

Bellevue Development Committee

Rebecca Horner, Development Services Department

February 12, 2025

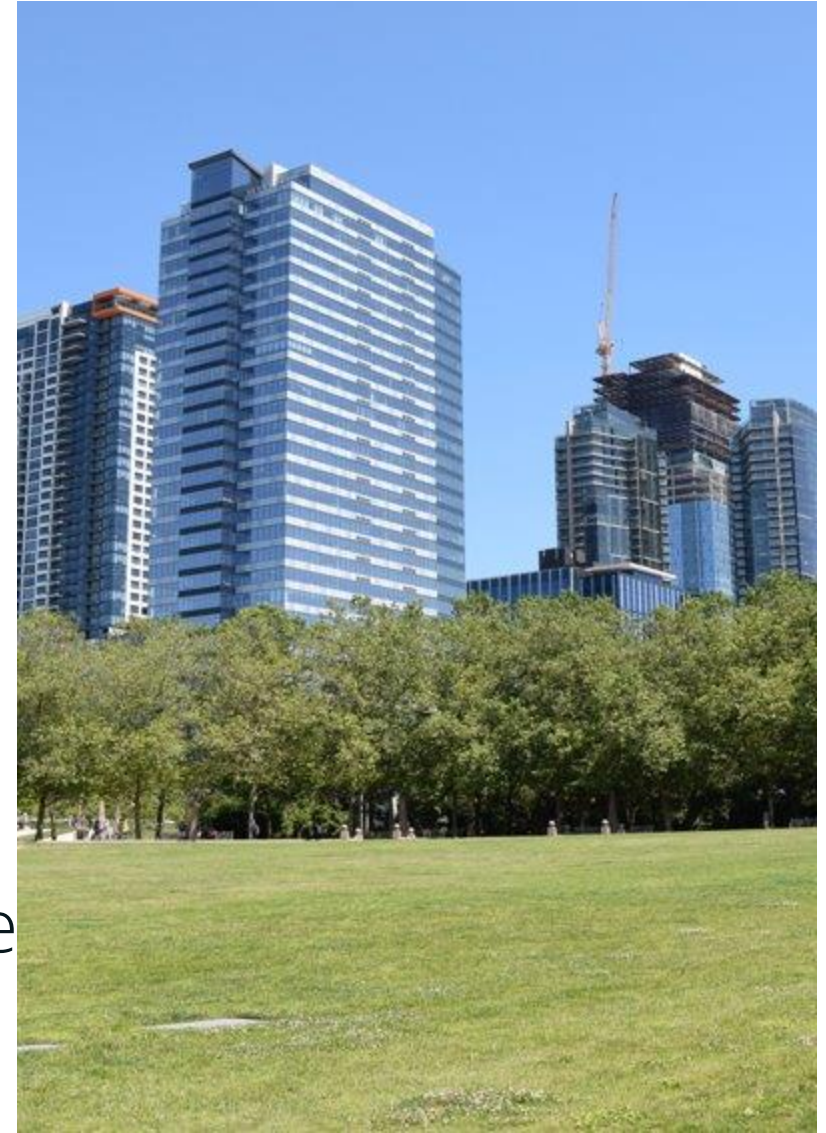


Welcome and Networking



Agenda

- Welcome and Networking
- ESI Update
- Affordable Housing Strategy Update
- Code & Policy Updates
- Close/Next Meeting
- Engineering Site Design Subteam Work Time



ESI Update



Introduction

- Background on Environmental Stewardship Initiative
- Sustainable Bellevue Plan Update
- Program Highlights



Context

- ESI Launched 2007
- 2021-2025 Plan adopted
- 2030 and 2050 Goals
- 5 Year update
- Citywide and Municipal Operations Actions



