
Welcome & Networking



Development Services

Bellevue Development Committee

Rebecca Horner, Director

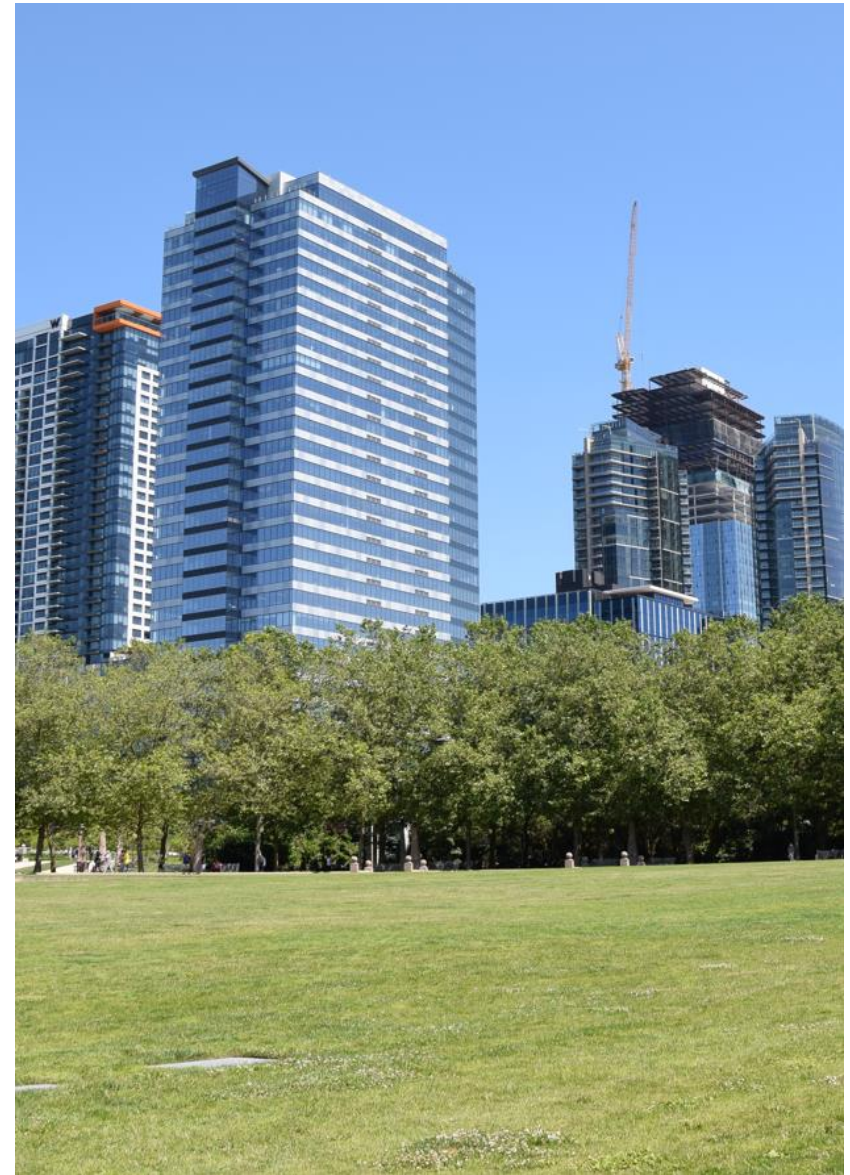
Development Services Department

April 17, 2024



Agenda

1. Welcome & Network
2. Permit Timelines & Development Update
3. Items from Previous Meetings
4. Code & Policy Update
5. City Feedback
6. Development Community Feedback
7. Closing & Next Meeting

