



City of Bellevue

450 110th Avenue NE
Bellevue, WA 98004

Meeting Agenda City Council Regular Meeting

Tuesday, July 14, 2026

6:00 PM

Council Chambers (1E-126)

City Council meetings are conducted in a hybrid manner with both in-person and virtual attendance options. To speak at the meeting, you can attend in-person or remotely participate via one of these options:

- www.zoom.us and enter Webinar ID: 871 6827 7098 Password: 534267
- 253-215-8782 and enter Webinar ID: 871 6827 7098

The meeting may also be viewed on BTV Channel 21, or for the best viewing experience watch livestream on Bellevue Television YouTube:

www.youtube.com/bellevuetelevision

1. Call to Order

2. Roll Call, Flag Salute

- a) [26-452](#) Disability Pride Month Proclamation
- b) [26-453](#) Park and Recreation Month Proclamation
- c) [26-454](#) Pretrial, Probation and Parole Supervision Week Proclamation

3. Approval of Agenda

4. Oral Communications

The total time for oral communications is 30-minutes and topics must relate to City of Bellevue government. Persons speaking to items on the agenda will be called first and, if time remains, persons not speaking on an agenda item will be called. The Presiding Officer is authorized, in each category, to give preference to (1) persons who have not spoken to Council within 60 days prior to the meeting or (2) to persons speaking to items anticipated to come on the agenda within 60 days. Speakers will be allowed up to three minutes to speak, and a maximum of three persons are permitted to speak to each side of any one topic. Please note that testimony provided during oral communications will be recorded.

Speakers may register beginning at 12:00 p.m. on the day of the Council meeting using the online link below. In-person assistance to register is available at 5:00 p.m. outside the City Council meeting room on the first floor.

<https://bellevuewa.gov/council-oral-comms>

5. Reports of Boards and Commissions

6. Report of the City Manager

7. Council Business and New Initiatives

8. Consent Calendar

- a) [26-455](#) Council Minutes
Minutes of June 23, 2026
- b) [RES 10650](#) Resolution authorizing additional funds to continue the City of Bellevue's purchase agreement with Smartsheet, to provide Project and Portfolio Management software, in an amount not to exceed \$358,185 plus all applicable taxes for the contracted duration of September 2024-September 2027.
- c) [RES 10651](#) Resolution authorizing execution of an on-call contract with IDAX Traffic Data, LLC to conduct traffic studies not to exceed a total of \$500,000 plus all applicable taxes for a term of three years, with option to extend the contract up to two times for one year each.
- d) [RES 10652](#) Resolution determining that an existing sewer easement located at 21 103rd Ave NE is surplus to the city's needs and no longer required for providing continued sewer service; and setting a time and place for a public hearing before the City of Bellevue Hearing Examiner.
- e) [RES 10653](#) Resolution authorizing execution of an agreement with Owen Equipment Company for the purchase of one new Hydro Jetter Truck, in the amount to not exceed \$418,639.61, plus applicable taxes.

- f) [RES 10654](#) Resolution authorizing the execution of Supplemental Agreement No. 1 to the Professional Services Agreement (PO# 2450214) with HDR Engineering, Inc. in the amount of \$1,500,000, plus all applicable taxes.
- g) [RES 10655](#) Resolution authorizing the execution of Supplemental Agreement No. 1 to the Professional Services Agreement (PO# 2450216) with HNTB Corporation in the amount of \$1,500,000, plus all applicable taxes.

9. Public Hearings

There is no set time limit for public hearings and each speaker will be allowed up to 3-minutes to speak. Speakers may register beginning at 12:00 p.m. on the day of the Council meeting using the online link below. In-person assistance to register is available at 5:00 p.m. outside the City Council meeting room on the first floor. Please note that testimony provided during a public hearing will be recorded. You may sign-up in-person or online using this link:

<https://bellevuewa.gov/council-public-hearing>

- a) [ORD 6929](#) Public Hearing and action on Ordinance relating to an Interim Official Control on Part 20.25A of the Land Use Code (LUC) that reinforces historical and cultural qualities in the Downtown-Old Bellevue (DT-OB) Land Use District, along Main Street between 100th Avenue and Bellevue Way, and requires that new development is compatible with adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in Old Bellevue; renewing the Interim Official Control for an additional six-month time period; amending the Interim Official Control to impose specified design standards, updated requirements to document historic property, and encourage voluntary preservation of façades; providing for severability; and establishing an effective date.

10. Study Session Items

- a) [26-456](#) Council Initiation of a land use code amendment and associated legislative rezone to establish a new “Institutional” land use district for Bellevue College to align with the Comprehensive Plan Future Land Use Map and associated policies.
- b) [26-457](#) Bellevue Business Improvement Area Policy
- c) [26-458](#) Briefing on Cascade Water Alliance 2027-2028 Budget and Rates Proposal and the Cascade Supply Program

11. Land Use Reports

12. Other Ordinances, Resolutions and Motions

13. Written Reports

- a) [26-459](#) Intergovernmental Affairs Monthly Update as of June 30, 2026
- b) [26-460](#) Eastgate Housing Campus

14. Unfinished Business

15. New Business

16. Executive Session

17. Adjournment

For alternate formats, interpreters, or reasonable modification requests please phone at least 48 hours in advance 425-452-7810 (voice) or email counciloffice@bellevuewa.gov. For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.

Approval of Agenda: The time at which the agenda is approved. Councilmembers or the City Manager may also suggest adding, withdrawing or moving the order of items on the agenda at this time. A simple majority of Councilmembers present may vote to approve as written or as amended.

Oral Communications: This agenda item provides an opportunity for members of the public to address the Council on any subject except quasi-judicial matters or matters scheduled for a public hearing before the Council. The total time for oral communications is 30 minutes, and speakers must limit their presentation to 3 minutes. A maximum of three persons are permitted to speak to each side of any one topic.

Consent Calendar: Those matters of business that require action by the Council which are considered to be of a routine and non-controversial nature are placed on the consent calendar. The individual items on the consent calendar are typically approved, adopted, or enacted by one motion of the Council.

Public Hearings: Hearings held to receive public comment on important matters before the Council, allowing the public an opportunity to provide input for Council consideration in the decision-making process.

Study Session Items: Council reviews and determines the approach to be used on significant policy issues, to receive progress reports on current issues, or to receive information from the City Manager, staff, or other regional officials.

Land Use: This is the point on the agenda when land use matters, including the City Hearing Examiners' decisions and recommendations on various land use applications, as well as appeals, are taken up for Council discussion and action. Often the items taken up under this agenda item are quasi-judicial in nature.

Written Reports: Council receives updates or progress reports on initiatives, plans, and programs in written format.

Quasi-Judicial: Matters where the Council acts in their judicial capacity rather than their legislative capacity.

Quorum: Minimum number of voting members who must be present for business to be conducted. A quorum of the Bellevue City Council is four (4) members, a simple majority.

Ordinance: Ordinances are legislative acts or local laws. They are the most permanent and binding form of Council action and may be changed or repealed only by a subsequent ordinance.

Resolution: Legislation that is adopted to express the policy of the Council or to direct certain types of administrative action.

Motion: A motion is typically used to indicate majority approval of a procedural action or to authorize disposition of routine items of business on the Council agenda. It may also be used to direct staff to take certain administrative actions.

Executive Session: Private sessions that may be held by the City Council only for the purposes specified in RCW 42.30.110. These include, but are not limited to, issues concerning the buying and selling of real property, certain personnel issues, and litigation. The purpose and length of Executive Sessions is publicly announced prior to recessing into Executive Session.



City of Bellevue | Proclamation

- Whereas:** the City of Bellevue celebrates the 36th anniversary of the Americans with Disabilities Act (ADA), signed into law on July 26, 1990, as landmark civil rights legislation that prohibits discrimination based on disability; and
- Whereas:** we honor the disability advocates and activists whose leadership made the ADA possible, establishing a clear national commitment to equal opportunity, accessibility and inclusion for people with disabilities; and
- Whereas:** we recognize the many contributions of people with disabilities in every aspect of community life and remain committed to ensuring Bellevue's programs, services, activities and facilities are accessible and welcoming to all; and
- Whereas:** people with disabilities continue to build vibrant communities and culture while too many still experience barriers to health, employment, housing, transportation and social connection; and
- Whereas:** the City of Bellevue partners with organizations, advocates and community members to advance the promise of the ADA through inclusive planning, meaningful community engagement and equitable access to public services; and
- Whereas:** Bellevue proudly recognizes the Disability Pride Flag, designed by Ann Magill, as a symbol of resilience, visibility, inclusion and unity within the disability community.

Now, therefore, I, Mo Malakoutian, Mayor of Bellevue, Washington, on behalf of the City Council, do hereby proclaim **July 2026 as:**

Disability Pride Month

in Bellevue, Washington and encourage all Bellevue residents to celebrate the achievements and contributions of people with disabilities, honor the ongoing work of disability advocates and join us in building a community where everyone has the opportunity to participate, belong and thrive.

Mo Malakoutian, Mayor
City of Bellevue



City of Bellevue | Proclamation

- Whereas:** park and recreation programs are essential to Bellevue's quality of life, helping create a healthy, connected and thriving community for people of all ages and backgrounds; and
- Whereas:** park and recreation opportunities support physical, mental and emotional well-being by encouraging active lifestyles, reducing stress and improving overall health; and
- Whereas:** Bellevue's parks, recreation programs, cultural resources and community spaces provide opportunities for people of all abilities to connect, learn, play and fully participate in community life; and
- Whereas:** park and recreation contribute to Bellevue's economic vitality by enhancing property values, attracting and retaining businesses, supporting tourism and creating safe, vibrant neighborhoods; and
- Whereas:** Bellevue's parks, trails and natural areas protect our environment by improving air and water quality, managing stormwater, supporting climate resilience, preserving open space and providing important habitat for wildlife; and
- Whereas:** as a "City in a Park," Bellevue celebrates the vital role parks and recreation play in strengthening neighborhoods, fostering community connections, inspiring stewardship and enhancing our shared sense of place.

Now, therefore, I, Mo Malakoutian, Mayor of Bellevue, Washington, on behalf of the City Council, do hereby proclaim **July 2026 as:**

Park and Recreation Month

In Bellevue, Washington and encourage all residents to explore, enjoy and support the many benefits our parks, trails, natural areas and recreation programs bring to our community every day.

Mo Malakoutian, Mayor
City of Bellevue



City of Bellevue | Proclamation

- Whereas:** probation services are an essential part of the justice system, enhancing public safety by supervising individuals charged with misdemeanors in Bellevue and providing an alternative to incarceration that enables clients to maintain meaningful connections with their families and communities; and
- Whereas:** probation services reduce recidivism by identifying client needs and risk factors and positively influencing behavior through role modeling, collaborative problem-solving and targeted programming; and
- Whereas:** in 2025, the City of Bellevue's Probation Division supported thousands of clients through dedicated professionals who believe in the inherent worth and dignity of every individual, offering services, programs and referrals that promote accountability and personal growth; and
- Whereas:** probation professionals build strong partnerships with community organizations to address the underlying causes of criminal behavior and advance community and restorative justice by supporting individuals on their path to rehabilitation while promoting equitable outcomes; and
- Whereas:** by incorporating trauma-informed practices, probation professionals prioritize empathy, accountability and strong relationships to help clients achieve lasting positive change; and
- Whereas:** probation professionals serve as trusted partners in building a safer, healthier and more resilient community.

Now, therefore, I, Mo Malakoutian, Mayor of Bellevue, Washington, on behalf of the City Council, do hereby proclaim July 19 - 25, 2026 as:

Pretrial, Probation and Parole Supervision Week

in Bellevue, Washington and encourage all residents to recognize the important contributions of probation professionals and the vital role they play in strengthening public safety, supporting rehabilitation and serving our community.

Mo Malakoutian, Mayor
City of Bellevue

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

June 23, 2026
6:00 p.m.

Council Chambers
Bellevue, Washington

PRESENT: Mayor Malakoutian, Deputy Mayor Hamilton and Councilmembers Bhargava, Briar, Nieuwenhuis, Robinson¹ and Sumadiwirya²

ABSENT: None.

1. Call to Order

The meeting was called to order at 6:03 p.m., with Mayor Malakoutian presiding. He suggested that, depending on the number of people wanting to speak during the public hearing, perhaps speakers should be limited to two minutes instead of three minutes.

2. Roll Call; Flag Salute

City Clerk Charmaine Arredondo called the roll and all Councilmembers were present. Deputy Mayor Hamilton led the flag salute.

3. Approval of Agenda

→ Deputy Mayor Hamilton moved to approve the agenda, and Councilmember Nieuwenhuis seconded the motion.

→ The motion carried by a vote of 7-0.

4. Oral Communications

City Clerk Arredondo said the Council appreciates public comments and supports everyone's right to express themselves. The total time for oral communications is for a period not to exceed 30 minutes and topics must relate to City of Bellevue government. Individuals speaking to items on the agenda will be called first and if time remains, others will be called. The presiding officer is authorized to give preference to individuals who have not spoken to the Council within the past 60 days or who are speaking to items that will come before the Council in the upcoming 60 days. Each speaker is allowed up to three minutes to speak and a maximum of three speakers are allowed to speak to any one side of a particular topic. In compliance with Washington state

¹ Councilmember Robinson left the meeting at approximately 9:20 p.m.

² Councilmember Sumadiwirya participated remotely and left the meeting at 9:55 p.m.

campaign laws regarding the use of public facilities, no speaker may support or oppose a ballot measure or candidate.

- (a) Mary Jane Jagodzinski spoke in support of Agenda Item 8(d) regarding transit-oriented development (TOD) and affordable housing and thanked City staff for their work.
 - (b) Matt Larson, Puget Sound Energy, expressed appreciation for the City's investment of resources to complete the Electric Grid Capacity Study.
 - (c) Peggy Jackson said she supports safe parking programs. However, she expressed concerns about whether the Newport Presbyterian Church location is an appropriate site. She suggested a thorough environmental analysis.
 - (d) Nikita Melnichenko, a resident of the Vasa neighborhood, expressed concern regarding child and pedestrian safety. He thanked Bellevue Police Department officers and City staff for walking the area with residents.
 - (e) Andrea Kline said her cooperative housing community strongly supports Ordinance No. 6927 accepting grant funding for the heat pump incentive program.
 - (f) Matthew Rehrl said June is Men's Mental Health Awareness Month and September is Suicide Prevention Month. A teen-friendly suicide prevention walk will be hosted by the American Foundation for Suicide Prevention at the Bellevue Botanical Garden on Sunday, September 22. He recommended that the City Council sponsor a staff team and help raise awareness about suicide prevention.
 - (g) Noriko Fujita expressed concerns about and opposition to the proposed safe parking program at Newport Presbyterian Church.
 - (h) Richard Rosal expressed concern regarding the siting of the proposed safe parking program in a residential community. He expressed concern regarding environmental impacts and parked vehicles along the road that impede emergency access.
 - (i) Joe Kunzler urged the Council to enforce its rules during oral communications. He said it is unacceptable for an individual to stand up and voice personal attacks against the mayor. He encouraged everyone to value democracy and civility.
 - (j) Pamela Johnston commented regarding the Evans Plaza Comprehensive Plan Amendment (CPA) and zoning. She expressed concern regarding changes in the Bridle Trails neighborhood and future increased density and building heights.
 - (k) Alex Tsimerman shared his allegations about a number of Councilmembers.
5. Reports of Community Councils, Boards, and Commissions: None.
6. Report of the City Manager: None.

7. Council Business and New Initiatives: None.

8. Consent Calendar

→ Deputy Mayor Hamilton moved to approve the Consent Calendar, and Councilmember Briar seconded the motion.

→ The motion to approve the Consent Calendar carried by a vote of 7-0, and the following items were approved:

- (a) Council Minutes
Minutes of June 2, 2026 Regular Meeting
Minutes of June 9, 2026 Regular Meeting
- (b) Motion to approve payment of claims and payroll for the period May 1, 2026 - May 31, 2026.
- (c) Motion to award Bid No. 26008 for the Aqua Vista Sewer Replacement project to Laser Underground & Earthworks Inc., as the lowest responsive and responsible bidder, in an amount not to exceed \$881,250, plus all applicable taxes (CIP Plan No. S-24).
- (d) Resolution No. 10645 authorizing execution of a Predevelopment Agreement and future Ground Lease with BRIDGE Housing for the redevelopment of the City-owned Kelly TOD parcel for affordable housing.
- (e) Resolution No. 10646 authorizing execution of a labor agreement between the City of Bellevue and the Washington State Council of County and City Employees, AFSCME Council 2, representing the Land Use Professionals, Planners and Code Compliance Officers in the Land Use and Code & Policy Division of the Department of Development Services, for a four-year contract period starting January 1, 2026, and expiring December 31, 2029. The executed agreement shall be substantially in the form of the agreement in the Council Library.
- (f) Ordinance No. 6927: 1) authorize execution of an amendment with Washington State Department of Commerce to accept \$1,100,000 in grant funding from the 2024 Home Electrification and Appliance Rebate Program for Energy Smart Eastside to make heat pump incentives available to the Silver Glen Senior Cooperative Housing; 2) amend the 2025-2026 budget of the Operating Grants, Donations, and Special Reserve Fund to increase the appropriation by \$1,100,000; and authorizing expenditures of said grant funds.
- (g) Motion to reject all bids for Bid No. 26012, Eastrail to NE Spring Boulevard Trail Link project.

- (h) Ordinance No. 6928 relating to speed limits; amending Chapter 11.32 of the Bellevue City Code to reduce the speed limit on the majority of streets in Bellevue where the allowed limit is currently 30 mph or greater; providing for severability and establishing an effective date.
- (i) Resolution No. 10647 authorizing the execution of a 3-year purchase agreement with Dynamic Systems to provide annual software maintenance for the City's JD Edwards (JDE) Enterprise Resource Planning application, in an amount not to exceed \$720,343.09 plus all applicable taxes. This resolution also authorizes the City to exercise annual options to renew in years four and five for an additional potential expenditure of \$568,590.00 plus all applicable taxes. The total five-year expenditure is \$1,288,933.80 plus all applicable taxes.
- (j) Motion to award Bid No. 26044, SE 60th Street RRFB & Lake Heights and 149th Avenue SE Overlay project to Lakeside Industries, Inc., as the lowest responsible and responsive bidder, in the amount of \$743,117.70, plus all applicable taxes.
- (k) Resolution No. 10648 authorizing execution of amendment to the Energy Smart Eastside Boost Heat Pump Reimbursement Contract with Hopelink, increasing the contract by \$1,165,000 to an amount not to exceed \$11,143,810, plus all applicable taxes.
- (l) Resolution No. 10649 authorizing amendment of an agreement with McKinstry Essention LLC for the Eastside Clean Buildings Technical Support Program by an amount up to \$150,000 for the Clean Buildings Incentive Program.

9. Public Hearing

- (a) Initial Public Hearing on the 2027-2028 Budget and 2027-2032 Capital Improvement Program (CIP) Plan

Noting the number of people signed up to speak, Mayor Malakoutian suggested limiting each speaker's comments to two minutes.

- Deputy Mayor Hamilton moved to limit each speaker's remarks to two minutes for the public hearing. Councilmember Nieuwenhuis seconded the motion.
- The motion carried by a vote of 7-0.

City Manager Diane Carlson introduced the public hearing regarding the 2027-2028 Budget and the 2027-2032 Capital Improvement Program (CIP) Plan.

Emily Inlow-Hood, Deputy Communications Officer, City Manager's Office, commented regarding the community engagement approach related to budget planning. A new Budget 101 session is planned for August 13, transportation information sessions are scheduled for July 16

and 23, and a budget information session is planned for September 30. Neighborhood and community group sessions will be held in August and September as requested. Ms. Inlow-Hood encouraged the public to email questions to FAM@bellevuewa.gov.

Ray Fleshman, Manager of Financial Planning and Analysis, Finance and Asset Management Department, said the preliminary budget will be presented to the Council in September and the second public hearing will be held on September 15. The transportation budget study session is scheduled for July 21. The third and final public hearing will be on October 27 and budget adoption is tentatively set for November 17. The website for more information is <https://bellevuewa.gov/budget> and the public may send comments to the City Council at council@bellevuewa.gov.

- Deputy Mayor Hamilton moved to open the public hearing, and Councilmember Nieuwenhuis seconded the motion.
- The motion carried by a vote of 7-0.

City Clerk Arredondo noted that the Council received nine written comments regarding the budget and CIP Plan.

The following individuals came forward to comment:

1. Mariya Frost, Vice President of Government Affairs, Kemper Development Company, asked the Council to fund the City's transportation master plan and smart intersection and technology upgrades. She noted the importance of the transportation system to economic competitiveness and long-term mobility. She said safety investments should be data-driven and targeted.
2. Sarah Langton, Executive Director of the Friends of the Grand Connection, thanked the Council for continuing to move the Grand Connection project forward.
3. Laura Pilkington asked the Council to include funds in the CIP Plan for pedestrian pathways on West Lake Sammamish Parkway between SE 34th Street and SE 26th Street.
4. Alice Meng, representing People for Climate Action Bellevue, requested a significant increase in the City's investments in programs that will reduce community-wide greenhouse gas emissions.
5. Diana Leo, speaking on behalf of the Bellevue Mobility Coalition, asked the Council to prioritize the completion of the transportation master plan, safety investments, multimodal projects, intersection level of service and intelligent transportation systems.
6. Cameron Barajas recalled that People for Climate Action Bellevue submitted a report last summer identifying 12 critical actions needed to reduce greenhouse gas emissions. He listed a number of jurisdictions, organizations and individuals that have expressed support for the proposal.

7. Gary Young, representing a homeowners association located on SE 29th Court, requested enhanced maintenance of the area cleared after Mayor Robinson visited the neighborhood last year. He thanked the City for its efforts to date and encouraged the trimming of vegetation along nearby streets. Mr. Young encouraged the City to complete improvements to the West Lake Sammamish corridor.
8. David Porter, a member of People for Climate Action, encouraged continued collaboration with the City to address climate change and the reduction of greenhouse gas emissions.
9. Mark Norelius commented on the importance of protecting the natural environment and expressed support for efforts to reduce greenhouse gas emissions now and for future generations.
10. Marilyn Mayers, representing 350 Eastside, expressed concerns regarding the impacts of climate change and endorsed the work of People for Climate Action Bellevue. She encouraged increased funding to address greenhouse gas emissions.
11. Tracey Cook-Lee urged the Council to increase funding to address climate change mitigation.
12. Sana David, an incoming senior at Interlake High School, said she is a member of the Sustainability Ambassadors and co-chair of the Bellevue School District's sustainability committee. Speaking as an individual, Ms. David expressed concern regarding the impacts of climate change, including wildfires, and encouraged increased resources to address climate action.
13. Nihal Singh urged the Council to increase funding to address climate change and greenhouse gas emissions.
14. Neil Bakshi, an incoming freshman at Interlake High School, expressed concerns regarding the impacts of climate change. He thanked the Council for its work to address sustainability and greenhouse gas emissions. He said Energy Smart Eastside and the City's Mobility Implementation Plan have helped the community move forward in reducing emissions. He said more heat pumps and electric vehicles are needed.
15. Michael Lee, a physician, said that extreme heat has forced the closure of operating rooms at times to prevent the growth of bacteria due to the inability of the cooling system to maintain the proper temperature. He encouraged the Council to consider the medical and health impacts of climate change and to increase funding to reduce emissions.
16. Luke Lee, a student at Newport High School, said he is a member of the Sustainability Ambassadors. Speaking as an individual, he expressed concern about the impacts of climate change on the future. He thanked the Council for its efforts to date and encouraged increased funding to reduce emissions and support multimodal transportation.

17. Court Olson expressed concern regarding the future of the natural environment and encouraged more funding to address climate change.
18. Alexey Kon said he does not feel safe biking and walking in areas of Bellevue. He encouraged the prioritization of the Vision Zero program to enhance safety.
19. Jennifer Keller, a Lake Hills resident, urged the City to move forward strongly to address climate change. She noted the negative impacts on trees and streams. She encouraged enhanced funding and expressed support for the recommendations of the People for Climate Action organization.
20. Valentina Vaneeva, a Crossroads resident, encouraged additional funding for transit and safety projects, especially outside of downtown Bellevue. She noted the need for expanded safe bike access in neighborhoods to light rail stations and the future Grand Connection.
21. Katherine Liu expressed concern about traffic speeds and pedestrian safety. She urged the Council to prioritize Vision Zero projects and street safety programs.
22. Christopher Randels, representing Complete Streets Bellevue, encouraged the Council to prioritize safety and multimodal mobility in the budget.
23. Ava Lo, a student at Newport High School, said she is a member of the Sustainability Ambassadors. Speaking as an individual, she urged the Council to protect the environment and reduce greenhouse gas emissions.
24. Barbara Tengtio, president of the League of Women Voters of Seattle-King County, said she is a Bellevue resident. She said the organization's mission is to empower voters and promote democracy. She commented on the importance of a healthy environment and the need to continue to focus on reducing greenhouse gas emissions.
25. Tori Hulverson, an incoming junior at Interlake High School, said she is a member of the Bellevue Youth Council's climate action team. Speaking as an individual, she expressed concern regarding rising temperatures and wildfires. She thanked the Council for the Sustainable Bellevue plan and expressed support for the use of heat pumps.
26. Ben Mickle encouraged increased funding for street safety projects including pedestrian walkways and protected bike lanes. He suggested placing bike lanes on 156th Avenue and Bel-Red Road. He expressed concern that wider roads and increased road capacity will encourage vehicle usage and contribute to higher traffic speeds.
27. Juan Ramos said he loves living downtown and being able to walk to transit, places to eat and the grocery store. He said he has realized that living in a safe and walkable place is a luxury, and he believes that Bellevue has the opportunity to set a strong example of a community with safe and walkable spaces.

28. Matt Jack, Bellevue Downtown Association (BDA), encouraged the Council to continue investments in programs, infrastructure and initiatives that support a vibrant and competitive downtown.
29. Heidi Dean said the top priorities for Bellevue, according to a survey, are prosecuting misdemeanor crimes, reducing travel concerns in downtown Bellevue, improving intersections and roadway capacity, managing residential development, responding to code violations and enforcing traffic laws. She commented on the importance of utilities, transportation, parks and other facilities provided by local government.
30. Vivian Lim, a recent high school graduate, expressed support for efforts to reduce greenhouse gas emissions and encouraged increased funding in the budget.
31. Vanessa, a Newport High School student, said climate change is consistently getting worse. She expressed concern about Bellevue's progress toward meeting its emissions reduction goals.
32. Pamela Johnston suggested that the City's website maintain a list of current projects and hot topics and feature them prominently on the website.
33. Alex Tsimerman expressed concerns related to growth and traffic congestion.
- Deputy Mayor Hamilton moved to close the public hearing, and Councilmember Nieuwenhuis seconded the motion.
- The motion carried by a vote of 7-0.

Mayor Malakoutian thanked everyone for their comments.

At 8:00 p.m., Mayor Malakoutian declared a break. The meeting resumed at 8:13 p.m.

10. Study Session Items

(a) Financial Outlook of the Broader Economy and Bellevue

City Manager Carlson introduced staff's presentation regarding the City revenue forecast, Development Services Department forecast and Utilities Department rate methodology and forecast.

John Resha, Chief Financial Officer, Finance and Asset Management Department, noted that staff would maintain a memory bank list throughout the Council's discussion to track budget suggestions and questions.

Mr. Fleshman highlighted the budget timeline and noted the public hearings on September 15 and October 27. He said economic issues are affected by inflation, geopolitical instability, labor costs, interest rates/borrowing costs and state legislation.

Mr. Resha noted weaker consumer confidence and rising costs. He said the construction pipeline is stable and growing. However, overall economic recovery and tax growth now looks unlikely before 2029.

Mr. Resha presented information regarding the 2025-2026 Amended General Fund Revenue forecast and the 2025-2034 forecast of City taxes (i.e., property tax, business and occupation tax, sales tax, utility tax and real estate excise tax).

Mr. Fleshman said a statistically valid budget survey is conducted annually and 1,278 responses were received from November 21, 2025 through January 5, 2026. The survey is provided by an outside vendor in multiple languages. Mr. Fleshman highlighted the survey results, noting that 80 percent of residents are neutral to strongly supportive that they are getting their money's worth for their tax dollars. Top budget priorities include public safety, being a livable city, sustainable and reliable transportation system, innovation, and fostering an equitable and caring community.

Mr. Resha said the city manager has indicated that the budget is focused on existing resources. He said the budget will contain the one percent property tax previously approved by the Council at a cost of \$13.50 annually for the average Bellevue home.

Mr. Resha recalled that there has been discussion about the formation of a transportation benefit district (TBD) as an optional revenue source (e.g., sales tax, vehicle fee). He said staff was directed to not include this option in the base budget but to help develop a proposal for Council consideration.

Moving to the Development Services Department forecast, Jake Hesselgesser, Acting Director, provided an update on development and permit activity. He commented on community engagement including the Bellevue Development Committee. He noted the public's interest in streamlining and simplifying the permitting process and improving project management and coordination.

Mr. Hesselgesser recalled the department's financial guiding principles, including that the funding structure should support development services through economic cycles. Permit applicants should pay for services received and fees should be predictable and understandable to the customer. Mr. Hesselgesser presented the cost recovery targets for different types of services.

Teri Jones, Acting Director, Business Services, Development Services Department, described the City's fees and rate methodology. She said Bellevue's permitting fees are competitive with Redmond, Seattle and King County.

