



# **C-1 Affordable Housing Density Bonus Land Use Code Amendment**

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**Bellevue Planning Commission**

May 12, 2021

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**Development Services Department**



# Direction

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Direct staff to prepare the LUCA as drafted for public hearing at a future meeting



# Agenda

- Objectives of the proposed LUCA
- Density Bonus Framework
- Proposed LUCA Topics
- Public Engagement
- LUCA Process
- Planning Commission Direction



# Objectives

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The proposed LUCA will:

- Conform with new provisions of RCW 35A.63.300
- Support recommendations from the 2017 Affordable Housing Strategy (AHS)
- Implement Comprehensive Plan Housing Element, Policies HO-33 and HO-34

# Comprehensive Plan

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- HO-33: Implement Affordable Housing Strategy C-1 by providing bonuses and incentives to increase permanently affordable housing on **any qualifying property** owned by faith-based or non-profit housing entities, or on surplus property owned by public entities.
- Key implementation considerations:
  - By-right density bonus for any qualifying property

# Comprehensive Plan

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- HO-34: Implement the bonuses and incentives for qualifying properties to **respond to the different conditions** of multifamily and single family land use districts that are **outside of Downtown, BelRed, and Eastgate TOD**
  - *Discussion: Adopting permanently affordable housing bonuses and incentives that respond to the different conditions for multifamily and for single family districts for the purpose of creating flexibility in development standards is needed to achieve bonus affordable housing units on qualifying properties. Amending these standards for use in by-right development processes will address the look and feel of housing structures, variations in the type of housing, and dimensional standards.*
- Key implementation considerations:
  - Bonuses and incentives should respond to underlying land use districts
  - Downtown, BelRed and Eastgate TOD have established, meaningful incentives for affordable housing

# Existing Affordable Housing Density Incentives

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## Downtown

- Up to 1.0 FAR may be exempted in exchange for affordable housing

## BelRed

- Affordable housing does not count toward FAR in amenity system

## Eastgate TOD

- Up to 1.0 FAR may be exempted for affordable housing

## Performance

- 134 incentive units built since 2015
- 152 units currently in the pipeline



Image: Hyde Square, BelRed

# Density Bonus Framework

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- Underlying land use designation does not change, density bonus must be compatible with the land use district
- A density bonus of more than 50% would exceed the density of the next highest land use district
- This would effectively be a rezone, without following the necessary process



# Beyond the Density Bonus

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- The city can implement the density bonus now and still address “higher opportunity” parcels
- Staff recommend addressing “higher opportunity” single family properties through the annual CPA process and Rezone
- The bonus would still be available to such properties

# 20.20.128 Affordable Housing

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## **A. Purpose**

## **B. Definitions**

## **C. Applicable Procedures**

## **D. Eligibility**

- Mixed-Income Multifamily Development
- Affordable Housing Development

## **E. Density Bonus**

- Mixed-Income Multifamily Development (15%)
- Affordable Housing Development (50%)

