

# Public-Private Partnerships Development Agreement LUCA

## Study Session

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# Direction Needed From Council

Enter a finding of necessity for Council to process this LUCA and direct staff to schedule the public hearing.



# Agenda

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What is a Development Agreement?

Public-Private Partnership LUCA

Outreach & Schedule

Direction



# What is a Development Agreement ?

A Development Agreement (DA) is a **voluntary**, legally binding contract between a **city** and a **property owner or developer**.

- Authorized under Washington law (Chapter 36.70B RCW – Local Project Review Act).
- Establishes the development regulations, standards, and conditions for a specific project.
- Approved by **City Council** and runs with the land.

## Purpose

- Provides regulatory certainty for developers.
- Allows the City to secure public benefits, such as infrastructure, impact mitigation, phasing commitments, and public amenities.



# Current DA Pathways

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Bellevue's Land Use Code allows DAs in specific contexts:

- **BelRed:** Used to catalyze redevelopment of the Spring District
- **Downtown:** Pedestrian bridges and Flexible Amenity proposals that improve downtown livability.
- **East Main:** TOD projects with additional affordable housing or Flexible Amenity.
- **Wilburton:** Sites near the Grand Connection.
- **Citywide:** May be used to site homeless services uses.



# Proposed P3 DA LUCA

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- Establishes a new Development Agreement pathway for public-private partnership (P3) projects.
- Allows greater zoning and development flexibility when the City has property ownership, control, or provides significant project funding.
- Supports delivery of key City policy priorities such as affordable housing, sustainability, and economic development.



# Proposed P3 DA LUCA

## Applicability

- Authorized when the City owns or controls real property or serves as a major project funder.
- Major project funder threshold:
  - $\geq 10\%$  of total project cost, or
  - \$5 million or more in City funding.

## Use Cases

- Redevelopment of City-owned sites in BelRed and Wilburton.



# Proposed P3 DA LUCA

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## Consolidate DA Provisions

- Consolidates existing DA provisions currently scattered across the Land Use Code into one chapter.
- Defines:
  - ✓ When a P3 DA is authorized
  - ✓ Application and submittal requirements
  - ✓ Review and approval process, including Council direction to initiate and negotiate a DA
  - ✓ City evaluation framework for proposed agreements
  - ✓ Procedures for modification of approved agreements.



# Outreach & Schedule

- **Process IV Notice Requirements**
- **Project webpage**
  - Background
  - Contact information
- **Internal work group**
  - Economic Development
  - Office of Housing
  - City Attorney's Office





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