Development Services Update

Presenters: Mike Brennan, Director of Development Services
Liz Stead, Land Use Division Director
Mark Poch, Assistant Director - Transportation

Council Study Session May 15, 2017

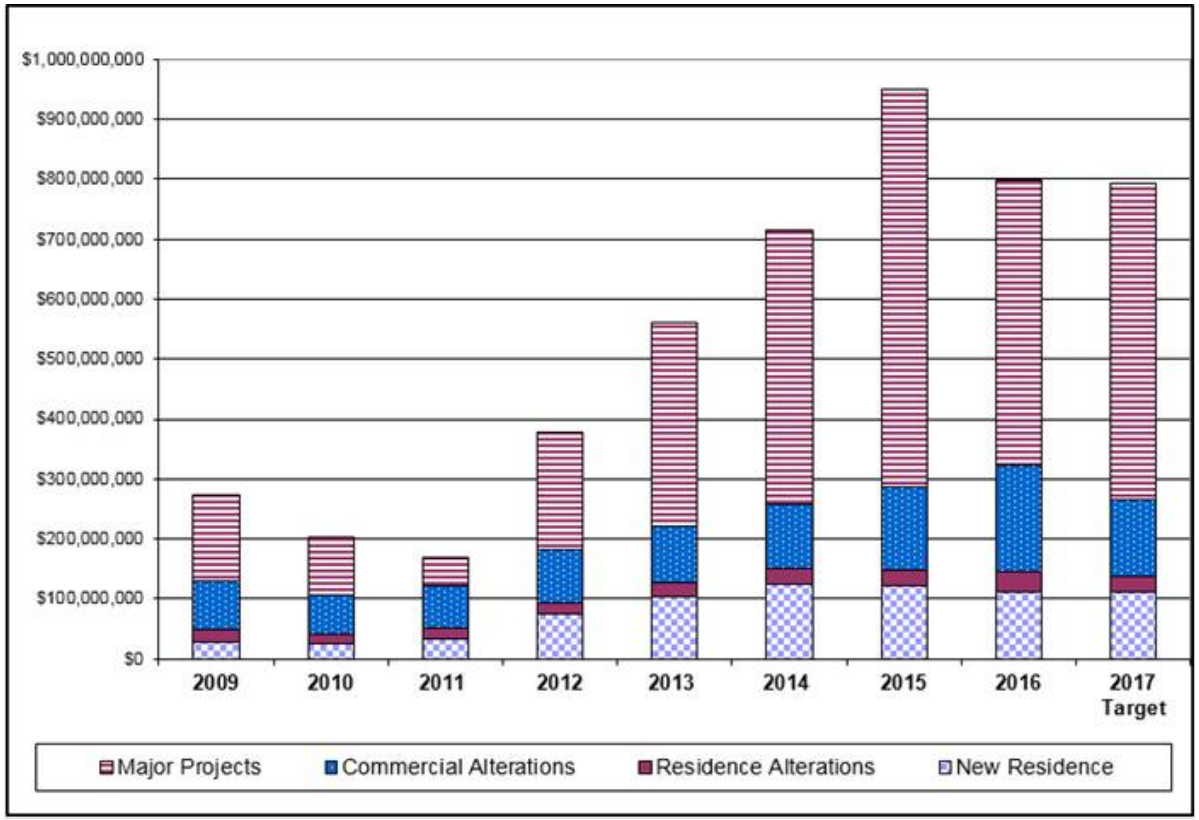
Purpose of meeting:

- Current Development Activity
- City Development & Capital Investment Project Highlights
- Coordinating the Impacts
- Continuous Improvement Efforts
- Current Challenges

