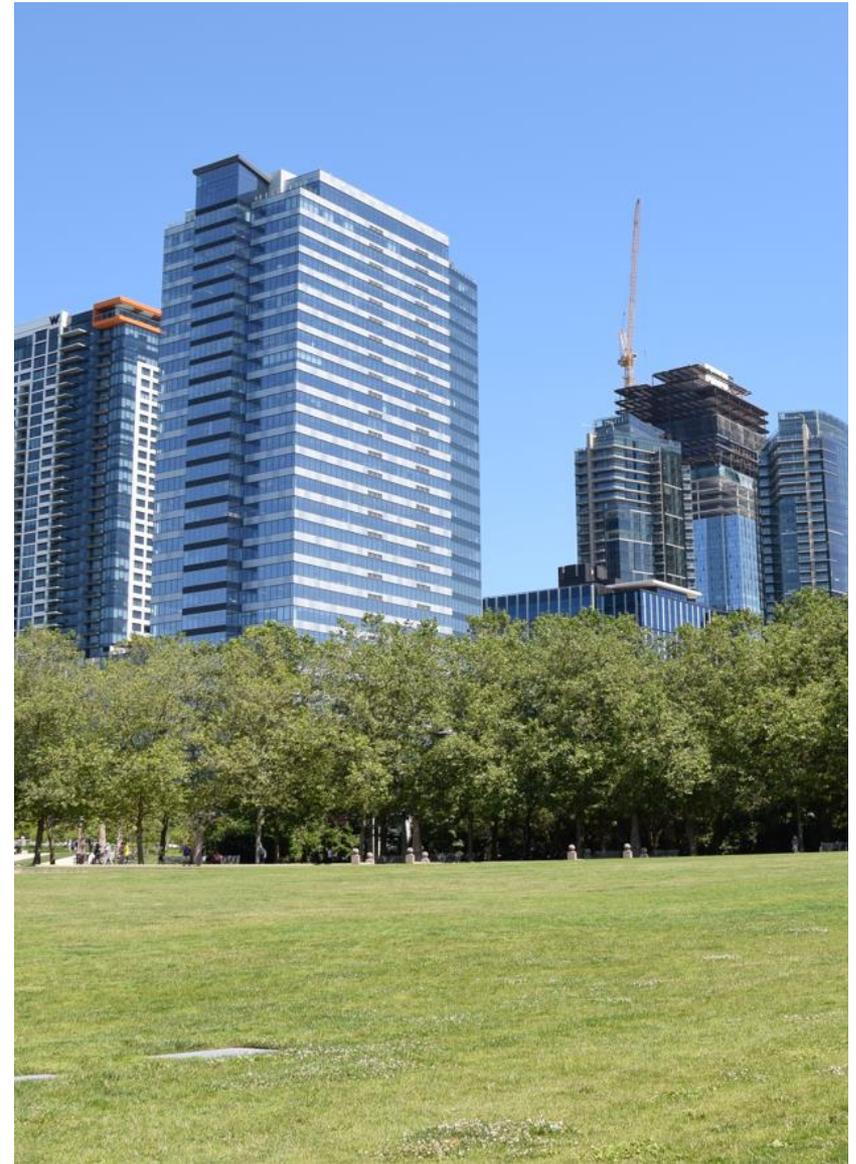


Welcome & Networking



Agenda

1. Welcome & Networking
2. Permit Timelines & Development Activity
3. Items from Previous Meeting
4. Code and Policy Update
5. City Feedback
6. Development Community Feedback
7. Closing & Next Meeting



Permit Timelines & Development



SB 5290 Process Changes

Reilly Pittman, Environmental Planning Manager



Project Permit Timelines

Land Use Applications are Project Permits subject to 5290 timelines

65-Day Timeline

Reasonable Accommodation
Vendor Cart
Temporary Use
Boundary Line Adjustment
Final Plat and Short
Plat/Binding Site Plan
Plat Amendment
Land Use Exemption
Shoreline Exemption

100-Day Timeline

Administrative Amendment
Administrative Conditional
Use Permit
Variance from the Land Use
Code
Shoreline Variance
Home Occupation Permit
Preliminary Short Plat
Temporary Encampment

170-Day Timeline

Conditional Use Permit
Shoreline Conditional Use
Permit
Preliminary Plat
Planned Unit Development
Rezone without CPA
Design Review*
Master Development Plan*
Critical Areas Land Use
Permit*
Shoreline Substantial
Development Permit*

**Pending Council Approval*



Review Process



- Existing land use review process largely maintained
- Improvements to internal City process and submittal requirements
- Considerations for pre-submittal advising, submittal requirements update, and review comment and response consolidation



Pre-Submittal Considerations



- Goals:
 - Know land use permits and submittal requirements
 - Find fatal flaws and issues prior to submittal of application
 - Staff input provided while projects are conceptual
 - Fee for input less than project fees
- Achieved How:
 - Predevelopment Service
 - Preapplication Meeting
 - Information Desk Services

Submittal Considerations



- Goals:
 - Intake permits quickly
 - Quality control of submitted items
 - Substantially complete application with all required items having all required elements
- Achieved How:
 - Input prior to application submittal through preapp and predevelopment review
 - Intake meetings

Review Considerations



- Goals:
 - Consolidated review comments to applicant
 - Complete responses to comments for review to continue
 - Reduction of revision requests
- Achieved How:
 - Submittal requirements and completeness review clarity
 - Increased project management
 - Improved staff tools
 - Improved staff report templates

BDC Input



- Pre-Submittal:
 - Preapps for additional land use applications (e.g. CALUP and Short Plat)
 - Intake meetings if no preapp
 - Intake approval from review disciplines for inclusion in application
- Submittal Requirements, Intake and Completeness:
 - Input prior to submittal or through completeness process
 - City provided templates and checklists
 - Other considerations in memo
- Review:
 - Use of comment tracker to ensure all review comments addressed
 - Complete responses to comments
 - Staff review team meeting with applicant after first review completed

Affordable Housing Expedited Permitting

Toni Pratt, Housing & Special Projects Planning Manager
Ira McDaniel, Asset Management Director

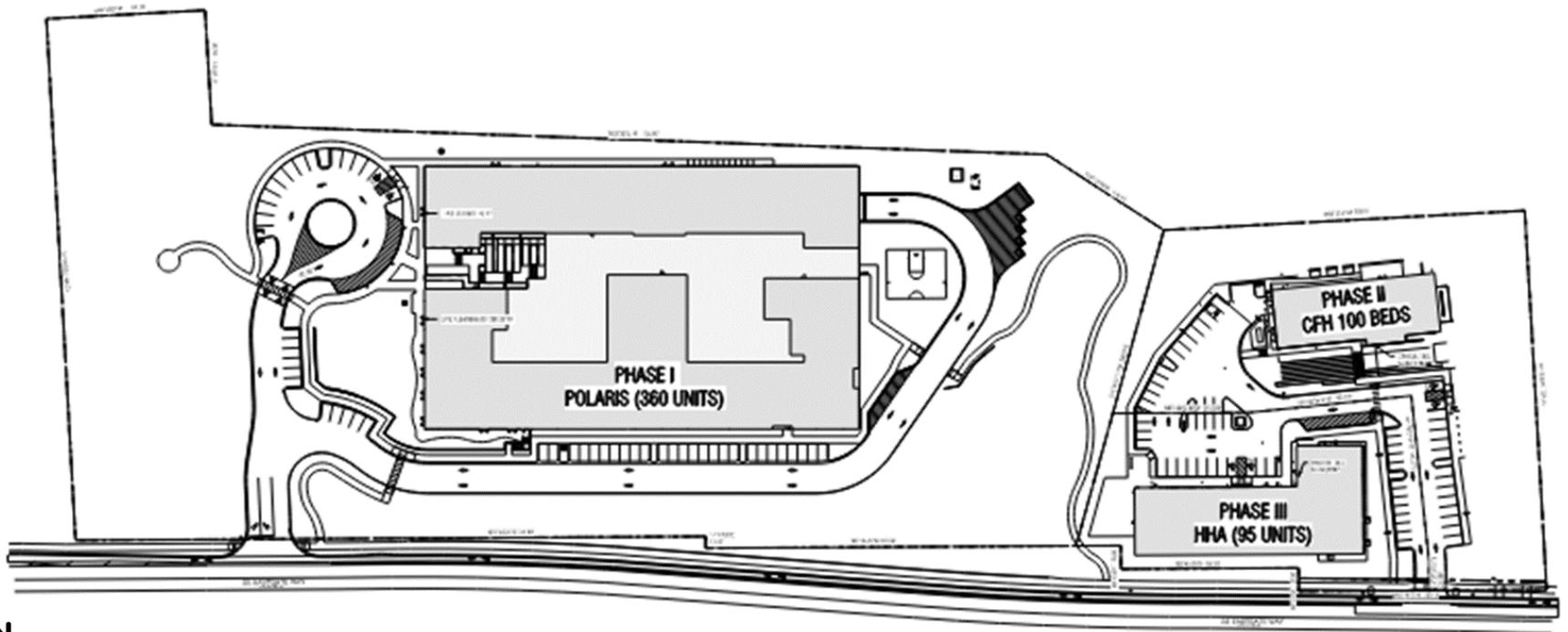


Overview

- Affordable housing expedited permit process
 - Availability: 100% affordable housing projects
 - Aligns with affordable housing fee reduction program
- Case Study: Eastgate Housing Campus
- Real Property Discussion
- Questions?