Lucy Liu, Director, Utilities Department, opened the utilities forecast and rate setting methodology presentation, noting that rates are the primary funding source for operations and capital projects. Utility rate adjustments are guided by the City's comprehensive financial

policies related to infrastructure investments, system expansion and pass-through wholesale costs. Ms. Liu said the Utilities Department is financially self-sustaining and not subsidized by tax revenues. She presented information regarding the key rate drivers of the 2027-2028 Utilities budget.

Matt Hobson, Fiscal Manager, Utilities Department, presented the rate forecast for the water, sewer and storm water utilities.

Scott Edwards, Deputy Director, Utilities Department, described the impact of the rate increases on multifamily and single family residential monthly bills. He presented a comparison of Bellevue's rates with surrounding cities' rates.

Mr. Edwards commented on the community outreach and engagement process, including news releases, social media, newsletters, community meetings and events.

Councilmember Robinson said the budget is responsive and responsible. She highlighted key priorities including public safety, transportation safety, clean utilities, housing stability, access to parks and green spaces, small business support, and continued investments in programs that support our residents, especially youth. She expressed concern about utilities costs. She expressed an interest in lowering the cost of living by balancing increasing costs.

Councilmember Briar concurred with Ms. Robinson's concern regarding utilities costs.

Councilmember Sumadiwiryra expressed support for traffic safety projects, including trimming vegetation. She thanked staff for their work and for the expansion of the utility bill assistance programs.

Councilmember Bhargava thanked everyone for their work. He concurred with Councilmember Robinson's concern about utility rates and affordability. He commented on the importance of data-driven decisions. He expressed support for exploring revenue options to increase funding related to climate change and reducing greenhouse gas emissions.

Councilmember Nieuwenhuis thanked everyone who spoke during the public hearing and who participated in the community survey. He expressed concern regarding taxes in Washington state including the sales tax, business tax, capital gains tax, estate tax and a new income tax for high-earners. He thanked staff for their emphasis on community engagement.

Deputy Mayor Hamilton thanked staff for the presentation and thanked the public for their input. He commented regarding the state legislative changes to the B&O tax and sales tax and the additional forecast risk. He expressed support for the financial guiding principles referenced in the presentation. He thanked Ms. Liu and Utilities staff for their work to manage rate changes.

Mayor Malakoutian thanked everyone for their input during the hearing.

(b) Electric Grid Capacity Study Overview and Future Implementation

City Manager Carlson opened discussion regarding the Electric Grid Capacity Study.

Emil King, Director, Community Development Department, said the study is important to support growth and to reduce greenhouse gas emissions. The Council included funding for the study in the current budget.

Teun Deuling, Senior Planner, said the purpose of the study was an independent assessment by a consultant regarding current and future grid capacity. He said the City of Bellevue partnered with the City of Redmond to conduct the study and worked in close collaboration with Puget Sound Energy (PSE) to share data inputs and assumptions and to inform the technical scope.

Erin Cherry, Project Manager, AECOM, said the study included a technical assessment of projected loads and grid capacity and a workshop series with PSE to strengthen its partnership with the City.

Kenton Phillips, Building Electrification Lead, AECOM, highlighted the consultant's approach to forecast future conditions. He said the study did not analyze large new loads attributed to data centers, and major industrial uses were not explicitly included. He said the future electricity demand is driven by the building and transportation sectors.

Ms. Cherry said the study found that there is sufficient substation capacity to serve Bellevue over the next 10 years. Four substations are likely to experience capacity pressures by 2035 (i.e., Clyde Hill, North Bellevue, Northup and Somerset).

Mr. Deuling presented seven recommendations for improved coordination and joint planning between the City and Puget Sound Energy (PSE). Three recommendations focus on improved demand forecasting and long-term grid planning and additional recommendations address regulatory responsiveness, local permitting processes and reducing peak demand. Proposed next steps include initiating a semi-annual joint forecasting session, improving communications, and collaborating with PSE on a pilot project to implement demand-side management strategies to reduce peak demand.

Mayor Malakoutian thanked everyone for the information and thanked Councilmember Nieuwenhuis for suggesting the study.

Councilmember Nieuwenhuis thanked staff for the approach and data collection. Responding to Mr. Nieuwenhuis, Ms. Cherry said she could follow up with more information regarding the four substations with the highest demand. Mr. Nieuwenhuis said he appreciated the partnership with PSE. He expressed concern that Bellevue's growth is close to outpacing the electrical infrastructure. He asked whether development projects are experiencing delays due to infrastructure needs. He expressed support for providing funding in the budget to implement the recommended next steps.

→ At 9:52 p.m., Deputy Mayor Hamilton moved to extend the meeting to 10:10 p.m.
Councilmember Nieuwenhuis seconded the motion.

→ The motion carried by a vote of 7-0.

Councilmember Sumadiwirya expressed support for the study and thanked everyone for their work.

Councilmember Bhargava thanked City and PSE staff for their work. He concurred with Councilmember Nieuwenhuis regarding the need for long-term monitoring and planning.

Councilmember Briar expressed support for the study and thanked Mr. Nieuwenhuis for initiating the effort.

Deputy Mayor Hamilton thanked Councilmember Nieuwenhuis, City staff, the City of Redmond and PSE for their involvement in the study.

Staff responded to questions of clarification.

- 11. Land Use Reports: None.
- 12. Other Ordinances, Resolutions and Motions: None.
- 13. Written Reports: None.
- 14. Unfinished Business: None.
- 15. New Business: None.
- 16. Executive Session: None.
- 17. Adjournment

At 10:07 p.m., Mayor Malakoutian declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw

CITY COUNCIL AGENDA TOPIC

Resolution authorizing additional funds to continue the City of Bellevue's purchase agreement with Smartsheet, to provide Project and Portfolio Management software, in an amount not to exceed \$358,185 plus all applicable taxes for the contracted duration of September 2024-September 2027..

Sabra Schneider, Chief Information Officer
Tiffany Quatmann, Enterprise Solution Manager
Information Technology Department

EXECUTIVE SUMMARY**ACTION**

This Resolution will authorize funding for the continuation of a purchasing agreement with Carahsoft, an authorized reseller for Smartsheet, under the WA DES NASPO cooperative agreement. The purchasing agreement provides city licenses for Smartsheet's cloud-based IT Portfolio Management software.

The total three-year expenditure of this purchasing agreement with Carahsoft for Smartsheet is \$358,185 plus all applicable taxes.

RECOMMENDATION

Move to adopt Resolution No. 10650

BACKGROUND/ANALYSIS

Bellevue's former project portfolio management system was recompleted in 2024, and Smartsheet was selected as the successful vendor to provide Portfolio Management software. The city issued a 3-year purchase order to Carahsoft, leveraging a Washington State NASPO cooperative agreement for best pricing, terms, and conditions. Staff are requesting authorization to amend the purchase agreement in order to purchase additional Smartsheet licenses to support expanding portfolio management needs across the organization. Smartsheet has become a critical platform for managing complex programs, coordinating cross departmental work, and providing real time visibility into project status, risks, and resource demands. Departments are increasingly relying on Smartsheet dashboards, automated workflows, and standardized reporting to improve accountability, enhance collaboration, and streamline decision making.

The current number of licenses is no longer sufficient to meet operational requirements. Additional licenses will enable broader participation in project tracking, allow teams to fully utilize portfolio level management capabilities, and reduce reliance on manual processes. This additional licensing and functionality will allow enterprise use of the software and add \$15,200 to the original budgeted cost, plus all applicable taxes. The additional cost is funded out of the General Fund in 2026 and brings the total agreement amount \$358,185, which exceeds the \$350,000 requiring City Council approval.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code 4.28 provides for the fair and equitable treatment of all persons involved in the purchasing process. Council approval is required to award the bid where the cost exceeds \$350,000.

Fiscal Impact

Sufficient funds exist in the adopted 2025-2026 General Fund budget to cover these costs in 2026. Subsequent years of the agreement will be brought to council through future budget processes.

OPTIONS

1. Adopt the Resolution authorizing additional funds to continue the City of Bellevue's purchase agreement with Smartsheet, to provide Project and Portfolio Management software, in an amount not to exceed \$358,185 plus all applicable taxes for the contracted duration of September 2024-September 2027.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. Smartsheet Quote # 65258049
Proposed Resolution No. 10650

AVAILABLE IN COUNCIL LIBRARY

2024 Smartsheet Statement of Work

GOVERNMENT- PRICE QUOTATION

Attachment A



11493 SUNSET HILLS ROAD | SUITE 100 | RESTON, VIRGINIA 20190
PHONE (703) 871-8500 | FAX (703) 871-8505 | TOLL FREE (888) 66CARAH
WWW.CARAHSOFT.COM | SALES@CARAHSOFT.COM



TO: PJ Rodriguez
Chief Operating Officer
City of Bellevue
450 110th Ave NE
Bellevue, WA 98004 USA

FROM: Dalton Smith
Carahsoft Technology Corp.
11493 Sunset Hills Road
Suite 100
Reston, Virginia 20190

EMAIL: jrodriguez@bellevuewa.gov

EMAIL: Dalton.Smith@carahsoft.com

PHONE: (425) 620-6753

PHONE: (571) 590-7123

TERMS: Contract Number: 05116
NASPO Master Contract Number: AR2472
Contract Term: 07/17/2017 to 09/15/2026
Shipping Point: FOB Destination
Credit Cards: VISA/MasterCard/AMEX
Remit To: Same as Above
Payment Terms: Net 30 (On Approved Credit)
Sales Tax May Apply

QUOTE NO:	65258049
QUOTE DATE:	05/29/2026
QUOTE EXPIRES:	09/18/2026
RFQ NO:	
SHIPPING:	GROUND
TOTAL PRICE:	\$15,200.00
WA Tax	\$1,550.40
TOTAL QUOTE:	\$16,750.40

LINE NO.	PART NO.	DESCRIPTION	-	QUOTE PRICE	QTY	EXTENDED PRICE
1	SMAR-012-491	Smartsheet Advance - Gold - Connected Users 100-249 Credit in the amount of 56,400.00 added to line item for switch from Silver to Gold. Smartsheet - SMAR-012 Start Date: 09/17/2026 End Date: 09/16/2027		\$15,200.00	COOP 1	\$15,200.00
SUBTOTAL:						\$15,200.00
TOTAL PRICE:						\$15,200.00
WA Tax						\$1,550.40
TOTAL QUOTE:						\$16,750.40

Billed Annually for 3 year term

Please note: Processing fee of 3% applicable to all Credit Card orders. This quote is subject to the terms and conditions found at:
<https://static.carahsoft.com/concrete/files/5917/1535/5503/985521.pdf>

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10650

A RESOLUTION authorizing additional funds to continue the City of Bellevue's purchase agreement with Smartsheet, to provide Project and Portfolio Management software, in an amount not to exceed \$358,185 plus all applicable taxes for the contracted duration of September 2024-September 2027.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Manager or designee is hereby authorized to execute additional funds to continue the City of Bellevue's purchase agreement with Smartsheet, to provide Project and Portfolio Management software, in an amount not to exceed \$358,185 plus all applicable taxes for the contracted duration of September 2024-September 2027, a copy of which contract has been given Clerk's Receiving No. _____.

Passed by the City Council this _____ day of _____, 2026, and signed in authentication of its passage this _____ day of _____, 2026.

(SEAL)

David Hamilton, Deputy Mayor

Attest:

Charmaine Arredondo, City Clerk

CITY COUNCIL AGENDA TOPIC

Resolution authorizing execution of an on-call contract with IDAX Traffic Data, LLC to conduct traffic studies not to exceed a total of \$500,000 plus all applicable taxes for a term of three years, with option to extend the contract up to two times for one year each.

Andrew Singelakis, Director

Chris Long, Assistant Director

John Murphy, Neighborhood Traffic Safety Services Manager

Rohit Ammanamanchi, Senior Transportation Planner

Transportation Department

EXECUTIVE SUMMARY**ACTION**

Traffic studies are a critical part of transportation programs, resident request evaluations and making data-informed decisions. As such, the city seeks to have an on-call consultant to conduct traffic studies such as speed and volume counts, parking utilization and video analytics. After a request for proposals (RFP) process, staff recommends that IDAX Traffic Data, LLC be selected as the consultant for this on-call contract. The contract is a three-year term with the option to extend for two one-year terms, and up to a total amount of \$500,000 in studies conducted over the course of those 3-5 years.

RECOMMENDATION

Move to adopt Resolution No. 10651

BACKGROUND/ANALYSIS

Traffic studies are necessary for the city to take a data-driven approach to review, evaluate and prioritize a variety of transportation programs and projects. These studies provide support to the city's congestion reduction projects, regional traffic model, traffic signal system, evaluation of projects associated with the Neighborhood Traffic Safety and Neighborhood Sidewalk Programs, Speed Management and Vision Zero initiatives and aid in the review of transportation requirements for development projects. Examples of studies include pneumatic tube counts of speed and volume, camera video collection, parking utilization studies and more.

To solicit a consultant to conduct these professional services, a notice of the Request for Proposal (RFP No. 26048) was published in *The Seattle Times* and *The Seattle Daily Journal of Commerce* on April 23 and 30, 2026. Two firms submitted bids and of the proposals, staff recommends selecting IDAX Traffic Data, LLC (IDAX) to be awarded the contract. IDAX was selected based on their understanding of Bellevue needs, ability to operate large-volume traffic studies, cost competitiveness, professional experience and full response to all submittal requirements detailed in the request for proposal.

POLICY & FISCAL IMPACTS

Policy Impact

There are numerous policies in the Transportation Element of the Comprehensive Plan that support the monitoring and evaluation of traffic conditions on city streets, including but not limited to the following:

- **TR-27:** Monitor and document transportation system performance in accordance with the Mobility Implementation Plan.
- **TR-56:** Assess arterial speed limits and address concerns related to safety through appropriate speed limits, countermeasures and other techniques.
- **TR-138:** Monitor traffic volume and speed on residential streets and establish appropriate traffic control measures with residents' concurrence.

Fiscal Impact

This action will obligate the city to an amount not to exceed \$500,000, plus all applicable taxes, with IDAX to provide traffic studies, analysis and evaluation. Staff estimates that expenditures in 2026 will not exceed \$100,000. Sufficient funds exist in the 2025-2032 General Capital Improvement Program (CIP) Plan through the currently funded Transportation CIP portfolio to support these anticipated costs. Funding for subsequent years will be included in the 2027-2032 General CIP Plan and will be contingent upon council's approved capital funding.

OPTIONS

1. Adopt the Resolution authorizing execution of an on-call contract with IDAX Traffic Data, LLC to conduct traffic studies not to exceed a total of \$500,000 plus all applicable taxes for a term of three years, with option to extend the contract up to two times for one year each.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10651

AVAILABLE IN COUNCIL LIBRARY

Professional Services Agreement Contract

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10651

A RESOLUTION authorizing execution of an on-call contract with IDAX Traffic Data, LLC to conduct traffic studies not to exceed a total of \$500,000 plus all applicable taxes for a term of three years, with option to extend the contract up to two times for one year each.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Manager or designee is hereby authorized to execute an on-call contract with IDAX Traffic Data, LLC to conduct traffic studies not to exceed a total of \$500,000 plus all applicable taxes for a term of three years, with option to extend the contract up to two times for one year each, a copy of which contract is substantially in the form given Clerk's Receiving No. _____.

Passed by the City Council this _____ day of _____, 2026, and signed in authentication of its passage this _____ day of _____, 2026.

(SEAL)

David Hamilton, Deputy Mayor

Attest:

Charmaine Arredondo, City Clerk

CITY COUNCIL AGENDA TOPIC

Resolution determining that an existing sewer easement located at 21 103rd Ave NE is surplus to the city's needs and no longer required for providing continued sewer service; and setting a time and place for a public hearing before the City of Bellevue Hearing Examiner.

Jamie Robinson, Assistant Director
Loren Matlick, Real Property Manager
Niki Peng, Real Property Agent
Finance & Asset Management Department

Dwight Smith, Utilities Development Review Manager
Utilities Department

EXECUTIVE SUMMARY**ACTION**

Consider adopting the Resolution determining that an existing sewer easement is surplus to city's need and no longer required for continued sewer service, as it will be replaced by a new easement aligned with the planned development of an 8-story residential project. Utilities Staff confirm that realignment is satisfactory for service to this property. If City Council adopts the Resolution, a public hearing will be held before the City of Bellevue Hearing Examiner on August 4.

RECOMMENDATION

Move to adopt Resolution No. 10652

BACKGROUND/ANALYSIS

This action involves declaring an existing sanitary sewer easement located at 21 103rd Ave NE as surplus. The sewer easement was granted to the city by Vander Hoek Corporation on February 1, 2000, under King County Auditor's file No. 20000814001202.

The subject property is currently owned by Vander Hoek Corporation. The proposed project consists of the construction of an 8-story residential building consisting of 175 market rate middle to high income residential units, 10,636 SF commercial space and 154 below grade parking stalls. As a part of development, the property owner has requested that the city release the existing sewer easement. The existing sanitary sewer line, which serves only the subject parcel, remains in use at this time. A new sewer easement will be recorded during the construction process to reflect the revised alignment. Utilities Department staff have reviewed this request and determined that the identified sewer line is no longer needed, as it will be replaced by a new sewer line and easement granted to the city.

As such, staff recommend approval of the release of this easement. This release will be executed and recorded following construction of the developer's improvements.

If the council adopts the recommended resolution declaring the easement surplus, a public hearing

will be held before the City of Bellevue Hearing Examiner on August 4. The public hearing begins at 10:00 a.m. in Room 1E-113 at Bellevue City Hall, 450 110th Avenue NE, Bellevue WA 98004 and will be conducted in a hybrid manner with options to attend both in-person and virtually via Zoom Webinar. Details on how to view the meeting and provide oral testimony at the public hearing can be found at <https://bellevuewa.gov/city-government/departments/city-clerks-office/hearing-examiners-office/he-upcoming-hearings>.

At this hearing, the public will have an opportunity to comment on the proposed easement release. Following the hearing, staff will return on September 15 and request council action on a proposed resolution authorizing the release of the easement.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code

Under Bellevue City Code 4.32.070 and RCW 35.94.040, the city can dispose of Utilities-owned real property interests, including the release of permanent easements, determining by resolution that the property in question is surplus to the city's needs and is not required for providing continued public utility service. Under the same provisions, at a separate City Council meeting, the council can approve the release following a public hearing.

City Procedure

The city has a procedure in place for releasing or modifying easements. An easement may be released, upon approval by the council, if the easement is no longer needed, there is no foreseeable future need for the easement and, if applicable, the city has obtained any needed replacement easements.

Fiscal Impact

Declaring this easement surplus has no fiscal impact to the city because this easement was provided to the city at no cost. Per the guidance laid out in the city's Easement Release Procedure, no compensation is required for the release of an easement that was obtained at no cost. Additionally, the city will be granted a replacement easement acceptable to the Utilities Department in exchange for the recommended full release.

OPTIONS

1. Adopt the Resolution determining that an existing sewer easement located at 21 103rd Ave NE is surplus to the city's needs and no longer required for providing continued sewer service; and setting a time and place for a public hearing before the City of Bellevue Hearing Examiner.
2. Do not adopt the Resolution and provide alternative direction to staff.

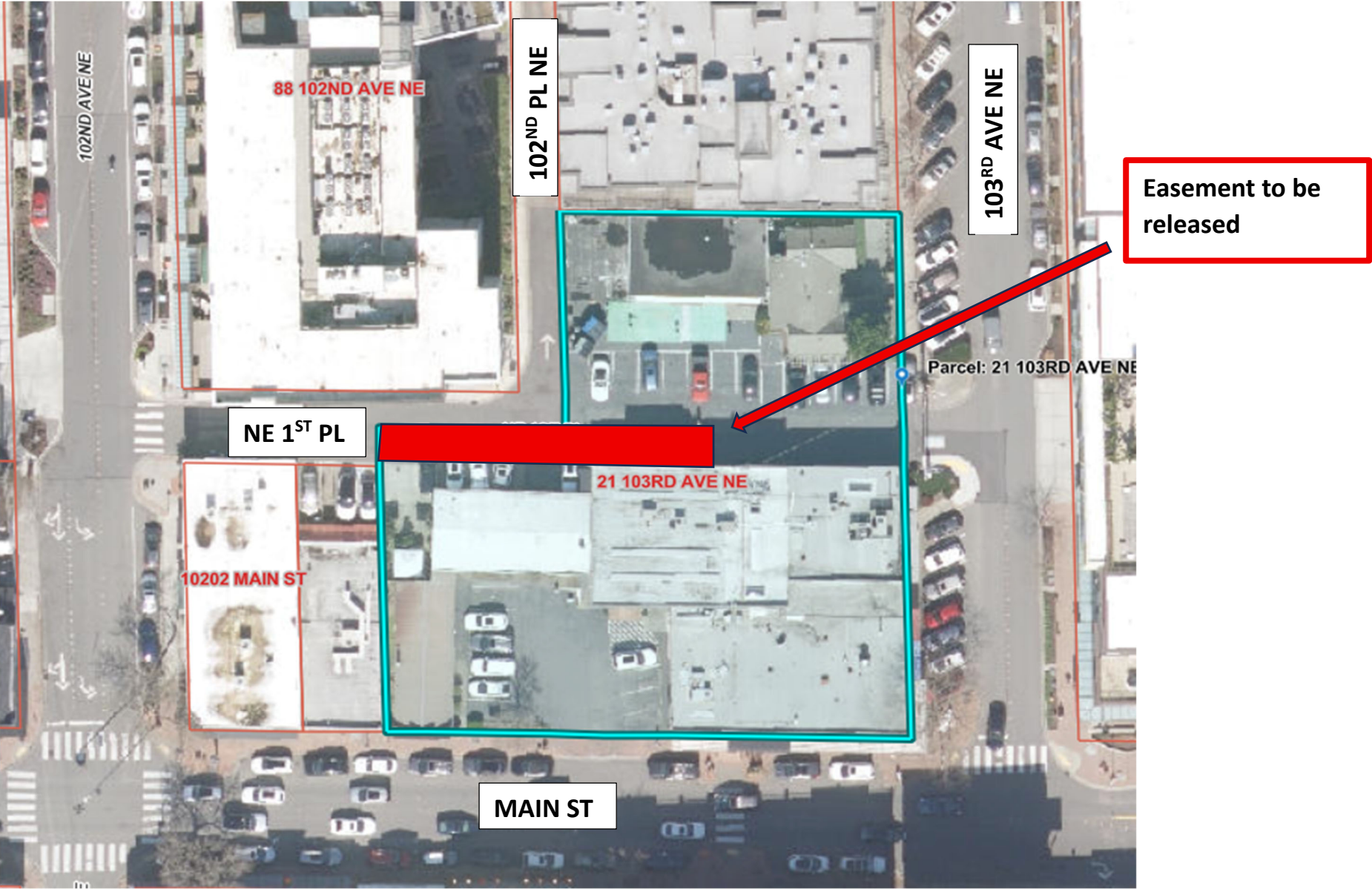
ATTACHMENTS

- A. Easement Exhibit Map
 - B. Vicinity Map
- Proposed Resolution No. 10652

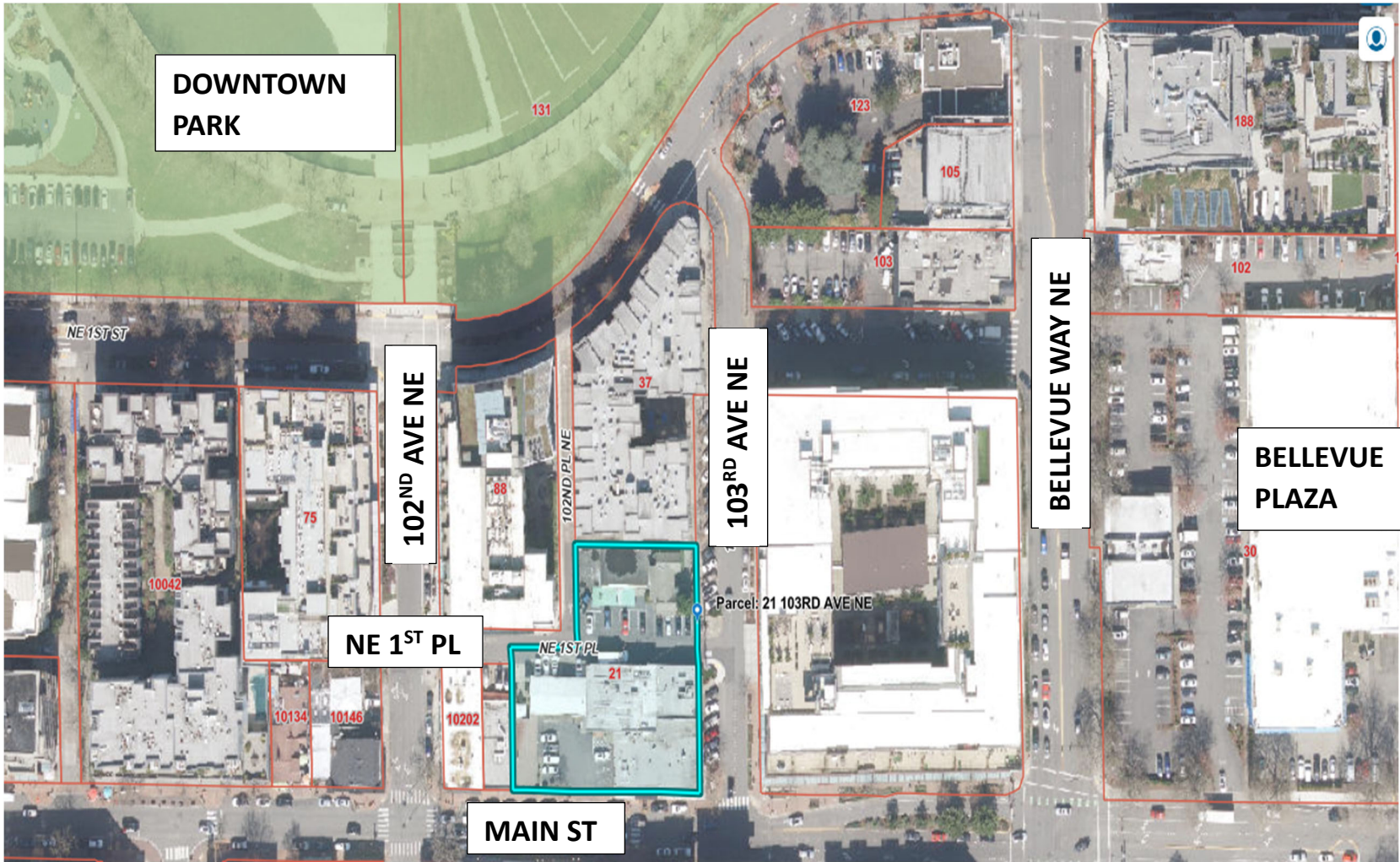
AVAILABLE IN COUNCIL LIBRARY

Copy of the proposed release of easement

EASEMENT EXHIBIT MAP



VICINITY MAP



CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10652

A RESOLUTION determining that an existing sewer easement located at 21 103rd Ave NE is surplus to the city's needs and no longer required for providing continued sewer service; and setting a time and place for a public hearing before the City of Bellevue Hearing Examiner.

WHEREAS, on February 1, 2000, the City was granted a sanitary sewer easement on the property located at 21 103rd Ave NE in Bellevue, Washington, bearing King County Auditor's file No. 20000814001202; and

WHEREAS, the owner of the property subject to the easement has requested the City release the existing easement bearing King County Auditor's file No. 20000814001202 (as depicted on Attachment A) because it interferes with the development of the property; and

WHEREAS, the Bellevue Utilities department staff have verified and confirmed that the aforementioned easement is no longer required to provide continued public utility services; and

WHEREAS, based on the foregoing, the existing easement (as depicted on Attachment A) is no longer needed by the City and is otherwise a surplus property interest; and

WHEREAS, pursuant to Bellevue City Code 4.32.070 and RCW 35.94.040, the City Council desires to set a time and place for a public hearing to consider the release of said easement; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
RESOLVE AS FOLLOWS:

Section 1. Pursuant to Bellevue City Code 4.32.070 and RCW 35.94.040, the City Council of the City of Bellevue does hereby declare the existing sewer easement bearing King County Auditor's file No. 20000814001202 (as depicted on Attachment A) as surplus to the needs of the City.

Section 2. A public hearing shall be held upon the proposal to release the easement set forth in Section 1, on August 4, 2026, at 10:00 am by the Bellevue Hearing Examiner in Room 1E-113 at Bellevue City Hall, 450 110th Avenue NE, Bellevue, Washington and virtually via Zoom Webinar. Details on how to view the meeting and provide oral testimony at the public hearing can be found on the Hearing Examiner's Office Upcoming Hearings webpage.

Passed by the City Council this _____ day of _____, 2026,
and signed in authentication of its passage this _____ day of _____,
2026.

