

Development Services

Bellevue Development Committee

Rebecca Horner, Director
Development Services Department

January 10, 2024

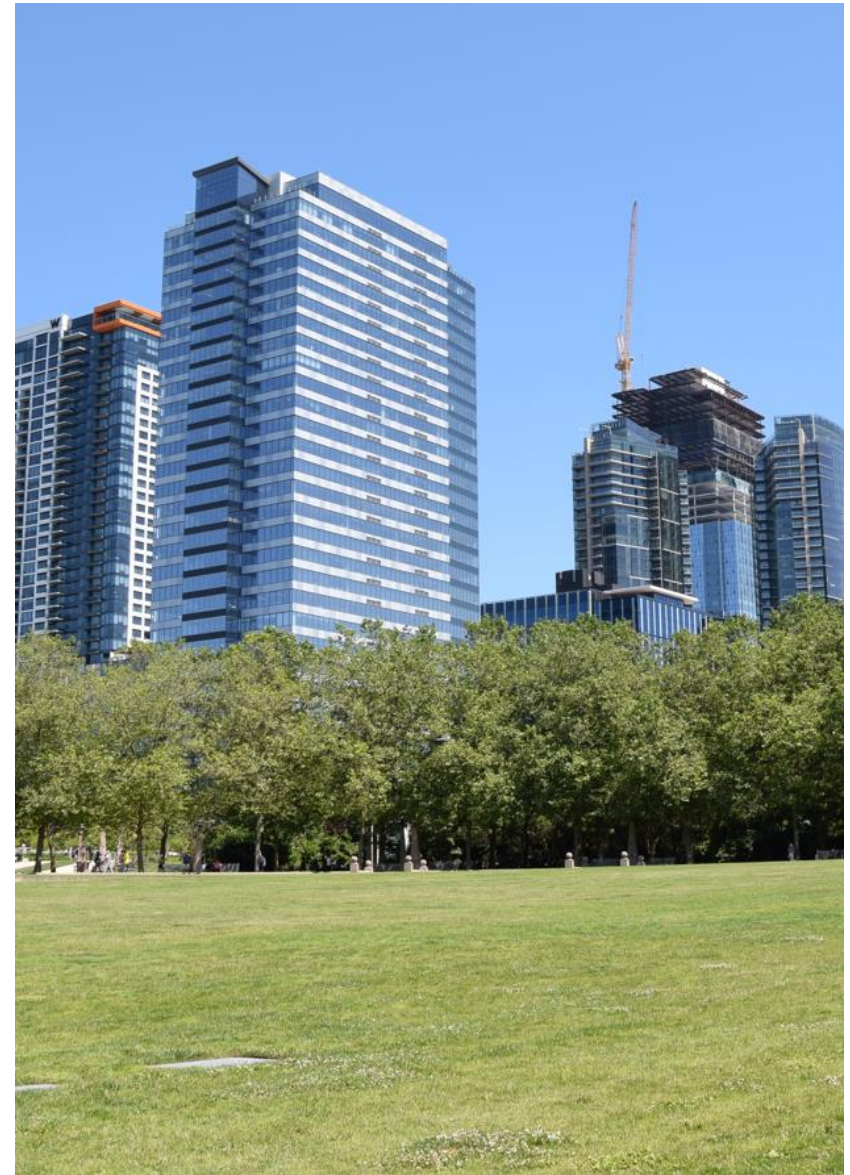


Welcome & Networking



Agenda

1. Welcome & Networking
2. Permit Timelines & Development Activity
3. Items from Previous Meeting (none)
4. Code and Policy Update
5. City Feedback
6. Development Community Feedback
7. Closing & Next Meeting



Permit Timelines & Development





Development Update

1. Development Services Newsletter Launching
 - Ability to sign up on City website
 - Quarterly updates & information sharing
2. Bellevue Development Committee Alerts
 - Ability to sign up on City website
 - Receive information alerts & meeting updates including calendar requests



Questions



Code and Policy Update



Update on Council Activity

- December 4:
 - Landmark Tree Ordinance Extended
 - Update on Tree Canopy Amendments
- December 11:
 - Adoption of Ordinance authorizing execution of the First Amendment to the 2009 Spring District Catalyst Project Development Agreement



Feedback Requests

1. EV Parking Proposal
2. Tree Canopy Code
3. Noise Controls Code Amendments
 - i. Construction Noise
 - ii. Sleeping Areas
4. Building Permit Re-Application Policy





Electric Vehicle Readiness

Colin Munson, Climate & E-Mobility Coordinator.
cmunson@bellevuewa.gov

Jennifer Ewing, Sustainability Manager.
jewing@bellevuewa.gov



MentiMeter Question 1

On a scale of 1-5, what is your level of excitement/interest for providing EV charging?

1= No excitement or interest

3 = Moderate amount of excitement/interest

5 = I am extremely excited/interested in providing EV charging

Go to
www.menti.com

Enter the code

7962 0454



Or use QR code



2050 Sustainable Bellevue Plan Goals



Presentation Overview

1. Presentation

- EV Charging Levels & Readiness Overview
- EV Market Growth in Bellevue & Washington
- Draft Proposal
- Costs Estimates

2. Q&A

3. Table Discussion

4. Report Out

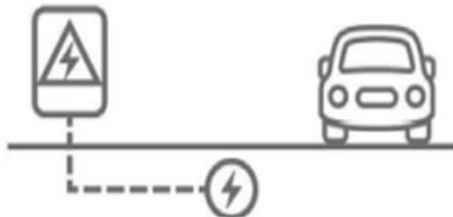


EV Charging Levels

Charging Level	Typical Power Output	Approximate Time to Charge EV from Empty	Typical Charging Location
Level 1	1 kW	40-50 hours	Home
Level 2	7-19 kW	4-10 hours	Home, Workplace, Public
DC Fast Charging	50-350 kW	20 minutes – 1 hour	Public