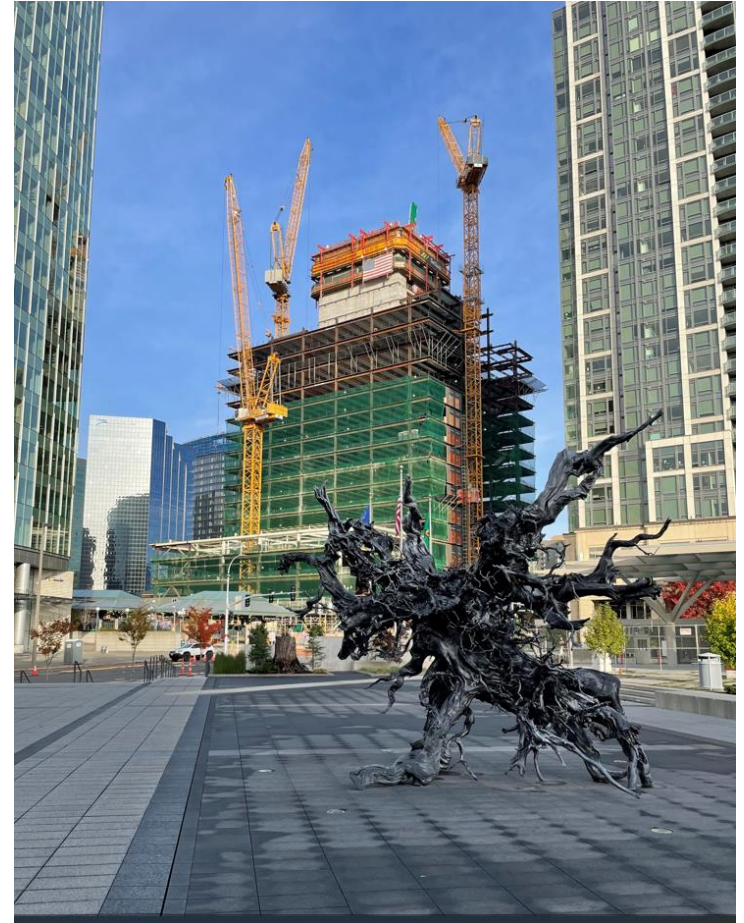


Permit Timelines & Development Update



Permit Timeline Trends

1. City Performance Improving
 - First review & subsequent reviews
 - Staffing & consultant resources
2. Building Permit Application Surge
 - Prior to March 15, 2024
 - 20% increase in applications
3. Current Challenges
 - Applicants taking longer to respond
 - Time to train and onboard



Performance Metrics

Percentage of permits meeting first review decision timeline targets

2019	2020	2021	2022	2023	2024 Q1	Target
71%	73%	58%	56%	55%	68%	80%

Average number of days for permit intake process

2019	2020	2021	2022	2023	2024 Q1	Target
1.24	1.30	2.03	2.60	1.77	1.23	2

Percentage of inspection results posted on same day

2019	2020	2021	2022	2023	2024 Q1	Target
96%	95%	95%	95%	96%	95%	100%



Performance Metrics

Percentage of business community who rate City of Bellevue permitting better than other cities

2019	2020	2021	2022	2023	2024 Q1	Target
50%	-	54%	-	61%	-	60%

Percentage of customers expressing satisfaction with Development Services as measured through customer surveys

2019	2020	2021	2022	2023	2024 Q1	Target
77%	79%	79%	74%	78%	79%	80%



Questions & Feedback



Senate Bill 5290

1. Commerce Update
2. Implementation Approach
3. Schedule
4. Questions & Feedback



WASHINGTON STATE LEGISLATURE



Senate Bill 5290

Implementation Approach

- Follow Department of Commerce Guidance
- Considering process changes – accountability measures
- Land Use Code procedural updates
- Modify shot clocks for permit types with special circumstances
 - Calibrated approach within SB 5290 framework
 - Move certain permits (LD, LP, LO, WG) into the 170-day category
 - Reduce risk of unintended consequences
- Adopt 3 streamlining measures prior to 2025
 - Imposing reasonable fees per RCW 82.02.020
 - Consultant contracts and supporting 25-26 budget authority
 - 25-26 budgeted positions to support quick response
- Continue to focus on process improvements in the future



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<ul style="list-style-type: none">• Study Session: June 11, 2024• Adopt Streamlining Measures: Q4 2024• First Commerce Report: March 1, 2025



Affordable Housing Expedited Permitting Program



Items from Previous Meetings

- **Process improvement workplan**
- **Permitting sub-team report out**
- **Inspections sub-team report out**





