City of Bellevue

450 110th Avenue NE
Bellevue, WA 98004

Meeting Agenda

City Council Regular Meeting

Tuesday, April 14, 2026 | **18:00** | **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) 26-272 Earth Day Proclamation

b) 26-273 60th Anniversary of Bellevue College Proclamation

c) 26-274 National Arab American Heritage Month Proclamation

d) 26-275 Sikh Heritage Month 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

a) 26-276 Innovation Forum Device Distribution

7. Council Business and New Initiatives

8. Consent Calendar

a) 26-277 Council Minutes
Minutes of February 26-27, 2026 Special Meeting
Minutes of March 17, 2026 Regular Meeting
Minutes of March 24, 2026 Regular Meeting

b) ORD 6908 Ordinance to 1) authorize execution of an Agreement with Puget Sound Energy to accept $700,000 in grant funding from the Puget Sound Energy Decarbonization Grant Program for Energy Smart Eastside to implement heat pump incentives for income-qualified households; 2) amend the 2025-2026 budget of the Operating Grants, Donations, and Special Reserve Fund to increase the appropriation by $700,000; and authorizing expenditures of said grant funds.

c) ORD 6909 Ordinance authorizing 1) the award Bid No. 26006, Bundle - Deck Repair (Preservation Project) to Combined Construction, Inc. as the lowest responsive bid from a responsible bidder, in an amount not to exceed $600,950.00, plus all applicable taxes; and 2) an amendment increasing the 2025-2026 Operating Grants, Donations and Special Reserves Fund appropriation by $207,850; and providing for severability and an effective date.

d) ORD 6910 Ordinance authorizing 1) execution of a grant agreement (and supplements if

necessary) with the Washington State Department of Transportation (WSDOT) to accept up to $1,317,725 in federal Surface Transportation Block Grant program funding provided through the Puget Sound Regional Council (PSRC) to support design of the SE Eastgate Way Sidewalk Project (CIP Plan No. PW-WB-91); (2) amending the 2025-2030 General Capital Improvement Program (CIP) Fund to increase the budget for CIP Plan No. PW-WB-91 by $249,225; providing for severability; and establishing an effective date.

e) RES 10607 — Resolution authorizing the execution of a five-year Microsoft Enterprise Agreement for required Microsoft licenses and subscriptions, with anticipated annual license adjustments that are necessary for the continued and future use of Microsoft products and services by the City, in an amount not to exceed, $9,311,867.74 plus all applicable taxes.

f) RES 10608 — Resolution determining that an existing sidewalk and utility easement located at 16035 Northup Way is surplus to the city's needs and is no longer required for providing service; and setting a time and place for a public hearing to consider the release of this easement.

g) RES 10609 — Resolution authorizing submittal of four grant applications to the State of Washington's Recreation and Conservation Office (RCO) for Parks & Community Services property acquisition and development projects.

h) RES 10610 — Resolution authorizing the application of $189,300 in city funds for the Orchard Gardens Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

i) RES 10611 — Resolution authorizing the application of $211,100 in city funds for the Family Village Redmond Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

j) RES 10612 — Resolution authorizing application of $54,300 in city funds for the Kirkland House Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

k) RES 10613 — Resolution authorizing application of $23,700 in city funds for the LEO Trailhead Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

l) RES 10614 — Resolution authorizing application of $140,400 in city funds for the Forest Edge Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

m) RES 10615 — Resolution authorizing application of $140,400 in city funds for the Altaire at East Main Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

n) RES 10616 — Resolution authorizing execution of amendment to the Energy Smart Eastside Boost Heat Pump Reimbursement Contract with Hopelink, increasing the contract by $1,200,000 to an amount not to exceed $9,478,810, plus all applicable taxes and extending the end date from December 31, 2026 to December 31, 2027.

o) RES 10617 — Resolution approving revisions to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing (ARCH).

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 6911 — Public hearing and action to adopt an ordinance relating to public-private partnership development agreements; amending the Land Use Code (LUC) to establish requirements and standards for public-private partnership development agreements; amending Chapters 20.10, 20.20, 20.35, 20.50 of the Land Use Code; amending Parts 20.25A, 20.25M, 20.25Q, 20.25R, and 20.30F of the Land Use Code; Creating a new Part 20.30C of the Land Use Code; providing for severability; and establishing an effective date.

10. Study Session Items

a) 26-278 Bellevue Ready for Kickoff - Global Soccer Tournament Update

b) 26-279 Proposed Bellevue City Code Amendment to update the sign code consistent with legal requirements and contemporary sign design techniques.

11. Land Use Reports

12. Other Ordinances, Resolutions and Motions

a) ORD 6912 Ordinance of the City of Bellevue, Washington, providing for the issuance and sale of one or more series of limited tax general obligation bonds in the aggregate principal amount of not to exceed $90,000,000 to finance costs to refund certain limited tax general obligation bonds of the City, to acquire property, and to pay costs of issuance of the bonds; providing for the disposition of the proceeds of sale of the bonds; and delegating the authority to approve the method of sale for and final terms of the bonds.

13. Written Reports

a) 26-280 Intergovernmental Affairs Monthly Update as of April 14, 2026

b) 26-281 2025 Community Inclusion and Engagement Survey Results

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 councilоffice@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: April 22, 2026, marks the 56th anniversary of Earth Day, a global day of recognition that began in 1970 to inspire awareness and action to protect our environment; and

Whereas: Bellevue's identity as a "city in a park" reflects its longstanding commitment to preserving and enhancing natural spaces, ensuring clean air and water and promoting biodiversity; and

Whereas: The city of Bellevue continues to advance sustainability through the Sustainable Bellevue Plan, with goals focused on addressing climate change, improving energy efficiency, supporting sustainable mobility, reducing waste and conserving natural resources; and

Whereas: Bellevue is taking proactive steps to reduce greenhouse gas emissions, promote clean energy, expand green infrastructure and grow the urban tree canopy to build climate resilience and protect future generations; and

Whereas: community engagement is essential to achieving Bellevue's environmental goals, with residents, businesses and organizations participating in tree planting, habitat restoration, litter cleanup and climate action initiatives; and

Whereas: The city of Bellevue encourages all who live and work here to take part in Earth Day activities, volunteer efforts and environmental education opportunities throughout the community; and

Whereas: the city proudly celebrates Earth Day at its annual Earth Fest event, taking place April 18, at the Bellevue Botanical Gardens and is open to the community to join us in celebration.

Now, therefore, I, Mo Malakoutian, Mayor of Bellevue, Washington, on behalf of the City Council, do hereby proclaim **April 22, 2026** as

Earth Day

in Bellevue and encourage all residents to take action - whether by reducing waste, conserving energy, protecting trees and waterways or participating in community initiatives - to support a more sustainable and resilient future for all.

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Mo Malakoutian, Mayor
City of Bellevue

City of Bellevue | Proclamation

Whereas: Bellevue College was founded in January 1966 as a small community college serving fewer than 500 students, and has since grown into the third largest higher education institution in Washington, serving more than 600,000 students over six decades; and

Whereas: Bellevue College provides accessible, high-quality educational opportunities through a wide range of programs, including bachelor's degrees, associate degrees, certificates and workforce training that support lifelong learning and career advancement; and

Whereas: the College's mission to be a catalyst for lifelong transformation that drives social and economic progress reflects its commitment to well-being, collaboration, accountability, agility, curiosity and integrity; and

Whereas: During the 2024–2025 academic year, Bellevue College served more than 21,000 students and continues to support student success through strong faculty engagement and a diverse range of academic and professional pathways; and

Whereas: Bellevue College is recognized as a leader in student outcomes, ranking first in Washington state for 10-year return on investment among public institutions and among the top institutions nationally for graduates' earnings and career success; and

Whereas: Bellevue College enriches the community through its media programs, including KBCS 91.3 FM and BCTV Channel 28, and continues to invest in the future through campus expansion and new facilities such as the interdisciplinary Arts Building opening in 2027; and

Whereas: The city of Bellevue is a hub for education, innovation and talent, with a highly educated population and strong partnerships between educational institutions, employers and the community, and Bellevue College plays a central role in preparing the next generation of leaders.

Now, therefore, I, Mo Malakoutian, Mayor of Bellevue, Washington, on behalf of the City Council, do hereby proclaim the

60th Anniversary of Bellevue College

in Bellevue and celebrate six decades of impact, innovation and opportunity, while recognizing Bellevue College's enduring role in shaping lives, strengthening the regional economy and building a more connected and prosperous community for the future.

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Mo Malakoutian, Mayor
City of Bellevue

City of Bellevue | Proclamation

Whereas: Arab Americans have long been an integral part of communities across the United States, including here in Bellevue, contributing to the city's cultural richness, economic vitality and civic life; and

Whereas: Arab Americans have made and continue to make meaningful contributions across many fields, including business, education, healthcare, public service, arts and culture, helping to shape a vibrant and thriving community; and

Whereas: Bellevue is committed to being a welcoming city where people of all backgrounds feel a sense of belonging and are respected, valued and able to fully participate in community life; and

Whereas: recognizing and celebrating Arab American heritage helps foster greater understanding, appreciation and connection among neighbors, while countering misconceptions and harmful stereotypes; and

Whereas: Arab Americans, like all members of our community, seek a peaceful, inclusive society where every individual is treated with dignity, feels safe and has the opportunity to succeed; and

Whereas: National Arab American Heritage Month provides an opportunity to honor the history, culture and contributions of Arab Americans, and to reflect on the importance of diversity in strengthening our city.

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

National Arab American Heritage Month

in Bellevue and encourage all residents to learn about, celebrate and recognize the contributions of Arab Americans to our community and our nation.

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Mo Malakoutian, Mayor

City of Bellevue | Proclamation

City of Bellevue

City of Bellevue | Proclamation

Whereas: The City of Bellevue celebrates the rich cultural diversity that strengthens our community and recognizes the important contributions of Sikh Americans to the fabric of our city and nation; and

Whereas: Sikhism, founded over 550 years ago, is one of the world's major religions and is rooted in the values of equality, selfless service, justice and faith; and

Whereas: April is recognized as Sikh Heritage Month, a time to honor the vibrant traditions, spiritual heritage and significant contributions of the Sikh community, as well as to acknowledge their resilience and ongoing efforts to advance equity and inclusion; and

Whereas: this month also includes the celebration of Vaisakhi, one of the most significant holidays in Sikhism, commemorating the founding of the Khalsa in 1699 and celebrated as Khalsa Day, marking a time of renewal, community and shared identity; and

Whereas: Sikh Heritage Month offers an opportunity to reflect on the core principles of Sikhism, including the pursuit of truth, service to others and the protection of human rights, which align with Bellevue's vision of being a welcoming city where all people feel they belong; and

Whereas: King County is home to one of the largest Sikh communities in the United States, reflecting the deep roots and continued growth of the Sikh community in our region; and

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

Sikh Heritage Month

in Bellevue and encourage all residents to join in celebrating the history, faith and contributions of the Sikh community and to continue building a more inclusive and connected community.

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Mo Malakoutian, Mayor
City of Bellevue

City of Bellevue

MANAGEMENT BRIEF

DATE: April 14, 2026

TO: Mayor Malakoutian and City Councilmembers

FROM: Sabra Schneider, Chief Information Officer
Julie David, Business Operations Manager
Information Technology Department

SUBJECT: Innovation Forum Device Distribution

The goal of the Innovation Forum is to advise city staff on strengthening Bellevue's capacity as a city where innovation advances opportunity, equity, mobility, and economic development. This topic was last presented to the Council on February 3, 2026.

In partnership with community members, non-profits, businesses, and residents, three primary focus areas were identified, along with a corresponding work plan, goals, and volunteer–staff subteams. These focus areas include:

- Advancing Digital Equity
- Establishing Prioritization and Policy
- Enhancing Innovation Ecosystems

As part of the Digital Equity work, the City launched a pilot device distribution initiative to expand technology access for residents with limited or no connectivity or equipment. According to State Broadband Office 2023 data, more than 1,200 Bellevue households lack either adequate connectivity or a working device, underscoring the digital equity gap within our community.

To address this need, the City of Bellevue implemented a Digital Equity Device Pilot Program that provides eligible low-income households with refurbished laptops, essential accessories, and 12 months of hotspot connectivity. The pilot is designed to meet immediate access needs and help residents connect to jobs, education, essential services, and community resources. Through a partnership with PCs for People and support from Mini City Hall, the program is testing a scalable model to strengthen digital inclusion and ensure that everyone in Bellevue has the tools necessary to fully participate in today's digital environment.

To date, the pilot program has distributed 60 refurbished Windows 11 laptops, accessories, and one year of hotspot service to eligible households—targeting neighborhoods identified by the Washington State Broadband Office as having the highest need. The pilot seeks to evaluate operational logistics, user experience, and

program effectiveness to help inform potential expansion and to support the Council's vision for innovation, digital inclusion, and equitable access.

PCs for People supports application processing, device selection, distribution, and customer service, including a one-year hardware warranty and lifetime technical support. The pilot included three in-person application and distribution events at Mini City Hall on April 1, 3, and 8, 2026, during which all 60 available devices were distributed. The application process includes income and residency verification, with multilingual materials offered to ensure accessibility. The program's evaluation framework incorporates baseline surveys, as well as three- and six-month follow-up surveys, to assess usage patterns, connectivity barriers, and community impact.

Bellevue's outreach, Mini City Hall, communications, procurement, and legal teams have been essential partners in the development and launch of this pilot. Additional support and promotion were provided by the King County Housing Authority and the Innovation Forum's digital equity subteam.

Staff will share further results of this pilot with the Council during upcoming innovation briefings and at the next Innovation Exchange event on June 3, 2026, at the Meydenbauer Center.

Bellevue City Council Retreat
February 26-27, 2026
Hotel Bellwether, Bellingham, WA
Retreat Report

Participants:

Councilmembers: Mayor Mo Malakoutian, Deputy Mayor Dave Hamilton, Vishal Bhargava, Naren Briar, Jared Nieuwenhuis, Lynne Robinson, Claire Sumadiwirya

Staff[1]: Diane Carlson, Nathan McCommon, Joe Todd, Genesee Adkins, and Charmaine Arredondo.

Facilitators: Carrie Heron and Kara de Maine, Heartwood Collective

Desired Outcomes:

- Form as a new team, building trust and communication
- Celebrate the council's accomplishments in 2025
- Look forward at the opportunities ahead for 2026 (and beyond)
- Explore some of the key components of an effective city council
- Review council norms and processes to ensure a shared understanding

Thursday, February 26	
Outcome/Activity	
8:30 – 10:00am	Opening of Retreat, Day 1 - Opening comments from city manager - Facilitators introduced themselves - Outcomes/Agenda/Parking lot process review - Context-setting (how this is different from council meetings; how we shaped the agenda) o Interview and survey themes (what we will/won't address at retreat) ▪ Share poster with themes – acknowledge where things integrated into agenda ▪ Two goals: council forming as a team and also council and staff working together effectively; mix of participation in different sections o Shared the hand model of brain / Settling Practices

[1] Andrew Singelakis, John Resha and Mark Poch attended the meeting on February 26 from 1 – 2 pm.

	○ Discussed getting on the balcony level; used altitude visual to demonstrate appropriate leveling - Developed retreat agreements - Excused staff (except city manager and city clerk) - Lines activity - Shared responses to questions in pairs; each councilmember talked to other councilmembers in rotation - Debriefed the activity: ○ Discussed what surprised councilmembers during this activity and how they can apply the learnings to support the success of the retreat.
10:00 – 10:15	Break
10:15 – 11:15am	Discussed forming as a new team, building trust and communication and began exploring some of the key components of an effective city council. Set-up: - Opportunity to co-create a picture of what the ideal version of an effective council looks like. - Reviewed the various roles council has. Councilmembers used image and metaphor cards from the facilitators to create a shared vision for the council. Councilmembers discussed the importance of working together. They each shared the cards they chose and why. Group discussion around what would support the council's success (living out the vision). Councilmembers also discussed collaboration with staff. Councilmembers again used image and metaphor cards to describe the council's current state: - Discussion around how the council is functioning today - What's working well? Where are there opportunities to improve?
11:15 – noon	Celebrated the council's accomplishments in 2025 *and* looked forward at the opportunities ahead for 2026 (and beyond) - 2025 accomplishments review ○ Made significant accomplishments (see annual report), all the good work comes from council's direction ○ Roadmap - 2025 Annual Report, Vision to Execution, 2026 Council Calendar look-ahead - Debrief highlights: ○ Reviewed what accomplishments were most exciting for councilmembers. - Previewed what work is ahead in 2026, organized by target areas ○ Council will have a budget process workshop in April

12:00 – 1:00pm	Lunch break
1:00 – 2:00	Continued discussion regarding opportunities ahead for 2026 (and beyond) - Staff shared information about inflection points in city history where significant policy direction guided growth and development supported by infrastructure investment - Staff also reviewed high level fiscal trends and investment area needs to support anticipated growth with a focus on transportation needs and revenue options, which was identified last year as essential to address in 2026 - This will be part of the budget workshop in April.
2:00 – 3:00	Continued exploring some of the key components of an effective city council Participated in a constructive conflict activity designed by facilitators - Collaboration – How to be effective when listening to each other and trying to find compromise Notes/highlights from activity: - Councilmembers reflected on what they learned about conflict from their family and culture, and in pairs shared one or two ideas from the Conflict Tips Sheet that they wanted to put into practice.
3:00 – 3:15pm	Break
3:15 - 4:00pm	Discussed forming as a new team, building trust and communication and explored more of the key components of an effective city council Councilmembers took a walk in groups of 2 or 3 and reflected on everything that was covered today and whether there were any lingering questions or issues. Large group debrief followed.
4:00 – 4:30pm	Closing, Day 1 - Review parking lot and next steps - Plus/Delta exercise
Friday, Feb. 27	
Outcome/Activity	
8:30 – 9:00am	Opening, Day 2 - Overnight reflections and highlights - Reviewed outcomes/agenda/parking lot - Reviewed agreements
9:00 – 10:15am	Explored more of the key components of an effective city council Zing Rounds - Council worked in small groups to surface perspectives on topics from the pre-retreat survey - Effective council meetings - Shared understanding of “no surprises” norm - Guidelines for Appointed Council Liaisons to Boards and Commissions

10:00– 10:15am	Break

10:15 -
11:00
	Zing Rounds
	- Effective council meetings
	  o Discussion of what is working well and what could be even better.
	- Shared understanding of “no surprises” norm
	  o Discussion of what “no surprises” means and how councilmembers can effectively work together, along with staff, to ensure awareness of items
	- Guidelines for Appointed Council Liaisons for Boards and Commissions
	  o Discussion of roles as individual liaisons and how to interact with board and commissions to reinforce council direction

11:00 – 11:30	Review and address survey parking lot items - Budget fundamentals - Discussion of third-party review of permitting process - Mid-point touchpoint for board/commission work
11:30 – noon	Closing - Review retreat parking lot and next steps - Appreciations and closing thoughts - Highlights
12:00	Retreat adjourned

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

March 17, 2026 Council Chambers
6:00 p.m. Bellevue, Washington

PRESENT: Mayor Malakoutian, Deputy Mayor Hamilton and Councilmembers Bhargava, Briar[1], Nieuwenhuis[2], Robinson and Sumadiwirya

ABSENT: None.

1. Call to Order

The meeting was called to order at 6:00 p.m., with Mayor Malakoutian presiding.

2. Roll Call; Flag Salute

City Clerk Charmaine Arredondo called the roll and all Councilmembers were present. Councilmember Sumadiwirya led the flag salute.

