

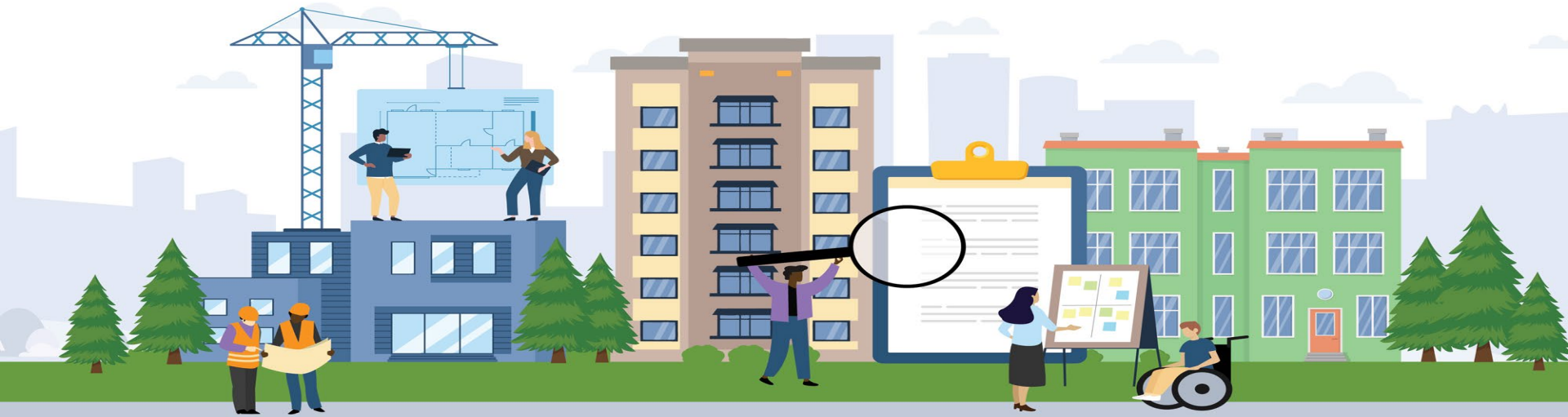
Pre-Approved Plans Program

City Council Study Session

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March 10, 2026





Information Only

Staff presentation on the Council Priority to simplify the permitting process for detached accessory dwelling units and cottage housing by offering pre-approved plans.



Agenda



Background & Context



Program Phases



Public Engagement



Schedule



Council Priority

- Simplify permitting for DADUs & cottage housing through pre-approved plans
- Emphasis on:
 - Reducing regulatory barriers
 - Improving predictability in permitting
 - Encouraging housing development

