

What does the Transportation Department look at in the review of a development application?

The Transportation Department has two groups who review permit applications: Right of Way and Development Review.

Right of Way is responsible for managing the use of the street and the right of way during construction.

Development Review is responsible for three major areas of review:

- Street frontage improvements— including curbs, sidewalks, pavement design and street lighting.
- Operational impacts on the street system fronting a site due to traffic to and from the new development.
- Traffic impacts on the greater street system away from the development site.

Street frontage improvements

Transportation Development Review staff works with you and your design consultant on the access and street frontage features of your development application. Elements can include access design, curb placement, landscaping, sidewalk location and width, street lighting, and paving requirements.

Staff will also look at your parking design because it affects traffic entering and exiting your site.

Operational impacts at your site

Development Review is also responsible for reviewing the traffic impacts of your proposed development. One type of impact is traffic operations in the immediate vicinity of your site. Traffic operations review includes traffic volumes and turning movements at the access point and their effect on street operations.

Off-site traffic impacts

Some development types, such as short plats, have little impact on traffic volumes of the street system. Other types, such as large retail and office proposals, may have significant impacts.

Development Review staff review the traffic impacts of development proposals according to city codes and state environmental law. See Handout T-2, Traffic Impact Analysis, for details on the city's requirements for traffic impact analysis.

What do I need to know about access design?

Depending on the city's design standards for your type of project, the access to your development could be a commercial driveway, a private road, a joint-use driveway on an easement, or some other variation.

Review of your access design includes distance from neighboring access points, sight distance for both drivers and pedestrians, width of the driveway, lane configurations such as turn lanes and drop-off lanes, and construction elements such as design of the driveway apron and grades.

What do I need to know about use of the street and right of way during construction?

Development Review staff will let you know early in the review process what you can expect as to right of way use requirements. All paved streets in Bellevue are classified as to pavement status, and this classification will determine your ability to cut into the street fronting your site for utility work and the extent of subsequent restoration requirements.

In addition, you may be required to obtain a right of way use permit for hauling during construction and for any requested street closures. The Right of Way staff processes right of way use permit applications and will work with you to determine haul routes and lane closure details.

Where can I find additional information?

- The Transportation Design Manual contains design standards and drawing details, available both in print from the City Hall cashier and on-line at www.bellevuewa.gov
- The Transportation Development Code, BCC 14.60, and the Right of Way Use Code, BCC 14.30, are also available on-line.
- Visit or call Transportation staff:
Development Review – 425-452-4236
Right of Way Use – 425-452-4189

This document is intended to provide guidance and is for informational use only. It cannot be used as a substitute for city codes. Additional information is available from Development Services at Bellevue City Hall or the city website at www.bellevuewa.org.

For further assistance, contact the Transportation Review Desk in Development Services at 425-452-4236 or TransportationDevRev@bellevuewa.gov. Or contact the Right of Way Desk at 425-452-4189 or RightofWayUse@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).