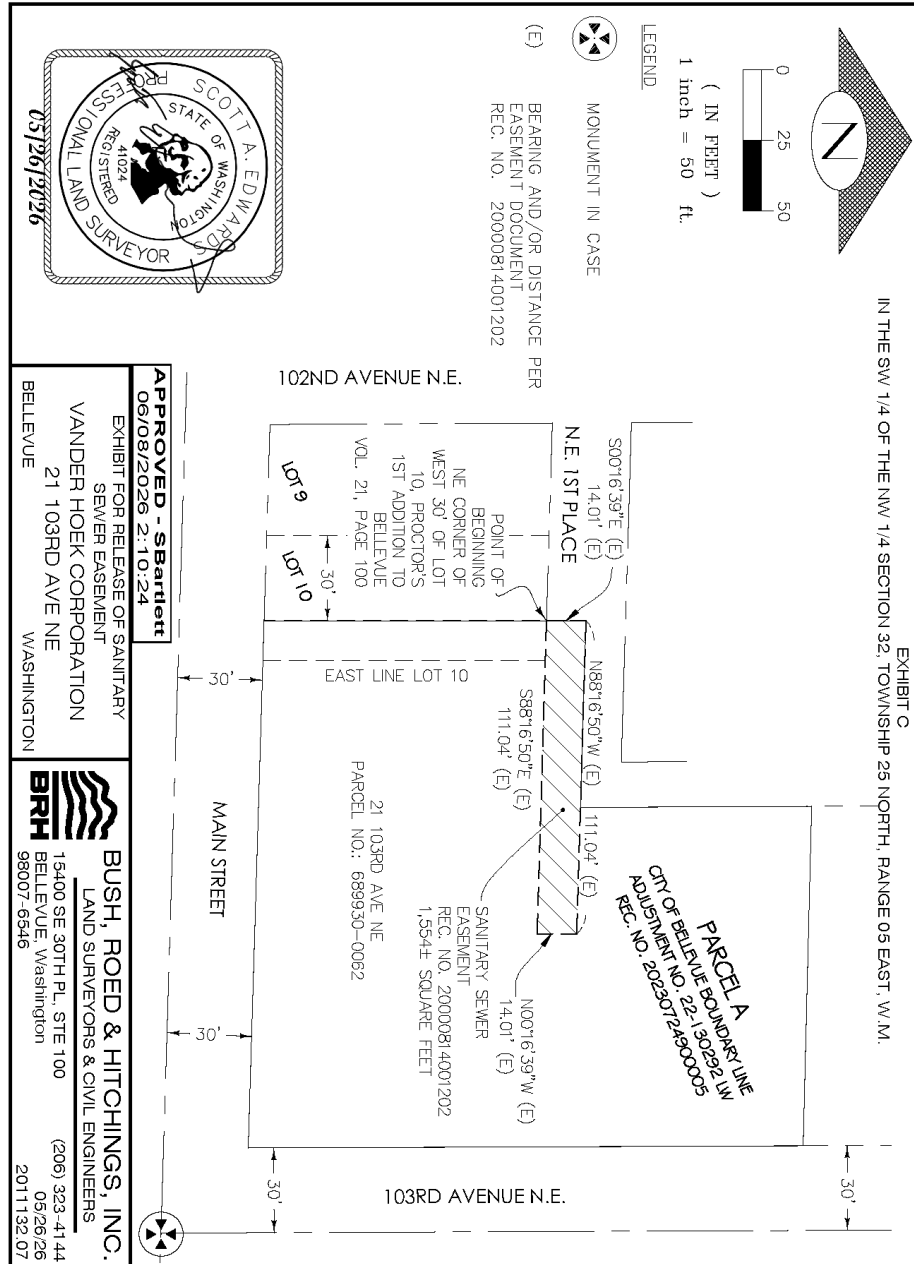
(SEAL)

David Hamilton, Deputy Mayor

Attest:

Charmaine Arredondo, City Clerk

Attachment A



CITY COUNCIL AGENDA TOPIC

Resolution authorizing execution of an agreement with Owen Equipment Company for the purchase of one new Hydro Jetter Truck, in the amount to not exceed \$418,639.61, plus applicable taxes.

Ira McDaniel, Deputy Director
Levi Clark, Fleet & Communications Systems Manager
Finance & Asset Management Department

Joseph Harbour, Deputy Director
Chad Beck, Assistant Director
Michael Evans, Operations & Maintenance Manager
Utilities Department

EXECUTIVE SUMMARY**ACTION**

This Resolution authorizes execution of an agreement with Owen Equipment Company for the purchase of one new Hydro Jetter truck planned for replacement in 2027.

RECOMMENDATION

Move to adopt Resolution No. 10653

BACKGROUND/ANALYSIS

Bellevue's Wastewater Division is responsible for maintenance and repairs of the city's wastewater system, including the main sewer lines and service connections within the city's right of way and dedicated easements. Bellevue's wastewater service area covers over 37 square miles, including Beaux Arts. Bellevue's wastewater system serves over 37,000 customers and includes: 13,000+ maintenance holes, 520 miles of mainline pipes, 46 pump and flush stations, 34 major connections to the King County wastewater system, and 19 miles of lake lines.

These systems are in constant operation and require ongoing inspection, cleaning, and maintenance to ensure reliable service. Failure of any portion of the wastewater system could result in service disruptions, environmental impacts, property damage, regulatory violations, and potential threats to public health and safety.

The city's existing Hydro Jetter Truck will reach the end of its useful life in 2027 and is scheduled for replacement. This truck serves a critical and specialized role in maintaining Bellevue's wastewater infrastructure. The vehicle is equipped with a high-pressure water system used to remove grease, debris, sediments, and solids. Material dislodged during the cleaning process is conveyed downstream for treatment through the regional wastewater system or removed by Bellevue Utilities.

This purchase will utilize an interlocal agreement between the City of Bellevue and Sourcewell that has a contract in place to purchase from the Owen Equipment Company. The city has benefited

from this cooperative purchasing agreement for many years as it is a large consortium of public agencies and consequently obtains very competitive pricing.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code

- BCC 4.28 provides for the fair and equitable treatment of all persons involved in the purchasing process. Council approval is required to award the bid where the cost exceeds \$350,000.
- BCC 4.28.150 authorizes the Director of Finance and Asset Management to join cooperative purchase agreements with other public agencies, cooperatives or consortiums when it would be in the best interest of the City.

Bellevue Comprehensive Plan

- UT-31. Provide a reliable wastewater disposal system that ensures public health and safety, and protects the environment.
- UT-32. Require wastewater connections for all new development, including single family plats, unless otherwise allowed by state or county regulations
- UT-33. Allow existing single family homes with septic systems to continue to use septic systems, provided they remain in compliance with Seattle-King County Public Health requirements. Homeowners are encouraged to connect to wastewater systems where available. If existing septic systems fail to maintain compliance with Seattle-King County Public Health standards and cannot be brought into compliance, homeowners should be required to connect to the wastewater system.

Fiscal Impact

This agreement authorizes staff to obligate the city to pay \$418,639.61, plus applicable taxes, for the purchase of one new Hydro Jetter Truck for delivery in early 2027.

The source funding for the purchase is the Utilities Asset Replacement Account (ARA). This expenditure is proposed as part of the 2027-2028 budget process and was included in prior budgets as a planned future replacement. Sufficient funding exists in the ARA for the purchase. Funds received from the surplus sale of the equipment being replaced will be receipted into the ARA for future replacement needs.

OPTIONS

1. Adopt the Resolution authorizing execution of an agreement with Owen Equipment Company for the purchase of one new Hydro Jetter Truck, in the amount to not exceed \$418,639.61, plus applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10653

AVAILABLE IN COUNCIL LIBRARY

Purchase agreement documents between City of Bellevue and Owen Equipment Company.

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10653

A RESOLUTION authorizing execution of an agreement with Owen Equipment Company for the purchase of one new Hydro Jetter Truck, in the amount to not exceed \$418,639.61, plus applicable taxes.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Manager or designee is hereby authorized to execute an agreement with Owen Equipment Company for the purchase of one new Hydro Jetter Truck, in the amount to not exceed \$418,639.61, plus applicable taxes, a copy of which agreement shall be substantially similar as the document has been given Clerk's Receiving No. _____.

Passed by the City Council this _____ day of _____, 2026, and signed in authentication of its passage this _____ day of _____, 2026.

(SEAL)

David Hamilton, Deputy Mayor

Attest:

Charmaine Arredondo, City Clerk

CITY COUNCIL AGENDA TOPIC

Resolution authorizing the execution of Supplemental Agreement No. 1 to the Professional Services Agreement (PO# 2450214) with HDR Engineering, Inc. in the amount of \$1,500,000, plus all applicable taxes.

Andrew Singelakis, Director
Mark Poch, Deputy Director
Maher Welaye, Assistant Director
Dale Lydin, Construction Manager
Kyle Potuzak, Design Engineering Manager
Transportation Department

EXECUTIVE SUMMARY**ACTION**

This Resolution authorizes the execution of Supplemental Agreement No. 1 to the Professional Services Agreement (PO# 2450214) with HDR Engineering, Inc. in the amount of \$1,500,000, plus all applicable taxes, for on-call construction management services for city or Levy-funded projects on an as-needed basis to supplement City Construction Management staff.

RECOMMENDATION

Move to adopt Resolution No. 10654

BACKGROUND/ANALYSIS

HDR Engineering, Inc. was originally selected from a formal solicitation (RFQ No. 24019) as one of two consultants to perform on-call construction management, inspection, and support for multiple city and Levy funded projects scheduled for completion over the next four years. The City Council awarded the contract to HDR Engineering, Inc. on August 6, 2024, in an amount not to exceed \$2,000,000, plus all applicable taxes (PO# 245214). Council approval included an option to extend the contract for an additional year for \$500,000, plus all applicable taxes, with the same terms and conditions.

The Capital Projects Division of the Transportation Department has eight full-time equivalent (FTE) senior construction project inspector positions for inspection of CIP projects, the Bridge and Pavement Management Program, and various other CIP projects. In the past 12 months, only five or six inspectors have been available for work due to long-term illness, internal transfers and promotions, and opportunities in the private sector, leaving only five or six on staff at any one time. During that period there were 12 to 15 projects under construction at any one time, several requiring multirole inspectors, resulting in a workload that has exceeded the capacity of available city inspection and construction management staff. The current authorized contract amount has been nearly committed, and this increase will allow for the anticipated need for consultant assistance over the next two years, with funds to meet reasonable unanticipated needs as they arise.

Due to the new contract amount total, City Council action is required for this change.

POLICY & FISCAL IMPACTS

Policy Impact

The 2023-2028 Transportation Improvement Program (TIP), which was adopted and passed on June 6, 2022, identified and prioritized CIP and Transportation Facilities Plan (TFP) projects. This agreement will assist in the construction of locally funded CIP projects and TFP projects where funding has been secured. This agreement will also support projects identified for analysis and implementation through the Neighborhood Safety, Connectivity and Congestion Management Levy.

Bellevue City Code 4.28.030(B)(1):

The city has promulgated policies, standards, and operational procedures that support open, fair, and transparent procurement of goods and services in accordance with all applicable laws. Such policies, standards and procedures may define the levels of authority pertaining to review and approval of contract change orders and shall be followed by all city departments.

Fiscal Impact

This action obligates the city to increase the contract with HDR Engineering, Inc. by \$1,500,000, plus all applicable taxes, for a total contract amount of \$3,500,000, plus all applicable taxes, for on-call construction management services for city or Levy-funded projects. Sufficient funding exists in the 2025-2030 Transportation Capital Improvement Program (CIP) to fully fund this contract.

Professional Services Agreement with HDR Engineering, Inc.	
Original Contract (PO# 2450214)	\$2,000,000
Supplement No. 1	\$1,500,000
New Contract Total Amount	\$3,500,000

OPTIONS

1. Adopt the Resolution authorizing the execution of Supplemental Agreement No. 1 to the Professional Services Agreement (PO# 2450214) with HDR Engineering, Inc. in the amount of \$1,500,000, plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10654

AVAILABLE IN COUNCIL LIBRARY

Supplement #1 to Professional Services Agreement

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10654

A RESOLUTION authorizing the execution of Supplemental Agreement No. 1 to the Professional Services Agreement (PO# 2450214) with HDR Engineering, Inc. in the amount of \$1,500,000, plus all applicable taxes.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Manager or designee is hereby authorized to execute Supplemental Agreement No. 1 to the Professional Services Agreement (PO# 2450214) with HDR Engineering, Inc. in the amount of \$1,500,000, plus all applicable taxes, a copy of which agreement shall be substantially in the form given Clerk's Receiving No. _____.

Passed by the City Council this _____ day of _____, 2026, and signed in authentication of its passage this _____ day of _____, 2026.

(SEAL)

David Hamilton, Deputy Mayor

Attest:

Charmaine Arredondo, City Clerk

CITY COUNCIL AGENDA TOPIC

Resolution authorizing the execution of Supplemental Agreement No. 1 to the Professional Services Agreement (PO# 2450216) with HNTB Corporation in the amount of \$1,500,000, plus all applicable taxes.

Andrew Singelakis, Director
Mark Poch, Deputy Director
Maher Welaye, Assistant Director
Dale Lydin, Construction Manager
Kyle Potuzak, Design Engineering Manager
Transportation Department

EXECUTIVE SUMMARY**ACTION**

This Resolution authorizes the execution of Supplemental Agreement No. 1 to the Professional Services Agreement (PO# 2450216) with HNTB Corporation in the amount of \$1,500,000, plus all applicable taxes, for on-call construction management services for city or Levy-funded projects on an as-needed basis to supplement City Construction Management staff.

RECOMMENDATION

Move to adopt Resolution No. 10655

BACKGROUND/ANALYSIS

HNTB Corporation was originally selected from a formal solicitation (RFQ No. 24019) as one of two consultants to perform on-call construction management, inspection, and support for multiple city and Levy funded projects scheduled for completion over the next four years. The City Council awarded the contract to HNTB Corporation on August 6, 2024, in an amount not to exceed \$2,000,000, plus all applicable taxes (PO# 245216). Council approval included an option to extend the contract for an additional year for \$500,000, plus all applicable taxes, with the same terms and conditions.

The Capital Projects Division of the Transportation Department has eight full-time equivalent (FTE) senior construction project inspector positions for inspection of CIP projects, the Bridge and Pavement Management Program, and various other CIP projects. In the past 12 months, only five or six inspectors have been available for work due to long-term illness, internal transfers and promotions, and opportunities in the private sector, leaving only five or six on staff at any one time. During that period there were 12 to 15 projects under construction at any one time, several requiring multirole inspectors, resulting in a workload that has exceeded the capacity of available city inspection and construction management staff. The current authorized contract amount has been nearly committed, and this increase will allow for the anticipated need for consultant assistance over the next two years, with funds to meet reasonable unanticipated needs as they arise.

Due to the new contract amount total, City Council action is required for this change.

POLICY & FISCAL IMPACTS

Policy Impact

The 2023-2028 Transportation Improvement Program (TIP), which was adopted and passed on June 6, 2022, identified and prioritized CIP and Transportation Facilities Plan (TFP) projects. This agreement will assist in the construction of locally funded CIP projects and TFP projects where funding has been secured. This agreement will also support projects identified for analysis and implementation through the Neighborhood Safety, Connectivity and Congestion Management Levy.

Bellevue City Code 4.28.030(B)(1):

The city has promulgated policies, standards, and operational procedures that support open, fair, and transparent procurement of goods and services in accordance with all applicable laws. Such policies, standards and procedures may define the levels of authority pertaining to review and approval of contract change orders and shall be followed by all city departments.

Fiscal Impact

This action obligates the city to increase the contract with HNTB Corporation by \$1,500,000, plus all applicable taxes, for a total contract amount of \$3,500,000, plus all applicable taxes, for on-call construction management services for city or Levy-funded projects. Sufficient funding exists in the 2025-2030 Transportation Capital Improvement Program (CIP) to fully fund this contract.

Professional Services Agreement with HDR Engineering, Inc.	
Original Contract (PO# 2450216)	\$2,000,000
Supplement No. 1	\$1,500,000
New Contract Total Amount	\$3,500,000

OPTIONS

1. Adopt the Resolution authorizing the execution of Supplemental Agreement No. 1 to the Professional Services Agreement (PO# 2450216) with HNTB Corporation in the amount of \$1,500,000, plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10655

AVAILABLE IN COUNCIL LIBRARY

Supplement #1 to Professional Services Agreement

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10655

A RESOLUTION authorizing the execution of Supplemental Agreement No. 1 to the Professional Services Agreement (PO# 2450216) with HNTB Corporation in the amount of \$1,500,000, plus all applicable taxes.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Manager or designee is hereby authorized to execute Supplemental Agreement No. 1 to the Professional Services Agreement (PO# 2450216) with HNTB Corporation in the amount of \$1,500,000, plus all applicable taxes, a copy of which agreement shall be substantially in the form given Clerk's Receiving No. _____.

Passed by the City Council this _____ day of _____, 2026, and signed in authentication of its passage this _____ day of _____, 2026.

(SEAL)

David Hamilton, Deputy Mayor

Attest:

Charmaine Arredondo, City Clerk

CITY COUNCIL AGENDA TOPIC

Public Hearing and action on Ordinance relating to an Interim Official Control on Part 20.25A of the Land Use Code (LUC) that reinforces historical and cultural qualities in the Downtown-Old Bellevue (DT-OB) Land Use District, along Main Street between 100th Avenue and Bellevue Way, and requires that new development is compatible with adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in Old Bellevue; renewing the Interim Official Control for an additional six-month time period; amending the Interim Official Control to impose specified design standards, updated requirements to document historic property, and encourage voluntary preservation of façades; providing for severability; and establishing an effective date.

Jake Hesselgesser, Acting Director
Nick Whipple, Code and Policy Director
Mathieu Menard, Senior Planner
Development Services Department

EXECUTIVE SUMMARY

On February 10 the City Council adopted Ordinance 6903 imposing an Interim Official Control (IOC) for the Downtown-Old Bellevue (DT-OB) Land Use District, along Main Street between 100th Avenue and Bellevue Way (IOC area). The IOC required preservation and protection of façades of older buildings in Old Bellevue and imposed temporary design guidelines while the city processes and considers permanent development regulations for Old Bellevue. This IOC Ordinance is provided as Attachment A.

ACTION

Under the requirements of the Growth Management Act (GMA) the city may extend the IOC for an additional six-month period if a subsequent public hearing is held and findings of fact are made prior to each renewal.

The city is currently developing permanent regulations for the IOC area as part of the Downtown Livability 2.0 legislative workplan. Based on public comments and Council feedback received during the March 24 public hearing, the modified IOC Ordinance incorporates amendments to the IOC for the council's consideration. The proposed amendments will minimize costs associated with façade preservation by ensuring that preservation remains voluntary and will strengthen the incentive option to make it more attractive. The amendments also clarify the design standards, making them more objective and easier to administer.

RECOMMENDATION

Hold the public hearing and, following the public hearing, adopt Ordinance 6929.

BACKGROUND/ANALYSIS

Background

On February 10, the council adopted IOC Ordinance No. 6903 for Main Street within Old Bellevue. The IOC area extends from 100th Avenue NE to Bellevue Way NE. The council also provided direction to update the city's permanent development regulations for Old Bellevue as part of the Downtown Livability 2.0 Land Use Code Amendment (LUCA). The IOC includes the following provisions:

- A requirement to preserve and protect historic façades within the IOC area.
- A requirement to evaluate and document whether a façade that is more than 50 years old has historic or cultural significance before it may be demolished.
- Bonus floor area ratio (FAR) incentive for compliance with preserving a building façade.
- Design standards related to façade proportions, storefront entrances, windows, and openings.

On March 24, the council held a public hearing on the IOC. During the hearing, members of the public expressed concerns regarding the façade preservation and documentation requirements. Commenters noted that not all older façades contribute to the historic or cultural character of the area, yet the IOC requires documentation to demonstrate that a façade lacks such significance before demolition may occur. Commenters also raised concerns that the façade protection requirement could increase project costs and cause delay.

Other comments addressed the IOC's design standards, specifically provisions requiring façade designs to be "similar to those of adjacent façades" and entrances to align with those of "adjacent buildings." Commenters stated that these standards may lack sufficient clarity and objectivity, which could make them difficult to interpret and implement consistently.

While a majority of the council supported the IOC and recognized the unique design features and historic qualities of Old Bellevue, councilmembers also raised concerns regarding the lack of public process and stakeholder engagement inherent in the IOC process, as well as the costs associated with a strict façade preservation requirement. In response to these concerns, staff prepared an amended IOC ordinance for council consideration.

The amended IOC ordinance includes the following changes:

- Replaces the requirement to preserve and protect a building's historic façade with a stronger incentive to encourage façade preservation and protection. The modified incentive now encourages preservation of qualifying façades and other significant design features by raising the FAR bonus from 40 bonus points per \$1,000 of documented construction costs to 100 bonus points per \$1,000 of qualifying expenditures.
- Replaces the requirement to evaluate and document whether a façade is more than 50 years old and has historic or cultural significance before it may be demolished with a historic property documentation requirement prior to demolition.
- Revises the IOC design standards to establish clear and objective requirements that maintain the rhythm of bays, entrances, columns, windows, and other vertical façade elements to ensure the scale and pattern of the historic streetscape remain legible when redevelopment occurs.

If adopted, the proposed Ordinance would amend and renew the IOC and extend its expiration date through February 17, 2027. Upon expiration of the IOC, the permanent development regulations in Part 20.25A of the Land Use Code, as adopted by the council, will govern development within the IOC area. The council has directed staff to update the city's permanent regulations for Old Bellevue, including the IOC area, through the Downtown Livability 2.0 legislative workplan. Staff anticipate bringing those updates forward for council review and action during the first and second quarters of 2027.

Process Requirements

Under the GMA, at RCW 36.70A.390, IOCs remain in effect for a period of six months. An IOC may be renewed for additional six-month time periods, provided the city holds a subsequent public hearing and adopts findings of fact before each renewal.

The public hearing scheduled for July 14 will provide the council with an opportunity, consistent with the GMA, to consider public comment and testimony before extending and modifying the IOC. Holding the hearing and adopting the required findings will satisfy the procedural requirements necessary to extend the IOC for a second six-month period, through February 17, 2027.

This IOC is not intended to serve as a permanent development regulation for Downtown or to permanently replace the regulations in Part 20.25A LUC. Rather, it is a temporary measure to encourage preservation of historic façades and design features in the IOC area and to ensure that redevelopment remains compatible with the scale and pattern of the historic streetscape within Old Bellevue, consistent with council direction.

POLICY & FISCAL IMPACTS

Policy Impact

The Comprehensive Plan recognizes and encourages preservation and retention of the unique character of Old Bellevue, including but not limited to the historic façade treatments of older buildings in Old Bellevue, and also includes broader policies addressing historic resources protection:

- Policy S-DT-91: Encourage redevelopment to maintain some of the historic façade treatments of older buildings in this district.
- Policy S-DT-94: Reinforce the unique character of the Old Bellevue area by encouraging residential development, specialty retail, and other development with an emphasis on pedestrian activity.
- Policy UD-62: Preserve, enhance and interpret Bellevue's historical identity.
- Policy UD-63: Consider establishing a local preservation program to increase historic resources protections.
- Policy UD-64: Develop opportunities for preservation, rehabilitation and adaptive reuse of historically significant sites and structures and education about those sites.
- Policy UD-66: Establish a process of conducting historic surveys that identify, document and evaluate historic properties.

Fiscal Impact

There is no fiscal impact to the city associated with renewal and amendment of the IOC Ordinance or the public hearing on the IOC. There may be a fiscal impact associated with the future Downtown Livability 2.0 workplan, although it is anticipated that costs associated with developing and updating

regulations for Old Bellevue as part of that workplan will be within the scope of the city's budget for Downtown Livability 2.0.

OPTIONS

1. Hold the public hearing and, following the public hearing, adopt the Ordinance relating to an Interim Official Control on Part 20.25A of the Land Use Code (LUC) that reinforces historical and cultural qualities in the Downtown-Old Bellevue (DT-OB) Land Use District, along Main Street between 100th Avenue and Bellevue Way, and requires that new development is compatible with adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in Old Bellevue; renewing the Interim Official Control for an additional six-month time period; amending the Interim Official Control to impose specified design standards, updated requirements to document historic property, and encourage voluntary preservation of façades; providing for severability; and establishing an effective date.
2. Do not hold the public hearing on Interim Official Control Ordinance and provide alternative direction.

ATTACHMENTS

A. IOC Ordinance 6903
Proposed Ordinance 6929

AVAILABLE IN COUNCIL LIBRARY

N/A

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6903

AN ORDINANCE imposing an emergency Interim Official Control on Part 20.25A of the Land Use Code (LUC) to reinforce historical and cultural qualities in the Downtown-Old Bellevue (DT-OB) Land Use District, along Main Street between 100th Avenue and Bellevue Way, and require that new development is compatible with adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in Old Bellevue; providing for severability; and establishing an effective date.

WHEREAS, the DT-OB Land Use District, particularly along Main Street between 100th Avenue and Bellevue Way, is a human-scaled neighborhood that functions like a traditional “Main Street USA,” with low traffic speeds, a pedestrian-friendly environment supporting small shops, and unique façades gracing some of Downtown’s oldest buildings; and

WHEREAS, the City’s Comprehensive Plan, at Policies S-DT-91 and S-DT-94, recognize and encourage preservation and retention of the unique design features and identity of Old Bellevue, including but not limited to the historic façade treatments of older buildings in the Land Use District; and

WHEREAS, LUC 20.25A.010.B.2.e explains that the purpose of the DT-OB Land Use District is to assure compatibility of new development with the scale and intensity of the area and preserve the social and historic qualities of Old Bellevue; and

WHEREAS, the City’s development regulations also recognize the high-degree of design detail inherent in the historic construction, storefronts, welcoming entrances, and sidewalk paving patterns in Old Bellevue along Main Street and the Grand Connection; and

WHEREAS, under current regulations in Part 20.25A LUC, the City has encouraged or required development in the DT-OB Land Use District to maintain the general appearance and identity of Old Bellevue along Main Street, while balancing growth, housing production, and mixed-use development in Downtown as a whole; and

WHEREAS, despite City code and policy recognizing the unique historic and cultural value of Old Bellevue, this Land Use District is not a designated local historic district, and the City has not completed any formal historic or cultural resources survey or inventory for Old Bellevue in almost thirty (30) years; and

WHEREAS, the most recent Historic and Cultural Resources Survey and inventory for Old Bellevue, completed in March 1993 and updated in July 1997, identified eight (8) properties in Old Bellevue, on Main Street between 100th Avenue and Bellevue Way, as having historic or cultural value; and

WHEREAS, subsequent to the City's completion and update of this Historic and Cultural Resources Survey for Old Bellevue, four (4) of the 8 properties identified as having historic or cultural value have been redeveloped or substantially altered; and

WHEREAS, the City is currently processing or anticipates processing legislative work items related to housing and affordable housing that could impact the compatibility of new development with the scale and intensity of existing development in Old Bellevue; and

WHEREAS, despite the historic and cultural value described and identified in the Comprehensive Plan and Part 20.25A LUC for Old Bellevue, the City's current regulations are not sufficient to reinforce the unique identity of this Land Use District and assure compatibility with adjacent development and the City Council's stated vision for this area in Downtown; and

WHEREAS, on December 2, 2025, the City Council considered a proposal for an emergency Interim Official Control for the stretch of Main Street in Old Bellevue—extending from 100th Avenue to Bellevue Way—to preserve and reinforce the scale and identity of the DT-OB Land Use District on this stretch of Main Street; and

WHEREAS, at the December 2, 2025 meeting, Council also discussed the unique nature and cultural value of the DT-OB Land Use District and requested more information about both the interim official control process and potential options to update City regulations for this area in Old Bellevue; and

WHEREAS, on February 10, 2026, Council found that an emergency Interim Official Control is necessary to reinforce the historic and cultural qualities within Old Bellevue, along Main Street between 100th Avenue and Bellevue Way, and require that new development is compatible with adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in the DT-OB Land Use District; and

WHEREAS, on February 10, 2026, Council provided direction regarding the scope of the City workplan to update the City's development regulations for Old Bellevue while this Interim Official Control remains in effect; and

WHEREAS, this Interim Official Control will, for a six (6) month time period, provide an emergency and temporary measure to reinforce the historic and cultural

qualities in the DT-OB Land Use District and require that new development be compatible with adjacent development and unique design features in Old Bellevue; and

WHEREAS, this Interim Official Control will provide the City with additional time to review, study, and potentially revise its development regulations within the DT-OB Land Use District while requiring, during the period that the Interim Official Control is in effect, that new development is compatible with surrounding adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in Old Bellevue; and

WHEREAS, this Interim Official Control is not intended to adversely affect the City Council's ability to adopt permanent regulations that differ from this Interim Official Control and is designed to be a temporary control for the area in Old Bellevue along Main Street, between 100th Avenue and Bellevue Way; and

WHEREAS, the Growth Management Act, at chapter 36.70A RCW (GMA), allows the City to establish and adopt interim regulations when a public hearing on the interim regulations is held within sixty (60) days of adoption and as long as such regulations are effective for no more than 6 months, unless further extended; and

WHEREAS, the City Council adopts the foregoing as its findings of fact justifying adoption of this Interim Control Ordinance; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. General Provisions. An emergency and temporary Interim Official Control is hereby imposed on Part 20.25A LUC to reinforce historical and cultural qualities within the DT-OB Land Use District, along Main Street between 100th Avenue and Bellevue Way, and require that new development is compatible with adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in Old Bellevue. In addition, this Interim Official Control is a temporary measure designed to provide the City with additional time to review, study, and potentially revise its development regulations related to the DT-OB Land Use District.

Section 2. Imposition of Interim Official Control. An emergency and temporary Interim Official Control is hereby imposed as follows:

- A. Applicability. This Interim Official Control applies to any property, lot, or parcel in the DT-OB Land Use District that is located along Main Street between 100th Avenue and Bellevue Way (hereinafter "the IOC area").
- B. Preservation of Main Street Facing Façades Within the IOC Area: Façades and the design features of façades of existing buildings in the IOC area shall be

preserved and protected, up to the second floor of the building, in connection with the redevelopment, alteration, and demolition of structures located in the IOC area.

1. In the event that the property owner or applicant establishes that the façade of an existing building in the IOC area is less than fifty (50) years old, then the façade may be demolished.
2. In the event that the property owner or applicant establishes through a report issued by a qualified professional, as defined in LUC 20.50.042, that the façade of an existing building in the IOC area is over 50 years old but has no historic or cultural value, then the façade may be demolished.
3. If any Main Street facing façade in the IOC area is demolished under Sections 2.B.1 or 2.B.2, then any redevelopment following demolition of the façade must comply with the design requirements in Section 2.C of this Ordinance.