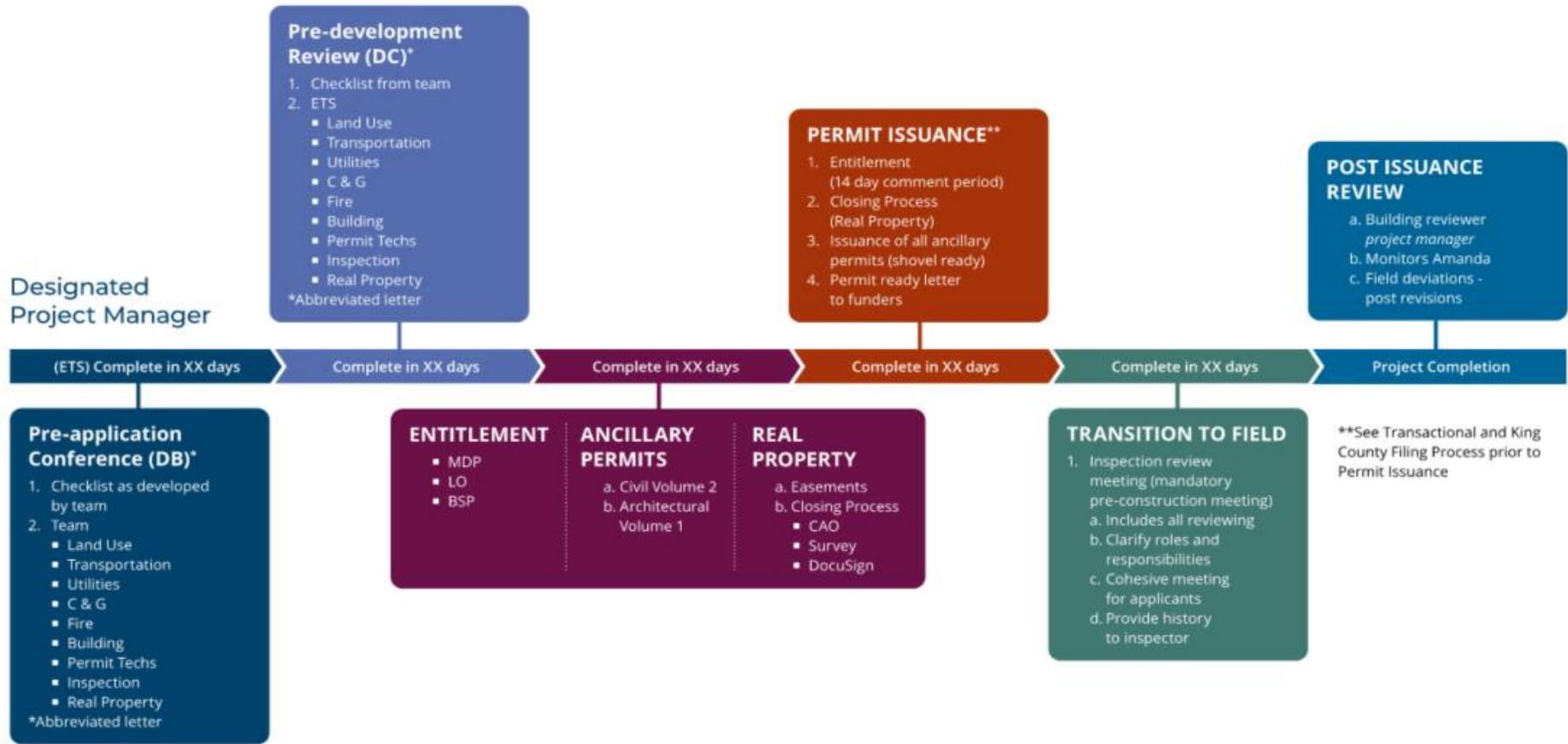


Eastgate Housing Campus



Expedited Affordable Housing Process

DRAFT



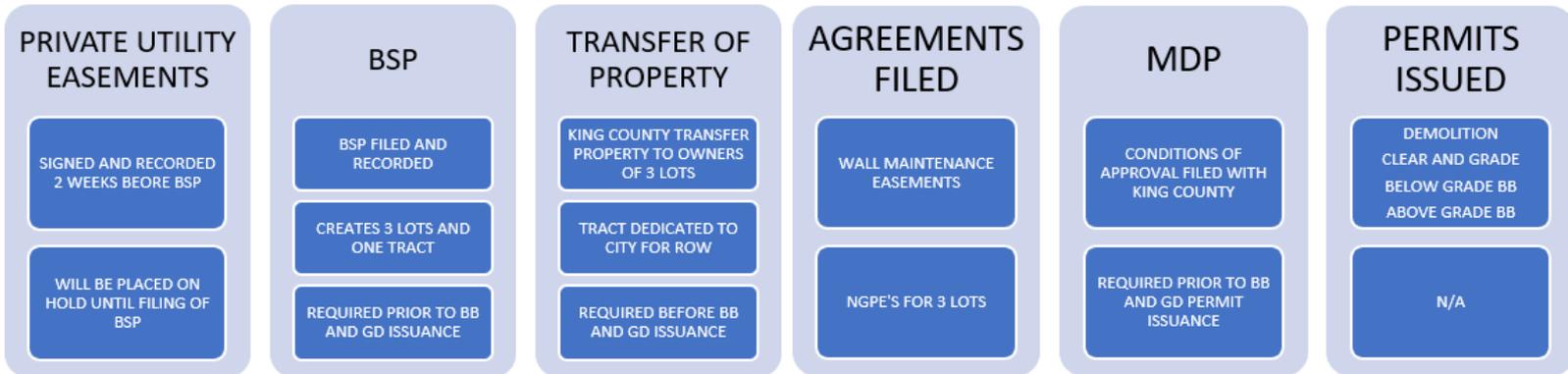
DSO-24-15251

For alternate formats, interpreters, or reasonable modification requests please phone at least 48 hours in advance 425-452-5374 (voice) or email tpratt@bellevuewa.gov. For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.



Real Property Discussion

TRANSACTIONAL AND KING COUNTY FILING PROCESS EASTGATE HOUSING CAMPUS



Existing Projects In Queue

- OMFE
- Sagebrook Housing
- Holy Cross PUD

TRANSACTIONAL AND KING COUNTY FILING PROCESS

Easements
to Remain

Easements
to Release

New Easements

BSP

Transfer of
Property

MDP

Permits
Issued



Questions/Feedback

Any questions or feedback about the proposed process?



We'd like to know...

- What future projects are on the horizon?
- Are there any future projects that involve religious entities with partnerships with non-profits?
- Is there continued interest in developing affordable housing on land owned by government or organizations such as Sound Transit?



Items From Previous Meeting



Inspection Sub-Team Report

Gregg Schrader, Building Director



Clearing & Grading Supervisor Recruitment

- Interviews 7/8 - 7/12
- Stakeholder Involvement
 - Master Builders / Veronica



Single-Family Process Improvements Underway

- Proposed process change to accept building permits for all lots prior to final recording of plat
- Proposed reduction of 200-foot setback from critical areas buffer for plat clearing
- Discussions on bonding for infrastructure improvements



Commercial Projects Process Improvements

- Accessibility Inspection Procedure
- Smoke Control Inspection Procedure



Permitting Sub-Team Report

Nate Tilson, Building Supervisor
Angie Lillie, Permit Center Manager



Consolidated Plan Review

Based on feedback we receive from the BDC and in other places, we have the following plan in place, but would like your feedback prior to implementing.

- Construction plans will be submitted as a single file.
 - Site plans, civil plans, architectural plans, and structural plans.
 - Reference documents will be separate file submittals (structural calculations, SWPPP, geotechnical reports, etc.)
- Revision requests from each division will be combined and sent out as a single file when all groups have completed the review cycle.
 - Individual comments will be available from each division prior to the combined response if requested.
- Revision letters will include a revision tracker that will be filled out on resubmittal.
 - If some comment responses have not been marked as complete in the tracker, the submittal will be rejected.



Permit Expiration Notices

Notices should be going live soon

- We are starting with Building permits only
- There will be a blast of emails when this goes live that capture all the permits that are already meeting the expiration/warning timelines.

Dear Permit Holder/Customer:

The City of Bellevue is contacting you with important information regarding your permit for “*Permit Name*” (*Permit Number*). Please accept this email as notice that your permit has surpassed the time limits established by city ordinance. Unfortunately, it can no longer be extended, and this permit application has expired.

To proceed with your project, you will need to submit a new permit application. Please visit [MyBuildingPermit.com](https://www.bellevuewa.gov/MyBuildingPermit.com). Additional time granted under city ordinances (6732 and 6776) has already been included in the calculation for your permit expiration if it applies to your application.

For additional information or assistance, please contact us at permits@bellevuewa.gov.

Thank you for our attention to this matter.



Code and Policy Update

Kristina Gallant, Code & Policy Planning Manager



Upcoming Input Opportunities

Tree Canopy Amendments LUCA/BCCA

- City Council Action: **July 9**

Residential Redevelopment (HB 1042) LUCA

- City Council Initiation: **July 16**
- Planning Commission: **September-October**

Objective Design Standards (HB 1293) LUCA

- City Council Initiation: **July 16**
- Outreach: **Fall 2024**
- Planning Commission: **Q4 2024 – Q1 2025**

Upcoming Input Opportunities

Wilburton CPA/LUCA

- Series of Topical Code Discussions: **July-August**
- Community Information Session: **July 18**
- City Council CPA Action: **July 23**
- Planning Commission LUCA Study Session: **September 11**

Sign Code BCCA

- City Council Initiation: **August 6**
- Legal Analysis and Outreach: **Q4 2024-Q2 2025**

Permit Streamlining (HB 5290) LUCA

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

Upcoming Input Opportunities

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

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

Middle Housing (HB 1110)

- Outreach: **Fall 2024**
- Planning Commission: **Q1 2025**
- City Council: **Action by June 30, 2025**

BelRed Look Forward

- City Council Initiation with CPA Action: **Q4 2024**
- LUCA Action: **Q2 2025**



Affordable Housing Strategy Target and Update

Linda Abe, Affordable Housing Manager

Sabrina Velarde, Housing Stability Program Coordinator



Agenda

1. 2017 Affordable Housing Strategy
2. Starting Point Target
3. AHS Update





2017 Affordable Housing Strategy



Background

- Adopted in 2017 with 5 Strategies and 21 Actions
- In 2022, Council approved Next Right Work



Help People Stay in Affordable Housing



Create a Variety of Housing Choices



Create More Affordable Housing



Unlock Housing Supply by Making It Easier to Build



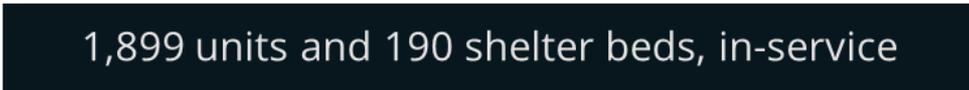
Prioritize State, County, and Local Funding for Affordable Housing



Background

- Target to construct or preserve 2,500 affordable units in 10 years.
- To date, 2,750 units have been built or are in the pipeline.

Target:  2,500 units

Actual:  1,899 units and 190 shelter beds, in-service  661 pipeline units



Accomplishments

- ✓ Eastgate Campus
- ✓ C-1 Program
- ✓ Housing Stability Program (HSP)





Starting Point Target



Approach

Why have a target?

- Evaluate effectiveness of current programs
- Identify resources to meet the goal
- Guide implementation of CPPU and AHS

- Based on 35,000 units housing growth target (2019-2044)
- Within 10-year timeframe, 14,000 units added
- Distribution estimated used 2022 Housing Needs Assessment
- Target focuses on <80% AMI



Starting Point Target

- 10-year affordable housing target, based on 2022 HNA.
- Total of 14,000 units added between 2024-2034.



