

Development Update

Current & Future Activity

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Direction

Authorize 12 full-time employee positions for Development Services and direct staff to return at a future date with the appropriate legislation on the consent calendar.



Agenda

1. Development Activity
2. Volumes & Forecast
3. Continuous Improvement
4. Position Request





Development Activity



Major Projects Snapshot

Downtown Major Projects:

15 Under Design Review

5 Under Building Permit Review

14 Under Construction

More “In the Pipeline”



Bel Red Major Projects:

8 Under Design Review

2 Under Building Permit Review

9 Under Construction

More “In the Pipeline”



BelRed Under Construction



Northup Mixed Use



Eastlink 130th Station



Block 6



RJ Senior Housing



Big 1



Major Projects In Review BelRed

88 DEGREES TOWNHOMES

DESIGN REVIEW SUBMITTAL
BELLEVUE, WA
January 25, 2021



88 Degrees Townhomes



Block 13



Block 15



Bellevue Station



SummerHill Highland Park



Downtown Under Construction



Main Street Apartments

**Holden – Assisted Living
& Broadstone Gateway**



Downtown Under Construction



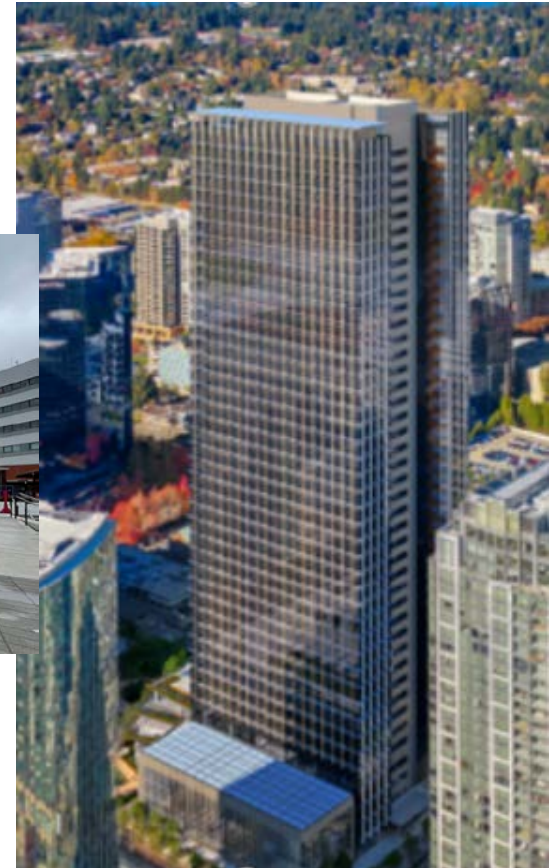
1001 Office Towers



Eastlink – Downtown Station



Avenue Bellevue



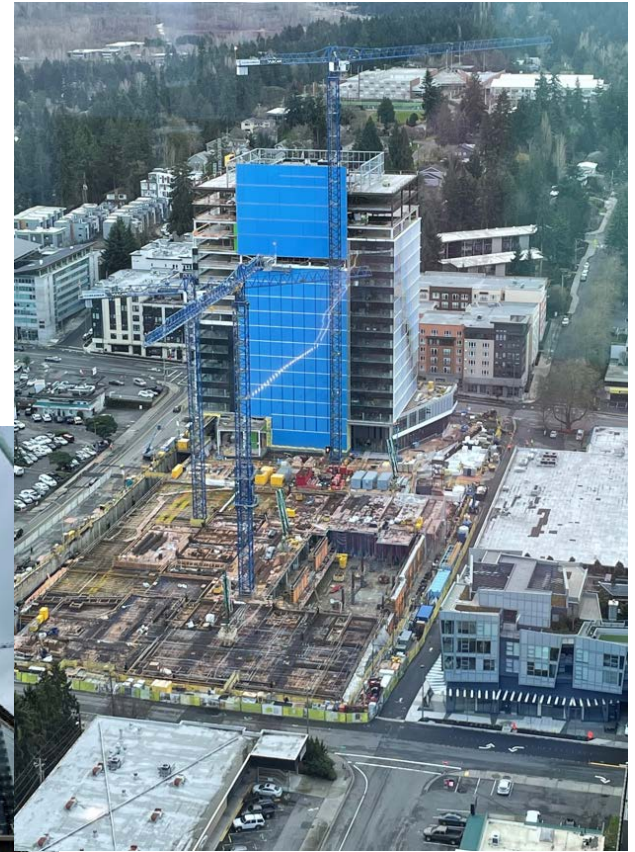
600 Bellevue – Phase 1



Downtown Under Construction



555 108th Ave NE



Bellevue Plaza (West Main)



