

Development Services

Bellevue Development Committee

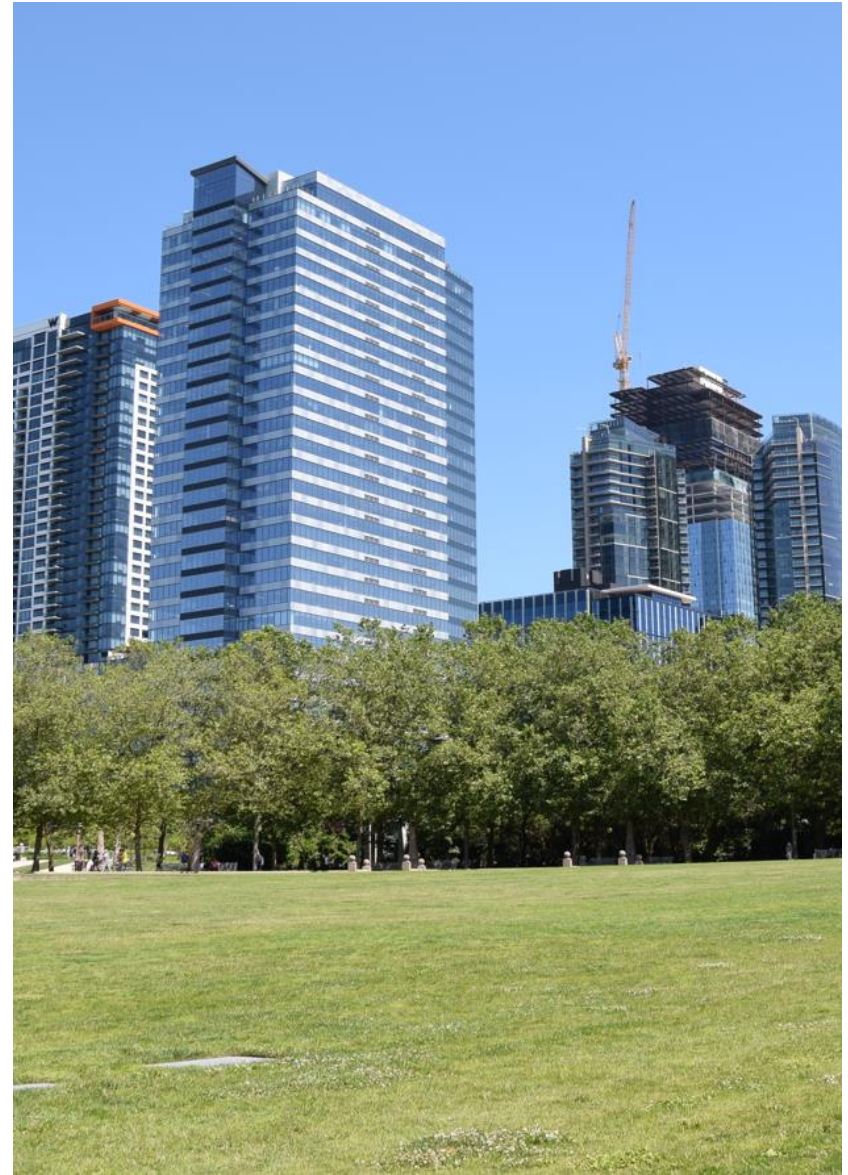
*Rebecca Horner, Director
Development Services Department*

March 13, 2024



Agenda

1. Senate Bill 5290
2. Code & Policy
3. Inspection Sub-Team



Senate Bill 5290

1. Commerce Update
2. Shot Clock Assessment
3. Implementation Approach
4. Questions & Feedback



WASHINGTON STATE LEGISLATURE



Senate Bill 5290

Implementation Approach

- Follow Department of Commerce Guidance
- Considering process changes – accountability measures
- Codify submittal requirements for project permits
- Modify shot clocks for permit types with special circumstances
 - Calibrated approach within SB 5290 framework
 - Move certain permits (LD, LP, LN, LO) into the 170-day category
 - Reduce risk of unintended consequences
- Adopt 3 streamlining measures prior to 2025
 - Imposing reasonable fees per RCW 82.02.020
 - Consultant contracts and supporting 25-26 budget authority
 - 25-26 budgeted positions to support quick response
- Continue to focus on process improvements in the future



Senate Bill 5290

Questions & Feedback



Code & Policy

- **Wilburton LUCA and Access Concept Map**
- **Noise Control Code Changes (*Update Only*)**
- **Tree Canopy Code Changes (*Update Only*, LUCA linked in Agenda)**



Wilburton CPA & LUCA Schedule

Date	Commission	Topic
March 14	Transportation Commission	Transportation Policy Recommendation to PC
March 27	Planning Commission	Transportation, Streets, and Blocks
April 3	Planning Commission	Site Organization, Buildings, and Design
April 10	Planning Commission	Land Uses, Incentives, and Housing
May 1	Planning Commission	Public Hearings



Wilburton: Access Concepts



Purpose:

- Communicates vision and application of policies toward compact, multimodal, walkable TOD
 - Access types and locations are advisory in guiding implementation
- Identifies local and active transportation access needs, including to Eastrail
- Identifies streetscape enhancement opportunities
- Promotes flexibility in site-specific access needs



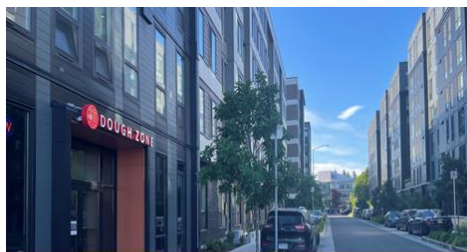
Wilburton: Access Concepts

- Integrates with trail- and transit-oriented land use pattern
- Publicly accessible
- Provides for emergency and maintenance vehicle access to Eastrail
- Includes active transportation access components
- Allows access to meet project needs



Flexible Access

Active transportation and essential vehicular access to support future development.