C. Design Requirements for Main Street Facing Façade Redevelopment in the IOC Area:

1. Redevelopment of any demolished Main Street facing façade in the IOC area must incorporate the design features, approximate scale, pedestrian orientation, and composition of the demolished façade from the street level up to the second floor of the project.
2. From the street level up to the second floor of the project, façade building materials, construction methods, building proportions and architectural devices must incorporate and reflect the design of façades in the IOC area that are 50 years old or older.
3. New façades built between or among existing structures that are 50 years old or older shall comply with the following:
 - a. Proportions of the façade, from the street level up to the second floor of the project, shall be similar to those of adjacent façades;
 - b. All façades shall have a cornice or other distinct architectural element that terminates the top of the façade, up to the second floor of the project;
 - c. Existing cornice lines shall be continued in proportion to those of adjacent buildings;
 - d. Storefront entrances shall be aligned with adjacent buildings; and
 - e. Windows, storefronts and other openings shall be in the same proportions as those of adjacent buildings on the street and ground floor commercial levels.

Section 3. Effect of Interim Official Control on Part 20.25A LUC. Except as modified by this Interim Official Control, the underlying permanent development regulations in Part 20.25A LUC remain in full force and effect. However, the “Old Bellevue” column in Amenities Nos. 14 and 15 identified in LUC 20.25A.070.D.4, at Chart LUC 20.25A.070.D.4, are hereby superseded and replaced by the following façade preservation, protection, and design requirements:

14.A: Preservation and Protection of Façades Within IOC Area.	Old Bellevue
	40:1
	Forty bonus points per every \$1,000 of documented construction cost to preserve or protect historic façades or other historic design features in the IOC Area.
	PRESERVATION REQUIREMENT:
	1. Compliance with Section 2.B of the Interim Official Control.
15.A: Façade Redevelopment in the IOC Area.	Old Bellevue
	40:1
	Forty bonus points per every \$1,000 of documented construction cost to incorporate and reflect the design of historic façades or other historic design features in the IOC Area in connection with façade redevelopment following demolition.
	DESIGN REQUIREMENT:
	1. Compliance with Section 2.C of the Interim Official Control.

Section 4. Scope of Interim Official Control. This Interim Official Control is designed to be an emergency, temporary, and interim measure to provide the City with additional time to review, study, and potentially revise City development regulations related to Old Bellevue and the DT-OB Land Use District. If the provisions of this Interim Official Control are found to be inconsistent with any other provisions of the LUC or Bellevue City Code, the Interim Official Control Ordinance shall control. However, nothing in this Interim Official Control shall restrict the City Council’s ability to adopt permanent development regulations that differ from the Interim Official Control. Land use or building permit applications or permits that are deemed complete or have been approved by the City prior to the effect date of this Interim Official Control are not subject to the provisions of this Interim Official Control. This Interim Official Control is intended to be consistent with, and shall be administered consistent with, RCW 35A.21.450.

Section 5. Duration of Interim Official Control. Pursuant to RCW 36.70A.390, this Interim Official Control remains in effect for a period of 6 months. This Interim Official

Control may be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

Section 6. Public Hearing. Pursuant to RCW 36.70A.390, the City Council shall hold a public hearing on this Interim Official Control within 60 days of its adoption, so as to hear and consider public comment and testimony regarding this Interim Official Control. Following such hearing, the City Council may adopt additional findings of fact, and may extend the Interim Official Control for a period up to an additional 6 months. The City Council may adopt additional 6 month extensions after any required public hearing, pursuant to RCW 36.70A.390.

Section 7. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 8. Effective Date. This Ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Section 9. Findings of Fact. The findings contained in this Ordinance are hereby adopted as Findings of Fact to justify adoption of this Interim Official Control.

Passed by the City Council this 10th day of FEBRUARY, 2026 and signed in authentication of its passage this 10th day of FEBRUARY, 2026.

(SEAL)




Mo Malakoutian, Mayor

Approved as to form:
Trisna Tanus, City Attorney


Matthew McFarland, Supervising Civil Attorney

Attest:

Charmaine Arredondo, City Clerk

Published: 2/12/26

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6929

AN ORDINANCE relating to an Interim Official Control on Part 20.25A of the Land Use Code (LUC) that reinforces historical and cultural qualities in the Downtown-Old Bellevue (DT-OB) Land Use District, along Main Street between 100th Avenue and Bellevue Way, and requires that new development is compatible with adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in Old Bellevue; renewing the Interim Official Control for an additional six-month time period; amending the Interim Official Control to impose specified design standards, updated requirements to document historic property, and encourage voluntary preservation of façades; providing for severability; and establishing an effective date.

WHEREAS, the DT-OB Land Use District, particularly along Main Street between 100th Avenue and Bellevue Way, is a human-scaled neighborhood that functions like a traditional “Main Street USA,” with low traffic speeds, a pedestrian-friendly environment supporting small shops, and unique façades gracing some of Downtown’s oldest buildings; and

WHEREAS, the City’s Comprehensive Plan, at Policies S-DT-91 and S-DT-94, recognize and encourage preservation and retention of the unique design features and identity of Old Bellevue, including but not limited to the historic façade treatments of older buildings in the Land Use District; and

WHEREAS, LUC 20.25A.010.B.2.e explains that the purpose of the DT-OB Land Use District is to assure compatibility of new development with the scale and intensity of the area and preserve the social and historic qualities of Old Bellevue; and

WHEREAS, the City’s development regulations also recognize the high-degree of design detail inherent in the historic construction, storefronts, welcoming entrances, and sidewalk paving patterns in Old Bellevue along Main Street and the Grand Connection; and

WHEREAS, under current regulations in Part 20.25A LUC, the City has encouraged or required development in the DT-OB Land Use District to maintain the general appearance and identity of Old Bellevue along Main Street, while balancing growth, housing production, and mixed-use development in Downtown as a whole; and

WHEREAS, despite City code and policy recognizing the unique historic and cultural value of Old Bellevue, this Land Use District is not a designated local historic district, and the City has not completed any formal historic or cultural resources survey or inventory for Old Bellevue in almost thirty (30) years; and

WHEREAS, the most recent Historic and Cultural Resources Survey and inventory for Old Bellevue, completed in March 1993 and updated in July 1997, identified eight (8) properties in Old Bellevue, on Main Street between 100th Avenue and Bellevue Way, as having historic or cultural value; and

WHEREAS, subsequent to the City's completion and update of this Historic and Cultural Resources Survey for Old Bellevue, four (4) of the 8 properties identified as having historic or cultural value have been redeveloped or substantially altered; and

WHEREAS, the City is currently processing or anticipates processing legislative work items related to housing and affordable housing that could impact the compatibility of new development with the scale and intensity of existing development in Old Bellevue; and

WHEREAS, despite the historic and cultural value described and identified in the Comprehensive Plan and Part 20.25A LUC for Old Bellevue, the City's current regulations are not sufficient to reinforce the unique identity of this Land Use District and assure compatibility with adjacent development and the City Council's stated vision for this area in Downtown; and

WHEREAS, on December 2, 2025, the City Council considered an emergency Interim Official Control for the stretch of Main Street in Old Bellevue—extending from 100th Avenue to Bellevue Way—to preserve and reinforce the scale and identity of the DT-OB Land Use District on this stretch of Main Street; and

WHEREAS, at the December 2, 2025 meeting, the Council also discussed the unique nature and cultural value of the DT-OB Land Use District and requested more information about both the interim official control process and potential options to update City regulations for this area in Old Bellevue; and

WHEREAS, on February 10, 2026, the Council found that an emergency Interim Official Control was necessary to reinforce the historic and cultural qualities within Old Bellevue, along Main Street between 100th Avenue and Bellevue Way, and require that new development is compatible with adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in the DT-OB Land Use District; and

WHEREAS, on February 10, 2026, the Council adopted Ordinance No. 6903, imposing the Interim Official Control for a six (6) month time period to reinforce the historic and cultural qualities in the DT-OB Land Use District and require that new development be compatible with adjacent development and unique design features in Old Bellevue; and

WHEREAS, on February 10, 2026, the Council provided direction to update development regulations applicable in the DT-OB Land Use District as part of the Downtown Livability 2.0 legislative workplan; and

WHEREAS, on March 24, 2026, the Council held a public hearing on Ordinance No. 6903, as required under the Growth Management Act, Chapter 36.70A RCW (GMA); and

WHEREAS, on May 5, 2026, the Council formerly initiated work on the Downtown Livability 2.0 Land Use Code Amendments (LUCA) and referred the LUCA to the Planning Commission for review and a recommendation; and

WHEREAS, on May 27, 2026, the Planning Commission held its first meeting on the LUCA, and the City has now conducted public outreach on the LUCA, with multiple information sessions and other forms of public engagement; and

WHEREAS, additional time is needed for public outreach on the LUCA, Planning Commission review of, and recommendation on, the LUCA, and City Council review and adoption of the final LUCA; and

WHEREAS, under the GMA, the Interim Official Control originally adopted by Ordinance No. 6903 may be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal; and

WHEREAS, renewing this Interim Official Control for an additional six-month time period will provide the City with additional time to review, study, and potentially revise its development regulations within the DT-OB Land Use District while requiring, during the extended period that the Interim Official Control is in effect, that new development is compatible with surrounding adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in Old Bellevue; and

WHEREAS, this Interim Official Control, as renewed by this Ordinance, is not intended to adversely affect the City Council's ability to adopt permanent regulations that differ from this Interim Official Control and is designed to be a temporary control for the area in Old Bellevue along Main Street, between 100th Avenue and Bellevue Way; and

WHEREAS, on July 14, 2026, the Council held a public hearing on this Ordinance renewing the Interim Official Control for an additional six-month period and amending the Interim Official Control; and

WHEREAS, the City Council adopts the foregoing as its findings of fact justifying the renewal and amendment of the Interim Control Ordinance through the adoption of this Ordinance; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. General Provisions. An emergency and temporary Interim Official Control is hereby imposed on Part 20.25A LUC to reinforce historical and cultural qualities within the DT-OB Land Use District, along Main Street between 100th Avenue and Bellevue Way, and require that new development is compatible with adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in Old Bellevue. In addition, this Interim Official Control is a temporary measure designed to provide the City with additional time to review, study, and potentially revise its development regulations related to the DT-OB Land Use District.

Section 2. Imposition of Interim Official Control. An emergency and temporary Interim Official Control is hereby imposed as follows:

- A. Applicability. This Interim Official Control applies to any property, lot, or parcel in the DT-OB Land Use District that is located along Main Street between 100th Avenue and Bellevue Way (hereinafter “the IOC area”).
- B. Design Requirements for Main Street Facing Façade Redevelopment in the IOC Area:
 - 1. In addition to the standards contained in LUC 20.25A.170, the façades of new development shall comply with the following design standards. The design standards listed below do not apply to alterations to existing façades.
 - a. All first-floor façades shall have at least one publicly accessible door facing Main Street;
 - b. All first-floor façades shall have doors separated at a distance of no greater than 30 linear feet;
 - c. All first-floor façades shall have solid, non-transparent vertical elements (e.g. pillars) separated at a distance of no greater than 30 linear feet. The vertical elements shall be no less than one foot in width and no more than 10 feet in width;
 - d. Façades shall be aligned with adjacent buildings; and
 - e. All façades shall include a cornice at the top of the façade.

C. Historic Property Documentation. In the event that a property owner or applicant chooses to demolish or significantly alter the façade of an existing building in the IOC area that is over fifty (50) years old, then the owner or applicant shall, prior to demolition or alteration, prepare and submit a report to the City documenting the following:

1. The address, parcel number, and year that the building was constructed;
2. The historic uses of the existing building and the last use of the building immediately prior to demolition or alteration;
3. The façade and building style and form;
4. The cladding and construction materials of the existing structure; and
5. Photographic documentation of the state of the façade and exterior of the building prior to demolition or alteration.

Section 3. Effect of Interim Official Control on Part 20.25A LUC. Except as modified by this Interim Official Control, the underlying permanent development regulations in Part 20.25A LUC remain in full force and effect. However, Amenity No. 14 identified in LUC 20.25A.070.D.4, at Chart LUC 20.25A.070.D.4, is hereby superseded and replaced by the following façade preservation and protection incentive, which shall apply only to the area of Old Bellevue governed by this Interim Official Control:

	Old Bellevue
14: Preservation and Protection of Façades Within IOC Area.	100:1
	One-hundred bonus points per every \$1,000 of documented construction cost to preserve or protect historic façades or other historic design features in the IOC Area.

Section 4. Scope of Interim Official Control. This Interim Official Control is designed to be an emergency, temporary, and interim measure to provide the City with additional time to review, study, and potentially revise City development regulations related to Old Bellevue and the DT-OB Land Use District. If the provisions of this Interim Official Control are found to be inconsistent with any other provisions of the LUC or Bellevue City Code, the Interim Official Control Ordinance shall control. However, nothing in this Interim Official Control shall restrict the City Council's ability to adopt permanent development regulations that differ from the Interim Official Control. Land use or building permit applications or permits that are deemed complete or have been approved by the City prior to the effect date of this Interim Official Control are not subject to the provisions of this

Interim Official Control. This Interim Official Control is intended to be consistent with, and shall be administered consistent with, RCW 35A.21.450.

Section 5. Renewal of Interim Official Control. Pursuant to RCW 36.70A.390, this Interim Official Control is hereby renewed, as amended and modified, and will continue to remain in effect for an additional six months, which is up to one year from the original effective date of Ordinance 6903. This Interim Official Control may be renewed for one or more additional six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

Section 6. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 7. Effective Date. This Ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Section 8. Findings of Fact. The findings contained in the recitals to this Ordinance are hereby adopted as Findings of Fact to justify the renewal and amendment of this Interim Official Control initially imposed by Ordinance No. 6903.

Passed by the City Council this _____ day of _____, 2026 and signed in authentication of its passage this _____ day of _____, 2026.

(SEAL)

David Hamilton, Deputy Mayor

Approved as to form:
Trisna Tanus, City Attorney

Matthew McFarland, Supervising Civil Attorney

Attest:

Charmaine Arredondo, City Clerk
Published _____

CITY COUNCIL AGENDA TOPIC

Council Initiation of a land use code amendment and associated legislative rezone to establish a new “Institutional” land use district for Bellevue College to align with the Comprehensive Plan Future Land Use Map and associated policies.

Jake Hesselgesser, Acting Director
Nick Whipple, Code and Policy Director
Charlie Engel, Senior Planner
Development Services Department

EXECUTIVE SUMMARY**DIRECTION**

Initiate work on a Land Use Code Amendment (LUCA) and associated legislative rezone to establish a new “institutional” land use district for Bellevue College.

RECOMMENDATION

Initiate work on a LUCA and associated legislative rezone to establish a new “institutional” land use district for Bellevue College.

BACKGROUND/ANALYSIS**Background**

Bellevue College is currently zoned Suburban Residential 4 (SR-4), which is not consistent with the Comprehensive Plan Future Land Use Map (FLUM) and constrains the college’s ability to expand academic facilities, student housing, and other campus infrastructure. The FLUM designated Bellevue College’s future land use as “Institutional.” Bellevue College is also currently working on updates to their Campus Master Plan, which will guide the college’s next 5-10 years of future growth in a way that reinforces the college’s values, visions, and goals. The Bellevue College Campus Master Plan also aims to accommodate changing needs of education and establish a strong relationship with the community. Though the Bellevue College LUCA, the City has a unique opportunity to partner with Bellevue College to better support the growth and development of the College while thoughtfully addressing the needs and priorities of the surrounding community.

LUCA Overview

The Bellevue College LUCA proposes to introduce and establish a new “institutional” land use district, and associated legislative rezone, for Bellevue College to address the continued development of Bellevue College and align with Comprehensive Plan policies and the FLUM. The new institutional land use district will increase the Bellevue College’s ability to expand academic facilities, student housing, and other campus infrastructure in order to accommodate their needs and projected growth. The LUCA will address permitted uses, dimensional requirements, landscape requirements, design standards, transition requirements, and other development standards needed to support campus development while addressing compatibility with surrounding areas.

Legislative Rezone Overview

The Comprehensive Plan FLUM designation for institutional uses in the Bellevue College area extends beyond properties currently owned by Bellevue College and includes several privately owned residential properties located near the campus. The proposed legislative rezone, however, would apply only to parcels currently owned by Bellevue College. Privately owned residential properties within the broader institutional FLUM designation would not be rezoned as part of this proposal, would instead remain within the existing SR-4 Land Use District, but these properties would be eligible to be rezoned in the future to the new “institutional” land use district. As a result, owners of those residential properties would continue to be subject to the existing SR-4 development standards and would retain the ability to remodel, expand, or redevelop their homes under the current residential zoning regulations without being subject to the development regulations proposed under this LUCA.

Public Engagement

In addition to meeting all Process IV noticing requirements, this project will include a public engagement plan with two primary phases and several modes of outreach to ensure the public, stakeholders, and interested parties have the opportunity to be informed and provide comments.

Phase 1 – Listening & Fundamentals

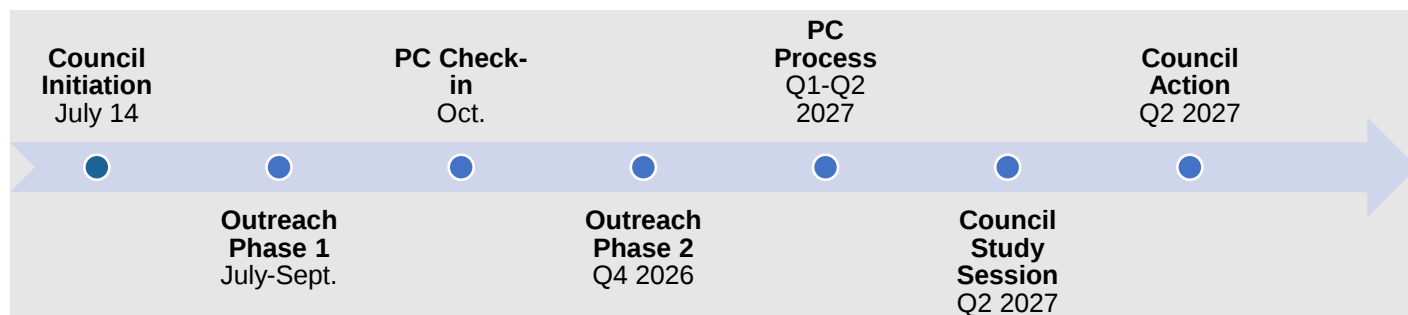
Staff will coordinate and partner with Bellevue College and Neighborhood Leaders to execute phase 1 of engagement. The following modes of engagement have been outlined for phase 1:

- **Web Presence.** A city webpage for the Bellevue College LUCA will include project background, planner contact information, and opportunities to engage. Throughout the project the webpage will be continually updated with general updates on project progress and any coordination with the Planning Commission and City Council.
- **Community Mailer.** Staff will develop a community mailer to advertise the Bellevue College LUCA to neighboring residents, property owners, and business owners within a set radius of the College. The purpose of the mailer will ultimately let the community know that this LUCA is something the city is interested in engaging with them on and will advertise the project webpage, the project purpose, and any future City Council or Planning Commission engagement.
- **Targeted Stakeholder Outreach.** Staff will conduct listening sessions with interested project partners to understand their goals, concerns, and comments for the LUCA. There will be additional coordination with Bellevue College and nearby neighborhood leaders to ensure neighboring residents, property owners, and business owners are informed and engaged.
- **City Newsletter Updates.** Updates on project progress as well as opportunities to engage will be distributed through different city newsletters as appropriate.
- **Engagement Summary Report.** After phase 1 is complete, staff will prepare an engagement summary report to summarize the engagement approach and any key themes or priorities learned from outreach. This summary report will be shared back out into the community and presented to the Planning Commission and Council in future study sessions.

Phase – Reviewing & Drafting

- **Stakeholder Follow-Up.** Staff will prepare the draft LUCA and share it with stakeholders from phase 1 to solicit additional feedback. Stakeholders will have the opportunity to review the LUCA and provide comments.
- **Public Information Session.** Staff will host a public information session to highlight key components of the LUCA. This information session will also have allotted time for Q&A from the community.
- **City Newsletter Updates.** Updates on project progress, including advertising the draft release, as well as opportunities to engage will be distributed through different city newsletters as appropriate.

Project Timeline



POLICY & FISCAL IMPACTS

Policy Impact

The LUCA will amend the Bellevue Land Use Code and include an associated legislative rezone. The LUCA and rezone will be consistent with the Comprehensive Plan and the FLUM.

Fiscal Impact

There is no fiscal impact associated with implementing this LUCA and rezone.

OPTIONS

1. Direct staff to initiate work on a LUCA and associated legislative rezone to establish a new “institutional” land use district for Bellevue College.
2. Provide alternative direction to staff

ATTACHMENTS

N/A

AVAILABLE IN COUNCIL LIBRARY

N/A

CITY COUNCIL AGENDA TOPIC

Bellevue Business Improvement Area Policy

Emil A. King AICP, Director

Jesse Canedo, Chief Economic Development Officer

Edward Butterfield, Public Private Partnerships Manager

Amy Pennington, Economic Development Coordinator

Community Development Department

Anthony Gill, Grand Connection Corridor Manager

City Manager's Office

EXECUTIVE SUMMARY

INFORMATION ONLY

Staff will present administrative Business Improvement Area (BIA) Policy that establishes a framework for the formation, governance, and administration of potential future BIAs in Bellevue.

RECOMMENDATION

No action is being sought at tonight's meeting on these administrative policies. The City Council will be part of the formation process and governance of any potential BIAs in the future.

BACKGROUND/ANALYSIS

Background

A Business Improvement Area is a special assessment district authorized under RCW 35.87A that allows businesses and property owners within a defined boundary to collectively fund services and improvements that benefit their district. BIAs are commonly used to support district management, economic development, placemaking, public space activation, maintenance, marketing, and special events.

BIAs are widely used throughout Washington State, including in Seattle, Tacoma, Spokane, Everett and numerous other communities. Bellevue is currently the largest city in Washington without a BIA.

Council has previously directed staff to explore tools that strengthen district management and placemaking across the city. On May 21, 2024, council directed staff to identify the right structures and tools to support place management. Further analysis was done as part of the work to develop the 2026-2031 Economic Development Plan and led to Action 2.3.1.1: *Support long-term business district vitality by enabling the community's use of state-enabled tools like Business Improvement Districts.*

After additional work, staff are now presenting a BIA Policy for evaluating and administering potential future BIAs in Bellevue. The need for a policy has become increasingly important as local partners have started exploring BIAs.

Policy Overview

The BIA Policy (included in Attachment A) establishes a comprehensive framework for the formation, administration, oversight, modification, renewal, and potential disestablishment of BIAs anywhere in

Bellevue. The policy is intended to provide a fair, transparent, and predictable process while ensuring accountability for the use of special assessment revenues.

Key elements of the policy include:

Formation and Establishment

The policy establishes a structured process for BIA formation, including proposal requirements, city review, petition validation, stakeholder outreach, public engagement, and council consideration.

Assessment Methodology and Ratepayer Fairness

The policy establishes standards for assessment methodologies, ratepayer classifications, benefit analyses, and special assessment structures to help ensure assessments are reasonably related to the benefits received.

Governance and Accountability

The policy establishes a governance framework that includes council, an advisory board, a contracted operator, and city staff. The framework is intended to promote transparency, ratepayer representation, oversight, and accountability.

Performance Monitoring and Reporting

The policy requires annual work plans, budgets, annual reporting, and ongoing performance monitoring to ensure assessment revenues are used effectively and consistent with approved district objectives.

City Administration

The policy defines responsibilities for city departments related to policy administration, financial oversight, assessment administration, contract management, legal review, and legislative actions.

Lifecycle Management

The policy establishes procedures for future modifications, assessment changes, renewal, sunset, and disestablishment of BIAs to ensure long-term accountability and responsiveness to changing district needs.

Downtown Business Improvement Area

The Bellevue Downtown Association is leading exploration of a potential BIA to provide sustainable funding for enhanced services in Downtown Bellevue. A stakeholder group comprised of primarily Grand Connection property owners and potential ratepayers has analyzed service needs and options, with a focus on two primary service buckets: one focused on cleanliness and beautification, and one focused on placemaking, events, and activation. Early concepts include several potential boundary options and a preliminary annual budget in the \$3–4.5 million range.

This analysis is still early, and a more detailed budget and service plan is currently in development. Contingent on ratepayer support and analysis over the coming months, a petitioning process could begin as soon as this fall.

POLICY & FISCAL IMPACTS

Policy Impact

This work implements the 2026 Economic Development Plan Strategy 2.3.1: *Leverage tools and*

partnerships to improve business districts, fund large projects, and improve the environment for business owners, workers, visitors, learners, and residents.

The administrative BIA Policy creates a clear, consistent framework that strengthens accountability and ensures the city can effectively evaluate and support community-initiated BIA proposals across the city.

Fiscal Impact

This elective funding tool allows the approved district to receive enhanced services – such as beautification, marketing, events, and supplemental maintenance – without any impact to the city’s General Fund. When creating a BIA, the city agrees to maintain a consistent level of service while new and enhanced services can be funded through assessments paid by district ratepayers. The city’s administrative work is covered by a 5% fee on BIA revenues, with the option to recover additional documented costs if needed. Spending decisions are guided by a Ratepayer Advisory Board comprised of individuals representing the properties paying the assessment. The advisory board recommends how assessment revenue should be invested to best support the district’s priorities.

OPTIONS

N/A

ATTACHMENT

A. Bellevue Business Improvement Area Policy

AVAILABLE IN COUNCIL LIBRARY

2026-2031 City of Bellevue Economic Development Plan

Business Improvement Area (BIA) Policy

July 2026

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1. Introduction

1.1 Purpose of the Policy

For purposes of this policy, the term Business Improvement Area (BIA) refers to a Parking and Business Improvement Area authorized under RCW 35.87A. This policy establishes a clear, consistent, and equitable framework for the formation, administration, governance, modification, renewal, and disestablishment of BIAs within Bellevue. The policy is intended to provide transparency and predictability for property owners, businesses, multifamily and mixed-use developments, nonprofit organizations, and other stakeholders participating in or affected by a BIA.

This framework is designed to ensure that BIAs are established and managed in a manner that advances district vitality, maintains accountability for assessed funds, and supports effective cooperation between the private sector and the City. When effectively structured, BIAs can help create vibrant, competitive, and well-managed districts that support businesses, attract visitors, encourage private investment, and improve the overall experience of residents, employees, and customers.

1.2 Statutory Authority

Parking and Business Improvement Areas are authorized under Washington law through Revised Code of Washington (RCW) Chapter 35.87A. This statute authorizes cities and towns to establish Special Assessment areas for the purpose of providing programs, services, and improvements that specially benefit businesses, properties, and mixed-use districts within defined geographic boundaries.

Nothing in this policy is intended to supersede applicable state law. In the event of a conflict between this policy and state statute, the requirements of RCW Chapter 35.87A and other applicable law shall govern.

1.3 Policy Objectives

Through this policy, the City seeks to:

- Provide a predictable process for BIA formation and review
- Promote fairness and proportionality in Special Assessments
- Ensure Special Assessments are tied to benefits received
- Clarify City, Advisory Board, and Operator roles
- Protect public accountability and sound financial management
- Support district vitality, economic resilience, and placemaking goals
- Establish clear standards for renewal, modification, and disestablishment

- Encourage broad stakeholder outreach and inclusive participation

1.4 Definitions

- **Advisory Board:** The Ratepayer Advisory Board established for a BIA to provide oversight, recommendations, and stakeholder input regarding BIA programs, budgets, and operations.
- **Annual Report:** A report submitted to the City on an annual basis that documents BIA activities, financial performance, service delivery, and progress toward the approved work plan for the prior year.
- **Annual Work Plan:** An annual document outlining proposed programs, services, priorities, and budget for a BIA.
- **Assessment Methodology:** The formula or approach used to calculate Special Assessments for Ratepayers, including the basis for determining proportional benefit.
- **Business Improvement Area (BIA):** A Special Assessment district established pursuant to RCW Chapter 35.87A to fund programs, services, and improvements that benefit businesses and properties within a defined geographic area.
- **City-Provided Services Memo:** An area-specific memorandum outlining standard City-provided services within the proposed BIA boundaries. This is provided by the City upon request by the proponent.
- **Legislative Authority:** The Bellevue City Council, which holds authority to establish, modify, renew, and disestablish BIAs and approve associated policies, budgets, and actions.
- **Operator:** An organization contracted by the City to administer BIA programs, services, and operations in accordance with an approved agreement.
- **Operator Contract:** The contract between the City and the Operator governing the administration of BIA programs, services, funds, and reporting requirements.
- **Ratepayer:** A business, property owner, tenant, or other entity subject to a Special Assessment within the BIA.
- **Ratepayer Classification:** A category of Ratepayers defined for purposes of applying Special Assessment methodologies based on property type, business use, or other relevant characteristics.
- **Special Assessment:** The charge levied on a Ratepayer within a BIA that is reasonably related to the benefit received and used to fund authorized programs, services, and improvements.

2. Formation and Establishment

This section establishes the process and requirements for the creation of a new BIA.

2.1 Initiation of a Proposal

The City will consider establishing or modifying a BIA either:

- through Council action initiated by the Bellevue City Council; or
- in response to an initiation by business owners, property owners, or other stakeholders within a proposed district boundary.

All proposals must demonstrate meaningful support across the affected Ratepayer classifications and consistency with this policy.