Major Projects In Review Downtown



Pinnacle North



Pinnacle South



112th & Main



**200 Plaza & 201
106th**



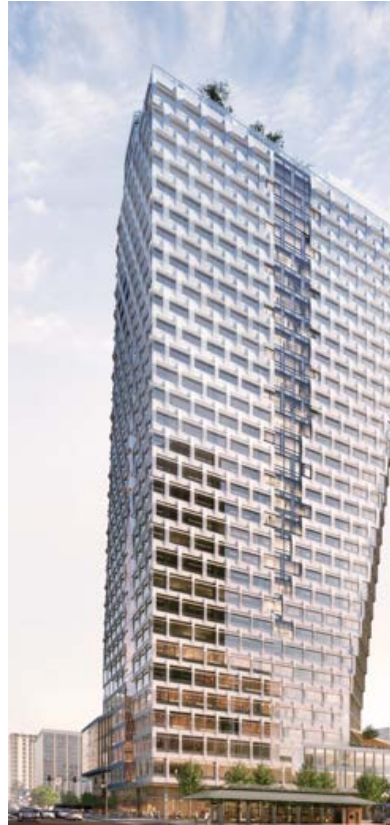
Major Projects In Review Downtown



Terraline



305 Office



600 Bellevue – Phase 2



606 106th Ave NE



Major Projects In Review Downtown



BOSA Park Row



Bell 10



222 & 330 112th Ave NE



Brizo



111th Ave NE Apartments



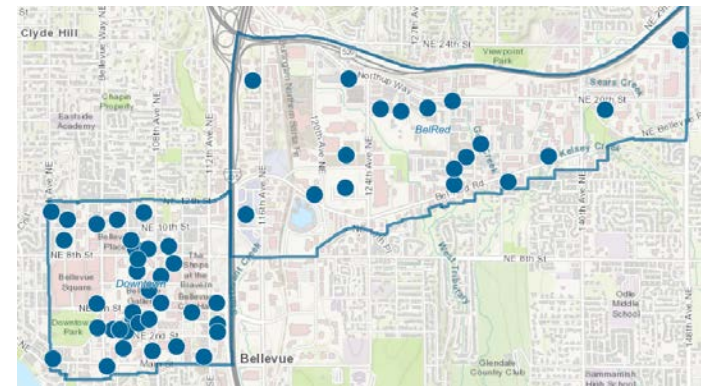
Major Projects Themes

1. Development Centered in Growth Areas
2. Predominantly Office Development in Downtown
3. Housing in Bel Red
4. Development Pipeline Continuing to Grow