Climate Change



Energy



Mobility & Land Use

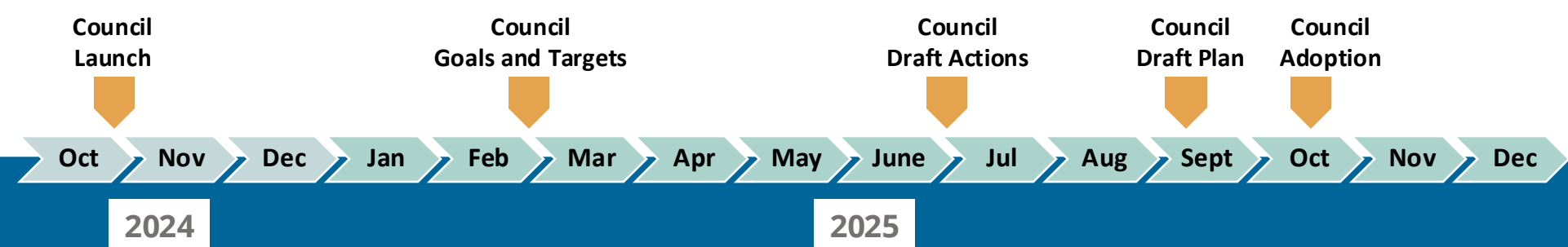
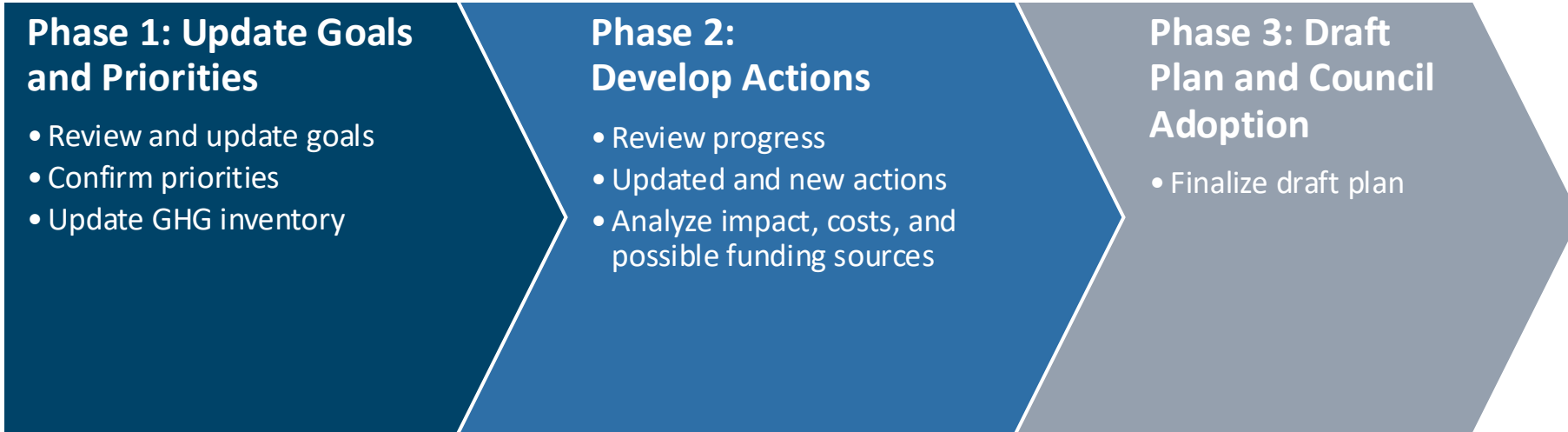


Materials Management & Waste



Natural Systems

Plan Update Approach and Timeline



Sustainable Bellevue Plan Vision





Clean Buildings Incentive Program

Services

- Technical guidance
- Energy benchmarking
- Scoping assessment
- Incentives navigation
- Compliance process support

*\$18,000
value*

Bellevue CBIP

Incentives:

- Tier 1: \$2.00/sf + \$0.05/kBTU exceeding 15-point EUI reduction
- Tier 2: \$0.30/SF

Penalties:

- Tier 1: \$5,000 + \$1.50/sf
- Tier 2: \$0.30/sf

Buildings	#	Deadline
Covered	880	-
Tier 1	192	-
220k+ sf	64	6/1/2026
90-220k sf	94	6/1/2027
50-90k sf	34	6/1/2028
Tier 2 w/MF	688	7/1/2027
20-50k sf	393	7/1/2027
MF >20k sf	295	7/1/2027



Start now to comply early!

Menti: 2844 0785

Clean Buildings Resources

Contact

Patrick Babbitt

Pbabbitt@bellevuewa.gov

Bellevue Clean Buildings Incentive Program



WASHINGTON STATE
DEPARTMENT OF COMMERCE
CLEAN BUILDINGS
PERFORMANCE STANDARDS

This site provides information on the Clean Buildings bill and Performance Standards.

Green Building Incentives and Assistance

- Green building incentives
 - Wilburton Land Use Code amenity incentive system (LUCA)
 - Director's Rule
- Technical assistance – Affordable housing
 - Green building certification
 - EV infrastructure
 - Accessing add'l funding opportunities