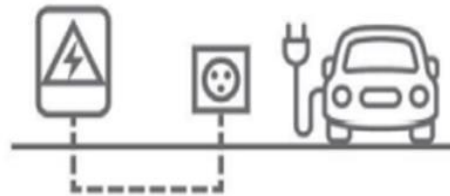


EV Readiness Levels



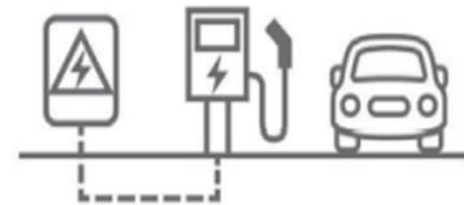
EV Capable

Install electrical panel capacity with a dedicated branch circuit and a continuous raceway from the panel to the future EV parking spot.



EV Ready

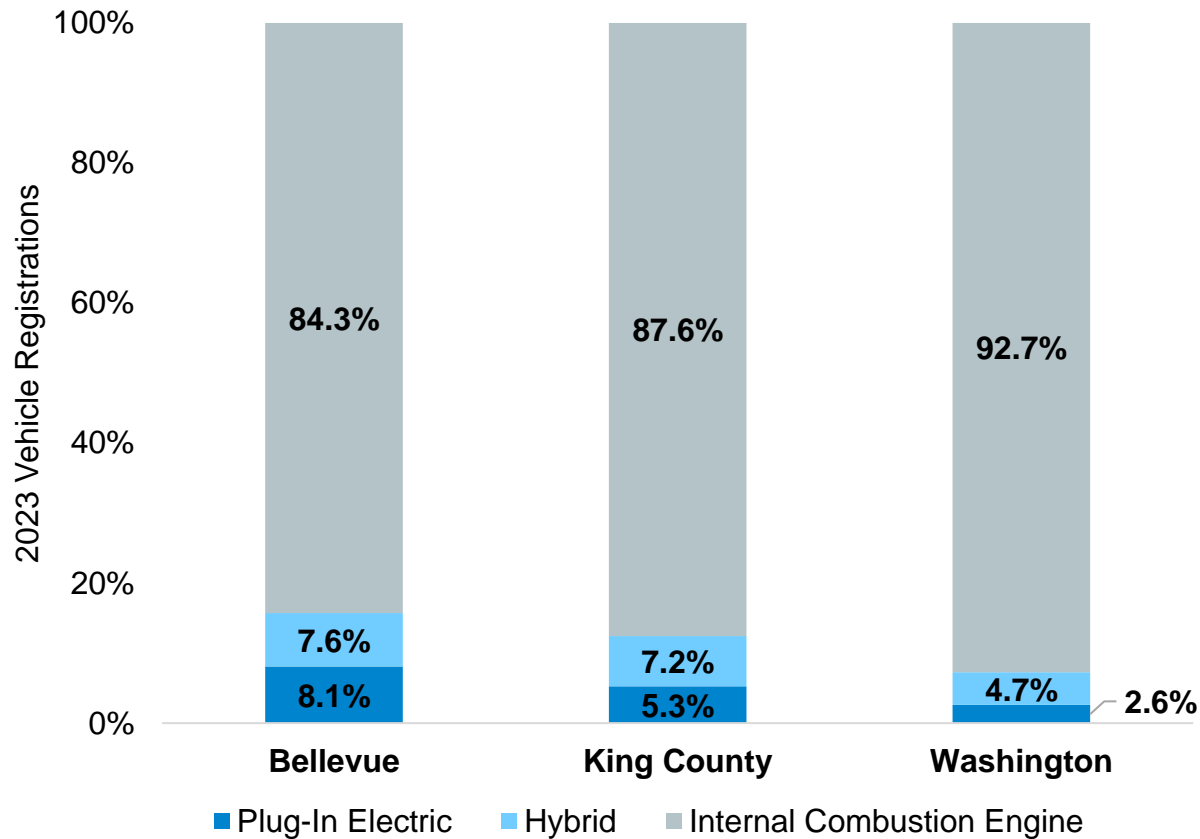
Install electrical panel capacity and raceway with conduit to terminate in a junction box or 240-volt charging outlet (typical clothing dryer outlet).