Level of Support



**Operating
Funding
+
Capital
Funding**

**Extremely Low
Income (<30% AMI)**

**<\$825 affordable
monthly housing
cost***

- Emergency Shelters
- Transitional Housing
- Permanent Supportive Housing

**Operating
Funding
+
Capital
Funding**

**Very Low Income
(30-50% AMI)**

**<\$1,370 affordable
monthly housing
cost***

- Permanent Supportive Housing
- Non-market rental housing

**Land Use &
Financial
Incentives**

**Low Income
(50-80% AMI)**

**<\$2,020 affordable
monthly housing
cost***

- Non-market rental housing
- Affordable homeownership

Market-rate

**Moderate Income
(80-125% AMI)**

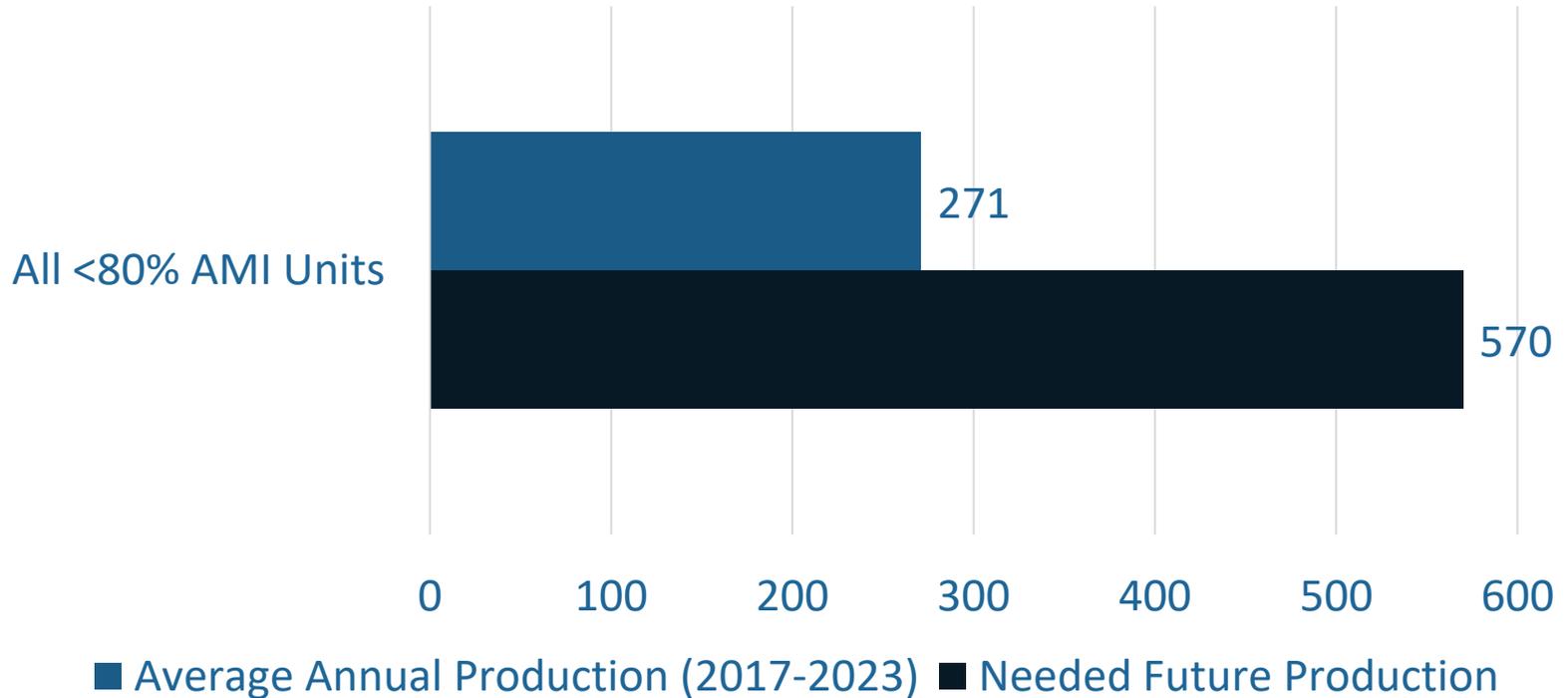
**>\$2,020 monthly
housing cost***

- Market rental and ownership units



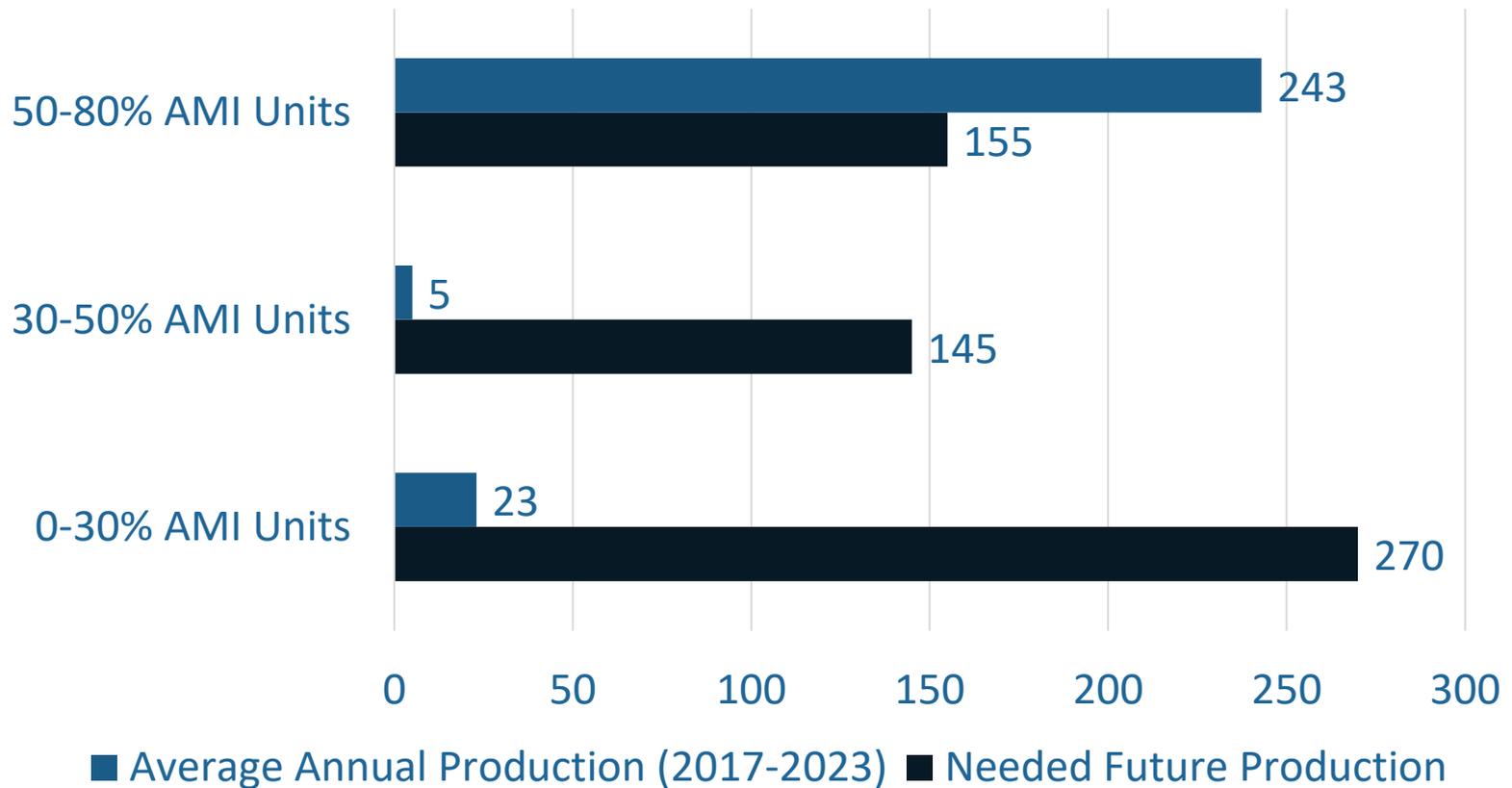
Average Annual Affordable Housing Production

Past and Future Average Annual Unit Production
2017-2023 Annual Average v. Needed Future Production for
Target



Average Annual Affordable Housing Production

Past and Future Average Annual Unit Production



Additional Metrics

- ✓ Area Median Income (AMI)
- Tenure
- New construction vs. preservation
- Family-sized units
- Geographic distribution
- Emergency housing





Affordable Housing Strategy Update



Timeline & Process



Pre-Launch Engagement

Goal: Explore considerations for starting point target and inform finalization of scope – not a replacement for post-launch engagement

- **June & July:** Presentations to and discussion with key technical stakeholders
 - Request 1-3 participants from each group for follow-up focus group
- **August or September:** Host focus group for more in-depth discussion across stakeholders





We know that this is an ambitious target that will require us to have new tools and funding. Knowing that,

**What considerations would you raise
as we look at new tools?**



Questions? Additional feedback?

Contact Hannah Bahnmitter,
Senior Affordable Housing Planner
hbahnmitter@bellevuewa.gov





Multifamily Tax Exemption (MFTE) Program Overview

Bellevue Development Committee
July 10, 2024

Lindsay Masters, ARCH Executive Director



Agenda

- Introduction to ARCH
- Multifamily Tax Exemption (MFTE) Framework
 - RCW 84.14
 - Bellevue Code Chapter 4.52
- MFTE Program Administration
 - Initial Process
 - Ongoing Compliance



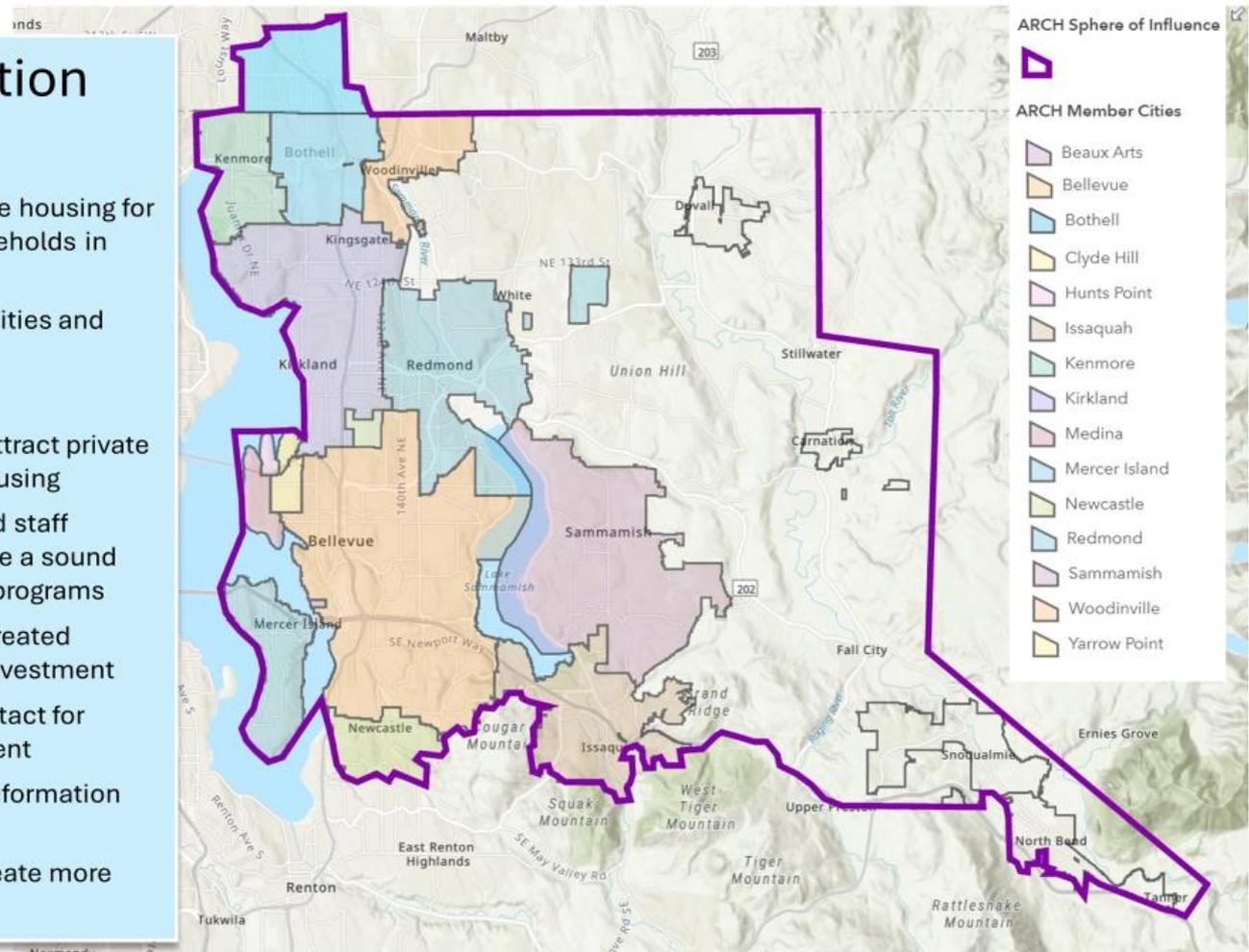
A Regional Coalition for Housing

Mission: to preserve and increase housing for low- and moderate-income households in East King County

Members: 15 East King County Cities and King County

Services:

- Invest public resources and attract private investment into affordable housing
- Share technical resources and staff between jurisdictions to create a sound base of housing policies and programs
- Steward affordable housing created through local programs and investment
- Provide one clear point of contact for affordable housing development
- Engage the community with information and expertise
- Advance policies that help create more affordable housing faster