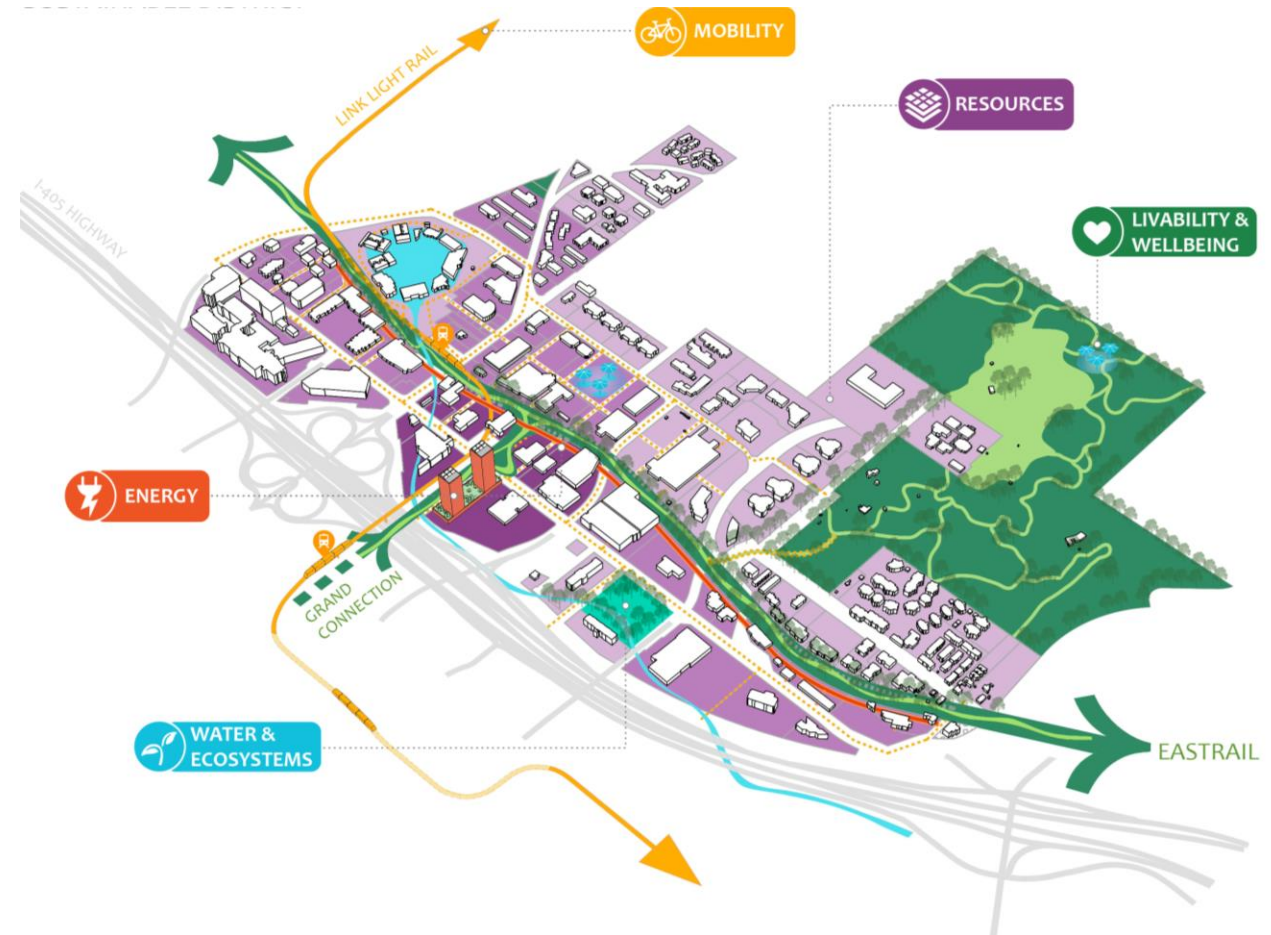


Wilburton Sustainable District

Phase I (2023-2024) – Sustainable District Opportunity Assessment

Phase II (2025) – Draft Implementation Framework

- Stakeholder engagement (ongoing)
- Internal coordination / Early project support
 - City-owned sites; Grand Connection; Eastrail
 - District energy (PPP)
 - Green stormwater infrastructure (LID)



Energy Smart Eastside

- Outreach and education
- Incentives for income qualified households
- Partnerships
- Leveraging state funding and tax credits



Eastside communities work together to provide heat pumps to residents



Energy Smart Eastside is one of many organizations connecting residents to rebates, incentives and low or no-cost heat pumps and weatherization.

What's Next

Plan Update:

- Council Update 4/1
- Draft Actions and Stakeholder Engagement May – July

Clean Buildings:

- WA State Compliance Letters to Tier 2 (20-50k SF) buildings

Questions?



Affordable Housing Strategy Update



Why Update Now?

