



City of Bellevue

Next Right Work: Capacity Analysis & Scoping

City Council Study Session

Liz Stead, Interim Co-Director
Nick Whipple, Planning Manager
Development Services

Emil King, Assistant Director
Community Development

January 17, 2023



Direction

Consider directing staff to:

- Deploy certain added resources and efficiencies
- Advance two Next Right Work actions as proposed

AGENDA



Next Right Work Background



Capacity Analysis



Middle Housing



Simplify Permitting Process



Direction Needed

Next Right Work Background

- Build upon Affordable Housing Strategy
- Implement over the next 12-18 months
- Supplement ongoing housing work, including:
 - ✓ Comp Plan Update
 - ✓ Wilburton CPA & LUCA
 - ✓ BelRed Look Forward CPA & LUCA
 - ✓ C-1 Phase 2 CPA & LUCA
 - ✓ Housing Stability Program (HB 1590)
 - ✓ MFTE Program Implementation



July 5 Direction

Three Next Right Work actions selected:

- Remove barriers to micro-apartments (initiated Oct. 10)
- Allow higher FAR for residential developments (initiated Dec. 12)
- Reduce permit fees for affordable housing (initiated Dec. 12)

Additional Council direction to:

- Conduct capacity analysis
- Scope two additional actions
 - Encourage middle housing (ADUs, DADUs, duplex, triplex, quadplex)
 - Simplify permit process and expedite permitting for affordable housing



Part 1 – Capacity Analysis

How can the City do more Next Right Work actions?

Capacity Analysis

Goal: complete more Next Right Work Actions

Review of:

- staffing and resources
- city processes
- use of innovative techniques

Outcomes:

- two additional actions could be advanced:
 - middle housing
 - simplify permitting and expedite for affordable housing projects
- no change to 2022-2023 CD-DSD workplan
- no change to three already selected actions

Recommended Solutions

Solution #1 Staffing and Resources

- Add one DS Code & Policy staff
- Additional use of consultants

Solution #2 Process Changes

- Align actions with ongoing projects
- Use reasonable project timelines
- Well defined scope
- Mid-point Council check-ins

Solution #3 Innovation in Efforts

- Pilot & interim projects
- Phasing to do the right project at the right time



Part 2 – Middle-Scale Housing

Encourage ADUs, DADUs, Duplexes, Triplexes, and Quadplexes, including mechanism for separate ownership

Middle-Scale Housing

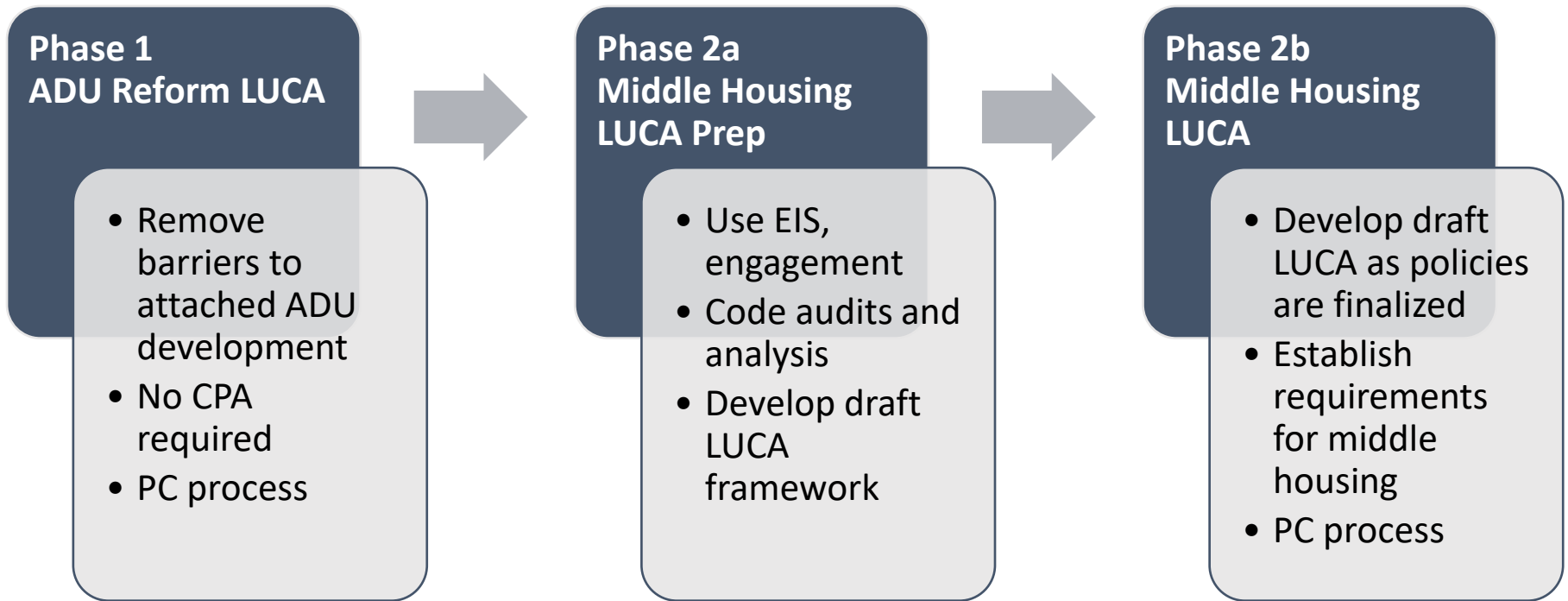
- **Council direction:**
 - Encourage middle-scale housing
 - Allow mechanism for separate ownership
- **Middle housing types included:**
 - ADUs, DADUs, Duplexes, Triplexes, Quadplexes
- **Anticipated outcomes:**
 - Align with CPPU
 - Adopt LUCA(s) in near term
 - Increase and diversify housing stock