Bellevue City Council 2024-26 Priorities

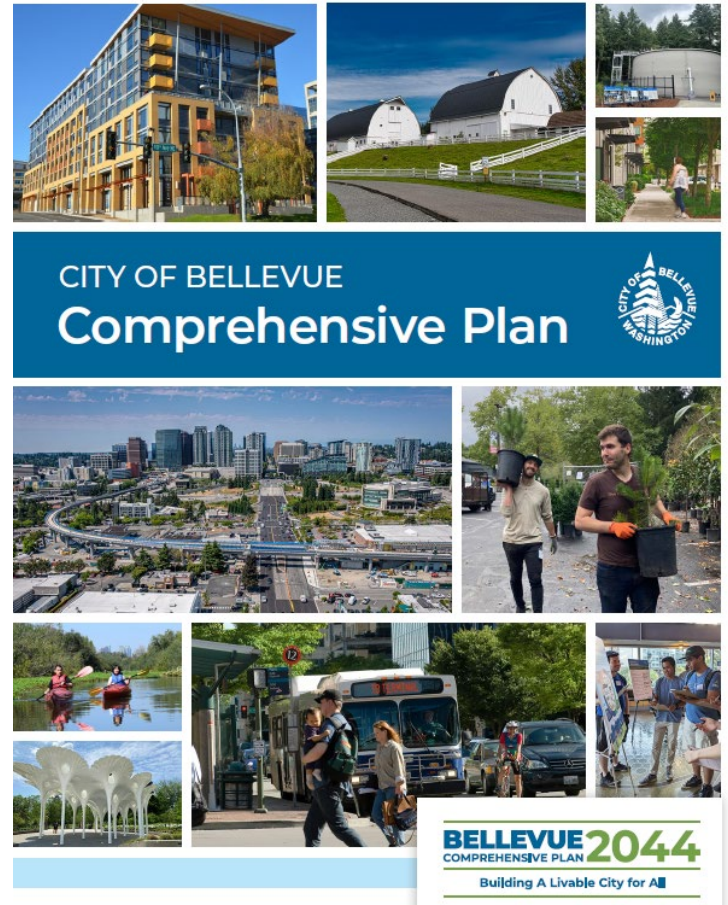


1. Identify and implement enterprise approaches to service management, community engagement and data analytics to improve customer service, access and transparency.
2. Develop and establish an updated brand identity for the City of Bellevue that reflects both our past and our future; an identity that is iconic and leaves a lasting impression that Bellevue delivers high quality services and is a place that people want to live, work, learn and play.
3. Explore options to expand arts funding through mechanisms such as the annual grant process, direct investment in the BelRed Arts District or others.
4. Update the Affordable Housing strategy and targets with a focus on implementing high-priority actions.
5. Identify and implement strategies to facilitate use of city-owned property for affordable housing development.
6. Simplify the permitting process for Accessory Dwelling Units by offering pre-approved plans for Detached Accessory Dwelling Units.
7. Develop policy tools to preserve the architectural character of Old Bellevue and support the retention of existing businesses as redevelopment occurs.
8. Work with King County and partner agencies to develop the Eastrail from Renton to Snohomish, including key projects and local connections in Bellevue.
9. Update the Diversity Advantage Plan and implement the near-term actions.
10. Enhance community engagement efforts to increase equitable public participation in city decision-making and improve the reach and effectiveness of the city's engagement strategies.
11. In alignment with the Human Services Strategic Plan, support human services programs to meet community needs and increase equitable access and outcomes.
12. Support programs related to homelessness prevention and programs that help quickly house individuals experiencing homelessness.



Policy Foundation

- October 2024 Council adopted Bellevue Comprehensive Plan 2044 with policies to support middle housing and DADUs
- June 2025 Council adopted middle housing code changes
- DADUs and cottage housing legalized on all lots unless limited by private restrictions



DADUs & Cottage Housing

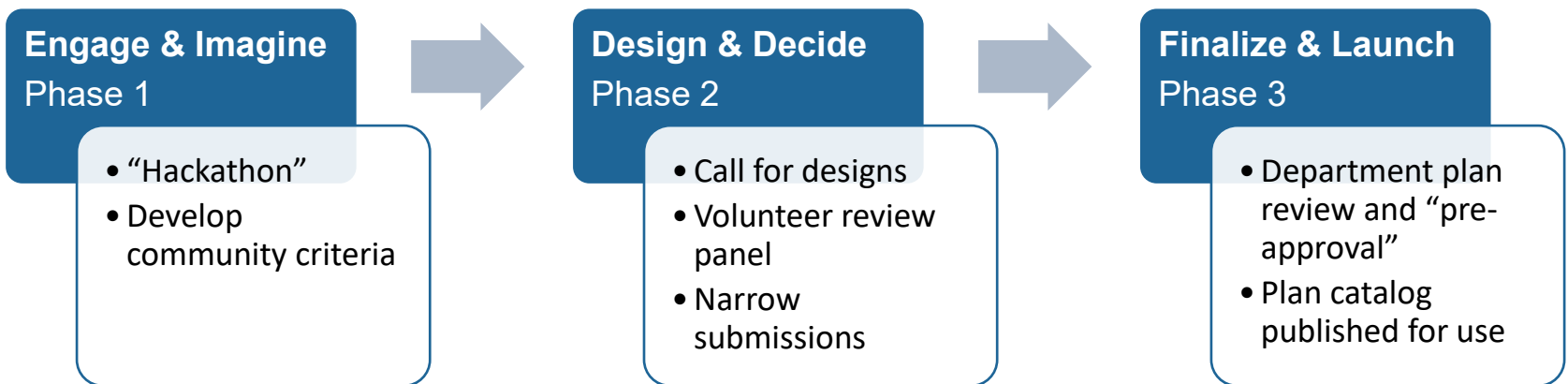
- Modest scale and lower relative cost compared to single-family homes
- Alignment with goals to expand housing choice
- Well-suited to standardized plan development
- Intended to support homeowners and small-scale developers



Program Phases

Three-phase program designed to:

- Build awareness and excitement
- Ensure community-informed decision making
- Deliver technically sound, ready-to-use plans



Phase 1: Engage & Imagine

Purpose: build momentum, excitement, and shared understanding

Tactic 1: Hackathon-style event with Govstream.ai and subject matter experts with a focus on:

- GIS and zoning tools for site feasibility
- Applicant guidance through permitting
- Early-stage resources on financing and implementation
- Other idea seeds

Tactic 2: Community informed criteria factoring:

- Applicability across Bellevue lot conditions
- Architectural compatibility
- Homeowner usability and preferences
- Sustainability features



Phase 2: Design & Decide

Purpose: Empower community to select top plan designs using community-defined criteria

Tactic 1: Formal call for designs issued

- Call for designs will convey community evaluation criteria developed in Phase 1 so proposers understand how plans will be assessed