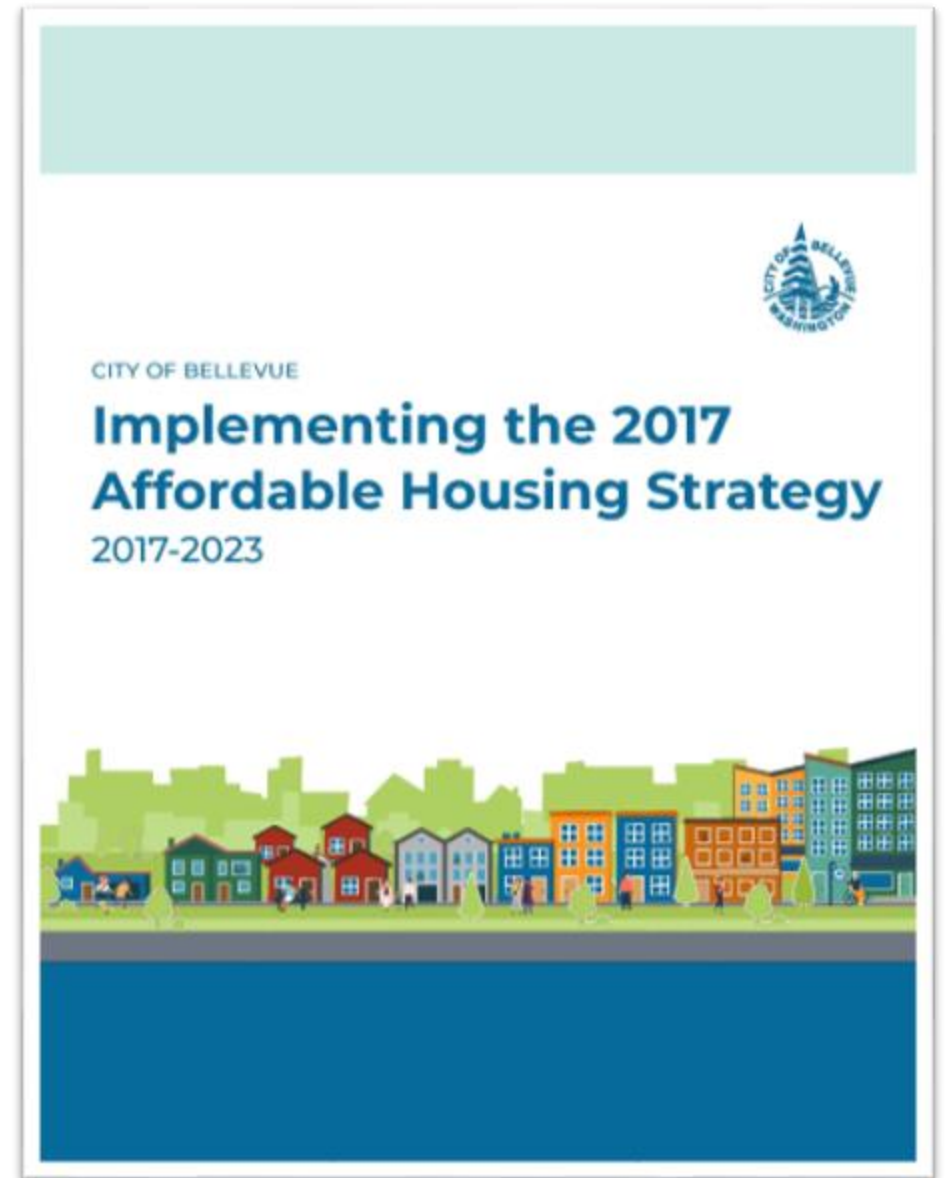
- Implementation of 2017 Strategy and Next Right Work
- Adoption of 2044 Comprehensive Plan
- Council Strategic Target Areas (STAs) and priorities
- New Affordable Housing Target

2017 Implementation

"Implementing the
2017 Affordable Housing
Strategy" report

Highlights:

- Multifamily Tax Exemption – 9 projects, 336 affordable units
- Local public investment – \$27.5 M
- Private entity investment – \$540 M



2025 Scope

- Focused on, but not exclusive to, income-restricted affordable housing
- Evaluate & identify next-set of city actions
- Engagement with community and organizational partners
- Develop a 7-year implementation and monitoring plan