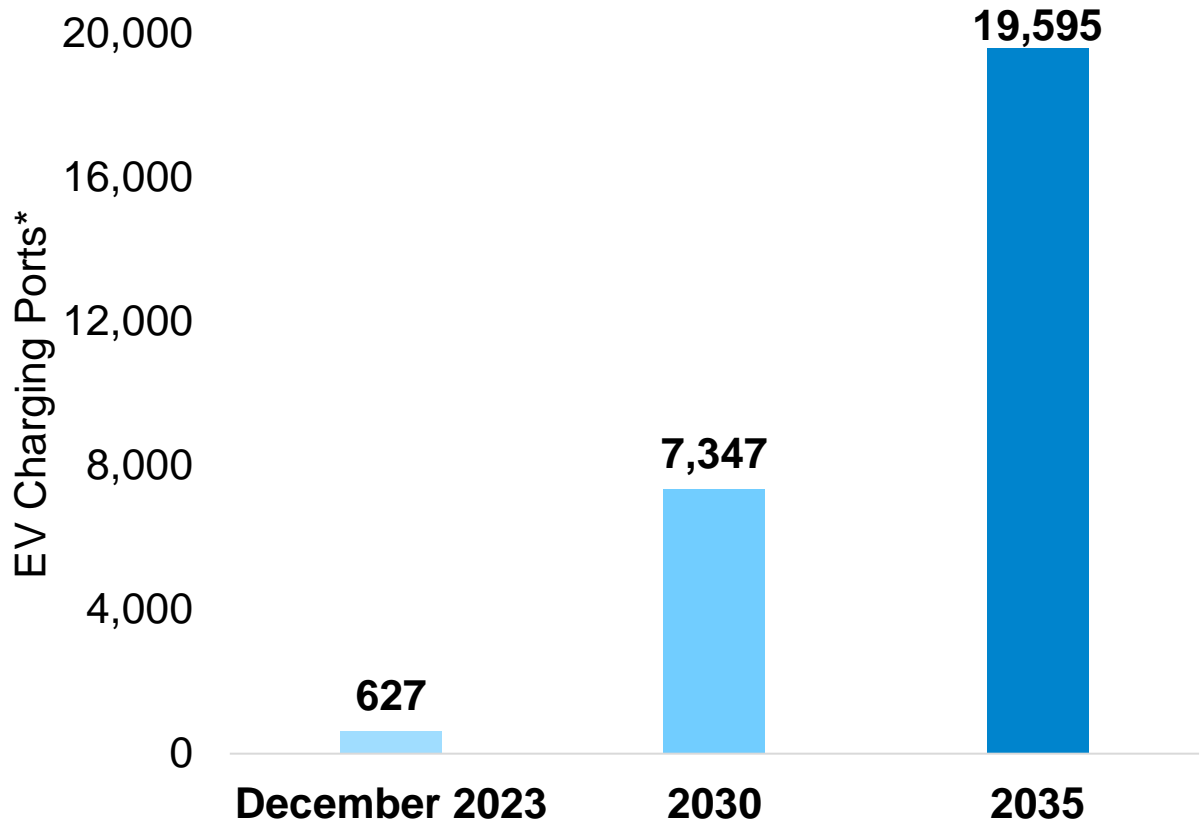
EV Installed

Install a minimum number of Level 2 EV charging stations.

Bellevue EV Adoption



EV Charging Need in Bellevue



* Does not include charging at single family residences

Draft Proposal

Occupancy	EV Capable		EV Ready		EV Installed		Bellevue Total EV Parking
	Washington	Bellevue	Washington	Bellevue	Washington	Bellevue	
Non-Residential	10% of total parking spaces	40% of total parking spaces	10% of total parking spaces	10% of total parking spaces	10% of total parking spaces	15% of total parking spaces	65% of total parking
Single Family	--	--	One for each dwelling unit	One for each dwelling unit	--	--	
Multifamily	10% of total parking spaces	20% of total parking spaces	25% of total parking spaces	40% of total parking spaces	10% of total parking spaces	15% of total parking spaces	75% of total parking



Draft Proposal (cont.)

- Requirements apply in the case of Substantial Improvement or Parking Area Expansion
- The single family requirements apply to residential properties with attached private garages
- These requirements may not be construed to modify the number of minimum off-street parking required by Bellevue code
- Projects that fully or partially include affordable housing units at or below 80 percent AMI must fully meet the requirements above, however the provision of EV Installed and EV Ready parking for the project associated with affordable housing must be cost neutral.



EV Readiness Costs

Development Type	EV Ready – per space	EV Installed – per space (does not include EV Ready costs)	Total Cost Range (for new construction)	Retrofit Total Cost Range
Single Family/ Duplex	\$150 – \$375	\$500 – \$600	\$650 – \$975	\$1,100 – \$2,000
Townhome	\$150 – \$3,600	\$500 – \$3,250	\$650 – \$6,850	\$1,100 – \$7,500
Apartment – <i>simple chargers</i>	\$1,200 – \$1,500	\$1,200 – \$1,500	\$2,400 – \$3,000	\$2,900 – \$8,200
Apartment, Commercial & Parking Lots – <i>dynamic chargers</i>	\$600 – \$1,500	\$3,000 – \$3,250	\$4,200 – \$4,750	\$4,100 - \$10,000



Cost Example: 50 Unit Apartment Building

	Washington Standards	Proposed Bellevue Standards
New Parking Spaces	50	50
EV Installed	5	8
EV Ready	13	20
EV Capable	5	10
New Cost (Low)	\$ 29,572	\$ 47,759
New Cost (High)	\$ 44,931	\$ 71,479
Retrofit Cost (Low)	\$ 142,543	\$ 230,530
Retrofit Cost (High)	\$ 177,530	\$ 286,510
% of New Building Cost	0.21%	0.34%



Next Steps

- **TBD:** City Council presentation on EV Readiness
- **March 2024:** City Council presentation on building code
- **Ongoing:** Community and organizational surveys regarding EVs and EV adoption
- **Ongoing:** Additional engagement and feedback requests
 - Is there anyone else we should talk to? Let us know!
- **In Development:** EV charging grant applications, technical assistance, connection to funding



Questions



Table Discussion Questions

- What do you see as the potential upsides to this proposal?
- What is one challenge that you see with this proposal and what is a recommendation you would make to the city to address this challenge?

Please discuss and fill in your card.