Multifamily Tax Exemption Framework (RCW 84.14)

Program	Affordability Required
8-Year	N/A – flexibility to set at local level
12-Year	20% Unit Total
12-Year Extension	20% Unit Total
20-Year*	20% Unit Total (Permanent)

*Additional requirements apply

Tool for cities to encourage multifamily and affordable housing and meet goals under the [Growth Management Act](#)

Property tax exemption on improvement value of eligible properties – results in tax shift or loss of tax revenue

Requirements for local jurisdictions to offer MFTE

- Procedural steps
- Annual reporting to Department of Commerce
- Annual recertification of tax-exempt properties
- Auditing



Bellevue's MFTE Program (Chapter 4.52)

-
- **Term:** 12-year tax abatement | 12-year affordability period
 - **Affordability:** 20% of total units, rent/income restricted at 80% AMI
 - 25% of units affordable if project has less than 15% 2BD+ unit types
 - Very small units up to 320SF affordable at 50% AMI
 - MFTE units qualifying for Land-Use incentives are affordable at 65% AMI
 - **Unit Standards:** Affordable units provided in proportional mix and configuration as total project, with similar quality and finishes
 - **Rent Stabilization:** Tenant's rent increase capped at 3% annually
 - **Parking Fees:** 30% discount from market rate (Downtown exempted)



ARCH 2024 Income and Rent Limits

Median Income: \$147,400

HOUSEHOLD INCOME LIMITS--determined by household size

ALL LAND USE & MFTE PROJECTS

Percentage of AMI	1 person	2 persons	3 persons	4 persons
30%	\$ 30,954	\$ 35,376	\$ 39,798	\$ 44,220
35%	\$ 36,113	\$ 41,272	\$ 46,431	\$ 51,590
40%	\$ 41,272	\$ 47,168	\$ 53,064	\$ 58,960
45%	\$ 46,431	\$ 53,064	\$ 59,697	\$ 66,330
50%	\$ 51,590	\$ 58,960	\$ 66,330	\$ 73,700
55%	\$ 56,749	\$ 64,856	\$ 72,963	\$ 81,070
60%	\$ 61,908	\$ 70,752	\$ 79,596	\$ 88,440
65%	\$ 67,067	\$ 76,648	\$ 86,229	\$ 95,810
70%	\$ 72,226	\$ 82,544	\$ 92,862	\$ 103,180
75%	\$ 77,385	\$ 88,440	\$ 99,495	\$ 110,550
80%	\$ 82,544	\$ 94,336	\$ 106,128	\$ 117,920
85%	\$ 87,703	\$ 100,232	\$ 112,761	\$ 125,290
90%	\$ 92,862	\$ 106,128	\$ 119,394	\$ 132,660
95%	\$ 98,021	\$ 112,024	\$ 126,027	\$ 140,030
100%	\$ 103,180	\$ 117,920	\$ 132,660	\$ 147,400
105%	\$ 108,339	\$ 123,816	\$ 139,293	\$ 154,770
110%	\$ 113,498	\$ 129,712	\$ 145,926	\$ 162,140
120%	\$ 123,816	\$ 141,504	\$ 159,192	\$ 176,880

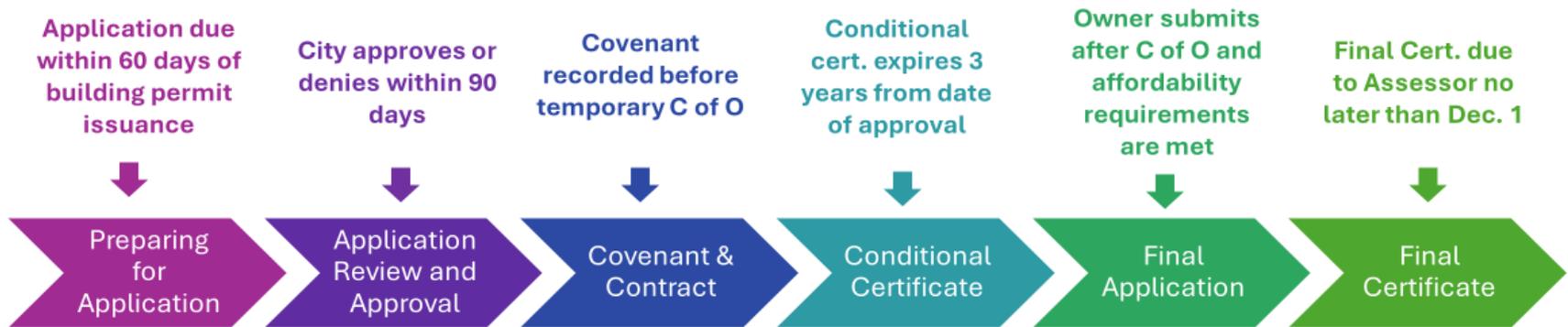
RENT LIMITS--determined by bedrooms

LAND USE & MFTE PROJECTS EXECUTED AFTER MAY 1, 2019

Percentage of AMI	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
30%	\$ 774	\$ 829	\$ 995	\$ 1,150	\$ 1,282
35%	\$ 903	\$ 967	\$ 1,161	\$ 1,341	\$ 1,496
40%	\$ 1,032	\$ 1,106	\$ 1,327	\$ 1,533	\$ 1,710
45%	\$ 1,161	\$ 1,244	\$ 1,492	\$ 1,725	\$ 1,924
50%	\$ 1,290	\$ 1,382	\$ 1,658	\$ 1,916	\$ 2,137
55%	\$ 1,419	\$ 1,520	\$ 1,824	\$ 2,108	\$ 2,351
60%	\$ 1,548	\$ 1,658	\$ 1,990	\$ 2,299	\$ 2,565
65%	\$ 1,677	\$ 1,796	\$ 2,156	\$ 2,491	\$ 2,778
70%	\$ 1,806	\$ 1,935	\$ 2,322	\$ 2,683	\$ 2,992
75%	\$ 1,935	\$ 2,073	\$ 2,487	\$ 2,874	\$ 3,206
80%	\$ 2,064	\$ 2,211	\$ 2,653	\$ 3,066	\$ 3,420
85%	\$ 2,193	\$ 2,349	\$ 2,819	\$ 3,258	\$ 3,633
90%	\$ 2,322	\$ 2,487	\$ 2,985	\$ 3,449	\$ 3,847
95%	\$ 2,451	\$ 2,626	\$ 3,151	\$ 3,641	\$ 4,061
100%	\$ 2,580	\$ 2,764	\$ 3,317	\$ 3,832	\$ 4,275
105%	\$ 2,708	\$ 2,902	\$ 3,482	\$ 4,024	\$ 4,488
110%	\$ 2,837	\$ 3,040	\$ 3,648	\$ 4,216	\$ 4,702
120%	\$ 3,095	\$ 3,317	\$ 3,980	\$ 4,599	\$ 5,130



MFTE Application Process

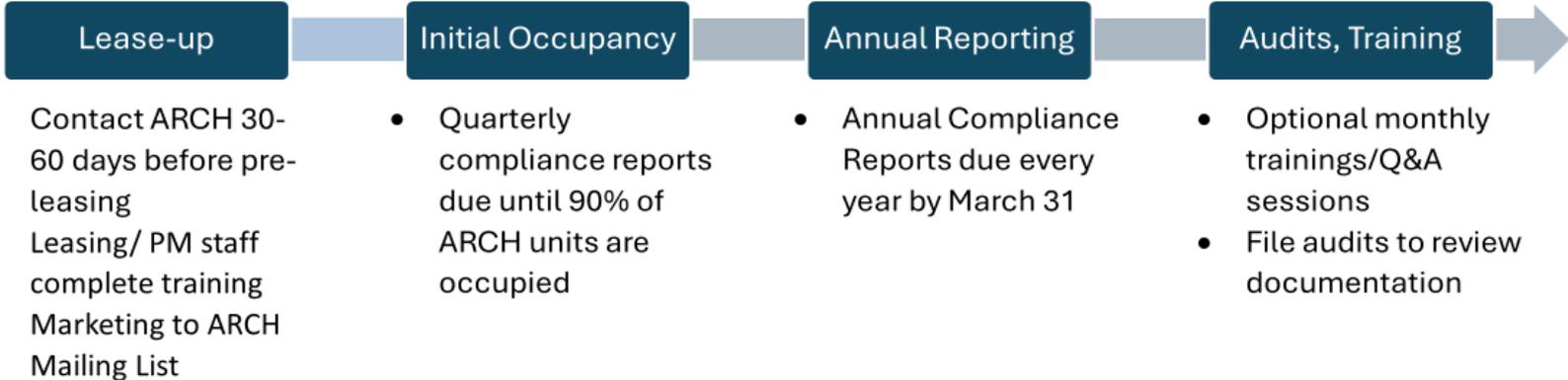


MFTE Covenant

- Basic Provisions
- Unit designation/re-designation
- Income and rent limits
- Rent stabilization
- Eligibility certification / recertification
- Lease provisions
- Marketing
- Annual reporting
- Other
- Covenant runs with the land
- Sale/transfer of property
- Non-discrimination
- Protections for Section-8 holders
- City's enforcement
- Notices



Compliance Process



Bellevue MFTE Program Results

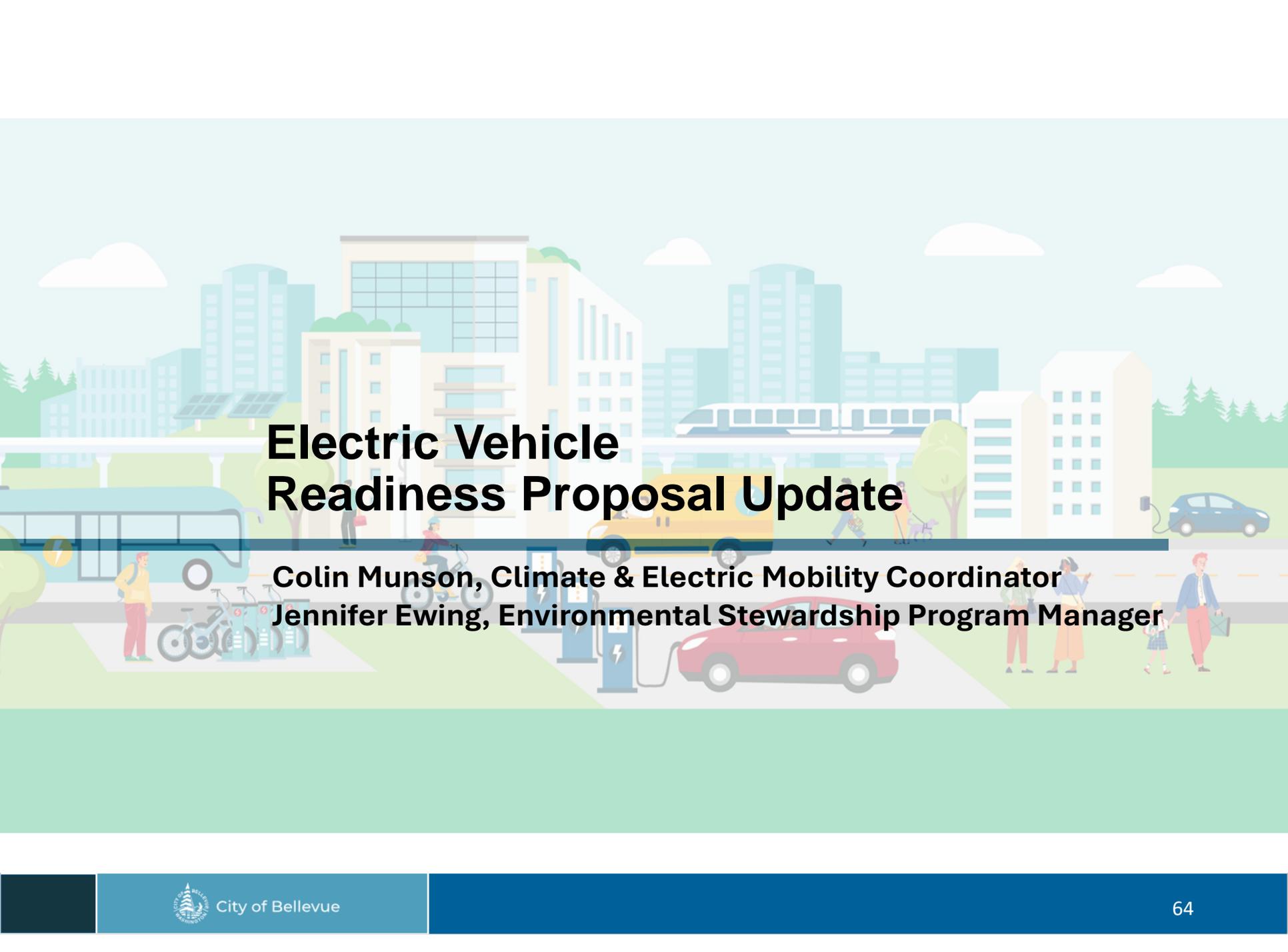
(as of July 2024)

