

# Development Services

## Bellevue Development Committee

Rebecca Horner, Director

*Development Services Department*

October 9, 2024



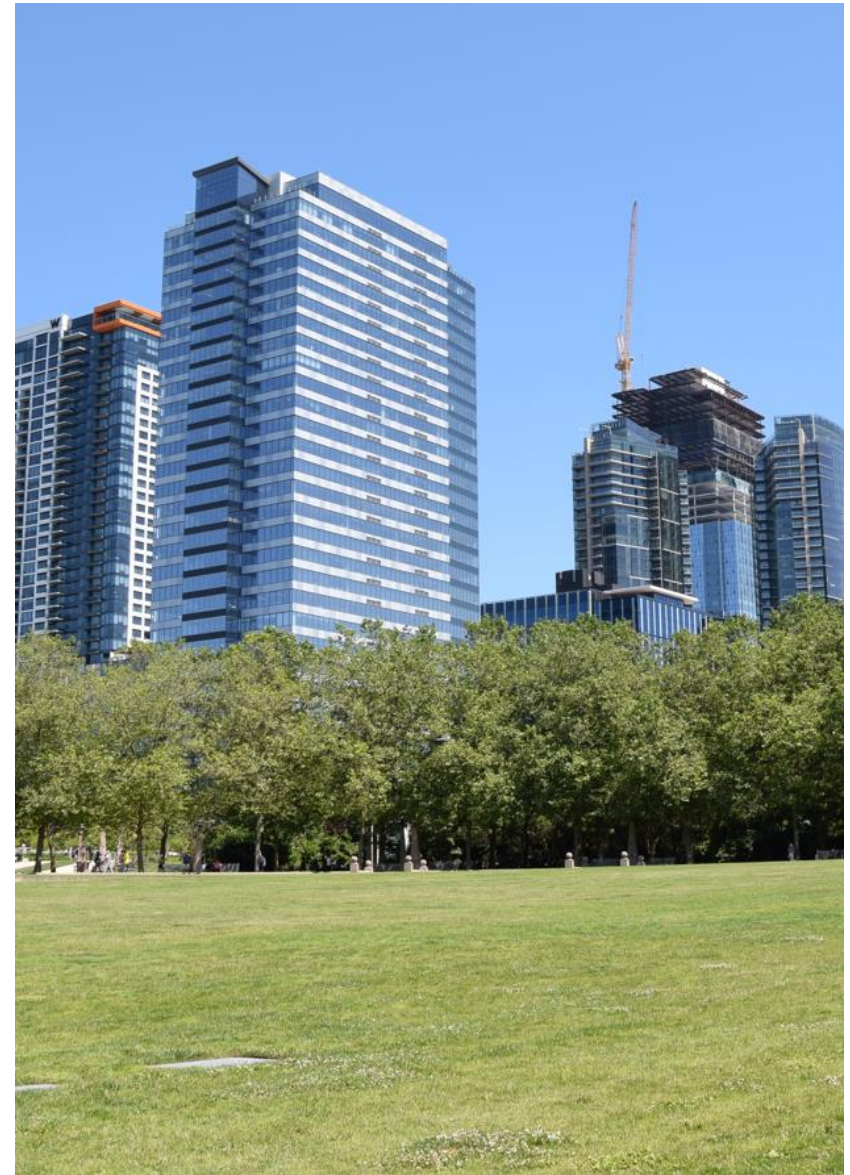
# Welcome & Networking

---



# Agenda

1. Welcome & Networking
2. Permit Timelines & Development Activity
3. Items from Previous Meeting
4. Code and Policy Update
5. City Feedback
6. Development Community Feedback
7. Closing & Next Meeting