Break





Tree Canopy Code Amendments

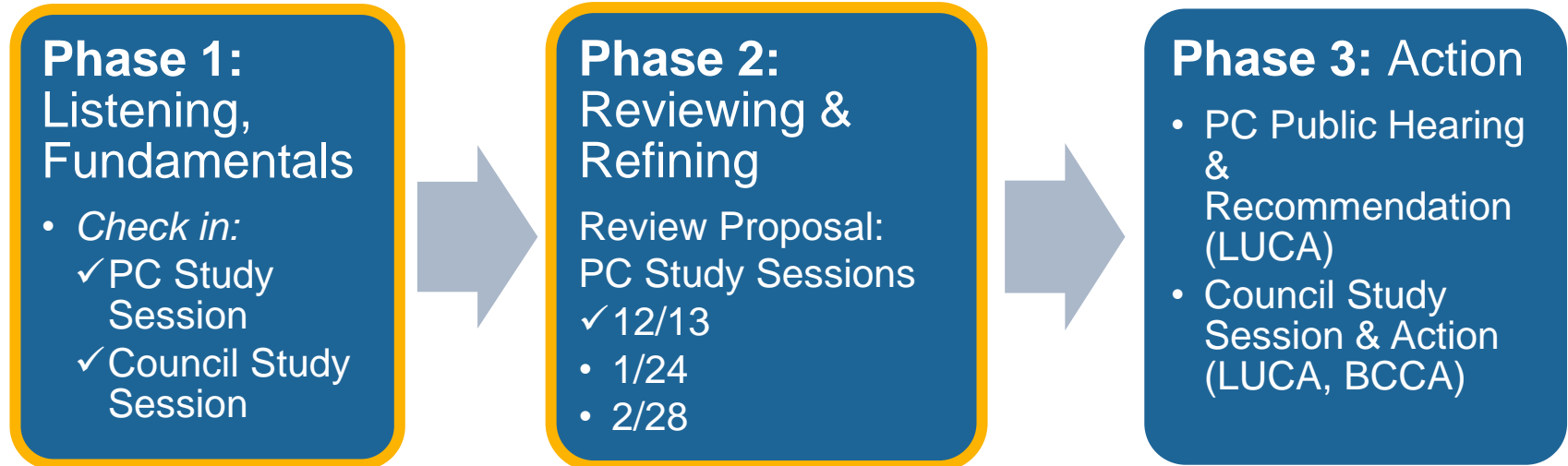


Agenda

- Project Overview
- Draft Recommendations
- Q&A
- Breakout Groups



Project Overview



Technical Assistance

Public Info Sessions ★ 6/8

★ 1/11

★ TBD

Bellevue Development Committee (BDC) ★ 1/10

Project Overview

- **Comprehensive** code review
- Support tree **preservation, retention, replacement,** and **protection**
- **Balance** housing production needs
- Improve the function and **clarity** of code
- Capture better **data**



Project Overview

City Council and Planning Commission Objectives

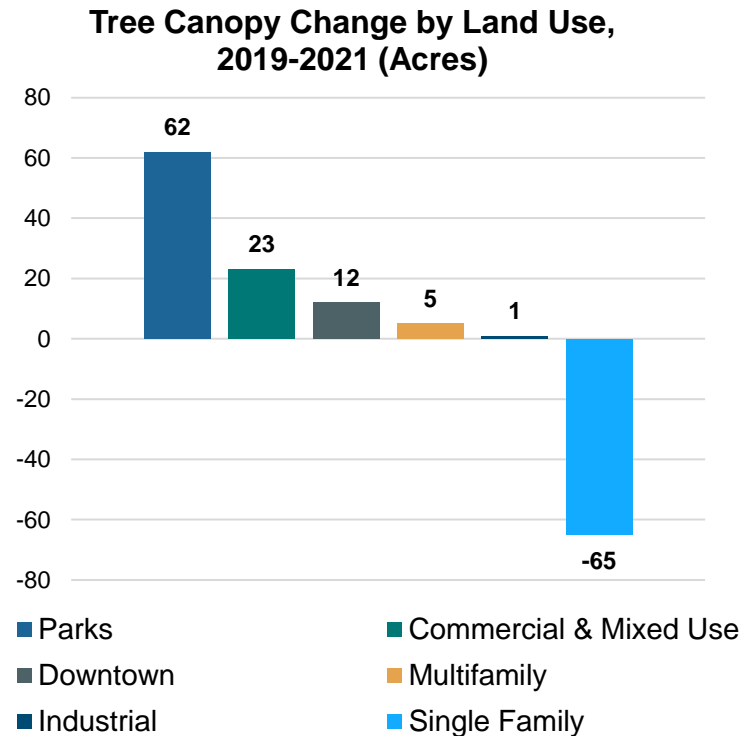
- Prevent lot clearing before development
- Preserve and protect large trees
- Avoid barriers to housing production
- Address neighborhood canopy gaps
- Encourage the right tree in the right place
- Provide meaningful deterrents to tree violations
- Develop incentives
- Ensure regulations are simple to follow



