

# Bellevue Development Committee

Rebecca Horner, Development Services Department  
January 8th, 2025

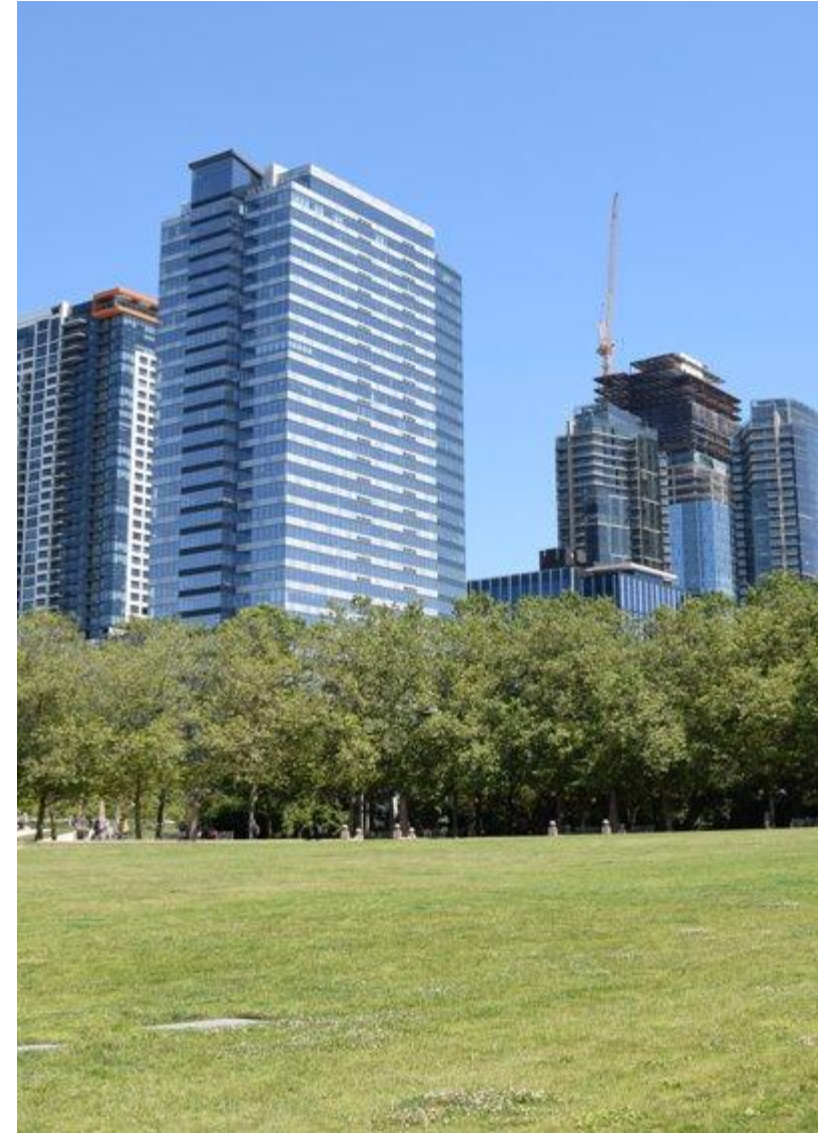


# Welcome and Networking



# Agenda

- Permit Timelines and Development
- Engineering and Site Design Sub Team
- Items from Previous Meetings
- Code and Policy
- City Feedback
- Development Community Feedback
- Closing and Next Meeting



# Permit Timelines and Development Update



# Development Update

- Applications and permits – higher than expected in 2024
- Valuation of building permits – lower than expected in 2024
- Inspection volumes – decreased throughout 2024
- In the pipeline – high volume of multi-family projects
- 2025 forecast – similar volumes and level of investment
- Continue to focus efforts on process improvements

# Permit Timelines

- First review decision performance improving in most areas
- Resources – combination of staffing and consultants
- Land Use permits – 2025 focus on managing shot clocks
- Building permits – 2025 focus on consolidated review
- Resource streamlining measures adopted with 25-26 budget

# SB 5290 Implementation

- Land Use Code changes adopted and effective January 1
  - Codified permit timelines for project permits
  - Procedural changes and updates
  - Director rulemaking
- Streamlining measures adopted and effective January 1
  - 3 resourcing measures implemented with 25-26 budget
  - Exempts city from permit fee refunds