The City may assist proponents in understanding City policies, applicable legal requirements, and general best practices for BIA formation under RCW 35.87A. The City cannot, however, provide legal advice.

2.2 Required Steps Prior to Council Consideration

For non-City initiated BIAs, the City shall review submitted proposals prior to Council consideration to determine completeness, consistency with applicable law, policy alignment, and administrative readiness. The City may request supplemental information, revisions, or clarification as part of its review process.

Prior to Council consideration of a proposed BIA, proponents will complete the following steps:

1. **Ongoing coordination and readiness evaluation:** Business districts across the city engage with City staff regularly. Due to the high level of City coordination involved, districts should be in constant communication with City about readiness and interest in forming BIAs.
2. **City-Provided Services Memo:** When ready to develop a proposal, the proponent shall request the City-Provided Services Memo for the desired area.
3. **Proposal:** Proponents prepare a proposal and draft a petition, which includes all required items in the Bellevue BIA Checklist (see Exhibit A), except collection of petition signatures.
4. **City review:** The City will review submitted materials for readiness, completeness, and policy consistency.

5. **Petition:** After City review, proponents may circulate the petition for proposed Ratepayer signatures. Proponents will submit signatures and all required materials for validation.
6. **Validation:** The City will validate petition signatures to ensure the required threshold has been reached.
7. **Council approval:** The City will prepare legislation and schedule, notice the required public hearings, and advance Council actions. City Council will vote on formation of the proposed BIA.

2.3 Support & Outreach Requirements

Proponents shall demonstrate Ratepayer support for the establishment of a BIA. Under RCW 35.87A.010, petitions shall include signatures from Ratepayers representing at least sixty percent (60%) of the total proposed Special Assessment. In cases where a single entity accounts for more than twenty-five percent (25%) of the total assessment, proponents are encouraged to secure additional support (e.g., approximately sixty-five percent) to ensure balanced representation across the district.

Proponents shall conduct outreach in a manner intended to meaningfully reach all potential Ratepayers within the proposed boundaries. Prior to or during the petitioning process, proponents shall conduct a formal notification mailing to all potential Ratepayers. In addition, proponents shall hold at least one publicly accessible forum that provides appropriate translation, interpretation, and accessibility accommodations.

2.4 Boundary Standards

Proponents must demonstrate that all Ratepayers within the proposed BIA boundaries receive benefits reasonably related to their Special Assessments. The proposed boundaries must be supported by a clear benefit analysis that explains why included properties receive measurable value from the BIA's programs and services.

Boundaries should generally follow public rights-of-way such as streets and alleys. Mid-block or non-standard boundary lines may be used only when supported by a documented benefit rationale. Boundaries should not split buildings or structures, and because parcel lines are subject to change, street centerlines are the preferred delineation method. Noncontiguous boundaries are permissible under RCW 35.87A when supported by a clear explanation of benefits to each area.

When a property falls within overlapping BIAs, proponents must provide a distinct benefit rationale for each Special Assessment applied. All proposals must include accurate boundary maps—showing both current and proposed service areas—along with supporting benefit analyses sufficient for City review.

2.5 Programs and Services

BIA-funded programs and services are intended to supplement, not replace, services provided by the City. BIAs shall focus on activities that align with the allowable purposes outlined in RCW 35.87A.010(1), including:

- The acquisition, construction, or maintenance of parking facilities for the benefit of the area
- Decoration of any public place in the area
- Sponsorship or promotion of public events which are to take place on or in public places in the area
- Furnishing of music in any public place in the area
- Providing professional management, planning, and promotion for the area, including the management and promotion of retail trade activities in the area
- Providing maintenance and security for common, public areas
- Providing transportation services for the benefit of the area

Special Assessment funds may not be used for the following:

- Contributions to and endorsements of candidates for elected public office.
- Improvements to private property that do not benefit all Ratepayers.
- Advocacy on issues that do not benefit the area as a whole.

Proponents must provide a clear rationale demonstrating how proposed services support economic development, business district vitality, and/or neighborhood revitalization.

Prior to petition circulation, the City will prepare an area-specific memorandum outlining standard City-provided services within the proposed BIA boundaries. This memorandum will distinguish baseline municipal services—such as Parks, Transportation, Utilities, and other operational functions—from any proposed BIA-funded enhancements. Proponents shall use this documentation to ensure transparency, avoid service duplication, and communicate the added value of BIA-funded programs to Ratepayers.

2.6 Assessment Methodology and Ratepayers

Assessment formulas and rates must be reasonably related to the benefits received by each classification of Ratepayer, consistent with RCW 35.87A.080 and 35.87A.090.

Proponents shall provide supporting documentation for the proposed Special Assessment structure, including the data sources, methodology, and rationale used to demonstrate proportional benefit. Proponents are encouraged to consider the inclusion of an inflation or escalator factor to account for rising operating costs over time.

Common assessment methodologies include rates based on:

- Assessed or taxable value
- Square footage
- Flat fee
- Revenue or sales
- Linear frontage

Proponents should consider ease of administration and other factors when determining their preferred assessment methodology. Ratepayers may include both tenants and property owners. Proponents must clearly describe each Ratepayer Classification and demonstrate how the proposed assessment methodology correlates the Special Assessment to the benefits delivered.

Government entities are generally exempt from assessment unless otherwise authorized by law. Proponents are encouraged to consider differential assessment structures or classifications for certain property types or uses, including affordable housing providers, faith-based institutions, and nonprofit organizations, where appropriate and supported by a documented rationale. Any differential treatment must be clearly defined, consistently applied, and reasonably related to the benefit received.

2.7 Applicant Costs

Unless otherwise approved by the City, proponents are responsible for all pre-formation costs associated with developing a BIA proposal, including outreach, consultant services, legal review, and petition circulation.

Following formation, the Advisory Board may recommend reimbursement of reasonable and documented pre-formation costs from BIA revenues, subject to City approval and applicable law.

3. Governance and Oversight

This section establishes the governance structure, administrative framework, and oversight responsibilities applicable to BIAs within Bellevue. BIAs are intended to operate as accountable, transparent, and performance-driven partnerships that provide sustained benefit to assessed Ratepayers and the districts they serve.

3.1 City Council as Legislative Authority

The Bellevue City Council retains sole Legislative Authority over matters authorized by applicable law, including establishment, modification, renewal, and disestablishment of BIAs.

The City Council shall retain final authority regarding:

- Establishment of Advisory Board

- Use of Special Assessment revenues consistent with applicable law
- Approval of Annual Work Plan
- Review of Annual Report
- Authorization of contracts and agreements related to the Operator
- Renewal, amendment, or termination actions authorized by ordinance or state law

3.2 Organizational Term and Renewal

BIAs are established with the intent to operate as ongoing programs that provide sustained benefit to the assessed Ratepayers and district stakeholders they serve. To ensure accountability to Ratepayers, unless otherwise specified in the establishing ordinance, BIAs should be created for a defined term of ten (10) years.

Prior to expiration, a BIA may seek renewal through the petition process in accordance with applicable law and City policy.

3.3 Program Administration and Contracted Operator

Pursuant to RCW 35.87A.110, the City Council may contract with a qualified local business organization to administer BIA programs, services, and operations (the Operator).

In cases in which an Operator is selected, preference may be given to Bellevue-based nonprofit or locally experienced organizations with demonstrated experience in financial administration, service delivery, operations, stakeholder engagement, district management, economic development, and placemaking initiatives. Competitive solicitation is not required unless determined appropriate by the City based on program complexity, performance considerations, public interest, or other relevant factors.

The Operator shall operate under a written Operator Contract recommended by the Advisory Board and approved by the City Council. The Operator Contract shall establish at a minimum scope of services, performance standards, reporting requirements, budget and expenditure controls, insurance and risk management requirements, compliance with applicable laws and City policies, and provisions governing the term, renewal, and termination of the Operator Contract.

The Operator Contract shall not exceed five (5) years without review, renewal, or reauthorization by the City, and may be reviewed sooner at the sole discretion of the City. The Operator Contract shall require the Operator, with recommendation of the Advisory Board, to submit an Annual Work Plan and Annual Report.

3.4 Operator Roles and Responsibilities

If an Operator is selected for the BIA, it may have the following responsibilities, subject to the terms and requirements of the Operator Contract:

- Coordinate with the Advisory Board to develop a scope of services to meet the requirements of the Annual Work Plan
- Provide administrative support to the Advisory Board, subject to all City and state requirements
- Report periodically to the Advisory Board and the City Council on BIA performance

3.5 Advisory Board

Each BIA shall maintain an Advisory Board to support program oversight, Ratepayer involvement, and district accountability. The Advisory Board shall serve in an advisory capacity to the City Council, and shall support transparent communication between the Operator, Ratepayers, and the City. If a BIA Operator is selected, the Advisory Board shall generally be administered by the Operator; however, the City reserves the right to closely manage the Advisory Board.

The Advisory Board should reasonably reflect the diversity of Ratepayer Classifications within the BIA, including where applicable: small and large Ratepayers, geographic representation within the district, and business type and industry mix. The City shall appoint an *ex officio* board member to sit on the Advisory Board and serve as a City liaison.

Advisory Board Members shall be appointed by the City Manager.

3.6 Advisory Board Roles and Responsibilities

The Advisory Board shall be responsible for the following functions:

- Adopting and maintaining bylaws and governance procedures
- Advising and providing oversight to the Operator
- In coordination with the Operator, developing, reviewing, and recommending the Annual Work Plan for City Council review and approval
- In coordination with the Operator, reviewing, submitting, and presenting the Annual Report to the City Council for comment and review
- Supporting communication, outreach, and engagement with Ratepayers including addressing questions and concerns
- Sponsor an annual Ratepayers' meeting to present the Annual Work Plan and recommendation

- Recommending strategic adjustments to programs and services as district needs evolve

3.7 Public Meetings, Bylaws, Ethics, and Compliance

Advisory Boards are public bodies for purposes of the Washington Open Public Meetings Act (OPMA), RCW 42.30. Additionally, Advisory Boards are subject to the Washington State Public Records Act (PRA), RCW 42.56.

All Advisory Board meetings and members shall comply with applicable open meeting and public records requirements, notice standards, and public access obligations. All Board members must complete OPMA and PRA training and any other ethics, records or governance training required by state law or City Policy. Board members shall disclose conflicts of interest and comply with applicable ethics requirements. No Board member shall serve concurrently on the Ratepayer Advisory Board and the management body (i.e. board) of the Operator.

The Board shall be responsible for: adopting bylaws consistent with the City's BIA policies; adopting policy guidelines; recommending approval of budgets, expenditures, and programs; and providing advice and consultation to City staff and to the Operator.

4. Accountability and Performance

This section establishes requirements for performance monitoring, reporting, and ongoing accountability of BIAs.

4.1 Annual Reporting

Each year, the Operator, in coordination with the Advisory Board, shall submit to the City Council an Annual Work Plan and an Annual Report.

The Annual Report shall include:

- Summary of programs, services, and activities delivered
- Financial performance, including revenues and expenditures
- Progress towards work plan goals
- Projected services and financials for the coming year
- Documented review by the Advisory Board

The Annual Work Plan shall include:

- Proposed programs and services for the upcoming year
- Budget and expenditure plan
- Performance objectives and priorities

- Review and recommendation from the Advisory Board

Upon submission, the City Council shall review and approve the Annual Work Plan.

5. City Administration

This section defines the roles, responsibilities, and administrative framework for the management of BIAs.

5.1 City Department Roles

The City shall administer BIAs through coordinated support across relevant departments.

- **Community Development (Lead Department):** Serves as the primary point of contact for BIA policy, program administration, and coordination. Responsibilities include proposal support, contract management, reporting oversight, evaluation, renewal review, and life cycle management.
- **Finance & Asset Management:** Responsible for financial review and assessment administration including petition validation, assessment setup, billing, collection, financial monitoring, and audit support.
- **City Attorney's Office:** Provides legal review and guidance to ensure City's compliance with applicable laws and City policies, including review of ordinances, resolutions, petitions, assessment methodology, and governance structures.
- **City Clerk's Office:** Manages the legislative process, including scheduling public hearings, coordinating Council actions, and supporting public meeting requirements. In addition, provides guidance and standards for management of the Advisory Board.
- **Additional City Departments:** Other departments may be involved in development of the City-Provided Services Memo and coordination on service delivery at future points.

5.2 Assessment Administration

The City shall administer the billing, collection, and financial management of the Special Assessment in accordance with applicable law and City financial policies. Responsibilities include:

- Review of proposed assessment structures for reasonableness and administrative feasibility
- Billing and collection of Special Assessments
- Management of Special Assessment funds in designated City accounts
- Financial monitoring, reporting, and audit oversight, as applicable

Special Assessment funds shall be expended consistently with the establishing ordinance, Operator Contract, approved work plans, and other applicable agreements.

5.3 Collections and Delinquencies

The City shall manage the collection of the Special Assessment in accordance with applicable law and City policies governing accounts receivable and delinquent accounts.

A delinquent Special Assessment may be subject to collection actions, including referral to a collection agency or proceedings through the City Attorney's Office in limited circumstances.

The City may, at its discretion, provide administrative flexibility in the collection of the Special Assessment, including payment plans or other arrangements, in cases of demonstrated hardship or unique circumstances. Any such arrangements shall be consistent with applicable law and City financial policies and shall not alter the underlying assessment obligation.

5.4 Administrative Fee

The City shall collect an administration fee equal to five percent (5%) of all Special Assessment revenues to recover allowable administrative costs, including staff time, financial administration, compliance oversight, and program administration.

In addition, the City shall recover all direct costs incurred in meeting administrative requirements applicable to BIA revenues. These costs may include, but are not limited to, expenses associated with audits to comply with state regulatory and contractual obligations and third-party service providers contracted for required program activity. Such costs shall be billed to the BIA based on actual expenses incurred.

In cases of extenuating or unusual circumstances—such as increased administrative burden, legal requirements, or unanticipated resource needs, the City may recover an amount above five percent (5%), subject to documentation of the basis for additional cost recovery and approval through the City's established financial processes.

6. Modifications and Lifecycle Management

This section establishes the processes for modification, renewal, and disestablishment of BIAs.

6.1 Boundary Modifications

The City or an established BIA may propose modifications to BIA boundaries in accordance with RCW 35.87A.075 and RCW 35.87A.160.

- **Major Modifications:** Any boundary modification that results in a change to the current assessment of greater than ten percent (10%) requires a new petition

process consistent with initial formation requirements and a Council amendment of the establishing ordinance.

- **Minor Modifications:** Boundary adjustments that do not change the assessment beyond the ten percent (10%) threshold may be processed through administrative review and Council action, provided that the modification does not materially alter the distribution of benefits or Ratepayer Classifications.

All modification proposals shall include updated boundary maps, proportional benefit rationale, and an assessment analysis to support the City's evaluation and determination.

6.2 Rate Modifications

The City may modify assessment rates for an established BIA in accordance with RCW 35.87A.140.

- **Assessment Rate Changes:** Any change to the assessment rate or the addition of a new rate requires adoption of an ordinance following a public hearing before the City Council. Prior to the hearing, the Council must adopt a Resolution of Intention specifying the proposed change and providing at least fifteen (15) days' notice of the hearing date, time, and location.
- **Protest Threshold:** Proceedings to modify or increase assessment rates shall be terminated if businesses or multifamily residential or mixed-use properties within the BIA that would pay a majority of the proposed increase or additional assessment submit a valid protest.

All assessment modification proposals shall include an updated assessment analysis, description of proposed changes, and documentation supporting compliance with statutory notice and protest requirements.

6.3 Disestablishment

Disestablishment of a BIA shall follow the procedures outlined in RCW 35.87A.180 and RCW 35.87A.190.

All outstanding liabilities must be resolved before any remaining Special Assessment funds are allocated. Remaining funds shall be distributed according to RCW requirements, which may include:

- Transferring funds to a successor BIA serving substantially the same area
- Expending remaining funds for eligible purposes within the former boundaries
- Issuing proportional refunds or credits to Ratepayers
- Transferring funds to the City's General Fund where legally permissible

The City will seek input from Ratepayers and the Advisory Board in determining the appropriate method of fund disposition.

6.4 Sunset and Renewal

Each BIA shall include a codified sunset clause within its establishing ordinance. Unless a different schedule is determined at formation, or unless renewed, the BIA will automatically sunset after ten (10) years.

Prior to expiration, proponents may seek renewal through submission of:

- A new petition demonstrating continued Ratepayer support
- A comprehensive analysis of operations, services, and documented outcomes (such as baseline data, Ratepayer satisfaction, and district performance indicators)

Exhibit A — Required Materials and Checklist

For privately initiated Business Improvement Areas (BIAs), every item below must be provided to the City of Bellevue when requesting formation or modification of a BIA.

1. **Ongoing Coordination and Readiness Evaluation:** Business districts across the city engage with City staff regularly. Due to the high level of City coordination involved, districts should be in constant communication with City about readiness and interest in forming business improvement areas.
2. **City-Provided Services Memo:** When ready to develop a proposal, the proponent shall request the City-Provided Services Memo for the desired area
3. **Proposal:** Proponents prepare a proposal and draft a petition, which includes all required items in the Bellevue BIA Checklist except collection of petition signatures.

Items included in proposal for City approval

➤ 3.1 Boundaries

- How boundaries were selected, how services will be distributed, and reasoning for including or excluding parcels

➤ 3.2 Maps - Provide hard copy and electronic versions of the required map(s):

- If creating a new BIA:
 - One map showing all proposed boundaries, including any special benefit zones
- If modifying an existing BIA:
 - Map 1: Existing BIA boundaries with proposed additions clearly shown (e.g., dotted line)
 - Map 2: Proposed final boundaries if modification is approved
- Map preparation requirements:
 - Do not include labels or elements outside the map border (e.g., scale bars, north arrows).
 - Provide GIS data or editable files so staff can adjust map elements as needed.

➤ 3.3 Ratepayers & Stakeholders

- Total number of Ratepayers
- Identification of Ratepayer types (e.g., property owners, business owners, others)

- Description of district stakeholders and expected impacts

➤ **3.4 Assessment & Benefits**

- Total annual assessment amount
- Basis for the assessment formula
- Detailed explanation of the assessment methodology
- Explanation of Ratepayer classifications and how benefits relate to assessment levels
- Proposed BIA budget showing cost distribution by service category
- Explanation of benefits received by each classification

➤ **3.5 Outreach Plan**

- Summary of outreach up to this point
- Description of how Ratepayers have or will receive the petition materials, maps, and work plan including meetings, communications, mailed notices, translations, and stakeholder engagement
- Prior to or during the petitioning process, proponents shall conduct a formal notification mailing to all potential Ratepayers.
- Proponents shall hold at least one publicly accessible forum that provides appropriate translation, interpretation, and accessibility accommodations.

➤ **3.6 Draft Annual Work Plan**

- A proposed detailed work plan for the BIA's first year of operations
- A proposed first-year budget, aligned with the assessment revenue

4. **City review:** The City will review submitted materials for readiness, completeness, and policy consistency.
5. **Petition:** After City review, proponents may circulate the petition for proposed Ratepayer signatures. Proponents will submit signatures and all required materials for validation.

➤ **5.1 The petition packet must include:**

- A description of the boundaries of the proposed BIA
- A description of the proposed uses of Special Assessment funds and their estimated costs
- City-Provided Services Memo: an area-specific memorandum outlining standard City-provided services within the proposed BIA boundaries. This is provided by the City upon request by the proponent.

- The proposed assessment methodology, including breakdowns by Ratepayer class

➤ **5.2 Ratepayer List**

- Submit an electronic spreadsheet that includes, for each assessed property or business:
 - Whether the Ratepayer signed the petition
 - Parcel numbers, property addresses, land use type, and any other data necessary for calculating the assessment
 - The calculation and amount of each individual assessment
 - Names and mailing addresses of all Ratepayers

➤ **5.3 Outreach**

- Description of how Ratepayers received the petition materials, maps, and work plan
- Summary of all outreach efforts, including meetings, communications, mailed notices, translations, and stakeholder engagement
- Record of a formal notification mailing to all potential Ratepayers.
- Record of at least one publicly accessible forum that provides appropriate translation, interpretation, and accessibility accommodations.

➤ **5.4 Petition Signatures**

- All signed petitions representing at least 60% or more of the total proposed assessment amount

➤ **5.5 Annual Work Plan**

- A detailed work plan for the BIA's first year of operations
- A proposed first-year budget, aligned with the assessment revenue

6. **Validation:** The City will validate petition signatures to ensure the required threshold has been reached.
7. **Council approval:** The City will prepare legislation and schedule, notice the required public hearings, and advance Council actions. City Council will vote on formation of the proposed BIA.

CITY COUNCIL AGENDA TOPIC

Briefing on Cascade Water Alliance 2027-2028 Budget and Rates Proposal and the Cascade Supply Program

John Taylor, Chief Executive Officer

Andy Baker, Economist

Cascade Water Alliance

Lucy Liu, Director

Scott Edwards, Deputy Director

Utilities Department

Ella Williams, Intergovernmental Policy Advisor

City Manager's Office

EXECUTIVE SUMMARY**INFORMATION
ONLY**

John Taylor, Chief Executive Officer, and Andy Baker, Economist, at Cascade Water Alliance will brief City Council on their 2027-2028 budget and rates proposal and provide a status update on the Cascade Supply Program, including the Capital Funding Plan, to connect to the Tacoma Public Utilities system. Cascade is proposing a 9.5% rate increase per year for 2027 and 2028. For Bellevue, this would translate to a 9.19% cost increase for 2027 and an 8.87% cost increase in 2028. This is an opportunity for the council to ask questions and provide input to Bellevue's representatives on the Cascade Board of Directors, Deputy Mayor Hamilton (representative) and Councilmember Bhargava (alternate).

RECOMMENDATION

N/A

BACKGROUND/ANALYSIS

Created on April 1, 1999, the Cascade Water Alliance (Cascade) currently consists of seven member agencies, including Bellevue, Kirkland, Issaquah, Redmond, Tukwila, Sammamish Plateau Water, and Skyway Water and Sewer District. Cascade was created to provide members with a voice and a vote and control of its future water supply. Cascade represents a partnership, as these agencies joined together to provide the Puget Sound region with a safe, clean, and reliable water supply for 400,000 residents and 380,000 employees. Cascade's current strategy is to use contract wholesale water supplies until the development of its own permanent water supply system. Bellevue buys 100% of the city's water from Cascade.

A Board of Directors (Board), consisting of an elected official from each member agency, oversees the business of Cascade. Deputy Mayor Dave Hamilton represents Bellevue on the Board. Councilmember Vishal Bhargava is the city's alternate to the Board.

Cascade makes decisions using a “dual majority” model, meaning Board decisions are based on a majority of the number of members and a majority of water demand shares. Bellevue currently accounts for approximately 51% of Cascade’s total water demand shares.

The Board adopts a biennial budget and is tentatively scheduled to act on the 2027-2028 budget and proposed rate increases in September.

Long-Term Water Supply Contracts

Cascade currently contracts with Seattle Public Utilities (SPU) to provide drinking water for its members. Cascade’s supply contract with SPU is a declining block agreement, which begins to decline in 2039. In March 2025, Cascade and the City of Tacoma finalized two agreements that would begin supplementing SPU’s declining block supply with water from Tacoma Public Utilities (TPU) beginning in 2041.

These agreements provide water supply certainty and flexibility, allowing Cascade to defer development of the Lake Tapps Reservoir system, which was purchased in 2009 as a future source of municipal drinking water, until the 2060s. By that time, Cascade anticipates the need for a new water treatment plant and other major infrastructure to meet drinking water demand.

Cascade Supply Program

The Cascade Supply Program (CSP) will change the regional supply of water through a future connection with TPU’s Pipeline 5 in north Pierce County.

Major project components are planned in three phases:

- **Phase I – 2026-2040: Transmission.** Connect Tacoma and Cascade through:
 - Tacoma-Cascade Transmission Line (TCTL)
 - Cascade storage tank
 - Cascade re-chlorination station
 - Building facilities for supervisory control and data acquisition (SCADA) and operations
 - Building facilities for storage and maintenance
- **Phase II – 2030-2053: Distribution.** Member Distribution through:
 - Potential additional storage tank
 - Potential Bellevue-Issaquah Pipeline (BIP) distribution improvements
 - Potential pump station
 - Potential Eastside distribution lines serving Bellevue, Kirkland, and Redmond (BKR)
- **Phase III – 2043-2060: Water Supply Development.** Treatment, pumping, and transmission pipeline through:
 - Lake Tapps Reservoir water treatment plant (water intake and filtration)
 - Lake Tapps Transmission Line
 - Potential appurtenant facilities
 - Phase capacity buildout

In Phase I, the focus will be on the TCTL. The TCTL will be approximately 20-30 miles of pipe, approximately 54” in diameter, to deliver up to 32.5 million gallons per day (MGD) of water from TPU. In addition to the TCTL, Cascade anticipates requiring the construction of a water storage tank and a re-chlorination station near the north end of the TCTL.

Cascade anticipates that construction of the TCTL will begin in 2032. Design and construction of the other program components and connections to member agencies would follow behind. Cascade staff anticipate sharing TCTL route and tank site alternatives with the Board in early 2027. This work will also include flow allocations and demand analysis, criteria scoring and weighting, comparative cost framework, and resiliency evaluations.

Capital Funding Plan

The Capital Funding Plan (Plan) provides a roadmap for funding Phase I of the CSP and has a planning horizon from 2026 to 2040. It identifies potential funding sources and scenarios to establish a recommended rate and funding strategy. The Plan also assesses known risks and opportunities related to the capital program and provides a flexible framework for the Board's near- and longer-term decision making.

Pre-planning cost projections for Phase I range between \$1.13 billion to \$1.35 billion in current (2026) dollars. Cascade staff developed over ten scenarios to evaluate how changes in project costs, schedule, availability of external (state and federal) funding sources, and other factors would have on member rates through 2040. Based on this evaluation, Cascade staff recommend a funding plan that includes:

- Directing Cascade staff to aggressively pursue external funding assistance, particularly the federal Water Infrastructure Finance and Innovation Act (WIFIA) loan program,
- Mitigating initial risks and uncertainty by increasing rates by 9.5% and the Regional Capital Facilities Charge (RCFC) by 20% in 2027 and 2028.
- Issuing a \$60 million revenue bond as part of the 2027-2028 proposed budget to provide initial capital funding flexibility for the CSP and Cascade's capital program, and
- Re-evaluating the assumptions and recommendations of the Plan at least every other year as part of the biennial budget exercise.

POLICY & FISCAL IMPACTS

Policy Impact

Per Bellevue's Water System Plan and Comprehensive Financial Policies, payments to Cascade for water supply services are passed through to Bellevue's water customers via Bellevue water utility rates.

Fiscal Impact

Cascade costs are one of the biggest cost centers for Bellevue Utilities. Bellevue will pay Cascade \$24,056,638, or about 27% of the total 2026 budget for Bellevue's water utility.

Although Cascade is proposing a 9.5% general rate increase each year of the 2027-2028 budget, Bellevue's projected rate impact is lower due to a true-up to correct prior year overcharges and overall water consumption changing at a slower rate compared to other Cascade members. Cascade incorporates a reconciliation or "true-up" methodology to the second year of the biennium and applies actual Cascade Equivalent Residential Unit (CERU) counts and water demand statistics.

For Bellevue, the corresponding change to total charges paid to Cascade are summarized below:

- For 2027, Bellevue will pay \$26,267,496 in total charges to Cascade, which represents a 9.19% increase compared to 2026.

- For 2028, Bellevue will pay \$28,598,372 in total charges to Cascade, which represents an 8.87% increase compared to 2027.

The 2026 typical Bellevue residential utility bill for water, sewer, and storm and surface water services is \$229.52 per month, with water service representing \$81.58, or 36% of the total bill. The 2026 monthly amount dedicated to Cascade is approximately \$23.66, which is about 29% of Bellevue's typical residential water bill or about 10% of the typical total residential utility bill.

The impact of Cascade's proposed rate increase to a typical Bellevue residential customer would be a \$2.54 increase per month in 2027 and a \$2.82 increase per month in 2028. This does not reflect other changes to the total utility bill for a typical residential customer.

Cascade's proposed general rate increases have been incorporated into the Early Outlook Forecast developed by the Bellevue Utilities Department and presented to the council on June 23. Final numbers for Cascade's proposed cost increases to Bellevue will be incorporated into the department's 2027-2028 budget proposal prior to City Council adoption.

There is no net fiscal impact to the city from the proposed RCFC increases as revenue collected through these connection charges is passed directly through to Cascade.

OPTIONS

N/A

ATTACHMENTS

N/A

AVAILABLE IN COUNCIL LIBRARY

N/A



DATE: July 14, 2026

TO: Mayor Malakoutian and City Councilmembers

FROM: Genesee Adkins, Deputy City Manager
Katie Halse, Assistant Director of Intergovernmental Relations
City Manager's Office

SUBJECT: Intergovernmental Affairs Monthly Update as of June 30, 2026

DISCUSSION/ACTION ITEMS

Included in this packet is a selected group of reports from the City's work with other levels of government on City business. They include updates from the state, federal and regional levels. Staff are always available to follow up to discuss any matters in greater detail.

LEGISLATIVE STATUS REPORTS

State Legislative Session Update: State policy activity centered on fiscal pressures, efforts to repeal the new high-income tax, and early development of 2027 legislative policy. Forecasts from the Economic and Revenue Forecast Council and the Governor's budget office highlight significant upcoming budget shortfalls, declining transportation revenues, and the need for major structural decisions on revenue and spending. Statewide initiatives, including long-term water-supply planning and the development of a new Department of Housing, continue progressing through stakeholder engagement.

