

# Next Right Work: Residential FAR Increase Phase 1: Downtown IOC

## Public Hearing

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**Development Services Department**

April 23, 2024



# Direction

Hold the public hearing and discuss and adopt one of the following ordinance options:

Option	Modifies Vesting Section Per October Council Direction	IOC Expiration
Option A	Yes	November 2024
Option B	Yes	May 2024



# Agenda

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Background



Objective



Current IOC



Proposed Changes & Options



# Next Right Work

- Builds upon Affordable Housing Strategy
- Designed to increase production of market-rate & affordable housing

## April 23 Council Meeting:

- Increased FAR for Residential
  - **Phase 1: Downtown IOC**
  - Phase 2: Mixed Use Areas (Permanent Code Changes)

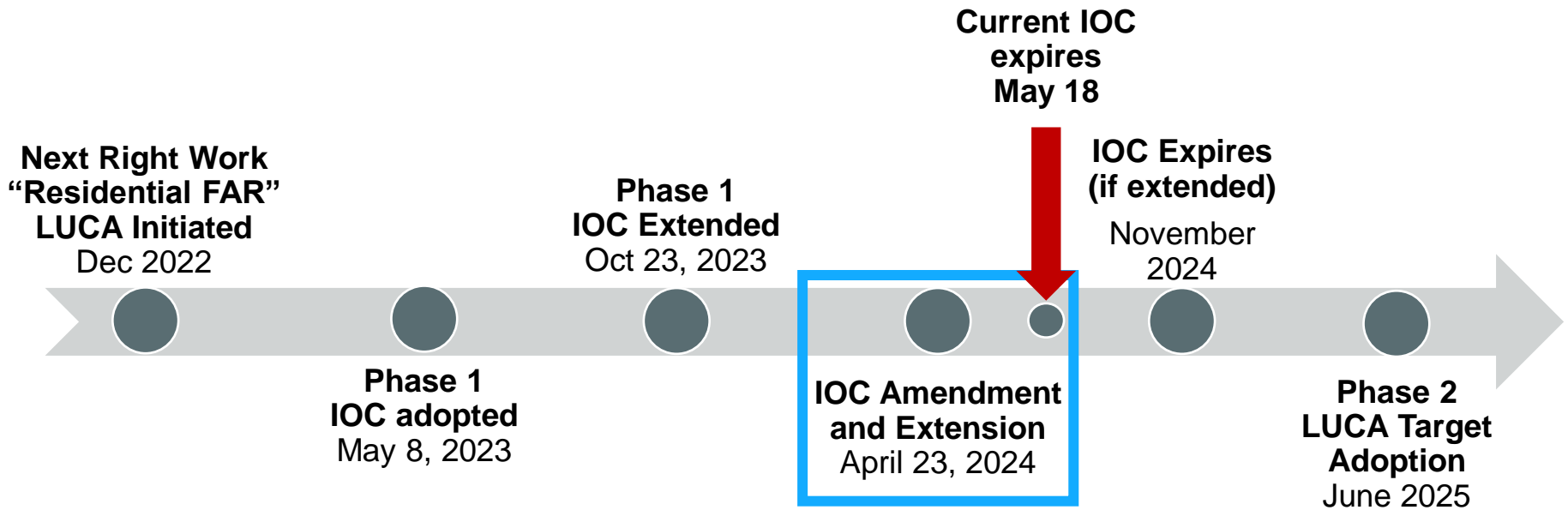


City of Bellevue  
Affordable Housing Strategy

Approved by City Council  
June 5, 2017



# IOC/LUCA Process



# Objective of Downtown IOC\*

- Quickly respond to application-ready projects
- Test FAR increase and measure against policy objectives
- Encourage residential development
- Increase Affordable Housing production