# SB 5290 Implementation

- Process and procedure updates
  - Pre-apps required for critical areas and short plats
  - Submittal requirement updates on web and MBP – Live January 13
  - New checklists developed to improve application guidance
  - Strengthening project management on Land Use permits
- Performance reporting – due to Commerce in March 2025



# Engineering and Site Design Sub Team Proposal



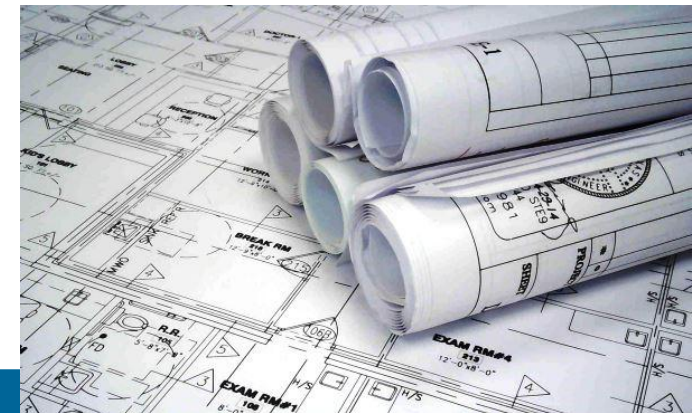
# Engineering and Site Design Sub Team

- New BDC Sub-Team proposed for site, land use, and civil engineering (transportation and utilities) permitting and construction
- Focus on issues outside of building envelope, in public street right-of-way, or area between the right-of-way and the building
- Desired outcomes are to identify, prioritize, and address issues and needed process improvements



# Engineering and Site Design Sub Team

- Sub-team to work collaboratively to resolve issues and improve overall design/review/inspection processes for all participants of the process
- Potential Topics and Issues:
  - Issues occurring during design review, construction or the transition from review to construction
  - Schedule issues on projects
  - Reoccurring or specific project issues



# Engineering and Site Design Sub Team

- City Members:

Land Use: Toni Pratt, Kimo Burden

Transportation: New Asst. Director, New Dev Rev Mngr., Tim Stever (ROW Mngr.)

Utilities: Linda De Boldt, Dwight Smith, Ryan Shelton

- Development Members:

We are seeking development members to participate on this committee.

- Initial team duty:

Identify issues and provide input on prioritization.



# Engineering and Site Design Sub Team

- City Co-chairs

- Linda De Boldt, P.E. (LDeBoldt@bellevuewa.gov)
- Vanessa Humphreys, P.E. (Vhumphreys@bellevuewa.gov)

## Next Steps

- Let us know if you are interested
- Let us know topics of interest
- Come to Feb 12<sup>th</sup> worktime meeting
- February 12th Meeting
  - Membership and Governance
  - Charter
  - Identify and prioritize topics



# Items from Previous Meetings



# Items from Previous Meetings

Follow guidelines for content creation

- Inspection Sub-Team Report Out
- Permitting Sub-Team Report Out

# Inspection Sub-Team - Updates

- Draft Public Information
  - Vesting to Development Codes
  - Alternates, Deviations, Interpretations, Policies, Variances
- Draft Procedures
  - Evaluation of Alternate Proposals
  - Review-to-Inspection Consistency



# Permitting Sub-Team - Updates

- Land Use permits and SB 5290 – Go live January 13
  - Submittal documents simplified and combined
  - Checklists provided for early guidance
- Permit expiration notifications
  - Building permit applications – active now
  - Issued building permits – Go live Q1

# Permitting Sub-Team - Updates

- Hourly invoice payments available on MBP – Q2 go live
- Single family building permits consolidated review – Q2
  - Submittal documents being simplified and combined
  - Consolidated revision submittals will be required
  - Project management

# Permitting Sub-Team – Input needed in 2025

- AMMR's digitally available – feedback on desired state (Q1)
- Digital permit records – feedback on desired state (Q2-Q3)
- Pre-approved DADU's – input on best practices (Q2-Q3)
- Building permit consolidated review – major projects (Q3-Q4)
- Consolidated civil permits – Input from site sub-team (Q3-Q4)
- Modernize MBP– End user feedback and input (TBD)