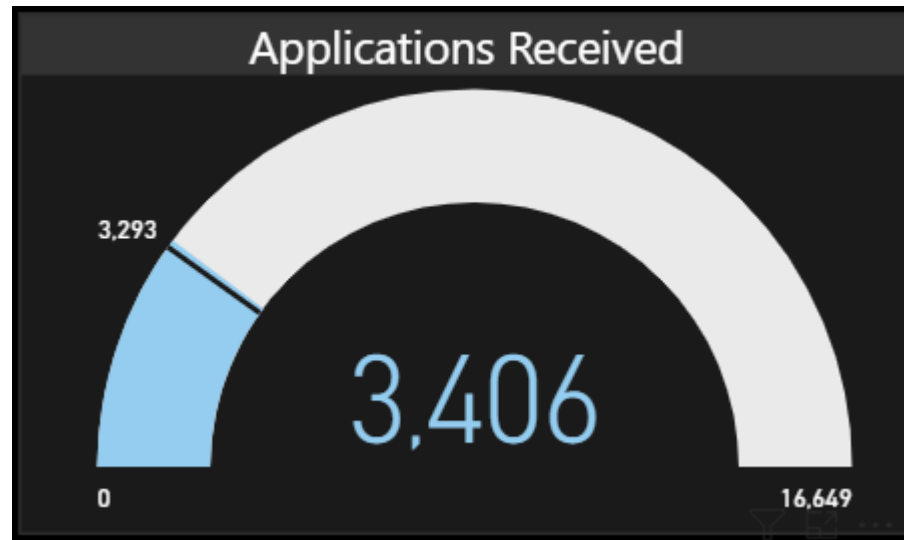
Development Activity Webpage

1. Building Bellevue Map
2. Major Projects List
3. Permit Timelines
4. Open Data Portal
5. Weekly Permit Bulletin



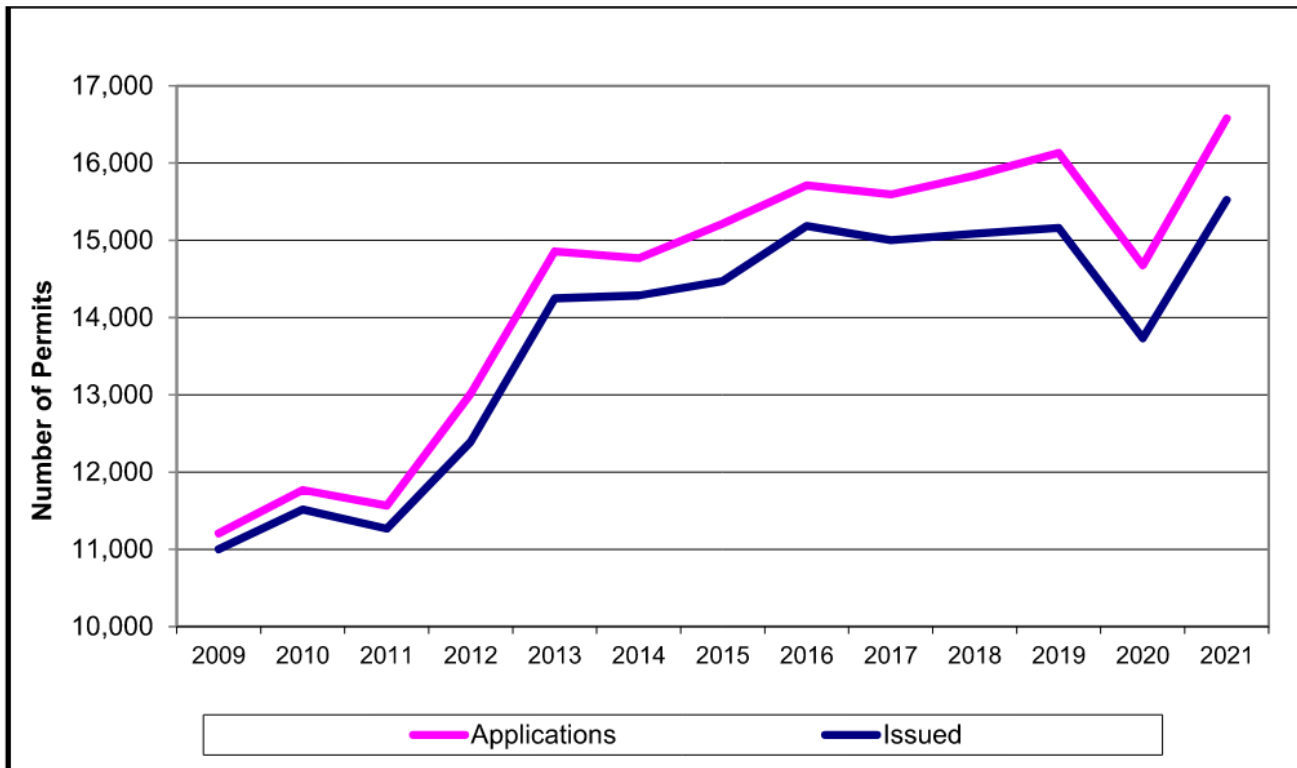
<https://development.bellevuewa.gov/development-activity>