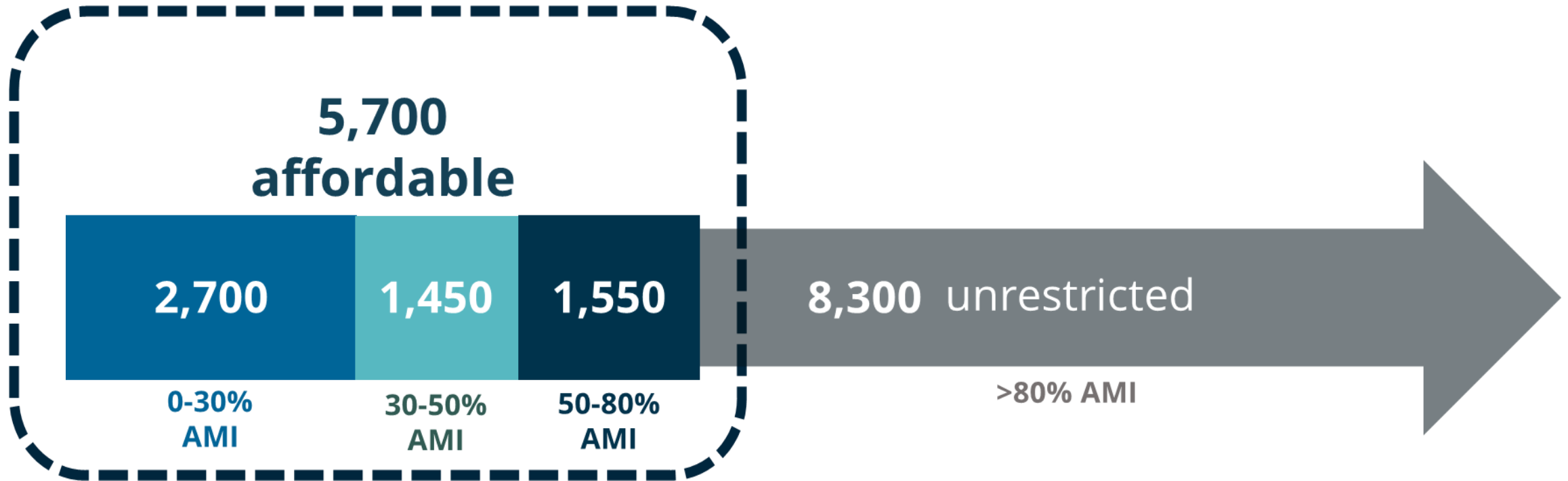
2025 Scope

Key Components:

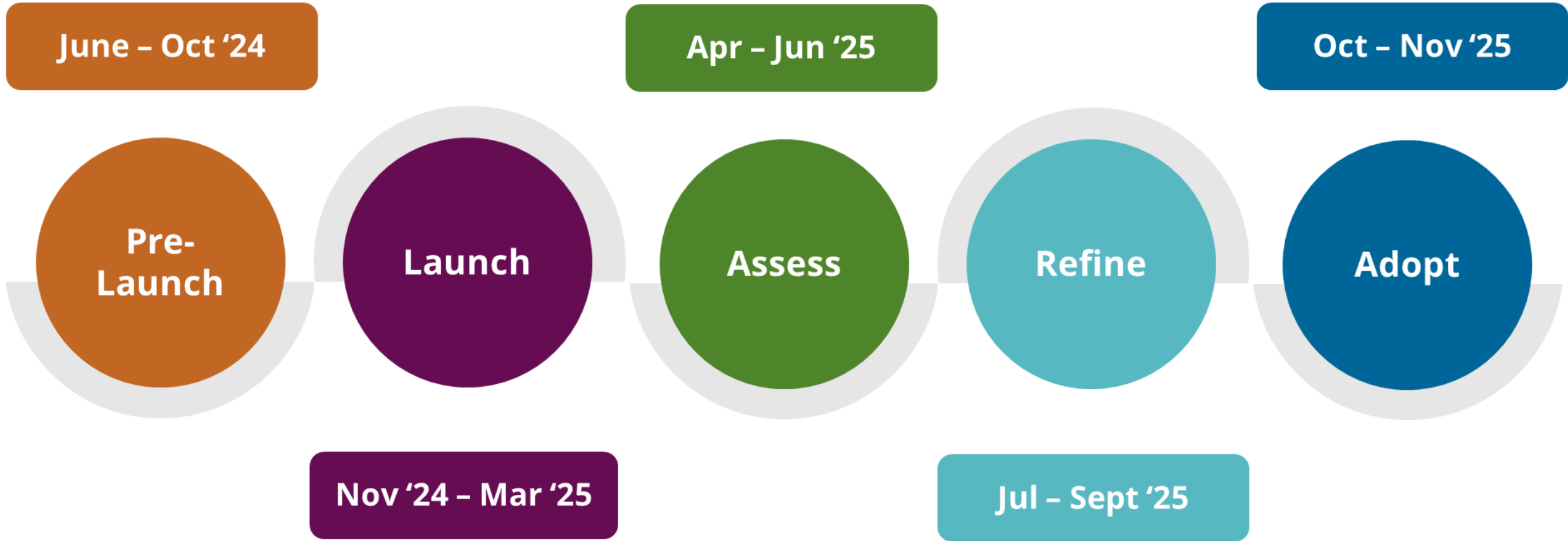
- Building on Past Progress
- Implementing Policy Guidance
- Engaging Representative Voices



New Affordable Housing Target



Project Timeline



What's Next

Education Series Kick-Off – Better Cities Film Festival

Thurs, Mar 6 | 6:00 – 8:00 | Bellevue City Hall | [Register online](#)

Education Event #2 | Tent. Sat, Apr 5

Education Event #3 | Tent. Thurs, Apr 25



Questions?