Status	# of Projects	MFTE Affordable Units
In Service (prior MFTE programs)	2	63
In-Service (current MFTE program)	2	102
Covenant completed	2	88
Pipeline	4	165
Total	10	418



Break



An illustration of a sustainable city. In the foreground, there's a blue electric bus on the left, a yellow van in the center, and a red car being charged at a station on the right. People are walking, a person is riding a bicycle, and a dog is on a leash. In the background, there are modern buildings, a train on an elevated track, and solar panels on a roof. The sky is light blue with a few white clouds.

Electric Vehicle Readiness Proposal Update

Colin Munson, Climate & Electric Mobility Coordinator
Jennifer Ewing, Environmental Stewardship Program Manager



Agenda

Purpose: Provide update on Bellevue's EV work, hear feedback and discussion on proposed options for building code update

Agenda:

- Presentation (12 min)
- Clarifying Questions (5 min)
- Discussion/Comment Cards (10 min)



EV Roadmap Engagement to Date

EV Roadmap:

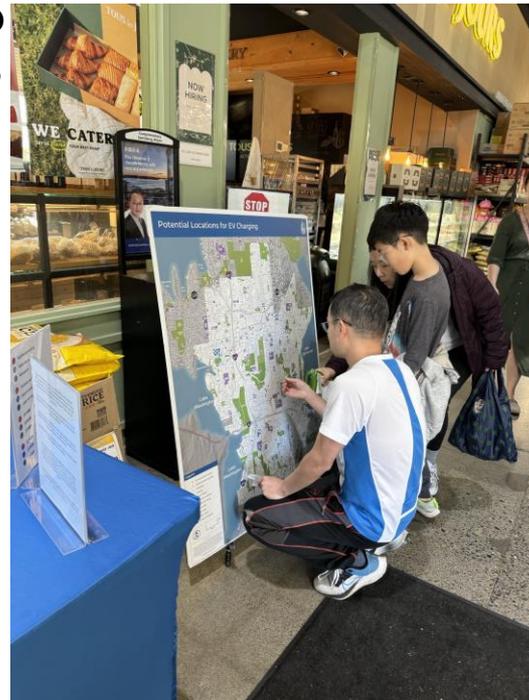
- Community Adoption Survey
- Property Manager Focus Group
- Community Intercept Interviews
- [Online Charging Suggestion Map](#)

EV Readiness:

- Bellevue Development Committee Presentation
- Other stakeholder feedback

Key Findings:

- People want to charge at home
- Charging in multifamily buildings major barrier to EV adoption
- Emphasis on “EV Capable” category



EV Readiness Update

Goal: Amend Building Code to require more EV charging in new development to meet imminent demand

Why?: Much higher EV adoption in Bellevue currently and into the future

Policy Background:

- ESI Plan Action M.3.1
- Land Use Planning Initiative



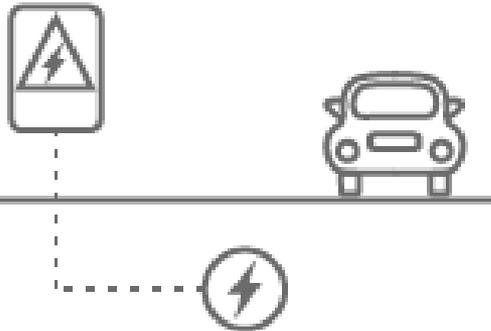
EV Readiness = Level 2 Charging*

Charging Level	Typical Power Output	Approximate Time to Charge EV from Empty	Typical Charging Location
Level 1	1 kW	40-50 hours	Home
Level 2	7-19 kW	4-10 hours	Home, Workplace, Public
DC Fast Charging	50-350 kW	20 minutes – 1 hour	Public

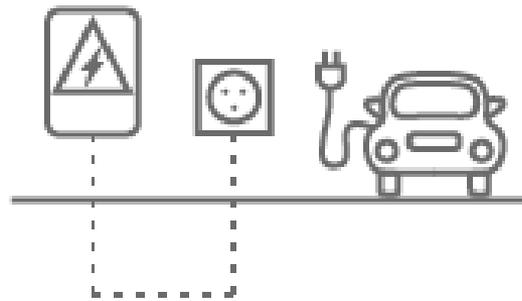
*Load management may be used to adjust capacity down to minimum of 16 amps per space



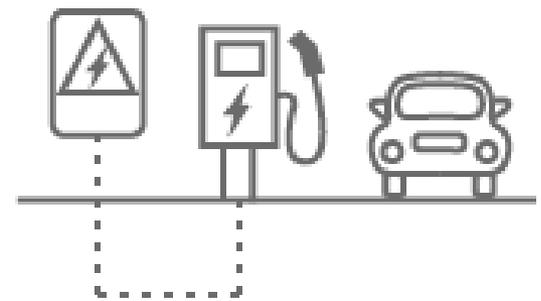
EV Readiness 101: Readiness Categories



EV Capable
+ Electrical Capacity
+ Raceway



EV Ready
+ Wiring
+ Outlet



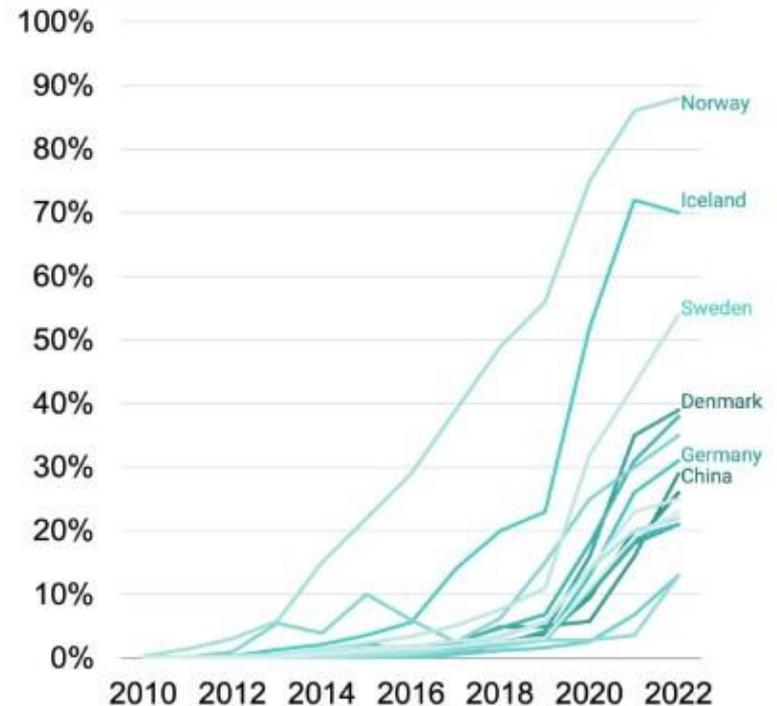
EV Charging Station
+ Level 2 Charger

We're past the tipping point on EV adoption

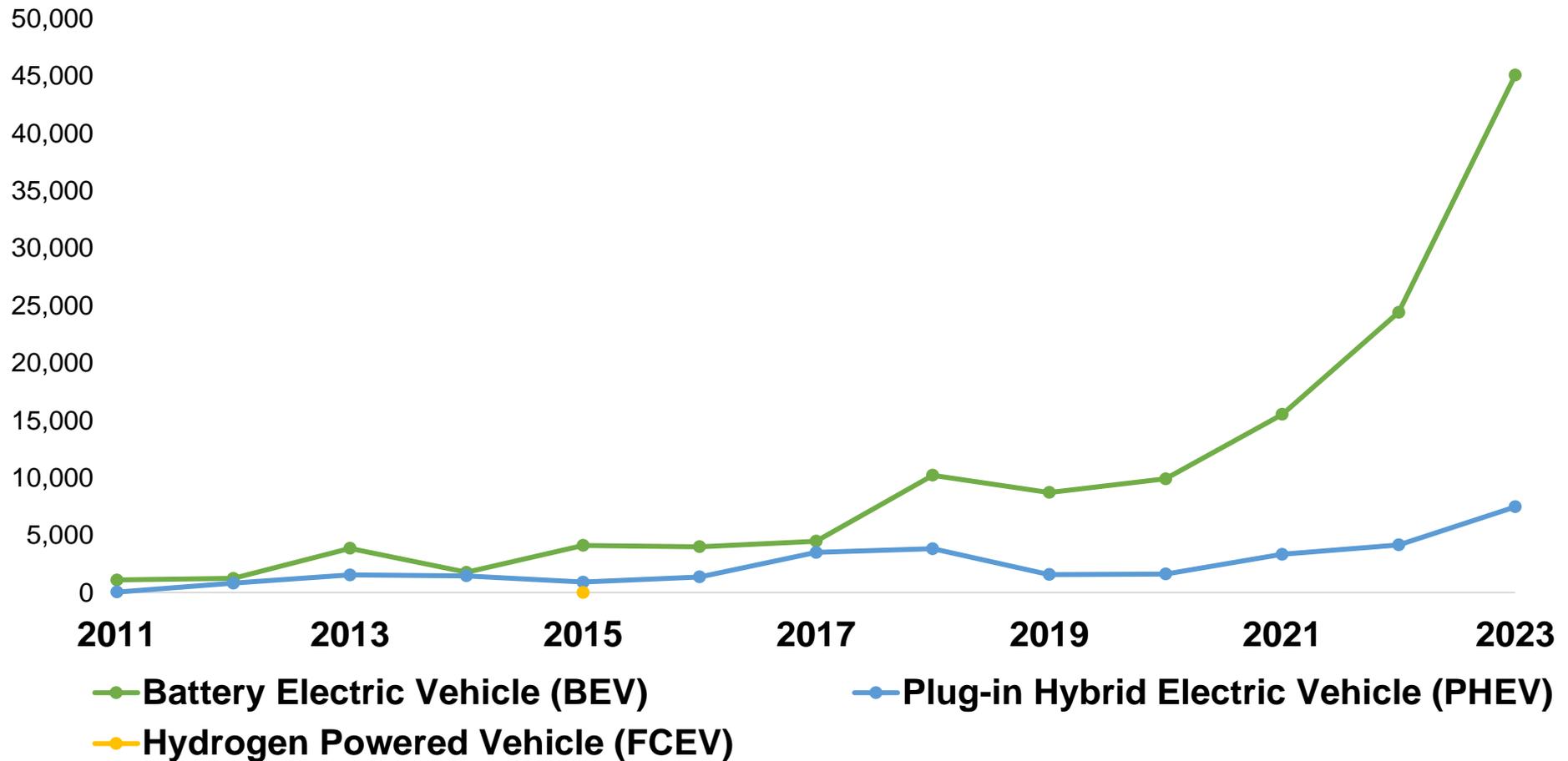
- “Tipping Point” for new technology = 5% Market Share
- 2023 Market Share:
 - U.S.: 10%
 - Washington: 20%
 - Bellevue: 25%
- By mandate, 100% of new vehicles sales will be electric in 2035