Process Improvement Workplan Outcomes

Address Mandates and Critical Needs

Consistency & Predictability

Simplify & Streamline Permitting

Improve Employee & Customer Experience

Exceptional Public Service

Equitable Service Delivery



Process Improvements

Initiatives Informed by Feedback



Quarterly DS Newsletter Communication



Affordable Housing Fee Reduction Program



Building Permit Re-application Policy



Consistent Communication via MBP



Extension Ordinance for Building and C&G Permits



Design Review Approval Extension Ordinance



Process Improvements

Initiatives Informed by Feedback



Senate Bill 5290 – Streamline Permit Review



Affordable Housing Expedited Permitting Program



Review and Streamline Submittal Requirements



Noise Control Code Amendment



Downtown Interim Official Control Vesting Changes



MBP Hourly Invoice Payment Portal



Digital Conversion of Paper Records & Online Access



Process Improvement

Workforce & Resource Investments



Supervisor and
Manager Training
Program
(talent retention,
consistency of policy
and procedure
applications)



Onboarding
Program
Enhancements
(talent retention,
consistency of
information)



Building
Resiliency-
(Predictable
resourcing)



Process Improvement

Future Planning



Strategic Plan



Permitting Sub-team Workplan

Initiatives Informed by Feedback



Gather BDC Stakeholder Feedback & Identify Themes



Identify Opportunities to Simplify Submittal Requirements



Streamline & Simplify Submittal Requirements



Senate Bill 5290 Process Changes



Expedited Permitting for Affordable Housing



Consolidating Civil Construction Permits



Inspection Sub-team Workplan

Initiatives Informed by Feedback



Gather BDC Stakeholder Feedback & Identify Themes



Initiate Project Debrief Meetings & Verify Themes



Develop & Deploy New Customer Experience Inspection Survey



Complete Development of Online E-Codes



Document and Benchmark Primary Inspection Procedures



Generate List of Issues to Callout in Review vs. Inspection



Inspection Subteam Workplan

Initiatives Informed by Feedback



Pre-Issuance Mtgs (architect/contractor/reviewer/inspector/owner)



Expand Use of Pre-Construction Informational Meetings



Clarify "who to call when for what" (communicate early & often)



Guide to Design vs. Construction Alternatives & Engr Judgments



Post Alternative Design Approvals & Policies Online



Consider Additional Use of Special Inspection



Break- 10 minutes



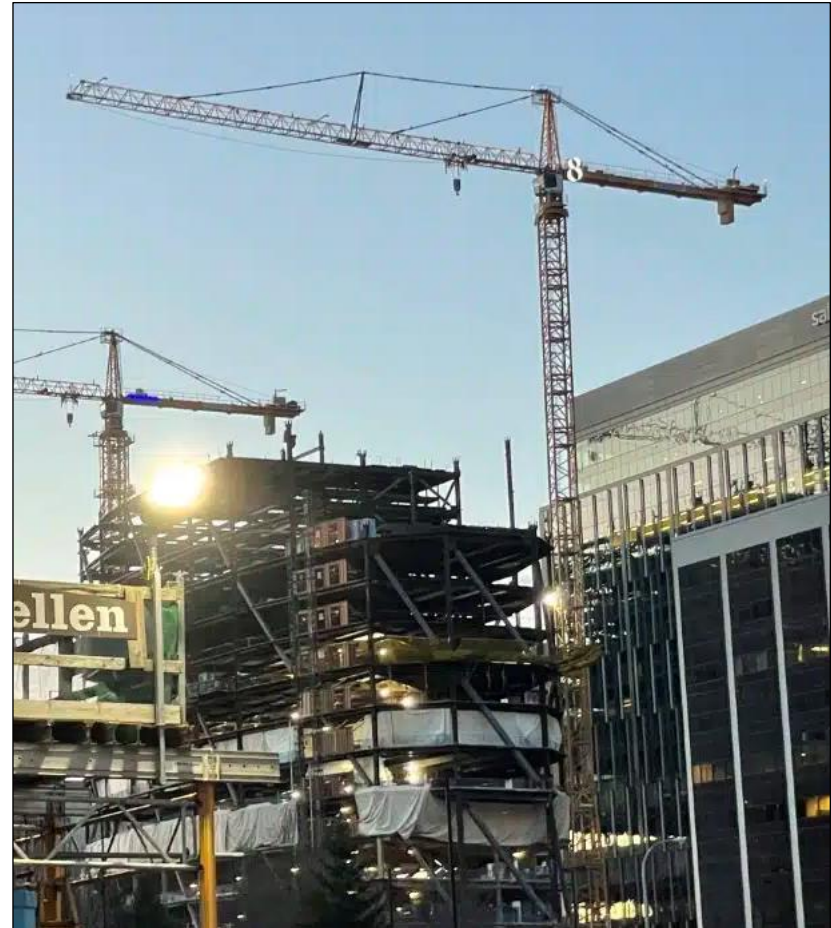
Code & Policy Updates

- **Noise control code amendments**
- **Downtown IOC update**
- **Tree canopy code amendments**
- **Wilburton code amendment**



