

Allow Higher FAR LUCA

Study Session

Liz Stead, Interim Co-Director
Nick Whipple, Planning Manager
Mathieu Menard, Senior Planner
Development Services Department

December 12, 2022



Direction for Council Consideration

Initiate work on:

- Interim LUC amendments for Downtown
- Code amendments to allow higher FAR in certain Land Use Districts, and direct the Planning Commission to process this LUCA



Agenda



Context & Background



LUCA Objectives



Phase 1 IOC



Phase 2 Permanent LUCA



Timeline



City Context & Needs

- Current market preference for office development over residential development
- Planning for 35,000 or more new housing units for 2019-2044 planning period
- Opportunity to boost affordable housing supply



Background

- **Next Right Work** Allow higher FAR or density for residential to incentivize residential over commercial developments
- **AHS Action D-3.** Change the city's **approach to density calculation** in multi-family zones to allow more flexibility in unit size and type.



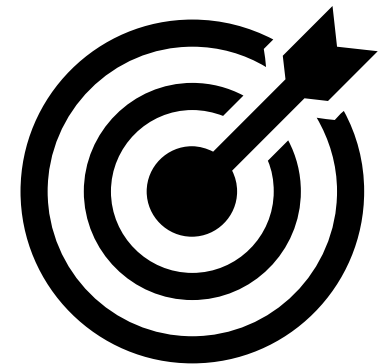
City of Bellevue Affordable Housing Strategy

Approved by City Council
June 5, 2017



LUCA Objectives

- Allow higher Floor Area Ratio (FAR) for residential
- Encourage residential development by making it more economically competitive
- Increase affordable housing production
- Add flexibility on FAR utilization in Downtown perimeter overlays
- Allow proposed residential projects Downtown to move forward



Phase 1 Interim Official Control (IOC)

Geographic scope:
Downtown

Intent: Quickly respond to application-ready projects, test FAR increase

Scope:

- Increase residential FAR
- Prioritize affordable housing with increase
- Add flexibility on FAR utilization



Phase 1 Engagement

Stakeholders

- Downtown residents
- Affordable housing providers and advocacy groups
- Developers and builders, including Bellevue Downtown Association, Bellevue Chamber of Commerce



Phase 1 Process

Dec 12 (tonight)	Council Study Session	Council Adoption (Q2 2023)	Public Hearing (within 60 days)
Council Initiation	<p>Draft provisions for IOC, includes community and stakeholder input</p> <p>Council input on IOC</p>	<p>Council discussion and adoption of IOC</p>	<p>Required public hearing</p>
	<p>Ongoing community and stakeholder engagement and input</p>		

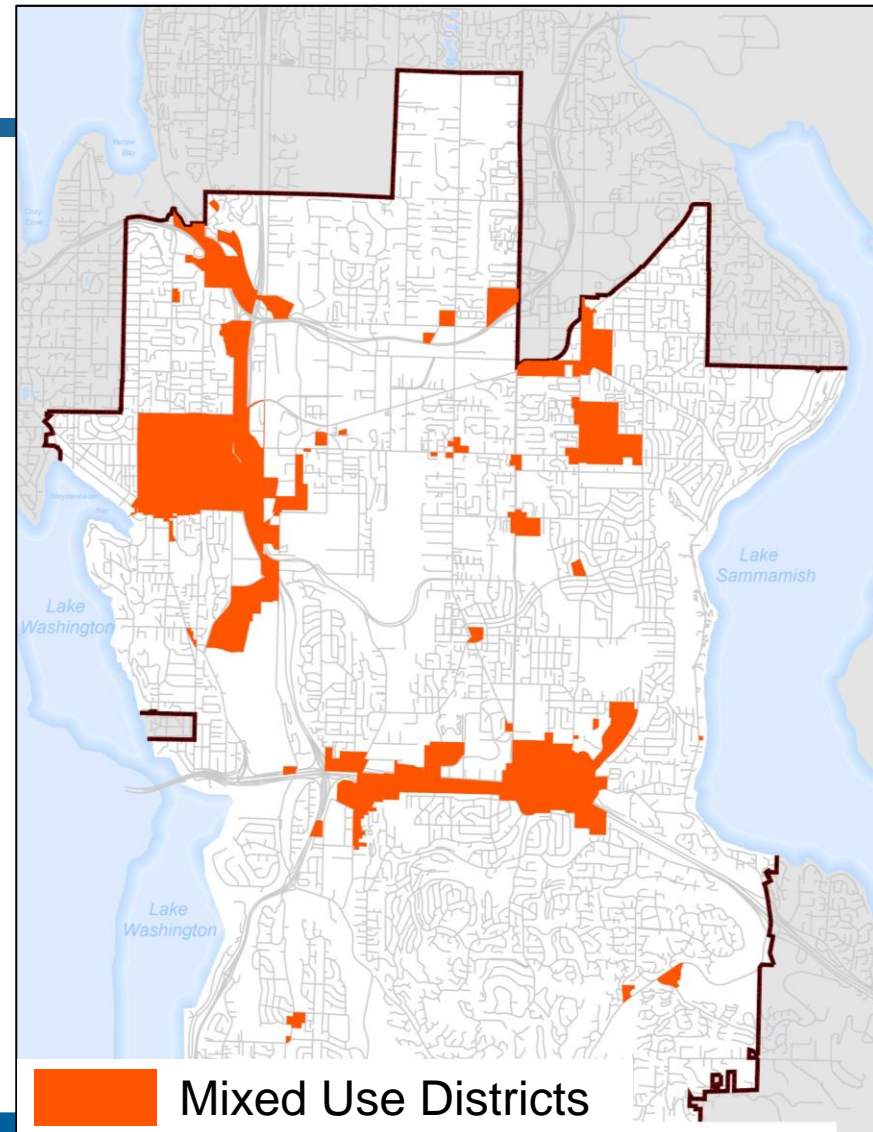


Phase 2 Permanent LUCA

Geographic scope:
Targeted mixed-use districts

Scope:

