



Bellevue Development Committee

Jan. 14, 2026 Meeting Notes

- 1. Networking and Welcome – Rebecca Horner**
- 2. Permit Timelines and Development Update – Jake Hesselgesser**
 - Public Facing Dashboards
 - Jake Hesselgesser presented an overview of permit timelines and development updates. Jake shared key development metrics, noting that the city processed 17,391 applications and issued 16,765 permits, with a total valuation of issued building permits reaching \$683 million in 2025. Inspection volumes were reported to be lower than in previous years. He reviewed permit timeline targets by permit type and highlighted improved performance in first-review decisions, with on-time reviews increasing from 72% to 81%, exceeding the city's 80% goal. Jake also noted completion and publication of the Seante Bill (SB) 5290 annual report and the initiation of a public-facing dashboard project.
 - Govstream.AI
 - Jake provided a high-level overview of Bellevue's partnership with GovStream.ai, which emphasizes a people-first approach to artificial intelligence. The goals of this partnership include improving quality and speed of service, reducing Permit Center workload by 30%, and cutting resubmission rates by 50%.
 - Founder and CEO of Govstream.ai, Saf Rabah gave an overview of Govstream.ai tools developed for Development Services. These include a Permit Guide chat assistant to simplify information lookups and code research using official Bellevue resources; an Outlook-integrated Email

Assistant that can summarize email threads, reference applicable codes and site conditions, and draft responses; and an Application Assistant designed to speed up first reviews by auto-filling application information and ensuring submissions are complete.

- Bellevue and GovStream.ai are partnering with members of the development community to pilot the Application Assistant.
- Staff have reported positive feedback on the tools' efficiency and accuracy.

3. Sub-Team Report Out

- Inspection Sub-Team Report Out – Ryan Mumma and Lauren Eck
 - Ryan Mumma and Lauren Eck provided an update from the inspection sub-team, summarizing discussions from the December meeting. Topics from this meeting included potential use of AI to support inspections, updates to inspection checklists, and strategies for improving online information sharing.
 - The team also reviewed the Temporary Certificate of Occupancy (TCO) and Certificate of Occupancy (CO) processes and identified opportunities for process improvement.
 - Lauren noted Development Services' continued emphasis on customer service, including upcoming department-wide customer service training.
 - Efforts are underway to improve consistency between plan review and inspections through internal coordination meetings.
 - Next sub-team meeting scheduled for February.
- Permitting Sub-Team Report Out – Jake Hesselgesser
 - Jake Hesselgesser reported on behalf of the permitting sub-team, which has focused on introducing the AI project, conducting discovery sessions, and refining the middle housing permitting processes.
 - He noted that the new middle housing permit has been successfully rolled out.
- Land Use Civil Site Sub-Team Report Out – Dave Baisch
 - Dave Baisch shared an update from the land use civil site sub-team. The team plans to schedule two additional sessions to complete the permit mapping exercise. More time was needed on these activities in previous meetings.
 - The sub-team will be returning to a bi-monthly meeting cadence.

4. Code & Policy Update – Nick Whipple

- Critical Areas Ordinance
 - Kristina Gallant shared an overview of the Critical Areas Ordinance adopted on Dec. 9.
- BelRed Status Update
 - Kristina provided a BelRed status update, noting that the first working draft of the BelRed land use code amendment (LUCA) was released on Dec. 31. The draft is currently undergoing community feedback and internal review.
 - Kristina outlined the history and purpose of the BelRed LUCA and summarized key themes from stakeholder input, including safety and mobility concerns; the need for human-scale design and walkability; interest in arts and vibrant, connected public spaces; preservation of local identity and small businesses; and the importance of local streets for safety, economic vitality and equitable access.
 - Additional insights included concerns about connectivity gaps, parcel constraints and strict local street requirements potentially limiting redevelopment.
 - An overview of the working draft was provided, along with a calendar look ahead: Parking Reform initiation on Jan. 13, BelRed Planning Commission check-in on Jan. 14, Housing in Mixed Use Areas (HOMA) Planning Commission study session and recommendation on Jan. 28, Sign Code council study session on March 10, and finalization of Director's Rules related to affordable housing and green building in Q1.

5. City Feedback

- Recruitments
- Staff introductions
- Workplan Update
 - Rebecca Horner shared an abbreviated list of 2025 accomplishments and provided an overview of the 2026–2027 workplan update.
 - Jake Hesselgesser and Toni Pratt presented a detailed look at phase one of the workplan, while Nick Whipple and Jake reviewed phases two and three.
 - The workplan wrap-up highlighted alignment between stakeholder feedback and existing initiatives, identification of new initiatives and resource needs, schedule adjustments to the work program, and defined next steps.

6. Development Community Feedback – Facilitator

- No comments from the community.

7. Closing – Facilitator

Next Meeting: Feb. 11, 2026

Bellevue Development Committee Agenda Committee Members

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



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