Development Services 2016 Highlights

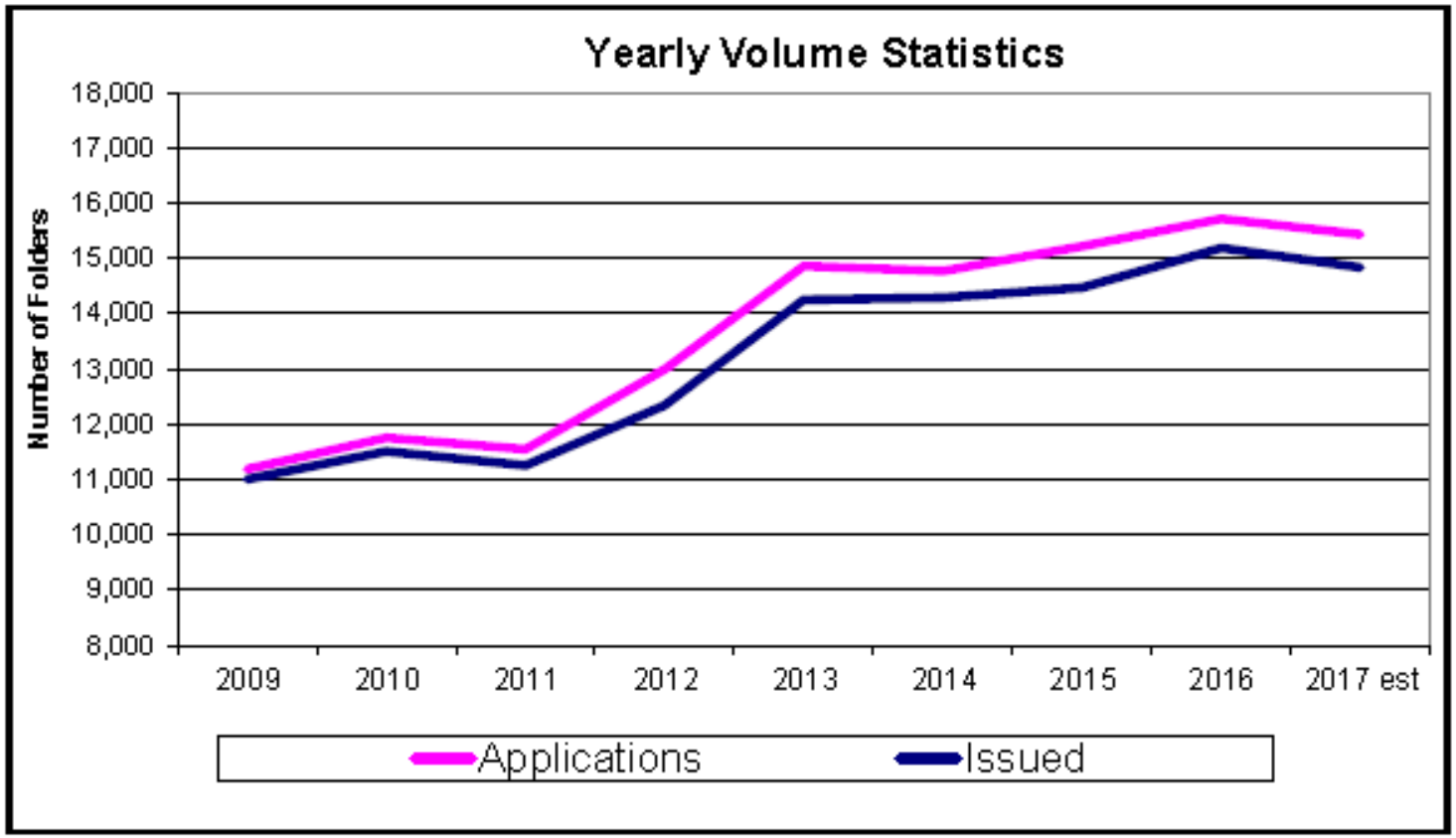
Bellevue, Washington

Valuation of Issued Construction Permits



Major Projects
Lincoln Square Expansion
Centre 425
Metro 112, Phase II
Hyde Square Apartments
Global Innovation Exchange
Spring District Res. Phase I
Spring District Office Buildings 16 & 24
GIS Townhomes
Pacific Regents Phase II
888 Bellevue Tower
Bellevue Vuecrest Apartments
Marriott AC Hotel
103 Ave. Apartments
Washington Square Hilton Inn
Evergreen Plaza