---

# **BDC- Celebrating 1 YEAR!!!**

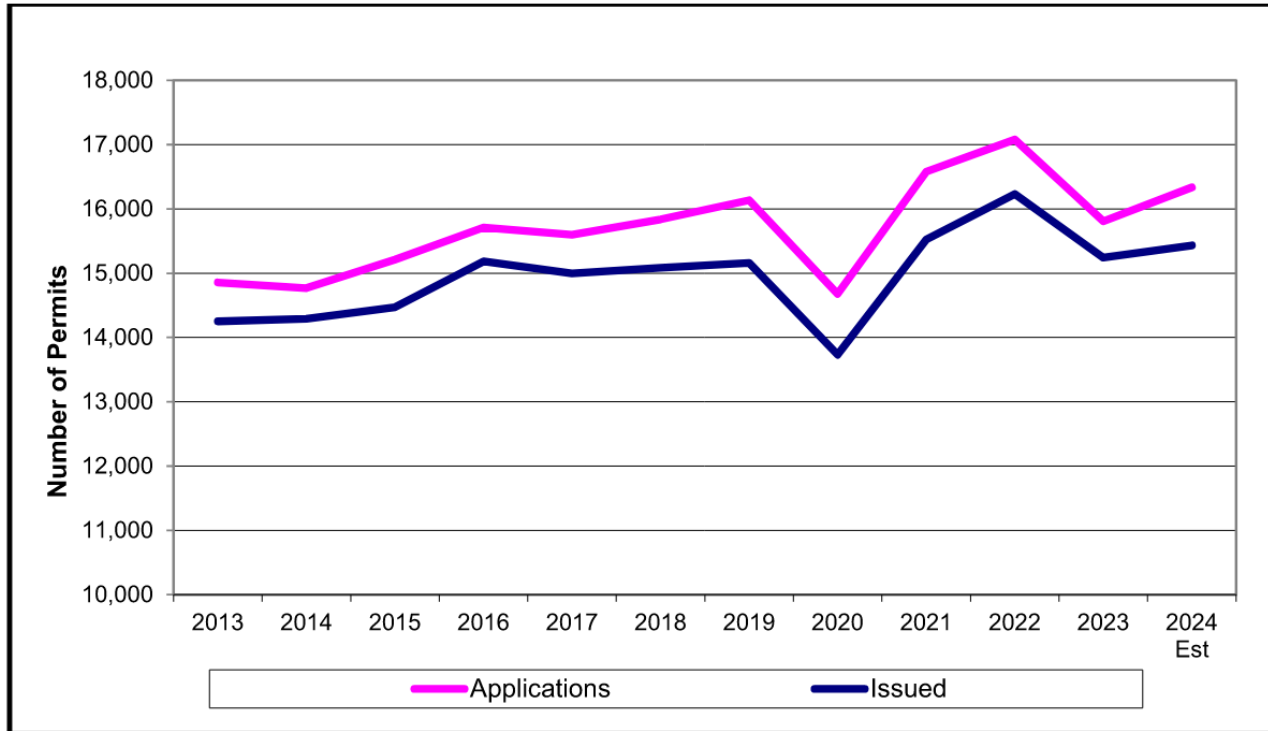


---

# Permit Timelines & Development Update

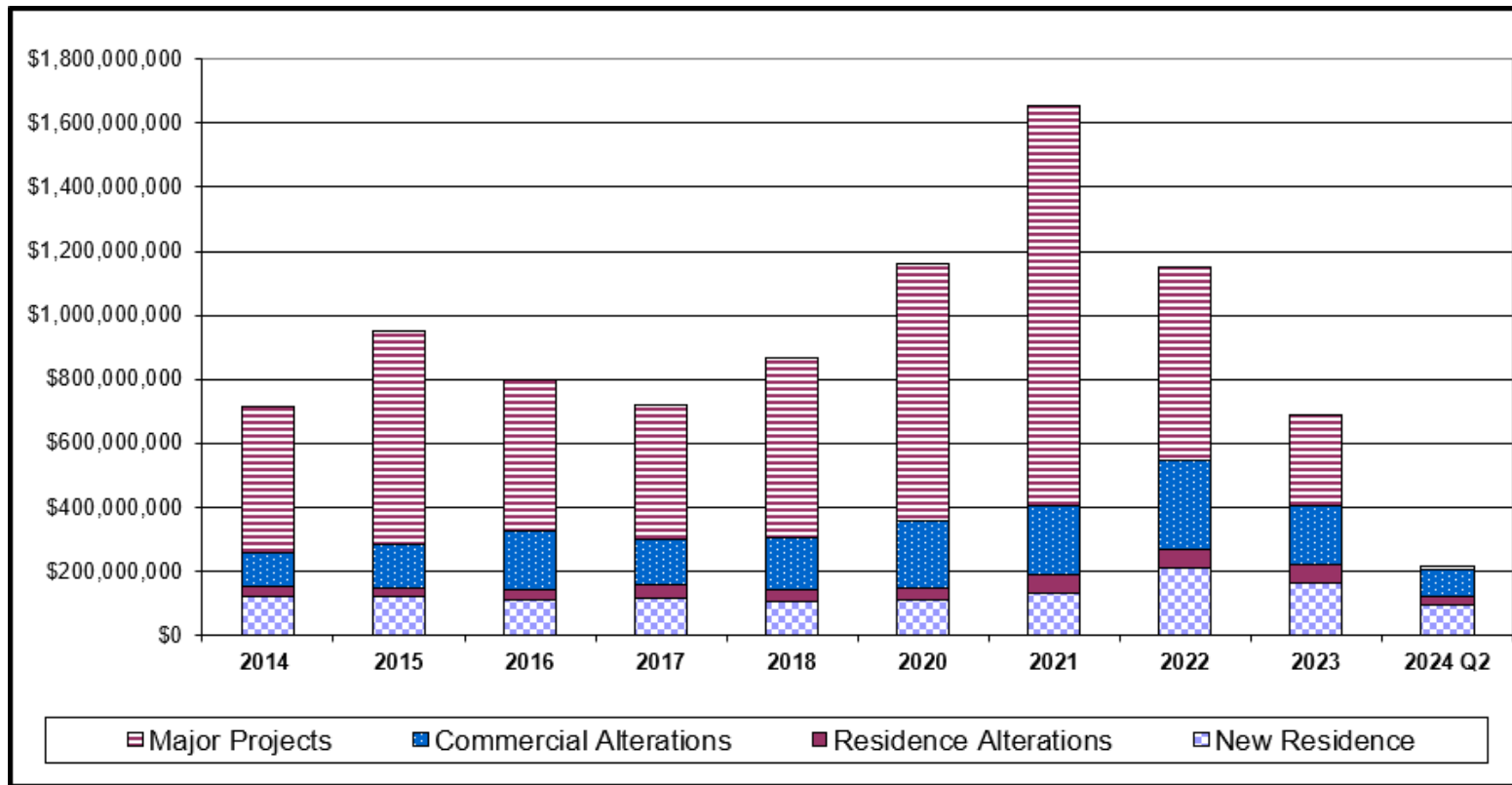


# Development Update

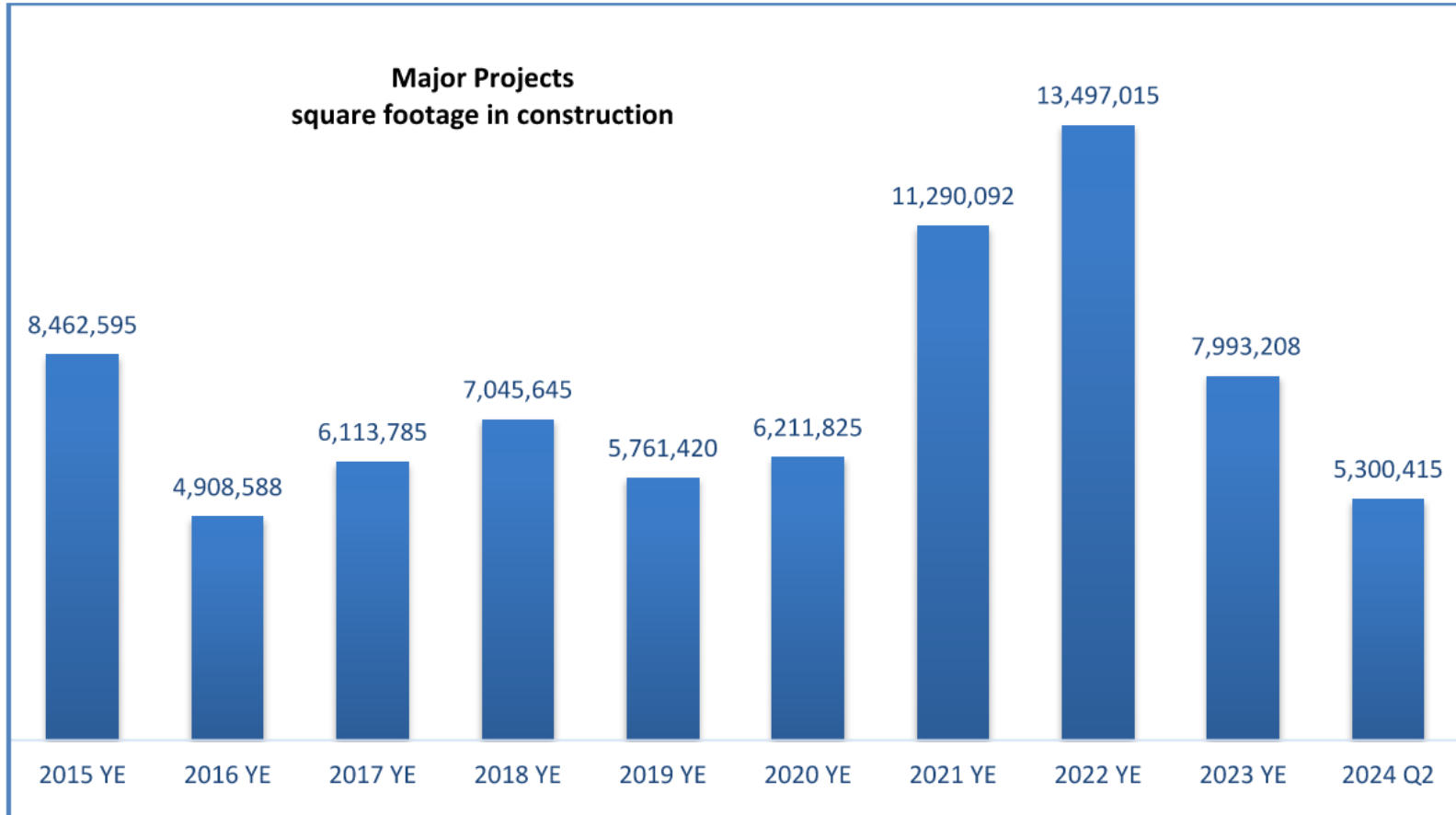


- Economic challenges
- Major project slow down
- Steady application volumes
- Continued interest in Bellevue