Federal Legislative Update: Congress is advancing major budget and policy work, including enactment of the reconciliation 2.0 package while preparing a larger reconciliation 3.0 bill. Progress on annual appropriations remains slow with only two fiscal year 2027 bills reaching the House floor. Committees are working on significant legislation such as surface transportation reauthorization and a bipartisan water resources package, after passing a significant housing bill that includes new grants and program expansions for state and local governments. Bellevue met with federal delegation members in Washington, D.C., and the city submitted a major transportation safety grant application now backed by members of the congressional delegation.

STAFF REPORTS / INFORMATION ITEMS

Monthly Council Summary Background Briefings: Included are updated summary background briefings on the King County regional committees and the Puget Sound Regional Council (PSRC).



City of Bellevue

City Manager's Office

DATE: July 14, 2026

SUBJECT: State Legislative Update, June 2026

This month's activity encompassed a wide array of action including mounting state and local fiscal pressures, transportation revenue replacement options, liability reform discussions, and early 2027 policy development on city finance, infrastructure, annexation, and environmental stewardship.

Efforts to Repeal the Millionaire's Tax: Let's Go Washington, the committee founded by Brian Heywood, has submitted more than 500,000 signatures for [Initiative 26-645](#) to appear on the November ballot, far exceeding the required 300,000 signatures due by July 2. The group first sought to overturn the law by referendum, but as it contains a necessity clause shielding revenue measures from referendum, the Secretary of State rejected the filing, and on May 4, the Washington Supreme Court [upheld](#) the decision.

The Initiative proposes to repeal [Senate Bill 6346](#), the millionaire's tax enacted during the recent legislative session. As a reminder, the bill most notably imposes a flat 9.9% tax on annual taxable income that exceeds \$1 million in addition to adding sales tax exemptions on a variety of essential goods and raising the B&O tax break for small businesses. The new tax takes effect January 1, 2028, with the first payments due in 2029. The state's four-year budget outlook assumes roughly \$3 billion in new revenue annually beginning in 2029. The Department of Revenue estimates about 21,000 filers would be subject to it.

Separately, the constitutional challenge led by the Citizen Action Defense Fund under the 1933 Culliton precedent remains pending, with a Supreme Court ruling not anticipated before early-2027.

For cities, the stakes extend beyond the tax itself. The new law pairs the new tax with new tax reductions that reduce local sales tax collections beginning in 2029. The legislature acknowledged this in Section 1(12) of the bill by stating its intent to create a City and County Fiscal Health Account to offset a portion of local revenue loss. The 2027–29 budget outlook includes a \$200 million placeholder for this purpose, though it remains a statement of intent rather than an enacted, ongoing appropriation.

If the initiative to the people passes, the income tax will be repealed but the new sales tax exemptions will remain. If the court overturns the law, both the income tax and sales tax exemptions will be repealed.

Governor's Office Signals a Difficult 2027–29 Budget: On June 6, the Office of Financial Management (OFM) issued the [2027–29 operating, transportation, and capital budget](#)

[instructions](#) for state agencies, warning agency leaders to prepare for what is likely to be the most challenging budget the state has faced in recent memory. The memo cautioned that the coming biennium will bring "significant budget shortfalls" in both the operating and transportation budgets, and that this year's revenue forecasts are unlikely to provide enough to maintain current program levels, let alone fund new commitments. Agencies have been directed to avoid requesting new programs and to identify spending-reduction options for submission to OFM this fall.

Governor Bob Ferguson reinforced this message on June 25, telling reporters his forthcoming budget will not propose new taxes. It will instead rely on cuts to close the gap and protect Washington's AAA bond rating that requires spending to match revenue, a top priority. He has signaled intentions to approach the process differently this cycle, engaging agencies and legislators earlier than has historically been the case.

June Economic & Revenue Forecast: The Economic and Revenue Forecast Council's (ERFC) [June 26 forecast](#) reflects a weaker economy than from February. The weaker economy lowered projected collections (sales, use, and B&O taxes) by \$361 million in 2025–27 and \$554 million in 2027–29, and real estate excise tax (REET) came in \$29 million under February's projection. Those declines were outweighed by higher-than-forecasted collections from capital gains taxes, leaving General Fund revenue at \$70 billion for 2025–27 (down \$384 million from February) and \$76 billion for 2027–29 (up \$2 billion). Without capital gains revenues, General Fund revenue would have fallen in both biennia.

The ERFC also released its June transportation revenue forecast, and the trend continues downward. [Projected transportation revenue](#) for the current 2025–27 biennium is about \$36 million (0.4%) below the February forecast, and the 2027–29 biennium is down \$130 million (1.2%), for a combined decline of roughly \$166 million through 2029. Measured against the June 2025 forecast, the baseline that incorporated the 2025 transportation revenue increases, collections are down \$2.9 billion (6%) across the full 10-year horizon. The ERFC attributed the decline largely to continually falling gas tax collections despite recent gas tax rate increases and indexing future rate increases to inflation.

Road Usage Charge & Highway Use Fee Proposals: The state funds most highway maintenance, preservation, and improvements through the gas tax, but that revenue is shrinking as vehicles become more fuel-efficient and electric vehicle adoption rises. The state already charges EV and hybrid fees, but it does not otherwise recover the declining fuel-tax revenue from increasingly efficient gas-powered vehicles, leaving a widening structural gap between transportation revenue and obligations.

Lawmakers are weighing two replacement models adopted by other states:

- a road usage charge (RUC): bills drivers by miles traveled rather than gallons burned and can substitute the gas tax
- a highway use fee (HUF): a charge tied to a vehicle's fuel efficiency that supplements the gas tax for high-mpg vehicles.

At the Association of Washington City's (AWC) Annual Conference in June, House Transportation Committee Chair Jake Fey convened a discussion to gather feedback on which direction to pursue. A background [one-pager](#) prepared by the nonpartisan Office of Program Research (OPR) framed the trade-offs between the two approaches.

For cities, the central question is not which mechanism the state chooses but whether it preserves local revenue sharing. As of July 1, the state gas tax is 56.5 cents per gallon; of that, cities directly receive 3.11 cents per gallon plus a flat amount set each biennium and distributed on a per-capita basis. How a replacement is structured determines whether that local share survives: the 2025 RUC proposal would have followed existing gas-tax distribution law, preserving the city share, while the HUF proposal would have deposited revenue into the Motor Vehicle Fund with distribution effects tied to changes in EV and hybrid fees. As the Legislature develops a 2027 proposal, protecting and modernizing the local distribution will be a key advocacy point for cities.

Tort Study Committee Begins Work: Compounding the budget pressure, rising tort claims have become one of the fastest-growing strains on state finances. A mid-June memo from OFM authorized the state's self-insurance fund to run \$1.7 billion in the red through next June. This is up from a \$1 billion shortfall projected a year earlier.

An operating budget proviso directed the Office of Administrative Hearings (OAH) to convene the [Tort Study Committee](#) to develop recommended changes to how claims arising from tortious conduct by the state and its officers, employees, and volunteers are adjudicated. Recommendations are due November 1. The committee is staffed by OAH and includes state risk managers (Corrections, OFM, and Enterprise Services), the Attorney General's torts litigation chief, plaintiff and defense side attorneys, and representatives from the Washington State Association of Counties and the Washington Schools Risk Management Pool. Following an initial meeting on June 3, the committee held its first substantive working session on June 24, with additional meetings scheduled every other week into the fall.

At the June 24 meeting, members' opening perspectives highlighted notably different interpretations of the underlying issue. Risk managers generally characterized the problem as the Washington law's status as an outlier among states, pointing to its waiver of immunity, absence of damage caps and use of joint and several liability. In contrast, victim advocates and attorneys emphasized concerns around insufficient accountability, ineffective prevention policies and systems that perpetuate harm and trauma. The lack of a shared understanding of the problem underscores the complexity of the task facing the group.

AWC Legislative Priorities Committee: The AWC Legislative Priorities Committee met for the second of four meetings at the AWC Conference June 25. The Committee's discussion centered on cities' fiscal stability. Cities of all sizes described mounting strain, projected shortfalls, rising healthcare and utility costs, slowing housing construction, and softening sales tax and permit-fee revenue, alongside a recurring frustration that the state keeps adding

mandates while limiting the tools to pay for them.

The Committee discussed a potential multi-faceted plan to advance budget stability:

1. A study of long-term updates to the state's local tax structure to improve sustainability and reduce regressivity.
2. Beginning in 2029, fully and permanently funding the local government fiscal health account tied to Senate Bill 6346 (currently only a \$200 million placeholder rather than an ongoing appropriation).
3. Revising existing revenue tools to meet near-term needs.

The Committee will meet again on July 22 and September 9 to develop recommendations to submit to the AWC Board.

Joint Transportation Committee Discusses Sidewalk Funding and City Transportation

Needs: The Joint Transportation Committee (JTC) convened during the AWC Annual Conference in June to review transportation policy issues likely to shape 2027 legislative discussions, including sidewalk funding and city transportation needs. A recurring theme was that cities and state agencies face growing infrastructure demands while existing revenue tools and grant programs are not keeping pace.

A JTC sidewalk funding study found that Washington's 24,200 miles of sidewalks include major gaps with current grant funding insufficient to address them, especially given ADA retrofit costs and legal constraints. The study recommends advancing modified Transportation Benefit District (TBD) and REET options, while considering sidewalk utility authority for jurisdictions willing to accept legal risk.

A related city transportation needs update, due in October, estimates that cities face \$4.25 billion in annual needs but spend about \$1.89 billion, leaving a \$2.37 billion annual gap. Recommendations include prioritizing preservation, increasing grant funding, creating a permanent federal fund exchange, streamlining review processes and identifying a replacement for declining fuel tax revenue.

Washington Supreme Court: Proposed Pretrial Release (Bail) Rules: A [proposed amendment](#) to the criminal rules governing pretrial release is pending before the Washington Supreme Court. It was submitted by the King County Department of Public Defense, the Washington State Office of Public Defense, the Washington Defender Association, and the Snohomish County Office of Public Defense; the public comment period closed April 30.

As proposed, the amendments would replace the current "likely failure to appear" standard with a "high likelihood of willful flight from prosecution" standard; require at least one missed appearance before bail could be set under that prong; cap bond and warrant amounts at \$200 for most misdemeanors (excluding domestic violence and DUI) where a willful-flight finding is made; and create a strong presumption allowing a defendant to deposit up to 10% of the

amount with the court clerk.

On June 15, a majority of the Court's Rules Committee voted to recommend that the full Supreme Court hold a public hearing on the proposed amendments this fall. That recommendation will be forwarded to the Court for consideration at its July 1 en banc administrative conference, which is not open to the public. No rule changes have been adopted; the proposal remains under consideration, and any adopted amendments would typically take effect September 1. Because the proposal would cap misdemeanor bail and reshape warrant standards, it would directly affect municipal courts, city prosecutors, and local law enforcement operations.

Washington's Water Future: The Washington State Department of Ecology continues to advance Washington's Water Future, a statewide initiative directed by Governor Ferguson to develop long-term strategies for addressing Washington's growing water supply challenges. Several regional roundtables with invited stakeholders have taken place, with additional meetings and public input sessions scheduled throughout July and August. These discussions are bringing together Tribal governments, local governments, utilities, agriculture, industry, environmental organizations and community groups to identify regional priorities and potential policy solutions. Ecology intends to use the feedback from these conversations to develop recommendations for consideration during the 2027 legislative session. No specific proposal has emerged as of this writing.

Department of Housing Task Force: The governor's task force to establish a Department of Housing under [Executive Order 25-12](#) is continuing their work to develop recommendations for a new cabinet-level housing agency focused on expanding housing supply, better aligning state housing programs and addressing housing needs across Washington. At the June 10 meeting of the task force, the group agreed to move forward with the new agency operating in a "lead organization" model. Subcommittees for Organization & Mapping and Budget, Operations & Legal are continuing to meet to develop recommendations for consideration by the full task force, which has until November 15 to submit formal recommendations to the governor. The task force's next meeting is scheduled for July 8 with more information on the [Department of Housing Task Force](#) webpage.

July Look Ahead

- Department of Housing Task Force [Meeting](#) (Zoom, 9:00 a.m.) on July 8
- Primary Ballots are mailed on July 17
- AWC Legislative Priorities Committee meeting on July 22
- August Primary on August 4
- Agency Due Date to Submit Budget Requests to OFM on September 14
- General Election on November 3



City of Bellevue

City Manager's Office

DATE: July 14, 2026

SUBJECT: Federal Legislative Update, June 2026

BUDGET & APPROPRIATIONS

Reconciliation

The Republicans reconciliation 2.0 package (S. 2, the Secure America Act) was enacted on June 10. The package provides \$70 billion for Homeland Security and Justice Department immigration and customs enforcement programs, including \$38.2 billion for Immigration and Customs Enforcement and \$26 billion for Customs and Border Protection, with funding available through fiscal year 2029.

Immediately after enactment, Republicans began developing their next reconciliation package, a reconciliation 3.0 package with a likely proposal to add \$350 billion for the Department of Defense. President Donald Trump and hardline House conservatives are also pushing to include the SAVE America Act, which would require proof of citizenship to register to vote.

Reconciliation is a budget procedure that allows the Senate to bypass the 60-vote threshold needed to avoid a filibuster, but proposals must have a direct budgetary impact. Last year, Republicans used reconciliation to pass the One Big Beautiful Bill Act.

The Senate already voted on the SAVE America Act, or versions of it, twice. Both of those votes failed with several Senate Republicans joining Democrats in opposing the legislation. It, however, remains a top priority for President Trump and the conservative House Freedom Caucus. The President's signing of a bipartisan affordable housing bill and the advancement of other House legislation was halted before the July 4th recess due to a revolt from House conservatives seeking to move the SAVE America Act.

Appropriations

The House Appropriations Committee completed work on all 12 of the Fiscal Year 2027 (FY27) appropriations bill but has managed to get only two bills onto the House floor: the Agriculture-Food and Drug Administration and Military Construction bills.

The Senate Appropriations Committee has not advanced any appropriations bills and scuttled planned votes for several funding bills. Republican and Democratic leaders of the committee have also yet to agree on the split between military and domestic spending totals. Democrats are objecting to the increased military spending proposals without similar increases to domestic programs.

OTHER LEGISLATION

Transportation

Last month, the House Transportation and Infrastructure Committee approved a \$580 billion, five-year surface transportation reauthorization package, the *BUILD America 250 Act*. Current

authorization for federal highway, transit, aviation, and a host of other federal infrastructure programs is set to expire September 30th.

The Senate has yet to release any titles of its version of the surface transportation reauthorization bill. The Senate Environment and Public Works Committee and Commerce Committee will contribute various titles to a Senate bill. It is expected that Senate Democrats will push back on the House's proposals to impose EV fees and rail safety measures that are opposed by railway unions.

Water Resources

The House Transportation and Infrastructure Committee released and is set to mark-up a bipartisan water resources reauthorization package. The Water Resources Development Act (WRDA) of 2026 will reauthorize programs and funding for the US Army Corps of Engineers (USACE). The proposal includes:

- Authorization for 131 new feasibility studies and 10 projects that have been vetted by the Corps and are ready for construction.
- Reauthorizes the dam safety program within FEMA.
- Policy changes intended to streamline the Corps' processes to improve infrastructure project delivery, including strengthening and reauthorizing alternative project delivery programs, emphasizing non-federal interests' input for feasibility studies, and resources to help non-federal interests understand Corps resources.
- Reorganizes some Corps offices and functions around expertise on inland navigation, alternative delivery, water supply and technical assistance.
- Proposals include new policies to improve non-federal interests' ability to obtain technical assistance and to fund construction more quickly, as well as to encourage the Corps to increase use of multi-year contracts.

Housing

Housing legislation aimed to ease the affordable housing supply shortage, known as the *21st Century ROAD to Housing Act*, passed the House and Senate in June. However, the signing ceremony for the bill has been postponed by President Trump.

The final House and Senate negotiated package of HR 6644 creates new programs and grants to support affordable housing, ramps up housing production in states and cities and eases environmental regulations for federally funded housing developments. The compromise package retains language on a first-time ban on institutional investing, allowing build-to-rent construction programs to continue without forced sales (original Senate proposal required institutional investors to sell properties within seven years or face a penalty), and includes a temporary ban on the Federal Reserve issuing a central bank digital currency. It also includes multiple policy provisions originally backed by the Senate but not by the House, including a permanent extension of a housing conversion program and adjustments to the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program. It retains several provisions from the House's package of community banking changes, while removing language that changed how failing banks were bid on and acquired.

There are several proposals beneficial to state and local governments including:

- HUD voluntary guidelines and best practices for state and local zoning to speed up production of housing for all income levels.

- New \$200 million annual competitive HUD grant program for metropolitan cities, urban counties, local governments, and tribes that have objectively increased their housing supply, as determined by HUD. HUD would award at least 25 grants annually, ranging from \$250,000 to \$10 million.
- Make permanent and expand HUD's Rental Assistance Demonstration program, which authorizes the conversion of public housing properties into properties eligible for long-term federal assistance for low-income households, primarily Section 8 project-based rental assistance or project-based Housing Choice Vouchers.
- HUD is authorized to create a pilot program from fiscal 2027 through 2031 that would award competitive grants to state and local governments to convert vacant and abandoned buildings into attainable housing. The program would be subject to the availability of appropriated funds.
- Reallocate a portion of HUD's CDBG formula funding for existing entitlement communities based on a city or urban county's housing costs and vacancy rates. The bill would also expand eligible activities under the CDBG program to include new construction of affordable housing, which cannot exceed 20% of the amounts allocated to a grant recipient. The change would apply to amounts appropriated after enactment.
- New five-year competitive HUD grant program to support states, metropolitan cities, urban counties, and regional planning agencies in increasing the amount of affordable housing available to meet demand.
- New pilot program providing grants to state or local governments for whole-home repairs designed to accommodate individuals with disabilities and older adults, as well as to address health or safety hazards or increase energy efficiency and weatherization.
- HUD is authorized to create a grant program for local governments and tribes to review designs of mixed-income housing deemed compliant with local building codes — also known as “pattern books” — for use in their jurisdictions, with the goal of speeding up construction approvals. At least 10% of the grant funds would go to rural communities.
- Loan program changes include increasing the Federal Housing Administration's maximum loan limits for mortgage insurance for residential multifamily construction. It would also require HUD to adjust the limits based on inflation under a Census Bureau construction cost index. The bill would also allow the Office of the Comptroller of the Currency and the Federal Reserve Board of Governors to increase, to 20% from 15%, the aggregate amount of investments that national banks and state-chartered banks can make to promote the public welfare, which can include affordable housing.
- Reauthorize and modify HUD's [HOME Investment Partnerships Program](#), a federal block grant program that helps states and localities build affordable housing.
- HOME funds program would go toward housing for families with a household income not exceeding 100% of the area's median family income. The program currently supports low-income families earning up to 80% AMI as set by HUD.

BELLEVUE FEDERAL RELATIONS

Annual DC Meetings

The mayor, deputy mayor, and a deputy city manager made an annual visit to the nation's capital in June to meet with federal delegation members: Senator Cantwell, Representative Smith, Representative DelBene and staff from the Office of Senator Murray. The trip provides the opportunity for city leaders to strengthen relationships with federal partners and to advocate for Bellevue's federal agenda and priorities.

Following their visit, the mayor, deputy mayor, and city staff met virtually with the U.S. Department of Transportation (USDOT) to discuss Bellevue's work around transportation safety. Senator Cantwell, a ranking member of the Senate Commerce Committee, and Bellevue's team are holding follow-up conversations on this topic, as the Senator is interested in the work Bellevue is doing to incorporate AI into transportation safety programs. The committee will draft key provisions to the Senate's version of the surface transportation reauthorization bill.

Safe Streets and Roads for All Grant Proposal (SS4A)

Bellevue has submitted a multimillion-dollar implementation grant proposal to USDOT. Bellevue's FY2026 Safe Streets and Roads for All (SS4A) grant application proposes a coordinated package of high-impact safety improvements focused on the city's High Injury Network, where most fatal and serious injury crashes occur. This grant funding would build upon and leverage other federal investments in Bellevue's Safe Signals initiative. Letters of support for Bellevue's grant proposal have been received from senators Cantwell and Murray and representatives Smith and DelBene, as well as other community partners.

August Look Ahead

Bellevue's intergovernmental relations team is preparing for the August delegation visits to its district. A list of possible tours highlighting Bellevue's federal priorities was shared with the delegation, and include: a roundtable discussion on the incorporation of AI into transportation and permitting systems, a tour of safer signals and road safety, a Lake Washington Lake Lines and Meydenbauer Park tour and tours featuring projects around the Spring District and affordable housing planned for the Wilburton neighborhood.



DATE: July 14, 2026

SUBJECT: King County Regional Committees Update, June 2026

Regional Water Quality Committee (RWQC)

At its June 3 meeting, the RWQC:

- **Approved a letter to the King County Council regarding the 2027 sewer rate and capacity charge.** The letter highlighted the following requests of the Wastewater Treatment Division (WTD): establish a multi-year rate, develop metrics to inform how to adequately and sustainably invest in the system, and establish dedicated and coordinated state and federal advocacy efforts and regulatory strategies.
- **Recommended Proposed Ordinance 2026-0066 (Ordinance 20081), updating the capacity charge methodology, to the King County Council with a do pass recommendation.** Subsequently, the King County Council approved the updated methodology at their June 9 meeting.
- **Heard from King County WTD Director Kamuron Gurol about the agency's state and federal advocacy efforts,** including meetings with regulators to discuss options and tools under the Clean Water Act. The City of Bellevue was commended for being a strong partner on federal advocacy issues.

The next RWQC meeting was scheduled for July 1. Deputy Mayor Dave Hamilton serves on the RWQC on behalf of the Sound Cities Association.

Regional Policy Committee (RPC)

At its June 10 meeting, the RPC:

- **Received an update on the King County Youth Diversion and Intervention Program.** King County Department of Community and Human Services staff provided an update on the program, previously called Restorative Community Pathways (RCP). The program seeks to use restorative justice best practices to provide alternative pathways to traditional incarceration or punishment for juvenile-related cases. A Request for Proposal will be released soon for community organizations to participate in the restructured program. Several changes have been made around the referral process, data and monitoring, and use of public funds. The program is most heavily used in South King County. While the City prosecutes misdemeanors, Bellevue does not prosecute juvenile-related cases or felonies. Therefore, youth diversion and intervention do not affect the City's own prosecution of crimes.

The July RPC meeting has been canceled. The next RPC meeting will be held in August, with the exact date to be announced. Councilmember Lynne Robinson serves on the RPC on behalf of the Sound Cities Association.

Regional Transit Committee (RTC)

At its June 17 meeting, the RTC:

- **Received an introduction to Metro's adopted policy documents.** Metro's work is guided by three adopted policy documents:
 - Strategic Plan for Public Transportation outlines Metro's goals, the strategies to achieve those goals, and the measures Metro uses to determine if it is succeeding.
 - King County Metro Service Guidelines guide the day-to-day operations of the transit system through criteria to develop, modify, and evaluate transit service.
 - Metro Connects long-range plan is Metro's vision for an expanded service network to be developed through an Interim Network (mid-to-late 2030s) and a 2050 Network.

These three policy documents were last updated by the RTC and Council in late 2021. The ordinance approving the 2021 updates requires the Executive to transmit the next round of updates within seven years.

- **Received a briefing on Metro's service and growth planning.** In March 2020, in response to the pandemic, Metro began a series of emergency transit service reductions due to the COVID-19 pandemic. Ongoing staffing shortfalls and changing ridership patterns over the next few years prevented Metro from returning to pre-pandemic service levels, so the County Council adopted a Metro Service Recovery Plan in early 2023. The Plan called for a gradual restoration of transit service through a set of geographically focused mobility projects, most related to Sound Transit service expansions. Metro staff reported on how it has been restoring service and coordinating with Sound Transit through these restructures, how it plans to grow service over the coming years, and how it is providing service to rural communities.

The next RTC meeting is scheduled for July 15. Councilmember Vishal Bhargava serves on the RTC on behalf of the Sound Cities Association.

Growth Management Planning Council (GMPC)

At its June 24 meeting, the GMPC:

- **Adopted the revised 2026 work program.** The updated work program reflects a revised meeting schedule and staffing changes in the County Executive's Office. The work program maintains regular administrative requirements for the GMPC.

- **Heard a briefing on final designation of countywide centers.** The recommended countywide centers include full designation of Bellevue's five Candidate Countywide Growth Centers: BelRed, Wilburton and East Main, Crossroads, Factoria, and Eastgate. Having Countywide Centers positively affects the city's competitiveness for federal transportation dollars for both the regional competition and the countywide competition. GMPC will be asked to approve countywide centers at September meeting.

The next GMPC meeting is scheduled for September 16. Councilmember Jared Nieuwenhuis represents Bellevue on the GMPC.

Affordable Housing Committee (AHC)

The AHC did not meet in June. The next AHC meeting is scheduled for July 9. Councilmember Claire Sumadiwiryra serves on the AHC on behalf of the Sound Cities Association.



DATE: July 14, 2026

SUBJECT: Puget Sound Regional Committees Update, June 2026

Growth Management Policy Board (GMPB)

At its June 18 meeting, the GMPB:

- **Discussed potential updates to the Regional Centers Framework Update.** The board discussed the scope of work for the regional centers framework update to be completed this year. This update is narrow in scope and focuses on administrative fixes to issues that came up during the recently completed redesignation process. A draft scope of work will be brought to the July meeting for approval. A larger look at the centers framework will be part of the VISION 2060 update beginning in 2028. Bellevue has one regionally designated Metro Growth Center, Downtown Bellevue, which was redesignated earlier this year.
- **Received an update on how local jurisdictions use the Sales and Use Tax for affordable housing.** As a follow-up to findings from the 2025 Housing Incentives and Tools Survey, PSRC staff dove deeper into how cities and counties are using House Bill (HB) 1406 and Senate Bill (SB) 5190 funds, two state enabled tools for counties and cities to tap into sales tax revenue to fund affordable housing. Bellevue's Housing Stability Program was listed as an example of a use of SB 5190 funds.
- **Heard a briefing on a new housing tool, "Build Here, Puget Sound."** With funding from Amazon, PSRC worked with consultants HR&A to develop a housing tool. The online tool allows a user to look at parcel level data on development capacity. The tool is intended to spur housing development by providing information on where there is vacant land and/or land that is built under capacity and could be redeveloped at a higher density. The tool will be available in late July and outreach/training events are forthcoming.

The next GMPB meeting is scheduled for July 16. Councilmember Vishal Bhargava represents Bellevue on the GMPB.

Transportation Policy Board (TPB)

At its June 11 meeting, the TPB:

- **Approved a routine amendment to the 2025-2028 Transportation Improvement Program (TIP).** Six agencies submitted nine projects:
 - **Kirkland:** NE 124th Street Pedestrian Facilities

- **Sound Transit:** Link Reliability Improvements
- **Washington State Department of Transportation (WSDOT) Olympic Region:** SR 16/West of S Tyler Street to North of Jackson Avenue Paving
- **Released the Rural Town Centers and Corridors Program (RTCC) and the Transportation Alternatives Program (TAP) recommendations for public comment.** RTCC and TAP are funded by the Federal Highway Administration (FHWA). PSRC staff recommended six RTCC projects totaling approximately \$6 million, and 14 TAP projects totaling approximately \$16 million.
- **Received a briefing on FIFA World Cup regionwide activities.** \$8.4 million in Federal Transit Administration funds was distributed to the region's transit agencies to support World Cup activities. The TPB also heard from Everett, Bremerton, Tacoma, Renton and Seattle on their various efforts related to their status as fan zone and host cities.
- **Discussed upcoming transportation work program and board topics.** PSRC staff provided a brief overview of the upcoming transportation work program. Future board briefings include action on RTCC and TAP funding recommendations, the next project selection process and adoption of the Policy Framework for PSRC's Federal Funds, and early planning and timelines for implementation items from the Regional Transportation Plan.

The next TPB meeting is scheduled for July 9. Councilmember Jared Nieuwenhuis represents Bellevue on the TPB.

Executive Board

At its June 25 meeting, the Executive Board:

- **Acted to redesignate regional Manufacturing Industrial Centers (MIC).** The Executive Board approved the GMPB's recommendation to redesignate the existing nine MICs. Several have planning conditions that must be addressed by 2028. There are no areas in Bellevue that meet the minimum criteria for being a MIC.
- **Discussed potential updates to the Regional Open Space Conservation Plan (ROSCP).** PSRC staff are in the process of updating the ROSCP in advance of the VISION 2060 update. The discussion focused on the need for more funding to preserve open space given the high cost of land, especially in urban areas, and the need to balance open space and housing density needs. A draft of the updated plan will be available for review later this year and supports local park and open space planning efforts.
- **Heard a briefing on a new housing tool, "Build Here, Puget Sound."** See GMPB write up for more information.

The next Executive Board meeting is scheduled for July 23. Mayor Mo Malakoutian represents Bellevue on the Executive Board.

Economic Development District Board (EDDB)

At its June 3rd meeting, the EDDB:

- **Established a Bylaws & Memorandum of Agreement Review Committee.** Participants reviewed the current EDD Bylaws covering board composition, member terms, meeting rules, election processes, committees, and budgeting. The Memorandum of Agreement (MOA) between the Economic Development District (EDD) and PSRC, which defines how the two entities share staffing, services, and workspace. The group outlined a timeline for potential updates, with committee work occurring June through August, refinement of recommendations September through November, discussion at the September EDD Board meeting, and final recommendations presented for a required two-thirds board approval in December. The meeting concluded with a recommended action to formally establish a board committee comprised of Dave Morell, Mayor Ed Stern, Commissioner Axel Strakeljahn, Michael Catsi, and Stacey Crnich to review both the bylaws and the MOA and propose any needed changes.
- **Received an update on the Regional Economic Strategy.** The RES update detailed the strategy's draft components and defined the role of partners such as PSRC, EDD, and Challenge Seattle in shaping and carrying out early implementation actions. The plan identifies key sector focuses (AI, aerospace/space, energy, maritime, defense), outlines tracking mechanisms for partner activities aligned with the strategy and sets a timeline to finalize implementation efforts over the summer. Initial items will be identified in September, released for public comment in October, and then adopted in December.