S-curve growth of EVs

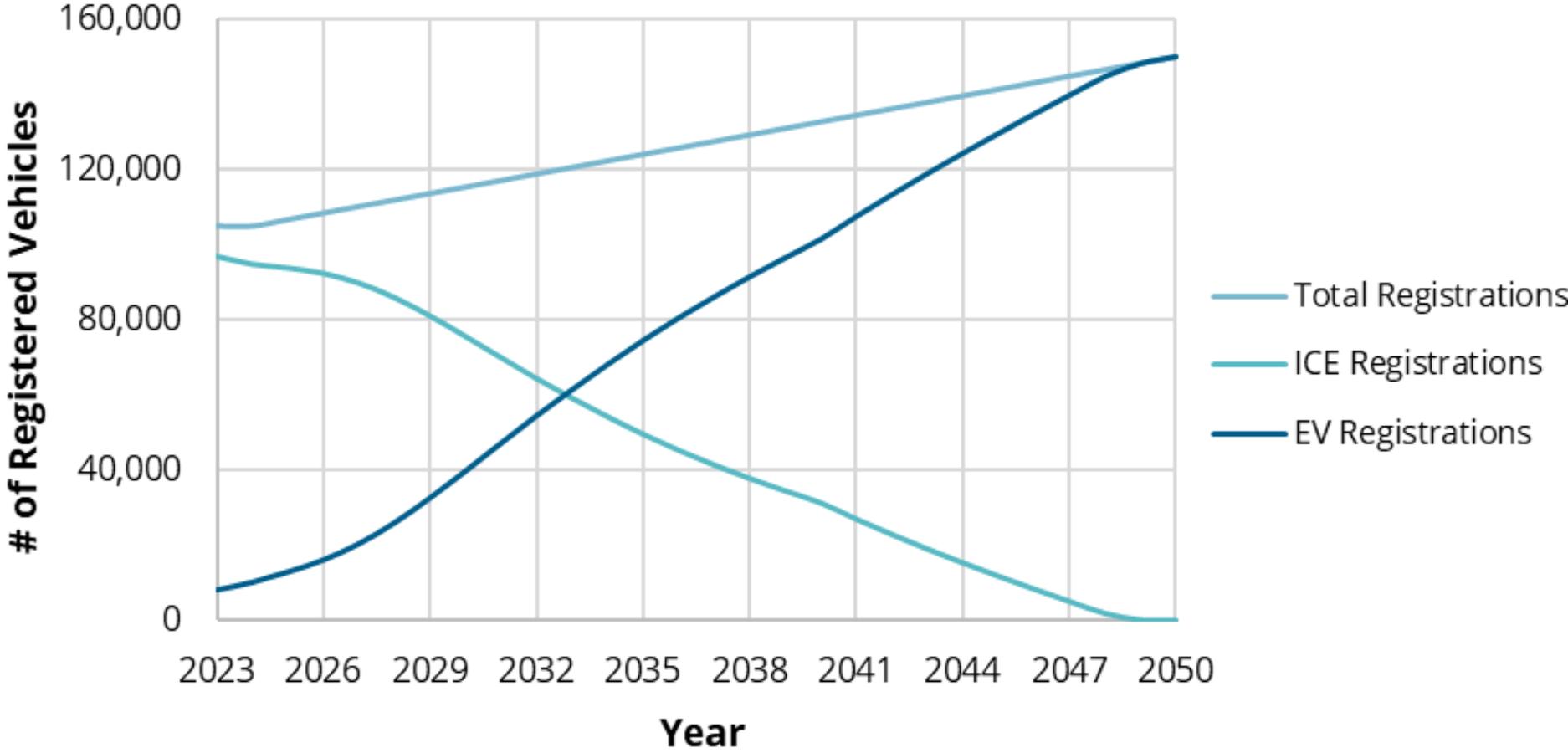
Leading countries' EV sales share uptake



Washington's EV Market is Rapidly Accelerating



Bellevue will hit 100% EV adoption around 2050



Current Washington EV Readiness Standards

Current Washington State Standards

Occupancy	EV Capable	EV Ready	EV Charging Stations	% of Total New EV Parking
Non-Residential	10% of total parking spaces	10% of total parking spaces	10% of total parking spaces	30% of Total Parking
Single-Family	--	One for each dwelling unit	--	--
Multifamily	10% of total parking spaces	25% of total parking spaces	10% of total parking spaces	45% of Total Parking



The current state standards will be out of date within the next decade in Bellevue

Adoption Rate
= % of total vehicles on the road

Year	EV Adoption Rate		
	Slower	Medium	Faster
2023	9%	9%	9%
2030	27%	32%	41%
2035	52%	61%	69%
2040	74%	80%	84%
2050	94%	95%	100%



Original EV Readiness Proposal

Option 1: Original Proposal

Occupancy	EV Capable	EV Ready	EV Charging Stations	% of Total New EV Parking
Non-Residential	40% of total parking spaces	10% of total parking spaces	15% of total parking spaces	65% of Total Parking
Single-Family	--	One for each dwelling unit	--	--
Multifamily	20% of total parking spaces	40% of total parking spaces	15% of total parking spaces	75% of Total Parking



Key Learnings & Changes

- **People want to charge at home**
 - Focus on multifamily residential buildings only
- **Uncertainty around the future**
 - Emphasis on EV Capable & EV Ready categories
- **High additional costs to development**
 - Reduction in overall amount of EV parking



Two new draft options emphasize EV Capable & EV Ready

Option 2: Focus on EV Capable: "San Jose Lite"

Occupancy	EV Capable	EV Ready	EV Charging Stations	% of Total New EV Parking
Non-Residential	10% of total parking spaces	10% of total parking spaces	10% of total parking spaces	30% of Total Parking
Single-Family	--	One for each dwelling unit	--	--
Multifamily	30% of total parking spaces	25% of total parking spaces	10% of total parking spaces	65% of Total Parking



Two new draft options emphasize EV Capable & EV Ready

Option 3: Focus on EV Ready: "Santa Monica"

Occupancy	EV Capable	EV Ready	EV Charging Stations	% of Total New EV Parking
Non-Residential	10% of total parking spaces	10% of total parking spaces	10% of total parking spaces	30% of Total Parking
Single-Family	--	One for each dwelling unit	--	--
Multifamily	10% of total parking spaces	45% of total parking spaces	10% of total parking spaces	65% of Total Parking