(a) Women's History Month Proclamation

Councilmember Robinson read the proclamation recognizing March 2026 as Women's History Month in Bellevue. She encouraged everyone to honor the month through programs, ceremonies and activities that recognize and celebrate the contributions and achievements of women past, present and future.

City Manager Diane Carlson commented on the contributions by women in our civic history, business environment and neighborhoods and their efforts in the areas of equity and opportunity. She said women and girls still face challenges and barriers ranging from wage gaps to caregiving burdens. She noted Bellevue's commitment to being a community where all women and girls can thrive.

(b) American Red Cross Month Proclamation

Deputy Mayor Hamilton read the proclamation declaring March 2026 as American Red Cross Month in Bellevue. He encouraged everyone to support the mission of the American Red Cross and to recognize the volunteers and donors who provide hope and assistance to those in need.

[1] Councilmember Briar participated remotely.
[2] Councilmember Nieuwenhuis participated remotely and left the meeting at 7:23 p.m.

Monica Wellner, Board Member and volunteer, American Red Cross King County, thanked all of the volunteers in Bellevue for their support. Noting she is the laboratory director at Seattle Children's Hospital, she said she regularly sees the lifesaving impact of American Red Cross blood services.

3. Approval of Agenda

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

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

4. Oral Communications

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

(a) Khaiersta English said Bellevue's tree canopy is currently 39.3 percent compared to a goal of 40 percent. She said approximately 150 acres or 15,000 mature trees are needed to reach that goal. She encouraged the City to protect trees from removal during development and redevelopment and to add street trees.

(b) Court Olson, representing People for Climate Action (PCA) Bellevue, thanked Councilmembers for meeting with them individually over the past few months. He encouraged additional funding to help reach the 2050 emissions target.

(c) Deborah Duitch, a Newport Hills resident for 45 years, spoke on behalf of the Newport Community Coalition in support of redeveloping the Newport Hills Shopping Center. She said they look forward to the potential for different types of housing and community gathering spaces under the proposed HOMA (Housing Opportunities in Mixed Use Areas) Land Use Code Amendment (LUCA).

(d) Michelle Hilhorst commented regarding Ordinance No. 6907 and expressed concern regarding the use of a legislative rezone to adopt HOMA regulations. She expressed concern regarding the planning process, development intensity and the need for more public engagement.

(e) Don Marsh, Vice President of 300 Trees, said they are encouraged by the City's tree codes and efforts to distribute free trees to residents. He referenced written materials he submitted to the Council and expressed concern regarding the loss of tree canopy in different areas of Bellevue.

(f) Diana Leo, Vice President of Government Affairs, Bellevue Chamber of Commerce, spoke on behalf of the Chamber's PLUSH (Permitting, Land Use, Sustainability and Housing) committee regarding the Council's work on HOMA regulations and the multifamily tax exemption (MFTE) program. She encouraged flexibility and MFTE enhancements to support the feasibility of housing development.

(g) Martin Seelig expressed support for Ordinance No. 6907 adopting the HOMA regulations.

(h) Daniel Nygaard, representing the Newport Hills Coalition, thanked the Council and staff for their extensive efforts and public outreach related to HOMA regulations.

(i) John Tiscornia expressed concern regarding the low frequency sound emitting from the Sound Transit light rail operation on the East Channel Bridge, which he compared to the sound of a jet taking off. He suggested methods to mitigate the sound and encouraged the City to enforce the noise code's quiet hours.

(j) Heidi Dean expressed concern regarding the influence of developers and commercial property owners in Bellevue. She said the HOMA regulations are not fully consistent with past statements and decisions by Councilmembers.

(k) Steve Kasner, President of the Lake Hills Neighborhood Association, thanked Mindy Garner, former East Bellevue Community Councilmember Gerry Hughes, Julie Ellenhorn and former City Councilmember Conrad Lee for their longtime efforts in support of the Lake Hills neighborhood. He noted the availability of $622,000 for the neighborhood through the City's Neighborhood Enhancement Program (NEP) and highlighted community activities including upcoming Earth Day events and the annual Lake Hills picnic.

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 Robinson seconded the motion.

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

(a) Council Minutes
Minutes of February 24, 2026 Regular Meeting

(b) Motion to award Bid No. 26004, for the Bellevue City Hall 1W Suite - Tenant Improvement project, to Balfour Beatty Construction, LLC, DBA Howard S. Wright as the lowest responsible and responsive bidder, in an amount not to exceed $2,707,907, plus all applicable taxes (CIP Plan No. G-124).

(c) Resolution No. 10592 authorizing execution of a five-year General Services Contract with Northwest Cascade Inc. dba Honey Buckets in an amount not to exceed $525,000, plus all applicable taxes, to supply, service, and maintain portable toilets and hand-washing stations at park sites throughout the City.

(d) Resolution No. 10593 determining that portions of two easements, a Sidewalk and Utility easement and a Sidewalk, Utility and Wall easement located at 1425 120th Ave NE are surplus to the City's needs; and setting a time and place for a public hearing to consider the release of these easements.

(e) Ordinance No. 6905 amending Ordinance No. 6877 to replace the classification listing with pay grades previously adopted as part of the 2026 City of Bellevue Pay Plans with an updated listing that includes additional classifications.

9. Public Hearing

(a) Public Hearing and Action on Resolution No. 10594 authorizing the execution of documents necessary to release a portion of a sidewalk, utilities, lighting and landscaping easement located at 633 110th Ave NE and 640 108th Ave which has been declared surplus to the City's needs and is no longer required for providing continued public service.

City Manager Diane Carlson introduced the public hearing on Resolution No. 10594 authorizing the release of a portion of a sidewalk, utilities, lighting and landscaping easement.

Loren Matlick, Real Property Division Manager, said the easement is located at 633 110th Avenue NE and 640 108th Avenue NE related to a development along NE 6th Street. The Council previously declared the property surplus to the City's needs and scheduled the public hearing. In place of the easement being released will be a public access easement for the Grand Connection.

→ Deputy Mayor Hamilton moved to open the public hearing, and Councilmember Robinson seconded the motion.

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

No one came forward to comment.

→ Deputy Mayor Hamilton moved to close the public hearing, and Councilmember Robinson seconded the motion.

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

→ Deputy Mayor Hamilton moved to approve Resolution No. 10594, and Councilmember Robinson seconded the motion.

Councilmember Robinson said the segment connects light rail, the transit center and the Grand Connection. She said this seems like a lost opportunity to provide dedicated bike infrastructure. Mr. Matlick said the replacement easement to the Grand Connection is consistent with the Land Use Code requirements in place when the development was permitted.

City Manager Carlson said City staff is working closely with the property owners to encourage the best connectivity for bikes and pedestrians.

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

10. Other Ordinances, Resolutions and Motions

(a) Ordinance No. 6906 relating to development in commercial and mixed-use areas within the City of Bellevue; Amending Chapters 20.10, 20.20, and 20.50 of the Land Use Code; Recodifying LUC 20.20.128 into a new Chapter 20.15 of the Land Use Code; Amending and consolidating nonconforming use, structure, and site requirements into LUC 20.20.561; Amending Parts 20.25A, 20.25B, 20.25D, 20.25E, 20.25F1, 20.25H, 20.25I, 20.25J, 20.25P, 20.25N, 20.25Q, 20.25R, 20.30B of the Land Use Code; Repealing Parts 20.25F, 20.25G, and 20.25K of the Land Use Code; Amending BCC 14.60.110; Establishing vested rights for pipeline projects located in Downtown Land Use Districts; Allowing correction of previously adopted Director's Rule to update cross-references and to correct scrivener's errors; providing for severability; and setting an effective date.

City Manager Carlson introduced discussion and action on two ordinances amending the Land Use Code to expand Housing Opportunities in Mixed Use Areas (HOMA) and to rezone mixed use areas currently inconsistent with the Comprehensive Plan and Future Land Use Map.

Nick Whipple, Code and Policy Director, Development Services Department, said staff is seeking Council action tonight on the HOMA LUCA [Ordinance No. 6906] and the HOMA rezone [Ordinance No. 6907]. He clarified that Ordinance No. 6907 does not include a legislative rezone of the Newport Hills area.

Mathieu Menard, Senior Planner, recalled that the project was initiated in 2022 and the scope was updated in December 2024. The purpose of the LUCA is to encourage the development of

housing, require affordable housing in targeted mixed-use areas and to create vibrant communities where people can live closer to their jobs and services.

Mr. Menard said the Planning Commission's recommendation was presented to the Council on February 24, 2026. In response to that discussion, the LUCA was revised to add the FAR (floor-area ratio) exemption for a three-percent floor plate increase, retain upper-level stepbacks along Main Street between 100th Avenue and Bellevue Way and to provide the option for developers to use HOMA regulations. Mr. Menard highlighted the LUCA process, noting that the first draft was released more than one year ago for public input and involvement.

Responding to Mayor Malakoutian, Mr. Menard commented regarding input from members of the Newport Hills community. Mr. Menard noted concerns regarding building heights, traffic, parking and the need for the revitalization of the shopping center.

Responding to Councilmember Sumadiwirya, Mr. Whipple said the traffic impacts of any development will be addressed during the permitting process.

Councilmember Bhargava thanked staff for their work and public engagement efforts. Responding to Mr. Bhargava, Mr. Menard said the only departure from the Planning Commission recommendation is the direction provided by the Council on February 24. In further response, Mr. Menard commented on the FAR provisions.

Councilmember Nieuwenhuis thanked the public for their involvement and input. Responding to Mr. Nieuwenhuis, Mr. Menard said the ordinances are consistent with other City documents and regulations. Mr. Nieuwenhuis expressed concern regarding transportation and traffic impacts related to HOMA regulations. Mr. Whipple noted that the HOMA work relied on a previous citywide analysis of traffic impacts. However, project-specific impacts will be addressed through the permitting process.

Councilmember Briar thanked residents for their civic engagement and concurred with Councilmember Nieuwenhuis's concerns regarding traffic impacts in neighborhoods. Responding to Ms. Briar, Mr. Menard said the limited number of rezones are consistent with the Future Land Use Map and Comprehensive Plan. Ms. Briar said she has heard concerns from the community about the potential displacement of small businesses.

Deputy Mayor Hamilton thanked everyone for their work and expressed support for the ordinances.

→ Deputy Mayor Hamilton moved to adopt Ordinance No. 6906, and Councilmember Robinson seconded the motion.

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

(b) Ordinance No. 6907 relating to zoning within mixed-use areas within the City; Amending the land use designations for mixed-use areas throughout the City for consistency with revisions to the City's Comprehensive Plan and the Housing

Opportunities in Mixed-Use Areas (HOMA) Land Use Code Amendments; Confirming the legal description of the F1 land use district; Confirming the legal description of the F3 land use district; providing for severability; and establishing an effective date.

→ Deputy Mayor Hamilton moved to adopt Ordinance No. 6907, and Councilmember Robinson seconded the motion.

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

At 7:23 p.m., Mayor Malakoutian declared a short break. The meeting resumed at 7:35 p.m.

11. Study Session Items

(a) Sound Transit Update

City Manager Carlson introduced Sound Transit's update regarding light rail and bus rapid transit planning.

Andrew Singelakis, Director, Transportation Department, said the presentation would include information regarding Sound Transit's Enterprise Initiative to update the ST3 plan and the agency's long-range financial plan.

Ariel Taylor, Government and Community Relations East King County Corridor Director, Sound Transit, addressed the comment during earlier oral communications regarding light rail-related noise complaints in the Enatai neighborhood. She said Sound Transit staff is currently working with the community to address the issues.

Ms. Taylor provided an overview of the voter-approved Sound Transit system including Link light rail, Sounder trains, Sound Transit express bus service and Stride bus rapid transit. She said the light rail 2 Line will begin operating across Lake Washington on March 28 and activities are scheduled at multiple stations for opening day.

Alex Krieg, Executive Director of Enterprise Planning, Sound Transit, said the Enterprise Initiative is a comprehensive effort involving planning, capital, operations, maintenance and finance policies to continue the ST3 program. He commented regarding increased project costs, lower revenue projections, economic uncertainty and regional transportation usage. Mr. Krieg said Sound Transit must identify $34.5 billion in cost savings and new funding to deliver the full ST3 program. He said Sound Transit plans to issue debt, backed by local revenue streams, to finance the program. However, capital project cost increases and the timing of anticipated expenditures limit the agency's ability to issue debt for the full funding needed.

Mr. Krieg said the Sound Transit Board held a retreat in November 2025 to review the Enterprise Initiative work plan and directed staff to develop plausible, affordable scenarios for an updated ST3 system plan. He highlighted staff's process to develop scenarios for the Board's review on March 18. The Enterprise Initiative addresses policy and planning, transit operations, capital

project delivery and financial planning. Ms. Taylor noted that the Stride bus rapid transit program is not affected by the Enterprise Initiative.

Lacey Jane Wolfe, Intergovernmental Policy Advisor, City Manager's Office, said staff is seeking Council direction to prepare a letter to the Sound Transit Board based on Attachment A in the meeting packet, Bellevue Guiding Principles for the Enterprise Initiative. The Board will determine by June which projects will be delayed or reduced in scope. For Bellevue, the only affected capital project is the South Kirkland to Issaquah Link segment. That project includes two new stations in Bellevue (Eastgate and Factoria), a potential (unfunded) Lakemont station and parking at the Kirkland and Issaquah stations.

Ms. Wolfe presented the draft guiding principles for Bellevue with the top priority of subarea equity. She said staff recommends that the Council remain open at this time regarding whether the Kirkland-to-Issaquah project is built as light rail or bus rapid transit. She said staff recommends that Sound Transit minimize project delays and that they implement both the Eastgate and Factoria stations at the same time. Ms. Wolfe said staff recommends continued support of Sound Transit's regional express bus service.

Ms. Wolfe requested Council feedback regarding the guiding principles and proposed letter to the Sound Transit Board.

Mayor Malakoutian thanked everyone for their work and expressed enthusiasm for the opening of the 2 Line on March 28.

Responding to Councilmember Bhargava, Mr. Krieg commented regarding increasing capital project costs.

Responding to Councilmember Robinson, Mr. Krieg said there will be continued discussions involving Sound Transit and cities regarding light rail versus bus rapid transit from South Kirkland to Issaquah.

Responding to Mayor Malakoutian, Mr. Krieg highlighted the key principles of the ST3 voter-approved plan. Mr. Krieg said the Sound Transit Board is focused on funding the ST3 plan without delaying projects. Mr. Malakoutian acknowledged that a number of tradeoffs, including subarea equity, will need to be considered.

Deputy Mayor Hamilton thanked everyone for their work and commented on the benefits of the 2 Line cross-lake connection. He noted the importance of ensuring subarea equity with ST3 implementation.

Councilmember Sumadiwirya thanked staff for the thorough presentation and commented on the value of transit services to stimulate transit-oriented development (TOD) including housing and services.

Councilmember Robinson commented on the positive impact of the light rail system on the development of Bellevue. She encouraged the consideration of bus rapid transit through Bellevue.

Councilmember Briar concurred with the importance of subarea equity in implementing the ST3 plan. While she prefers trains, she is open to bus rapid transit. She thanked everyone for their work.

Councilmember Bhargava commented on the importance of subarea equity and the benefits of TOD.

→ Deputy Mayor Hamilton moved to direct staff to prepare a letter to the Sound Transit Board based on Bellevue Guiding Principles for the Enterprise Initiative. Councilmember Robinson seconded the motion.

→ The motion carried by a vote of 6-0.

At 8:40 p.m., Mayor Malakoutian declared a break. The meeting resumed at 8:50 p.m.

(b) Land Use Code Amendment (LUCA) to establish a Development Agreement pathway specifically for Projects involving Public-private Partnerships

City Manager Carlson introduced discussion regarding a development agreement pathway for public-private partnerships.

Code and Policy Director Whipple said staff requests that the Council enter a finding of necessity to process the LUCA and direct staff to schedule the public hearing. A development agreement is a voluntary, legally binding contract between the city and a property owner or developer as authorized under state law [RCW 36.70B]. It establishes the development regulations, standards and conditions for a specific project and must be approved by the City Council. A development agreement provides regulatory certainty for developers and allows the City to secure public benefits including infrastructure, impact mitigation, phasing commitments and public amenities.

Charlie Engel, Senior Planner, Development Services Department, said the Land Use Code allows development agreements in specific contexts: 1) BelRed, used to catalyze redevelopment of the Spring District, 2) Downtown pedestrian bridges and Flexible Amenity proposals that improve downtown livability, 3) East Main TOD projects with additional affordable housing or Flexible Amenity, 4) Wilburton sites near Grand Connection, and 5) homeless services uses citywide.

Ms. Engel said the proposed LUCA establishes a new development agreement pathway for public-private partnership projects to allow for greater zoning and development flexibility when the City has property ownership, control or provides significant project funding. The proposal supports the delivery of key policy priorities such as affordable housing, sustainability and economic development.

Edward Butterfield, Public-Private Partnerships Manager, Community Development Department, said the LUCA would apply when the City owns or controls real property or when it serves as a major project funder (i.e., more than 10 percent of total project cost or more than $5 million). The LUCA is focused on the redevelopment of City-owned sites in the BelRed and Wilburton areas.

Ms. Engel said the proposed LUCA consolidates existing development agreement provisions from different sections of the Land Use Code into one chapter and defines eligibility, application and submittal requirements, review and approval process, and the procedures for modifying approved agreements. If initiated by the Council, the next step is a public hearing and Council action on April 14. Ms. Engel said a project web page has been established. An internal work group with staff from economic development, the Office of Housing and the City Attorney's Office is involved in the process.

Responding to Councilmember Bhargava, Mr. Whipple commented regarding potential public benefits.

Responding to Councilmember Sumadiwirya, Mr. Butterfield said the LUCA would help advance development and provide public benefit.

Councilmember Robinson said development agreements tend to produce thoughtful development and can respond to emerging needs within a community.

Mayor Malakoutian commented on the importance of transparency for the public and of evaluating the public benefit against the flexibility granted to the developer.

→ Deputy Mayor Hamilton moved to enter a finding of necessity for the Council to process the LUCA and to direct staff to schedule the public hearing. Councilmember Robinson seconded the motion.

→ The motion carried by a vote of 6-0.

12. Land Use Reports: None.

13. Written Reports

    (a) Update on Great Neighborhoods Program: Eastgate and Factoria

    (b) 2026-2030 Sustainable Bellevue Plan Implementation Update

14. Unfinished Business: None.

15. New Business: None.

16. Executive Session: None.

17. Adjournment

At 9:10 p.m., Mayor Malakoutian declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

March 24, 2026 Council Chambers
6:00 p.m. Bellevue, Washington

PRESENT: Mayor Malakoutian and Councilmembers Bhargava, Briar, Nieuwenhuis, Robinson and Sumadiwirya

ABSENT: Deputy Mayor Hamilton

1. Call to Order

The meeting was called to order at 6:00 p.m., with Mayor Malakoutian presiding.

2. Roll Call; Flag Salute

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

(a) Sexual Assault Awareness Month Proclamation

Councilmember Bhargava read the proclamation recognizing Sexual Assault Awareness Month in Bellevue and reaffirming the City's commitment to a future where all members of our community are safe, respected and supported.

Constance Slappey, Assistant Chief, Bellevue Police Department, thanked the Council for the proclamation and encouraged the public to report sexual assaults and all crimes to the police department.

3. Approval of Agenda

→ Councilmember Robinson moved to approve the agenda, and Councilmember Nieuwenhuis seconded the motion.

→ The motion carried by a vote of 6-0.