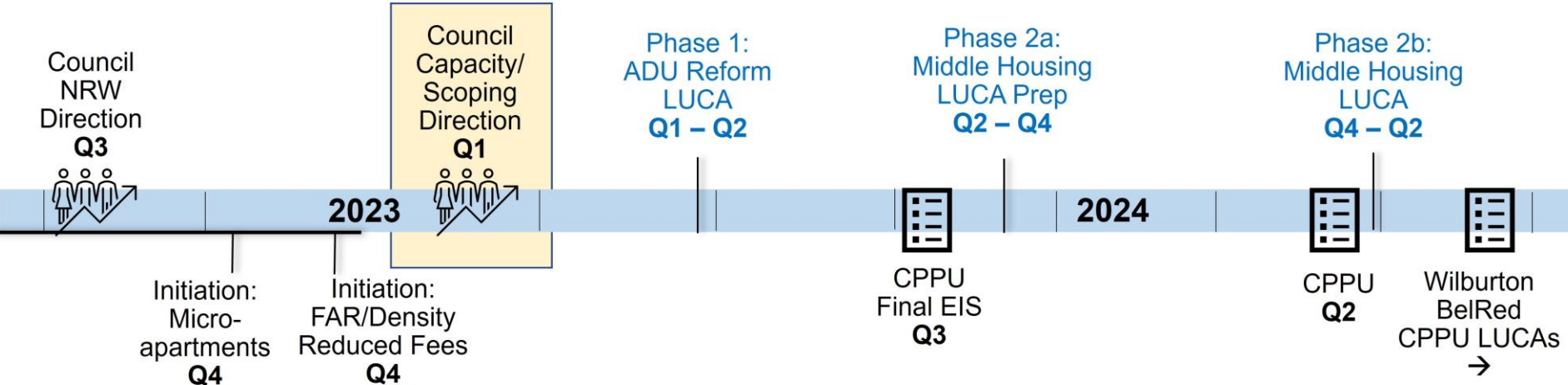
Relevant Context

- **Comprehensive Plan Periodic Update currently underway**
 - Environmental analysis (EIS)
 - Robust public engagement
 - Will examine middle housing typologies
- **Some housing types require a Comprehensive Plan Amendment (CPA)**
 - DADUs, Duplexes, Triplexes, etc.
- **2023 Legislative session includes Middle Housing Bill**
 - Legislators discussing House Bill 1110 to address state housing shortage