Permit Activity



Downtown Projects in Review

Parkside (99 102nd Ave NE)
136 Residential Units - Retail at grade

BOSA (120 Bellevue Way)
140 Residential Units

11210 LLC (1021 112th Ave NE)
258 Residential Units
23 stories
Retail Podium

GIS Plaza (930 109th Ave NE)
13 Residential Units

Four 106 (320 106th Ave NE
120 Hotel Rooms
270 Residential Units

East Link Bellevue Downtown Station

Elev8 (10833 NE 8th St)
Two 40 Story Residential Towers
Retail Podium

Alamo Manhattan B2 (10625 Main St)
162 Residential Units

Plaza Residential (10850 NE 8th St)
260 Residential Units
3,500 SF Retail

600 Bellevue (600 108th Ave NE)
Master Development Plan
34 Story Office Tower
42 Story Hotel
Retail Podium

BelRed Projects in Review

Spring District Residential Phase I (1209 124TH Ave NE)
279 Residential Units
Ground Floor Retail/Restaurant

Global Innovation Exchange (GIX)
Spring District, Block 14

Aegis at Overlake (1835 116th Ave NE)
118 Units Assisted Living

East Link Bel-Red/130th Station

AMLI Spring District (1375 121st Ave NE)
204 Residential Units
Ground Floor Retail

REI Headquarters (Spring District)
400,000 square feet in three buildings to house offices, a marketplace that would be open to the public and a meeting area/fitness center

Block 12 Office/Brew Pub
(1285 122nd Ave NE)
3 Story Office Building
Ground Floor Restaurant
Production Brewery Space

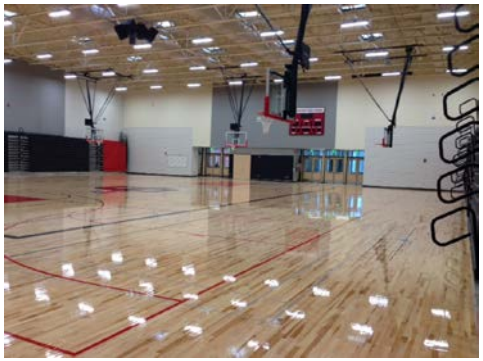
Schools

Tillicum Middle School
Scheduled for completion in August 2018

BC New Student Housing
350 beds slated for occupancy in the fall of 2018

Wilburton Elementary School
Projected to begin construction in June 2017 with a completion of August 2018