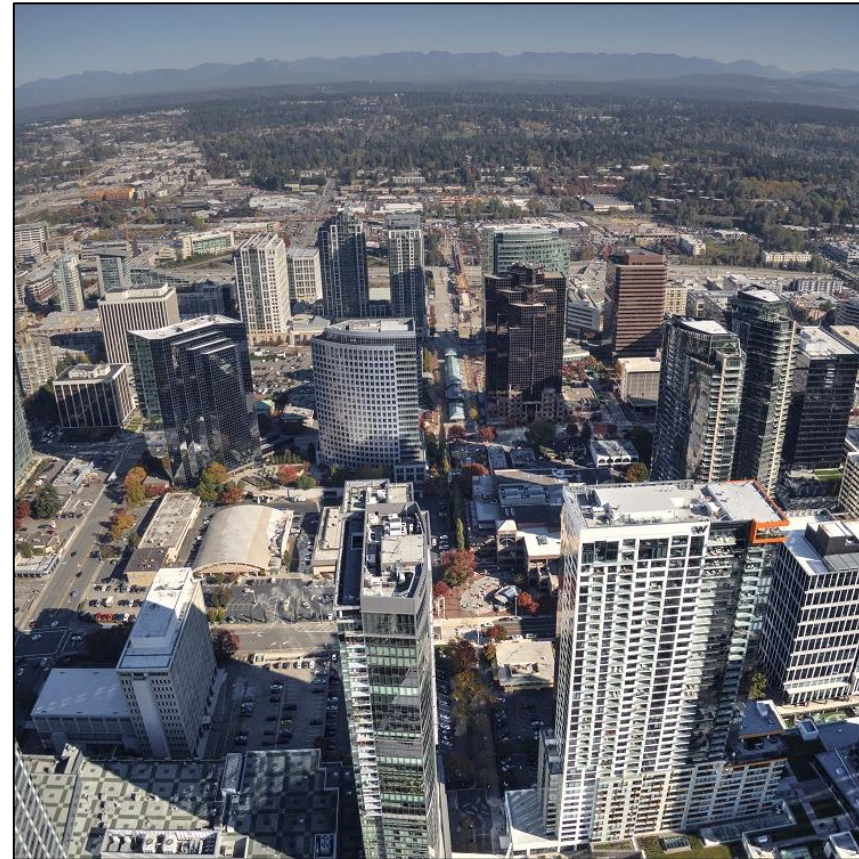
\* IOC expires **May 18**





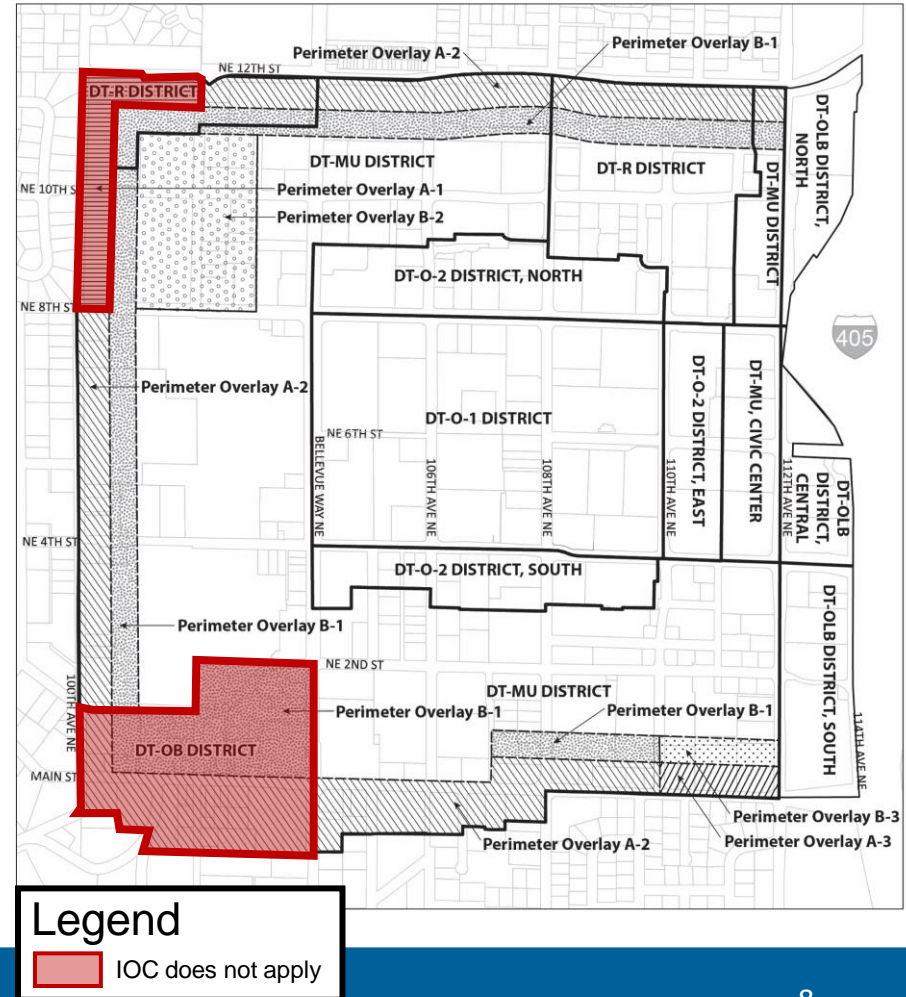
# Current IOC

- Increased FAR exemption
- Development flexibility in Perimeter
  - 25' height increase
  - 15' stepback reduction
  - 5% lot coverage increase
- No minimum parking for Affordable Housing
- “Movement” flexibility for FAR



# Current Utilization

- IOC Adopted **May 8, 2023**
- Applies Downtown, except DT-OB and Perimeter Overlay A-1
- **Four** projects submitted under IOC
- Projects include:
  - ~**2,235** market-rate units
  - ~**118** affordable units





# Proposed Changes

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- **Updates vesting language only to:**
  - Respond to Council direction to return before IOC expires
  - Address concerns relating to Master Development Plan (MDP) vesting
    - Proposed IOC allows MDP and associated Design Review to vest for up to 10 years, consistent with LUC
    - Gives DSD director flexibility to extend vesting based on size and complexity of project



# IOC Options

- A. Modify vesting language and extend the IOC to Nov. 2024
  
- B. Recommended:**  
Modify vesting language but do not extend the IOC



# IOC Considerations

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## Option B Recommended

- Responds to concerns identified by the four vested projects
- Ensures future projects meet current codes, including potential changes to ratio of market rate to affordable housing
- Projects submitted after May 17 would not vest to IOC
- One-year test period for IOC is sufficient
- Phase 2 (permanent LUCA) underway



# Stakeholder Feedback

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- Spoke with all development teams utilizing the IOC
- Support for proposed vesting change
- Outreach to Bellevue Chamber of Commerce PLUSH Committee, EAHC, & BDA



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