## **F. Dimensional Standard Modification**

- Tables for 15% and 50%

## **G. Modification of Other Applicable Requirements**

- Parking
- Building Height
- Open Space in PUDs

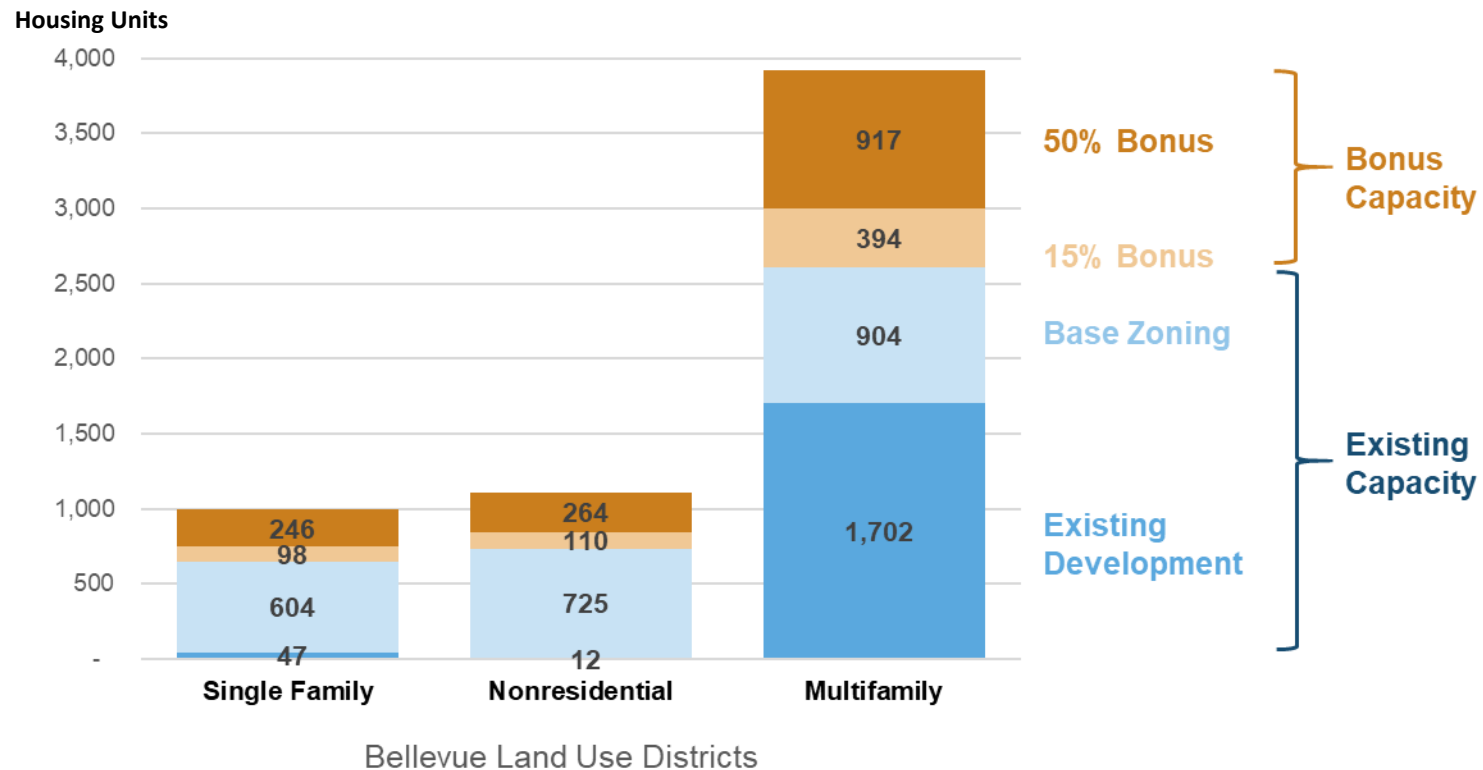
## **H. Attached Housing within Subdivisions**

- Duplexes and Triplexes permitted within subdivisions
- Clarifies process
- Limits on share of attached units

# Proposed LUCA – Topic 2

## New Density Bonus

Existing and Bonus Unit Capacity on Qualifying Properties, 2021



# Proposed LUCA – Topic 2

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## New Density Bonus

- **Full buildout:** The proposed bonus would add an estimated **696 trips** to the transportation system during the PM peak hour
- Represents **less than one percent** of PM peak trips Citywide
- These trips **would not degrade the system** as a whole
- Local impacts must be identified and mitigated at the project level

