

Bellevue Development Committee

Rebecca Horner, Development Services Department

November 13, 2024

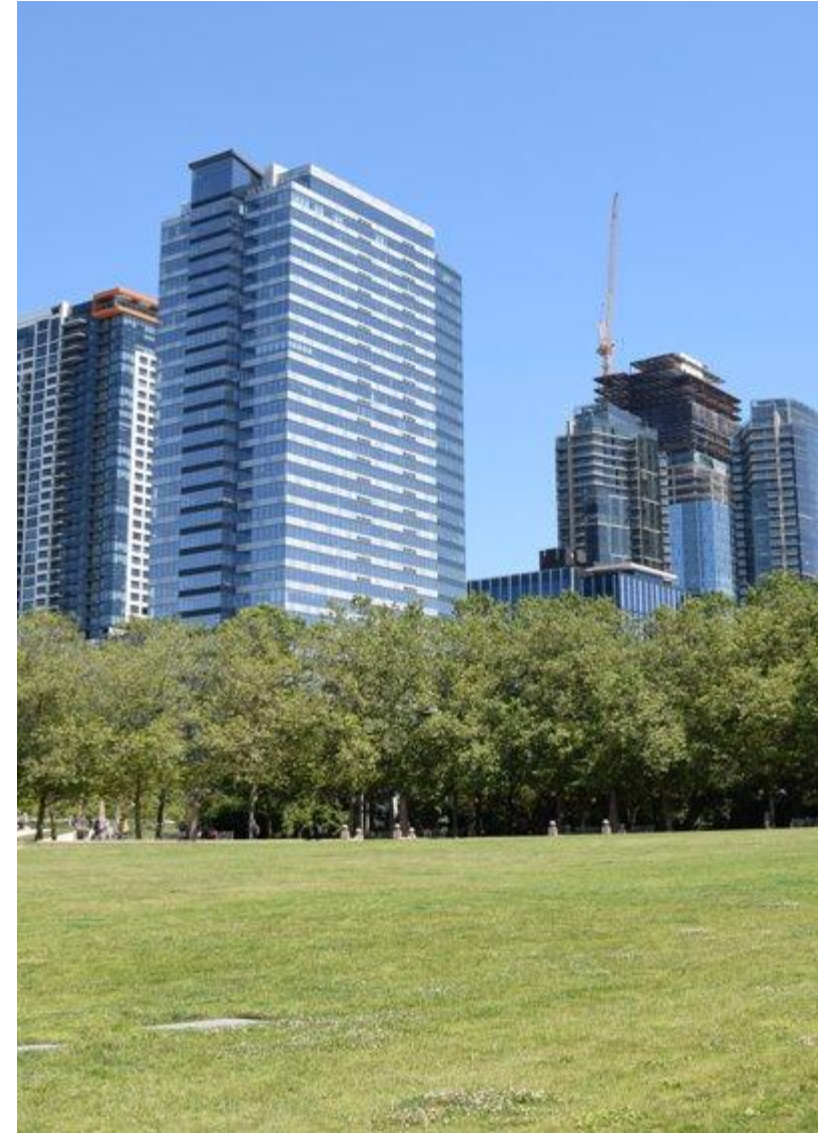


Welcome and Networking



Agenda

1. Comp Plan Implementation Overview
2. EV Readiness Amendments
3. Code and Policy
4. New Sub Team for Launch
5. Inspection Sub Team
6. BDC Agenda Committee
7. Closing and Next Meeting



Comprehensive Plan Implementation Overview



Comp Plan Implementation Overview

How to navigate through the comprehensive plan changes to land use entitlement

- Thara Johnson, Community Development
- Nick Whipple, Development Services
- Toni Pratt, Development Services

