

**CITY COUNCIL STUDY SESSION****Development Services Update**

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**DIRECTION NEEDED FROM COUNCIL****INFORMATION  
ONLY**

Update on development activity including projects under construction and in the “pipeline”. Staff will also describe recently completed service delivery improvements and improvements that are currently underway.

**RECOMMENDATION**

N/A

**BACKGROUND & ANALYSIS**

Development activity in Bellevue continues at a high level with strong interest in new projects representing a variety of uses including a renewed interest in office development, residential, healthcare, light rail, and significant City infrastructure projects. This sustained activity represents continued developer and investor interest in a full spectrum of projects that create a vibrant and interesting City. The bulk of new development is in the planned growth areas of Downtown and the BelRed area.

On Monday March 25, staff will present to Council an update of Development Services activities including a look back at 2018, a snapshot of current development, a look ahead at what is anticipated over the next 12-18 months in new projects, and a review of work to improve service delivery to Development Services customers.

2018 was a continuation of the current record-setting development cycle that has now extended over five consecutive years confirmed by key workload indicators which continue to hover at peak levels. The estimated value of construction represented by issued permits in 2018 exceeded \$850,000,000, the number of inspections completed surpassed 89,000, and the number of permits issued reached 15,415. During the Council Study Session staff will share additional information that describes in more detail the nature and magnitude of the City’s current development cycle and an assessment of future development activity.

Construction activity across the City is visible with major projects underway downtown and tower cranes visible above the horizon as you look east to BelRed. Several notable projects currently under construction include East Link, REI Corporate Headquarters, Spring District Residential Phase II, Aegis Overlake, Brio Apartments, Overlake Hospital, and the One 88, a condominium project in Downtown.

These and other projects currently under construction are complex, and City staff are collaborating with the design and construction teams to provide clarity and predictability in the permit and inspection processes. This ongoing collaboration will ensure buildings and related infrastructure meet City codes and standards focused on quality and safety.

Development activity is forecast to continue at a high level over the next 18 months with interest in multi-family development and a renewed interest in office development. Managing the high demand for permit and inspection services, coupled with a hot economy and job market, presented challenges in 2018 and will continue to influence service delivery in 2019. Staff continues to closely monitor demand for permit review and inspection services to ensure an appropriate alignment is maintained between workload, revenues, and staff resources.

Keeping pace with record setting development activity has been the focus of attention since the last Development Services Update to Council. However, the commitment to continuous improvement was not lost and staff will share highlights of accomplishments over the past year and major work initiatives planned for the year ahead. Improvements include launching “Building Bellevue” to provide easy access to information about major projects, creation of an on-line permit fee estimate calculator, and the final steps in a multi-year initiative to move 100 percent of the construction and development applications into the paperless permitting application MyBuildingPermit.com.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

N/A

### **Fiscal Impact**

The information provided is for information only; no changes in service delivery that could generate fiscal impacts are proposed.

## **OPTIONS**

N/A

## **ATTACHMENTS & AVAILABLE DOCUMENTS**

N/A

## **AVAILABLE IN COUNCIL LIBRARY**

N/A