4. Oral Communications

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

(a) Wendy Weiker, Republic Services, said they intend to submit a proposal to continue providing garbage, recycling and compost collection services to Bellevue residents and businesses.

(b) Juan Iribe, AI/Data Analyst with Americans for Equality, said they are a non-profit organization focused on technology education, mentorship and development. He commented on the assistance and education he received through the organization and noted the need for more widespread education regarding AI, especially among communities of color.

(c) Erica Hoard, Senior Program Manager, Americans for Equality, said the organization changed her life and helped her at a time when she was facing a number of challenges and barriers to moving forward.

(d) Omer Qureshi, co-founder and CEO, Americans for Equality, said he moved to Bellevue in 2005 and he has observed the growing prosperity in the community since that time. He commented on the need for access to education, especially in technology fields, for people of color. He said many people need assistance in preparing a resume and knowing how to apply for a job and prepare for an interview.

(e) Melvin Pretlow, Americans for Equality, encouraged the City to provide more human services including child care subsidies and expanded community outreach to underrepresented populations. He acknowledged that the City of Bellevue's human services fund is the largest in the area.

(f) Dedrick Hairston II, Americans for Equality, commented on the importance of community engagement and access to education.

(g) Suneet Diwan, a Clyde Hill resident, described recurring flooding in the area over a number of years and his experience with the City of Bellevue in submitting claims.

(h) Dr. Sue Mercer said she houses individuals experiencing homelessness and recently one experienced a psychotic break. She said the person was transferred to Western State Hospital, which she believes will be good for him and demonstrates that mental health assistance is available. She expressed concern regarding potholes on SE 22nd Street between 148th and 156th Avenues and suggested redirecting funds from landscaping to street maintenance.

5. Reports of Community Councils, Boards, and Commissions: None.

6. Report of the City Manager: None.

7. Council Business and New Initiatives

(a) Council Liaison Recommendations for 2026 Reappointments to Bellevue's Boards and Commissions

Mayor Malakoutian noted the memo in the meeting packet listing seven individuals recommended for reappointments to boards and commissions.

→ Councilmember Briar moved to reappoint the following individuals: Erika Enomoto and Joydeep Hazra to the Arts Commission, Kenneth Wan to the Environmental Services Commission, Delfina Gonzalez and Mwanafitri Rashid to the Human Services Commission, Rowena Clima to the Parks and Community Services Board and Mariah Kennedy to the Planning Commission, each to serve a full term expiring May 31, 2030. Councilmember Nieuwenhuis seconded the motion.

→ The motion carried by a vote of 6-0.

8. Consent Calendar

→ Councilmember Robinson moved to approve the Consent Calendar, and Councilmember Nieuwenhuis seconded the motion.

→ The motion to approve the Consent Calendar carried by a vote of 6-0, and the following items were approved:

(a) Council Minutes
Minutes of March 10, 2026 Regular Meeting

(b) Motion to approve payment of claims and payroll for the period February 1, 2026 – February 28, 2026.

(c) Motion to: (1) reject the bid of KLB Construction as nonresponsive; (2) reject the bid of Laser Underground & Earthworks as not responsible; (3) reject the bid protest submitted by KLB Construction; and (4) award Bid No. 26017 for the Kelsey Creek Culvert and Lake Hills Blvd. Water/Sewer Replacement project to Pivetta Brothers, as the lowest responsive and responsible bidder, in an amount not to exceed $10,650,579.30, plus all applicable taxes (CIP Plan Nos. S-66, S-24, D-94, W-16).

(d) Resolution No. 10595 authorizing execution of a professional services agreement, in an amount not to exceed $518,513, with Aptim Environmental & Infrastructure, LLC to administer an e-bike rebate program in Bellevue, Redmond, and Issaquah in 2026.

(e) Resolution No. 10596 authorizing execution of the Telecommunications Right-of-Way Use Agreement with Hyper Fiber of Washington, LLC dba Ripple Fiber.

(f) Resolution No. 10597 authorizing the execution of documents necessary to release a Slope easement and a portion of a Utility Easement located at 633 110th Ave NE and 640 108th Avenue.

(g) Resolution No. 10598 determining that a portion of an existing water easement located at 12835 NE Bellevue Redmond Road is surplus to the city's needs and is no longer required for providing continued water service; and setting a time and place for a public hearing.

(h) Resolution No. 10599 authorizing the execution of an interlocal agreement with the City of Redmond for cost sharing for the design and construction of improvements on Bel-Red Road as part of the City of Redmond's Bel-Red Buffered Bike Lanes project. The City of Bellevue will be contributing approximately $152,840.00.

(i) Resolution No. 10600 authorizing Housing Stability Program capital funding in the amount of $14,460,888, and operations, maintenance, and services funding in the amount of $517,852 per year for five years, for the Altaire at East Main Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the project and execute necessary documents consistent with approved conditions.

(j) Resolution No. 10601 authorizing an Affordable Housing Fund capital award in the amount of $3,483,750 for the Altaire at East Main Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the project and execute necessary documents consistent with approved conditions.

(k) Resolution No. 10602 authorizing Housing Stability Program capital funding in the amount of $6,083,890, and operations, maintenance, and services funding in the amount of $120,000 per year for five years, for the Forest Edge Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the project and execute necessary documents consistent with approved conditions.

(l) Resolution No. 10603 authorizing an Affordable Housing Fund capital award in the amount of $6,104,471 for the Forest Edge Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the project and execute necessary documents consistent with approved conditions.

(m) Resolution No. 10604 authorizing the application of $542,000 of City funds for the Bothell Urban Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

(n) Resolution No. 10605 authorizing Housing Stability Program capital funding in the amount of $2,000,000 for the Bellwether Housing - Bellevue TOD Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the project and execute necessary documents consistent with approved conditions.

(o) Resolution No. 10606 authorizing an Affordable Housing Fund capital award in the amount of $1,715,400 for the Orchard Gardens Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the project and execute necessary documents consistent with approved conditions.

9. Public Hearings

(a) Public Hearing on the Requested Vacation of a dead-end portion of NE 55th Street located on the east side of the Bellevue Golf Course

City Manager Diane Carlson introduced the public hearing regarding a proposed street vacation at the dead-end portion of NE 55th Street on the east side of the Bellevue Golf Course.

Loren Matlick, Real Property Division Manager, Finance and Asset Management Department, said staff is requesting direction following the public hearing to draft legislation to approve the street vacation at a future date. He described the street vacation process and referred to Bellevue City Code 14.35.070 for the criteria to be applied in considering the approval of a street vacation. He presented a map of the vicinity and the subject property, which currently serves as a City-only access to City-owned facilities. He said there is no impact to the public from the street vacation and the City has not received any public comments regarding the proposal. Mr. Matlick said franchise utilities will be notified and, if they have facilities within the vacated area, easements will be recorded for their continued use or the facilities will be relocated.

→ Councilmember Robinson moved to open the public hearing, and Councilmember Briar seconded the motion.

→ The motion carried by a vote of 6-0.

No one came forward to comment.

→ Councilmember Robinson moved to close the public hearing, and Councilmember Briar seconded the motion.

→ The motion carried by a vote of 6-0.

Mr. Matlick said staff recommends the Council use the following criteria to support the authorization of the street vacation: a) whether a change of use or vacation of the described portion will better serve the public good, and b) whether the street or portion thereof is no longer required for public use.

→ Councilmember Robinson moved to direct staff to draft legislation approving the street vacation of the dead-end portion of NE 55th Street located on the east side of the Bellevue Golf Course citing criteria (a) and (b) above, and to bring the motion back on a future consent calendar. Councilmember Briar seconded the motion.

→ The motion carried by a vote of 6-0.

(b) Public Hearing on Ordinance No. 6903, which imposed an Interim Official Control on Part 20.25A of the Land Use Code to reinforce historical and cultural qualities in the Downtown-Old Bellevue 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.

City Manager Carlson introduced the public hearing regarding Ordinance No. 6903, which imposed an Interim Official Control (IOC) to reinforce historical and cultural qualities in the Downtown-Old Bellevue Land Use District along Main Street between 100th Avenue and Bellevue Way.

Nick Whipple, Code and Policy Director, Development Services Department, recalled that the IOC was adopted by the Council on February 10 through Ordinance No. 6903.

Matt McFarland, Assistant City Attorney, City Attorney's Office, said the City has historically balanced preservation in Old Bellevue with growth, housing production and mixed-use development in the downtown as a whole. He said tonight's public hearing is required for the IOC to remain in place for six months, until August 16, 2026. The IOC is a temporary measure while the City considers permanent development regulations for Old Bellevue as part of the Downtown Livability 2.0 planning process. It protects historic façade treatments and requires that new development be compatible with adjacent development.

→ Councilmember Robinson moved to open the public hearing, and Councilmember Briar seconded the motion.

→ The motion carried by a vote of 6-0.

Alex Camara, a member of the Old Bellevue Merchants Association, expressed support for preserving the historical and cultural character of Old Bellevue. He noted the importance of the human scale, light, and sense of history and community in the area.

Bob Perkins, Perkins Property Group LLC, said he opposes Ordinance No. 6903 and he encouraged the Council to reconsider its position. He expressed concern regarding the impact on properties he owns on Main Street.

Carl Vander Hoek, representing Vander Hoek Corporation, said they have owned and operated properties in Old Bellevue for more than 80 years. He encouraged the Council to not renew the IOC when it expires in August. He expressed concern about the lack of outreach to property owners and businesses before the ordinance was adopted. He said the regulations will make it more expensive for development, including affordable housing development.

Jessie Clawson, speaking on behalf of the majority of the property owners affected by the IOC, expressed support for Old Bellevue and its unique value to the community. She expressed concern, however, that the IOC conflicts with two new state laws (House Bill 1576 and House Bill 1293).

Randi Brazen, representing 520 Bar and Grill, expressed support for preserving Old Bellevue and said they have been located on Main Street since 1997. She praised the area's charm and walkability and urged the Council to protect the remaining old facades and building scale.

Julie Cairone said she served on the City's neighborhood committee to brand Old Bellevue several years ago. She spoke in favor of the IOC, noting its importance for the local economy and quality of life.

Dr. Sue Mercer expressed concern regarding the lack of handicapped parking in Old Bellevue.

→ Councilmember Robinson moved to close the public hearing, and Councilmember Briar seconded the motion.

→ The motion carried by a vote of 6-0.

Responding to Councilmember Briar, Mr. McFarland said the City's legal analysis determined that the IOC does not conflict with state law. He acknowledged, however, that there could be legal challenges.

Responding to Councilmember Sumadiwirya, Mr. McFarland said the IOC was drafted to be consistent with the most recent historic resources study and the National Historic Preservation Act. He said the Land Use Code currently provides an incentive for the preservation of historic facades.

Councilmember Nieuwenhuis said he is not in favor of extending the IOC beyond the August expiration. He expressed concern that the IOC process did not accommodate public involvement before the ordinance was adopted. He said he looks forward to discussing the issues through the Downtown Livability 2.0 process.

Councilmember Robinson said she appreciated everyone's comments. She recalled that the IOC process has been used in recent years, including IOCs that were extended multiple times.

Councilmember Bhargava suggested that the Downtown Livability 2.0 planning process include consideration of maintaining historical character and balancing that with development capacity and the need to be equitable in the treatment of property owners. He encouraged consideration of affordable housing and small businesses.

10. Study Session Items

(a) Recommended 2026-2032 Affordable Housing Strategy

City Manager Carlson introduced discussion regarding the revised draft recommendation for the 2026-2032 Affordable Housing Strategy.

Hannah Bahnmiller, Senior Affordable Housing Planner for the Office of Housing, City Manager's Office, said staff is seeking direction to finalize the Affordable Housing Strategy for action at a future meeting. The original plan was adopted in 2017 and focuses on near-term actions for the City. The effort to update the plan was initiated in November 2024. The plan includes updated housing and affordability targets and implements Comprehensive Plan policy goals. The plan is organized into five high-level policy areas with 24 strategies and more than 80 specific actions.

Ms. Bahnmiller said 20 of the actions were identified as high-priority implementation actions for the next seven years. She described the community outreach to engage organizational partners, people with lived experience, and the general public. Two additional public information sessions were held following the last discussion with the Council.

Ms. Bahnmiller recalled that during the February 3 study session, the Council directed staff to conduct additional outreach to stakeholders, address advocacy within citywide strategic plans and to review potential cost impacts on development. She described three revisions recommended by staff to: 1) advocate at the state level for new local revenue tools, 2) consider policies to stabilize rent increases, and 3) support reasonable state policies to reduce tenant displacement. She said staff recommends striking draft language regarding rental registration to instead focus on community education and resources.

Councilmember Briar thanked everyone for their work. Responding to Ms. Briar, Ms. Bahnmiller said the City does not have a role in enforcing health and safety issues between landlords and tenants.

Councilmember Robinson thanked everyone for their work and said Bellevue's plan is a good model for the region.

Councilmember Bhargava expressed concern regarding the monitoring of housing health and safety.

Councilmember Sumadiwirya thanked staff for the thorough presentation.

Responding to Councilmember Nieuwenhuis, Ms. Bahnmiller commented regarding policies to reduce tenant displacement and policies to stabilize rent increases. Bianca Siegl, Director, Office of Housing, said the City currently has policies to regulate rent increases in the multifamily tax exemption (MFTE) program. Similar policies could be considered for other housing in the future.

→ Councilmember Robinson moved to direct staff to prepare the 2026-2032 Affordable Housing Strategy Update for action at a future meeting on the consent calendar. Councilmember Briar seconded the motion.

→ The motion carried by a vote of 6-0.

At 7:41 p.m., Mayor Malakoutian declared a short break. The meeting resumed at 7:55 p.m.

(b) 2026 State Legislative Session Wrap-Up

City Manager Carlson introduced staff's update regarding the 2026 state legislative session.

Katie Kuciemba Halse, Intergovernmental Relations Assistant Director, City Manager's Office, thanked Councilmembers and staff for their robust participation during this short legislative session. She said this is the first time the City had a dedicated state relations policy advisor to more effectively engage with the legislature.

Diana Hart, State Relations Policy Advisor, City Manager's Office, said this was a 60-day session with Democratic majorities in both the House and Senate. There were 1,482 bills carried over from the 2025 session and 1,207 new bills were introduced. Of those, 267 bills were passed and Councilmembers testified at eight bill hearings. Ms. Hart said supplemental operating, capital and transportation budgets were adopted.

Ms. Hart highlighted key bills that passed addressing residential development in mixed-use and commercial areas, employer shuttles use of BAT (Business Access and Transit) lanes, affordable housing funding, local government revenue flexibility, tax increment financing, supportive and emergency housing, and housing development by religious organizations.

Ms. Hart said 2026 is a campaign year for half of the Senate and all members of the House. She noted the continued interest in homelessness and housing services and in land use mandates.

Mayor Malakoutian expressed appreciation for staff's proficiency, professionalism and integrity.

Councilmember Robinson thanked staff for their hard work and thanked Councilmembers for their involvement with the state legislature.

Councilmember Briar thanked staff for their dedication and passion for this work.

Councilmember Nieuwenhuis thanked everyone for their work on behalf of Bellevue residents and businesses. He expressed concern regarding the potential impact of the millionaire's tax on

Bellevue and Washington state if it is signed by the governor. Mr. Nieuwenhuis expressed concerns regarding HB 2266 which will allow permanent supportive housing, transitional housing and emergency shelters in residential neighborhoods. He expressed an interest in legislation next session regarding autonomous vehicles.

Councilmember Bhargava thanked everyone for their work. Responding to Mr. Bhargava, Ms. Hart commented on her goal to create and implement a state advocacy strategic plan.

(c) Solid Waste Contract Procurement

City Manager Carlson introduced discussion regarding the solid waste contract procurement process. The current contract was extended in 2021 and will expire June 30, 2028.

Lucy Liu, Director, Utilities Department, said Bellevue's solid waste services include garbage, recycling and composting. Single-family residences receive weekly collections and multifamily and commercial properties have varied schedules. Ms. Liu said state law and city policy requires a request for proposals (RFP) process for the solid waste contract.

Scott Edwards, Utilities Deputy Director, reviewed the procurement timeline, noting the RFP process from July through November. Council action is anticipated during the first quarter of 2027 with an award agreement to be completed by mid-2027. The key solid waste service objectives are alignment with best practices, compliance with state and local laws and policies, responsiveness to community needs and the role of technology and data collection. Mr. Edwards said community engagement identified three key themes: reliability, affordability and user experience.

Councilmember Nieuwenhuis thanked staff for their forward-looking approach. Responding to Mr. Nieuwenhuis, Mr. Edwards said best practices will take performance metrics, including customer service metrics, into consideration. Mr. Edwards said the City's consultant will be looking at national metrics in drafting the contract documents.

Councilmember Sumadiwirya thanked staff for aligning the City's priorities with the RFP process and objectives. Responding to Ms. Sumadiwirya, Mr. Edwards said the use of AI will be thoughtfully evaluated to ensure it is implemented appropriately and cost effectively. He noted the City's sensitivity to protecting residents' privacy.

Councilmember Bhargava expressed support for staff's recommended approach, including the consideration of national performance metrics. He encouraged a focus on customer-centric apps and public education. He said a high priority should be given to maintaining the lowest rates possible.

Councilmember Briar said she appreciated the focus on reliability and affordability. She expressed an interest in the City of Everett's alternative approach to pricing for utilities.

Councilmember Robinson expressed concern about whether the current recycling program is as effective as it could be. She expressed an interest in electric vehicles for collection services and waste-to-energy options.

Mayor Malakoutian thanked staff for their work and noted that this contract affects everyone in Bellevue. He encouraged ways to influence behavior related to waste management.

→ Councilmember Robinson moved to direct staff to develop a solid waste services package based on the four recommended objectives as well as maintaining key contract elements, including weekly collection services for single-family residents and an embedded rate structure. Councilmember Nieuwenhuis seconded the motion.

→ The motion carried by a vote of 6-0.

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 9:00 p.m., Mayor Malakoutian declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw

CITY COUNCIL AGENDA TOPIC

Ordinance to 1) authorize execution of an Agreement with Puget Sound Energy to accept $700,000 in grant funding from the Puget Sound Energy Decarbonization Grant Program for Energy Smart Eastside to implement heat pump incentives for income-qualified households; 2) amend the 2025-2026 budget of the Operating Grants, Donations, and Special Reserve Fund to increase the appropriation by $700,000; and authorizing expenditures of said grant funds.

Emil A. King AICP, Director
Thara Johnson, Planning Director
Jennifer Ewing, Sustainability Manager
Emily Korn, Energy Smart Eastside Program Coordinator
Community Development Department

EXECUTIVE SUMMARY

ACTION

This action authorizes the execution of an agreement with Puget Sound Energy (PSE) to accept $700,000 in grant funding for Energy Smart Eastside (ESE) to implement heat pump incentives for income-qualified households and further amends the 2025-2026 budget to increase the appropriation by that same amount to allow for the additional expenditure authority.

This is one of two actions on tonight's consent calendar related to the ESE program. The other action under separate cover is a Resolution authorizing execution to amend a reimbursement contract with Hopelink to manage the heat pump implementation expenses related to this grant.

RECOMMENDATION

Move to adopt Ordinance No. 6908

BACKGROUND/ANALYSIS

ESE is a heat pump incentive program jointly funded by the cities of Bellevue, Issaquah, Kirkland, Mercer Island, Redmond, and Sammamish as part of the Eastside Climate Partnership (ECP) and administered by the City of Bellevue with oversight from all participating cities. In February 2026, Bellevue was awarded $700,000 from the PSE Decarbonization Grant to fund the purchase and installation of 50 heat pumps through the ESE Boost program. The grant will fund purchase and installation of heat pumps for qualified low-income households earning less than 80% percent of area median income (AMI) through the existing ESE Boost program. Of the $700,000 award, Bellevue will retain and utilize $238,000 of the total grant amount to provide heat pump incentives for qualified low-income households in Bellevue. The remainder ($462,000) will be split among the ECP cities of Issaquah, Kirkland, Mercer Island, Redmond, and Sammamish.