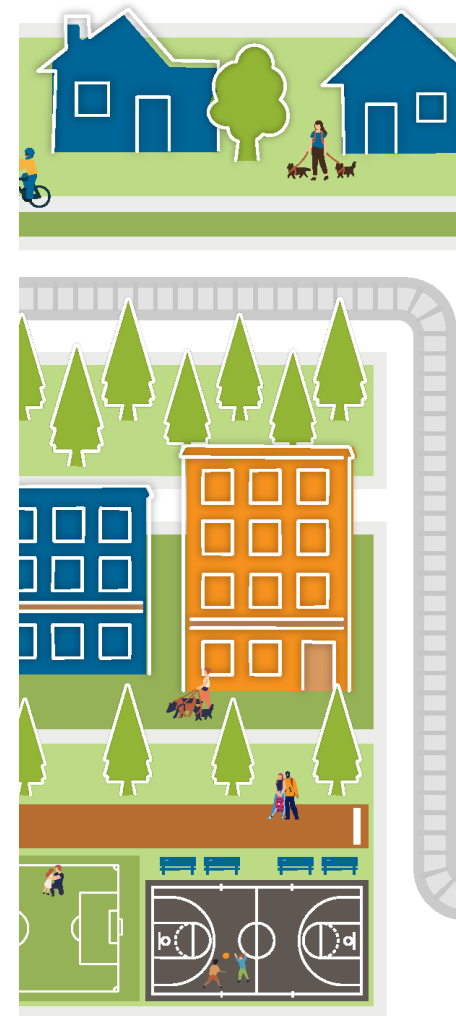
Biggest Land Use Changes

New Future Land Use Categories

Potential New Zones

Middle Housing Capacity and Policy Support

Regional and Countywide Centers



FLU-Zone Relationship

Future Land Use Map (Map LU-1) shows the general vision for development of the area in the future.

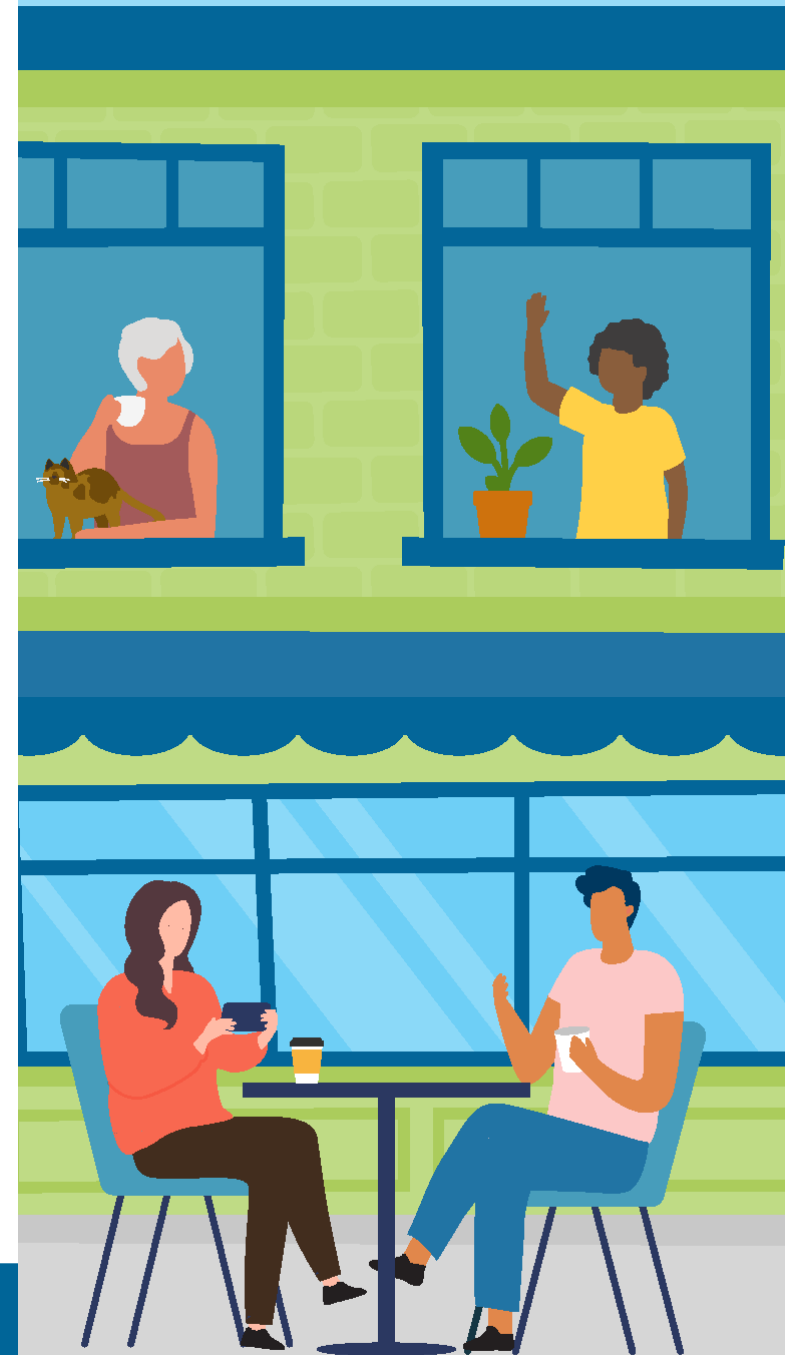
Broader Future Land Use Designations

Use of Illustrations



FLU-Zone Relationship

Future Land Use Designation	Future Zones (based on environmental review to date)
Lowrise 1 Mixed Use	NB: Neighborhood Business
	CB: Community Business
Lowrise 2 Mixed Use	MU-L/M (To be determined)