Stevenson Elementary School
Completion scheduled for August 2018

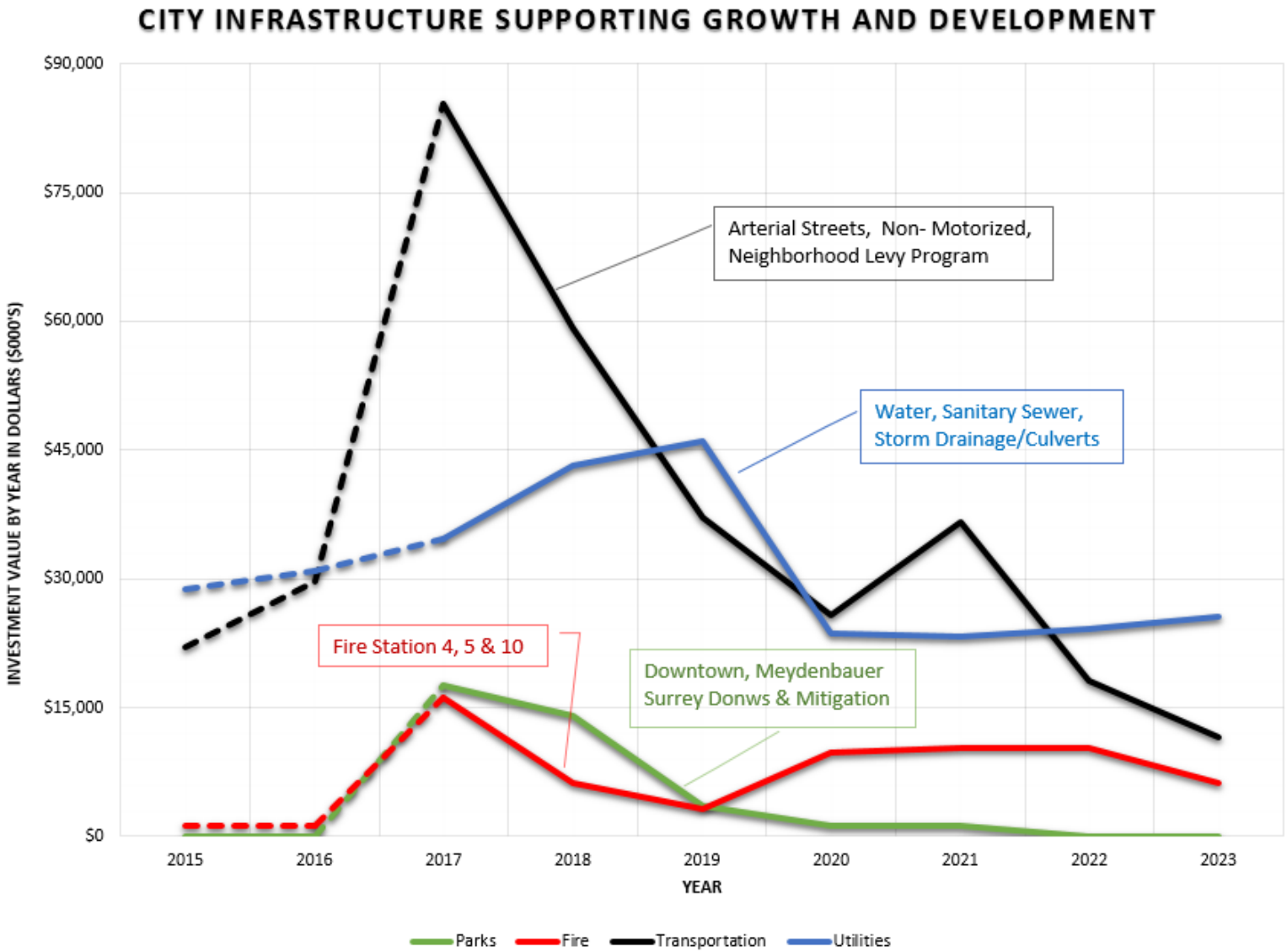


Sammamish H.S. gymnasium was available for use on Monday, April 17. Demolition will be soon beginning on the old gymnasium and remaining classrooms.

Bennett Elementary
85,000 SF building is scheduled for completion in August 2017.