Since 2023, the ESE Boost program has installed over 400 full cost-coverage heat pumps in income qualified homes, affordable housing units, and adult family homes. Heat pumps installed so far will result in an estimated 28,000 metric tons of greenhouse gas emissions savings over the lifetime of

the equipment, as well as providing heating security and cooling in households with vulnerable residents such as seniors and the disabled. Approval of this ordinance will supplement other sources of municipal and grant funding (see table below) to keep this popular and effective program active into 2026.

2025-26 Energy Smart Eastside Biennium Funding Sources	Funding Amount
City of Bellevue	*$873,900*
City of Issaquah	*$304,000*
City of Kirkland	*$197,000*
City of Mercer Island	*$113,000*
City of Redmond	*$1,095,300*
City of Sammamish	*$333,640*
Puget Sound Energy Decarbonization Program 2024 Grant	*$288,363*
Puget Sound Energy Decarbonization Program 2025 Grant	*$400,000*
Department of Commerce HEAR Program	*$3,031,600*
Department of Commerce HEAR Adult Family Home Program	*$1,500,000*
Department of Commerce Building Electrification Fund	*$1,000,000*
Department of Commerce Climate Planning Grant	*$40,000*
Total Match	***$9,176,803***
Puget Sound Energy CCA Decarbonization Grant	*$700,000*
Total Budget	***$9,876,803***

**Pending council approval. Ordinances to execute these Agreements and accept grant funding are on tonight's agenda.*

As this funding supports an existing program, the project team is prepared to begin execution immediately on the City Council's authorization and execution of the funding agreement. Heat pump installations funded by this grant are expected to begin in June 2026 and be completed by February 2027.



POLICY & FISCAL IMPACTS

Policy Impact

The Ordinance supports the following Sustainable Bellevue Plan actions.

- C.1.2: Develop outreach and education programming to support residents and businesses in taking action to reduce emissions and environmental impact, with a focus on engagement with Bellevue's most vulnerable communities.

- B.1.2: Accelerate market transformation of residential space heating away from natural gas to heat pumps
- B.1.3: Support low- and moderate-income households in adoption of heat pumps through loans and financial incentives
- B.1.4: Support residents accessing existing weatherization programs through Puget Sound Energy and King County Housing Authority and offer bundled weatherization measures with low-income heat pump installs.
- F.3.1: Embed equity in sustainability program design and implementation, including through prioritizing engagement with underrepresented community members and partnering with community-based organizations to co-design engagement and inform decision making.

Fiscal Impact

Executing this grant agreement will provide $700,000 in grant funding from PSE to allow for additional heat pump installations. The city will retain and utilize $238,000 of the total grant amount to provide heat pump incentives for qualified low-income households in Bellevue, with the remaining $462,000 distributed within partner cities in the ECP.

Additionally, the action amends the 2025-2026 Operating Grants, Donations, and Special Reserve Fund budget to increase appropriations by $700,000 to accommodate the grant revenue and corresponding expenditures. Administrative costs for program management are covered within the existing ESE program structure. The grant funding supplements other municipal and grant sources already supporting this ongoing program, allowing enhanced operations through 2026 without additional city investment.

OPTIONS

1. Adopt the Ordinance to 1) authorize execution of an Agreement with Puget Sound Energy to accept $700,000 in grant funding from the Puget Sound Energy Decarbonization Grant Program for Energy Smart Eastside to implement heat pump incentives for income-qualified households; 2) amend the 2025-2026 budget of the Operating Grants, Donations, and Special Reserve Fund to increase the appropriation by $700,000; and authorizing expenditures of said grant funds.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS

Proposed Ordinance No. 6908

AVAILABLE IN COUNCIL LIBRARY

Puget Sound Energy Decarbonization Funding Agreement
Eastside Climate Partnership Interlocal Agreement
2026-30 Sustainable Bellevue Plan
2026-30 Sustainable Bellevue Action Plan
Energy Smart Eastside (ESE) 2025 Annual Report

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6908

AN ORDINANCE to 1) authorize execution of an Agreement with Puget Sound Energy to accept $700,000 in grant funding from the Puget Sound Energy Decarbonization Grant Program for Energy Smart Eastside to implement heat pump incentives for income-qualified households; 2) amend the 2025-2026 budget of the Operating Grants, Donations, and Special Reserve Fund to increase the appropriation by $700,000; and authorizing expenditures of said grant funds.

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

Section 1. The City Manager or designee is authorized to execute an Agreement with Puget Sound Energy to accept $700,000 in grant funding from the Puget Sound Energy Decarbonization Grant Program for Energy Smart Eastside to implement heat pump incentives for income-qualified households, a copy of which agreement shall be substantially in the form given Clerk's Receiving No. _____.

Section 2. The appropriate administrative officials of the City are hereby authorized to receive monies and to expend the same as authorized in said agreement and shall have all authority necessary to enter into agreements regarding the use thereof.

Section 3. At the time of execution of said Grant Agreement and acceptance of said funds, a project shall be established within the Operating Grants, Donations and Special Reserves Fund into which all said respective grant monies shall be deposited.

Section 4. The approximate amount and anticipated source of revenue for said grant monies is:

Puget Sound Energy (PSE)	$700,000

Section 5. Upon execution of said Grant Agreement, the budget for the 2025-2026 Operating Grants, Donations and Special Reserves Fund shall be amended by appropriating $700,000 to said fund.

Provided, however, if the actual revenue received from the anticipated source specified in said agreement shall be more or less than the anticipated amount set forth herein, the appropriations shall be adjusted to be equal to the amount actually received.

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. This Ordinance shall take effect and be in force five (5) days after its passage and legal publication.

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

(SEAL)

_____
Mo Malakoutian, Mayor

Approved as to form:
Trisna Tanus, City Attorney

_____
Heather Jones, Assistant City Attorney

Attest:

_____
Charmaine Arredondo, City Clerk
Published _____

CITY COUNCIL AGENDA TOPIC

Ordinance authorizing 1) the award Bid No. 26006, Bundle – Deck Repair (Preservation Project) to Combined Construction, Inc. as the lowest responsive bid from a responsible bidder, in an amount not to exceed $600,950.00, plus all applicable taxes; and 2) an amendment increasing the 2025-2026 Operating Grants, Donations and Special Reserves Fund appropriation by $207,850; and providing for severability and an effective date.

Andrew Singelakis, Director
Maher Welaye, Assistant Director
Kyle Potuzak, Design Engineering Manager
Isack Habte, Pavement Manager
Deontae Elder, Project Manager
Transportation Department

EXECUTIVE SUMMARY

ACTION

This action will award Bid No. 26006 to Combined Construction, Inc. for the Bundle – Deck Repair (Preservation Project). The project repair decks on four structures in the city's bridge inventory. This project is funded by a National Highway Performance Program federal grant awarded to the city's Bridge and Pavement Preservation Program.

RECOMMENDATION

Move to adopt Ordinance No. 6909

BACKGROUND/ANALYSIS

The city places a high priority on allocating adequate resources to preserve and extend the useful life of transportation system assets. Investment in preservation works defrays and can prevent more costly future repairs and reconstruction.

Asset management of the city's bridges is achieved through regular bridge inspections and assessments. The condition of each bridge is reviewed every two years to thoroughly document the condition of each bridge and document recommended maintenance and repairs.

The Bundle – Deck Repair (Preservation Project) will focus on repair and thin overlay of bridge decks on four structures:

- BELLEVUE2: NE 12th St between 120th Ave NE & 124th Ave NE
- BELLEVUE4: NE 12th St between NE Spring Blvd & 120th Ave NE
- BELLEVUE14: Lakemont Blvd SE between SE Newport Way & 171st Ave SE
- BELLEVUE21: 120th Ave NE between NE Spring Blvd & Northup Way

On April 26, 2023, staff applied for a federal-aid grant through the WSDOT Local Programs to fund the construction phase of this project. Funding for this grant is provided through the National Highway Performance Program. $704,000 in grant funding was awarded to Bellevue and was accepted by

Council on January 22, 2024 (Ordinance 6775). The grant award was subsequently increased to $911,850 on December 15, 2025.

Following verification of bid submittals, the bids received were as follows:

- Combined Construction, Inc. $600,950.00
- Massana Construction, Inc. $932,052.00
- Highmark Concrete Contractors $998,800.00
- **Engineer's Estimate** **$762,262.50**

To the best of our knowledge and professional judgment, all factors that normally contribute to construction expenses have been accounted for in the contract documents. Based on prior experience, projects of this type may result in some field changes. All claims are rigorously reviewed and only those that are clearly necessary to fulfil the intent of the contract, but have not been provided for, will be paid.

POLICY & FISCAL IMPACTS

Policy Impact
The Transportation element of the Comprehensive Plan speaks to prioritizing maintenance of the existing transportation system.

Fiscal Impact
Bid Award
Awarding this bid will obligate the city to an amount up to $600,950.00, plus all applicable taxes. This amount is approximately 21% below the engineer's estimate.

Appropriation Increase
This action will also amend the 2025-2026 Operating Grants, Donations and Special Reserves Fund by increasing the fund appropriation by $207,850 to reflect an increase in previously awarded National Highway Performance Program federal grant funds, for a total grant award of $911,850.00. This grant will fully fund the contract phase of the project.

OPTIONS

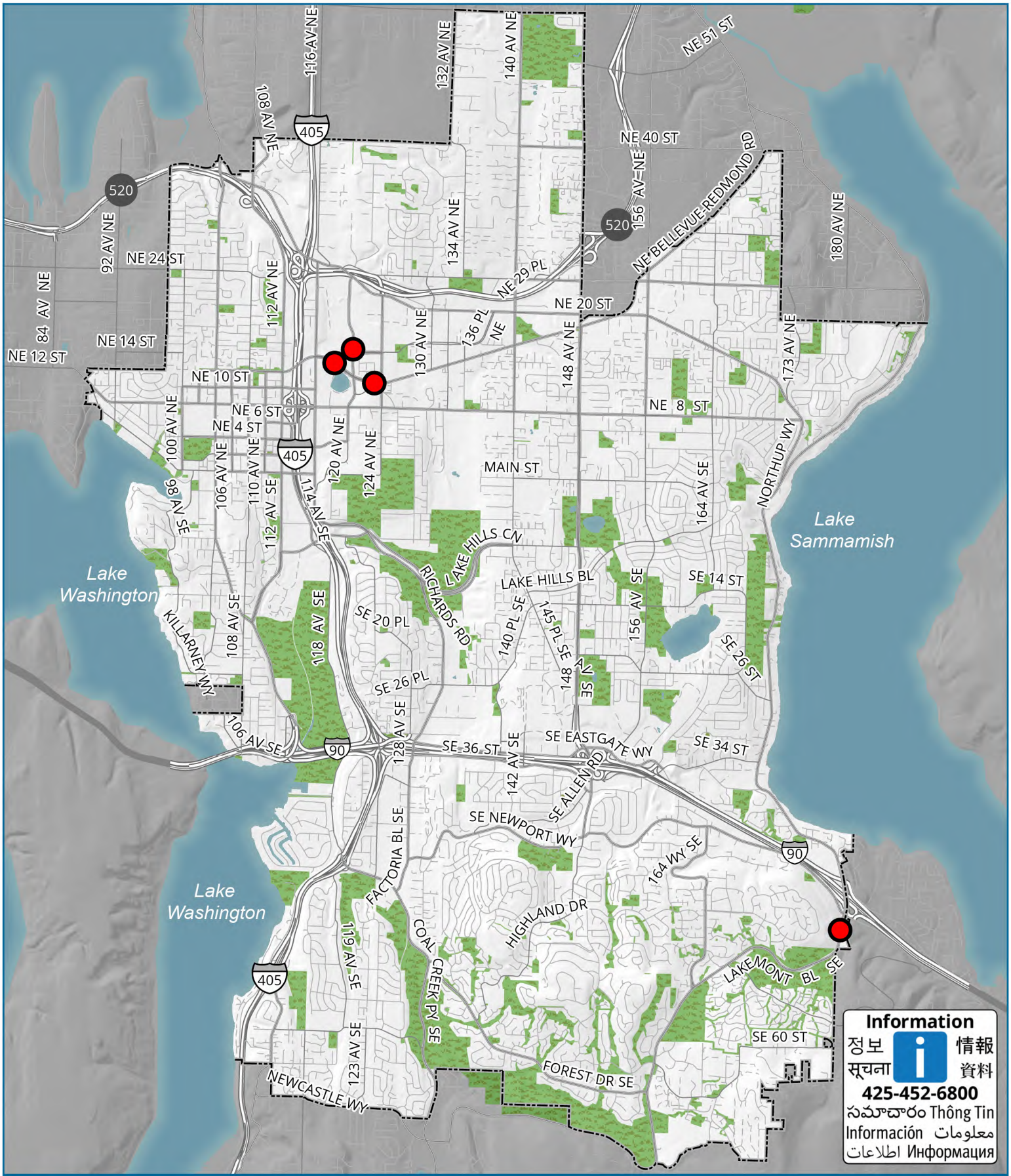
1. Adopt the Ordinance authorizing 1) the award Bid No. 26006, Bundle – Deck Repair (Preservation Project) to Combined Construction, Inc. as the lowest responsive bid from a responsible bidder, in an amount not to exceed $600,950.00, plus all applicable taxes; and 2) an amendment increasing the 2025-2026 Operating Grants, Donations and Special Reserves Fund appropriation by $207,850; and providing for severability and an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS

A. Vicinity Map
Proposed Ordinance No. 6909

AVAILABLE IN COUNCIL LIBRARY

N/A



Bundle – Deck Repair (Preservation Project)

Vicinity Map

0 3,000
Feet

Date: 3/20/2026

File Name: V:\Trans\ArcGISPro\VicinityMaps\BundleDeckRepairPreservationProject\BundleDeckRepairPreservationProject.aprx

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6909

AN ORDINANCE authorizing 1) the award Bid No. 26006, Bundle – Deck Repair (Preservation Project) to Combined Construction, Inc. as the lowest responsive bid from a responsible bidder, in an amount not to exceed $600,950.00, plus all applicable taxes; and 2) an amendment increasing the 2025-2026 Operating Grants, Donations and Special Reserves Fund appropriation by $207,850; and providing for severability and an effective date.

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

Section 1. Bid No. 26006, Bundle – Deck Repair (Preservation Project) is hereby awarded to Combined Construction, Inc. as the lowest responsive bid from a responsible bidder, in an amount not to exceed $600,950.00, plus all applicable taxes.

Section 2. The 2025-2026 Operating Grants, Donations and Special Reserves Fund, as adopted by Ordinance 6883, as amended, is further amended to increase the fund appropriation by $207,850 in anticipated grant funds from a National Highway Performance Program federal grant.

Provided, however, if the actual revenue received from the anticipated source specified in said agreement shall be more of less than the anticipated amount set forth herein, the appropriations shall be adjusted to be equal to the amount actually received.

Section 4. 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 5. This Ordinance shall take effect and be in force five (5) days after its passage and legal publication.

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

(SEAL)

_____
Mo Malakoutian, Mayor

Approved as to form:
Trisna Tanus, City Attorney

_____
Heather Jones, Assistant City Attorney

Attest:

_____
Charmaine Arredondo, City Clerk
Published _____

CITY COUNCIL AGENDA TOPIC

Ordinance authorizing 1) execution of a grant agreement (and supplements if necessary) with the Washington State Department of Transportation (WSDOT) to accept up to $1,317,725 in federal Surface Transportation Block Grant program funding provided through the Puget Sound Regional Council (PSRC) to support design of the SE Eastgate Way Sidewalk Project (CIP Plan No. PW-WB-91); (2) amending the 2025-2030 General Capital Improvement Program (CIP) Fund to increase the budget for CIP Plan No. PW-WB-91 by $249,225; providing for severability; and establishing an effective date.

Andrew Singelakis, Director
Maher Welaye, Assistant Director
Eric Miller, Implementation Planning Manager
Mia Waters, Grant Program Manager
Transportation Department

EXECUTIVE SUMMARY

ACTION	Approval of this Ordinance for the SE Eastgate Way Sidewalk Project authorizes acceptance of up to $1,317,725 in federal Surface Transportation Block Grant program funding and execution of a grant agreement (and supplements if necessary) with the WSDOT to conduct design phase activity on this project, and amendment of the 2025-2030 General CIP Plan No. PW-WB-91 to increase the budget by $249,225.

RECOMMENDATION

Move to adopt Ordinance No. 6910

BACKGROUND/ANALYSIS

There is currently no pedestrian facility on SE Eastgate Way between Richards Rd and the 13200 block to the east. There is only a buffered bike lane abutting a confining guardrail protecting a steep drop-off, but there is no sidewalk. With the opening of the Eastside supportive housing complex a short distance east of this project, there has been a substantial uptick in the number of pedestrians using who may be a hazard to themselves and others by walking in the bicycle lane.

Filling this critical sidewalk system gap improves pedestrian access and improves both pedestrian and bicycle safety by providing pedestrians with a dedicated walkway. This sidewalk improvement will benefit mobility and access within the designated Eastgate Countywide Center and connectivity to the designated Factoria Countywide Center, accessed via Richards Road. Completing this sidewalk segment benefits commuters and residents of the area who will have easier and safer access to transit, grocery/retail stores, and the services available within the two activity centers.

This gap is within 600 feet of the newly completed Eastgate center for supported housing/services, including a 100-bed emergency shelter for homeless men, a 95-unit permanent supportive housing project for homeless individuals; and a 300-unit Polaris "Workforce Housing" project for persons earning in the 50-60% range of average median income. Continuing east, this sidewalk also connects to and supports access to the Eastgate Transit Center and Park and Ride/I-90 Flyer Stop serviced by multiple Sound Transit and King County metro bus routes, providing access to Downtown Bellevue, Seattle, Issaquah, Kirkland, Redmond and Renton. Filling this gap will support the shelter/transitional housing investment and all other users of this important corridor.

Project Description
This project will complete the design phase of an approximate 850-foot gap in sidewalk on the north side of SE Eastgate Way between Richards Road and the 13200 block of SE Eastgate Way. Project features include a concrete sidewalk, with new curb and gutter, retaining walls and railings where needed, stormwater drainage, environmental mitigation, and pavement replacement where affected by construction.

Timeline
In the spring of 2024 the Puget Sound Regional Council (PSRC), King County Nonmotorized Grant competition opened for applications. Bellevue staff evaluated the proposed SE Eastgate Sidewalk project for inclusion within this competition. Based on proposed project size, location, and connections to services this project aligned well with the grant parameters and the city applied for funding.

In June 2024 the PSRC Policy board recommended this project for funding and in July 2024 the PSRC Executive Committee confirmed the selection. In December 2024 PSRC formally awarded $1,068,500 in design phase funding for this project which was scheduled to commence in spring 2027.

In an effort to advance the project timeline for this vital sidewalk project, the Bellevue Transportation Department has been working with the PSRC to advance the design grant funds into 2026. Also, as part of a 2026 PSRC supplemental funding exercise, this project will receive a $249,225 increase to its original federal grant award, resulting in a total award of $1,317,725. With Council acceptance of this grant and PSRC procedural approvals in spring 2026, this project will be able to initiate sidewalk design this year.