Project Overview

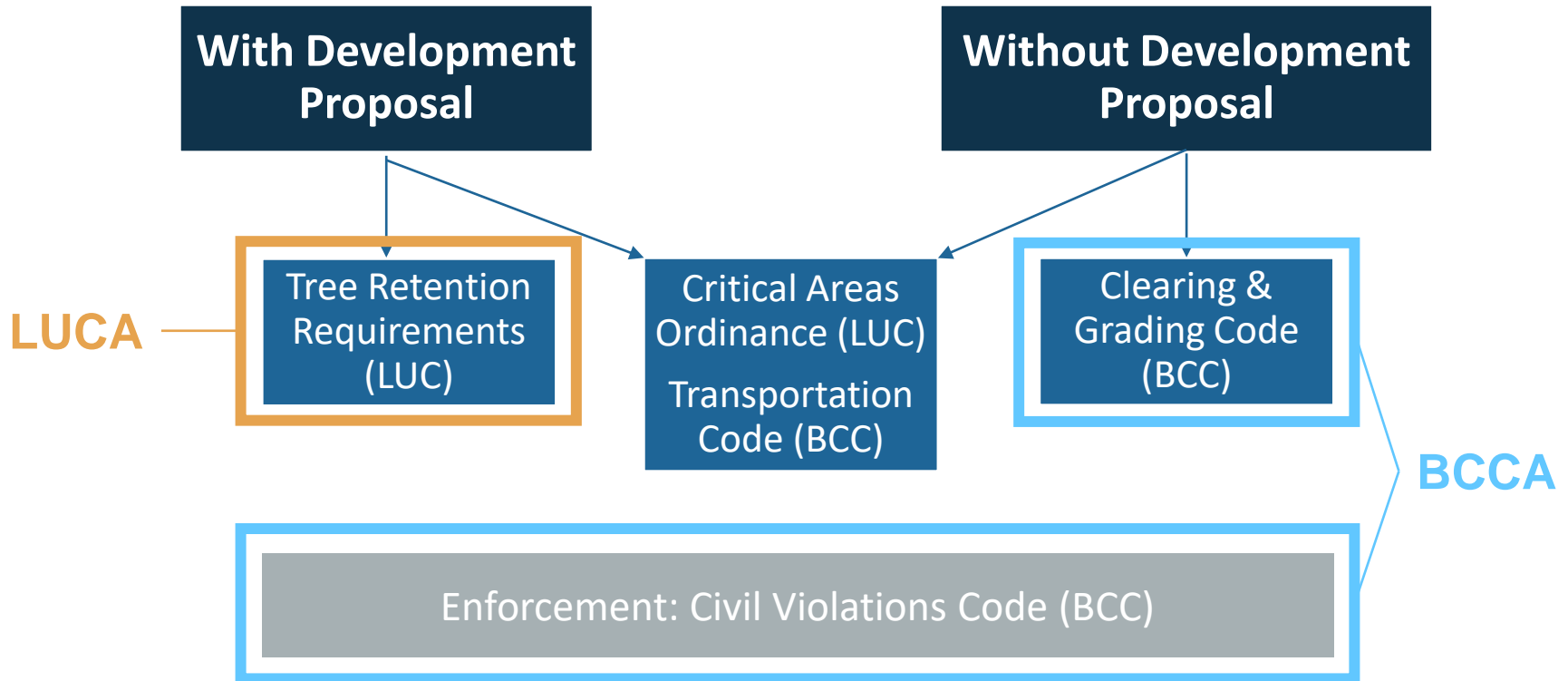
...But aren't we at 40% canopy?

- Growth in certain areas has offset losses in others
- Opportunity to address known flaws
- Opportunity to review regulations comprehensively



Project Overview

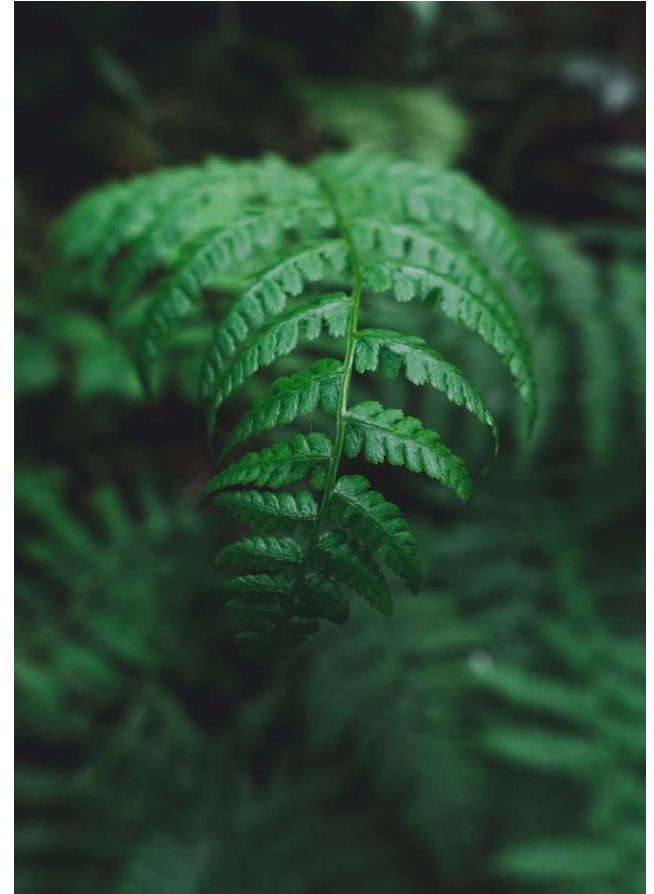
How do we regulate significant trees?



LUCA Overview

Definitions

- Update **significant tree** definition
 - Reduce to **6” diameter**
 - Replace **subjective language**
- Implement permanent definition for **landmark trees**
- Define **hazardous trees**



LUCA Overview

Tree Retention

- Implement new **minimum tree credit approach**
 - Update retention **criteria**
 - Layer **incentives**
 - **In-lieu fee** as limited, last resort option
- **Clarify duration** for retained trees
- Codify **key protections** during construction



BCCA Overview

Tree Removal and Code Enforcement

To be reviewed by City Council:

- **Permit** to remove any significant tree
- Evaluate expanding **replacement requirements** for removal outside development
- Evaluate **inspection** requirements
- Evaluate imposing **financial penalties** for violations



Significant Tree Diameter

- Current minimum **8” diameter**
- Minimum **6” diameter** most common in Puget Sound cities
- To date, no statistically valid study of canopy impacts reducing threshold
- Benefit in expanding range of regulated trees:
 - Provide protections for recently planted trees
 - Allow younger, smaller trees to provide credit for retention