# Building Valuation

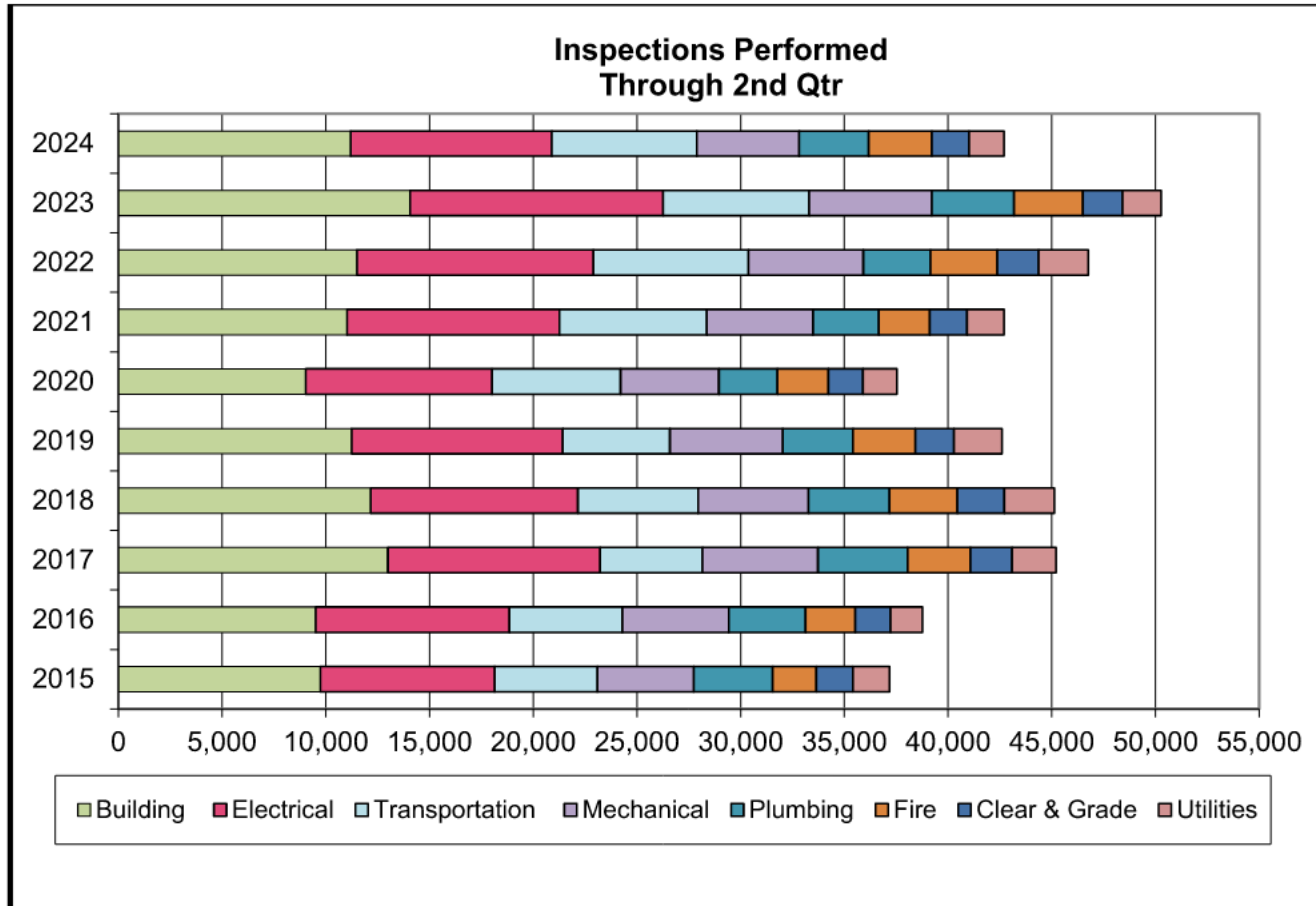


# Development Update





# Development Update



# Permit Timelines

## 1. City Performance

- First review & subsequent reviews
- Staffing & consultant resources

## 2. Building Permit Application Surge

- Prior to March 15, 2024
- System has normalized

## 3. Current & Future Focus

- Expedite affordable housing review
- SB 5290 implementation
- Increase reporting transparency



Bridge OMFE Affordable Housing – 234 Units



# Performance Metrics

## Percentage of permits meeting first review decision timeline targets

2019	2020	2021	2022	2023	2024 Q3	Target
71%	73%	58%	56%	55%	68%	80%

## Average number of days for permit intake process

2019	2020	2021	2022	2023	2024 Q3	Target
1.24	1.30	2.03	2.60	1.77	1.21	2

## Percentage of inspection results posted on same day

2019	2020	2021	2022	2023	2024 Q3	Target
96%	95%	95%	95%	96%	96%	100%



# Performance Metrics

## Percentage of business community who rate City of Bellevue permitting better than other cities

2019	2020	2021	2022	2023	2024 Q3	Target
50%	-	54%	-	61%	-	60%

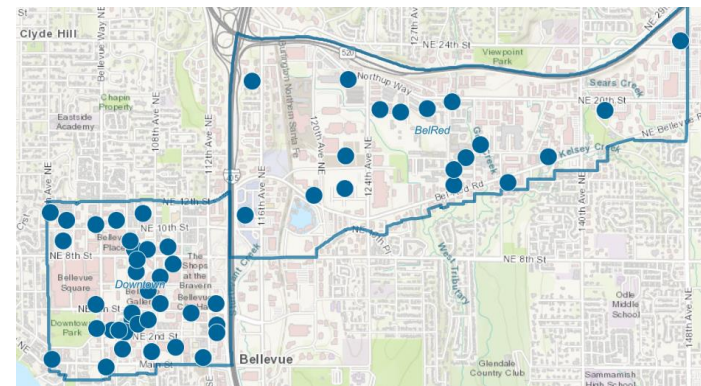
## Percentage of customers expressing satisfaction with Development Services as measured through customer surveys

2019	2020	2021	2022	2023	2024 Q3	Target
77%	79%	79%	74%	78%	82%	80%



# Development Activity Webpage

1. Bellevue Map Viewer
2. Building Bellevue Map
3. Major Projects List
4. Permit Timelines
5. Open Data Portal
6. Weekly Permit Bulletin
7. Performance Reports
8. Bellevue Development Committee



