

CITY COUNCIL AGENDA TOPIC

Ordinance relating to the interior redevelopment of existing commercial or mixed-use buildings into residential development; implementing RCW 35A.21.440; amending BCC 14.10.020 to exempt such redevelopment from concurrency requirements in accordance with RCW 35A.21.440; Providing for severability; and setting an effective date.

Mark Poch PE, Deputy Director, 452-6137

Molly Johnson PE, Assistant Director, 452-6175

Transportation Department

EXECUTIVE SUMMARY**ACTION**

On January 7, after discussion in Study Session about the Multimodal Concurrency Code, Council directed staff to bring back this Ordinance for final action on the Consent Agenda. This Ordinance amends the Multimodal Concurrency Code to provide an exemption from concurrency requirements for qualifying projects that are redeveloping from commercial to residential use.

RECOMMENDATION

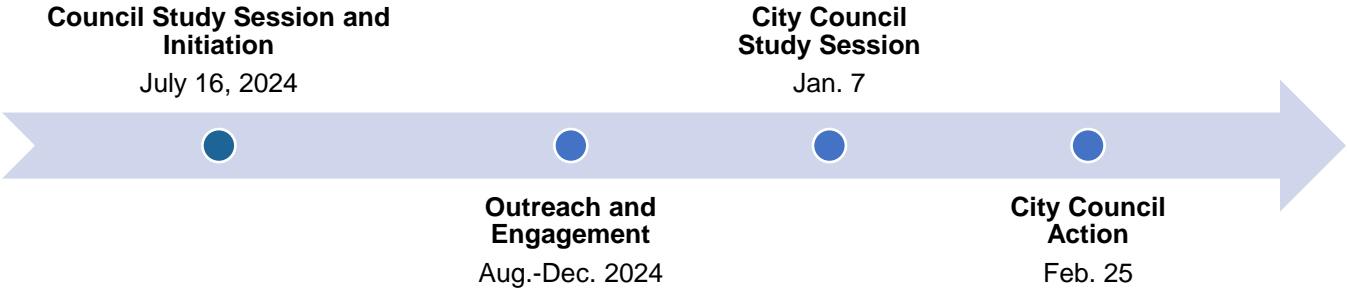
Move to adopt Ordinance No. 6838

BACKGROUND/ANALYSIS**Background**

In 2023, the Washington State Legislature Passed Engrossed Substitute House Bill [\(ESHB\) 1042](#) requiring that cities amend their codes with the intent to encourage the interior redevelopment of existing commercial or mixed-use buildings into residential development and encourage the redevelopment of existing residential buildings at a higher density. “Existing buildings” are those which received a certificate of occupancy at least three years ago. The requirements of ESHB 1042 extend to all such buildings located in mixed-use or commercial land use districts which allow multifamily housing.

An exemption from the City’s multimodal concurrency requirements has been added to Bellevue City Code (BCC) 14.10.020 as required by ESHB 1042. Existing buildings meeting the criteria as defined in the Land Use Code will not be required to analyze transportation impacts of the redevelopment from commercial to residential use.

Review Process



POLICY & FISCAL IMPACTS

Policy Impact

The recommended BCCA is consistent with the housing element of the Comprehensive Plan.

Fiscal Impact

There is no fiscal impact associated with this proposed BCCA.

OPTIONS

1. Adopt the Ordinance relating to the interior redevelopment of existing commercial or mixed-use buildings into residential development; implementing RCW 35A.21.440; amending BCC 14.10.020 to exempt such redevelopment from concurrency requirements in accordance with RCW 35A.21.440; Providing for severability; and setting an effective date.
2. Provide alternative direction to staff.

ATTACHMENTS

A. BCCA Final Strike-Draft
Proposed Ordinance No. 6838

AVAILABLE IN COUNCIL LIBRARY

N/A