



Bellevue Development Committee

January 8, 2025 Notes

1. **Networking and Welcome** – Rebecca Horner

Staff Recognized the agenda committee members, their impact, and reminded BDC participants to seek out committee members to get items added to future agendas.

2. **Permit Timelines and Development Update** – Jake Hesselgesser

Staff provided a brief development update highlighting key metrics in 2024 including:

3. Higher than expected application and permit volumes.
4. Lower valuation of issued building permits than expected.
5. Decreasing inspection volumes as large major projects reach completion.
6. Increased focus on resourcing to meet future development cycles.

Staff shared a development forecast for 2025 that includes a similar level of activity to 2024 and a continued focus on process improvement.

Staff also shared an update on permit timelines including city performance improving in most areas, a continued focus on resourcing, and work on the Land Use and Building permit front in 2025 to improve permit timelines. An overview of Senate Bill 5290 changes was provided highlighting the Land Use Code changes, streamlining measures, process and procedure updates, and annual performance reporting. The City also plans to work on more real time reporting of permit timelines in 2025 to increase performance transparency.

7. **Engineering and Site Design Sub Team Update** – Mark Poch and Linda De Boldt

Staff provided an overview of this new sub team focusing on Land Use, transportation and utilities permitting and construction. Intention is to focus on issues that are outside of the building envelope. The sub-team will identify these issues and help to improve

design/review/inspection process.

City staff involved in this new sub-team were introduced and BDC members were encouraged to sign up to participate in meetings starting in February.

8. **Items from Previous Meetings**

- Inspection Sub-Team Report Out – Gregg Schrader

Staff shared progress on improvement efforts identified through the work of this sub-team including a draft chart to respond to community feedback regarding development codes, alternates, deviations, interpretations, policies, and variances. In addition, staff walked through a draft procedure for evaluating alternate proposals and a review-to-inspection procedure focused on increasing consistency in the process.

- Permitting Sub-Team Report Out – Jake Hesselgesser

Staff provided an update on SB 5290 changes set to go live January 13 and ongoing work to automate the process for notifying customers when an application or issued building permit is set to expire.

Staff also provided an update of upcoming work the sub-team will begin to focus on and encourage meeting participants to sign up if they were interested in providing feedback on future workplan items.

4. **Code & Policy Update**– Nick Whipple

- Upcoming and Recent City Council Items

Office to residential conversion study session completed. Going to bring back for consent in February.

- Upcoming Planning Commission Items

Looking to schedule public hearing for Wilburton after study session on Jan 22.

Strike draft is published online. Provide early input by Jan 13.

- In Process Engagement Items

Housing Opportunities in Mixed-Use Areas project (HOMA) is underway with the aim to better support residential development in mixed-use areas.

Interactive map is available online to learn more about these areas.

Interactive map also available for middle housing engagement.

Middle Housing questionnaire is available through January to provide feedback regarding middle housing/DADU LUCA.

5. **City Feedback** – Rebecca Horner

- Recruitments

Staff provided an update on vacancies which are at less than 3%, along with a new position to support small business and public space activation permit assistance.

- Staff Introduction(s)

New staff in attendance at the meeting were introduced. Strategic Plan/Workplan Update

- LUPI Plan

6. **Development Community Feedback** – Facilitator

- Director Rule Q&A

Staff provided an overview of the director rule making process and the five rules expected to go through this process in 2025 which included:

- Single family FAR,
- Clarifications regarding non-conforming sites located within the the downtown
- Clarifications regarding building segmented method for sites on sloped sites
- Wilburton green building rules
- Clarifications regarding housing expenses for affordable housing proposals.

Additional items at the end of the meeting were also discussed including:

- Critical areas ordinance update will launch potentially in Feb.
- DS Org chart is posted online.
- Affordable housing approach for Wilburton TOD, incentivized vs mandatory will be shared with the planning commission on Jan 22.
- City response and preparedness for storm events

7. **Closing and Next Meeting** – Facilitator

- February 12, 2025- Engineering Site Design Sub Team Kickoff and ESI Update

Bellevue Development Committee Agenda Committee Members

- Patrick Bannon, Bellevue Downtown Association
- Torrey Davis, JTM Construction
- 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 425-452-4570 (voice) or email ds_experience@bellevuewa.gov. For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.