



Bellevue Development Committee

July 09, 2025 Notes

1. **Networking and Welcome** – Rebecca Horner
2. **Permit Timelines and Development Update** – Jake Hesselgesser
 3. Through 2025 projecting high permit volume despite major projects not moving quickly.
 4. Inspection staff remaining busy as well.
 5. A drop in major projects square footage under construction.
 6. Permit timelines overall improving, meeting first review decision targets 71% of the time, average number of days for permit intake at 1.31 days.
 7. Internal performance management includes regular internal business reviews and public facing dashboards are being worked on.
 8. We are through the surge of permits from the last code change, not seeing any lag in application processing from that.
9. **Sub-Team Report Out**
 - Inspection Sub-Team Report Out – Gregg Schrader
 - Permit extension ordinance is going to council on July 15th.
 - Expanding the use of checklists, making this available to contractors.
 - Working to clarify NWWCB Feedback
 - Working on Review-to-Inspection consistency issues, hosting meetings between reviewers and inspectors, having the construction team meet with reviewers and inspectors.
 - Permitting Sub-Team Report Out – Jake Hesselgesser

- Working on single family building permit consolidated review
 - Permit expiration notifications completed earlier this year
 - Making digitized records more available to the public has been a focus of discussion
 - Ideation and envisioning workshop held on MyBuildingPermit.com
 - Future topics – middle housing permitting changes, pre-approved DADU program
 - Launching Consolidated BS Permit Review pilot on Sept 2nd, this will be a more streamlined review process, will be looking for feedback. A survey will be sent out to participants.
 - Review new submittal requirements
 - One comprehensive request letter will contain all department responses
 - How will addressing for middle housing work with this new permit process? It will depend on configuration, could be units/suites/AB/etc.
 - Feedback – try to do separate unique addresses if possible.
 - Civil Engineering and Site Sub-Team Report Out - Toni Pratt
 - Scheduled for August, interactive permit mapping exercise. This will educate on the permit process, identify obstacles in the process, provide a platform for feedback and new ideas
 - Next topic of focus – communication between different review disciplines during plan review
10. **Code & Policy Update**– Nick Whipple, Kristina Gallant, Robbie Sepler, Josh Steiner
- BelRed LUCA:
 - Report on Local Streets feedback
 - Topics with problems and solutions noted – Street grid alignment, half streets, local streets map detail, local street dimensions, water table.
 - Next steps – team will consider feedback and perceived challenges as they develop code amendments.
 - Input on Land Uses, Non-conformities, MDP phasing
 - Goal of recent council direction – Improve approach to phased developments under Master Development Plans.
 - Existing Conditions Code is functionally out of date and will be updated.

- BelRed will likely point to a citywide nonconforming code section developed under HOMA in place of Existing Conditions
- Suggestion for a BelRed sub committee
- This would be more appropriate to consider in phase 2 when we have code language
- We will be engaging with the community this Summer to share information

~~•General Code/Policy updates~~

11. **Sustainable Bellevue Plan** – Colin Munson

12. Current plan was adopted in 2020, set to be updated every 5 years.
13. We have 2030 and 2050 Goals and Targets for communitywide actions.
14. Strategies and actions in six focus areas – energy and buildings, mobility and land use, materials and waste management, climate change, natural systems, municipal operations.
15. Currently in phase 2, developing strategies and action plans. July 22nd going to council with draft strategies. Phase 3 targeted for August, Draft Plan. Aiming for adoption mid November
16. Takeaway from engagement sessions – Climate resilience and strong climate action.
17. Key draft strategies – support large building decarbonization, support for green building, evaluate policies for zero waste, facilitate sustainable land use.
18. Menti discussion – group to rank sustainability priorities
19. Density near transit
20. Support for middle housing
21. Parking requirements
22. Reliable and clean energy
23. City assistance in meeting state building standards

24. **City Feedback**– Rebecca Horner and Jake Hesselgesser

- Recruitments

- Positions open in building, land use, transportation, and utilities.
- Staff Introduction(s)
 - Assistant land use planner, Nohely Moreno
 - Senior code compliance officer, Heidi Skinner
 - Small business program manager position filled, start date August 18th
- Strategic Plan and Workplan Update
 - Strategic plan is a 5-year plan with four perspective areas and includes a new mission and vision.
 - Each perspective areas has individual goals and initiatives. Perspective areas include -
 - Customer and Community
 - Employee Learning and Growth
 - Financial
 - Internal Processes and Systems
 - Workplan is in Q3, scoping and aligning.

25. Development Community Feedback

26. Future agenda item – give feedback back to the community. Advise the community, how can the customer navigate better?

27. Closing and Next Meeting – Facilitator

- August 13, 2025: 1pm-2pm Sub Teams (CH-1E-121), 2pm-4pm BDC Meeting (CH-1E-108)

Bellevue Development Committee Agenda Committee Members

- Patrick Bannon, Bellevue Downtown Association
- Torrey Davis, JTM Construction
- Joe Fain, Bellevue Chamber of Commerce
- Murray Crampton, Vulcan Real Estate
- Rebecca Horner, City of Bellevue
- Patience Malaba, Housing Development Consortium, Seattle-King County

- Veronica Shakotko, Master Builders Association, King and Snohomish Counties

The purpose of the BDC meetings is to have an inclusive forum where the development industry and others can provide input and collaborate with city staff about concerns, challenges and solutions related to permitting, entitlement and code amendments. Participants acknowledge and agree that while communications in these meetings may refer to an actual permit, land use or code amendment project, they are for illustrative purposes only. As such, these communications are not considered comments or responses for any associated project and will not be kept as part of the project record or file.



For alternate formats, interpreters, or reasonable modification requests please phone at least 48 hours in advance 425-229-6554 (voice) or email DaLong@bellevuewa.gov. For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.