Code & Policy Updates



Middle Housing Code Amendments



Agenda

1. Engagement Summary
2. Key Proposals
3. Additional Scope for Future Discussion
4. Schedule
5. Upcoming Engagement

Engagement to Date: Fall Info Sessions

November 18
Virtual Info Session

December 5
In-Person Info Session

December 9
Virtual Info Session



Engagement to Date: Story Map

- Background on density requirements of House Bills 1110 and 1337
- Maps where additional density could be provided:
 - Major Transit Stops
 - Frequent Transit Service
 - Neighborhood Centers
 - Regional Growth Center
 - Candidate Countywide Growth Centers


[General Background](#) [Middle Housing](#) [Middle Housing Questionnaire](#) [HOMA](#) [Input Opportunities](#) [Timeline](#) [Contact Us](#)

General Background

The City of Bellevue is currently undertaking two code amendments that aim to encourage housing development. The Middle Housing amendments will allow at least six units on all lots in the city that currently do not allow for that level of density. The Housing Opportunities in Mixed-Use Areas (HOMA) amendments will update the mixed-use land use districts to remove impediments to housing development and increase consistency between the Land Use Code and recently adopted [Comprehensive Plan](#).

Middle Housing


What is middle housing?



“Middle housing” or “middle-scale housing” is a term used to refer to residential developments that are more dense than single-family housing and less dense than a typical midrise apartment building, but similar in scale to single-family homes. Middle housing types are determined by the form of the structure and the number of units within the structure and/or development.

These housing types, as well as both attached and detached accessory dwelling units, will be permitted by the City with the adoption of these new regulations.

Densities included in this definition that describe units per structure include:



Cottage style housing

Citywide Unit Yield

4 units/lot

- By-right citywide
- All R Land Use Districts

6 units/lot

- When providing two affordable units
- All R Land Use Districts

9 units/lot

Lots located ½ mile from:

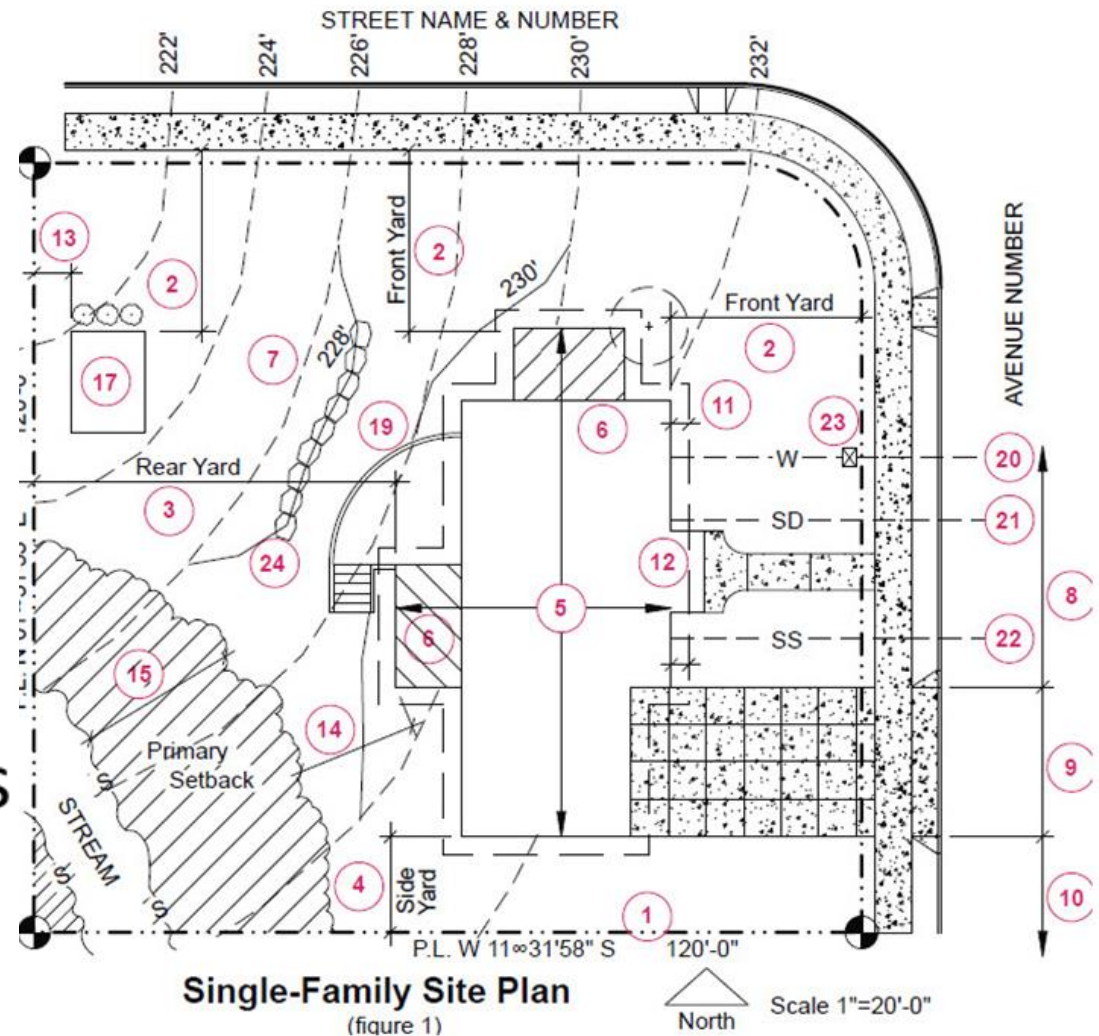
- Frequent Transit Service providing 4+ stops/hours 12+ hours/day
- Neighborhood Centers with 2 affordable units
- Regional and Countywide Growth Centers with 2 affordable units