# Proposed LUCA – Topic 4

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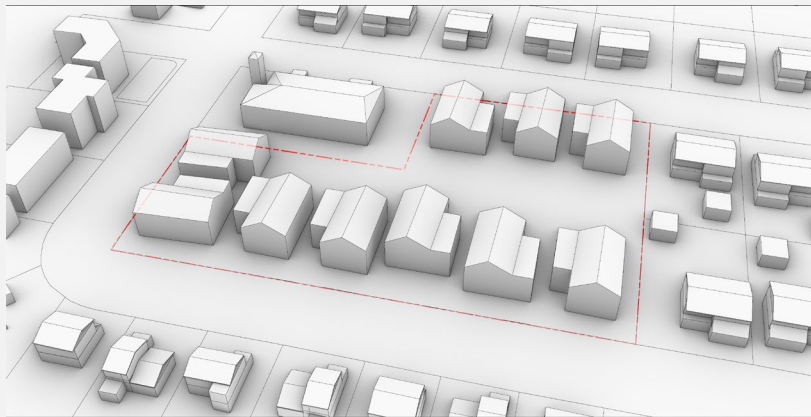
## Dimensional Standards

- Additional flexibility scaled with density bonus:
  - Minimum lot area
  - Maximum lot surface coverage
- Flexibility across districts:
  - Additional story in multifamily and nonresidential districts
  - Increase maximum compact parking
  - Expand use of tandem parking stalls
  - Reduce open space requirements within Planned Unit Developments
  - Qualification for total bonus height in transition areas

# **Proposed LUCA – Topic 4**

## **R-5 Land Use District**

### **Base Density**



2 Acre Site

10 Units

Minimum Lot Size: 7,200 sf

### **50% Bonus**



2 Acre Site

15 Units

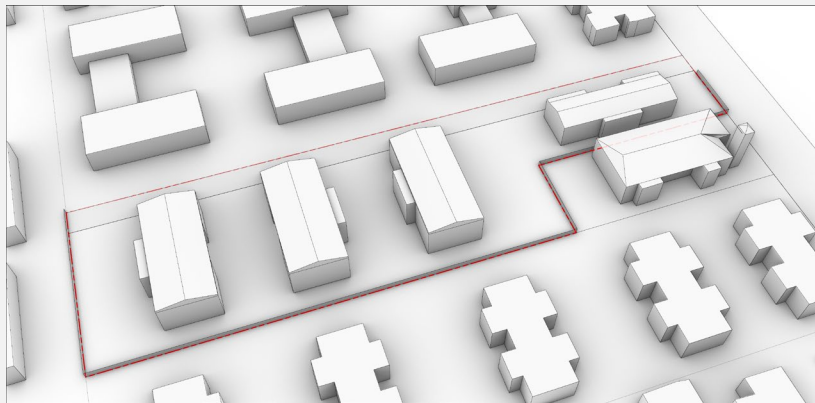
Minimum Lot Size: 4,800 sf

Includes Duplexes

# **Proposed LUCA – Topic 4**

## **R-30 Land Use District**

**Base Density**



2 Acre Site  
60 Units  
Maximum Height: 40 feet

**50% Bonus**



2 Acre Site  
90 Units  
Maximum Height: 52 feet

# Proposed LUCA – Topic 5

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## Applicable Procedures and Attached Housing

- No additional review – approval happens through existing land use process or building permit
- Current code allows duplexes and triplexes within subdivisions, up to 15% of single-family lots
- Proposed LUCA would allow duplexes and triplexes to compose up to 50% of units in a subdivision
- Provides for use of Unit Lot Subdivision for affordable home ownership of attached units



# Public Engagement

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Three modes of outreach:

- Process IV Requirements – noticing and public hearing
- Direct Engagement and Feedback – Presentations and discussions with representatives of the faith community, non-profit housing providers, members of the public
- Online Presence – Engaging Bellevue, project webpage with public information regarding the proposed LUCA, key dates, and contact information for public comment

# LUCA Process

<input checked="" type="checkbox"/>	April 14	Planning Commission Study Session: Topics 1-3
<input checked="" type="checkbox"/>	May 12	Planning Commission Study Session: Topics 4-5
<input type="checkbox"/>	Future meeting	Planning Commission Public Hearing
<input type="checkbox"/>	Future Meeting	City Council Study Session
<input type="checkbox"/>	Future Meeting	EBCC Courtesy Public Hearing
<input type="checkbox"/>	Future Meeting	City Council Action
<input type="checkbox"/>	Future Meeting	EBCC Public Hearing and Approval/Disapproval



# Direction

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