- Convert DU/acre to FAR
- Increase residential FAR
- Adjust affordable housing exemptions, incentives, in-lieu fees
- Analyze height/form standards



Phase 2 Engagement



Ongoing analysis
of projects under
IOC



Focus group with
developers & affordable
housing providers



Input from residents,
neighborhood associations,
community organizations



Internal focus
group with Urban
Design SMEs

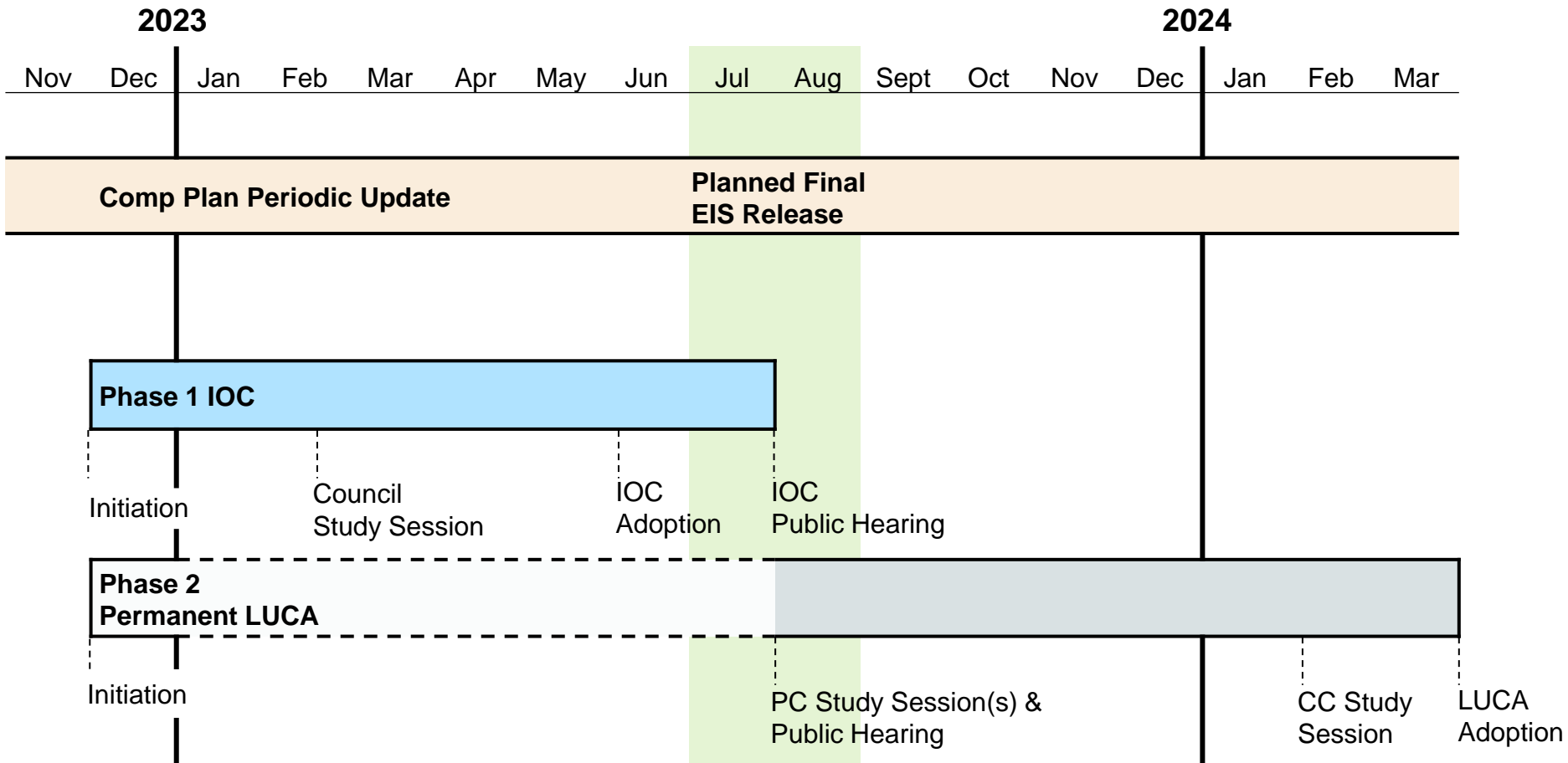


Bellevue Chamber
& Bellevue Downtown
Association briefings



Eastside Housing
Roundtable
conversations

Timeline: Phase 1 & 2



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