Tree Retention Alternatives

Current Tree Retention Approach

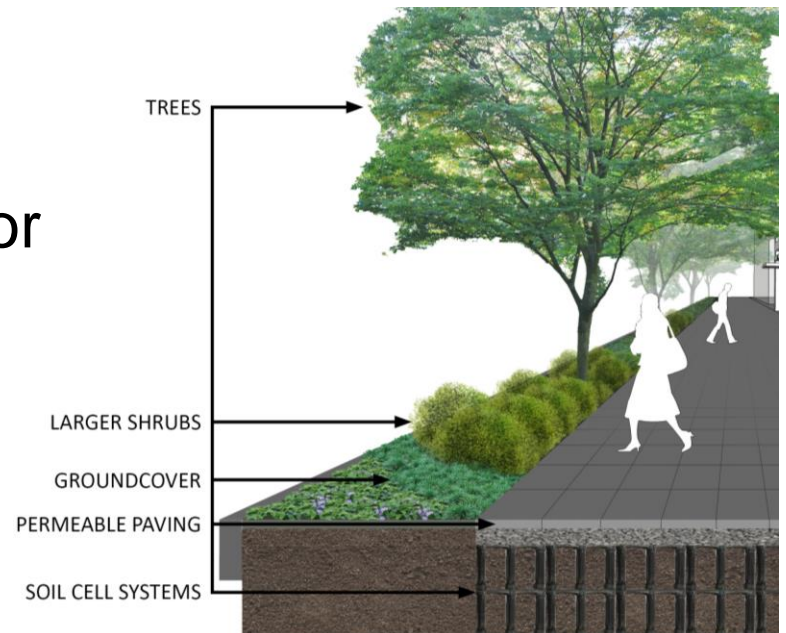
- Applies to significant trees in place when permit is reviewed
 - No authority to look backward
- Must retain a percentage of total diameter inches of existing significant trees
 - Alder and Cottonwoods discounted
 - No minimum outside Bridle Trails, specific landscaping requirements



Tree Retention Alternatives

Current Approach Exceptions - Downtown

- Street trees and landscaping required
- Green and Sustainability Factor (2017)
- Must achieve minimum score, multiple options
- Developed specifically for Downtown
- Promising canopy growth!



Tree Retention Alternatives

Minimum Tree Density Credits

- Must provide minimum tree credits
- Minimum scaled by lot size and development type
- Can be achieved through retention and planting
- Credits calculated based on tree diameter (existing trees) or expected size at maturity (new plantings)

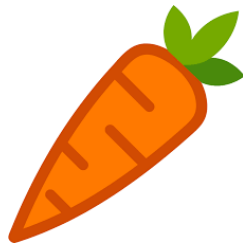
Currently Used By:

- Kirkland
- Burien
- Renton
- Olympia
- Woodinville



Tree Retention Alternatives

Calibrating Tree Credits



Extreme 1

- Tree credits can be achieved in any way
- Maximum development flexibility
- Least certainty for large trees



Future Bellevue

- Mixture of incentives and requirements

Extreme 2

- Strict retention standards, even above minimum credit
- Least development flexibility
- Maximum certainty for large trees



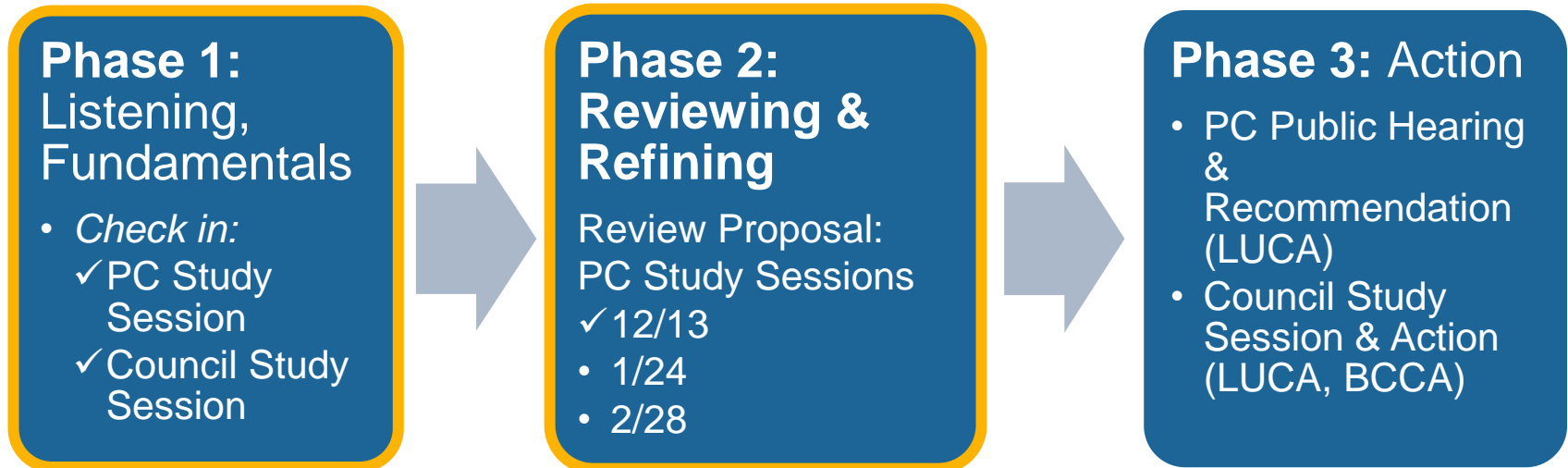
Q&A



Breakout Discussion



Next Steps



Public Info
Sessions ★
6/8

★
1/11



Bellevue Development Committee (BDC) 1/10



Thank you!