POLICY & FISCAL IMPACTS

Policy Impact
Acceptance of this grant and authorization of the funding agreement with the WSDOT is consistent with the following policies in the Transportation Element of the Comprehensive Plan:

- TR-24. Increase connectivity and system completeness for all transportation modes to create a Complete Streets arterial network.
- TR-50. Maintain and enhance safety for all users of the roadway network.
- TR-96. Implement the Pedestrian and Bicycle Transportation Plan and evaluate, describe, and prioritize projects that address Performance Target gaps through the Mobility Implementation Plan.
- TR-123: Leverage local funding to seek and secure state and federal funds for transportation capital, maintenance, and operations.

- TR-124. Provide and prioritize transportation funding to address Performance Target gaps for people walking, biking, riding transit, and travelling in a car.

In addition, acceptance of this grant aligns with the city's 2026 Vision Zero Action Plan (strategy 2.2, Implement infrastructure that improves safety and comfort for people bicycling, including the Urban Core Bike Network projects; and strategy 6.1, Pursue additional resources through outside funding programs to implement new Vision Zero projects and programs), and allows the city to advance safety improvements in a cost-effective manner.

Fiscal Impact

Executing this grant agreement will provide, on a reimbursable basis, up to $1,317,725 in federal Surface Transportation Block Grant program funding to conduct design of the SE Eastgate Way Sidewalk Project (CIP Plan No. PW-WB-91). The original grant award amount, $1,068,500, is already included in the adopted 2025-2030 General Capital Improvement Program (CIP) Plan. This Council action will increase the federal grant share by an additional $249,225 to reflect the supplemental award. There is a 13.5% minimum matching requirement for this grant. The total estimated cost to implement design of this project is estimated at $1,600,000, which after applying the grant amount, leaves $282,275 in required local funds. This amount satisfies the minimum match requirement and is fully funded in the 2025-2030 General CIP Plan through PW-WB-91.

OPTIONS

1. Adopt the Ordinance authorizing 1) execution of a grant agreement (and supplements if necessary) with the Washington State Department of Transportation (WSDOT) to accept up to $1,317,725 in federal Surface Transportation Block Grant program funding provided through the Puget Sound Regional Council (PSRC) to support design of the SE Eastgate Way Sidewalk Project (CIP Plan No. PW-WB-91); (2) amending the 2025-2030 General Capital Improvement Program (CIP) Fund to increase the budget for CIP Plan No. PW-WB-91 by $249,225; providing for severability; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS

A. Vicinity Map
B. CIP Project Description (PW-WB-91)

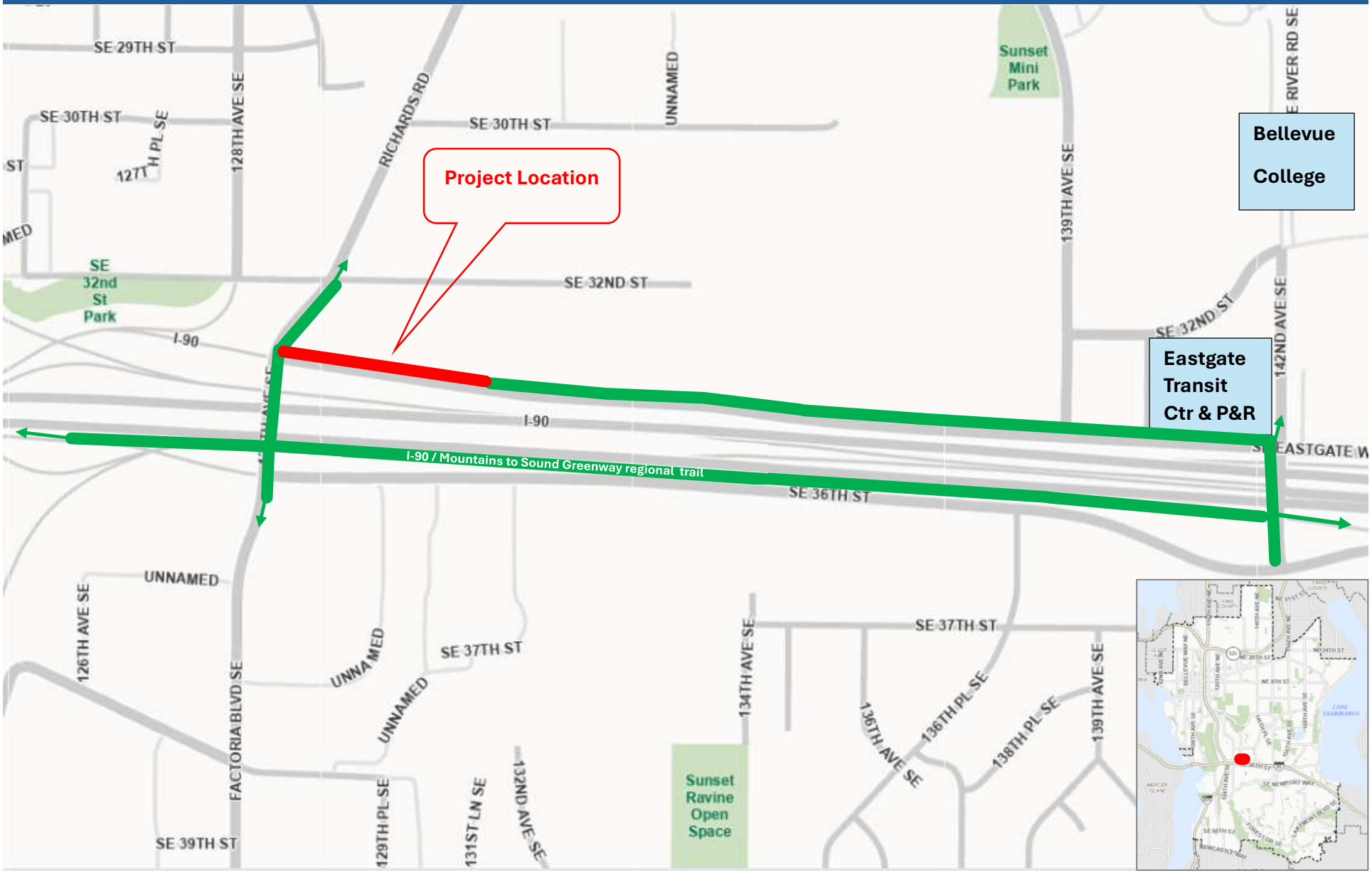
Proposed Ordinance No. 6910

AVAILABLE IN COUNCIL LIBRARY

PSRC Grant Award Letter and supplemental funding documentation
WSDOT Grant Agreement (draft)

City of Bellevue

SE Eastgate Way Sidewalk



Eastgate Way/Richards Road Sidewalk



2025- 2030 Budget

$4.4M

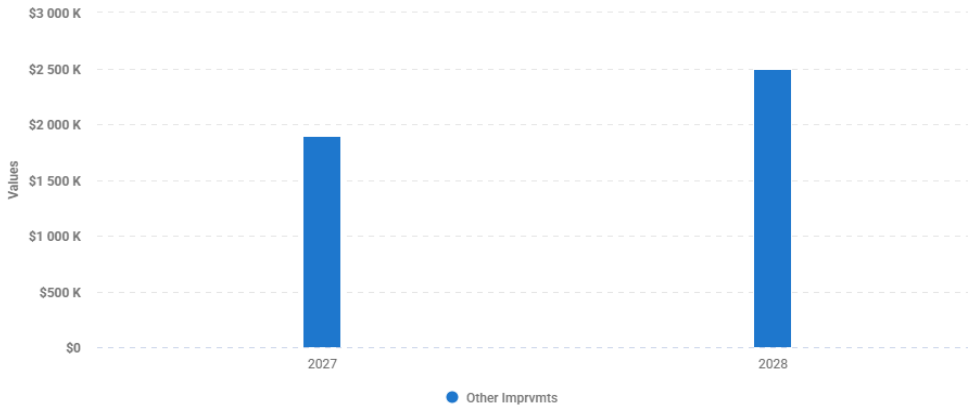
2025- 2030 Budget

$4.4M

The project provides for the full implementation including design and construction of sidewalk on the northside of Eastgate Way between Richards Road and the driveway at 13212 Eastgate Way. The project also includes the construction of walls, barrier, railing, pavement grind and overlay, and wetland mitigation.

Project Number: PW-WB-91
Project Type: Transportation
Status: New

Expenses



CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6910

An ORDINANCE authorizing 1) execution of a grant agreement (and supplements if necessary) with the Washington State Department of Transportation (WSDOT) to accept up to $1,317,725 in federal Surface Transportation Block Grant program funding provided through the Puget Sound Regional Council (PSRC) to support design of the SE Eastgate Way Sidewalk Project (CIP Plan No. PW-WB-91); (2) amending the 2025-2030 General Capital Improvement Program (CIP) Fund to increase the budget for CIP Plan No. PW-WB-91 by $249,225; providing for severability; and establishing an effective date.

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

Section 1. The City Manager or designee is hereby authorized to execute a grant agreement (and supplements if necessary) with the Washington State Department of Transportation (WSDOT) to accept up to $1,317,725 in federal Surface Transportation Block Grant program funding provided through the Puget Sound Regional Council (PSRC) to support design of the SE Eastgate Way Sidewalk Project (CIP Plan No. PW-WB-91), a copy of which agreement shall be substantially in the form given Clerk's Receiving No. _____.

Section 2. The appropriate administrative officials of the City are hereby authorized to receive monies and to expend the same as authorized in said Grant Agreement and shall have all authority necessary to enter into agreements regarding the use thereof.

Section 3. Ordinance No. 6822, adopted on November 19, 2024, as previously amended, is hereby further amended to increase the budget for CIP Plan No. PW-WB-91 by $249,225 in anticipated grant funds to be received from the Washington State Department of Transportation (WSDOT).

Provided, however, if the actual revenue received from the anticipated source specified in said Agreement shall be more of less than the anticipated amount set forth herein, the appropriations shall be adjusted to be equal to the amount actually received.

Section 4. 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 5. This Ordinance shall take effect and be in force five (5) days after its passage and legal publication.

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

(SEAL)

_____
Mo Malakoutian, Mayor

Approved as to form:
Trisna Tanus, City Attorney

_____
Heather Jones, Assistant City Attorney

Attest:

_____
Charmaine Arredondo, City Clerk
Published_____

CITY COUNCIL AGENDA TOPIC

Resolution authorizing the execution of a five-year Microsoft Enterprise Agreement for required Microsoft licenses and subscriptions, with anticipated annual license adjustments that are necessary for the continued and future use of Microsoft products and services by the City, in an amount not to exceed, $9,311,867.74 plus all applicable taxes.

Sabra Schneider, Chief Information Officer
Chelo Picardal, Chief Technology Officer
Information Technology Department

EXECUTIVE SUMMARY

ACTION

This Resolution will authorize the execution of a purchasing agreement with CDW-G for the City's Microsoft Enterprise Agreement. The Enterprise Agreement licenses the city to use Microsoft products and services on desktop and laptop computers, mobile devices, and servers that are essential to the functioning of the organization and serve over 1800 employees and volunteers. The agreement includes operating systems, email, Office products, collaboration tools, communication systems, analytics, cloud services, AI capabilities, and security tools.

This resolution authorizes the city to execute a purchasing agreement with CDW-G for the Microsoft Volume Licensing Agreement for a total cost of $9,311,867.74 plus all applicable taxes.

RECOMMENDATION

Move to adopt Resolution No. 10607

BACKGROUND/ANALYSIS

The City's Microsoft Enterprise Agreement includes product licenses and service subscriptions purchased through CDW-G, an authorized reseller for Microsoft, under the OMNIA cooperative purchasing program. The city benefits from the volume license negotiated under this cooperative purchasing contract and receives the same volume discount available to all state agencies, counties, and cities nationally. This agreement continues to deliver the best value in purchasing the needed Microsoft products and services for the city.

The Microsoft Enterprise Agreement provides core functionality to the city while maintaining critical security protections. The agreement bundles useful products and services and makes it readily available for all staff to use in their daily work. Most services are cloud based and enable secure access from anywhere and on any device, which is critical for field and hybrid work.

This new agreement includes the following changes from the prior agreement:

- Five-year agreement: Changing from 3-year agreement to 5-year agreement locks in per item pricing for the next 5 years.

- Vendor price increase: Reflects Microsoft per item licensing price increases ranging from 2% to 12% more than previous agreement. These price increases are implemented at the start of each enterprise agreement.
- Growth: Enterprise agreement costs are impacted by cloud computing and storage increases and by user account growth from new staff, volunteers, and contractors. This growth is accounted for in an annual true-up process for the agreement, which has averaged 15% annual growth over the last 3 years. Each year the city pays a base recurring annual cost plus the true-up cost, which reflects the growth from prior year.
- Security, data, and innovation capabilities: Each enterprise agreement provides an opportunity to adapt to a changing technology landscape. In the prior agreement, security upgrades were included to deal with increasing cyber threats, which will be maintained. In this agreement, increased cloud computing costs are included to accommodate Bellevue's growing data enablement work as well as additional AI capabilities.

POLICY & FISCAL IMPACTS

Policy Impact
City Council's 2024-2026 Priorities for High-Performance Government: Identify and implement enterprise approaches to service management, community engagement and data analytics to improve customer service, access and transparency.

Fiscal Impact
The Information Technology operating budget has sufficient funds to cover these replacements in the approved 2025-2026 budget for year 1 of the agreement. Years 2 through 5 costs, plus all applicable taxes, will be incorporated in subsequent budget processes. Recurring annual service costs and subscriptions base cost is anticipated to be $1,662,723.10 annually in years 1 through 3 and $1,662,991.96 annually in years 4 and 5. An annual true-up cost of 15% is expected to be applied in years 2 to 5. The estimated total cost for 5 years of service will be approximately $9,311,867.74 plus all applicable taxes

OPTIONS

1. Adopt the Resolution authorizing the execution of a five-year Microsoft Enterprise Agreement for required Microsoft licenses and subscriptions, with anticipated annual license adjustments that are necessary for the continued and future use of Microsoft products and services by the City, in an amount not to exceed, $9,311,867.74 plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10607

AVAILABLE IN COUNCIL LIBRARY

CDW-G Quote – OMNIA Contract 2024056-01
Microsoft Volume Licensing Agreement

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10607

A RESOLUTION authorizing the execution of a five-year Microsoft Enterprise Agreement for required Microsoft licenses and subscriptions, with anticipated annual license adjustments that are necessary for the continued and future use of Microsoft products and services by the City, in an amount not to exceed, $9,311,867.74 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 a five-year Microsoft Enterprise Agreement for required Microsoft licenses and subscriptions, with anticipated annual license adjustments that are necessary for the continued and future use of Microsoft products and services by the City, in an amount not to exceed, $9,311,867.74 plus all applicable taxes, a copy of which agreement 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)

_____
Mo Malakoutian, Mayor

Attest:

_____
Charmaine Arredondo, City Clerk

CITY COUNCIL AGENDA TOPIC

Resolution determining that an existing sidewalk and utility easement located at 16035 Northup Way is surplus to the city's needs and is no longer required for providing service; and setting a time and place for a public hearing to consider the release of this easement.

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

Dwight Smith, Utilities Development Review Manager
Utilities Department

Tyler Moore, Development Review Manager
Transportation Department

EXECUTIVE SUMMARY

ACTION

This Resolution determines that an existing sidewalk and utility easement located at 16035 Northup Way is surplus to the city's needs and is no longer required for providing continued service at this location and sets a time and place for a public hearing. The easement consists of a pedestrian portion and a sidewalk portion that includes utilities. The sidewalk portion of the easement will be replaced by Right-of-Way Dedication and the city will obtain a new public access (pedestrian) easement.

RECOMMENDATION

Move to adopt Resolution No. 10608

BACKGROUND/ANALYSIS

This action involves declaring an existing sidewalk and utility easement located at 16035 Northup Way as surplus. This easement was granted to the City of Bellevue by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter- Day Saints under recording number 8909280449, in King County, Washington; on September 28, 1989.

The subject property is owned by KL Propco4 Shared LLC. The owner is redeveloping the site into a complex with 15 single family units. As a part of their development, the owner has requested that the city release this existing easement. The development plans include structures over the existing trail that will necessitate that the trail access and route be relocated to the west edge of the property. The current trail will remain open while the new one is constructed.

Additionally, the existing 2ft- wide sidewalk and utility easement will be released. Per development requirements, a larger, 2.5ft-wide right-of-way dedication will be dedicated to the city in order to accommodate the new sidewalk entirely within the right-of-way.

Utilities and Transportation Department staff have reviewed the release request and confirmed that the easement is no longer needed. Therefore, staff recommends declaring the existing sidewalk and utility easement bearing recording number 8909280449 surplus.

This release will be executed and recorded upon the following conditions being met: 1) The new trail construction has concluded, and 2) Right-of-Way Dedication along Northup way is recorded in the new plat. If both conditions are not met within five years, the resolution authorizing the release shall be deemed null and void and any future request to release these easements will require City Council approval.

If the council adopts the recommended resolution declaring the easement surplus, staff propose to return on May 19 to assist the council in holding a public hearing. At this hearing, the public will be able to comment on the proposed easement releases. Following the hearing, staff will 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 and RCW 35.94.040, the city can dispose of its real property interests, including the release of permanent utility easements, upon a determination 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 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.