A complementary Challenge Seattle presentation highlighted the region's major structural strengths, including a highly educated workforce, clean energy, a large federal defense footprint, dense innovation clusters, and strong global connectivity while also identifying declining competitiveness in areas such as business predictability, operating costs, talent attraction, and overall business-government partnership.

- **Held a discussion on the Military & Defense Sector Implementation area.** PSRC staff presented the sector's economic significance to the region, including 105,073 servicemembers and Department of Defense civilians contributing \$30.9B to state GDP, and noted Washington's underperformance in defense contract spending relative to its military presence. The EDD Executive Committee recommended including Military & Defense as a key implementation initiative in the Regional Economic Strategy, with near-term next steps focused on continuing steering committee meetings and developing a regional sector strategy.

The next Economic Development District Board meeting is scheduled for March 26. Councilmember Sumadiwiry represents Bellevue on the EDDB.

Greater Seattle Partners (GSP) Board of Directors

At its June 4th meeting, the Board of Directors:

- **Passed a resolution authorizing a new Bank Signature Approval structure.** The administrative resolution was required in recognition of the CEO transition from Brian Suratt to Shannon Braddock. The resolution passed unanimously.
- **Received Financial Program Updates.** GSP staff updated the Board on programmatic work including Inbound Delegations, SelectUSA Seattle Spinoff, Outbound Delegations, Site Selector Familiarization Tours, and marketing. Specifically, GSP is planning to do more site selector familiarization tours and outbound marketing to defined target markets.

GSP's finances remain healthy, with minor downward assumptions in income resulting from the CEO transition.

- **Heard a CEO Report from new CEO Shannon Braddock.** Shannon Braddock shared her initial goals for the organization. This included a desire to utilize the initial 90 days to meet GSP stakeholders and investors, and potentially launching a strategic planning process for GSP as an organization.

The next GSP Board meeting is scheduled for September 2nd. Councilmember Lynne Robinson represents Bellevue on the Board.



DATE: July 14, 2026

TO: Mayor Malakoutian and City Councilmembers

FROM: Bianca Siegl, Director
Nico Quijano, Homelessness Outreach Program Manager
Office of Housing, City Manager's Office

SUBJECT: Eastgate Housing Campus

This brief provides a summary of the Eastgate Housing Campus report that city staff will begin issuing each July and January, as a means of assessing the efficacy of City and Eastgate Housing Campus program staff efforts to maintain safety and stability for all community members in and around the Eastgate Housing Campus. The Eastgate Housing Campus was launched in 2023 in order to provide essential services to local residents, including a new permanent location for the men's shelter Porchlight, the permanent supportive housing apartment complex Plymouth Crossing, and the workforce housing apartment complex Polaris at Eastgate.

As these programs became integrated into the neighborhood, community members and City Council began to inquire about impacts in the surrounding community. In response, city staff and program operators put together an Action Plan in Q3 of 2025 to collaboratively address and mitigate concerns in the area. A status update for that plan is provided in Attachment B.

At a January study session, council requested that city staff establish measures for assessing the effectiveness of that plan. This led to the development of the attached report (Attachment A) intended to be updated twice yearly, in January and July. The report shows that key indicators of safety such as requests for assistance in the area and emergency calls are down, proactive efforts such as officer-initiated patrols and outreach staff visits to potential areas of concern have increased, and that on-site program services continue to grow.

The twice-yearly report will include a summary of other anecdotal information city staff have heard, and a "Next Steps" section based on the trends included in the report. The data points examined in this first report indicate there is an improving sense of safety around the Eastgate Housing Campus. The next steps for the city include continued adherence to the current action plan, continued participation in community workgroups focused on safety in the surrounding community, and continued monitoring of key indicators in anticipation of the next report issuance in January.

Attachments

- A. Eastgate Campus Area Data Report
- B. Eastgate Campus Action Plan Report

Eastgate Housing Campus Data Report

July 2026

Introduction

This report tracks trends related to the Eastgate Housing Campus, composed of the shelter for men experiencing homelessness Porchlight, the permanent supportive housing program Plymouth Crossing, and workforce housing apartment complex Polaris at Eastgate. Reports with updated data will be published twice yearly. City of Bellevue staff review the data in this report to evaluate the efficacy of joint efforts by City staff and program providers to integrate the programs on the housing campus to the surrounding community and account for the overall sense of safety in the community, which includes the implementation of a shared action plan. Trends from this report will help staff to determine what, if any, adjustments or additions to those efforts are warranted.

Plymouth Crossing and Porchlight both opened at the Eastgate Campus midway through 2023. Porchlight's residents transitioned from their previous location at the City-owned Lincoln Center to the Eastgate campus over the course of several weeks, and Plymouth Crossing, which is composed of leased apartments, completed the "lease up" process over the course of several months. This mid-year move-in process can help to account for variable data over the course of 2023 and early 2024.

City staff across multiple departments are engaged in ongoing work with operators at the Eastgate campus and to address quality of life across the Eastgate and Factoria neighborhoods. The data in this report is collected, monitored, and evaluated by a cross-departmental and inter-agency team including:

- City Manager's Office/Office of Housing
- Bellevue Fire Department
- Bellevue Police Department
- Parks and Community Services Department
- Finance and Asset Management Department
- Plymouth Housing
- PorchLight

The data in this report is organized into four sections:

1. **City Response Data.** Fire and Police call volume and homelessness outreach requests.
2. **Proactive Engagement.** Proactive Police activity, Fire CARES, and encampment monitoring.

3. **Resident/Client Services and Outcomes.** Program effectiveness, service level, and housing outcomes.
4. **Sense of Safety.** Citywide community survey neighborhood safety feedback and anecdotal input.

For ease of reference, each primary data point includes a summary table noting whether the data trends are on track with city and community goals. Each section also includes comments explaining findings from the current data and what to watch for in the future.

Key Themes

Over the past 9 months, the following data trends have emerged at and around the Eastgate Housing Campus, indicating positive results in each key issue area:

- 911 calls and My Bellevue requests for assistance are down, consistent with citywide trends.
- BPD Officer-initiated calls, and Homelessness Outreach Team visits have increased.
- Porchlight men's shelter has expanded the number of individuals served by its programs and increased the rate of individuals housed.
- Tenants at Plymouth Crossing permanent supportive housing have stable tenure and continue to receive supportive services onsite and in the community.
- Based on available data, perceptions of safety in Eastgate appear to follow those of the city as a whole.

City Response Data

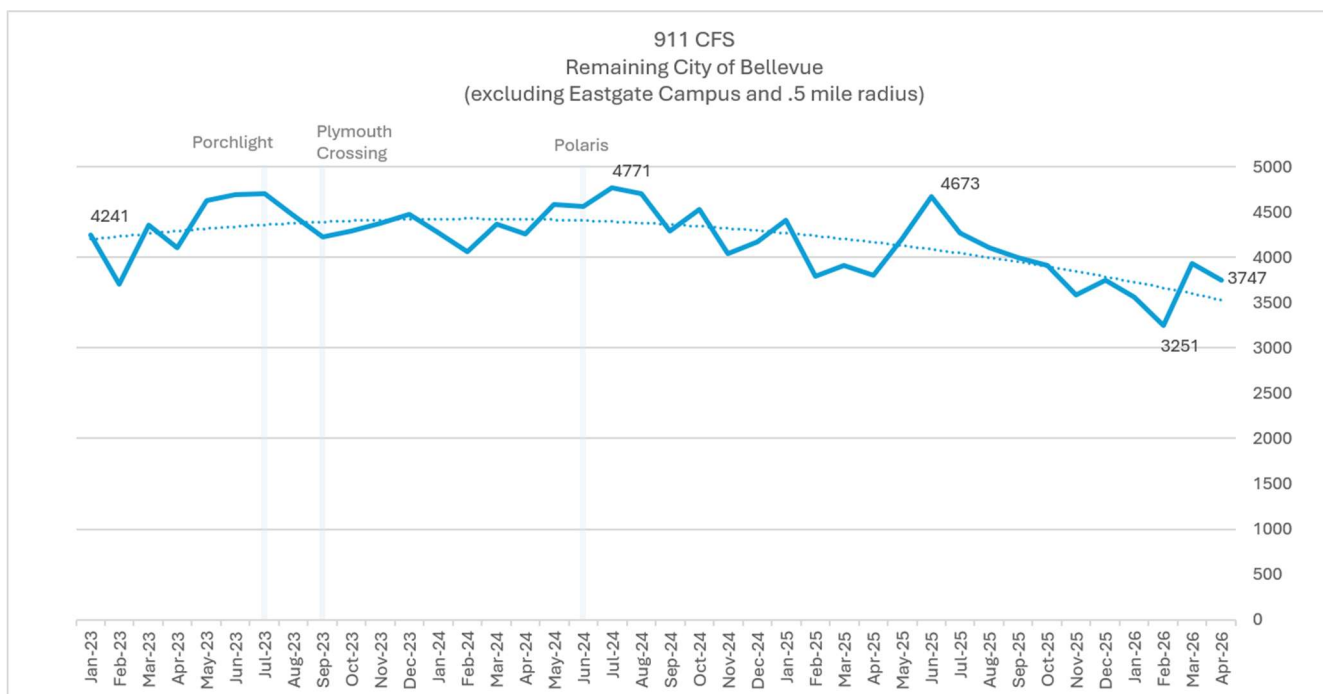
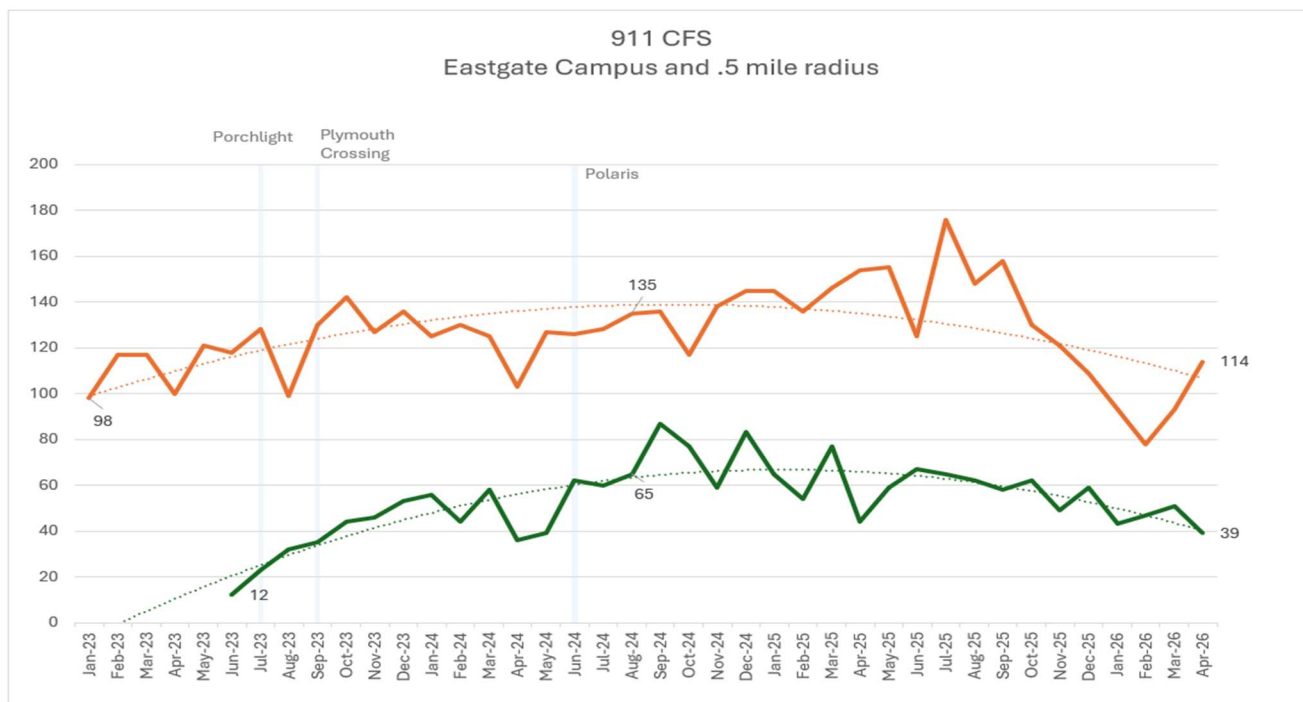
Bellevue Police Department and Bellevue Fire Department calls for service figures are the most direct reflection of potential emergency concerns in an area. The figures in this report represent the raw number of calls for both departments. A call for service is generated when an individual requires assistance from emergency services for one or more of the following reasons: to report what is believed to be a crime in progress, a past criminal event, to advise of a situation that may need attention, or to provide information on a previously reported incident, amongst other potential causes for a call; it is a common misconception that a 911 CFS is only used to report a "crime in progress." Each time someone calls 911, it contributes to the figure in this report.

Police Calls for Service



Status: 911 call volume decreasing; consistent with citywide trends
Indication: On track.

The first table below shows all calls for service directly to the Eastgate campus and all calls within a .5 mile radius, and the second table shows the volume of all other calls within the City.



Findings: The rising and falling call volumes over time largely mirror citywide trends. 911 call volumes around the Eastgate Campus have been falling since the implementation of

the action plan established by City staff and program operators in Q3 of 2025, likely indicating positive outcomes from the current action plan.

What to watch for: A decrease or maintenance of the call volume likely indicates that current programs and safety approaches are effective. A sustained increase in calls could be indicative of a need to further support safety in the surrounding community. A significant deviation in the trends between citywide call volume and calls in/around the Eastgate campus could indicate whether the Eastgate Campus is experiencing exceptional circumstances and prompt further efforts by the city and Eastgate operators to address any concerns.

Fire Calls for Service

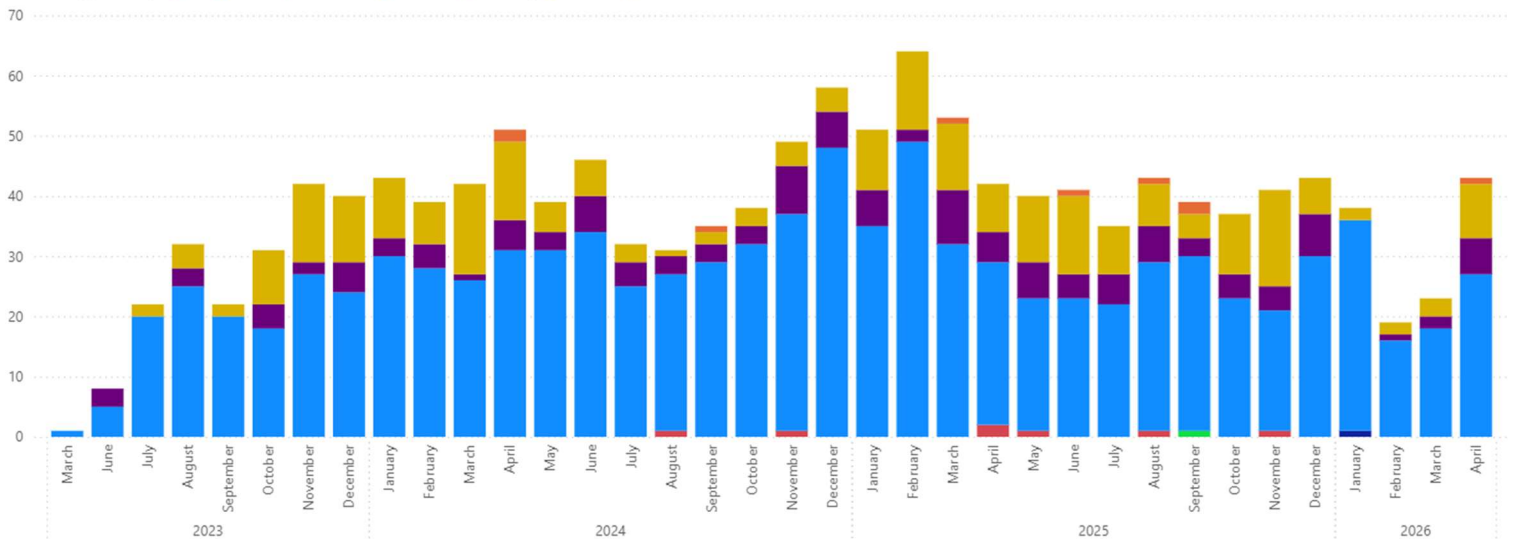


Status: EMS call volume decreasing
Indication: On track. Services are effective; health needs of Plymouth Crossing residents are stabilizing

The below figure shows Fire calls for service directly to the Eastgate campus, including Plymouth Crossing, Porchlight and Polaris at Eastgate, broken down by type of call.

FD Responses by Incident Group

Incident Type Group ● Fire ● HazSit ● Lawenforce ● Medical ● Noemerg ● Pubserv ● Rescue



Findings: Fire calls for response have trended downward since a peak in February 2025, declining 64.06% in that time. Most months, the majority of Fire calls go to the men's shelter, which is expected and consistent with the high-acuity needs of clients at this location. EMS calls to Plymouth Crossing have gone down since the building first opened; this is an indication that as residents are living indoors with access to health services and support for chronic conditions, there is less demand for emergency medical support. Staff

note an uptick in April after significantly lower call volumes in February and March that justifies continued monitoring of this data point.

What to watch for: Like Police calls for service, decrease or maintenance of call likely indicates that current programs and safety approaches are effective. Medical calls consistently represent the majority of calls for service; if other call types begin to increase in frequency, this could be indicative of changing patterns that warrant additional attention.

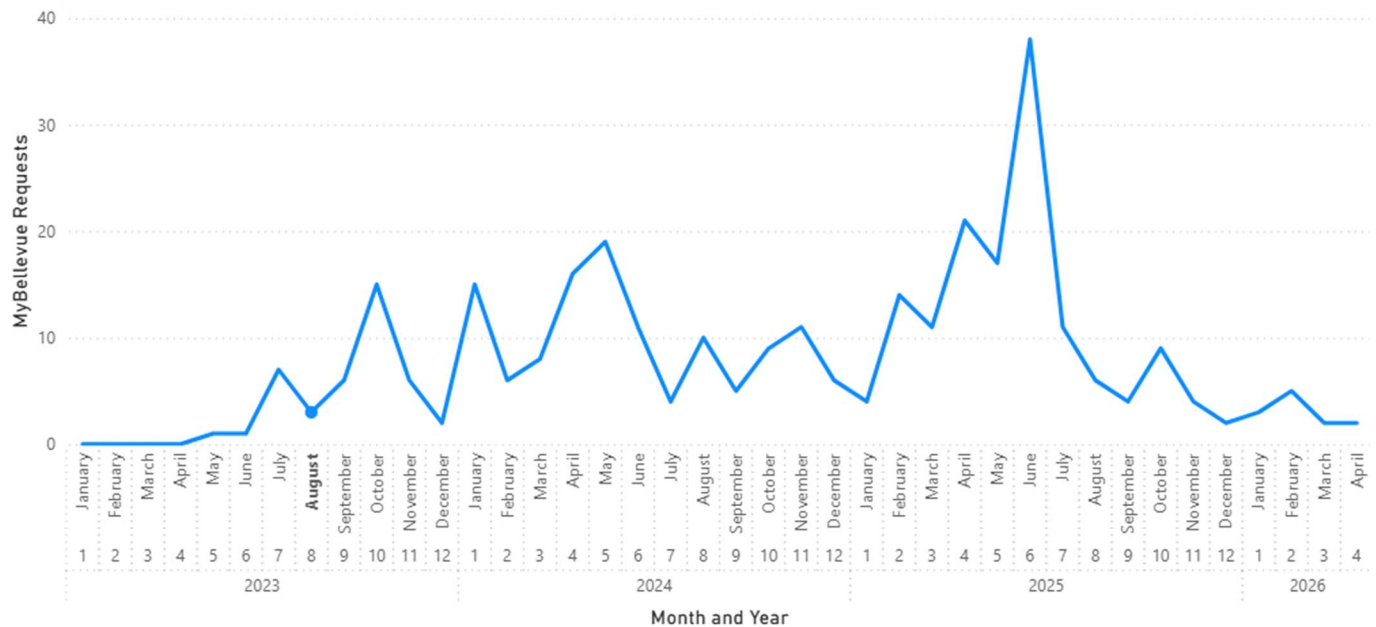
Homelessness Outreach Requests



Status: Request volume decreasing
Indication: On track.

The My Bellevue app is a customer assistance tool residents and others in Bellevue can use to request services, such as fixing a traffic light outage or addressing a code violation. The Homelessness Outreach and Assistance category is used to report encampments and non-emergency circumstances related to homelessness across the city. City Homelessness Outreach staff regularly monitor the number and location of requests to help determine what type of needs may be most prevalent, and where. Homelessness Outreach staff respond to requests in the My Bellevue app within one business day, and visit the site of My Bellevue requests within two business days.

Eastgate Area MyBellevue Requests



Findings: Recent data shows a decrease in My Bellevue requests since implementation of the Action Plan, suggesting that continued adherence to the current Action Plan would be justified. The most significant spike in calls (in July of 2025) was largely driven by a high level of reports related to panhandling in the area, which City and program staff worked to address, demonstrating the potential value of the shared action plan.

What to watch for: An increasing request volume would represent an increase in the number of observable or reported incidents in the area, suggesting that further intervention may be warranted. When requests are decreasing, it signals that the City has been effective in addressing the prevalence of such issues.

Proactive Engagement

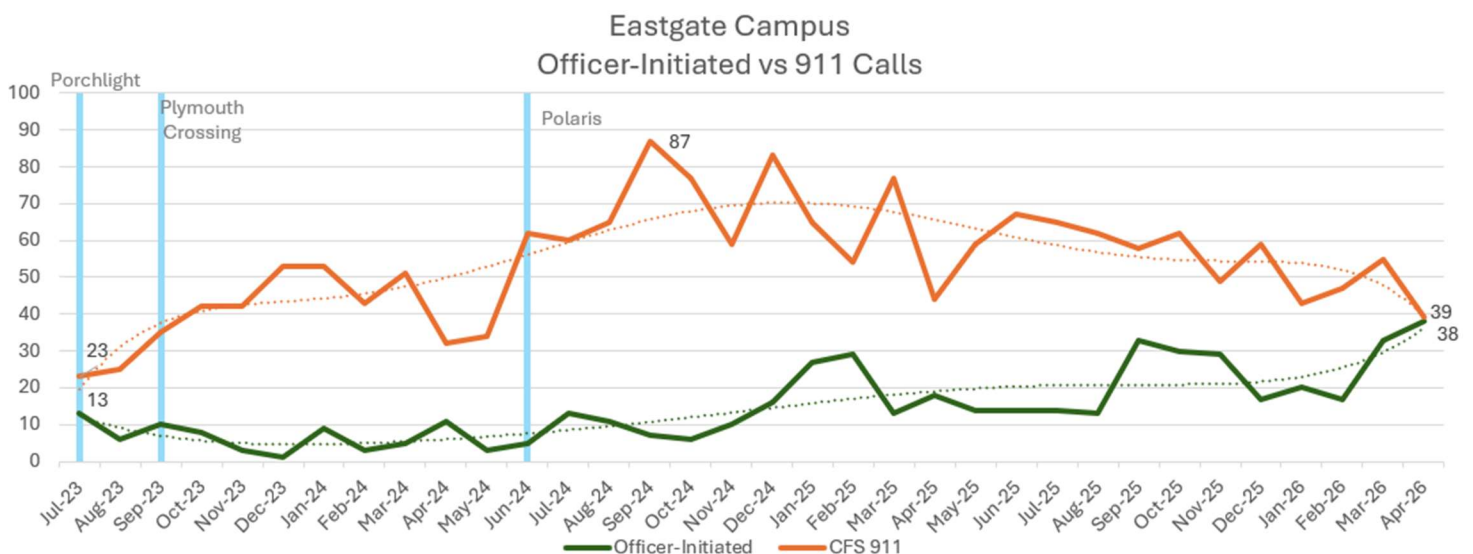
This section focuses on the number of Bellevue Police Department officer-initiated calls, case management hours provided by CARES staff, and Homelessness Outreach visits to public park and green space areas in the immediate vicinity of the Eastgate campus. These proactive city services address community needs and seek to resolve issues early.

Bellevue Police Department Officer-Initiated Calls



Status: Proactive engagement increasing; emergency responses decreasing
Indication: On track.

Officer-initiated calls take place when an officer initiates a proactive patrol or engages in impromptu contact with a community member that is not the result of a 911 call. The number of officer-initiated calls can be indicative of how much proactive policing is taking place in the area. For reference, the table below also includes the number of calls for service (emergency calls) to the Eastgate campus.



Findings: The above chart displays the correlation between 911 calls originating from the Eastgate campus and officer-initiated calls. Monthly proactive officer patrols on campus have steadily increased, growing from 5 in June 2024 to 38 by April 2026, in alignment with the Eastgate Action Plan. At the same time, 911 calls have trended downward from a peak in September 2025 of 87 to 39 in April 2026 (55% decrease).

What to watch for: As officer-initiated calls have gone up, 911 calls have gone down, suggesting that this and other proactive measures may be having the desired effect in the area.

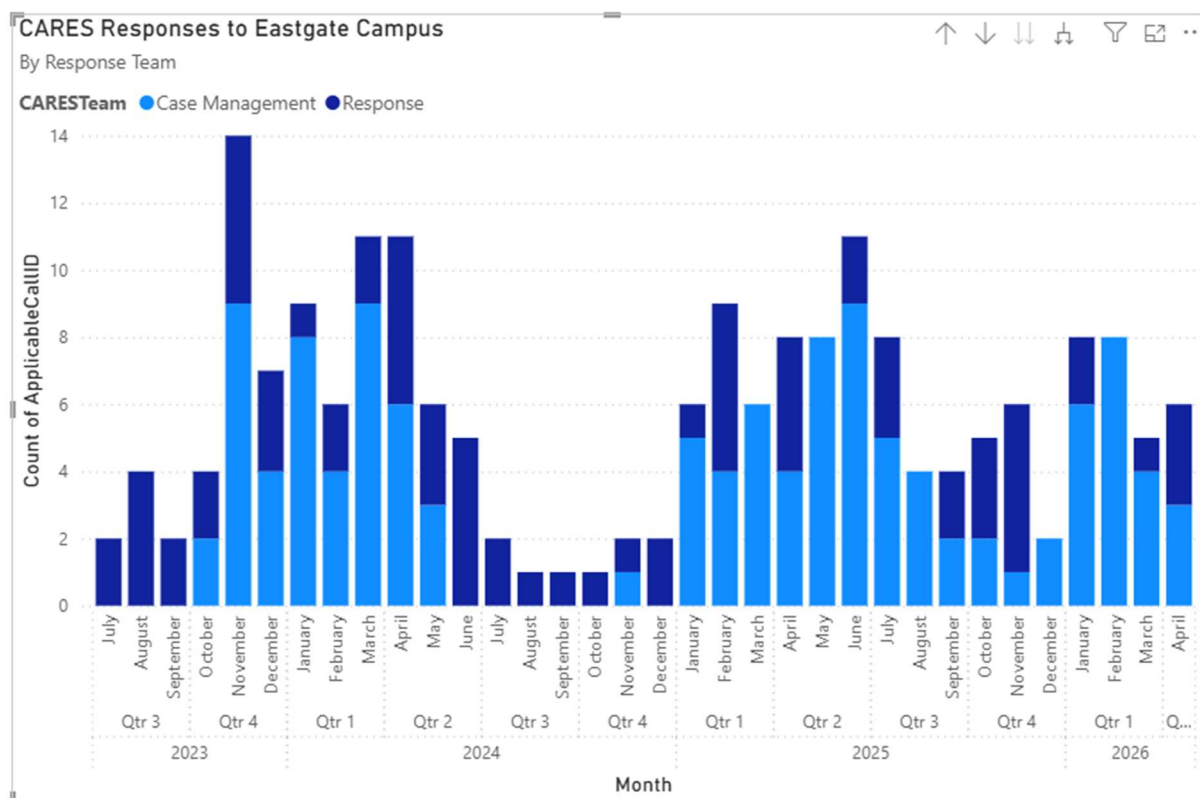
Fire CARES Case Management



Status: CARES staff provide consistent case management support to residents in the area

Indication: Ongoing

The chart below shows case management by CARES staff, the embedded social work team within the City. Case management consists of social worker visits to individuals to provide ongoing support and resources to people in the city. The “Response” category in the chart below indicates when CARES staff were dispatched in relation to a 911 call for reference, which can take place when a 911 call leads to an identified need by first responders for social work assistance. Periodic lulls during summer months are expected as CARES utilizes social work students for case management services.



Findings: Figures show periodic highs and lows in the case management provided and CARES responses, with no clear upward or downward trend over time. City staff will continue to track CARES services on the campus to assess any correlation between CARES services provided and other data staff are tracking.

What to watch for: Over time, staff will continue to look for a correlation between case management and calls for service.