Call for Volunteers

To offer help, and for any comments and questions, reach out to Kristina at kgallant@bellevuewa.gov



Noise Control Code Amendments

1. Construction Noise Bellevue City Code Amendment (BCCA)
2. Sleeping Areas Requirements BCCA



BCCA Objectives

- Minimize public to exposure of excessive noise
- Support development in Bellevue
- Establish additional instances for authorizing noise exemptions for construction
- Codify notification process
- Lower the cost to build multifamily housing (sleeping areas BCCA)



Construction Noise BCCA

Current exempt hours:

- Weekdays: 7 am to 6 pm
- Saturdays: 9 am to 6 pm

(except SF additions/remodels authorized until 8 pm)



Construction Noise BCCA

Current instances where approval of expanded hours authorized:

- Mitigating transportation impacts such as haul routes
- Construction on schools and essential gov't facilities which cannot be undertaken during exempt hours
- Construction activities and site stabilization before winter weather
- Emergency work
- Sounds created by construction will not exceed maximum permissible noise levels



Proposed BCCA

Proposed exempt hours:

- Weekdays: 7 am to 6 **7** pm
- Saturdays: 9 am to 6 pm

(except SF additions/remodels authorized until 8 pm)



Proposed BCCA

Proposed instances where approval of expanded hours authorized:

- Mitigating transportation impacts (broadening list of example activities)
- Mitigating safety hazards
- Construction on schools and essential gov't facilities which cannot be undertaken during exempt hours
- Construction activities and site stabilization before winter to avoid or mitigate impacts from inclement weather (or bad air quality); or
- Emergency work
- Sounds created by construction will not exceed maximum permissible noise levels



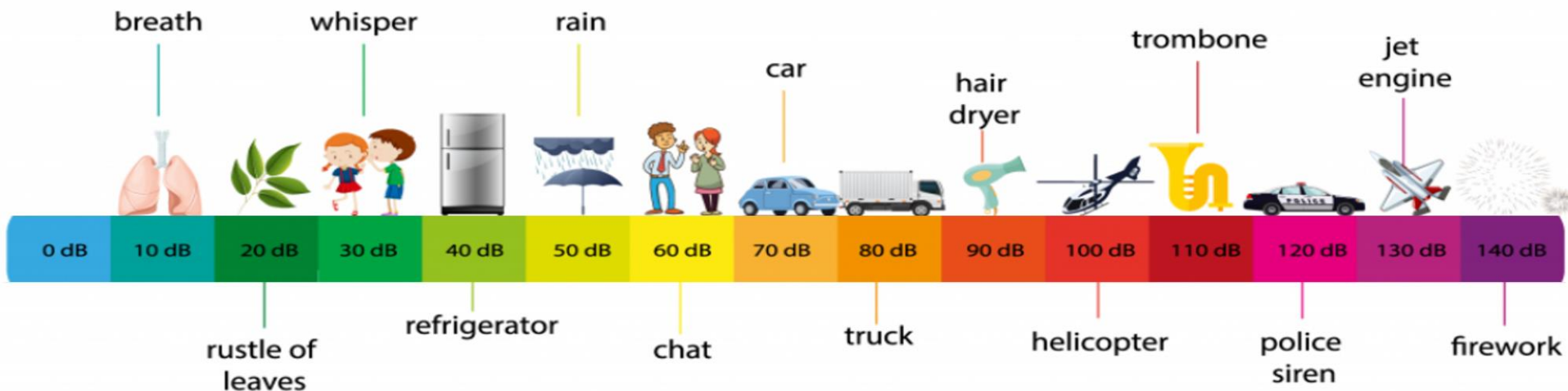
Proposed BCCA

- Establish process for written notification to nearby properties
- Establish process to allow multiple exemptions in a single application within a 30-day time period



Sleeping Areas BCCA

- Purpose to minimize harmful noise exposure
- Current noise level requirements in decibels (dBA):
 - 40 dBA or lower for sleeping areas
 - 45 dBA or lower for nonsleeping areas
- Proposed BCCA:
 - 45 dBA or lower for sleeping areas
 - 45 dBA or lower for nonsleeping areas



Next Steps

- **Council Study Session** on February 26
- **Council Action** in March

Additional questions or input can be sent to Mathieu at mmenard@bellevuewa.gov



Building Permit Re-application Policy



Building Permit DRAFT Reapplication Policy

- **KEY CRITERIA**

- Project designed to current code
- Reapplication discussed w/ building reviewer or supervisor
- Design not changing (except per review comments)
- Estimated project valuation not changing
- New phasing plan approval needed (BCC 23.05.090.F.3)



Upcoming Input Opportunities



Upcoming Input Opportunities

Tree Canopy Amendments LUCA/BCCA

- BDC meeting: **January 10 (today)**
- Public Information Session: **January 11**
- Planning Commission Study Session 1: **January 24**
- Planning Commission Study Session 2: **February**
- Planning Commission Public Hearing/Recommendation: **March**

Noise Control Code Amendments

- BDC meeting: **January 10 (today)**
- Council Study Session: **February 26**
- Council Action: **March**



Upcoming Input Opportunities

Design Review Approval Extensions

- Council Public Hearing/Action: **February 5**

Building and Clearing and Grading Permit Extension Ordinance

- Council Action: **February 5**

Wilburton CPA/LUCA

- Planning Commission Study Sessions: **February-April**
- BDC meeting **March**
- Council Study Session/Action: **June 2024**

2021 International Codes

- Council Study Session/Action: **March 4**



City Feedback



City Feedback – Recruitments

Position Title	# of Positions
Associate Land Use Planner	1
Fire Prevention Officer	1
Senior Transportation Planner	1
Utilities Development Review Engineer	2
Utilities Review Professional	1
Senior Code and Policy Planner	1
Building Inspector	1
Electrical Inspector	1
Building Tech Specialist	1



Senate Bill 5290



Senate Bill 5290

What is it?

