Bellevue Development Committee

October 14, 2026 Notes

City Hall Room 1E-108 1:30 p.m. - 4:00 p.m.

1. **Networking and Welcome – Jake Hesselgesser** *(5 minutes)*
    - Staff Introductions
    - Recruitments
2. **Sub-Team Report Out** *(15 minutes)*
    - Inspection Sub-Team Report Out – Gregg Schrader
        - Gregg Schrader reported that the sub-team met with Steph Collier, the Small Business Program Manager, to collaborate on restaurant tenant improvement process mapping and support for small businesses. The sub-team has started updating the Washington State Code and is soliciting community input regarding code concerns and potential changes. Community members who would like to provide additional feedback are encouraged to contact Gregg Schrader or Travis Ripley. The team is also revising the single-family survey process.
    - Permitting Sub-Team Report Out – Nate Tilson
        - Nate Tilson reported that the sub-team is analyzing feedback from the consolidated permitting pilot, evaluating lessons learned, and determining next steps. As part of this continued effort, the team plans to move forward with consolidated permitting for GD and GE permits.
    - Civil Engineering and Site Sub-Team Report Out – Toni Pratt, Vanessa Humphreys

- Toni Pratt and Vanessa Humphreys reported that the sub-team has recently refreshed its charter and realigned its focus. The sub-team recently discussed UA and UB permits, specifically whether both permit types are necessary. Dwight Smith from Utilities joined the recent sub-team meeting to explain the purpose and importance of both permits. He will explore the possibility of consolidating the two permit types, discuss the idea with the Utilities team, and return to the sub-team with an update in the first quarter of 2027.
- An attendee asked about franchise utilities, such as Comcast, and whether these providers must be fully engaged in a project, given that they have their own contracting and application processes. Toni confirmed that this topic is on the sub-team's list of items to address in 2027. Titus clarified that there will be no changes to the current process at this time.

3. **Permit Timelines and Development Update – Jake Hesselgesser** *(10 minutes)*
   - Development Activity and Future Forecast
     - Jake Hesselgesser reported that application volumes continue to remain on the high end. The valuation of issued building permits has exceeded $1 billion, marking the first time in three years that this milestone has been reached. Additionally, 20 major projects have reached Ready to Issue status.
   - Timeline Performance
     - Jake and Joanna Paradiso shared and walked through the Performance and Strategy webpage, which serves as a centralized resource for information about the department's current initiatives and priorities. They also highlighted the online publication of Permit Review Timelines, which includes First Review Decision cycle data. These resources allow the public to review permitting timelines, established targets, and the department's performance in meeting those targets. Jake and Joanna also reviewed the Permit Volume and Valuation dashboard. This dashboard, along with other departmental dashboards, is updated nightly. The goal of these webpages is to make departmental performance information more transparent, accessible and available to the public.
     - An attendee asked whether raw data is available. Jake clarified that only aggregated data is displayed in the dashboards. Another question addressed whether permit issuance timelines reflect only

the time spent by the City or include time spent by applicants. Jake clarified that applicant time and City review time have not yet been separated. Therefore, the current timelines reflect both applicant and City time.
    - There is a "Share Your Feedback" button available on the webpage, providing an opportunity to submit additional ideas, comments, and suggestions.

4. **Code & Policy Update – Nick Whipple** *(10 minutes)*
    - Parking Reform LUCA
        - The Parking Reform Land Use Code Amendment (LUCA) has completed its review by the Planning Commission and is moving forward to City Council. The amendment fulfills the statutory requirements related to parking, and the code has been rewritten to be more streamlined. A follow-up discussion with City Council is scheduled for Tuesday, October 20, 2026, with action anticipated by January 2027.
    - BelRed LUCA
        - The BelRed Land Use Code Amendment is scheduled for a public hearing this month. Proposed updates include implementing the adopted subarea plan and Future Land Use Map (FLUM), establishing an amenity incentive system, and improving access and connectivity. Additional information and more user-friendly content are available online to help the public understand the proposed changes.
    - Downtown Livability 2.0 LUCA
        - The intent of the Downtown Livability 2.0 Land Use Code Amendment is to reinforce and align the code with existing policy guidance. The amendment focuses on five major themes: vibrancy, small businesses, Main Street in Old Bellevue, building design, and housing. A Planning Commission study session is scheduled for October 28, 2026, to review the proposed amendments.
5. **City Updates – Jake Hesselgesser** *(25 minutes)*
    - Workplan Update
        - Jake shared that Development Services recently completed an assessment of its technology systems and developed a roadmap to guide future-state planning. Ongoing workforce training will focus on helping staff strengthen their communication and de-escalation skills, as well as their ability to navigate ambiguity. The department

continues to work on several key initiatives, including Land Use process improvements, the pre-approved plans program, Govstream.ai applications, and digital accessibility training and governance. Jake also highlighted the upcoming Residential Housing Expo, scheduled for October 17.