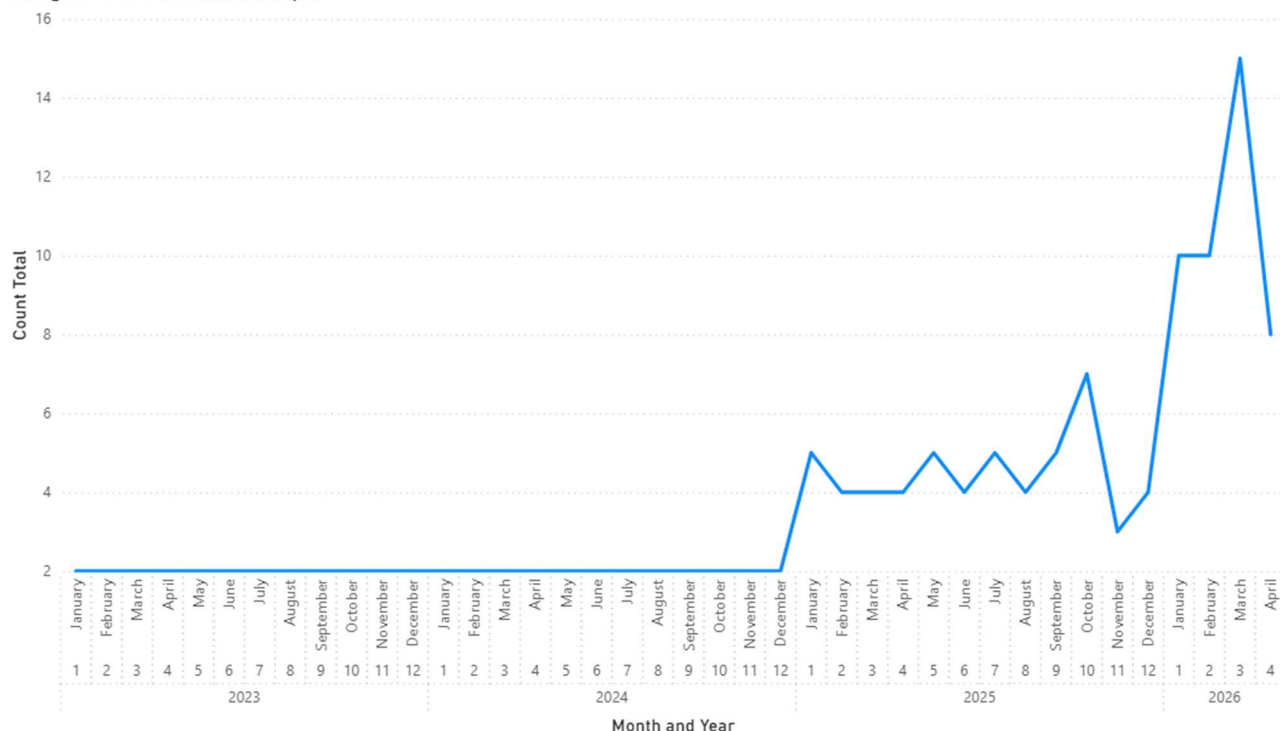
Homelessness Outreach Team Proactive Encampment Monitoring



Status: Proactive site visits increased
Indication: On track.

Homelessness Outreach staff proactively visit open spaces in Eastgate to monitor for potential encampments. The figure below shows the number of proactive visits City staff have completed over time, which increased from an estimated and untracked two visits for month to a consistently-tracked, two visit per week minimum in alignment with the joint action plan.

Eastgate Area Outreach Attempts



Findings: Proactive visits by City staff increased to at least two per week, in alignment with the joint Action Plan. Currently, increased outreach visits continue to correlate with a downturn of My Bellevue requests and 911 calls.

What to watch for: Staff track the relationship between proactive encampment visits and My Bellevue reports. If My Bellevue requests and indicators begin to climb, staff can contemplate changing locations where they visit or other strategic adjustments.

Resident/Client Services and Outcomes

The operators at the Eastgate Housing Campus provide temporary shelter and stable housing for community members in need. The charts below document the essential community services provided by Porchlight and Plymouth and illustrate both programs' ongoing effectiveness in serving clients and providing access to stable housing.

Porchlight Men's Shelter

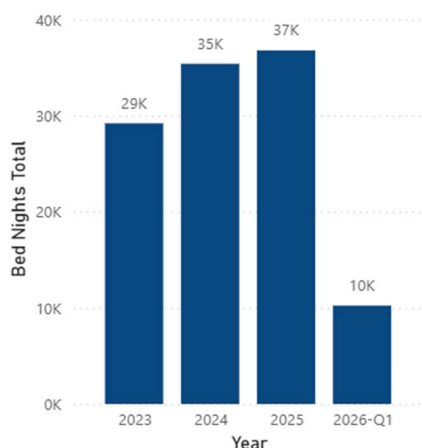


Status: Service levels are increasing year-over year
Indication: On track.

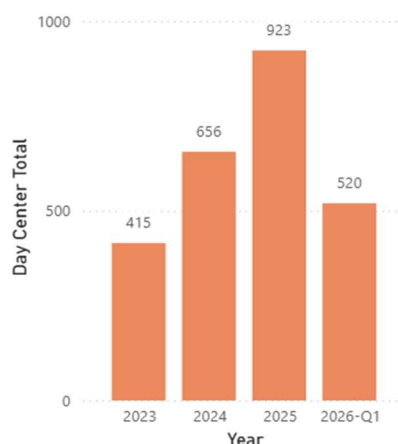
Porchlight's men's shelter offers 100 beds each night and expands to an additional 25 beds during winter severe weather. These beds are consistently full and have a waitlist. The day center offers space for men to visit during the day, get a meal, wash clothes, and access services. The charts below illustrate the level of services provided at the men's shelter, including:

- The number of bed nights provided per year (the raw count of the number of nights of shelter provided; a "bed night" is one night spent by one person in a bed),
- Number of different people who have visited the day center,
- Total number of drop-in visits to the men's shelter (a count of each time someone walked through the doors to access services on site), and
- An additional figure shows the number of clients in Porchlight's programs that Porchlight helped to obtain housing (including from the 100-bed men's shelter in Eastgate and the small rotating shelter that local churches host for a month at a time).

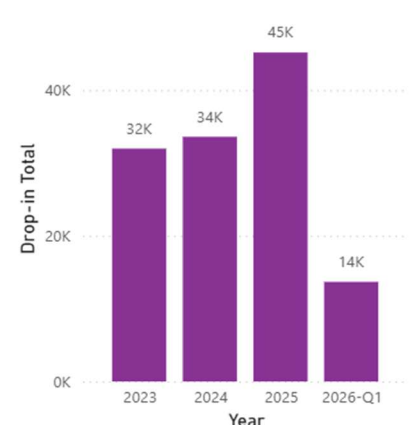
Bed Nights Total by Year



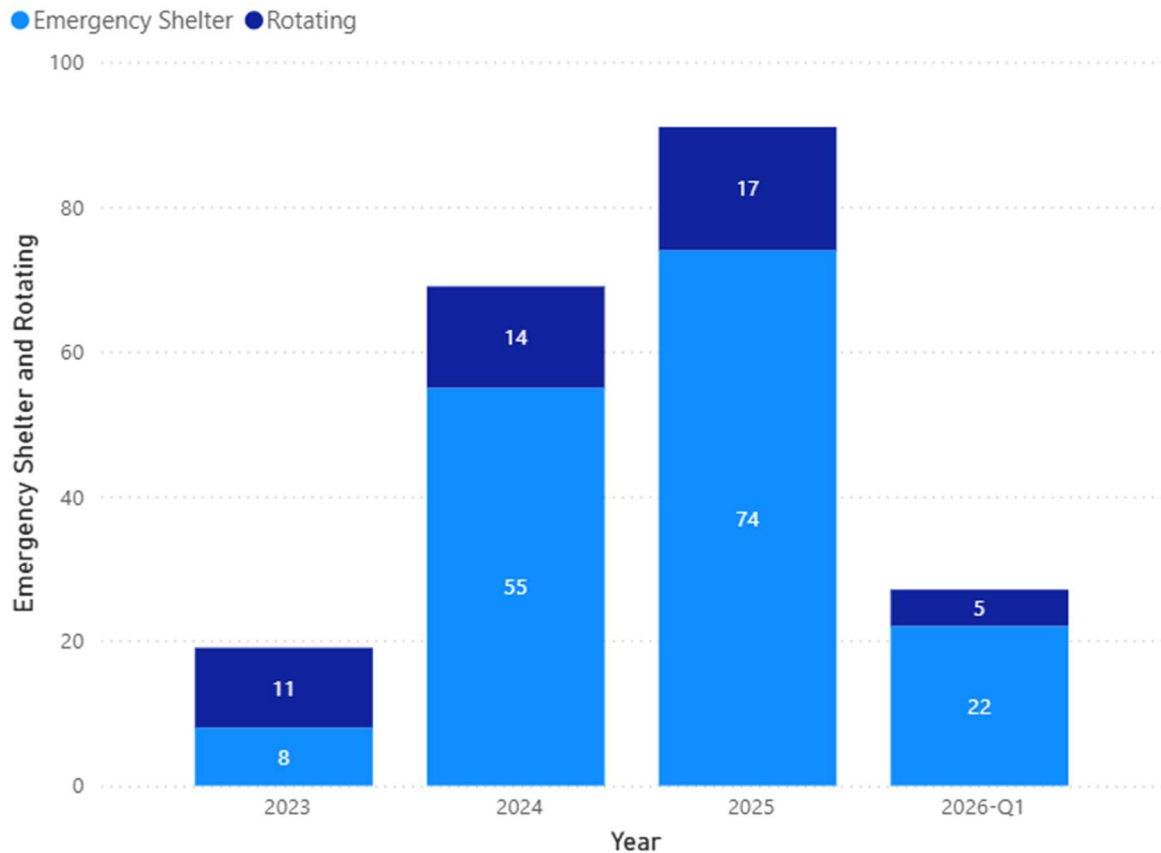
Day Center Total by Year



Drop-in Total by Year



Housing Obtained through Shelter Services



Findings: This data shows that as of the latest report, Porchlight has consistently broadened the impact of their services, serving and housing more people each year. Notably, the total number of individuals accessing day center services and total number of day center visits is continuing to grow, reflecting a growing need for services for men experiencing homelessness. Porchlight has consistently housed more program participants from year-to-year, even as the housing landscape grows increasingly difficult to navigate.

What to watch for: Consistent service provision numbers by Porchlight ensure that the campus is meeting its original intent of providing much-needed services to individuals experiencing homelessness.

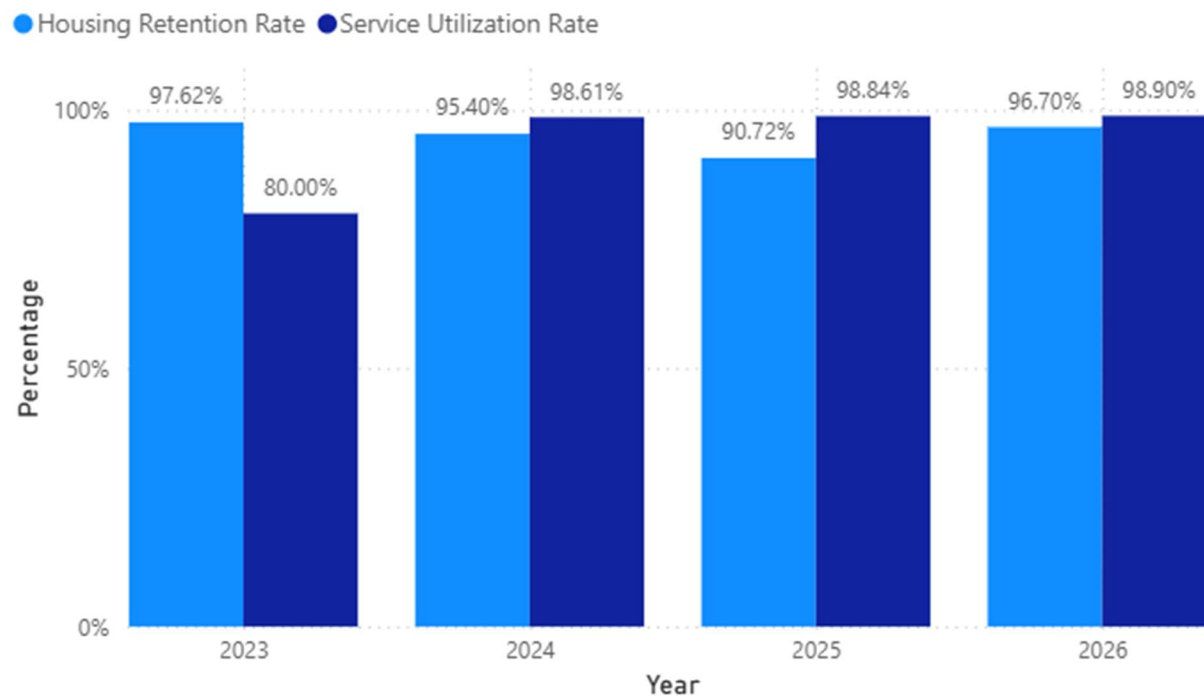
Plymouth Crossing Permanent Supportive Housing



Status: Resident retention rates and service participation rates are consistently high.
Indication: On track.

Data provided by Plymouth includes Plymouth Crossing’s retention rate (the number of people housed at Plymouth Crossing who continue to reside in the building from one year to the next), and service utilization rates (the number of people living on site who opt into services). High retention and service utilization rates reflect a population receiving the adequate level of support to attain stability.

Housing Retention Rate and Service Utilization Rate by Year



Findings: Plymouth Crossing residents have consistently remained housed in their apartments, and have engaged in services that can help them to attain stability.

What to watch for: As with Porchlight data, this data helps to ensure that the Eastgate Housing Campus is fulfilling its original intent, in this case by providing consistent and stable housing with accessible resources to individuals who formerly were experiencing homelessness. Staff will also track whether ongoing stability on the property and continued provision of stabilizing services on site correlates with an ongoing decrease of emergency calls to the area.

Sense of Safety

Citywide Community Survey



Status: High safety sentiment citywide
 Indication: On track.

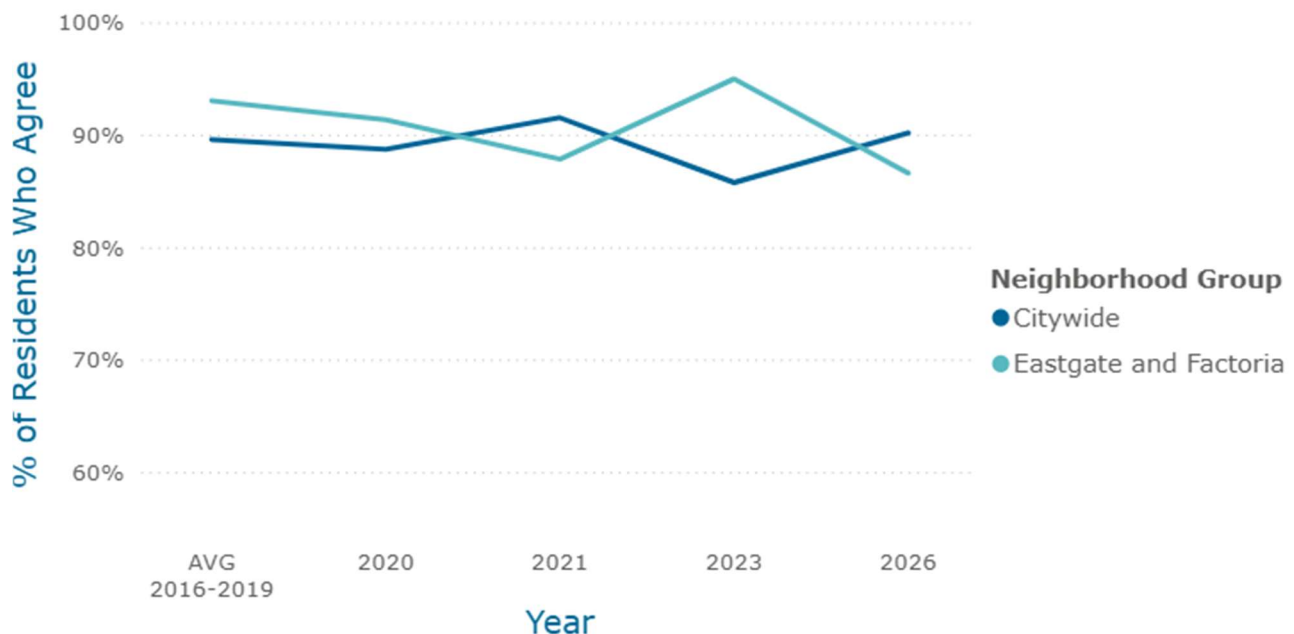
Data below reflects the latest responses by residents to a community survey that takes place once a year. 48 people in the Eastgate and Factoria area replied to the latest survey, a number not large enough to be statistically valid. With that important caveat, the information is provided below for reference, as it indicates perceptions of safety of a small subset of neighborhood residents.

The Community survey asks residents to state whether or not they agree with the following statements:

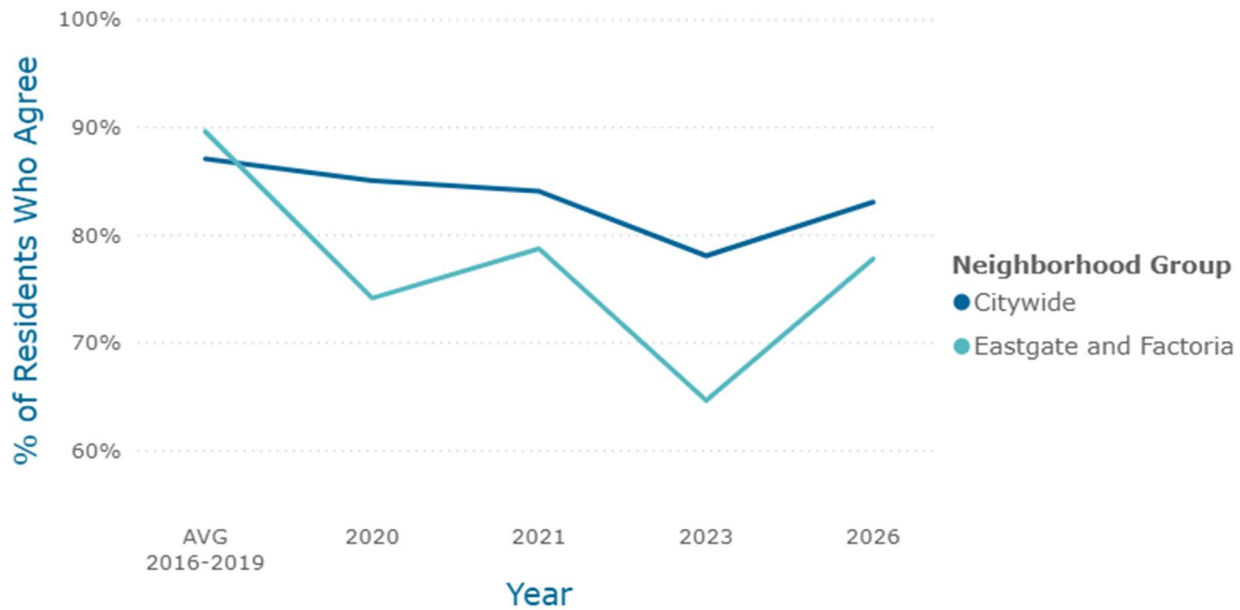
- Bellevue's Neighborhoods are Safe
- My Neighborhood is Safe at Night
- My Neighborhood is Safe During the Day

The figures below show the total average responses of people who agreed with the three above statements.

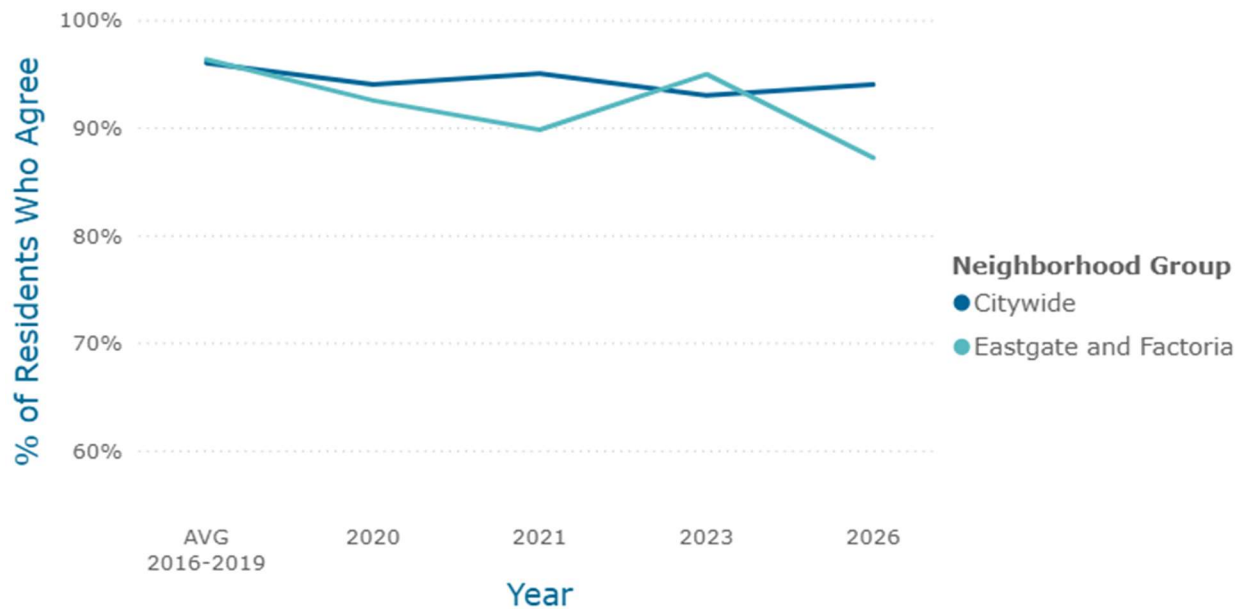
Bellevue's Neighborhoods are Safe



My Neighborhood is Safe at Night



My Neighborhood is Safe During the Day



Findings: A majority of Eastgate and Factoria respondents stated that they agree that neighborhoods feel safe, at rates slightly less than the overall figure for City respondents.

Previously, this data was collected every 2-3 years; moving forward this question will be asked annually, so this data will only be updated with every other report.

What to watch for: City staff will continue to monitor Eastgate and Factoria respondents' responses to assess if they begin to deviate significantly from the overall City's responses.

Anecdotal Input



Status: Notable increase in positive stakeholder sentiments
Indication: On track.

There are also numerous points of conversation and anecdotal observations that can help to provide a fuller picture of the circumstances in and around the Eastgate campus.

- Bellevue Police Department has a Community Engagement Officer for the South Sector, which includes the Eastgate area.
- Porchlight facilitates a monthly community advisory meeting including managers of neighboring commercial properties and residents in the area.
- Plymouth facilitates a monthly check-in amongst providers and city staff.
- Homelessness Outreach staff regularly engage with members of the community regarding their concerns regarding homelessness, including with staff at Eastgate Public Health and behavioral health staff stationed at Eastgate Park and Ride.

Each of these touchpoints offers an opportunity to continue to take the temperature in the Eastgate area, and hear immediate feedback from those who are most directly immersed in the day-to-day of life in and around the Eastgate campus.

Recent anecdotal reports from area residents and businesses reflect a perception that circumstances have noticeably improved since the action plan was implemented. Neighboring properties have identified a reduction in incidents on their property, and residents have reported no visible increase in loitering or other concerning behavior, even as the weather begins to warm and is more conducive to such behavior. Participants in these groups express strong support for continuing to work together to proactively address potential concerns in the area.

Overall Analysis and Next Steps

As of the July 2026 report, 911 calls and My Bellevue requests for assistance are down, officer-initiated calls and outreach visits are up, services provided by Porchlight continue to grow and services provided by Plymouth remain consistent.

As the region warms and heads into summertime, City staff and others will continue to monitor green spaces and seek the input and feedback of neighboring property owners, to

attempt to proactively intervene in the potential for increased loitering or camping that could coincide with warmer weather.

The programs involved will continue to follow the joint action plan, participate in community meetings and other opportunities for receiving anecdotal feedback, and begin collecting and analyzing data in anticipation of the January 2027 report.

Eastgate Campus Action Plan: Status

July 2026

In 2025, PorchLight, Plymouth Crossing and the City collectively identified action items to further strengthen and improve operations within and around the Eastgate Housing Campus. The Action Plan seeks to improve health and safety for all in the Eastgate area and is based on direct response to community feedback. The status of Action Plan items, and additional steps taken, are summarized in the table below.

Agency	Action	Status	Notes
PorchLight	Implement a system to allow clients to register for nightly beds via smartphone, rather than coming in person to the shelter early each morning to get on the waiting list.	Complete (Q4 2025)	Clients may now register electronically, following an initial sign-up/intake in person. Sign-up hours shifted from 5 AM to 9 AM.
PorchLight	Confirming nightly bed assignments earlier in the evening so that potential clients who cannot be accommodated due to space limitations are better able to access shelter elsewhere.	Complete (Q4 2025)	PorchLight also offers transportation (bus ticket or drop-off) to another shelter location to anyone who is not able to get a bed for the night.
PorchLight	Allowing men using the day center space to rest on a mat or cot during the day, which is intended to reduce the number of men who might otherwise leave the site to rest elsewhere nearby.	Ongoing	PorchLight has observed no visible uptick in men hanging out in the vicinity of the shelter, even with warmer weather.
PorchLight	Seeking private grant funding for an additional outreach staff position.	Complete (Q1 2026)	PorchLight secured private grant funding for an additional outreach staff position for two years and hired a second outreach staff member in early 2026. PorchLight is now able to provide outreach services seven days per week and for extended hours each day.

Agency	Action	Status	Notes
PorchLight	Establish an ad-hoc action-focused subcommittee of the Community Advisory Group to prioritize and implement additional actions to support safety and comfort for clients, residents, and area businesses. This group includes City of Bellevue and Plymouth staff as well.	Complete (Q3 2025)/ Ongoing	Outcomes include creation of an email list-serve for subcommittee members to share information quickly, and PorchLight has developed a database to track the location of potential encampments, loitering, or other nuisance behaviors to facilitate follow up. In recent meetings, participants have reported no increases in littering or other nuisances, even as weather has improved.
Plymouth Crossing	Providing enhanced health services on-site, with funding from the City's Housing Stability Program. In addition to its primary function in addressing health needs of Plymouth's residents, this enhanced service may also result in fewer calls to first responders for medical services.	Ongoing	Plymouth partners with several organizations to provide health services to residents: • Dedicated space and computers for residents to access telemedicine appointments and transportation assistance for off-site medical appointments. • Monthly University of Washington health clinics. • Contingency management program (substance use disorder behavioral therapy), behavioral health case management, and peer support programming. • Planned resident health needs assessment survey (funded through recently awarded private grant), anticipated to complete by Q4 2026. • Working with Bellevue College's Nursing program to assist with resident health survey and provide additional health services. • Working with local organizations to establish regular nursing services on site.

Agency	Action	Status	Notes
City and Plymouth Crossing	Document shared expectations for Police interactions, so that Police officers and Plymouth Crossing staff have consistent information about access and operations.	Complete (Q4 2025)	Shared expectations memo was completed in late October 2025 and has been provided to Plymouth Crossing staff and BPD officers. Monthly check-ins between BPD reps and Plymouth staff support ongoing collaboration.
City (BPD), PorchLight, Plymouth Crossing	NEW: Post signage on site regarding code of conduct	Complete (Q2 2026)/ Ongoing	PorchLight and BPD worked together to post signage regarding the code of conduct on PorchLight's property to clarify expectations and aid in enforcement. Plymouth Crossing also plans to install additional signage on site.
City (BPD)	Bellevue Police completed a Crime Prevention through Environmental Design (CPTED) analysis for the King County Metro Eastgate Park and Ride facility in 2025 and is available to coordinate with them to implement the recommendations.	Ongoing	Security cameras at the Eastgate Park and Ride are monitored by Metro security 24/7. The Metro behavioral health team is in regular contact with city staff and PorchLight's outreach workers for coordination purposes.
City (BPD)	BPD will take steps to assign an officer to the previously vacant Eastgate/Factoria Substation position to provide an additional level of staffing and direct point of contact for the area.	Complete (Q1 2026)	This position was filled as of January 2026. Both the Substation officer and South Sector Captain participate in Advisory Group and coordination meetings with Eastgate campus operators.
City (BPD)	BPD increasing presence in the Eastgate area	Ongoing	BPD has increased their ongoing presence in the area, including: • Assigning an officer to regularly check on the Eastgate campus • Squads holding daily briefings in and around Eastgate • Daily directed patrols in the Eastgate area
City (CMO)	Increasing Homelessness Outreach staff visits to the Eastgate area	Ongoing	Outreach staff conducts area checks a minimum of twice weekly.

Agency	Action	Status	Notes
City (CMO)	Add a Frequently Asked Questions page to the city website to provide public education about permanent supportive housing as well as shelters and services that help unhoused community members move towards stability.	Complete (Q4 2026)	FAQ is posted on the city website: www.bellevuewa.org/homelessness This page includes designated points of contact for both Plymouth and PorchLight.
City (CMO)	Evaluating mechanisms to proactively establish safety plans and codes of conduct or other appropriate approaches for future permanent supportive housing.	Ongoing	Information provided to the Council in the January 6, 2026 study session Agenda Memo. Requirements for a Safety and Security Plan and Communication/Community Relations Plan will be included as a condition of future city funding for permanent supportive housing.
City (CMO, BPD, FD), PorchLight, and Plymouth	Monitoring metrics regarding program outcomes, first responder calls, and area crime statistics.	Ongoing	All parties review data trends at least quarterly, and semi-annual updates will be posted on the city's website.