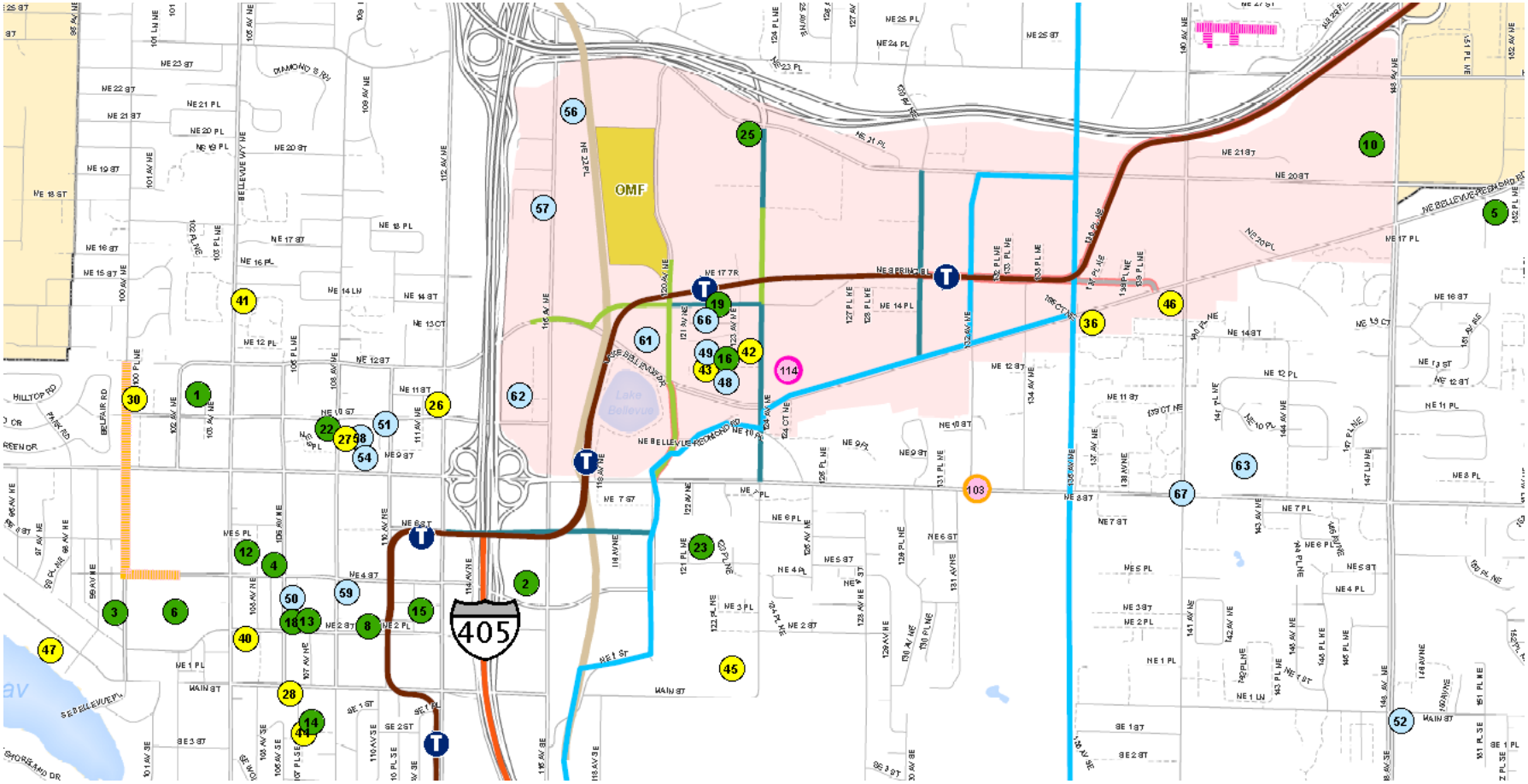
Highland Middle School
Demolition slated for summer 2018, new school scheduled to open in the fall of 2020