OPTIONS

1. Adopt the Resolution determining that an existing sidewalk and utility easement located at 16035 Northup Way is surplus to the city's needs and is no longer required for providing service; and setting a time and place for a public hearing to consider the release of this easement.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

A. Vicinity Map
B. Easement Exhibit Map

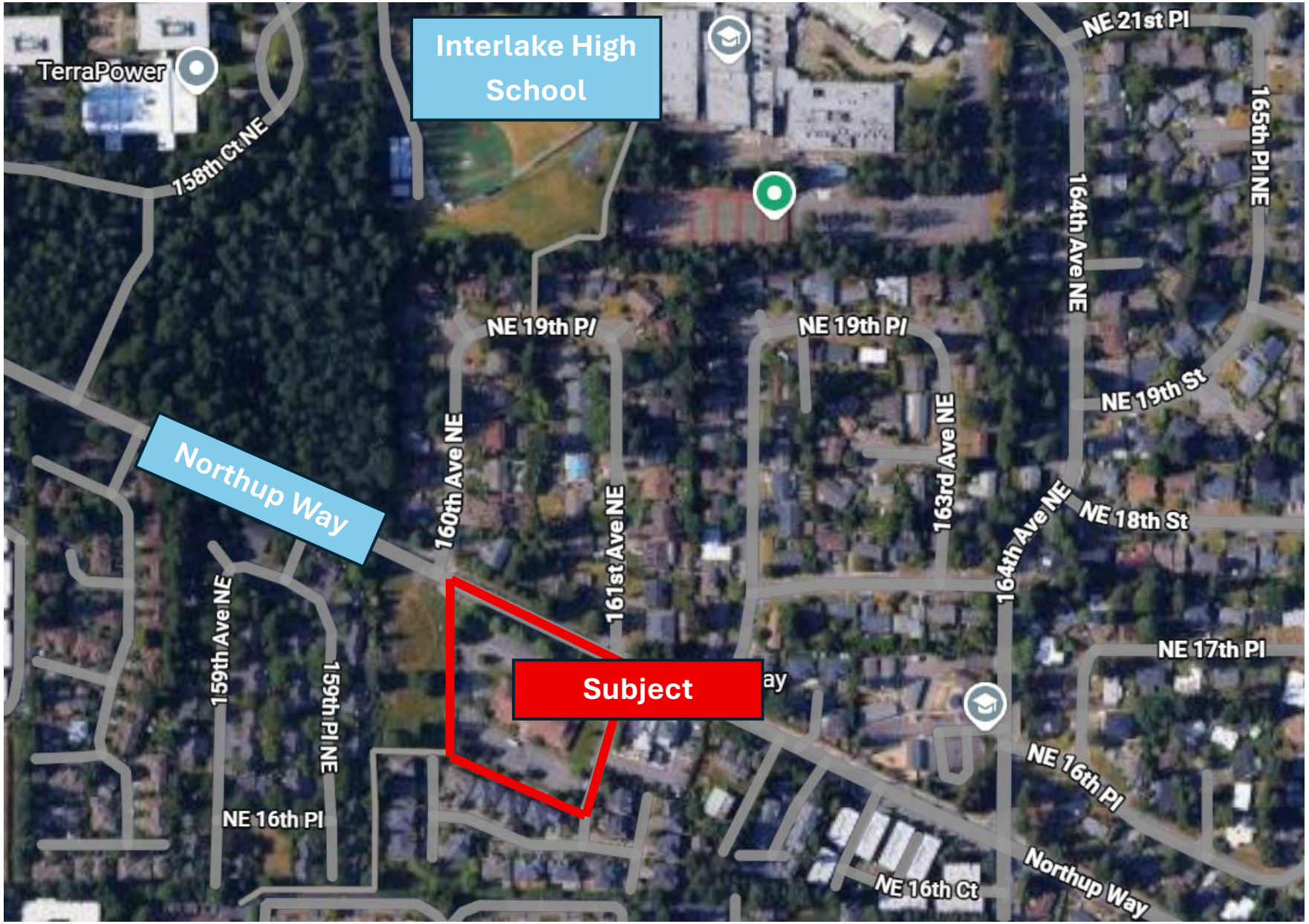
Proposed Resolution No. 10608

AVAILABLE IN COUNCIL LIBRARY

Draft of the proposed easement release

Attachment A

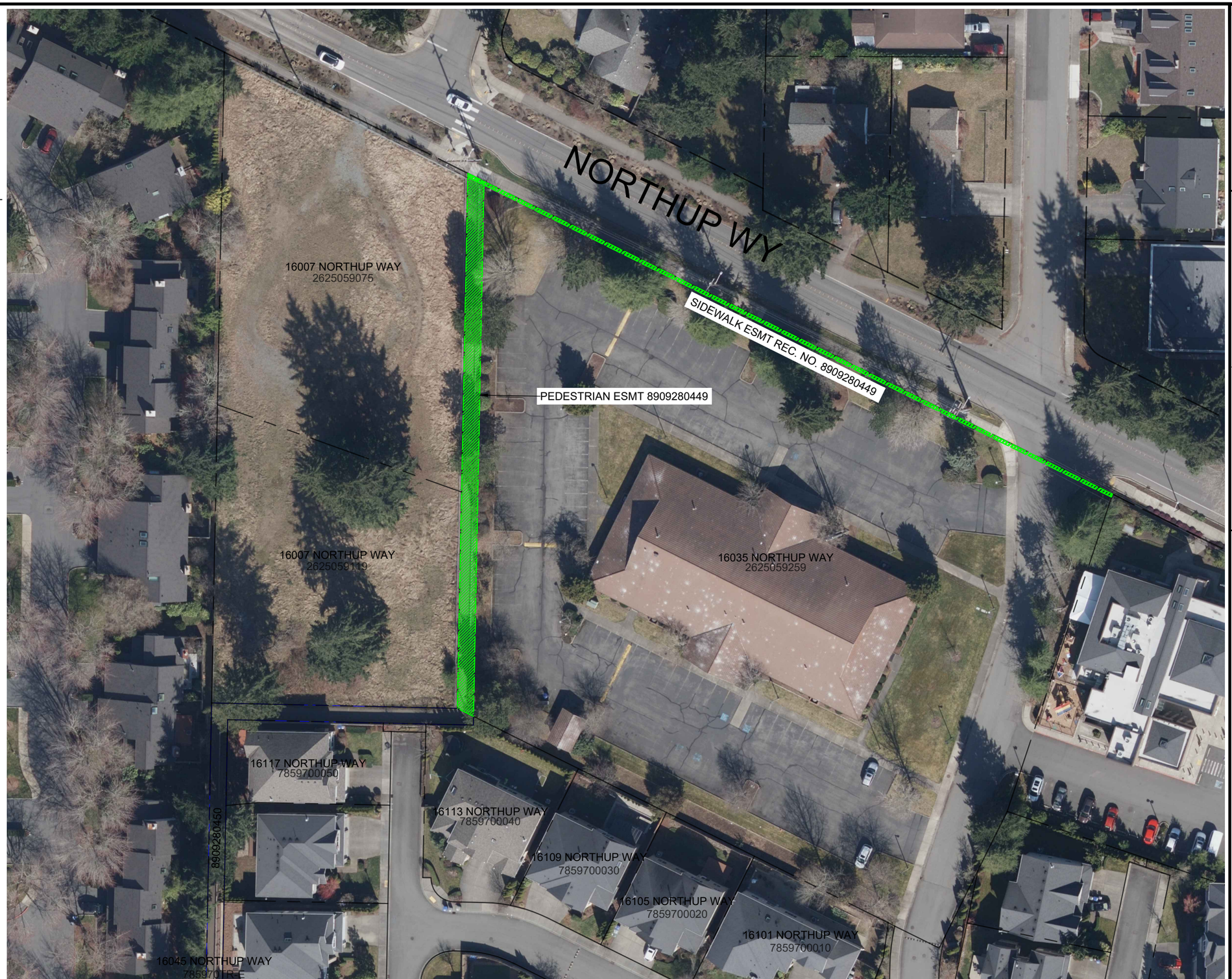
Vicinity Map



GRID NORTH

0 30 60

SCALE: 1 INCH = 60 FEET



CITY OF BELLEVUE WASHINGTON

Land Survey Division
Finance & Asset Management

EASEMENT DEPICTION

16035 NORTHUP WAY

SE 1/4, NE 1/4, S26-T25N-R05E, W.M.

DATE: 3/11/26 DRAWN BY: SBARTLETT PROJECT: 26007

DRAWING FILE: I:\~Active Projects\2026\26007 - Travara PUD\CAD\Finals\26007-CALC-MAPCHK-1.dwg

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10608

A RESOLUTION determining that an existing sidewalk and utility easement located at 16035 Northup Way is surplus to the city's needs and is no longer required for providing service; and setting a time and place for a public hearing to consider the release of this easement.

WHEREAS, on September 28, 1989, the city was granted a sidewalk and utility easement on the property located at 16035 Northup Way in Bellevue, Washington, bearing King County Recording Number 8909280449; and

WHEREAS, the owner of the property subject to the easement has requested the City release the existing easement (as depicted on Attachment A) because it interferes with the development of the property; and

WHEREAS, the Bellevue Transportation and 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 sidewalk and utility easement bearing King County Recording Number 8909280449 (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 May 19, 2026, at 6:00 pm or as soon thereafter as the matter may be heard by the City Council, at Bellevue City Hall, 450 110th Avenue NE, Bellevue, Washington and virtually via Zoom Webinar. Details on how to provide written or oral communications at the public hearing will be provided on the published agenda.

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

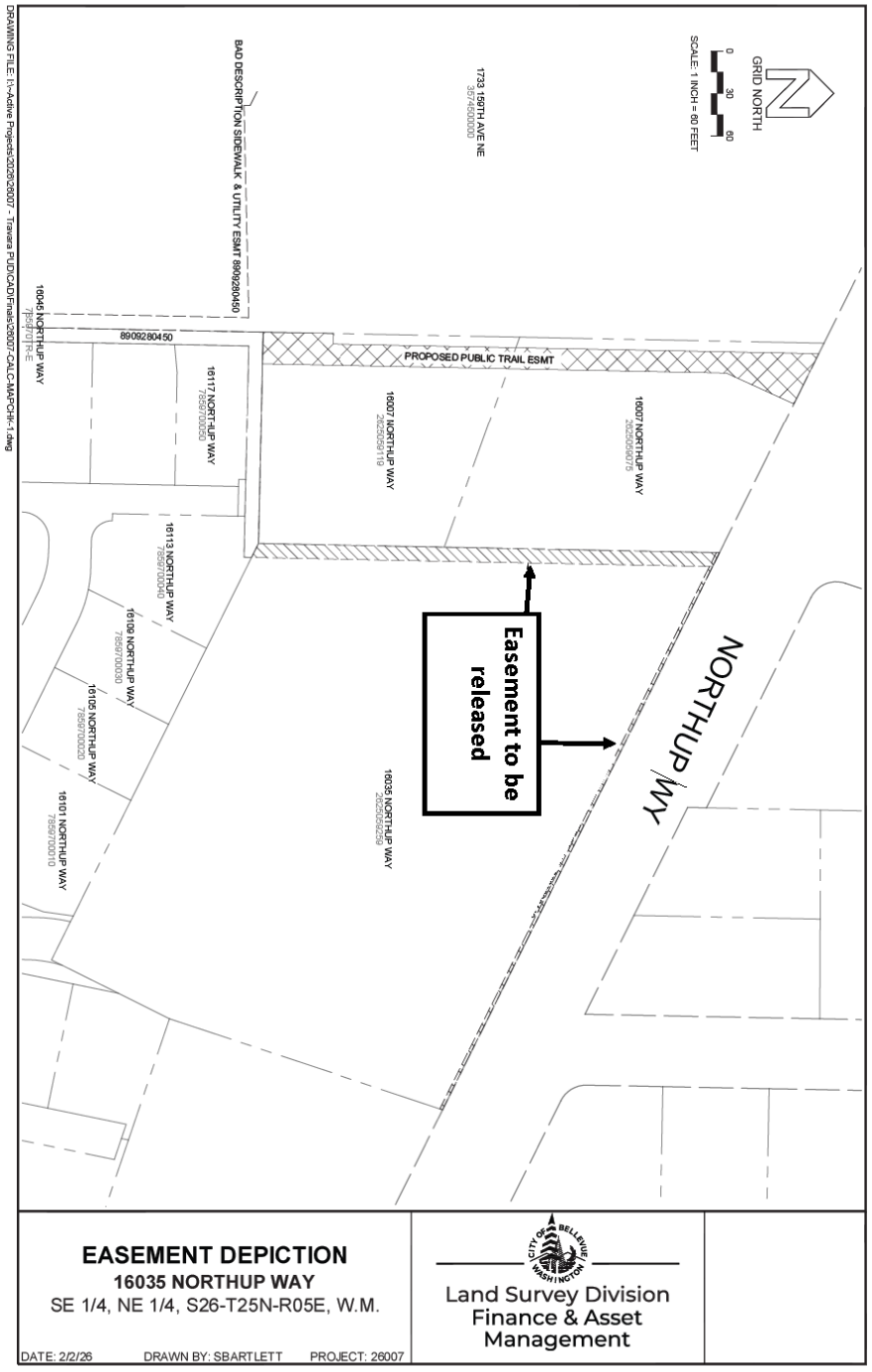
(SEAL)

_____
Mo Malakoutian, Mayor

Attest:

_____
Charmaine Arredondo, City Clerk

Attachment A



CITY COUNCIL AGENDA TOPIC

Resolution authorizing submittal of four grant applications to the State of Washington's Recreation and Conservation Office (RCO) for Parks & Community Services property acquisition and development projects.

Shelley McVein, Acting Director
Camron Parker, Assistant Director
Kim Bui, Parks Property and Acquisition Manager
Parks & Community Services Department

EXECUTIVE SUMMARY

ACTION

Adoption of a Resolution authorizing submission of four grant applications totaling $4,250,000 for Lake Sammamish property acquisitions for a future park on Lake Sammamish, reimbursement for a Coal Creek property acquisition, and a dock replacement project at Phantom Lake.

RECOMMENDATION

Move to adopt Resolution No. 10609

BACKGROUND/ANALYSIS

The Recreation and Conservation Office (RCO) is a state agency that provides funding to protect and improve Washington's natural and outdoor recreation resources. Since the 1960s, Bellevue Parks & Community Services (PCS) has regularly applied for and received grant funding for park property acquisition and development to further leverage city investment. Parks & Community Services seeks authorization to pursue four grant applications related to three project sites detailed below.

RCO Program	Property / purpose	*Amount*
Washington Wildlife and Recreation Program	Lake Sammamish one reimbursement and one new acquisition	*$2,000,000*
Aquatic Lands Enhancement Account	Lake Sammamish one reimbursement and one new acquisition	*$1,000,000*
Washington Wildlife and Recreation Program	Coal Creek / Lakemont property acquisition reimbursement	*$1,000,000*
Washington Wildlife and Recreation Program	Phantom Lake dock replacement	*$250,000*

Lake Sammamish

Public access to the waterfront is consistently identified as a top priority in resident surveys for the Parks and Open Space System Plan. Today, Bellevue's public access to the water is primarily located on Lake Washington. Currently, there is no public access to Lake Sammamish for recreation or other

needs within city limits. Parks & Community Services has been steadily acquiring properties along Lake Sammamish for future development of a waterfront park, the city's first on Lake Sammamish.

Two grant applications under RCO's Washington Wildlife and Recreation Program (WWRP) and Aquatic Lands Enhancement Account (ALEA) Program seek a total of $3 million to support two Lake Sammamish property acquisitions. One acquisition was completed in 2024 under City Council Resolution No. 10448 for the property located at 1802 W. Lake Sammamish Pkwy SE. If received, grant funds will partially reimburse the city's investment. In addition, staff have identified a potential new property acquisition on Lake Sammamish that would add additional shoreline area for the future beachfront park. If received, this grant would leverage the city's investment in that potential new acquisition.

Coal Creek
On December 10, 2024, City Council approved an acquisition under Resolution No. 10461 for a property in the Coal Creek Lakemont neighborhood. PCS Capital Improvement Program (CIP) funds and a King County Conservation Futures grant were used for the purchase. A $1 million grant request would provide additional reimbursement to the city for a portion of this acquisition.

Phantom Lake
The existing public dock at Phantom Lake currently doesn't provide high-quality or equitable access and needs replacement. Parks & Community Services intends to replace the existing structure with a new floating dock to improve accessibility for the general public to the water, including launching of non-motorized watercraft. A grant request in the amount of $250,000 would help offset the costs for replacement of the dock.

Process
RCO requires the council's authorization to submit grant applications to the agency. This Resolution only authorizes staff to proceed with the grant application; it does not commit the city to accept the grant award or authorize staff to proceed with additional acquisitions or projects. Should the city receive any award from RCO, staff will return to seek approval for accepting the grant. Furthermore, any additional property acquisition will require a separate City Council action.

POLICY & FISCAL IMPACTS

Policy Impact
When possible, the city utilizes multiple funding sources to acquire land and improve the parks, recreation, trails, and open space system. City policy encourages the city to seek additional funding sources and leverage local funds.

<u>City of Bellevue Comprehensive Plan: Parks, Recreation & Open Space:</u>
PA-2. Obtain land throughout the community to meet present and future parks and open space needs, with emphasis on providing park land concurrent with growth and density of urban neighborhoods, in alignment with the Parks and Open Space System Plan.

PA-7. Obtain, for preservation, natural areas that are sensitive to development or represent a valuable ecological resource to the community.

PA-8. Acquire and develop waterfront property to increase public access to Bellevue's lakes.

PA-10. Develop partnerships with other public agencies, non-profits and the private sector to provide and fund parks, open space, and cultural and recreation facilities in the city.

PA-11. Actively seek funding from a variety of sources to help implement a park acquisition and development program using tools such as levies, grants, impact fees, special taxing districts or other methods.

PA-41: Evaluate existing parks and facilities, and renovate, where appropriate, to maximize efficient maintenance and operating practices, improve safety and accessibility for all users, and to reduce, where feasible, the impacts on adjacent properties.

Fiscal Impact

This action authorizes the grant applications up to $4,250,000. There is no fiscal impact associated with submitting these grant applications. If awarded, the city is required to provide matching funds. Previously awarded King County Conservation Futures grants qualify as a match for the property acquisitions, while the existing Parks Renovation fund may be used for the Phantom Lake dock replacement match. Based upon funding availability, award amount and other factors, the city will decide whether to proceed with accepting the award in a separate future City Council action.

OPTIONS

1. Adopt the Resolution authorizing submittal of four grant applications to the State of Washington's Recreation and Conservation Office (RCO) for Parks & Community Services property acquisition and development projects.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

A. RCO Resolution for Authorization Form
Proposed Resolution No. 10609

AVAILABLE IN COUNCIL LIBRARY

N/A

WASHINGTON STATE
Recreation and Conservation Office

Applicant Resolution/Authorization

Organization Name (sponsor) City of Bellevue

Resolution No. or Document Name_____

Project(s) Number(s), and Name(s) 26-1597&26-1599, 26-1598, 26-1600

This resolution/authorization authorizes the person(s) identified below (in Section 2) to act as the authorized representative/agent on behalf of our organization and to legally bind our organization with respect to the above Project(s) for which we seek grant funding assistance managed through the Recreation and Conservation Office (Office).

WHEREAS, grant assistance is requested by our organization to aid in financing the cost of the Project(s) referenced above;

NOW, THEREFORE, BE IT RESOLVED that:

1. Our organization has applied for or intends to apply for funding assistance managed by the Office for the above "Project(s)."

2. Our organization authorizes the following persons or persons holding specified titles/positions (and subsequent holders of those titles/positions) to execute the following documents binding our organization on the above projects:

Grant Document	Name of Signatory or Title of Person Authorized to Sign
Grant application (submission thereof)	Kim Bui, Ryan Walker, Betsy Anderson
Project contact (day-to-day administering of the grant and communicating with the RCO)	Kim Bui, Parks Property and Acquisition Manager Ryan Walker, Senior Planner Betsy Anderson, Senior Planner
RCO Grant Agreement (Agreement)	TBD - Parks & Community Services Director; Shelley McVein, Deputy Direc
Agreement amendments	TBD - Parks & Community Services Director; Shelley McVein, Deputy Dire
Authorizing property and real estate documents (Notice of Grant, Deed of Right or Assignment of Rights if applicable). These are items that are typical recorded on the property with the county.	TBD - Director of Parks & Community Services Shelley McVein, Deputy Director of Parks & Community Services John Resha, Director of Finance and Asset Management

The above persons are considered an "authorized representative(s)/agent(s)" for purposes of the documents indicated. Our organization shall comply with a request from the RCO to provide documentation of persons who may be authorized to execute documents related to the grant.

3. Our organization has reviewed the sample RCO Grant Agreement on the Recreation and Conservation Office's WEB SITE at: https://rco.wa.gov/wp-content/uploads/2019/06/SampleProjAgreement.pdf. We understand and acknowledge that if offered an agreement to sign in the future, it will contain an indemnification and legal venue stipulation and other terms and conditions substantially in the form contained in the sample Agreement and that such terms and conditions of any signed Agreement shall be legally binding on the sponsor if our representative/agent enters into an Agreement on our behalf. The Office reserves the right to revise the Agreement prior to execution.

4. Our organization acknowledges and warrants, after conferring with its legal counsel, that its authorized representative(s)/agent(s) have full legal authority to act and sign on behalf of the organization for their assigned role/document.

5. Grant assistance is contingent on a signed Agreement. Entering into any Agreement with the Office is purely voluntary on our part.

6. Our organization understands that grant policies and requirements vary depending on the grant program applied to, the grant program and source of funding in the Agreement, the characteristics of the project, and the characteristics of our organization.