# Permitting Sub-Team Going Forward

- Solicit interested participants to provide input in 2025
- Gain feedback via virtual meetings and surveys as needed
- Use quarterly meetings for reporting out to BDC
- Opportunity to join sub-team each quarter
- Today – Sign up to participate or email Danielle after the meeting at [dalong@bellevuewa.gov](mailto:dalong@bellevuewa.gov)

# Code and Policy Update



# Code and Policy Update

- Planning Commission
  - Study Session: Wilburton (1/22)
    - LUCA Draft published on 1/3
    - Early stakeholder input deadline of 1/13
  - Public Hearing/Recommendation: Objective Design LUCA (HB 1293) (1/22)
- Council
  - Study Session: Residential Conversion (HB 1042) (1/7)

# Code and Policy Update

- Upcoming Engagement
  - Housing Opportunities in Mixed-Use Areas (HOMA) LUCA
    - Thurs, Jan 9 | 6:30 - 7:30 p.m. | Virtual
    - Mon, Jan 13 | 6 - 7 p.m. | In-Person - Bellevue City Hall
    - Thurs, Jan 16 | 6-7 p.m. | In-Person - Puesta del Sol Elementary School
    - Sat, Jan 25 | 2 - 3 p.m. | In-Person - Stevenson Elementary School
    - Mon, Jan 27 | 6 - 7 p.m. | In-Person - Tye Middle School
  - Interactive Map published in December

# Code and Policy Update

- Upcoming Engagement
  - Middle Housing/DADU LUCA
    - Interactive Map published in December
    - Online questionnaire open through January
    - More information: <https://bellevuewa.gov/middle-housing-code>



# City Feedback



# City Feedback

- Recruitments
- Introductions
- Strategic Plan/Workplan Update
- LUPI Plan

# Recruitments

- Code & Policy Senior Planner - LTE
- Utilities Review Engineers (two positions open)
- ROW Intern
- Electrical Inspector

# 2025-2030 DS Strategic Plan

## Vision

*Building the best Bellevue together*

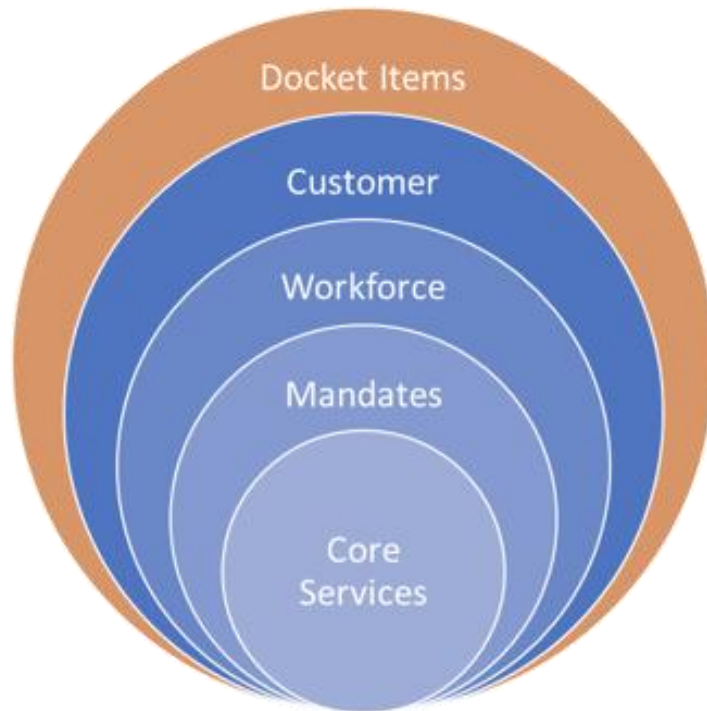
## Mission

*Development Services protects the quality, safety, and integrity of the built and natural environment. We partner to enhance an equitable, inclusive, and livable city for everyone*



# Workplan Update

## Priorities



## Process



# Development Community Feedback



# Development Community Feedback

- Director Rule Q&A- Toni Pratt

# Closing and Next Meeting





# Closing and next meeting

- Next meeting date February 12th, 2025
  - Agenda: New Sub-team Working Session and ESI Update
- Time and location: 1:00 p.m. – 4:00 p.m. at City Hall
- Thank you!

# Information



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