Capital Investment Programs



Major Project Activity

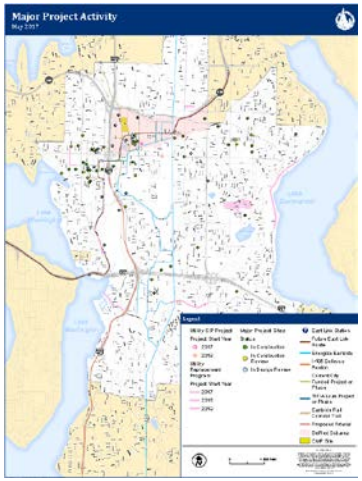
May 2017


OMF
405
NE 8 ST
NE 10 ST
NE 12 ST
NE 14 ST
NE 16 ST
NE 20 ST
NE 24 ST
NE 29 PL
NE 30 PL
NE 17 PL
NE 21 PL
NE 25 PL
NE 24 PL
NE 23 PL
NE 22 PL
NE 18 PL
NE 16 PL
NE 12 PL
NE 11 PL
NE 8 PL
NE 6 PL
NE 5 PL
NE 4 PL
NE 3 PL
NE 2 PL
NE 1 PL
NE 7 PL
NE 8 ST
NE 7 ST
NE 6 ST
NE 5 ST
NE 4 ST
NE 3 ST
NE 2 ST
NE 1 ST
MAIN ST
SE 1 ST
SE 2 ST
SE 3 ST
NE 14 LN
NE 13 CT
NE 12 ST
NE 11 ST
NE 10 ST
NE 9 ST
NE 8 ST
NE 7 ST
NE 6 ST
NE 5 ST
NE 4 ST
NE 3 ST
NE 2 ST
NE 1 ST
NE 1 LN
NE 1 PL
NE 2 PL
NE 3 PL
NE 4 PL
NE 5 PL
NE 6 PL
NE 7 PL
NE 8 PL
NE 11 PL
NE 12 PL
NE 16 PL
NE 17 PL
NE 18 PL
NE 21 PL
NE 22 PL
NE 23 PL
NE 24 PL
NE 25 PL
NE 29 PL
NE 30 PL
NE 17 TR
NE 14 PL
NE 13 CT
NE 12 ST
NE 11 ST
NE 10 ST
NE 9 ST
NE 8 ST
NE 7 ST
NE 6 ST
NE 5 ST
NE 4 ST
NE 3 ST
NE 2 ST
NE 1 ST
MAIN ST
SE 1 ST
SE 2 ST
SE 3 ST
NE 14 ST
NE 16 ST
NE 17 PL
NE 11 PL
NE 8 PL
NE 7 PL
NE 6 PL
NE 5 PL
NE 4 PL
NE 3 PL
NE 2 PL
NE 1 PL
NE 1 LN
MAIN ST
SE 1 ST
SE 2 ST
SE 3 ST
NE 8 ST
NE 7 ST
NE 6 ST
NE 5 ST
NE 4 ST
NE 3 ST
NE 2 ST
NE 1 ST

Construction Traffic Management

Framework & Best Practices

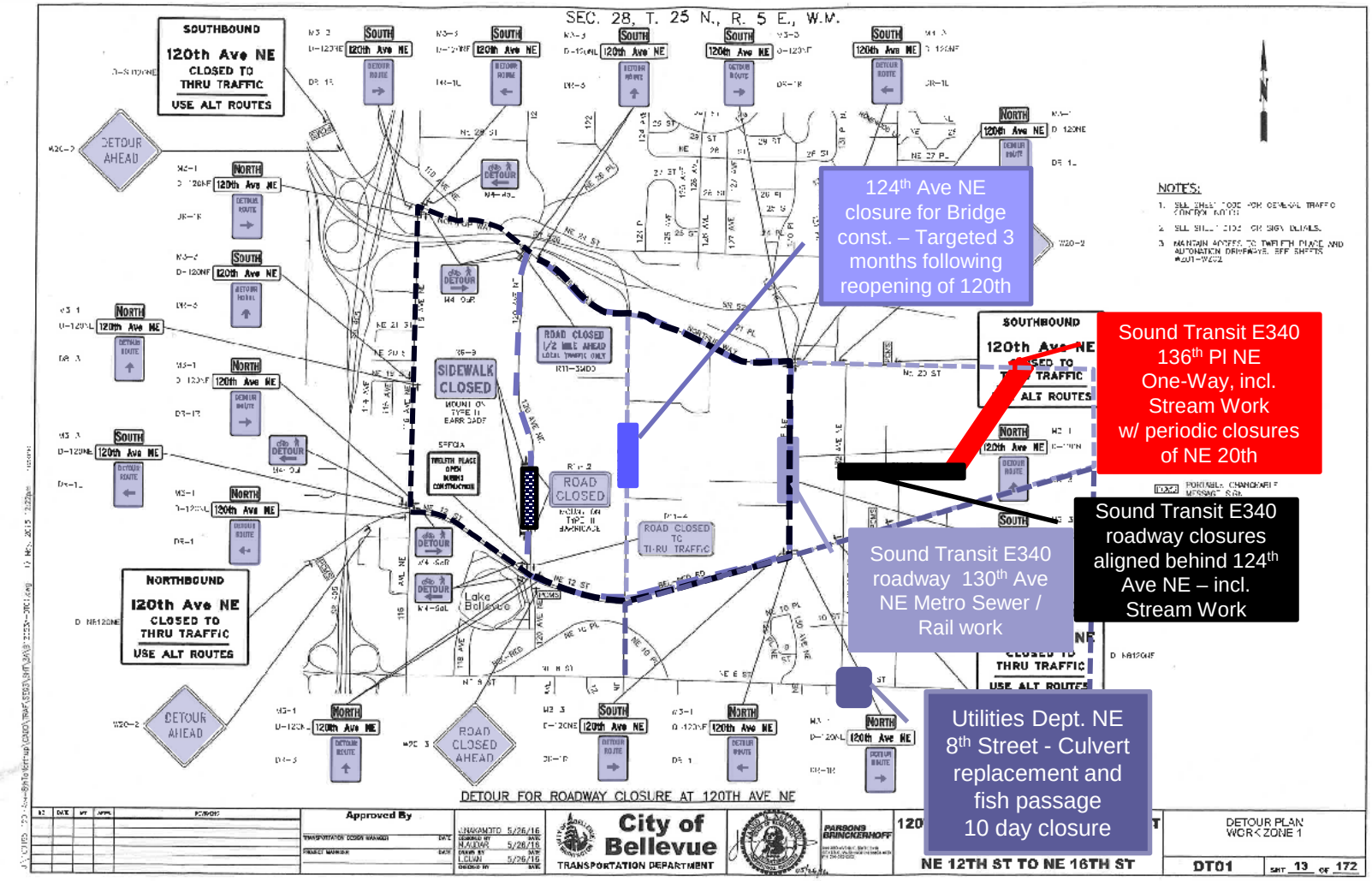
- Global look at all project types and interface
- Scheduling, coordination and communication
- Alignment with policy and regulatory constraints
- Travel modes, accessibility and safety
- Contractor performance management
- Change management



