



C-1 Affordable Housing Density Bonus Land Use Code Amendment

Bellevue Planning Commission

June 23, 2021

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Direction

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



Agenda

- LUCA Objectives
- Q&A from Study Session 2
- “Super Bonus” Option
- LUCA Process
- Planning Commission Direction





Objectives

The proposed LUCA will:

- Conform with new provisions of RCW 35A.63.300
- Support recommendations from the 2017 Affordable Housing Strategy (AHS), Action C-1
- Implement Comprehensive Plan Housing Element, Policies HO-33 and HO-34



Q&A from Study Session 2

Rationale for 50% Density Bonus

- Achieves a by-right density bonus called by Policies HO-33 and HO-34
- Amounts to the largest and most common increment between Bellevue's Residential Land Use Districts
- Maintains consistency with other Comprehensive Plan Policies and LUC provisions
- Driven by determining a bonus that is compatible in any eligible case



Q&A from Study Session 2

Housing Type Flexibility

- Includes allowance to build duplexes and triplexes in Single Family Districts
- Maintains consistency with other Comprehensive Plan Policies and LUC provisions for Single Family Districts
- Bellevue's Multifamily Land Use Districts already accommodate great flexibility in housing types



Q&A from Study Session 2

Downtown, BelRed, and Eastgate

- This LUCA was initiated to implement the new C-1 Policies (HO-33 and HO-34)
- These new policies explicitly preclude including Downtown, BelRed, and Eastgate in the new density bonus



Q&A from Study Session 2

Future Legislative Items

- Council directs the legislative work program, including CPAs, LUCAs, and Rezones
- Council has reaffirmed that the AHS is a priority
- Action C-1 is one of many AHS actions
- The Planning Commission may recommend the proposed LUCA to Council with or without modification
- The Planning Commission may report to Council the comments and issues discussed

Q&A from Study Session 2

Additional Affordable Housing Progress

- A recent staff update on the AHS has been provided
- Annual production has increased from 89 units in 2017 to 729 units in 2020

Affordable Units Added/Funded	Date	Units
KCHA Highland Village, preservation	2017 Q2	76
ADUs permitted 2017	2017	12
Park East, Downtown incentive	2017 Q4	1
	<i>2017 subtotal</i>	<i>89</i>
888 Bellevue Tower, MFTE (non-overlapping units)	2018 Q1	8
888 Bellevue Tower, Downtown incentive	2018 Q1	24
Cerasa, MFTE	2018 Q3	31
ADUs permitted 2018	2018	12
	<i>2018 subtotal</i>	<i>75</i>
30Bellevue, direct subsidy	2019 Q2	62
KCHA Kendall Ridge, preservation	2019 Q3	240
Brio, Downtown incentive	2019 Q4	20
ADUs permitted 2019	2019	8
	<i>2019 subtotal</i>	<i>330</i>
KCHA Hampton Greens, preservation	2020 Q1	326
Eastgate Men's Shelter (100 beds), direct subsidy	2020 Q2	100
Inland Polaris at Eastgate, direct subsidy	2020 Q2	298
ADUs permitted 2020	2020	5
	<i>2020 subtotal</i>	<i>729</i>
Units/beds since Affordable Housing Strategy		1,223
LIV Bellevue, Hyde Square - BelRed FAR Incentive	Since 2015	89
Total Units/Beds including BelRed FAR Incentive		1,312