Volumes & Forecast

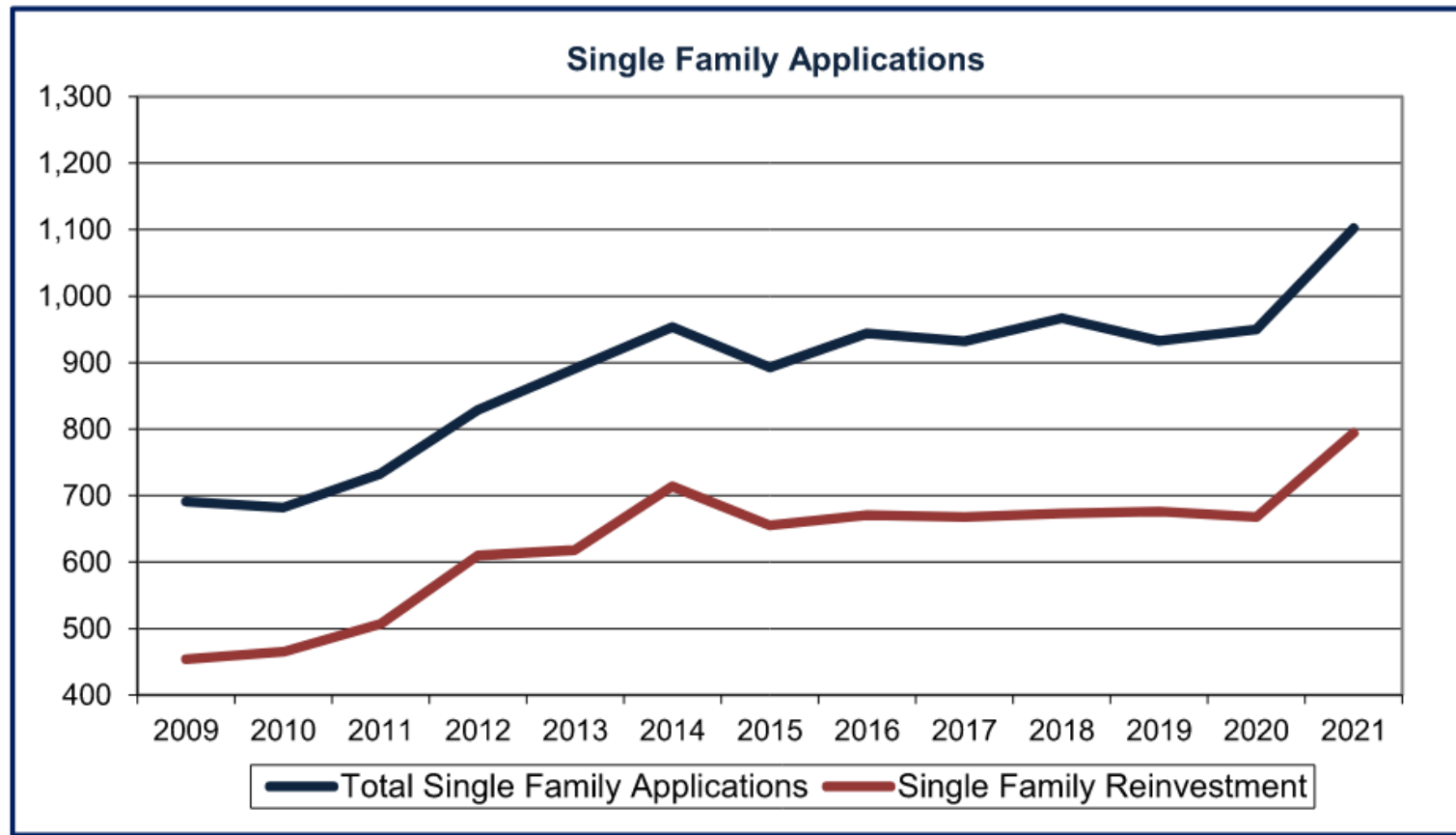
Permit Volumes



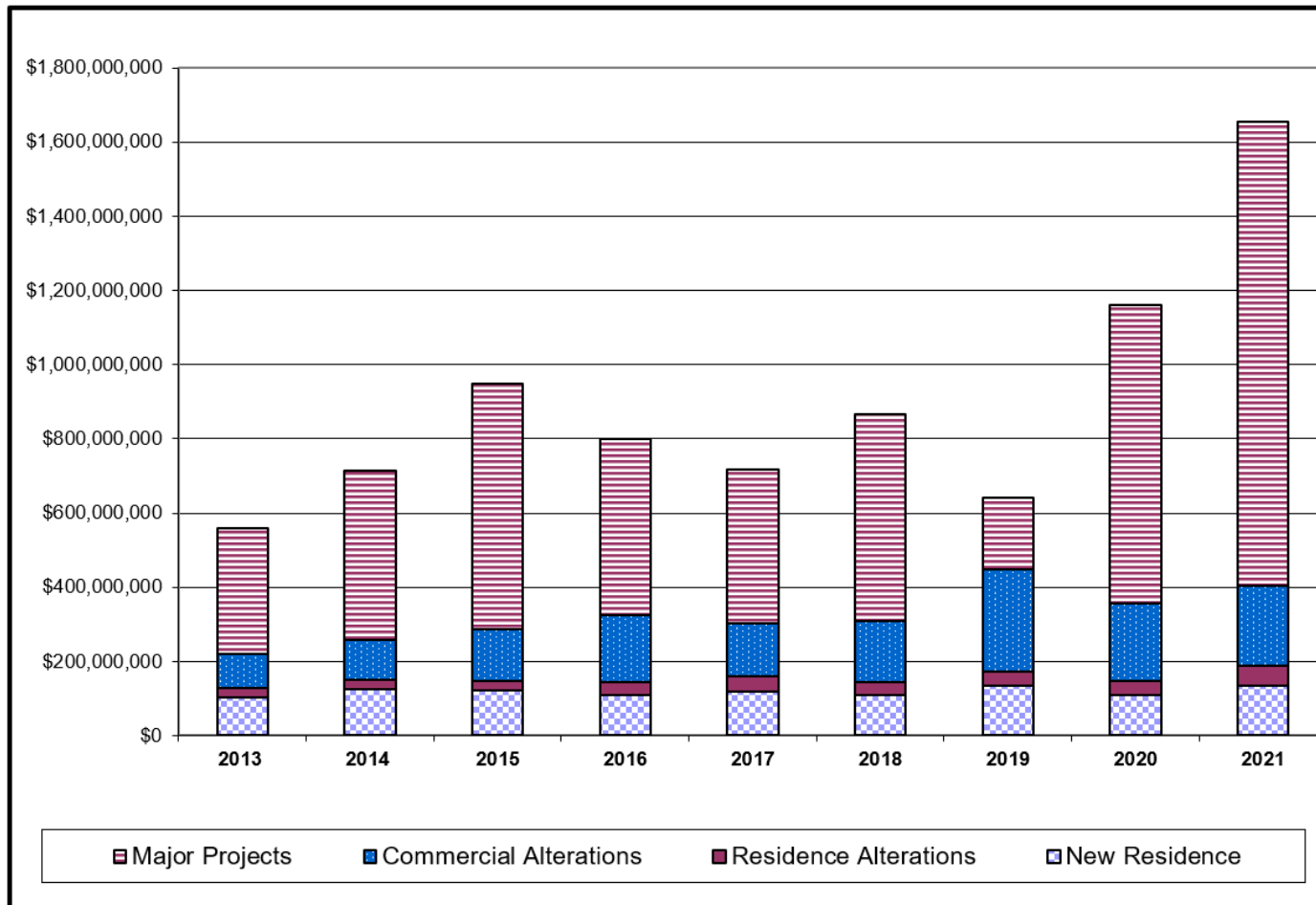
- 2021 Multi-Family Units issued – 1,853
- 2021 Single Family Units issued - 197
- 2021 Office square footage issued – 2,139,262