Example - Downtown

Area Wide Coordination

Example – BelRed coordinated closures:

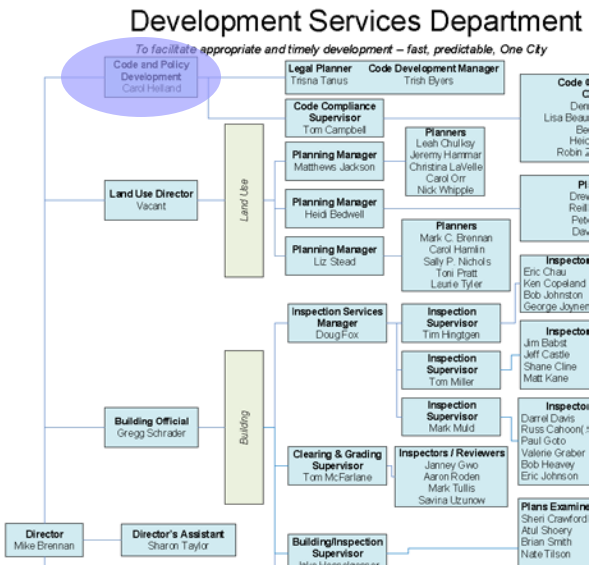


Construction Traffic Management

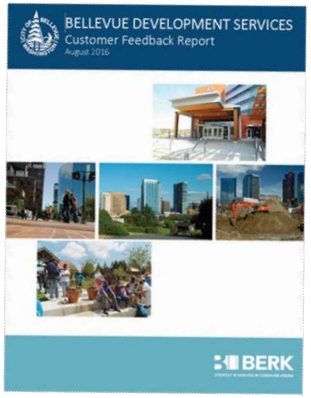
- Strategy based on solid Framework and Best Practices
- Construction impacts are temporary, but durations are increasing
- Area wide management approach to reduce impacts
- Tools and resources are essential
- Continuous improvement