Floor Area Ratio

- Reduce single-family FAR on lots greater than 7,200 square feet to 0.3
- Maintain 0.5 FAR for lots 7,200 square feet and under, but remove exemption criteria
- Permit progressively larger FAR based on middle housing unit yield

Development Regulation Flexibilities

- Flexibilities for middle housing:
 - Setbacks
 - Lot coverage
 - Impervious surface coverage
 - Building height
- No change for single-family homes (except FAR)



Cottage & Courtyard Sites

- Required open space
 - Total may include critical areas and buffers
 - Common space should not
- Locating parking in one area where possible
- Size restriction for cottages to 1,200 square feet
- Courtyard buildings to be U or L shaped
- Allow cottage density based on max potential FAR only



Accessory Dwelling Units

- Maintain size flexibility for attached ADUs located on same floor of primary unit
- 1,000 SF detached ADU size limit but,
 - 25% of ADU maximum size used for garage/unheated storage exempt
- Exempt ADU square footage from FAR

Additional considerations:

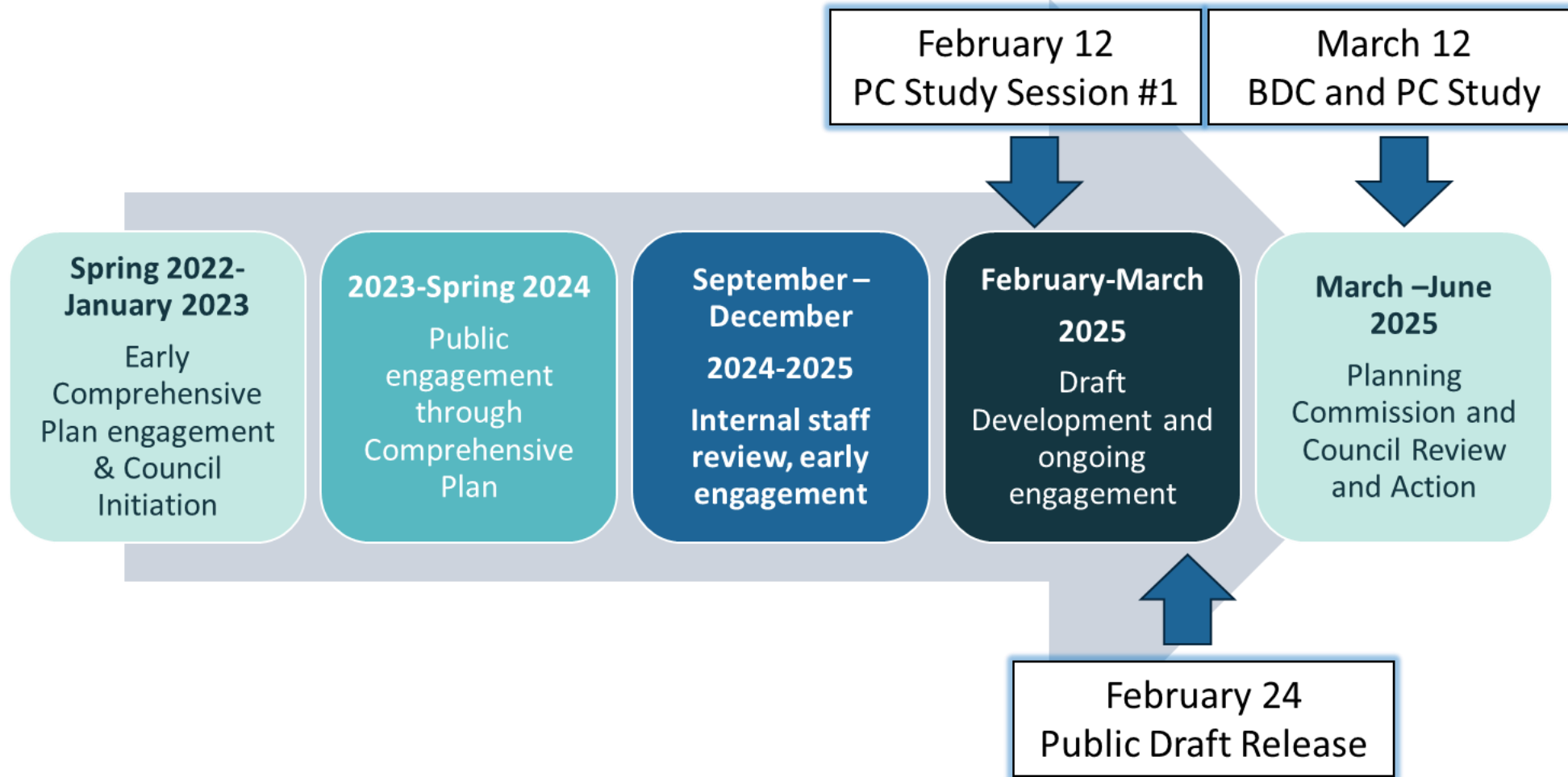
- Permit attached ADUs in townhomes
- Permit detached ADUs for some middle housing types