FLU-Zone Relationship

Future Land Use Designation	Future Zones (based on environmental review to date)
Suburban Residential	R-2.5, R-3.5, R-4, R-5
Low Density Residential	R-7.5, R-10, R-15

[Future Land Use Designation Info-Sheet and Crosswalk](#)



FLU-Zone Relationship

Rezone v. CPA:

Rezone: Desired zone within same Future Land Use Designation

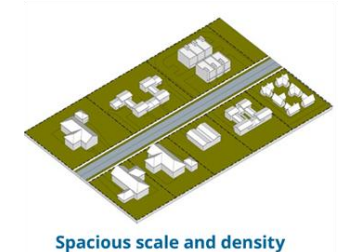
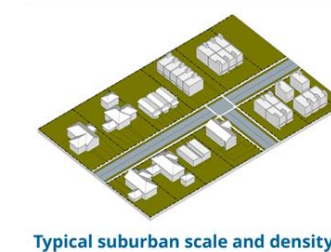
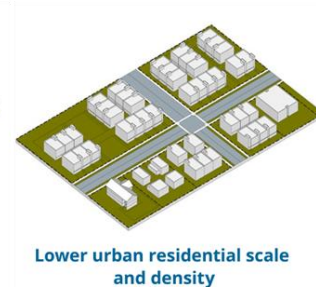
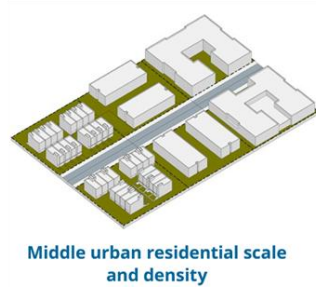
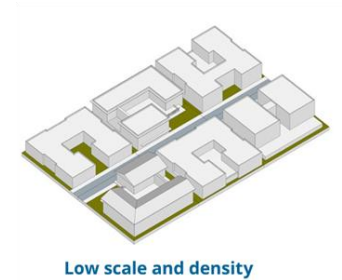
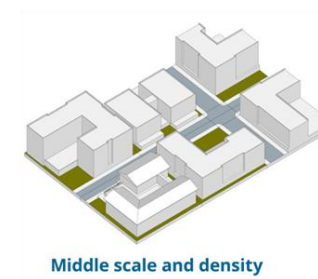
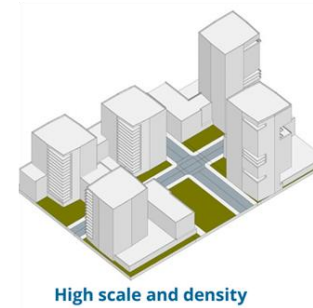
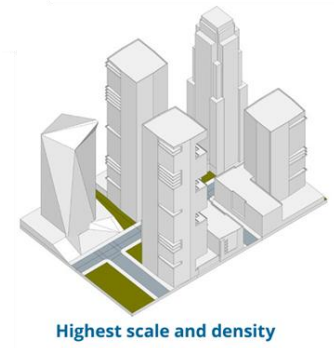
LU-34: Changes in zoning must be consistent with the Comprehensive Plan and Future Land use Map, including changes in zoning within the same future land use designation.

Comprehensive Plan Amendment: Desired zone in a different Future Land Use Designation



Examples of Map Changes –Future Land Use Designations

- High scale and density
- Middle scale and density
- Low scale and density
- Middle urban residential scale and density
- Lower urban residential scale and density
- Typical suburban scale and density
- Spacious scale and density



Implementation Follow-up

Wilburton LUCA – 2024-2025

Increasing Housing Opportunities in Mixed-Use Areas (Formerly Phase 2 FAR Increase LUCA) – 2024- 2025

Middle Housing/DADU LUCA - 2024- 2025

BelRed Look Forward LUCA - 2025

Legislative rezones (not included in other LUCA projects) – 2025-2026

CPPU Implementation LUCA - 2026

Other Initiatives:

Great Neighborhoods -

- 2024/25: Crossroads & Newport – 2024-2025
- 2025/26: Factoria & Eastgate – 2025 - 2026
- 2026/27: Lake Hills & West Lake Sammamish – 2026 - 2027