Continuous Improvement

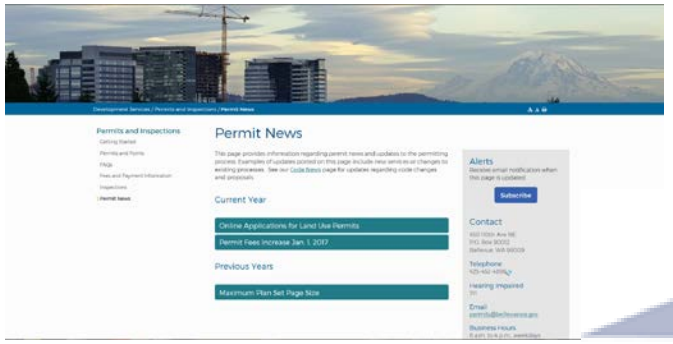
- Cost of Service Study nearly complete
- Code & Policy Director
- Customer Outreach Study was conducted in 2016; results reported to Council February 27



Responding to Customer Feedback



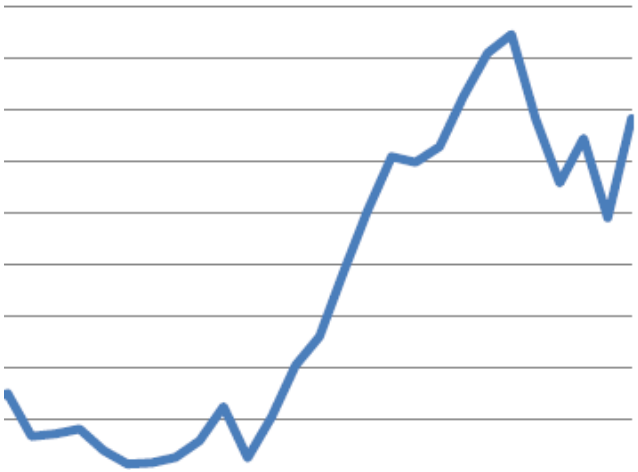
- Videos
  - BTV – inspection
  - Website “how to” – get started, request inspections etc.
- New City website
- Neighborhood development report weekly online
- Permit data map



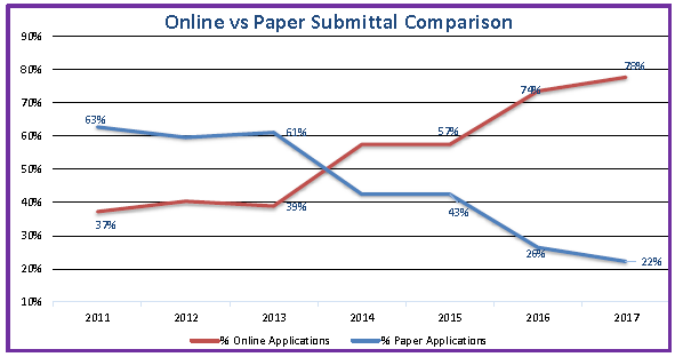
MyBuildingPermit.com
a service of eCityGov.net

Challenges

- Staffing – hiring & retention
- Coordination
- Length of cycle
- Predicting development activity

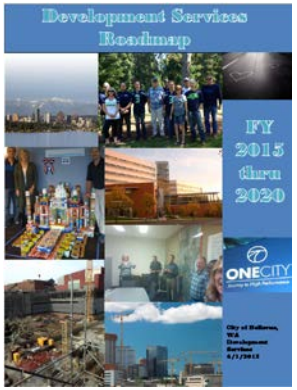


Adapting to Today's Environment

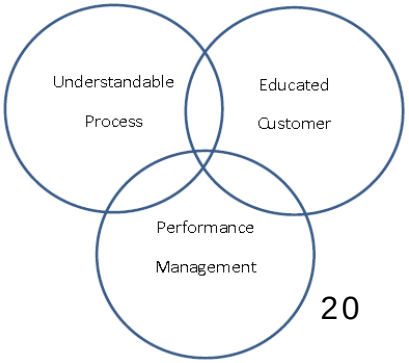


- Paperless Permitting
- Mobile Workforce
- Telecommuting

Facilitate Appropriate and Timely Development



- Deliver a process that is **predictable, efficient, and understandable** to the people who use it.

- Act **as a single organization – "One-City"** – in the delivery of development services, not separate departments working independently.

- **Preserve the quality** of the end product.
  - Ensure that we continue to protect the quality of the public and private infrastructure, the safety and integrity of the built environment, and the livability of the city.