Additional Discussion

- **Unit Lot Subdivisions**
- **R-10 Through R-30 Land Use Districts**
- **Tree Retention**
- **Transition Area Design District Removal**

Schedule & Next Steps



Upcoming Engagement: Public Info Sessions Round 2

February 24

Virtual

6:30 – 7:45 pm



February 27

City Hall 1E-112

6 – 7:15 pm



March 3

Virtual

12 – 1:15 pm

Contact Information & Links

Kirsten Mandt, Senior Planner

kmandt@bellevuewa.gov

425.452.4861

www.bellevuewa.gov/middle-housing-code

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

Critical Areas Ordinance Update



Critical Areas Ordinance Update

- CAO Update Process:
 - Step 1: Best Available Science (BAS) Review and Gap Analysis
 - Step 2: Code and Policy Alignment (Code Drafting)
 - Due: December 31, 2025

CAO Update

- Key Topics to Address:
 - Clarify definitions
 - Refine buffer, structure setback, and mitigation requirements for all critical areas.
 - Evaluate methods to differentiate between human-made and naturally occurring steep slopes.

CAO Update

- Key Topics to Address (cont'd):
 - Explore updates or alternatives to the current density and intensity calculation approach to better support housing development.
 - Improve the applicant-required critical areas report process and requirements, while simplifying performance standards and permit decision criteria.

CAO Update Schedule

February 25	Phase 1 Research & Engagement (March – June)	Phase 2 Drafting & Public Review (July – October)	Phase 3 Finalization & Adoption (November – December)
Council Initiation	<ul style="list-style-type: none"> • Conduct Best Available Science review & gap analysis • Identify LUCA priorities • Planning Commission review, public input, and initial LUCA draft. • Council check-in 	<ul style="list-style-type: none"> • Refine LUCA based on Phase 1 findings • Engagement focuses on reviewing and refining LUCA • Review LUCA with state to ensure compliance with BAS standards • PC Public Hearing & Recommendation 	<ul style="list-style-type: none"> • Council reviews PC recommendation • CAO Update adopted before December 31, 2025 deadline.
<p>← Ongoing community and stakeholder engagement and input →</p>			



CAO Update Contacts

- Kirsten Mandt, Senior Planner
KMandt@bellevuewa.gov
425-452-6861
- Nick Whipple, Assistant Director
NWhipple@bellevuewa.gov
425-452-4578

Upcoming Planning Commission and Council Dates



Code and Policy Update

- Planning Commission Meetings:
 - Middle Housing LUCA Study Session (2/12 & 3/12)
 - Wilburton Public Hearing (2/26)
 - Housing Opportunities in Mixed-Use Areas (HOMA) Study Session (2/26)

Code and Policy Update

- Council Meetings:
 - Critical Areas Ordinance Update Initiation (2/25)
 - BelRed Look Forward LUCA Initiation (2/25)
 - Residential Conversion LUCA and BCCA Action (2/25, on Consent)
 - Objective Design LUCA Action, responding to HB 1293 (3/4, on Consent)

Closing and Next Meeting

- Next meeting date: March 12, 2025
- Time and location: 1:00 p.m. – 4:00 p.m. at City Hall
- Potential Topics Include:
 - Middle Housing
 - Sub-teams (Permitting and Inspections)
 - SB5290 Update/Engagement
 - Critical Area Ordinance
 - Sign Code
 - Affordable Housing Expedited Permitting Update

Engineering Site Design Sub Team Kickoff



Engineering and Site Design Sub Team

- New BDC Sub-Team proposed for site, land use, and civil engineering (transportation and utilities) permitting and construction
- Focus on issues outside of building envelope, in public street right-of-way, or area between the right-of-way and the building
- Desired outcomes are to identify, prioritize, and address issues and needed process improvements



Engineering and Site Design Sub Team

- Sub-team to work collaboratively to resolve issues and improve overall design/review/inspection processes for all participants of the process
- Sub-team Working Session Kick-off today
 - City Co-chairs
 - Vanessa Humphreys, P.E. (Vhumphreys@bellevuewa.gov)
 - Linda De Boldt, P.E. (LDeBoldt@bellevuewa.gov)
 - Toni Pratt (Tpratt@bellevuewa.gov)



Break