- Budget and Rate Update
    - Jake reported that the department has recently completed the annual cost-of-service study, which informs the department's fee structure. Hourly rates and flat fees are based on the time required to conduct reviews and inspections. Building permit fees are calculated using standard building valuation methods and the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W), which reflects a 3.8% increase.
    - The team also reviewed the proposed rates for 2027 and discussed example scenarios to illustrate how the updated rates may apply.

6. **Standard Residential Development Timeline – Todd Levitt from Murray Franklyn** *(20 minutes)*
    - Todd Levitt presented and led an interactive discussion
    - The discussion highlighted the complexities and uncertainties developers face throughout the development process. Reaching an agreement with a land seller can sometimes take up to 10 years. Developers typically do not close on a property until major entitlement approvals are in place, which helps limit their financial risk. In a competitive market, developers must carefully evaluate what can be built on a property and how long the process will take to determine whether a project is feasible.
    - During the feasibility phase, developers closely evaluate project costs, assess potential risks, and seek to understand infrastructure requirements. They aim to gather as much information as possible early in the process to reduce uncertainty and make informed decisions. Establishing trust between land sellers and developers is also an important part of moving projects forward.
    - Participants reviewed the provided project timeline and discussed the time required to complete each stage. Developers noted that they rely not only on their own teams to meet project milestones but also on the City to maintain its timelines. Building a productive relationship with the City is therefore an important part of the development process. Audience members commented on the significant amount of time reflected in the timeline and asked how risk

changes as a project progresses, as well as how delays affect the overall process.

- Developers explained that delays can have significant financial consequences and that risk may increase as the timeline extends. When asked about profit margins and the effects of delays or unforeseen circumstances, Todd noted that any impact on a project's return can be detrimental. Participants also observed that the timeline allows limited time for neighborhood outreach, making it difficult to predict or assess the potential risks associated with neighborhood concerns or grievances.
- The group discussed the impact of allowing permit applications to be submitted before all approvals are finalized. Participants noted that this change has been helpful and represents a significant improvement. However, middle housing projects do not necessarily receive expedited review simply because they fall within that category.
- Redmond's approach to concurrent review was also discussed, with developers indicating that this model is preferable because it allows different parts of the review process to proceed simultaneously.
- Titus raised a question about how shortening the development timeline might affect market prices. The discussion noted that developers generally sell based on prevailing market conditions and that a shorter timeline could potentially reduce market prices. The relationship between permitting timelines and supply and demand was also highlighted, with the observation that issuing more permits could increase the number of homes available in the market.
- Finally, the group discussed Senate Bill 5290 (SB 5290) and its impact on development and permit review. Participants noted that those involved in development and permitting are highly focused on implementing the legislation and addressing its requirements. While SB 5290 was characterized as a step in the right direction, participants also acknowledged that it has limitations and has not fully resolved the challenges associated with the development process.

7. **Capital Recovery Charge – Dwight Smith** *(30 minutes)*
    - Dwight reviewed upcoming changes to utility connection charges, which will take effect in January 2027. Beginning in 2027, the Direct Facility Connection Charge (DFCC) will be retired. Water and Sewer Capital Recovery Charge (CRC), will be calculated based on meter size. CRCs will be collected before permit issuance.

- To prepare for the transition, Utilities is conducting direct community outreach. Additionally, when reviewing permit applications, staff will proactively contact applicants if they anticipate that the change may affect their projects and discuss potential options. The team is also updating the FAQs on the project website. The CRC fee schedule will be published online to provide additional information about the new charges.
- The CRC will be integrated into the permit fees through MyBuildingPermit.com rather than appearing on future homeowners' utility bills. During the discussion, an attendee asked whether the cost could be deferred until a later stage of the project. Dwight noted that this option could be investigated in the future if needed. In response to questions about why developers would pay for a utility connection before it is needed, the team explained that permits can be staged for a later point in the development process. Some developers may nevertheless prefer to pay upfront while financing is available.
- Dwight also addressed how the CRC will apply to accessory dwelling units (ADUs). If an ADU requires a new utility connection, a CRC will apply. However, if the ADU uses the existing water and sewer service without requiring a separate connection, it will remain part of the existing service.
- An attendee asked whether single-family homes would receive a discount when a larger water meter is required to accommodate fire sprinklers. Dwight confirmed that a discount will be applied in these circumstances.
- Dwight emphasized that the team remains open to additional feedback and further discussion as the community prepares for the January 2027 implementation.

8. **Development Community Feedback**
    - An attendee asked if there will be more discussions regarding concurrent review. Toni noted that the topic may be reviewed by the Civil Engineering and Site Sub-Team in 2027.
9. **Closing – Facilitator**

Bellevue Development Committee Agenda Committee Members

- Patrick Bannon, Bellevue Downtown Association
- Torrey Davis, JTM Construction
- Joe Fain, Bellevue Chamber of Commerce
- Jake Hesselgesser, 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.



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