Noise Control Code Amendments

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



Construction Noise Hour Options

Option	Day	Hours*
Option A (February 26 proposal)	Weekdays:	7 am to 6 <u>7</u> pm
	Saturdays:	9 am to 6 pm
Option B (citywide approach)	Weekdays:	7 am to 6 <u>8</u> pm
	Saturdays:	9 <u>8</u> am to 6 pm
Option C (zoned approach)	Weekdays:	7 am to 6 <u>8</u> pm, except near low-density residential: 7 am to 6 <u>7</u> pm
	Saturdays:	<u>8</u> 9 am to 6 pm, except near low-density residential: 9 am to 6 pm
*Current & proposed exempt hours		



Noise Control Code Amendment Process

Action	Date
Phase 1: Amplified Sound BCCA Adoption	April 11, 2022
Phase 2: Outreach/Engagement	Spring 2023-present
BDC Meeting	January 10
City Council Study Session	February 26
City Council Action	April 23



Next Right Work: Downtown IOC

- Builds upon Affordable Housing Strategy
- Designed to increase production of market-rate & affordable housing

April 23 Council Meeting:

- Increased FAR for Residential
 - **Phase 1: Downtown IOC**
 - Phase 2: Mixed Use Areas (Permanent Code Changes)

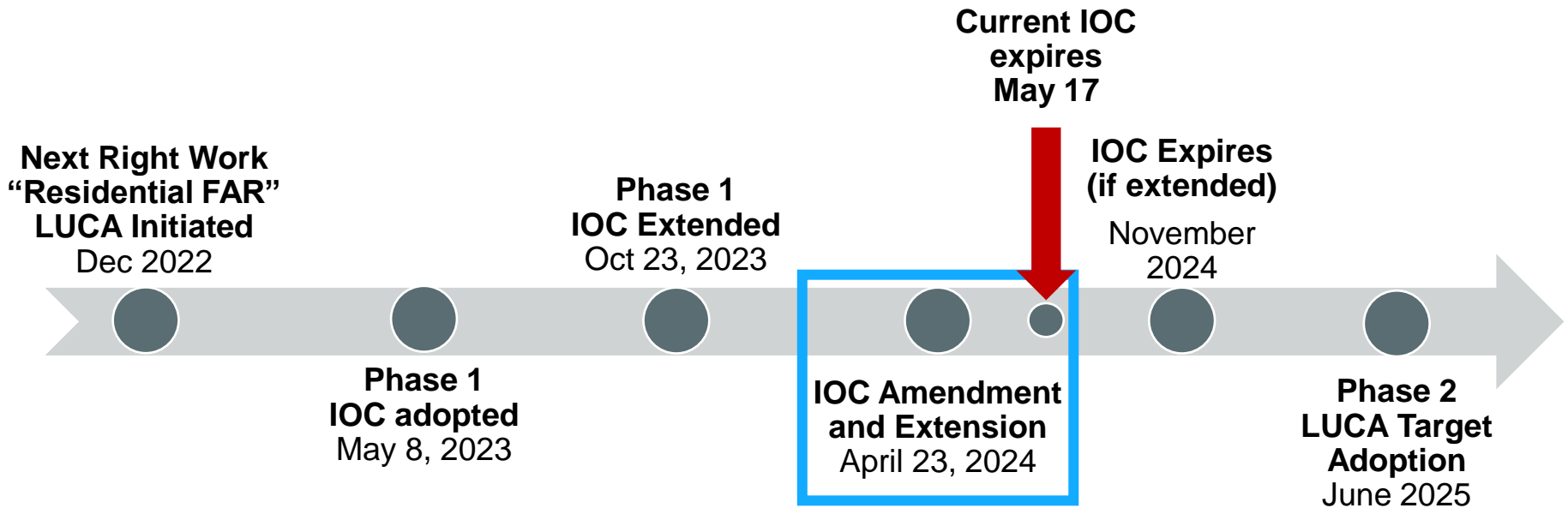


City of Bellevue
Affordable Housing Strategy

Approved by City Council
June 5, 2017



IOC/LUCA Process



Objective of Downtown IOC*

- Quickly respond to application-ready projects
- Test FAR increase and measure against policy objectives
- Encourage residential development
- Increase Affordable Housing production