7. Our organization further understands that prior to our authorized representative(s)/agent(s) executing any of the documents listed above, the RCO may make revisions to its sample Agreement and that such revisions could include the indemnification and the legal venue stipulation. Our organization accepts the legal obligation that we shall, prior to execution of the Agreement(s), confer with our authorized representative(s)/agent(s) as to any revisions to the project Agreement from that of the sample Agreement. We also acknowledge and accept that if our authorized representative(s)/agent(s) executes the Agreement(s) with any such revisions, all terms and conditions of the executed Agreement shall be conclusively deemed to be executed with our authorization.

8. Any grant assistance received will be used for only direct eligible and allowable costs that are reasonable and necessary to implement the project(s) referenced above.

9. [for Recreation and Conservation Funding Board Grant Programs Only] If match is required for the grant, we understand our organization must certify the availability of match at least one month before funding approval. In addition, our organization understands it is responsible for supporting all non-cash matching share commitments to this project should they not materialize.

10. Our organization acknowledges that if it receives grant funds managed by the Office, the Office will pay us on only a reimbursement basis. We understand reimbursement basis means that we will only request payment from the Office after we incur grant eligible and allowable costs and pay them. The Office may also determine an amount of retainage and hold that amount until all project deliverables, grant reports, or other responsibilities are complete.

11. **[for Acquisition Projects Only]** Our organization acknowledges that any property acquired with grant assistance must be dedicated for the purposes of the grant in perpetuity unless otherwise agreed to in writing by our organization and the Office. We agree to dedicate the property in a signed "Deed of Right" for fee acquisitions, or an "Assignment of Rights" for other than fee acquisitions (which documents will be based upon the Office's standard versions of those documents), to be recorded on the title of the property with the county auditor. Our organization acknowledges that any property

acquired in fee title must be immediately made available to the public unless otherwise provided for in policy, the Agreement, or authorized in writing by the Office Director.

12. **[for Development, Renovation, Enhancement, and Restoration Projects Only–<u>If our organization owns the project property</u>]** Our organization acknowledges that any property owned by our organization that is developed, renovated, enhanced, or restored with grant assistance must be dedicated for the purpose of the grant in perpetuity unless otherwise allowed by grant program policy, or Office in writing and per the Agreement or an amendment thereto.

13. **[for Development, Renovation, Enhancement, and Restoration Projects Only–<u>If your organization DOES NOT own the property</u>]** Our organization acknowledges that any property not owned by our organization that is developed, renovated, enhanced, or restored with grant assistance must be dedicated for the purpose of the grant as required by grant program policies unless otherwise provided for per the Agreement or an amendment thereto.

14. **[Only for Projects located in Water Resources Inventory Areas 1-19 that are applying for funds from the Critical Habitat, Natural Areas, State Lands Restoration and Enhancement, Riparian Protection, or Urban Wildlife Habitat grant categories; Aquatic Lands Enhancement Account; or the Puget Sound Acquisition and Restoration program, or a Salmon Recovery Funding Board approved grant]** Our organization certifies the following: the Project does not conflict with the Puget Sound Action Agenda developed by the Puget Sound Partnership under RCW 90.71.310.

15. This resolution/authorization is deemed to be part of the formal grant application to the Office.

16. Our organization warrants and certifies that this resolution/authorization was properly and lawfully adopted following the requirements of our organization and applicable laws and policies and that our organization has full legal authority to commit our organization to the warranties, certifications, promises and obligations set forth herein.

This resolution/authorization is signed and approved on behalf of the resolving body of our organization by the following authorized member(s):

Signed _____

Title _____ Date_____

On File at:_____

This Applicant Resolution/Authorization was adopted by our organization during the meeting held:
(Local Governments and Nonprofit Organizations Only):

Location: _____Date:_____

Washington State Attorney General's Office

Approved as to form Brian Fuller 2/13/2020
Assistant Attorney General *Date*

You may reproduce the above language in your own format; however, text may not change.

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10609

A RESOLUTION authorizing submittal of four grant applications to the State of Washington's Recreation and Conservation Office (RCO) for Parks & Community Services property acquisition and development projects.

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

Section 1. The City Manager or designee is hereby authorized to submit four grant applications to the State of Washington's Recreation and Conservation Office (RCO) for Parks & Community Services property acquisition and development projects, which shall be the same or substantially similar to the copy of which applications have 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)

_____
Mo Malakoutian, Mayor

Attest:

_____
Charmaine Arredondo, City Clerk

CITY COUNCIL AGENDA TOPIC

Resolution authorizing the application of $189,300 in city funds for the Orchard Gardens Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

Bianca Siegl, Office of Housing Director
Sabrina Velarde, Housing Stability Program Coordinator
City Manager's Office

Lindsay Masters, Executive Director
Patrick Tippy, Investments Manager
A Regional Coalition for Housing (ARCH)

EXECUTIVE SUMMARY

ACTION	As directed by City Council on February 24, this Resolution authorizes the City Manager to enter into an agreement for the Orchard Gardens project (Bellevue) in the amount of $189,300 in City of Bellevue funds as recommended by the ARCH Executive Board.

RECOMMENDATION

Move to adopt Resolution No. 10610

BACKGROUND/ANALYSIS

On February 24, the City Council directed staff to return with legislation approving $1,301,200 of Bellevue funding to support seven projects recommended for funding by the ARCH Executive Board, including $189,300 to Habitat for Humanity in support of the Orchard Gardens project. Background information on the development was previously provided to council at the February 24 Study Session.

This Orchard Gardens development will create 25 new permanently affordable ownership homes for households earning up to 80% of the area median income. Each home will have three bedrooms with on-site parking. Habitat for Humanity purchased the 3.13-acre property from the Holy Cross Lutheran Church in December 2024 and is finalizing permits with the City of Bellevue. The development includes preservation of an existing community garden, apple orchard, and green spaces for the benefit of the community. The property is located in Bellevue's Newport neighborhood near schools, transit, the Factoria shopping center, and employment centers.

Ownership Model: Habitat employs a community land trust model to preserve long-term affordability, retaining ownership of the land and selling homes to eligible buyers through ground leases. When homeowners decide to sell, Habitat has a right of first refusal wherein Habitat will purchase the home, perform any necessary rehabilitation, and find an income-qualified buyer before reselling, thus, preserving long term affordability.

POLICY & FISCAL IMPACTS

Policy Impact
ARCH Trust Fund allocations further the work in Bellevue to implement the 2017 Affordable Housing Strategy. It recognizes the urgent need in the city to increase investments in the production and preservation of affordable housing.

Fiscal Impact
The ARCH Housing Trust Fund was established in 2010 for the purpose of administering the contributions of parties to the ARCH Interlocal Agreement to provide affordable housing in East King County. The ARCH Executive Board is requesting Bellevue funding of $189,300 for the Orchard Gardens project. The city has available housing funds to satisfy this request.

OPTIONS

1. Adopt the Resolution authorizing the application of $189,300 in city funds for the Orchard Gardens Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10610

AVAILABLE IN COUNCIL LIBRARY

ARCH Executive Board 2025 Housing Trust Fund Recommendations, dated December 18, 2025

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10610

A RESOLUTION authorizing the application of $189,300 in city funds for the Orchard Gardens Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

WHEREAS, pursuant to an amended and restated interlocal agreement, effective July 1, 2010, A Regional Coalition for Housing (ARCH) was created by its member cities and towns to address affordable housing needs in East King County through cooperative action, including but not limited to, allocating public funding for affordable housing projects;

WHEREAS, the City of Bellevue is a member of ARCH and serves as its Administering Agency;

WHEREAS, the ARCH Executive Board has recommended that the City of Bellevue participate in the funding of certain affordable housing projects and apply city funds held in the ARCH Housing Trust Fund Account toward the recommended projects, including the project that is the subject of this Resolution;

WHEREAS, the Orchard Gardens Project shall mean the partnership with Habitat for Humanity to provide an estimated 25 units for affordable homeownership at 80% AMI, which project is described in more detail in the Project Summary of the Fall 2025 Housing Trust Fund (HTF) Recommendation memorandum (pages 9 and 29), dated December 18, 2025, a copy of which memorandum is attached hereto as Attachment A;

WHEREAS, the ARCH Executive Board has developed and recommends a number of terms and conditions to ensure the affordable housing funds are used for their intended purpose and that the project maintains its affordability over time;

WHEREAS, the City Council wishes to authorize the application of $189,300 in city funds held in the ARCH Housing Trust Funds Account to the Orchard Gardens Project; and

WHEREAS, pursuant to the aforementioned interlocal agreement, the City's approved terms and conditions for the authorization of city funds held in the ARCH Housing Trust Fund for the project must accompany the City Council's authorization; now, therefore

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

Section 1. The Administering Agency is hereby authorized to apply $189,300 in city funds held in the ARCH Housing Trust Fund to the Orchard Gardens Project.

Section 2. To ensure the City's funds are used for their intended purpose, and so the Orchard Gardens Project maintains affordability over time, the special conditions on page 10, and the standard conditions on pages 23-25, of the Fall 2025 Housing Trust Fund (HTF) Recommendations memorandum included in Attachment A, are incorporated here by reference and are hereby approved.

Section 3. The City Manager or designee is hereby authorized, on behalf of the ARCH Administering Agency, to enter into an agreement and execute all documents necessary for the Orchard Gardens Project that are substantially consistent with the terms and conditions approved in Section 2.

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

(SEAL)

_____
Mo Malakoutian, Mayor

Attest:

_____
Charmaine Arredondo, City Clerk

Attachment A

A Regional Coalition for Housing
Together Center Campus
16305 NE 87TH St, Suite 119
Redmond, WA 98052
425-861-3677

Memo

To:

City of Bellevue Council Members
City of Bothell Council Members
City of Clyde Hill Council Members
Town of Hunts Point Council Members
City of Issaquah Council Members
City of Kenmore Council Members
City of Kirkland Council Members
City of Medina Council Members
City of Mercer Island Council Members
City of Newcastle Council Members
City of Redmond Council Members
City of Sammamish Council Members
City of Woodinville Council Members
Town of Yarrow Point Council Members

From: Nathan McCommon, ARCH Executive Board Chair

Date: December 18, 2025

Re: Fall 2025 Housing Trust Fund (HTF) Recommendation

Please find enclosed the ARCH Executive Board's funding recommendations for the 2025 ARCH Housing Trust Fund (HTF) round. ARCH received $14.8M in funding requests and is advancing $4.6M in recommended awards. Applications were reviewed and considered based on the priorities adopted by the Executive Board for the 2025 round, which are aligned with ARCH's Strategic Plan to *Build More Affordable Housing Faster*. These recommendations are also closely coordinated with additional local investments made by individual ARCH member jurisdictions.

The Executive Board is recommending funding for seven projects, including full funding for three projects and partial funding for four projects. The $4.6M in recommended funding includes approximately $4M in local funds and $616,000 in CDBG funds allocated through ARCH.

This memo provides a summary of the applications, the Executive Board recommendations and rationales, and proposed contract conditions for the **seven** proposals recommended for funding at this time. Also enclosed is an economic summary of the projects recommended for funding.

Attachments:

1. Proposed Funding Sources
2. ARCH Award Standard Conditions
3. Project Economic Summaries

Note that bold text in proposed special conditions shows unique conditions in otherwise standard

Beaux Arts Village • Bellevue • Bothell • Clyde Hill • Hunts Point
Issaquah • Kenmore • Kirkland • Medina • Mercer Island
Newcastle • Redmond • Sammamish • Woodinville • Yarrow Point • King County

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1. BRIDGE - Bothell Urban (Lot P)

2025 Funding Request:	$1,500,000 (Contingent Loan) 200 Affordable Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$1,500,000 (Contingent loan)

Project Summary

BRIDGE Housing has partnered with Bothell United Methodist Church ("BUMC") to provide an estimated 201 permanently affordable rentals at 30%, 50% and 60% AMI. Over 50% of the proposed homes are family-sized units with two and three bedrooms, and half of the units are planned to be affordable to very low income households earning 30% or 50% AMI. The current proposal does not include any special needs set-asides or rental subsidies. This is the second year ARCH has received a funding application for the project.

The project will be located on a 1.67-acre site known as Lot P in the heart of downtown Bothell. The site is currently owned by the City of Bothell, which has approved transferring the site at no cost to the partnership comprised of BRIDGE Housing and BUMC. BUMC plans to operate a 6,000 sf Community Center on the ground floor of the site which will provide space for community and human services organizations to provide services open to the public. The project plans include 209 parking spaces (1.03 stalls per unit), bike storage, community rooms, a south-facing outdoor terrace, resident services office, EV charging stations, and an outdoor playground. Residents will have access to the local amenities of downtown Bothell and to a new Bus Rapid Transit line that will provide quick access to the Shoreline light rail station and the I-405 corridor.

Funding Rationale

The Executive Board recommends funding the project with conditions listed below for the following reasons:

- The project delivers a significant amount of affordable housing with a proposed construction start by early 2027.
- The proposed financing provides the highest local funding leverage rate of all 2025 applications and is expected to be competitive for bonds/tax credit financing in 2026.
- The development also leverages donated land from the City of Bothell and advances the City's affordable housing priorities by providing much-needed low-income housing.
- The project is cost effective with a relatively low total development cost per unit.
- The project is well-located in walking distance to a range of amenities and high capacity transit.
- The development team is comprised of an experienced affordable housing developer with a proven track record of success and a local church that will maintain an active community presence in the project throughout the development and operation of the project.
- The project must proceed this year in order to leverage proposed Low Income Housing Tax Credits.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the Amazon loan and the deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	1BR	2BR	3BR	Total
30%	10	5	5	20
50%	30	25	25	80
60%	60	19	21	100
Total Low-Income Units	100	49	51	200
CAU/ Manager Units	-	1	-	1
Total Units	100	50	51	201

2. Hopelink/SRM - Altaire at East Main

2025 Funding Request:	$1,000,000 (Contingent Loan) 145 Affordable Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$500,000 (Contingent loan)

Project Summary

The Altaire at East Main project aims to provide approximately 145 affordable rental apartments and one on-site manager unit, with a mix of one-bedroom plus den, two-bedroom, and three-bedroom homes affordable to households earning 30%, 40%, 50%, and 60% AMI. The project will include units designated for families exiting homelessness.

This is the second year ARCH has received a funding application for the project. SRM previously explored co-locating a smaller housing project with a local kids museum, but has adjusted the project design to accommodate more housing. The site is adjacent to another residential development constructed by SRM that includes affordable units through the City of Bellevue's Multifamily Tax Exemption (MFTE) program.

The building will include resident amenity spaces and on-site services to support housing stability and foster a strong sense of community. The site is near the Wilburton Park & Ride, Mercer Slough and just over a half mile from the East Main light rail station, south of downtown Bellevue. The project will be developed through a partnership with private developer SRM Development and Hopelink. SRM will bring their multifamily development, construction and property management experience to the partnership, while Hopelink brings the case management and supportive services experience to the ownership structure.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project delivers a significant number of affordable housing units, with roughly half family-sized 2BR and 3BR units, and an anticipated construction start in the 4th quarter of 2026.
- ARCH dollars leverage significant public and private funding, with a proposed $192 for every $1 of ARCH funding.
- The project provides permanent housing and supportive services for a significant number of families exiting homelessness through a partnership with an experienced local service provider.
- The project advances the City's affordable housing priorities by providing much needed low-income housing.
- The development team is comprised of an experienced real estate developer/general contractor and a strong, community based supportive service provider.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the Amazon loan and the deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	1BR	2BR	3BR	Total
30%	5	3	0	8
40%	5	4	0	9
50%	6	7	7	20
60%	57	43	8	108
Total Low-Income Units	73	57	15	145
CAU/Manager Units	0	1	0	1
Total Units	**73**	**58**	**15**	**146**

3. Imagine Housing- Forest Edge

2025 Funding Request:	$2,000,000 (Contingent Loan) 100 Affordable Rental Units
2025 Executive Board Recommendation:	$500,000 (Contingent Loan)

Project Summary

The Forest Edge development is a partnership of Imagine Housing and Saint Andrews Lutheran Church, whose members were the original founders of Imagine Housing. The project includes approximately 100 units of new construction affordable rental units to be developed on an underutilized portion of the SALC property in Bellevue. This project will be one of the first to utilize Bellevue's C-1 land use code allowing affordable housing to be expanded on faith-owned property. The project will include studios, one-bedroom, two-bedroom, and three-bedroom homes affordable at 60% AMI.

The development will include onsite parking, an onsite resident service coordinator, and units dedicated for households with disabilities. This project creates workforce housing options in southeast Bellevue with easy access to schools, Bellevue College, grocery stores, and other amenities.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project delivers a significant number of affordable housing units, with an anticipated construction start in the 4th quarter of 2026.
- The project advances Bellevue's first development using their C-1 incentive for increased density on faith-owned land.
- The project includes 25 units for households with disabilities through the use of the City of Bellevue's Housing Stability Program funding.
- The project takes advantage of underutilized land owned by a local church with a long-term commitment to the creation and sustainable operation of affordable housing.

Proposed Conditions:

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented,

meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the proposed Amazon loan and deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Studios	1BR	2BR	3BR	Total
60%	20	32	27	21	100
Total Units	**20**	**32**	**27**	**21**	**100**

d. Agency must demonstrate development capacity by 2/28/26 to continue to advance the project including: project design and permitting; construction contract negotiation; securing and negotiating project financing; development accounting; and construction management.

4. Habitat for Humanity - Orchard Gardens

2025 Funding Request:	$1,125,000 (Secured Grant) 25 Affordable Homeownership Units
2025 Executive Board Recommendation:	$1,116,000 ($500,000 from ARCH HTF local funds and $616,000 in CDBG funds recommended by ARCH and contracted by King County)
2023 ARCH Award:	$600,000
Total Recommended Award:	**$1,716,000**

Project Summary

This Orchard Gardens proposal will create twenty-five (25) new permanently affordable ownership homes for households earning up to 80% of the area median income. Each home will have three-bedrooms with on-site parking. Habitat for Humanity purchased the 3.13 acre property from the Holy Cross Lutheran Church in December 2024 and is finalizing permits with the City of Bellevue. The development includes preservation of an existing community garden, apple orchard and green spaces for the benefit of the community. The property is located in Bellevue's Newport neighborhood near schools, transit, the Factoria shopping center, and employment centers. ARCH provided an initial award to the project in the 2022 funding round. Since then, changes in interest rates and construction costs have led to a need for additional funding.

Ownership Model: Habitat employs a community land trust model to preserve long-term affordability, retaining ownership of the land and selling homes to eligible buyers through ground leases. When homeowners decide to sell, Habitat has a right of first refusal wherein Habitat will purchase the home, perform any necessary rehabilitation, and find an income-qualified buyer before reselling, thus, preserving long term affordability.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- Creates 25 new permanently affordable homeownership opportunities for households earning up to 80% AMI in Bellevue where median home prices exceed $1 million. Such opportunities are rare and allow households with modest incomes to achieve stability through homeownership.
- Helps close a funding gap on a project with a previous ARCH award that is ready to start construction in 2026.
- Habitat's sweat equity model allows volunteers and potential buyers to gain valuable skills and experience in homebuilding, while allowing for cost savings when compared to traditional construction.
- Habitat's land trust model ensures perpetual affordability, which is especially important in a high cost, high growth city like Bellevue.

- Habitat's approach to marketing helps to address historic barriers to home ownership and preserve cultural diversity in the community.

Proposed Conditions

The following 2025 Special Conditions and Standard Conditions are intended to supersede all conditions included in the 2023 award.

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff .

