



Bellevue Development Committee

July 10, 2024 Meeting Notes

Networking and Welcome – Rebecca Horner

Permit Timelines and Development Update – Staff

- SB 5290 Process Changes – Reilly Pittman
 - Presentation and discussion on the City’s approach to process changes. BDC input – what would you like to see before you apply?
 - Not a one-size-fits all scenario; varying levels of customers could have different needs.
 - Preapplications are already currently required for certain projects.
 - Positive feedback on the preapplication process; helps both sides save time in review.
 - If DS goes more of a template route, what is your feedback on that? It would remove choice from technical experts but would provide a visual checklist.
 - Participants were asked to fill out and return feedback questionnaire.
- Expedited Permitting Program for Affordable Housing Projects – Toni Pratt & Ira McDaniel
 - The more information received in pre-application/pre-development, the faster the entitlement process goes.
 - Looking at how to best tie in real property coordination with affordable housing.
 - BDC Comments/Questions:
 - Real property upfront.
 - Starting off in a strong place.
 - With the estimated time schedule, will the City set a timeline goal so that when a project is not meeting that timeline there is intervention from a representative?
 - Might be helpful to set an estimated “ideal” number of days for a project.
 - When using tax credits, developers are on a specific timeframe as provided

by the federal government, and if they don't hit that deadline, they lose their tax credits. It would be really good if that's something that can be shared so there is certainty that the project can meet tax credit deadlines.

- The more checklists and ability to explain the Bellevue way to design teams, the better.
- Feedback requested from participants on future projects, projects that involve religious entities or non-profits, and interest in developing affordable housing on land owned by government or other public organizations.

Items from previous meetings – Staff

- Inspection Sub-Team Report Out – Gregg Schrader
 - Updates provided on recruitments, proposed changes to improve project timelines and scope, and looking at improvements for accessibility and smoke control inspection procedures.
 - Please reach out with additional comments.
- Permitting Sub-Team Report Out – Nate Tilson
 - Pilot on consolidated construction plans, revision requests, and revision letters to shorten the process.
 - Permit expiration notices – warnings will now be sent out with notifications to provide better notice of permit expirations.

Code & Policy Update – Staff

- Information on upcoming Planning Commission and City Council dates and opportunities for input provided.
- Affordable Housing Strategy Target & Update – Linda Abe & Sabrina Velarde
 - Background provided on the Affordable Housing Strategy.
 - Accomplishments on recent developments shared – Eastgate Campus, C-1 Program, Housing Stability Program.
 - There is money available for affordable housing, so please inquire about it.
 - The target originally set has been met and surpassed quicker than anticipated.
 - Need to increase rate of production at 0-50% AMI units.
 - The housing strategy update will happen over a one-year time period; currently in pre-launch phase which needs to be done with Council.
 - BDC Feedback:
 - Until funding is increased, projects will not realistically move forward; 50% and under is not going to happen without more funding.
 - Without operating subsidy or securing vouchers, it will not work.

- MFTE Overview & Discussion – Emil King, Linda Abe, & Sabrina Velarde
 - An overview of the MFTE program was provided.
- Electric Vehicle Charging Proposal – Jennifer Ewing & Colin Munson
 - Bellevue is ahead of the curve for EV charging.
 - FAQs from January:
 - Phased approach for affordable housing – we don't see other cities taking phased approaches and the City of Bellevue will not be pursuing this either.
 - PSE/Grid Capacity – nothing the City is doing is above and beyond what they are already planning for; effectively this is not a major concern.
 - Fires & Insurance – it is true that EV fires are considerably worse than a traditional gas fire, but they are not being calculated into insurance premiums.
 - BDC Feedback:
 - Why is Bellevue mandating EV charging rather than let the market take care of it?
 - Something the City heard was that installing EV chargers is an enormous pain.
 - The demand may not be there today, but it will be and we're trying to avoid future issues.
 - You're focused on satisfying the demand by every stall having a charging station, what about less but shared stations – are you looking at other operational solutions?
 - That is the kind of idea that we want to hear. The proposal as originally presented didn't include that, but it's a valid consideration to take forward.
- Wilburton Code Amendment – Caleb Miller
 - Update provided on feedback provided by the development committee and how it's being incorporated.
 - Dates for engagement opportunities provided.

City Feedback – Rebecca Horner

- Recruitments
- Staff Introductions – none
- July Workplan Update

MBAKS Middle Housing Code Recommendation – Allison Butcher

- Outlined the value and importance of middle housing, along with MBAKS recommendations.

Development Community Feedback – Facilitator

- None

Closing and next meeting – Facilitator

- Next regular BDC meeting October 9, 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
- Tim McKey, Sellen Construction
- Veronic 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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