* IOC expires **May 18**



Proposed Changes

- **Updates vesting language only to:**
 - Respond to Council direction to return before IOC expires
 - Address concerns relating to Master Development Plan (MDP) vesting
 - Proposed IOC allows MDP and associated Design Review to vest for up to 10 years, consistent with LUC
 - Gives DSD director flexibility to extend vesting based on size and complexity of project



IOC Options

- A. Modify vesting language and extend the IOC to Nov. 2024

- B. Recommended:**
Modify vesting language but do not extend the IOC

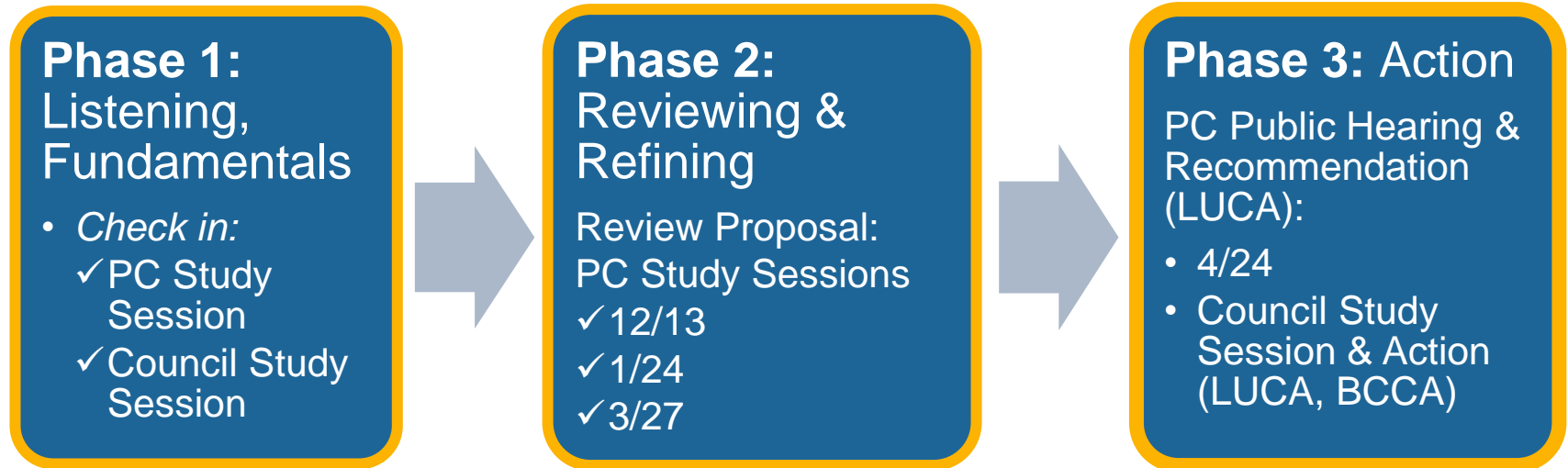




Tree Canopy Code Amendments



Project Overview



Public Info Sessions ★ 6/8

★ 1/11

Bellevue Development Committee (BDC)

★ 1/10

★ 3/13

LUCA Draft Shared

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**



City Feedback



Development Services

Vision Statement

 **BUILDING**  the **BEST**  **BELLEVUE**  **TOGETHER!!** 



City Feedback – Recruitments

Position Title	# of Positions
Land Use Director	1
Senior Admin Assistant	1
Associate Land Use Planner	1
Fire Plan Reviewer	1
Mechanical Inspector	1
Electrical Inspector	1



Staff Introductions



AIA Code Committee Report Out



Development Community Feedback



Closing and Next Meeting

- Next main BDC meeting: July 10th
 - Time and location: 1:00 – 4:00PM at City Hall
- Don't forget to take our survey:



Thank you!





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