



Bellevue Development Committee

April 8, 2026 Notes

1. Networking and Welcome – Jake Hesselgesser

2. Permit Timelines and Development Update – Jake Hesselgesser

- Jake shared a development and permitting update, highlighting key performance metrics from the first quarter. The city received 4,260 permit applications and issued 3,950 permits, with a total building permit valuation of \$149 million. While both volume and valuation came in slightly below forecasts, there were notable improvements in efficiency. First review decision performance increased from 81% to 83% of decisions meeting established targets.
- Jake also outlined several ongoing initiatives including the development of public-facing dashboards, efforts to streamline the permitting process, and enhancements to the performance management system. The presentation noted that the SB 5290 report has been published and expressed optimism that the 2026 report will more clearly demonstrate the legislative impacts of the bill.

3. Sub-Team Report Out

- Inspection Sub-Team Report Out – Gregg Schrader
 - Gregg recapped the February meeting, which focused on customer service training, reviewing a draft list of inspection staff expectations, and incorporating feedback received on this draft. The upcoming April meeting will focus on building permit process mapping.
- Permitting Sub-Team Report Out – Jake Hesselgesser
 - Jake provided an update on the permitting sub-team, noting that no meeting took place in Q1. However, upcoming Q2 and Q3 meetings will focus on several key initiatives, including an AI application assistant pilot program, evaluation of a single-family building permit pilot, and gathering

feedback on a public-facing performance dashboard. The sub-team will be seeking applicants to pilot and provide feedback on these programs.

- Civil Engineering and Site Sub-Team Report Out – Toni Pratt, Vanessa Humphreys, Dave Baisch
 - Dave provided an update for the civil engineering and site sub-team. They completed three sessions dedicated to a permit mapping exercise. They plan to present their findings and a corresponding workplan addressing identified pain points at their next meeting in May, after which they will resume a bi-monthly meeting schedule.

4. Code & Policy Update – Kristina Gallant

- Kristina Gallant provided a code and policy update, highlighting several upcoming opportunities for engagement, including Omnibus PC Study Session, P3 DA LUCA Council Public Hearing, Sign Code Council Study Session, Parking Reform Outreach Events, BelRed PC Study Session, and Downtown Livability 2.0 Council Initiation.

5. Utility Connection Charges – Riyaz Vazir

- Utilities staff introduced proposed changes to utility connection charges, emphasizing goals of improving affordability, transparency, and equity while aligning with neighboring jurisdictions and industry practices.
 - Challenge 1 – DFCC has a large upfront cost which can delay cost recovery.
 - Proposed Change 1 – No more DFCCs. Cost recovery of CIP expansion project costs will be via CRCs.
 - Challenge 2 – CRC calculation is complex and hard to understand.
 - Proposed Change 2 – Simpler calculation. Base the charge off of the meter size.
 - Challenge 3 – CRC is primarily collected on the property owners' utility bill over the course of 10 years, which becomes an unexpected expense.
 - Proposed Change 3 – Pay once upfront at the time of permitting, rather than over 10 years.
 - Attendees broke into small groups to discuss these proposals with utility representatives.
 - A summary of feedback will be shared online via the Utilities team.

6. City Updates

- Sustainability Programs

- Jennifer Ewing provided an overview of Bellevue’s sustainability programs, including Clean Buildings Incentive Program, ChargeReady EV Technical Assistance, Affordable Housing Green Building Technical Assistance, and Better Buildings Hub: Multi-Family Programs.
- Recruitments
- Staff Introductions
- Workplan Update
 - Jake provided a Q1 Workplan progress update, including the launch of the pre-approved plans program, onboarding of new staff and a consultant, and the rollout of the Govstream.AI assistant to staff.
 - Looking ahead to Q2 and Q3, the city plans to develop a workplan tracking system, expand public engagement around pre-approved plans, advance small business support programs, implement land use process improvements, and continue enhancing customer service initiatives.

7. Development Community Feedback – Facilitator

- Interactive Engagement Session
 - Lori led an interactive engagement session focused on gathering feedback from the development community. The discussion explored ways to improve the format and effectiveness of future meetings.
 - Participants agreed that the forum is a valuable platform for information sharing and collaboration but identified opportunities for improvement. Suggestions included creating more structured networking opportunities, offering additional ways to connect with city staff, maintaining a more up-to-date website, sharing materials and detailed agendas more promptly, and incorporating case studies into future discussions.
 - To share additional feedback, please visit our [online survey](#).

8. Closing – Facilitator

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
- 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.