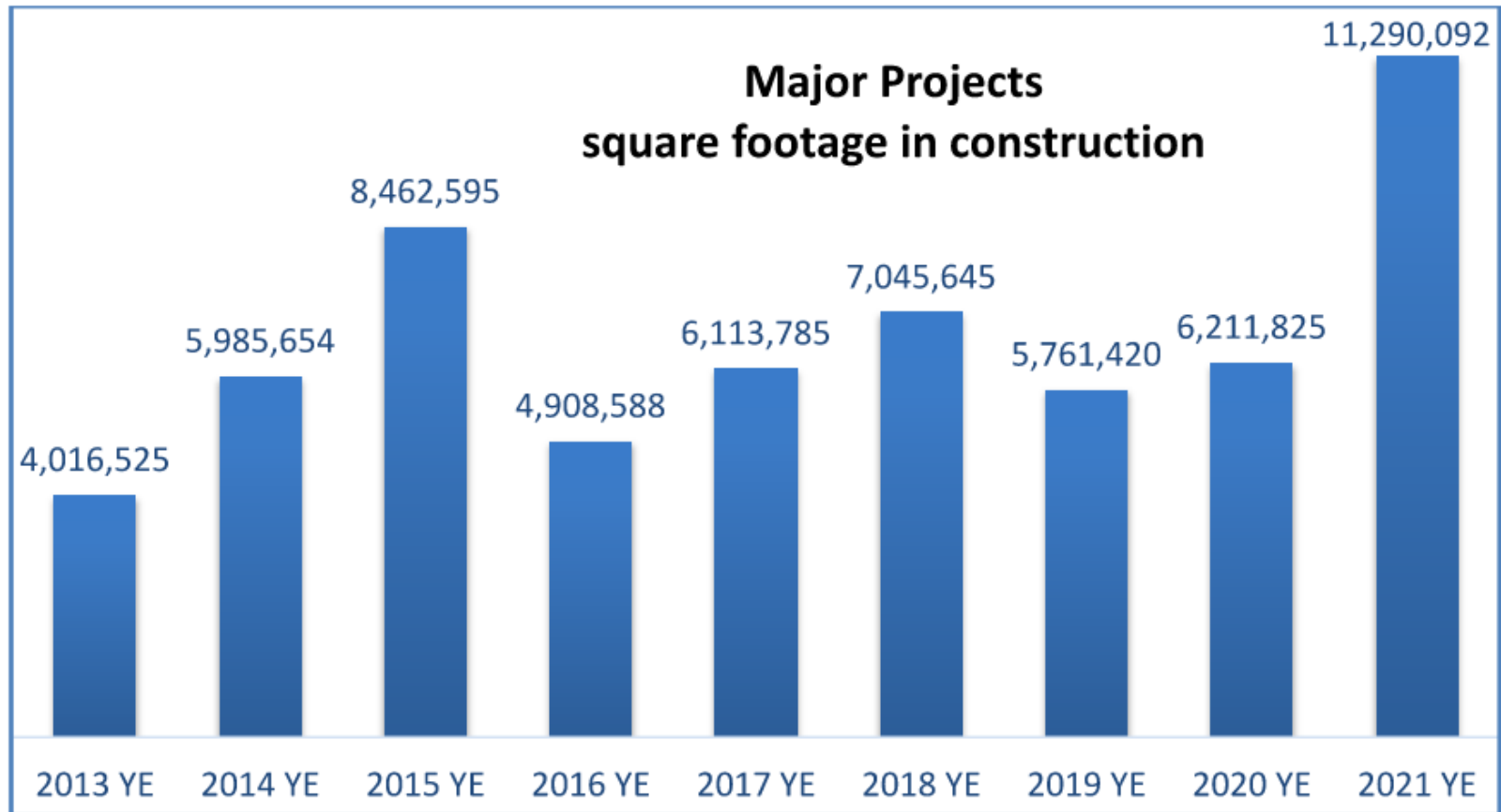
Single Family Permit Volumes



Construction Value



Major Projects In Construction



Continuous Improvement

1. Customer Feedback
2. Leveraging Existing Technology
3. Simplify Application Process
4. System Upgrades & Enhancements

Tell us about your
experience

How was your visit to the
Development Services website today?

[Take Survey](#)

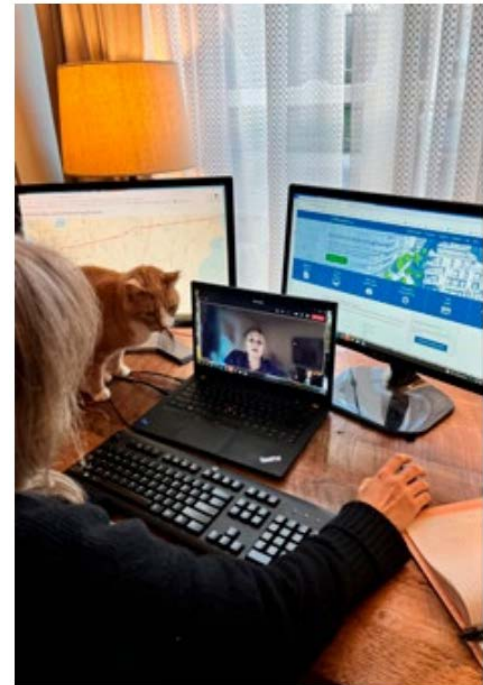


Continuous Improvement

1. Customer Experience
2. Virtual Permit Center
3. Convenient Access to Services
4. Leveraging Technology to Improve Customer Service

Virtual Permit Center

[Book an Appointment](#)





Position Request



Current Challenges

1. Complexity of Projects
2. Maintaining Predictable Service
3. Competitive Job Market



Additional Position Request

1. Responding to Workload
2. Resource Strategy
3. Development Pipeline

Positions:

6 – Building Inspectors

1 – Building Reviewer

1 – Fire Prevention Officer

2 – Transportation Engineers

2 – Right of Way Inspectors



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