Code and Policy



Code and Policy

- Planning Commission
 - Wilburton (12/11 & 1/8)
 - HB 1293 (Objective Design) (12/11)
- Council
 - SB5290/Streamlining measures/director's rule (11/26)
 - DS Rates and Fees budget adoption (11/19)
 - EV Readiness (11/19)
 - Residential Conversion (1/7)

EV Readiness Amendments

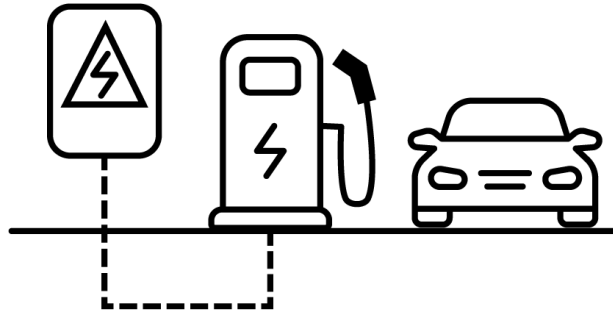


Agenda

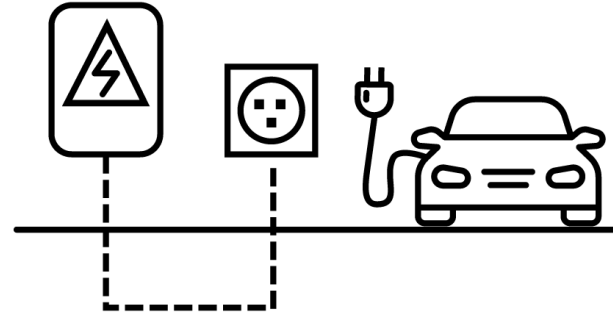
1. Background
2. Prior Engagement & Options
3. Current EV Readiness Options
4. Q&A



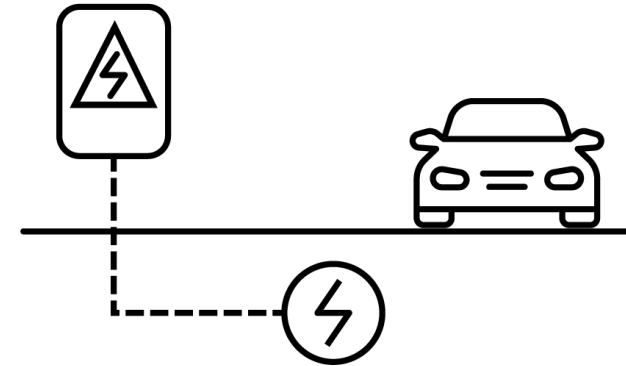
3 Categories of EV Readiness



EV Charging Station
+ Level 2 Charger



EV Ready
+ Wiring
+ Outlet



EV Capable
+ Electrical Capacity
+ Raceway

Current State Standards

Occupancy	EV Charging Stations	EV Ready	EV Capable	% (percent) of Total New EV Parking
Non-Residential	10% of total parking spaces	10% of total parking spaces	10% of total parking spaces	30% of Total Parking
Single Family	--	One for each dwelling unit	--	--
Multifamily	10% of total parking spaces	25% of total parking spaces	10% of total parking spaces	45% of Total Parking

EV Growth in Bellevue

Washington State Regulations

- 2035: 100% EV sales

EV Market Growth

- 25% EV Market Share in Bellevue
- 3x EVs in Bellevue vs. Washington

EV Roadmap Projection

- 2035: 60% of Bellevue vehicles are electric



Past Engagement: January

Proposal

- Non-Residential: 65% Total EV Parking
- Residential: 75% Total EV Parking

Feedback & Changes

- Emphasis on EV Capable & EV Ready categories
- Reduction in overall amount of EV parking
- Focus on multifamily residential buildings only



Past Engagement: Summer

2 Proposals

1. Focused on EV Ready
2. Focused on EV Capable

Stakeholder Engagement

- 9 Presentations, 80 Individuals
- Developers, property managers, affordable housing providers, climate advocates, etc.



