



# Bellevue Development Committee

## August 14, 2024 - Meeting Notes

### **Networking and Welcome**

Announcement – staff announced that Toni Pratt has been promoted to the DSD Land Use Director position

### **Wilburton Land Use Code Update – Kristina Gallant & Caleb Miller**

- Engagement Look-back – Caleb Miller
  - Staff shared an overview of the extensive outreach efforts conducted over the summer
  - The workshops reviewed topics related to: Access and Connectivity; Uses, Dimensions, and Nonconformances; and Green Building incentives
  - Next Steps include LUCA workshops on the remaining topics
  - BDC Comments/Questions/Feedback:
    - Appreciation was expressed for everyone’s efforts with the code
    - The access network was discussed, specifically questions were raised around the block perimeter requirements
    - Concerns were raised about the non-conforming section
    - A question was raised about the next steps regarding affordable housing program for Wilburton and staff indicated progress is being made and we will have an update and request input at a future meeting
    - Questions about the Grand Connection initiative. Staff noted this can be a topic for future conversations
    - It was suggested that the city’s consultant, Community Attributes Inc., should post the updated model

## **Code & Policy Update – Kristina Gallant**

- Slide presentation providing a general update on the team's projects over the next few months, along with upcoming opportunities for input
  - Residential Redevelopment (HB 1042) LUCA
  - Permit Streaming (HB 5290) LUCA
  - Objective Design Standards (HB 1293) LUCA
  - Sign Code BCCA
  - Increased Residential FAR Phase 2: Mixed Use Land Use Districts LUCA
  - Middle Housing (HB 1110)
  - BelRed Look Forward
  - BDC Comments/Questions/Feedback:
    - Will BelRed incorporate approaches from Wilburton to accelerate the adoption timeline?
    - Which department is taking lead on each legislation? Staff responded that all projects are led by the Code & Policy division
    - For the FAR Phase 2 Mixed Use Districts LUCA, will the initiative include rezoning those areas? Staff responded we are currently determining the answer to that question.
    - Bel-Red is on an aggressive timeline. Is this a good time to provide a comment letter on what we would like to see improved for BelRed? Staff responded that comments are welcome at any time but are especially helpful as we get closer to the November timeline.

## **BDC Wilburton Sub-Team –**

- Information was provided on behalf of Rebecca Horner by Jennifer, the facilitator
  - Currently, two sub-teams are working on inspections and plan review process improvements
  - Since the July meeting, the opportunity for a third sub-team focused on stakeholder engagement for the Wilburton LUCA was identified
  - The sub-team's scope is to provide focused, technical stakeholder engagement on the Wilburton LUCA.
  - The sub-team includes approximately 15 people, including affordable housing advocates, Wilburton property owner representatives, members of the Bellevue Chamber, Bellevue Downtown Association and a downtown developer.

- The sub-team will report out at BDC meetings to keep the larger BDC group informed about the discussions. Also, engagement material will be posted on the Wilburton LUCA website to ensure everyone has access to the information
- BDC Comments/Questions/Feedback:
  - Consider inviting someone from Wilburton neighborhood, homeowner.
  - Are other subgroups meeting? Staff responded that the group is working on SB 5290 and technology-related projects with IT and will have more to share around October. There's also progress on hourly invoicing through MBP.
  - An observation was made that there is less public-facing work and more internal subgroup activity. There are more opportunities to improve and gather more stakeholder input.
  - An observation was made that there may be additional opportunities to meet with the inspections and permitting groups as well.

### **Closing and next meeting – Facilitator**

- The next quarterly meeting is scheduled for September 11, 2024, from 1-4 p.m. The September meeting is expected to include code & policy topics, along with sharing progress on the annual DS fee update.

### **Bellevue Development Committee 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
- Tim McKey, Sellen Construction
- Veronic Shakotko, Master Builders Association of King and Snohomish Counties

The purpose of the BDC meetings is to have an inclusive forum where the development industry and others can provide input and collaborate with city staff about concerns, challenges and solutions related to permitting, entitlement and code amendments. Participants acknowledge and agree that while communications in these meetings may refer to an actual permit, land use or code amendment project, they are for illustrative purposes only. As such, these communications are not considered comments or responses for any associated project and will not be kept as part of the project record or file.

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