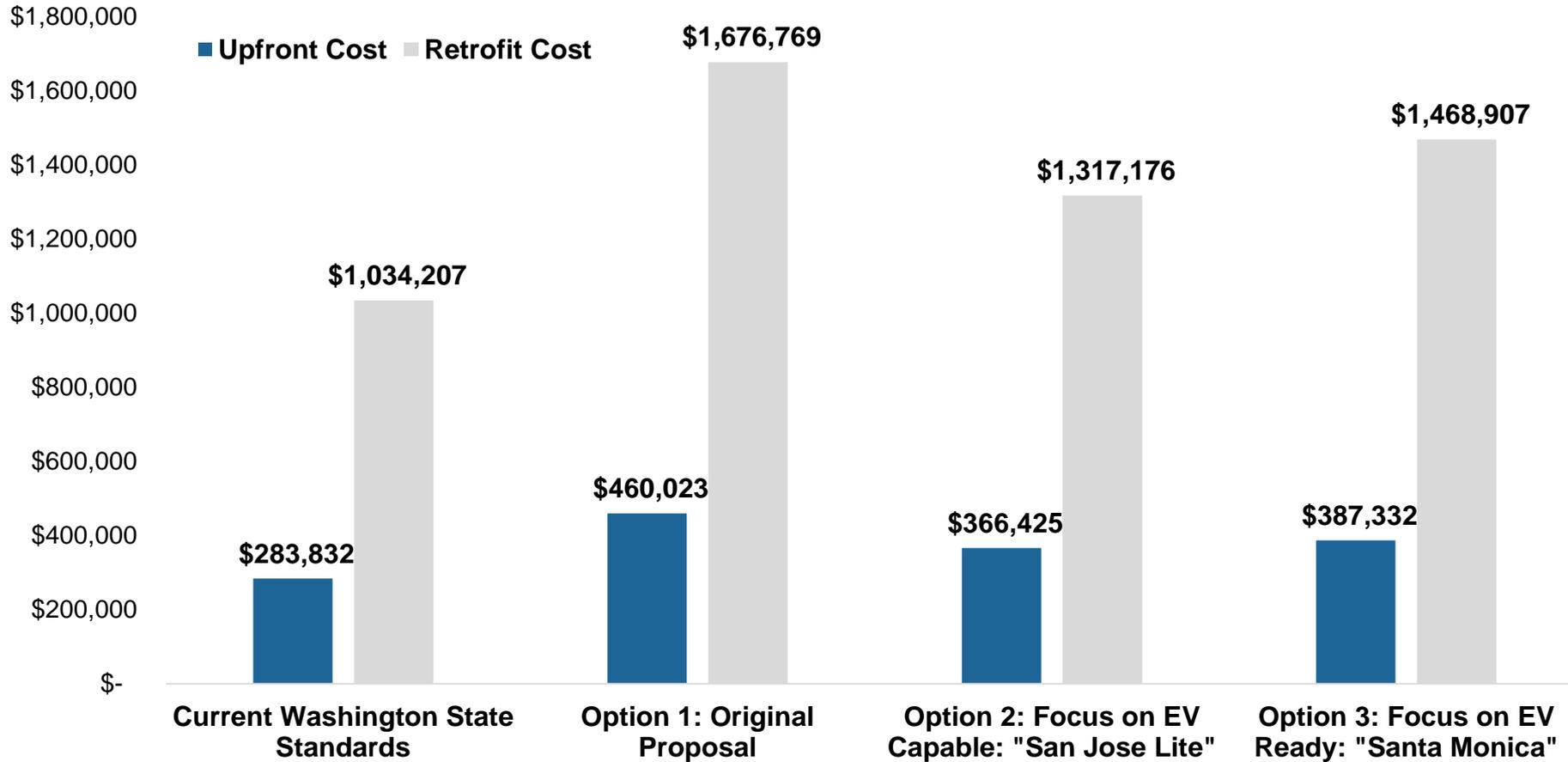


Expected adoption supports high standards in other cities

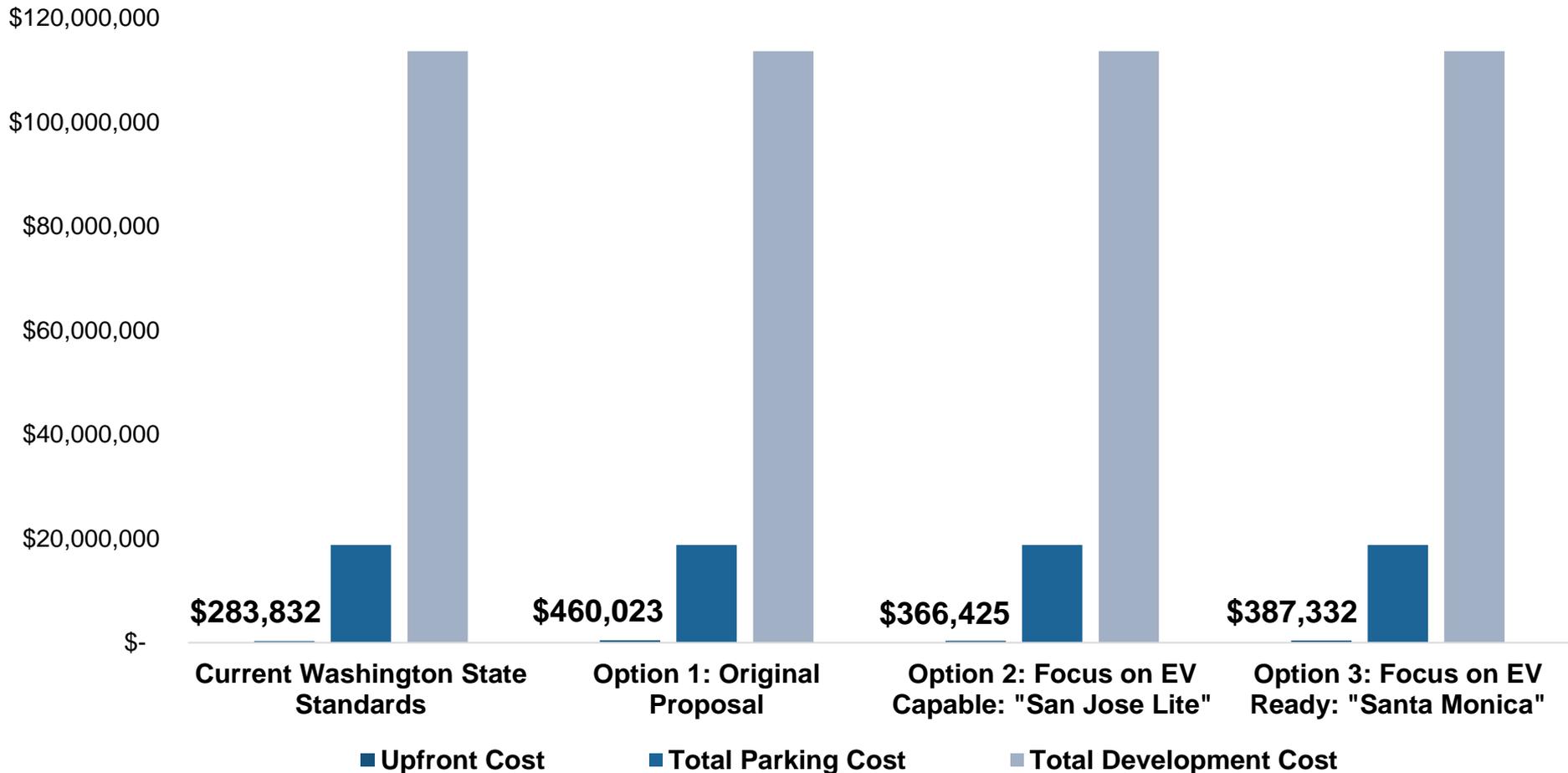
Jurisdiction	State	Year	EV Capable	EV Ready	EV Charging Stations	% of Total New EV Parking
Vancouver	BC	2019	0%	100%	0%	100%
Palo Alto	CA	2017	0%	Resident Parking: 100%	Guest Parking: 5%	Resident Parking: 100% Guest Parking: 25% total, 5% of which must be EV Charging Stations
San Jose	CA	2019	70%	20%	10%	100%
Santa Monica	CA	2022	10%	60%	5%	75%
Denver	CO	2022	40%	5%	15%	60%
Portland	OR	2023	0%	1-6 Parking Spaces: 100% >6 Parking Spaces: 50%	0%	1-6 Parking Spaces: 100% >6 Parking Spaces: 50%
Edmonds	WA	2022	40%	40%	10%	90%



Retrofits are 3-4x more expensive



EV Readiness costs are a small fraction of total costs



Proposed Additional Requirements

- EV Readiness applies in cases of “Substantial Improvement” or “Parking Area Expansion”
- EV Readiness requirements cannot modify minimum parking required
- EV Ready spaces marked as such



Future Phases of Work

- Incorporation into subarea planning and land use code updates
- Incentives to mitigate cost
 - Parking reduction for affordable housing
 - Parking reduction for additional charging stations
- Increasing requirements as EV market grows



FAQs from January

- Affordable Housing
- PSE/Grid Capacity
- Fires & Insurance



Next Steps

- **June 25:** PLUSH Committee
- **July 10:** Bellevue Development Committee
- **July/August:** Other stakeholder engagement
- **Fall 2024:** First City Council touchpoint
- **Fall 2024-Winter 2025:** Subsequent Council touchpoints



A vibrant, stylized illustration of a sustainable city. In the foreground, a blue electric bus is on the left, a yellow van is in the middle, and a red car is being charged at a station on the right. A person is riding a bicycle, and another is walking a dog. In the background, there are modern buildings, a train on an elevated track, and solar panels on a roof. The sky is light blue with a few white clouds.

Clarifying Questions (5 minutes)



Let's improve this proposal together

1. On a scale of 1-5, how much do you support this proposal?
(1 = not at all, 5 = extremely supportive)
2. Please explain your level of support
3. If you selected 1-3, what changes or adjustments, if any, to this proposal would move you to a 4-5? If you selected 4-5, what improvements, if any, to this proposal would you suggest?





Thank You!

Colin Munson, cmunson@bellevuewa.gov
Jennifer Ewing, jewing@bellevuewa.gov



Wilburton LUCA: What have we heard so far?

Caleb Miller, Code & Policy Senior Planner



Timeline

Event	Date
LUCA Draft Released	5/31/24
Wilburton Property Owners Group Presentation	6/5/24
Bellevue Development Committee (BDC) Presentation	6/12/24
City Council Study Session (Project Update)	6/25/24
Affordable Housing Groups Discussion	6/28/24
BDC Follow-Up	7/10/24
Community Information Session	7/18/24



Support for...

- Flexibility in land uses
- Unlimited residential FAR
- Medical and life science allowances
- Reduced parking requirements
 - Will bring both parking options to Planning Commission for direction



Adjustments

- No Medical Office Highrise District
 - Council direction on June 25
 - Medical/life science uses allowed throughout Wilburton
- Design requirements
 - Exemptions for buildings 100' tall or less
 - 15' stepback above podium
 - Tower separation (preventing tower races)
 - Build-to lines and active uses
- Exemptions for smaller sites
- Departure process and criteria



More Discussion Needed

- Affordable housing
 - Hearing support for both options
 - Additional analysis needed to better calibrate whichever program is selected
- Open space requirements
- Nonconformances
 - Auto sales uses
- Ongoing work
 - Block and access requirements
 - Green building standards/incentives



Next Steps

- Recurring meetings over the summer
 - Each meeting will cover topic area in code
 - Dig into code language and make adjustments “live”
- Community information session July 18 (online)
- Will seek Planning Commission direction on Options A and B later this year
 - Affordable housing approach
 - Parking requirements



City Feedback



City Feedback – Recruitments

Position Title	# of Positions
Land Use Assistant Director	1
Clear & Grade Review & Inspection Supervisor	1
Right-of-Way Inspections Supervisor	1
Right-of-Way Inspector	1
Fire Plan Reviewer	1
Senior Land Use Planner	1

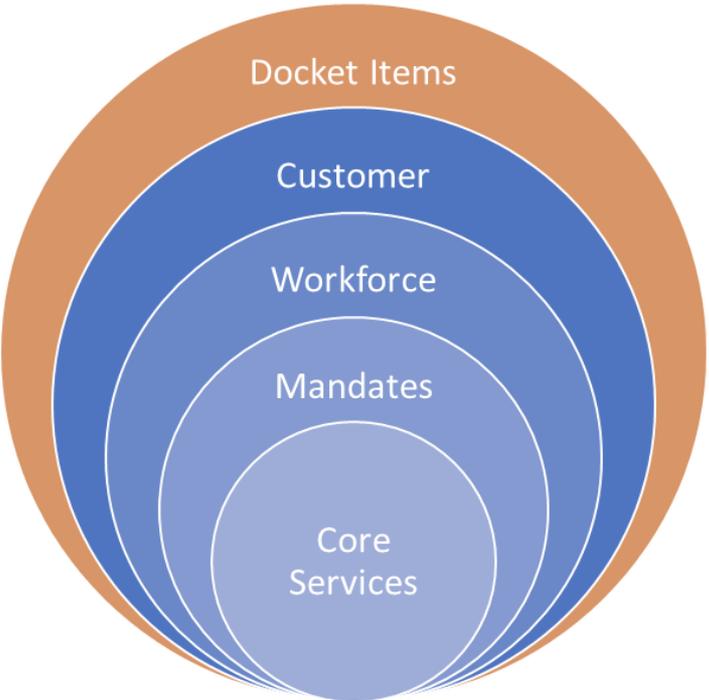


Staff Introductions



Process Improvement Workplan

Priorities



Process



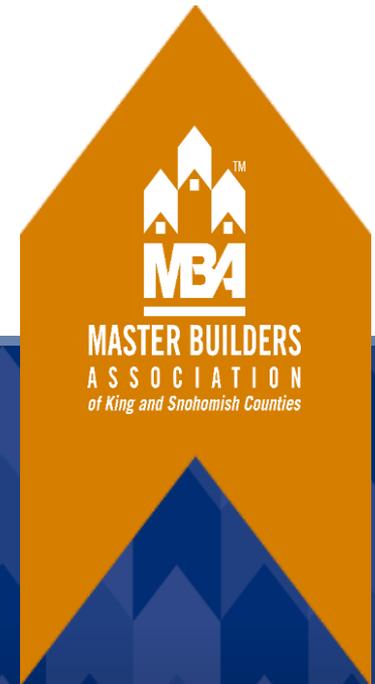
Development Community Feedback





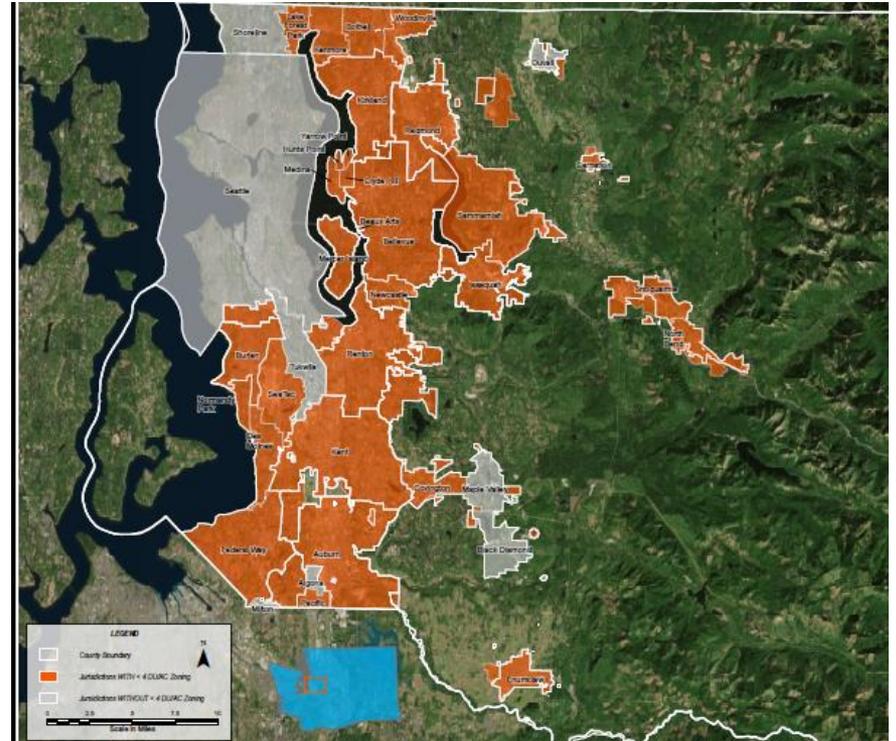
Middle Housing Code Recommendations July 10, 2024

Allison Butcher



A Look Back... Urban Zoning Densities

- 2019 study MBAKS commissioned reviewed residential zoning regulations in King, Snohomish, and Pierce counties and found:
 - **58% of jurisdictions in the three-county region have neighborhoods that limit density to fewer than four dwelling units per acre.**
 - **In King County alone, 74% of jurisdictions allow fewer than four units per acre.**



Things to know about builders

- The risk inherent in building homes is tremendous.
- How many buildable parcels they will not try to buy because of a regulation.
- The importance of time and certainty in the homebuilding process.



