



Bellevue Development Committee

September 11, 2024 - Meeting Notes

Networking and Welcome – Rebecca Horner

- Staff welcomed the committee and introduced new staff in attendance at the meeting.

Upcoming Council Agenda Items – Jake Hesselgesser/Rebecca Horner

- General Budget Update
 - Finance & Asset Management (FAM) staff provided an update on the preliminary budget being introduced to the City Council including the Development Services fee update scheduled for 9/25/24.
 - The new financial policies were also reviewed, and a general overview of fund structure changes was provided by FAM staff.
 - BDC Comments/Questions/Feedback:
 - Did the state auditor suggest combining funds?
 - Are the DS reserves going to General Fund?
 - Will DS Fees increase when development & cost goes up? Staff responded that positions will be held in reserves and that fees are tied to the cost of service.
 - Will reserves get in way of new hires that are needed. Staff responded that City staff will be engaging with an analyst to align with business needs.
 - Recommend that FAM speak at an upcoming BDC meeting
- Senate Bill 5290 Update
 - Streamlining Measures: City Council Study Session: September 24
 - Permit Streamlining LUCA: City Council Study Session: October 15

Code & Policy Updates – Kristina Gallant, Mathieu Menard, Kirsten Mandt

- Phase 2 FAR Increase LUCA (Mathieu Menard)
 - City Context & Needs
 - Background
 - LUCA Objectives & LUCA Overview
 - Potential LUCA Changes Pt.1 & Pt.2
 - Phase 2 Engagement

- Anticipated Schedule
- BDC Comments/Questions/Feedback:
 - Staff asked if anything missing from scope of work? Is there anything that should be included and not on list?
 - Staff noted we are engaging with the development community; affordable housing providers and groups, neighborhood input; internally with the Community Development Department, direct outreach, etc.
 - What is the preferred timing for providing comments? Staff responded it would be next four weeks to prepare for code drafting.
 - Will this project establish new land use districts? More than likely.
 - Which areas of downtown will be excluded? Staff responded that we plan to include all of downtown in our review, but council will decide if areas of downtown should be excluded.

- **Residential Redevelopment LUCA (House Bill 1042) – Mathieu Menard**
 - HB 1042 overview – Existing Building Redevelopment LUCA & BCCA
 - Bill Requirements
 - LUCA Overview
 - Proposed Code Changes (LUCA & BCCA)
 - Planned Outreach
 - Anticipated Schedule
 - BDC Comments/Questions/Feedback:
 - Staff asked if anything was missing? Anything hampering the redevelopment?
 - Which development standards will be exempt from the Energy Code? Staff responded that the LUCA will not address building code or energy code requirements.

- **Objective Design Standards LUCA (House Bill 1293) – (Kirsten Mandt)**
 - HB 1293 overview
 - What we are already doing. What needs to be updated
 - LUCA Development Process
 - Engagement
 - Current Draft Schedule
 - BDC Comments/Questions/Feedback:
 - Request for making concurrent review more seamless.

- **Wilburton LUCA Update -Quarterly Review (Kristina Gallant)**
 - Recent Updates
 - What's Next?
 - Another series of Wilburton sub teams starting next week

- Second full public draft LUCA by Oct 10
- Planning Commission Study Session – November 6
- BDC Comments/Questions/Feedback:
 - October 10 Draft – will not include all sections to code? Staff responded it will include all sections.
 - Staff encouraged BDC to reach out to Kristina, Nick & Josh for further questions; etc.
- **Long Term LUCA Plan (Quarterly Overview) – Kristina Gallant**
 - Residential Redevelopment (HB 1042) LUCA - Planning Commission Study Session: September 25
 - Middle Housing (HB 1110) - Planning Commission Update: October 9
 - Permit Streamlining (SB 5290) LUCA - City Council Study Session: October 15
 - BDC Comments/Questions/Feedback:
 - Timing for Sales tax exemptions? Staff responded we will share this feedback with the Community Development Department.

EV Readiness Update – Rebecca Horner

- The draft EV Roadmap is available for public review: 9/9-9/23
- Roadmap and EV Readiness scheduled for Council on: 10/29
- Staff currently finishing up engagement and outreach and finalizing proposal for Council with revisions/edits from feedback received from stakeholders, and July 10 BDC presentation
- Staff encouraged BDC to reach out to Community Development with any additional feedback, etc.

Closing and next meeting – Facilitator

- The next quarterly meeting is scheduled for October 9, from 1-4 p.m. The October meeting is expected to include:
 - Permitting timeline review
 - Updates on work plan and sub teams
 - Timeline information

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
- 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.



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