



# Bellevue Development Committee

## October 9, 2024 - Meeting Notes

### **Networking and Welcome – Jake Hesselgesser**

- Jake welcomed everyone and noted it's the 1-year anniversary of the BDC.

### **Permit Timelines and Development Update – Jake Hesselgesser**

- Jake provided an overview of permit timelines, performance metrics and a brief update on development activity.

### **Items from Previous Meetings - Facilitator**

- Development Services Fee/Budget Update
  - Staff reviewed the 2025-2026 budget updates and highlights and provided an overview of the funds collected by Development Services, explained the reserve policies, and described the changes associated with moving Development Services into the general fund.
- Sub-Teams
  - A proposal to add a third sub-team focused on engineering and land use review through inspection. The three sub-teams going forward would include:
    - Permitting and applications.
    - Engineering (Utilities & Transportation) Land Use Review through Inspection.
    - Building and Fire Inspections.
  - Inspection Sub-Team Report Out
    - Staff reported on the key focus points regarding consistency with plan review approval and field inspections. Debriefs have been occurring with major project development teams that have provided valuable feedback. Staff also provided an overview of customer experience information, the data being collected and what the city does with that information to guide improvement efforts. Staff encouraged the development community to participate in customer experience survey opportunities.
  - Permitting Sub-Team Report Out
    - Staff gave a recap on what they have been focusing on with respect to

process changes in response to Senate Bill 5290 timelines. This included an update on preapplication conferences, developing application guidance such as checklists, and the completeness check process.

- Staff also reported that they have reviewed feedback from the development community and drafted the new structure for file submittal requirements. Meeting attendees were invited to participate in a sub-team table top discussion after the main meeting.
- Staff also responded to questions about conducting engineering reviews in conjunction with entitlement permits.

- **Workplan Update**

- Staff shared the 2024 Accomplishments (see sub-bullets listed on PowerPoint slide).
- Staff shared information on how the BDC Feedback is being integrated into process improvements and code & policy work. Examples in the presentation included permit streamlining and the use of Directors Rules.
- **Small Group Discussions:**
  - Tabletop discussions were facilitated to provide reflection on the first year since the BDC formed and small groups discussed the following questions which were then reported out on:
    - What are the benefits of this forum?
      - Benefits included building relationships, a forum to discuss issues and suggestions, pathway for providing feedback, and appreciation for open discussion and building relationships outside of project specific interactions with the city.
    - What can we do to improve this forum?
      - Improvements included getting more people to participation from design professionals, increasing staff awareness of BDC discussions, adjusting the interval between workplan updates to allow progress on initiatives to take place. Suggestion to get more people from the design field.
- On the horizon workplan items and the process for city work planning was also shared as shown in the presentation.

## **Code & Policy Update – Nick Whipple & Kirsten Mandt**

- Wilburton LUCA Update (Nick Whipple)
- The revised draft will be published on October 10. There is still time to provide additional feedback for the next two weeks.

- COMMENTS: Appreciation for the opportunity to provide feedback to Code & Policy.
- Middle Housing Update (Kirsten Mandt):
- Kirsten Mandt provided an overview of HB 1110 Requirements. (See slide) HB 1337 Requirements overview. (See slide) Project Goals (See slide)

Kirsten shared slide deck: What We are Already Doing; What Needs to be Updated; Additional Proposed Changes; Housing Typology Flexibility: there are nine types of middle housing; How they will implement design for Cottage & Courtyard Site Design; Development Regulation Flexibility; Additional Density & Affordable Units; Pre-Approved DADU Designs; Schedule and Next Steps.

- Upcoming Opportunities to Engage (Nick Whipple) – see slide 61 for dates
- COMMENTS/QUESTIONS:
- When is Bel-Red look forward process? Response: Code amendment and rezones will likely happen in 2025.
- Is the objective standard city wide? Yes – we are tightening up the language for all code sections that include a design review process and will be processing that larger code amendment package with the Planning Commission in the winter.

### **City Feedback – Rebecca Horner**

- Staff reviewed the list of open recruitments and introduced new staff in attendance at the meeting.

### **Development Community Feedback – Facilitator**

- Open Comment Opportunity
  - Feedback was provided on issues surrounding FAR and garbage collection.

### **Closing and Next Meeting - Facilitator**

- Next Meeting: November 13, 2024

### **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
- Veronica 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.



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