

Public-Private Partnerships Development Agreement LUCA

Public Hearing

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April 14, 2026





Direction Needed From Council

Hold the public hearing on Ordinance No. 6911 and, following the public hearing, consider adoption of Ordinance No. 6911.



Agenda

Background

LUCA Overview

Review Process

Decision Criteria

Direction





Background



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.





Council Initiation – March 17

- Support for establishing a P3 DA pathway in the Land Use Code.
- Discussion of potential impacts of offering this pathway.
- Emphasis on transparency and informing the public when a future P3 DA is under review





LUCA Overview



Proposed P3 DA LUCA

- Establishes a new Development Agreement pathway for public-private partnership (P3) projects.
 1. City owns or controls real property
 2. City serves as a major funder
 - $\geq 10\%$ of total project cost & at least \$5 million
- Allows greater zoning and development flexibility to support delivery of key City policy priorities such as affordable housing, sustainability, and economic development.



Proposed P3 DA LUCA

Consolidate DA Provisions


- Consolidates existing DA provisions currently scattered across the Land Use Code into one chapter.
 - Ex) BelRed, Downtown, East Main, Wilburton, etc.
- 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.

LUCA Process

Process IV – City Council Legislative Action

**Council Study
Session**
March 17

**P3 DA Path
Available**



**Council Public
Hearing &
Action**
April 14



Decision Criteria

- A. The amendment is consistent with the Comprehensive Plan; and
- B. The amendment enhances the public health, safety or welfare; and
- C. The amendment is not contrary to the best interest of the citizens and property owners of the City of Bellevue.





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