What We Heard

Concerns

- Costs
- EV Hesitancy
- Affordable Housing

Consensus

- Future Proofing
- Incentives
- Multifamily Only



Option 1: Amend Code to 40% EV Ready (60% Total)

Occupancy	EV Charging Stations	EV Ready	EV Capable	% of Total New EV Parking
Non-Residential	10% of total parking spaces	10% of total parking spaces	10% of total parking spaces	30% of Total Parking
Single-Family	--	One for each dwelling unit	--	--
Multifamily	10% of total parking spaces	25% 40% of total parking spaces	10% of total parking spaces	45% 60% of Total Parking

Effective Date: November 1, 2025



Option 2: Amend Code to 25% EV Capable (60% Total)

Occupancy	EV Charging Stations	EV Ready	EV Capable	% of Total New EV Parking
Non-Residential	10% of total parking spaces	10% of total parking spaces	10% of total parking spaces	30% of Total Parking
Single-Family	--	One for each dwelling unit	--	--
Multifamily	10% of total parking spaces	25% of total parking spaces	10% 25% of total parking spaces	45% 60% of Total Parking

Effective Date: November 1, 2025



Option 3: Reevaluate in 2026

- Bellevue would adhere to state code for now
- Staff would continue to monitor EV market in Bellevue and beyond
- Possible EV Readiness inclusion with 2026 building code cycle



Affordable Housing

- Major point of stakeholder discussion
- Staff working on proposal for grant program to bring back to council for consideration.
 - Could cover incremental costs to comply with stricter standards.
 - Could limit funding assistance to developers of 100% affordable housing projects.



Next Steps

City Council Study Session

- November 19

Sustainable Bellevue Plan Update

- Launched 10/29



Questions



Options Summary

Multifamily Code Option	EV Charging Stations	EV Ready	EV Capable	% of Total New EV Parking
Current State Standards	10% of total parking spaces	25% of total parking spaces	10% of total parking spaces	45% of Total Parking
Option 1: EV Ready, 60% Total	10% of total parking spaces	25% 40% of total parking spaces	10% of total parking spaces	45% 60% of Total Parking
Option 2: EV Capable, 60% Total	10% of total parking spaces	25% of total parking spaces	10% 25% of total parking spaces	45% 60% of Total Parking

Sub Team Updates



Sub Team Updates

- New Civil/Site/Land Use Sub Team Update
 - January launch
- Inspection Sub Team Update

Inspection Sub Team Work

- Split review/inspection issues into:
 - A) Building-Fire Sub Team (current Inspection Sub Team staffed by Building Division & Fire Prevention) and
 - B) Site-Civil-LU Sub Team (staffed by C&G, Land Use, Transportation, Utilities)
- Purpose: To have the best-qualified City staff present to address site, civil, land use issues identified by stakeholders

Inspection Sub Team Work

- Major project & significant TI project debriefs
 - Continue as ongoing part of Customer Experience (CX) program
 - Include:
 - High-rise mixed-use
 - 5-over-2 multi-family
 - Major tenant improvements & additions (e.g. hospital, large restaurants)

Inspection Sub Team Work

- Draft "Consistency" procedure for inspection & review staff
 - Process
 - Communication
- Share at January BDC meeting to get feedback

Inspection Sub Team Work

- Implement pilot project to include inspector during review
- Timing of involvement: Completion of first review (pre-bid)
- Share details at January BDC meeting to get feedback
- Implement 1st quarter 2025

Inspection Sub Team Work

- Create log of review-to-inspection consistency issues
- Pre-populate with identified issues from last 3-4 years
- Share at January BDC meeting to get feedback

Inspection Sub Team Work

- Log will track:
 - What happened and what's the issue?
 - What was the cause and status?
 - How is it being resolved for this project?
 - How do City Staff & Stakeholders address for future projects?
 - (training, policies, standard details, checklists, etc.)

Inspection Sub Team Work

- Continue drafting interpretations, policies, & procedures
- Increases consistency between staff, contractors, designers
- Will eventually be public-facing as requested by BDC

BDC Agenda Committee



BDC Agenda Committee

Current Agenda Committee Members

- Patrick Bannon, Bellevue Downtown Association
- Joe Fain, Bellevue Chamber of Commerce
- Rebecca Horner, City of Bellevue
- Patience Malaba, Housing Development Consortium Seattle-King County
- Veronica Shakotko, Master Builders Association of King and Snohomish Counties
- Vacant Membership — Need new nominee

Closing and next meeting

- Next meeting date January 8, 2025
- Time and location: 1:00 p.m. – 4:00 p.m. at City Hall
- Thank you!

Information



For alternative formats, interpreters, or reasonable modification requests, please phone at least 48 hours in advance 425-452-4392 (voice) or email (SLTaylor@bellevuewa.gov). For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.



Questions

