

Crossroads Multifamily Development Agreement

Public Hearing

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May 10, 2021





Crossroads
BELLEVUE

Action

Hold the public hearing, and following the public hearing, move to adopt Ordinance No. 6576



Agenda

1. Crossroads Multifamily Project
2. DA Requirement
3. Public Benefits
4. Affordable Housing Enhanced Public Benefits
5. Public Process



Crossroads Multifamily Project

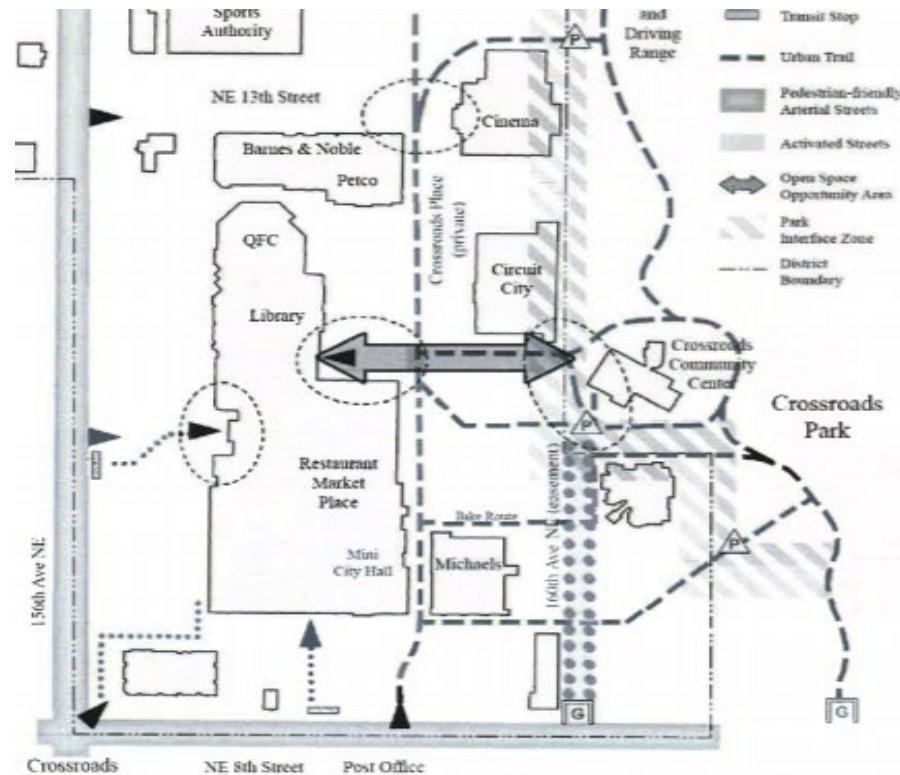


- 6-Story Mixed-Use Building
- 224 Residential Units
- 14,500 SF Ground-level Retail
- Parking Garage – 253 Stalls



Development Agreement (DA) Requirement

- LUC 20.10.440 Land Use charts – Residential Note 6 generally prohibits multifamily development in Crossroads Planning District E
- Exception when there is a Council-approved DA
- The DA must include the public benefits specified in the Comprehensive Plan, S-CR-79, S-CR-81 and Figure S-CR.2
- A public hearing is required prior to approving a DA (RCW 36.70B.200)



Enhanced Public Benefits: Affordable Units

- Applicant has agreed to include affordable units in the project as enhanced public benefit
- In exchange for affordable units, City will include the project site in the MFTE program (a separate public hearing is required per state law)
- A minimum of 20% of all units at 80% AMI or below
- Any unit that is 300 sf or less at 45% AMI or below
- Affordability for the maximum MFTE duration consistent with the terms of the DA



Public Process

<input checked="" type="checkbox"/>	January 2019	Project Notice of Application Community Outreach (by Applicant)
<input checked="" type="checkbox"/>	January 7	Project with DA Re-Notice of Application
<input checked="" type="checkbox"/>	January 25	City Council Study Session 1
<input checked="" type="checkbox"/>	April 12	City Council Study Session 2
<input checked="" type="checkbox"/>	May 10	City Council Public Hearing on the DA
<input type="checkbox"/>	May 10	City Council Public Hearing on the MFTE Designation





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