Tactic 2: Volunteer review panel

- Panel members selected through an open process, technical expertise not required
- Geographic diversity will help ensure plan evaluation reflects varied lot conditions and neighborhood contexts
- Panel responsibilities:
 - Apply community-defined criteria
 - Identify top-ranked plans

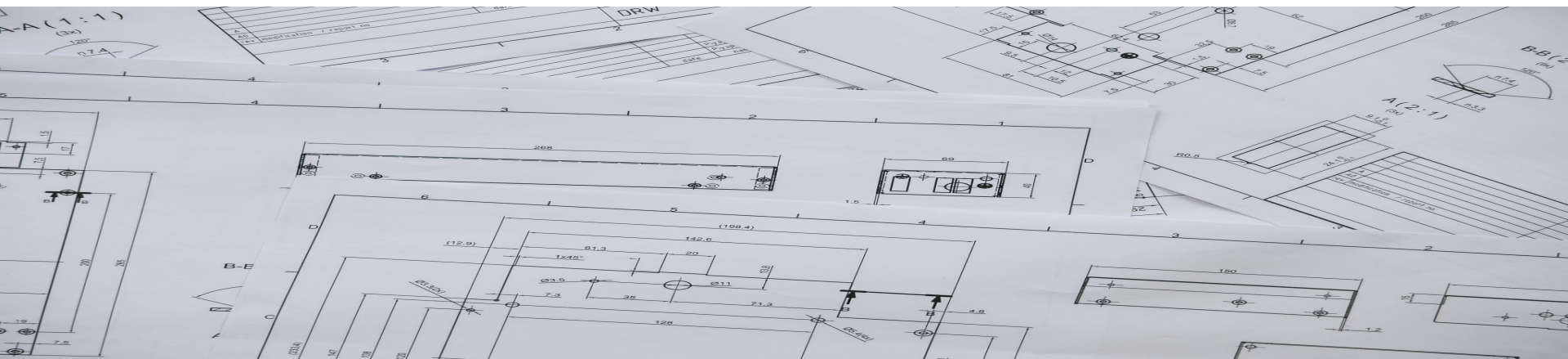


Phase 3: Finalize & Launch

Purpose: “pre-approve” plans, publish, and make available for public use

- Department pre-approval of up to 10 plans
- Publish plans for purchase

Consideration: upcoming Washington State Building Code adoption in May 2027



Public Engagement

Phase 1:

- Broad awareness and values-based input
- Surveys and outreach focused on priorities, not designs

Phase 2:

- Structured engagement through volunteer review panel
- Open recruitment and balanced representation

Phase 3:

- Information sharing
- Announcements and guidance on plan use

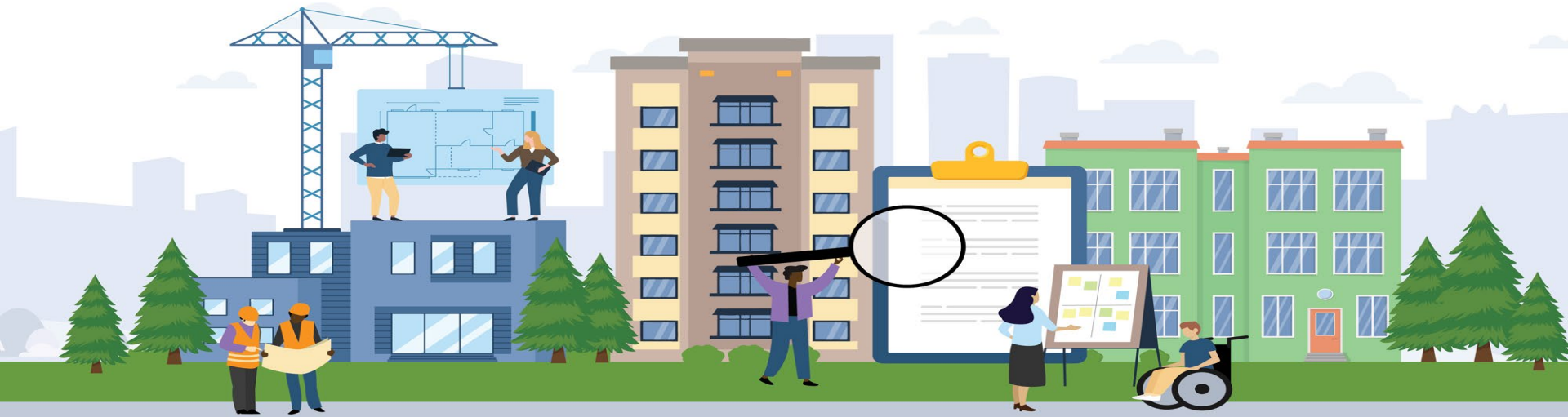


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