



C-1 Affordable Housing Density Bonus Land Use Code Amendment

Bellevue Planning Commission

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Trisna Tanus, Consulting Attorney
Kristina Gallant, Senior Planner
Development Services Department



Direction

Hold the Public Hearing on the proposed LUCA and, following the Public Hearing, recommend to the City Council approval of the proposed LUCA



Agenda

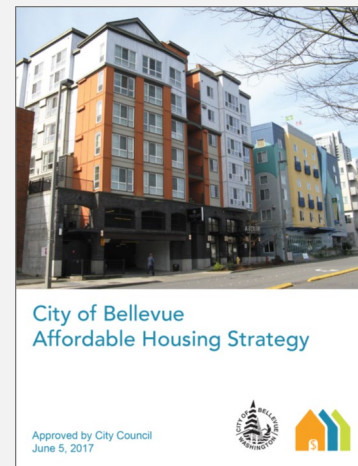
- LUCA Objectives
- Proposed LUCA
- Public Engagement
- LUCA Process
- Planning Commission Direction



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



Proposed LUCA

The proposed LUCA can be summarized in six topics:

1. Eligibility Criteria
2. New Density Bonus
3. Dimensional Standard Modification
4. Applicable Procedures and Attached Housing Units
5. Super Bonus
6. Affordable Housing Cleanup

Proposed LUCA – Topic 1

Eligibility Criteria

- 100% Affordable Housing
 - Affordable up to **80% AMI**
 - **Permanent** income restriction
- Property Ownership
 - **Single family land** use districts: religious organizations
 - **Multifamily** land use districts: religious organizations, nonprofits, public entities
 - **Not available** to Bellevue Parks, Community Development, or any public utility
- Not available in **Downtown, BelRed, or Eastgate**

Proposed LUCA – Topic 2

New Density Bonus

- **Existing 15% bonus** for mixed income development to be retained
- **Proposed 50% bonus** for affordable housing
 - Largest by-right bonus feasible with underlying zoning
 - **By-right bonus** – no additional review
 - If underlying zoning changes, density bonus can still apply

Single Family Districts

Multifamily Districts

Dwelling Units per Acre	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5	R-10	R-15	R-20	R-30
No Bonus	1	1.8	2.5	3.5	4	5	7.5	10	15	20	30
with 50% Bonus	1.5	2.7	3.8	5.3	6.0	7.5	11.3	15.0	22.5	30.0	45.0

Proposed LUCA – Topic 3

Dimensional Standard Modification

- 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

Applicable Procedures and Attached Housing Units

- **No additional review** – approval happens through existing land use process or building permit
- Single family districts: **duplexes and triplexes** may compose up to 50% of units in a subdivision
- Provides for use of **Unit Lot Subdivision** for affordable home ownership of attached units

Proposed LUCA – Topic 5

Super Bonus

- Criteria to apply for Super Bonus CUP:
 - 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
- Maximum Bonus: Density permitted in the most intensive Multifamily Land Use District within 300 feet
- Super bonus **density not guaranteed**, CUP process is complex

Proposed LUCA – Topic 6

Affordable Housing Cleanup

- Clarifies “Affordable Housing” means:
 - Affordability at or below **80% AMI**
 - Remains affordable for the **life of the project**
- Removes **duplicate references** elsewhere in the LUC
- **Retains provisions** specific to certain Land Use Districts or incentive programs

Public Engagement

Three modes of outreach:

- Process IV Requirements – noticing and public hearing
- Direct Engagement and Feedback – Presentations briefing 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 checked="" type="checkbox"/>	June 23	Planning Commission Study Session
<input checked="" type="checkbox"/>	September 8	EBCC Courtesy Public Hearing
<input type="checkbox"/>	September 22	Planning Commission Public Hearing
<input type="checkbox"/>	Future Meeting	City Council Study Session
<input type="checkbox"/>	Future Meeting	City Council Action
<input type="checkbox"/>	Future Meeting	EBCC Public Hearing and Approval/Disapproval



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