<https://development.bellevuewa.gov/development-activity>



---

# Questions



# Items From Previous Meeting

---



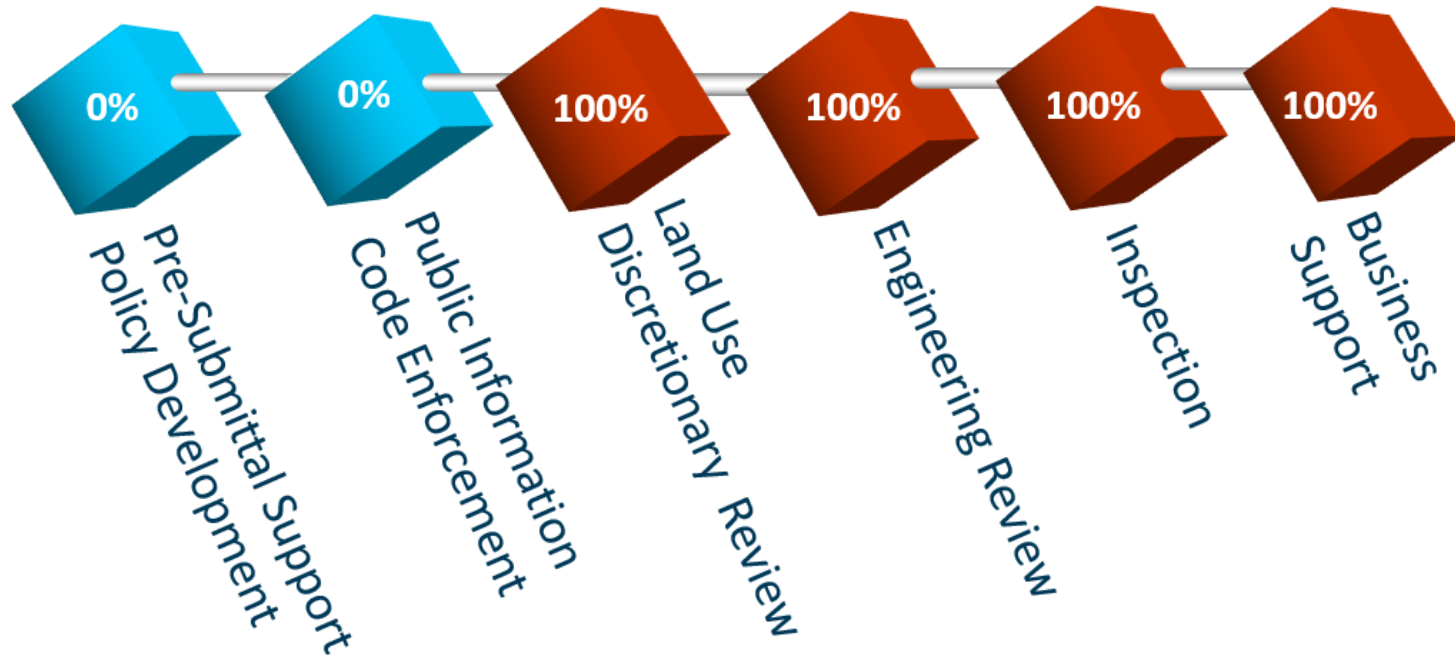


# Budget & Fee Update



# Council Endorsed Cost Recovery Objectives

Percentage of Services Funded By DS Rates



# Financial Management Guiding Principles

---

- Funding structure should support DS line of business through economic cycles
- Permit applicants should pay for services received
- Fees should be predictable and understandable to customer
- Fees should be regionally competitive



# Proposed Fee Adjustments

- Update building valuation table to 2024 and apply Washington State modifier
- Adjust building permit fees by CPI-W (3.49%)
- Update hourly rates and adjust flat fees
- Fee adjustments range from 3.3 – 8.0%



# DS Preliminary Budget

---

## 2025-2026 Budget Highlights

- Small business & public space permit assistance
- Code & policy resources
- Permit review resources – consultants
- 12 contingent FTE positions
- Affordable housing fee reduction program
- Financial policies and fund structure
- Reserves & contingencies – section 8 of policies



# Questions

---



# Sub-Teams

---

1. Process for engagement
2. Structure moving forward
  - Permitting and applications
  - Engineering (Utilities and Transportation) Land Use Review through Inspection
  - Building and Fire Inspections



# Sub-Team Report Out

---



# Inspection Sub-Team Report

---





# November Update & Feedback

---

- We'll bring back more info on sub-team work and seek BDC feedback
- November focus points:
  - Inspection consistency w/ plan review approval
    - Log of issues
    - Inspection/review procedure
  - Accessibility inspection procedure



# Smoke Control vs. Occupancy

---

- Detailed discussion of major project smoke control design & testing led by Fire Marshal's office
- Focusing on smoke control due to the critical impact on many projects near occupancy
- Please stay after the meeting for the inspection sub-team discussion



# Permitting Sub-Team Report

---



---

# Senate Bill 5290



# Recap on July Meeting

---

- Pre-application Conferences
- Submittal Requirements
- Completeness and Permit Intake
- Review and Clock Management



# Preapplication Update

---

- Preapplication conferences for:
  - Conditional Use (LB)
  - Preliminary Plat (LL)
  - Preliminary Short Plat (LN)
  - Planned Unit Development (LK)
  - Design Review (LD)
  - Critical Areas Land Use Permit (LO)
  - Shoreline Management Conditional Use (WA)



# Submittals

---

## **Submittal Requirements:**

- Submittal checklists being developed for all permits
- Document waivers available – verified during completeness check
- Recommend applicant seek staff input on waivers
- Staff working to update website and MBP

## **Completeness Check & Review Process:**

- Goal is to receive complete submittals and revisions
- Comment tracker to ensure complete responses



# Permitting Sub-Team

---

Based on Stakeholder feedback, we have drafted the new structure for file requirements. We would like your feedback on the direction we are going.

- We have combined some separate files into groups.
- We plan on adding new information on the website that details the requirements for each file type.
- Please stay after the meeting so we can present our draft and obtain your input.





---

# Workplan Update



# 2024 Accomplishments

---

- Development Services Newsletter
- Design Review Approval Extension Ordinance
- Building Permit Extension Ordinance & Re-application Policy
- Reinforced Consistent Communication through MBP
- Permit Expiration Auto Notifications
- Noise Control Code Amendment
- ICC Online Codes Deployed
- Supervisor & Management Training Program
- Affordable Housing Fee Reduction Program
- Simple Tree Removal Permit Launched
- Major Project Debriefs
- BDC & CX Feedback Informs Continuous Improvement



# BDC Feedback Integration

## Current Process Improvement Workplan Status

Project/Initiative	Estimated Completion	Mandate Critical Need	Consistent Predictable	Simplify Streamline	Improve Experience
Senate Bill 5290 Implementation	Q1 2025	X	X	X	X
Development Services Strategic Plan	Q1 2025	X	X	X	X
Hourly Invoicing on MyBuildingPermit	Q1 2025		X	X	X
Expedite Affordable Housing Reviews	Q4 2024	X	X	X	X
Digitize Paper Permit Records	Multi-year		X	X	X
Online Access to Permit Records	Q4 2025		X	X	X
Building Resource Resiliency	Q1 2025	X	X	X	X
DS Essentials Onboarding Program	Q1 2025	X	X	X	X
Ipad Deployment for Inspectors	Q4 2024	X	X	X	X
Utilizing Directors Rules	Q4 2024		X	X	X

# BDC Feedback Integration

BDC code amendment feedback is funneling into the two-year LUPI workplan

Key Areas of Feedback	Code Project(s)
Early Vesting Mechanism for Design Review	Objective Design Standards LUCA (HB 1293)
Steep Slope Definition (exclude man-made slopes) & Density/Intensity Calculation	Critical Areas Ordinance Update
Parking Flexibility and Build-to Line Departure	Wilburton Phase 2 FAR Increase BelRed Look Forward Downtown Livability Amendments
Connected Floorplate Flexibility	Downtown Livability Amendments
Multifamily Play Area Standards	Phase 2 FAR Increase



# BDC Retrospective

---

## Small Group Discussion

- What have been the benefits of this forum?
- What can we do to improve this forum?