- Washington State Senate Bill passed into law this year
- Extensive changes to Local Project Review Act - RCW 36.70B
- Intended to streamline the permitting process
- Combination of mandatory and voluntary measures
- Multiple deadlines for compliance
- Penalties and other consequences for non-compliance
- Annual reporting focused on housing for certain jurisdictions



WASHINGTON STATE LEGISLATURE



Senate Bill 5290

Key Components

- Shot clocks for final decisions of project permits – May be modified by local ordinance
 - 65 days for permits that do not require public notice
 - 100 days for permits that require public notice, but not a public hearing
 - 170 days for permits that require public notice and a public hearing
- Permit fee refund penalty for not meeting shot clocks
- Incentivizes adoption of streamlining measures to avoid permit fee refunds
- Publish performance reports at local and state level



WASHINGTON STATE LEGISLATURE



Senate Bill 5290

Key Components

- Prohibits site plan review on certain interior alterations
- Requires codified submittal requirements
- Amends requirements for determination of completeness
- Department of Commerce Role:
 - Convene statewide digital permitting workgroup
 - Support jurisdictions on implementation
 - Establish two grant programs
 - Publish performance reports
 - Digital permitting legislative report
 - Local project review guidance



WASHINGTON STATE LEGISLATURE



Senate Bill 5290

Preliminary Shot Clock Assessment

- Includes project permit final decisions Jan 2021 – Jan 2023
- Analysis did not consider completeness check exclusionary time
- Broad range of complexity and special circumstances for permits
- Factors outside of City control contribute to review time
- Unintended consequences - more structure & less flexibility
- Data is presented using default shot clocks and permit categories under SB 5290, which may be modified by local ordinance

Preliminary SB 5290 Data Analysis (Data Set = Jan 2021 - Jan 2023)				
Project Permit Timeline Categories	Total Permits	% of Permits Meeting Default Shot Clocks	City % of Median Timeline	Applicant % of Median Timeline
65 Days - No Notice	217	79%	16%	84%
100 Days - Public Notice	139	29%	59%	41%
170 Days - Public Hearing	2	0%	64%	36%
All Project Permits	358	59%	44%	56%



Senate Bill 5290

Preliminary SB 5290 Data Analysis of Project Permit Decisions
(Data Set = Jan 2021 - Jan 2023)

65 Days - No Notice				100 Days - Public Notice				170 Days - Public Hearing			
Application	Type	City Median Days	Applicant Median Days	Application	Type	City Median Days	Applicant Median Days	Application	Type	City Median Days	Applicant Median Days
Reasonable Accommodation	DD	12	211	Administrative Amendment	LI	81	125	Conditional Use Permit	LB	262	148
Vendor Cart	LT	10	123	Administrative Conditional Use Permit	LA	127	31	Shoreline Conditional Use Permit	WA	N/A	N/A
Temporary Use	LR	2	21	Design Review	LD	372	95	Preliminary Plat	LL	N/A	N/A
Boundary Line Adjustment	LW	74	305	Critical Areas Land Use Permit	LO	173	184	Planned Unit Development	LK	N/A	N/A
Final Plat	LG	148	1063	Variance from Land Use Code	LS	215	210	Site/Project Specific Rezone without CPA	LQ	N/A	N/A
Final Short Plat/Binding Site Plan/Amendment	LF	57	56	Shoreline Variance	LS	N/A	N/A	Any Rezone to OLB-OS without CPA	LQ	N/A	N/A
Plat Amendment	LG	N/A	N/A	Master Development Plan	LP	421	172				
Land Use Exemption	LJ	35	41	Shoreline Substantial Development Permit	WG	121	178				
				Home Occupation Permit	LH	67	125				
				Short Plat	LN	269	175				
				Temporary Encampment	LZ	N/A	N/A				

Note: Data is presented using default shot clocks and permit categories under SB 5290, which may be modified by local ordinance



Senate Bill 5290

Schedule & Timing

Commerce Schedule	COB Milestones
<ul style="list-style-type: none">• Workgroup: Q4 2023 – Q3 2025• Resource Guidance: Dec 1, 2023• Reporting Guidance: Jan – March 2024• Fee Structure Guidance: March 2024• Legislative Report: Aug 1, 2024• Reporting System: Sept – Dec 2024• Collect Reports: March 1, 2025• Guidebook Published: April – June 2025	<ul style="list-style-type: none">• Begin Data Collection: Jan 1, 2024• Engage Stakeholders: Q1 – Q2 2024• Council Engagement: Q2 – Q4 2024• Adopt Streamlining Measures: Q4 2024• First Commerce Report: March 1, 2025



Questions



Development Community Feedback



Closing and Next Meeting

Meetings prior to April 17, 2024:

- February 14, 1pm-4pm: SB 5290, Permitting Sub-Team, Inspections Sub-Team
- March 13, 1pm-4pm: Utilities Capital Recovery Charge (CRC) **or** Watershed Management Plan, SB 5290, Wilburton LUCA

Next full Bellevue Development Committee meeting:

April 17, 2024, 1pm-4pm, Bellevue City Hall





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.

정보	Information	情報
Información		معلومات
సమాచారం		Информация
اطلاعات		Thông Tin
सूचना	425-452-6800	資料