Proposed Scope



Anticipated Timeline

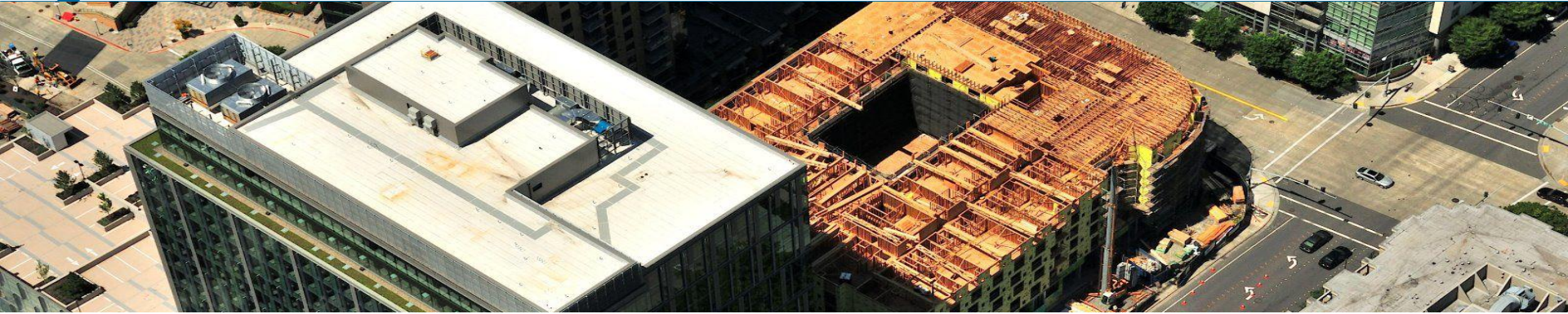




Part 3 – Simplify Permitting

Simplifying the permitting process and expedite permitting affordable housing projects

Simplify and Expedite Permitting



- **Council direction:**
 - Simplify permitting process
 - Expedite permitting for affordable housing projects
- **Objectives:**
 - Identify barriers and bottlenecks in review process
 - Pilot permitting efficiencies for affordable housing
- **Anticipated outcomes:**
 - Efficient, predictable review process
 - Faster review of affordable housing projects
 - Ability to scale pilot for broader use

Relevant City Context

- **Internal processes vs. code requirements**
 - Some improvements may require code amendments
- **Ongoing DS continuous improvement efforts**
 - Investments in technology, staffing, training, etc.
 - Review and implement best practices for permit review



Proposed Scope

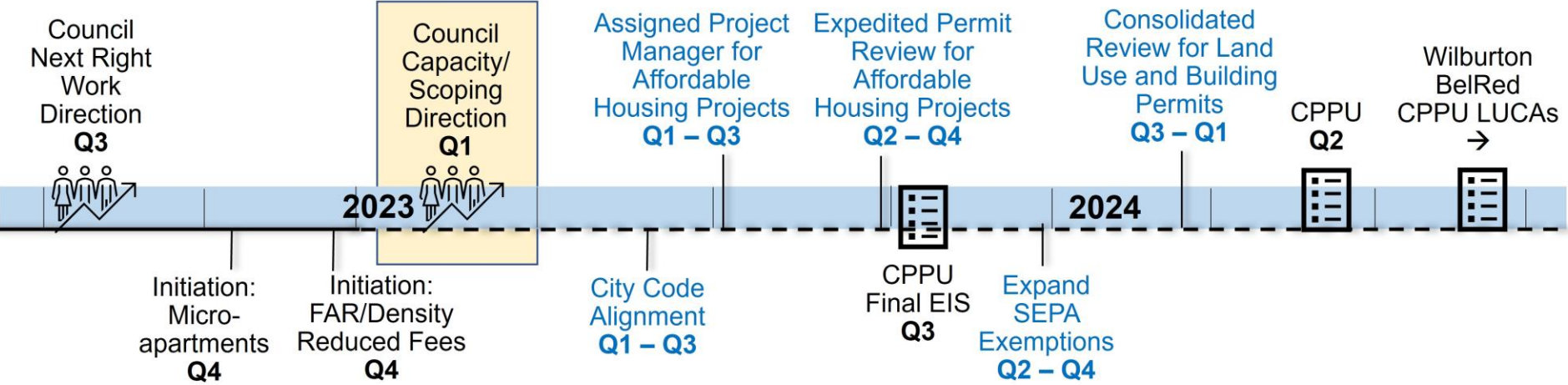
Internal Process Improvement Pilots

- Assigned Project Manager
- Expedited permit review
- Consolidated land use and building permit review

Code Amendments

- City Code updates to align with previous Council actions
- Maximize SEPA categorical exemptions

Anticipated Timeline



Direction Summary Table

1. Deploy Capacity Solutions	2. Advance Middle-Scale Housing	3. Advance Simplify Permitting
<ul style="list-style-type: none">• Add staffing & resources• Improve processes• Deploy innovation in planning efforts	<p>Phase 1 ADU reform LUCA</p> <p>Phase 2a Middle Housing LUCA Prep</p> <p>Phase 2b Middle Housing LUCA</p>	<p>Process Improvement Pilots:</p> <ul style="list-style-type: none">• Project manager, expedite affordable housing projects, consolidate review <p>Code Improvements:</p> <ul style="list-style-type: none">• Align codes with previous Council actions, maximize SEPA exemptions



Direction

Consider directing staff to:

- Deploy certain added resources and efficiencies
- Advance two Next Right Work actions as proposed