Please make notes to share out ---one benefit, one suggestion---as a table.



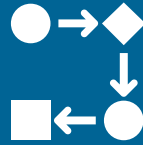
# City Feedback- Strategic Plan

Building the Best Bellevue Together



## Customer Perspective

What must we do for our customers to achieve our vision?



## Internal Systems and Processes

What processes must we excel at to meet customer needs?



## Financial Perspective

What is most important financially?



## Employee Learning and Growth Perspective

What competencies do our people need to execute strategy?



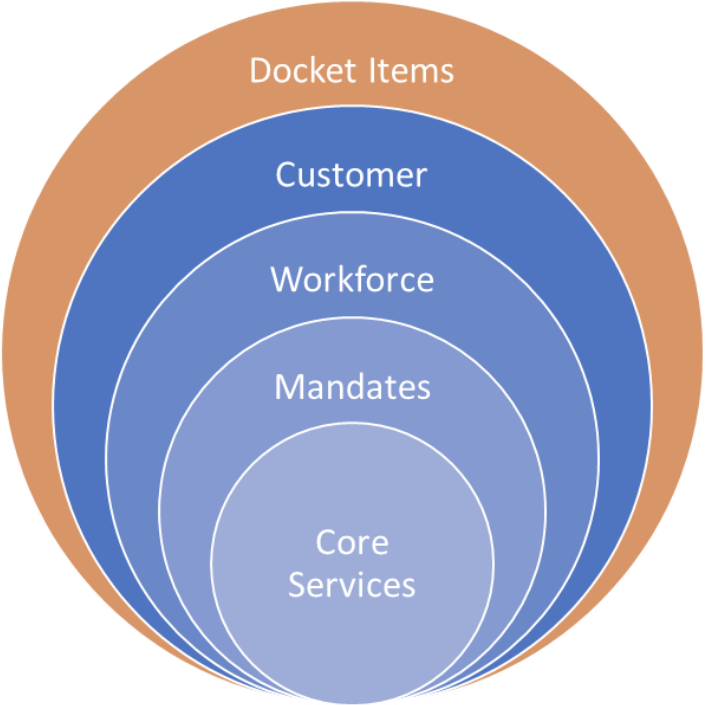
# On the Horizon Workplan Items

- Consolidated permit review and revisions
- Middle housing & pre-approved DADU's
- Project management
- Permit intake and review process automation
- Public facing performance dashboards
- Consolidated civil construction permits
- Small business & public space assistance program
- MyBuildingPermit.com technology upgrade
- Technology updates & upgrades (permit tracking & IVR)
- Permit discovery application/solution

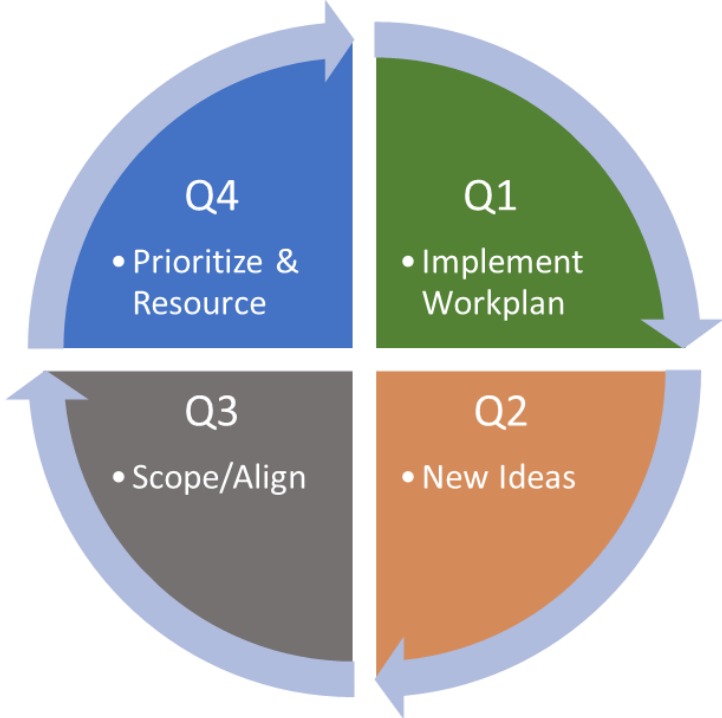


# Process Improvement Workplan

## Priorities



## Process





# Questions

---



# Break

---



# Code and Policy Update

---





# Wilburton Land Use Code Amendment (LUCA) Update

- The revised LUCA draft will be published on October 10.
- We appreciate your ongoing engagement and support since the initial draft was released on May 31.





# Middle Housing Code Amendments

**BDC Presentation**

Kirsten Mandt, Senior Planner  
**Development Services Department**

October 9, 2024



City of Bellevue

# Agenda

1. Overview of HBs 1110 and 1337
2. Project Background & Goals
3. Proposed Scope
4. Engagement Strategy
5. Other Jurisdictions







# HB 1110 Requirements

- New density required:
  - 4 units by right citywide
  - 6 units by right within  $\frac{1}{4}$  mile of major transit stop and when including at least 2 affordable units
- Parking reductions
- Zero lot line subdivisions equal to permitted unit density
- Generally, cannot apply more restrictive regs than for single family