Regulatory Barriers

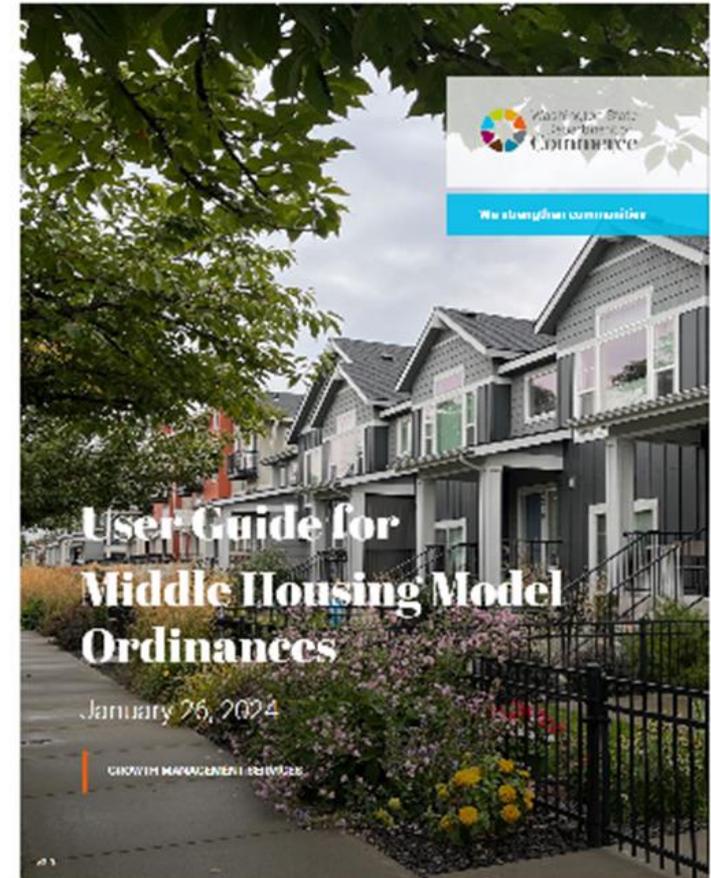
How to Discourage Middle Housing

- Overly restrictive parking requirements
- Large setbacks
- Unclear and inflexible tree codes
- High fees
- Lengthy permitting and design review process

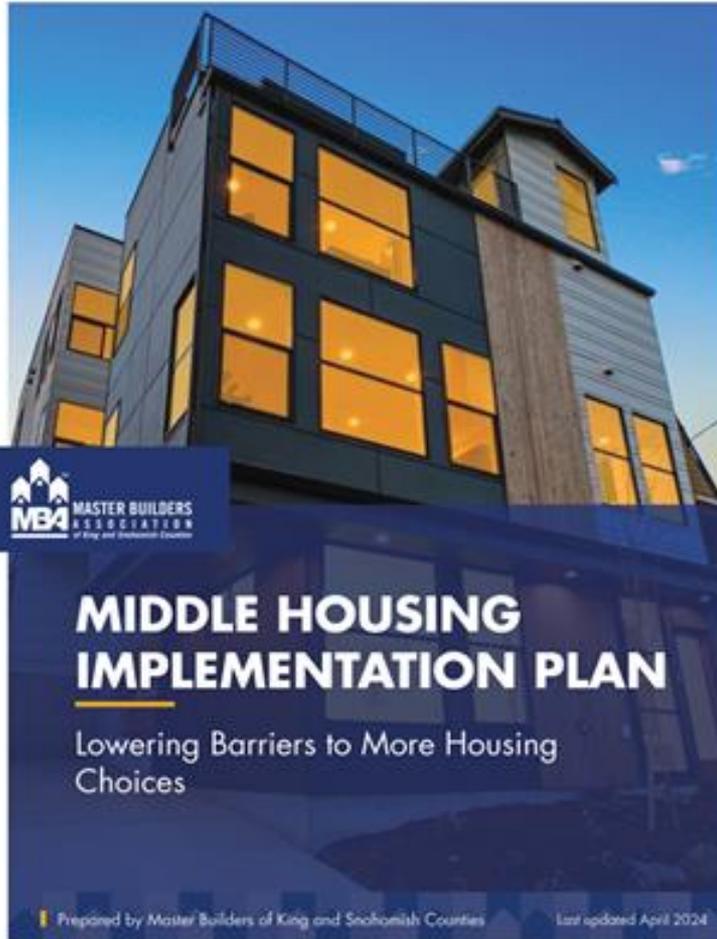


MBAKS' Ad Hoc Middle Housing Advisory Committee

- 15 members volunteered to offer their expertise on middle housing
 - Input on Commerce model codes & guidance
 - Developed additional model code recommendations
 - Advise team on local code updates
 - Engage with local jurisdictions and other housing stakeholders on middle housing
 - Middle Housing roundtables
 - Media outreach and site visits



Middle Housing Issue Brief



- Model Code suggestions
 - Streamlined review process
 - Eliminate or significantly reduce mandated minimum parking requirements
 - Flexible setback requirements including floor area ratio (FAR) and lot coverage
 - Simplify design standards
 - Cottage housing incentives
 - Reduce costs by waiving or greatly reducing permit & impact fees, utility connection fees, etc.
 - Financial and/or regulatory incentives for property owners to renovate and convert existing single-family homes to middle housing

Outreach and Engagement Examples

Opinion: Regulatory barriers still block efforts to add affordable housing

Meaningful work is underway to generate more housing opportunities of all types across our region. State lawmakers last year mandated statewide residential zoning reforms through the adoption of House Bill 1110. The intention behind these actions was to strip away key barriers that have hindered our region's ability to create a diverse set of middle housing choices, such as duplexes, triplexes, townhouses and courtyard apartments.



Cameron McKinnon is the co-founder and head of acquisitions and development of Confluence Development

While we applaud the work of state lawmakers, this legislation will not have the intended outcome of making housing more affordable and accessible without thoughtful and intentional policy choices to prioritize housing at the local level. This work is not limited to zoning reform but includes removing regulatory barriers and streamlining processes.

Cities are now in the process of updating local codes to allow these middle housing types more widely. During this time, our cities should look to prioritize enacting policies that reflect the severity of the need for more housing in addition to allowing for flexibility so that a broad range

of housing may be more available to rent or own.

I have had the opportunity throughout my career to work in all aspects of the local homebuilding industry. As these local codes are being updated, my hope is that homebuilders can serve as partners.

Whether it be plan reviewers, engineers, designers, consultants, subcontractors, laborers or inspectors, by the time a new home is ready to be occupied, hundreds of professionals will have been involved in making that new home a reality. The

level of human interaction, process and bureaucracy within the work to build a new home is staggering. The result is a maze of barriers that may be either intentional or unintentional. Ultimately, big or small, all these barriers over the years directly contribute to the affordability crisis.

We are in a housing shortage. In King County alone, an additional 308,000 new homes are needed over the next 20 years to meet projected demand. At this moment, our region has a generational opportunity to eliminate some key barriers to progress. Embracing this opportunity builds on our values of environmental stewardship and ensures our

communities are diverse, welcoming places for all.

The Washington state Department of Commerce has issued model codes and guidance to help cities carry out this vital work. The guidance identifies and recommends policy choices and cities should make to facilitate more housing. Some of these items are ones that cities are mandated to act on, while many of the recommendations go beyond what is required by the new law.

Progress is already underway. Cities across our state are beginning to implement their local planning and many have already put in place at least some of the policies that will help lay the groundwork for the future.

Jurisdictions must recognize that they have the responsibility to not only engage with key local stakeholders but also with other jurisdictions when enacting policies.

Cross-jurisdictional engagement and collaboration among policymakers is the simplest way to head off potential pitfalls or missteps. The creation of uniform, simple codes will help achieve the intended result of more housing choices.

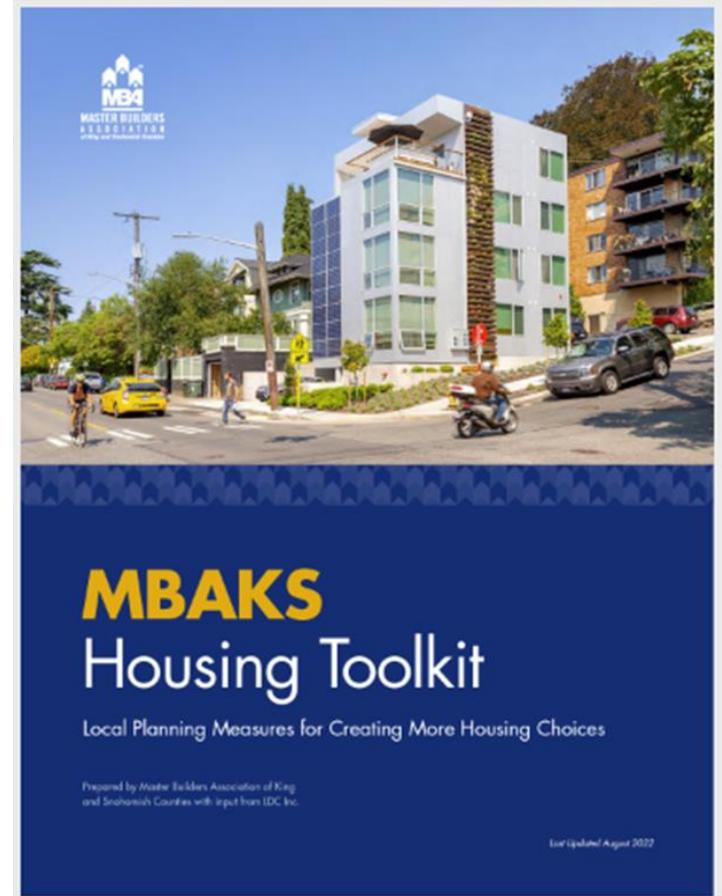
We stand on the threshold of fantastic opportunities. If done right, we can all look forward to a region where current residents, newcomers and future generations may find a home that best fits their lives.



Resources

- MBAKS Housing Toolkit
 - Commerce guidance on middle housing
 - MBAKS Middle Housing Issue Brief
 - Other tools to facilitate full range of housing types

mbaks.com/toolkit



MBAKS's Annual Housing Solutions Breakfast



October 17, 2024

Meydenbauer Center, Bellevue

Topic: Middle Housing Implementation

Questions



Closing and Next Meeting

- Next meeting date: Wednesday, October 9th
- Time and location: 1:00 – 4:00PM at City Hall
- Thank you!





For alternative formats, interpreters, or reasonable modification requests please phone at least 48 hours in advance 425-452-4392 (voice) or email (bgstubbs@bellevuewa.gov). For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.

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