“Super Bonus” Option

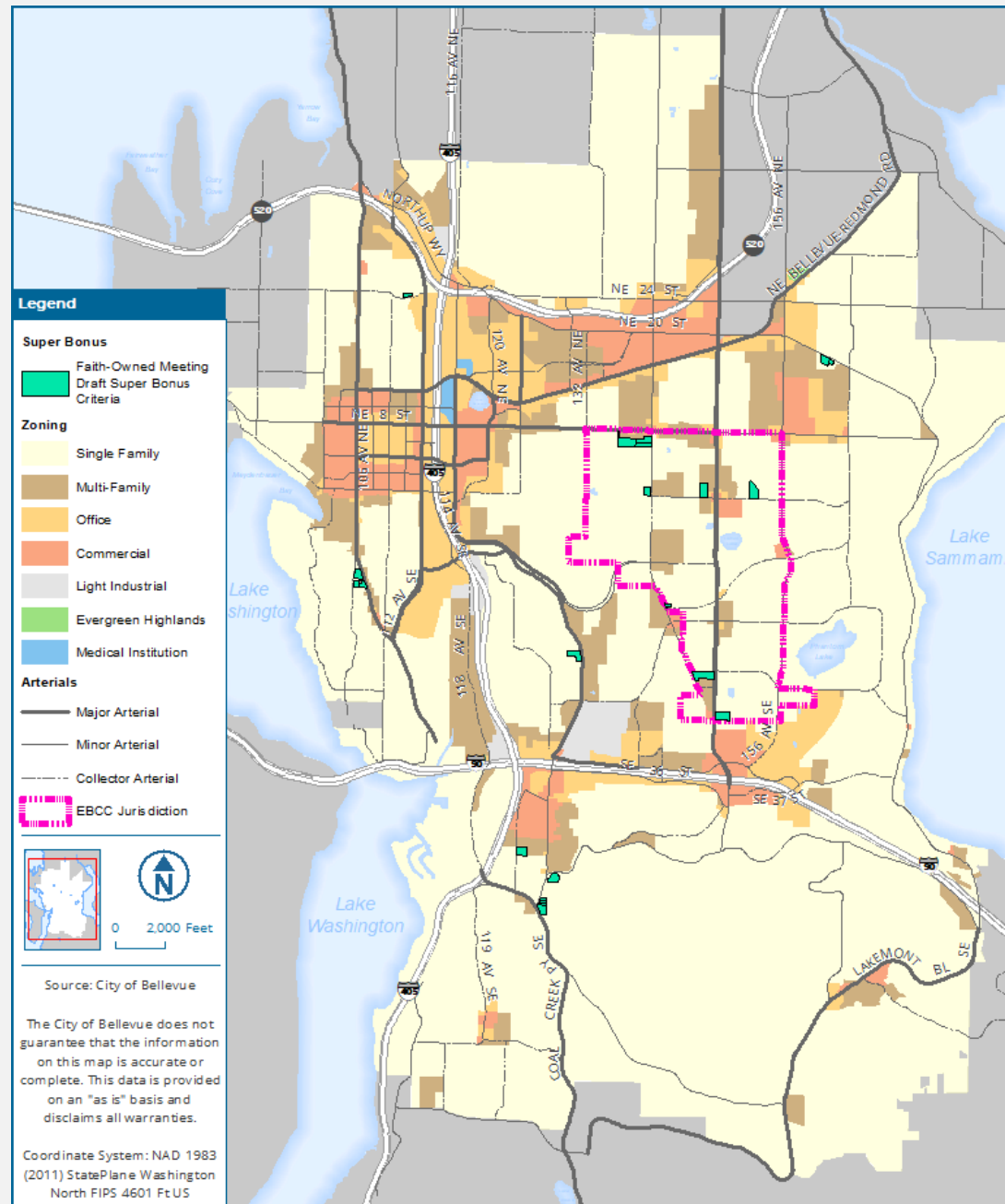
- Bellevue’s LUC has several established tools to allow site-specific review:
 - Conditional Use Permit (CUP)
 - Administrative Conditional Use Permit (ACUP)
 - Development Agreement (DA)
- CUP is considered most appropriate for site-specific review for greater density
- Approval requires meeting five decision criteria in LUC 20.30B.140, addressing neighborhood compatibility, impact, and adequate public facilities



“Super Bonus” Option

Additional criteria to apply for a Super Bonus:

- C-1 eligible in a Single Family Land Use District
- Located on an arterial
- Located within ½ mile of a frequent transit stop
- Located within 300 feet of a more intensive Land Use District





“Super Bonus” Option

- Super Bonus: Up to the density permitted in the most intensive Multifamily Land Use District within 300 feet
- 22 faith-owned parcels currently meet the proposed Super Bonus criteria
- The Super Bonus capacity can only be achieved if all proposed projects meet CUP decision criteria, which cannot be known until projects are proposed

Parcels Meeting Proposed Ownership and Location Criteria, 2021

Land Use Districts	Parcels	Unit Capacity		
		Base Zoning	50% Bonus	Super Bonus
R-1.8	1	2	3	26
R-2.5	4	30	47	362
R-3.5	3	22	32	164
R-4	3	21	32	121
R-5	11	146	220	678
Total	22	221	334	1,351



“Super Bonus” Option

Considerations

- Super Bonus density is not guaranteed
- The CUP process can be lengthy and requires an experienced applicant team
- The CPA process is still likely to be more favorable compared to the CUP approach



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 checked="" type="checkbox"/>	June 23	Planning Commission Study Session
<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
	Future Meeting	EBCC Public Hearing and Approval/Disapproval



Direction

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