# HB 1337 Requirements



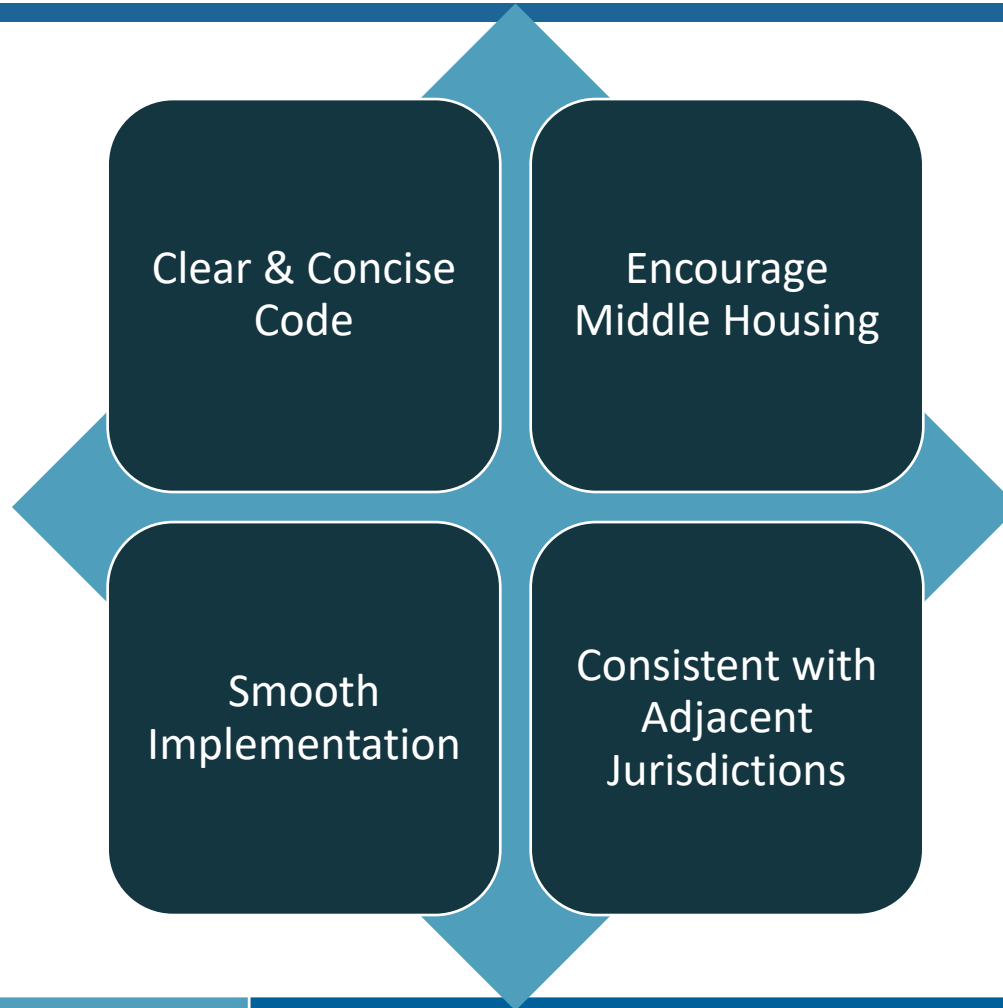
- At least 2 ADUs on all lots zoned for single-family
- No owner occupancy requirement
- Limits size and height restrictions
- Reduced impact fees
- No frontage improvements
- No additional site regulation mandates
- Parking exemptions and reductions





# Project Goals

---



# What We Are Already Doing

---

- Permitting AADUs
- Permitting Unit Lot Subdivisions for attached multifamily buildings
- No restrictions on condominiumization Parking reductions
- No citywide design standards for multifamily housing
- Administrative design review
- SEPA categorical exemptions



# What Needs to be Updated

---

## *Density and Development Regulations*

- Minimum density of 4 DU/lot in residential zones
- Minimum density increase to 6 DU/lot where:
  - 2 affordable units are provided
  - Within ¼ mile of frequent transit service
- Remove DU/AC for single-family land use districts
- Address how to handle density for multi-family land use districts
- Parking requirements



# Additional Proposed Changes

---



# Housing Typology Flexibility

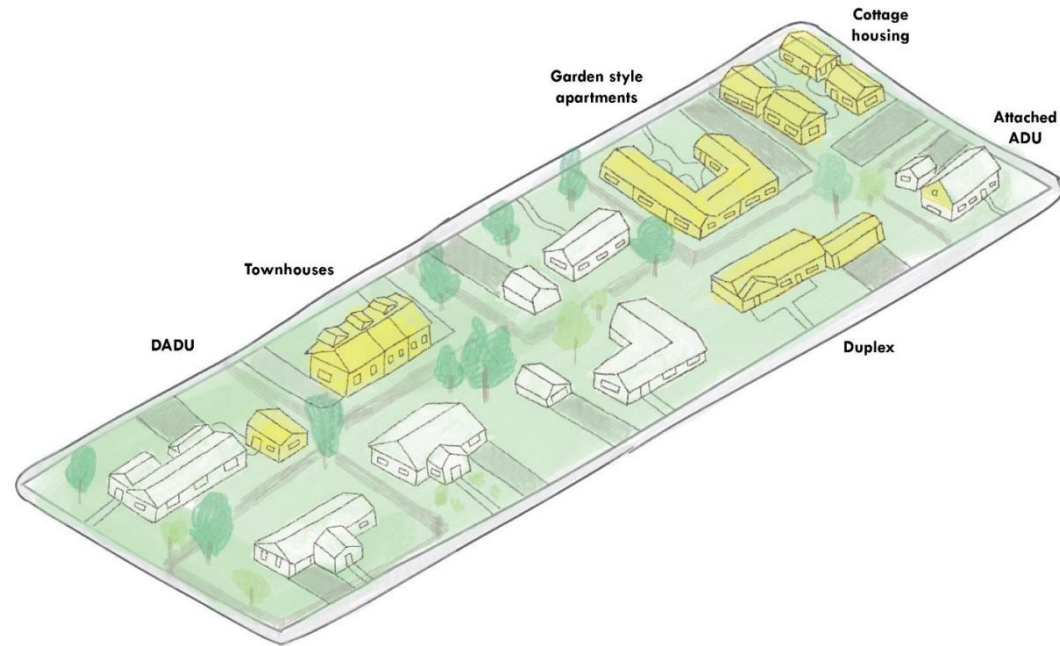
The nine types of middle housing:

Defines the number of units within a structure

1. Duplex
2. Triplex
3. Fourplex
4. Fiveplex
5. Sixplex

Describe the form of a housing type

6. Stacked Flats
7. Townhouse
8. Cottage
9. Courtyard



Source: BERK, 2023.



