



Bellevue Development Committee

Oct. 8, 2025 Meeting Notes

1. Networking and Welcome – Rebecca Horner

2. Permit Timelines and Development Update – Jake Hesselgesser

- Application and permit volumes up 16,000+
- Inspection volumes expected to be down, valuation of issued building permits down
- Major projects in the pipeline have slowed down, influenced by market and permit extensions
- Design reviews taking longer, influenced by project specific conditions
- Building permits taking longer, influenced by applicants slow rolling
- Meeting first review target 81% of the time
- To improve permit timelines we are utilizing consultants, engaging initiatives to streamline, and performance management system improvement (business review and oversight)
- The annual report required by the updated Local Project Review Act is posted online, overall permit processing timelines posted online

3. Sub-Team Report Out

- Inspection sub-team report out – Gregg Schrader
 - Participation in AIA seminar
 - Inspector/reviewer meetings rolled out
 - Partnered with NW Wall & Ceiling Bureau – installer and designer survey
 - Working to make building and fire supervisors more accessible to applicants

- Nov. 1, 2026 implementation of code updates
- Not proposing additional permit extensions at this time
- Permitting and application sub-team report out – Jake Hesselgesser
 - Launched pilot for single family building permit
 - Digitizing paper records and digital access
 - MyBuildingPermit.com input collected in July
 - Govstream.AI pilot – sign up to provide feedback and participate in the pilot
- Civil engineering and site land use sub-team report out – Toni Pratt and Vanessa Humphries
 - Conducted a permit mapping exercise to identify pain points
 - Next steps – review and finalize feedback

4. Code and Policy update – Handout only

- BelRed Look Forward
- General project updates
- Upcoming opportunities for engagement

5. Affordable housing – Hannah Bahnmler

- Discussing priority alternatives
- The 2025 Affordable Housing Strategy is the short-term plan to address housing needs
 - Goal: create/preserve 5,700 units, five goals derived from the Comp Plan, 7-year implementation timeframe
- Priority Alternative Scenarios – Not a discreet sets of actions, these scenarios can co-exist
 - Deeply affordable – Units available to HHs earning 50% AMI or less
 - Resource Efficient – Require low resources
 - High Unit Impact – Most <80% AMI units online in the least amount of time
 - Equity First – Address historic harms through focus on equity and vulnerable populations
- Discussion
- Provide alternative feedback – organization partner survey opens Oct. 13, virtual feedback session Oct. 30, public open house Nov. 6, links and registration online

6. MFTE Update – Robin Xiao

- MFTE Workshop Summary
 - Increase overall program efficacy, address requested changes in Wilburton, increase affordable housing impact, assess existing program and potential changes.
 - Update Scope – Expand MFTE program options and align with mandatory affordability
 - Reviewed Wilburton LUCA and MFTE Comparison
- Analysis Findings-
 - Engagement scope includes stakeholder presentations, individual interviews and technical workshops. Reviewed engagement themes.
 - Final workshop on Monday October 13th
- Technical analysis-
 - How does the supercharger affect development feasibility? The supercharger increases development feasibility moderately over the existing 12-year program requirements.
 - Could an 8-year MFTE option be structured to gain deeper affordability? An 8-year program option requiring 8% of units at 60% AMI permanently could be a strong option alongside the supercharger program.
 - Should the city offer a 12-year MFTE extension? There is limited existing data on the Eastside to inform this analysis. However, initial findings suggest that deeper affordability requirements would provide a more modest but nonetheless positive benefit to property owners.
 - 2025 fiscal impact of the MFTE program - \$2.6m of shifted taxes and \$900k of foregone taxes. MFTE increased the median Bellevue homeowner's tax bill by \$18.11 or 0.16%.
- Staff recommendations -
 - Expand MFTE program options – Adopt the 20-year exemption for homeownership projects, extend the MFTE program to conversion projects, do not adopt the 12-year extension at this time.
 - Alignment with mandatory affordability – Allow for supercharger in Wilburton only, adopt an 8-year MFTE option alongside the supercharger in Wilburton only, align code language regarding affordable housing standards with the Wilburton Director's Rule.
- Nex steps –

- Oct. 13 – MFTE Workshop #3
- Oct. 21– Study Session #1
- Dec. 2 – Study Session #2
- Potential adoption by year end
- Evaluate changes to MFTE if/when affordability requirements are considered in other neighborhoods

7. City Feedback

- Recruitments
- Staff Introduction(s)
- Workplan Update
 - Workplan Accomplishments – SB 5290 implementation, new consultant contracts added, single family building permit pilot, DS Essentials Onboarding Program, BRIC Grant and project kick off, hourly invoicing on MyBuildingPermit.com, partnership with Govstream.ai
 - Review strategic plan and current workplan items.
- Fee Update
 - Going to council Oct. 28 for a study session
 - Development Services Department operates under a cost recovery model
 - Conducting a comprehensive cost of service study
- Fee update includes –
 - Update building valuation table and apply WA State modifier
 - Adjust building permit fees by CPI-W (2.7%)
 - Update hourly rates and adjust flat fees
 - Adjustments to Issaquah and Renton school impact fees

8. Development Community Feedback – Facilitator

- 2026 Agenda committee members
 - No comments from attendees
 - Danielle to email agenda committee and confirm they would like to remain on the committee for 2026

9. Closing and Next Meeting – Facilitator

Bellevue Development Committee Agenda

Committee Members

- Patrick Bannon, Bellevue Downtown Association
- Joe Fain, Bellevue Chamber of Commerce
- Rebecca Horner, City of Bellevue
- Patience Malaba, Housing Development Consortium Seattle-King County
- Tim McKey, Sellen Construction
- Veronic Shakotko, Master Builders Association of 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.