Local Access

Public street for vehicular and active transportation access



Active Transportation Access

Pedestrian and bicycle access



Through-Block Access

Access through and between larger blocks or development sites



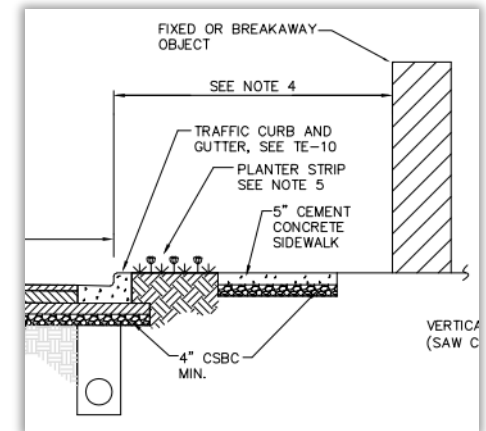
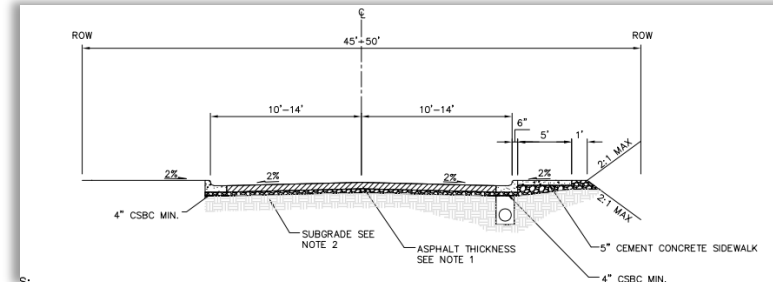
Access Implementation

- **Land Use Code:**

- Local Streets
 - Specific locations, minimum width requirements
- Flexible Access & Active Transportation Access:
 - General locations (with flexibility), minimum width

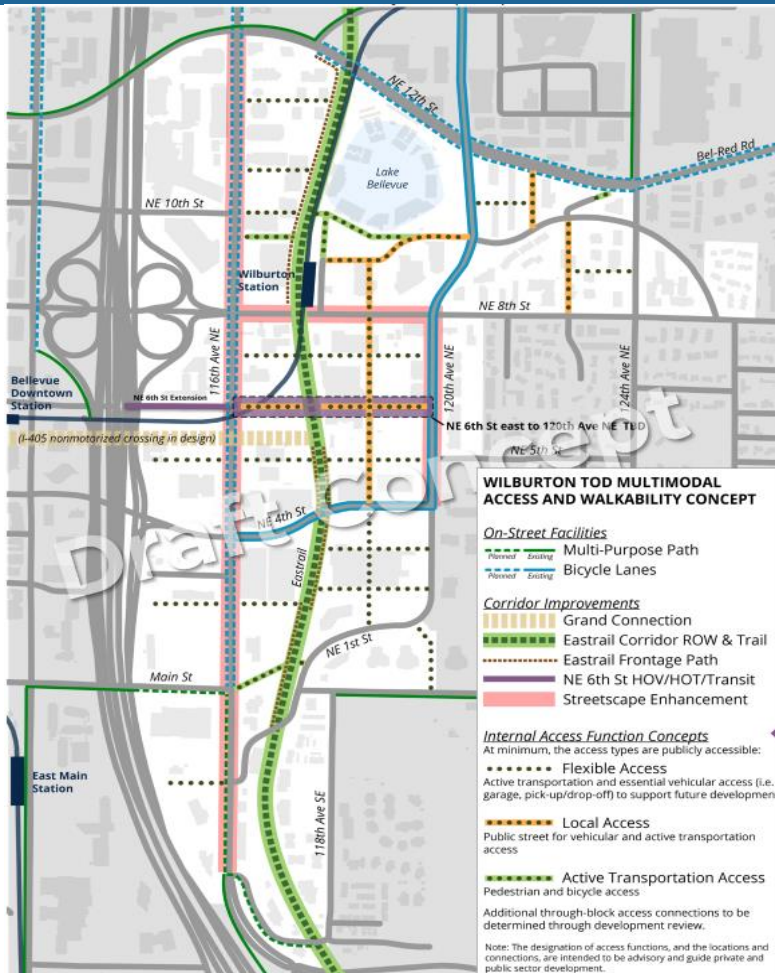
- **Transportation Design Manual: Access Design Guide:**

- Specific elements required within each access type
 - Minimum roadway, sidewalk, etc. widths
 - Menu of different options for improvements
- Construction drawings



Note: Drawings from existing Transportation Design Manual standards, used for examples only.

Discussion



- Do you have other ideas to create a more walkable Wilburton?

Inspection Sub-Team



Inspection Sub-Team

- New codes adopted 03/04 and effective 3/15/24
- Reapplications due by 03/14 for 2018 code vesting
- Major project debriefs proceeding on schedule
- Need detailed lists of inspect/review consistency issues
- **Emerging Themes:**
 - Identify significant issues as early as possible
 - Help inspection/construction go more smoothly
 - Increased transparency (Interpretations, Alternates)



Closing and Next Meeting

- Next main BDC meeting: April 17th
 - Time and location: 1:00 – 4:00PM at City Hall
- Thank you!





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