# Cottage & Courtyard Site Design



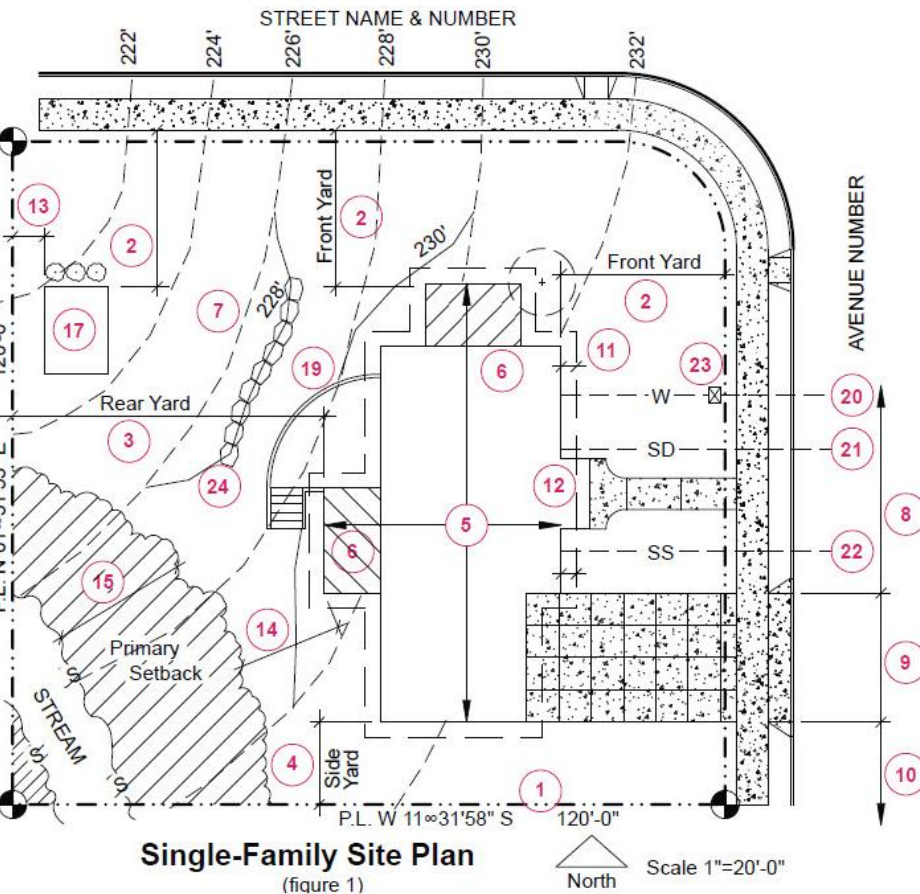
Source: King County Parcel Viewer



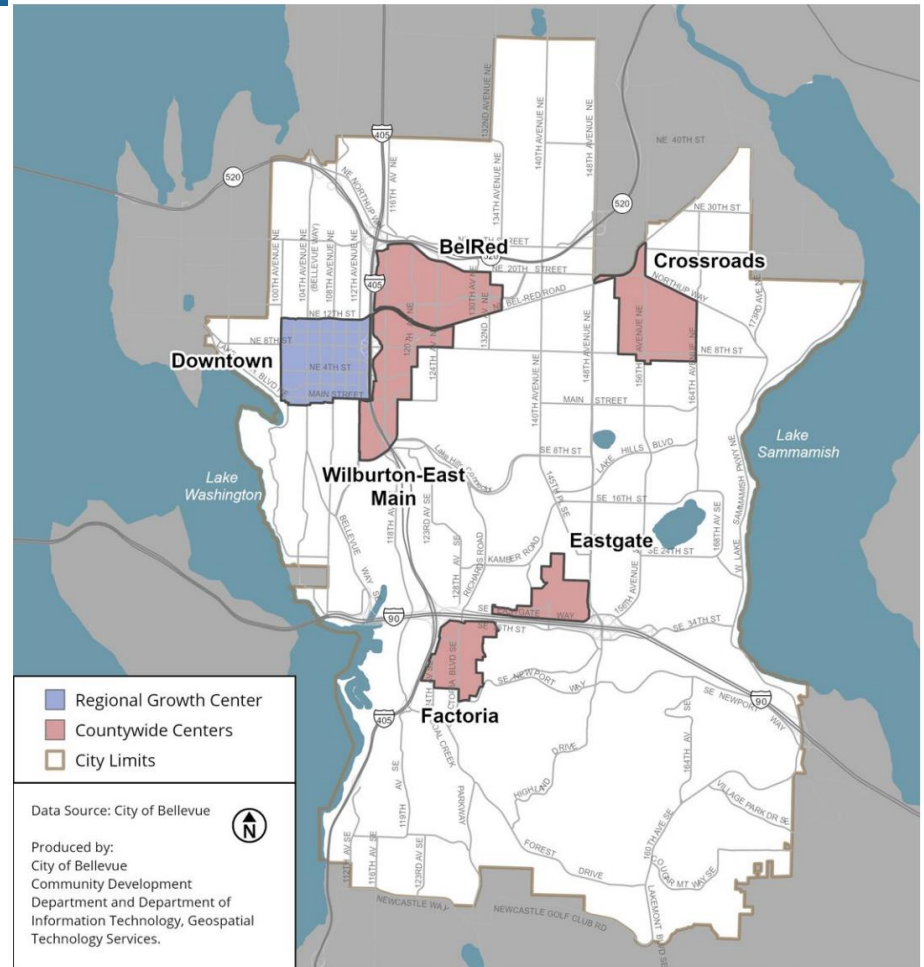
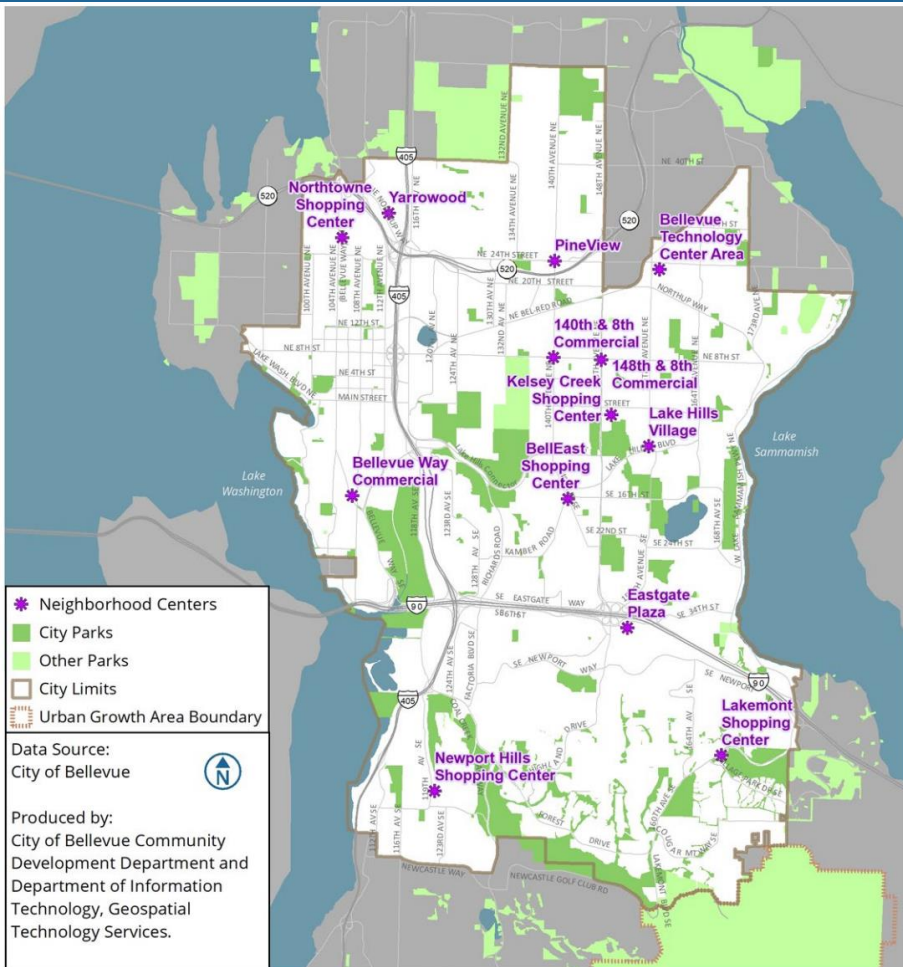
# Development Regulation Flexibility

*Potential flexibilities to consider:*

- Rear and front yard setbacks
- Lot coverage
- Impervious and hard surface coverage
- Building height
- Building façade height
- Minimum lot size
- Landscaping
- Tree retention



# Additional Density & Affordable Units





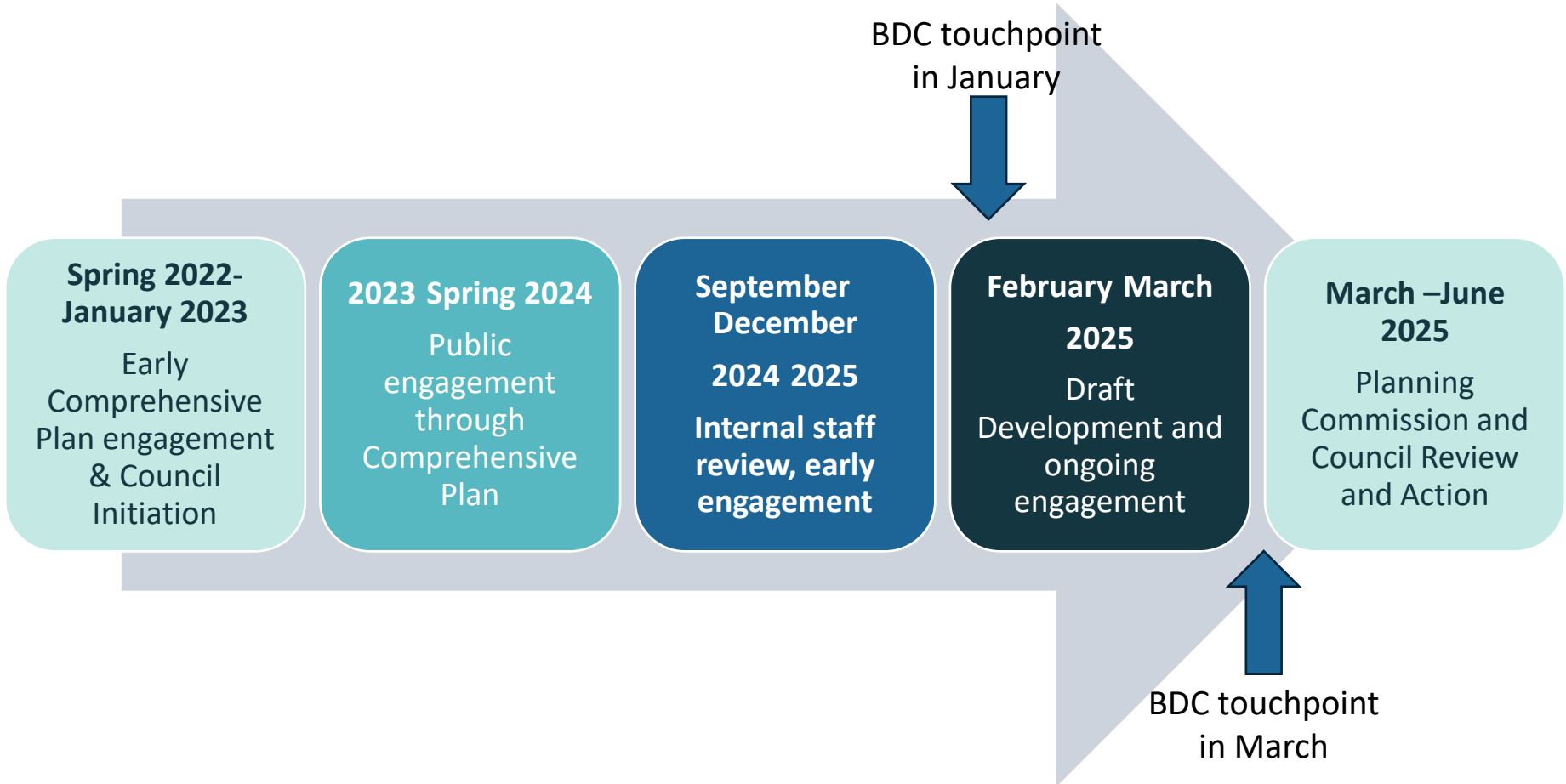
# Pre-Approved DADU Designs



- Post-adoption implementation project
- Reduced costs and barriers to homeowners building DADUs
- Opportunity to engage local architects
- Help to expedite the permitting process



# Schedule and Next Steps



# Questions/Comments

---

Kirsten Mandt, Senior Planner

[kmandt@bellevuewa.gov](mailto:kmandt@bellevuewa.gov)

425-152-4861

[bellevuewa.gov/middle-housing-code](http://bellevuewa.gov/middle-housing-code)



# Upcoming Input Opportunities

- Middle Housing LUCA/BCCA
  - Planning Commission Study Session **October 9 (information only)**
- Permit Streamlining & Director Rulemaking LUCA
  - City Council Study Session **October 15 (direction)**
  - City Council Public Hearing/Action **Q4 2024**
- Residential Conversion LUCA
  - Planning Commission Public Hearing/Recommendation **October 23**
  - City Council Study Session **Q1 2025**
  - City Council Action **Q1 2025**
- Objective Design Standards LUCA
  - Planning Commission Study Session **October 23**



# City Feedback

---



# City Feedback – Recruitments

Position Title	# of Positions
Senior Clear & Grade Reviewer	1
Code & Policy Associate Planner	1
Housing & Special Projects Planning Manager	1
ROW Management Engineer	1
Senior Admin	1
Electrical Supervisor	1
Entry Building Inspector	1



# Staff Introductions

---



# Development Community Feedback

---





# Questions

---



# Closing and Next Meeting

---

- Next meeting date: Nov 13
- Time and location: 1:00 – 4:00PM at City Hall
- Thank you!
- Optional: Sub-team meeting time
  - Permit sub-team
  - Inspection sub-team





For alternative 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).

정보 Information 情報  
Información معلومات  
సమాచారం Информация  
اطلاعات Thông Tin  
सूचना 425-452-6800 資料

A blue square icon with a white lowercase letter 'i' inside, representing information.

# Permit Sub-team

---



# Inspection Sub-team

---



# Smoke Control Design & Testing

---

- **Elevator shaft pressurization contributes to over-pressurization**
- **Limits on City's ability to control performance-based design**
- **Need architects/developers to help us stop this pattern of test failures**



# Smoke Control Design & Testing

---

- **Need design team point of contact (POC) to oversee smoke control**
- **POC (engineer-of-record) to coordinate smoke control design**
- **Disciplines are not in synch during design, construction, & testing**



# Smoke Control Design & Testing

---

- **High-rise smoke control testing failing repeatedly**
- **Test failures often delay occupancy 2-6 months**
- **We believe failures are due to design factors**





# Smoke Control Design & Testing

---

- **Smoke control designers under-designing air relief capacity**
- **Using smoke control design manual based on 1990s buildings**
- **Building envelope leakage assumptions are outdated vs. energy code**



# Smoke Control Design & Testing

---

- **Assuming average leakage ok to ensure adequate pressure**
- **Assuming average leakage is problematic for relief design**
- **Results in insufficient relief due to energy code tight envelope**



# Smoke Control Design & Testing

---

- **Result makes test target much smaller & difficult to achieve**
- **For relief systems designers should assume “tight” building envelope leakage**
- **Increased relief matches recent tests of multiple buildings**