Affordability	3BR	Total
80%	25	25
Total Units	**25**	**25**

d. A third-party cost estimate must be reviewed and approved by ARCH staff as a condition of the ARCH funding award.

e. Construction contracts for work to be performed by outside vendors must be reviewed and approved by ARCH staff.

5. PorchLight – Kirkland House

2025 Funding Request:	$462,600 (Secured Grant) 6 Affordable Rental Units
2025 Executive Board Recommendation:	$212,600
Additional City of Kirkland Investment:	$250,000
Total Recommended Award:	**$462,600**

Project Summary

The Kirkland House has been providing permanent supportive housing to three formerly homeless individuals in an existing single-family home since 2020 when PorchLight acquired the property. PorchLight is seeking funding to rehabilitate the property and add three additional bedrooms and one additional bathroom to serve a total of six individuals. The home has easy access to public transit, grocery stores and other amenities within walking distance.

The proposed rehabilitation of the existing home includes a new roof, improved landscaping with outdoor seating areas for residents, new fencing around the property, repaving the driveway, installation of a new garage door, new windows, and re-siding the structure with Hardie plank and a weather barrier wrap. The interior rehabilitation includes installing energy saving fixtures and appliances, an all-weather heat pump system, exhaust fans in the bathrooms and kitchen, fire safety system improvements, and the replacement of flooring, cabinets, and countertops.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project preserves and expands an existing permanent supportive housing program serving people exiting homelessness.
- The project compliments the applicant's shelter program and will help offer stability to individuals accessing emergency shelter on the Eastside.
- If fully funded this round, the project anticipates construction start in 2026 and occupancy in 2027, providing timely housing opportunities.
- The project team includes an experienced development consultant and service provider with years of experience operating this program model.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that

time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Beds	Total
30%	3	3
50%	3	3
Total Units	**6**	**6**

Ongoing Requirement through Period of Affordability

a. The property will establish and fund a 6-month operations reserve account upon ARCH award contracting.

6. YWCA – Family Village Redmond

2025 Funding Request:	$1,897,052 (Contingent Loan) 20 Affordable Rental Units
2025 Executive Board Recommendation:	$626,700
Additional City of Redmond Investment:	$350,000
Total Recommended Award:	**$976,700**

Project Summary:

YWCA Family Village Redmond (FVR) project was built in 1993 and is a single, four-story building with 20 two-bedroom and three-bedroom units of permanent supportive housing. FVR's target population is homeless and chronically homeless families with children under the age of 18 and income at or below 30% AMI. Residents receive individual case management services and referrals

to a variety of other resources. The property is located in downtown Redmond, near schools, grocery stores, transit including the new light rail line, and employment opportunities.

The proposed funding will help to ensure the long-term preservation of the housing, including addressing existing water intrusion, and enhancing safety and livability through replacement and repair of the exterior and elevator modernization. All work is expected to be completed with residents continuing to occupy their units. ARCH has not previously funded this property.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project supports critical rehabilitation and preservation of existing, family-sized 30% AMI units for families exiting homelessness.
- The project allows units to remain occupied with existing residents.
- A local ARCH award will enable the project to be highly competitive for State and County preservation funding rounds expected to be released in early 2026.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	2BR	3BR	Total
30%	17	3	20
Total Units	**17**	**3**	**20**

d. Applicant will make Family Village Redmond their top priority to other public funders for upcoming rounds to address the remaining capital needs at the property, including anticipated stabilization and preservation funding rounds later this year.

e. A licensed architect or envelope consultant will be required to prepare designs for the improvement.

f. An environmental report including an interior and exterior mold survey is required before contracting. If remediation is required, it will be added to the project scope and budget.

7. LEO Condominiums at Trailhead

2025 Funding Request:	$191,500 (Contingent Loan) 6 Affordable IDD Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$191,500
2021 ARCH HTF Award:	$250,000
Total Award:	**$441,500**

Project Summary

Life Enrichment Options (LEO) has partnered with the King County Housing Authority (KCHA) to design and purchase space to serve six individuals with Intellectual or Developmental Disabilities (IDD) within the larger Trailhead Apartments project. These apartments were designed in consultation with LEO to align with their group home model that is used across other single-family homes in their portfolio. The space will be comprised of three apartments will deliver six IDD units and one live-in caregiver unit as outlined below:

Unit 305: A 1-bedroom unit for a live-in caregiver, with a connected door to unit 304. This is identified as a Common Area Unit, and will be considered a reasonable accommodation for purposes of the Section 8 Housing Choice Voucher associated with the neighboring unit 304 that has a shared door between the units.

Unit 304: A 4-bedroom unit for adults with Intellectual or Developmental Disabilities, providing 4 units at 30% AMI.

Unit 303: A neighboring 2-bedroom unit for adults with Intellectual or Developmental Disabilities, providing 2 units for residents that are capable of more independent living, at 40% AMI.

The ground floor will include 10,000 sf of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the

City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants.

ARCH previously funded the LEO at Trailhead project in 2021. After overcoming delays due to site control and relocation of an existing utility, the project is now in the permitting process and expected to start construction in 2026. LEO anticipates purchasing the condo units at the completion of the building in 2028.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project provides much needed housing and services for people with intellectual and developmental disabilities within a larger multifamily setting, establishing a potential model for integration of IDD housing in future projects.
- The project leverages significant State funding dedicated to IDD housing as well as the financing assembled by KCHA for the larger development.
- The project helps fulfill an important and longstanding TOD project within the City of Issaquah that will realize significant affordable housing and economic development goals. The project is part of a larger partnership with King County Housing Authority, a market rate developer and the City of Issaquah which will create significant affordable housing.

Proposed Conditions

The following 2025 Special Conditions and Standard Conditions are intended to supersede all conditions included in the 2021 award.

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **thirty-six (36) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Beds	Total
30%	4	4
40%	2	2
Total Low-Income Units	6	6
CAU/Manager Unit	1	1
Total Units	**7**	**7**

d. An operating budget, including any shared condominium operating costs will be reviewed and approved by ARCH.

8. Imagine Housing – Peter's Ridge

2025 Funding Request: $2,000,000 (Contingent Loan)
108 Affordable Rental Units

2025 Executive Board Recommendation: $0

Project Summary

Peter's Ridge Apartments will be a new construction project providing an estimated 108 units located on the current site of St. Peters Methodist Church. The development will include six separate 3-story buildings with a mix of studio, one-bedroom, two-bedroom, and three-bedroom units with an emphasis on two-bedroom and three-bedroom units or larger families. This project would be one of the first to utilize Bellevue's Action C-1 amendment to the land use code incentivizing affordable housing on faith-owned property.

The project is located in the Northeast Bellevue neighborhood with many amenities located in nearby Crossroads. The development will include onsite parking and an onsite resident service coordinator.

Funding Rationale:

Given limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 round for the following reasons:

- The sponsor indicated that the Forest Edge project is their priority this funding round in its funding applications to ARCH, City of Bellevue and State funding rounds. The project is highly unlikely to leverage other public sources this year for full funding.
- The applicant will be encouraged to apply in future funding rounds.

9. King County Housing Authority – Trailhead Apartments

2025 Funding Request:	$500,000 (Conditional Loan) 154 Affordable Rental Units and 2 Common Area Units
2025 Executive Board Recommendation:	$0
2017 ARCH HTF Award:	$2,000,000
Total 2025 Award:	**$0** (The existing $2,000,000 remains committed from ARCH for the development)

Project Summary

Trailhead Apartments will be an approximately 156-unit affordable housing building located on the north side of the larger Central Issaquah Transit Oriented Development. The King County Housing Authority (KCHA) is currently in the process of selecting a developer for a second, 200-unit, market rate building that will be located to the south. The Trailhead Apartments will serve 40% and 60% AMI households with a mix of studio, one-bedroom, two-bedroom, and 3-bedroom units.

KCHA will partner with Life Enrichment Options (LEO) to construct space within the project to house six adults living with Intellectual and Developmental Disabilities (IDD). LEO has submitted a funding application to support their purchase of this space, anticipating ARCH, Issaquah IHIP, and Commerce awards.

The ground floor will include 10,000 sf of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants. The project will include 172 parking stalls on three levels of structured parking.

ARCH initially awarded funding to the Trailhead project in 2017 and has remained committed to the project's success since then.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend additional funding for the project in the 2025 ARCH HTF round for the following reasons:

- While the project aligned well with the timely delivery of housing priority, the applicant indicated that if they were not fully funded with all pending funding requests and available financing tools in 2025, they would be able to begin construction as scheduled in June 2026 and apply for additional funds in future rounds.

- Construction costs are relatively high per unit, partially related to the high number of structured parking stalls provided.
- If capital funding gaps persist, the applicant will be encouraged to apply in future funding rounds.
- ARCH will continue to support the project with its existing funding commitment and in its requests for other sources of public funding.

10. LIHI – Aventine Apartments

2025 Funding Request:	$250,000 (Conditional Loan) 66 Affordable Rental Units
2025 Executive Board Recommendation:	$0

Project Summary

The Aventine is a 5-story, 66-unit apartment community with 51 underground parking spaces located in Bellevue's Downtown neighborhood. LIHI purchased the Aventine in 2024 with funding from Amazon, WSHFC, and the City of Bellevue to create and preserve housing for households at 30% to 80% AMI. ARCH awarded funding in 2023 and 2024 totaling $1.5 million, which is intended to repay interim financing and support rehabilitation work. The building had 62 occupied units with market rate and 80% AMI tenants when LIHI took ownership in 2024. Existing tenants were allowed to remain in place, and unit turnover was completed on a voluntary basis.

The 66 units are a mix of studios, one-bedroom, and two-bedroom apartments. There are twelve units at or below 30% AMI, twenty units at 50% AMI, nineteen units at 60% AMI, and fifteen units at 80% AMI. In addition to low income workforce individuals, the building serves homeless families, veterans, and people living with disabilities. Aventine also has a 5-year, $1,800,020 OMS award from Bellevue's Housing Stability Program to provide case management and behavioral health supports to residents.

LIHI is now seeking additional funding from ARCH, King County, and Commerce to repay a $3,500,000 bridge loan from the City of Bellevue that was used for acquisition and the planned rehab work. The rehabilitation cost has also increased, creating additional need for their $4,750,000 request to all public funders this year.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend additional funding from the 2025 ARCH HTF round the project for the following reasons:

- ARCH and other local funders already have committed substantial resources to the project, and current awarded funds have not yet been contracted and expended.
- The project will likely be competitive for other sources of funding.

11. Vintage – Parq by Vintage

2025 Funding Request:	$2,000,000 (Conditional Loan) 259 Affordable Rental Units and 2 Common Area Units
2025 Executive Board Recommendation:	$0

Project Summary

Parq by Vintage is a proposed 259-unit affordable multifamily development. The project is located at 21925 South East 51st Street, Issaquah, WA 98029 and will convert existing commercial office space into multifamily affordable residential buildings. The site consists of two elevator buildings, one with five stories and one with six stories. The project proposes to provide 259 parking spaces, which are necessary due to limited transit options from the site. Outdoor amenity space will be created for the residents.

The site was chosen for its adaptive reuse potential and for its proximity to amenities desirable to families, including groceries, pharmacies, retail, and restaurants. The project site is located adjacent to the 531-acre Lake Sammamish State Park, with a direct trail connection to the park. A major landmark in King County, the park receives over two million visitors annually.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 ARCH HTF Round for the following reasons:

- The project sponsor and property management firm have pending litigation with the State Attorney General's Office; therefore, the project was unlikely to receive an allocation of the other funding needed to complete the project on the proposed schedule.
- The project application provided limited assessment of the existing building and system conditions as well as few details in the office to residential conversion scope of work, leaving more uncertainty on project costs and need for funding.

12. reSpace – Bellevue Sell and Stay Multigenerational Homeowners

2025 Funding Request:	$500,000 (Secured Grant) 40 Affordable Homeownership Units
2025 Executive Board Recommendation:	$0

Project Summary

This project aims to provide 8-12 units on four separate properties under a unique co-homeownership model for moderate-income individuals (60–100% AMI) including seniors who wish to age in place. The project will involve the redevelopment of four, to be identified, existing single-family properties into 8–12 private suites at each site within a shared-equity homeownership structure. Properties will be sourced by identifying single family homeowners who want to sell their homes but remain onsite, in a new living suite. Sixteen of the 40 units will be dedicated to seniors eligible at 60% AMI making these units eligible for Bellevue HSP funds.

The rehabilitation will include adding bathrooms to each bedroom in the existing single-family home to create suites consisting of a bathroom and bedroom for each resident owner. New ADUs will be built with additional shared suites in conformance with the new middle housing code adopted by Bellevue. There will be shared kitchens and living areas in each building. The specific properties for the developments have not yet been identified or site control secured.

Ownership Model: The ownership model is structured through an LLC operating agreement. Each homeowner holds a membership interest in the entire property and common areas, and each household has exclusive rights to their designated private suite.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 ARCH HTF round for the following reasons:

- The developer has not identified the specific sites or started any of the feasibility or design work.
- Project is a new model and has yet to demonstrate feasibility in the current market including demand for co-housing amongst seniors or ability to obtain construction phase financing for the development or lenders to purchase the co-ownership suites.
- Questions remain about the model for service delivery.
- Applicant is encouraged to continue developing their model and consider applying in a future round.

13. SRI – Catalina Apartments

2025 Funding Request:	$1,000,000 (Conditional Loan) 96 Affordable Rental Units
2025 Executive Board Recommendation:	$0

Project Summary

This project aims to acquire and convert an existing market-rate building into an income-restricted development for seniors at 30% to 80% AMI, of which five will be set aside for seniors living with

physical disabilities at 30% AMI. The building is comprised of studio and one-bedroom units. This is the second application ARCH has received for the project.

Originally a nursing home, the building was converted to 96 individual apartments in the early 2000s. The project has several features that align well to serve seniors, such as an elevator and significant common areas for congregation. The rehabilitation component will address outstanding capital needs of the building, including exterior paint and facade repairs, a new roof, elevator upgrades, HVAC replacement, and an interior refresh. The property is in the Woodridge neighborhood of Bellevue with most amenities located in the Factoria neighborhood to the south.

The conversion of this building from market rate to income-restricted will require the relocation of at least some existing residents who do not meet income requirements. SRI intends to hire a relocation consultant (Housing to Home) to support relocation elements. It is estimated that around half of the households will not meet income requirements and need to be relocated.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project for the following reasons:

- The project is unlikely to secure other public sources this year for full funding.
- The project would potentially result in involuntarily displacing approximately 50% of the existing residents as the project converts to senior housing.

Attachment 1: Proposed Funding Sources

2025 FUNDING RECOMMENDATIONS								
	Altaire	Bothell Urban	Family Village Redmond	Forest Edge	LEO Trailhead	Kirkland House	Orchard Gardens	2025 Funds Recommended
	500,000	1,500,000	626,700	500,000	191,500	212,600	500,000	**4,030,800**
Bellevue	140,400	542,000	211,100	140,400	23,700	54,300	189,300	1,301,200
Bothell	19,400	22,400	19,900	19,400	18,600	18,800	1,400	119,900
Clyde Hill	2,500	6,000	3,100	2,500	1,400	1,700	1,700	18,900
Hunts Point	600	2,300	900	600	100	200	800	5,500
Issaquah	63,300	14,800	5,800	63,300	60,100	1,500	5,200	214,000
Kenmore	13,600	45,100	19,100	13,600	4,400	6,800	14,900	117,500
Kirkland	109,300	421,300	164,100	109,300	18,400	42,100	147,300	1,011,800
Medina	3,500	13,400	5,200	3,500	600	1,300	4,700	32,200
Mercer Island	4,400	16,900	6,600	4,400	700	1,700	5,900	40,600
Newcastle	2,200	8,400	3,300	2,200	400	800	2,900	20,200
Redmond	110,300	290,000	141,900	110,300	58,000	71,700	84,800	867,000
Sammamish	17,700	68,200	26,600	17,700	3,000	6,800	23,900	163,900
Woodinville	11,900	45,800	17,800	11,900	2,000	4,600	16,000	110,000
Yarrow Point	900	3,400	1,300	900	100	300	1,200	8,100
HTF	**500,000**	**1,500,000**	**626,700**	**500,000**	**191,500**	**212,600**	**500,000**	**4,030,800**
CDBG							**616,000**	**616,000**
Kirkland Add'l Inv						**250,000**		**250,000**
Redmond Add'l Inv			**350,000**					**350,000**
2021 HTF Award					**250,000**			**250,000**
2023 HTF Award							**600,000**	**600,000**
Grand Total	**500,000**	**1,500,000**	**976,700**	**500,000**	**441,500**	**462,600**	**1,716,000**	**6,096,800**

Attachment 2: ARCH Award Standard Conditions

1. Prior to Contracting:
   a. Owner shall submit quarterly monitoring reports to ARCH **from the time of award** through completion of the project.

   b. The Owner shall submit a project implementation timeline, **and development and operating budgets ("Project Budget")** based upon more complete cost information and actual funding commitments, including proposed uses of ARCH funds, which must be approved by ARCH. If the Owner is unable to adhere to the timeline and/or budgets, ARCH must be immediately notified and a new timeline and/or budgets shall be submitted by the Owner for ARCH's approval. ARCH shall not unreasonably withhold its approval to a revised timeline and/or budgets, so long as such new timeline and/or budgets does not materially adversely change the Project. This shall be a continuing obligation of the Owner. Failure to adhere to the timeline and/or budgets, either original or as amended, may result in withdrawal of the **Lender's** commitment of funds.

   c. The Owner shall submit evidence of commitment of all public and private funds in the Project consistent with the Project Budget. In the event commitment of funds identified in the Project Award Letter cannot be secured in the time frame identified in the application, the Owner shall immediately notify ARCH, and describe the actions it will undertake to secure alternative funding, and the timing of those actions, subject to ARCH's review and approval. All commitments of financing for the Project must be secured by the Owner prior to the release of funds.

   d. The Owner shall submit evidence of insurance, as required by ARCH.

   e. The Owner shall submit evidence of site control, a market study (if applicable), and an appraisal, by a state-certified general real estate appraiser, as that term is defined in RCW 18.140.010(22), which establishes a property value equal to or greater than the acquisition price.

   f. [*If improvements already exist* - The Owner shall submit a property inspection report by a qualified third–party firm. This report shall include an analysis of deferred and other repair or maintenance items upon the Property as well as the presence of any Hazardous Substances, and if present, how it will be addressed. This report shall be accompanied by a budget and plan showing how recommended rehabilitation work will be completed in a timely manner. A budget and timetable for this work may be submitted with the inspection report or be included as an attachment to the Project Budget required in subsection I.2 hereinabove.]

   g. The Owner shall submit a Hazardous Substances survey for the site by a qualified third-party firm. This report shall include an analysis of the presence of any Hazardous Substances, and if present,

how the Hazardous Substances will be addressed. This report shall be accompanied by a plan showing how recommended work will be completed in a timely manner. If applicable, a budget and timetable for this work shall be submitted with the inspection report.

h. Owner shall provide **Lender** with an authorization, execution and enforceability opinion of Owner's counsel in a form reasonably acceptable to the **Lender**.

i. [If required], Owner shall secure performance and payment bonds in the amount of the value of the construction project.

j. Owner shall cooperate with ARCH in obtaining an American Land Title Association Lender's Title Policy with extended title insurance insuring the [Loan/Grant] and including those endorsements reasonably required by ARCH. The costs of such policy shall be the responsibility of the Owner.

k. The Owner shall have in place all applicable construction, land use, environmental (including Hazardous Substances (as defined in the Environmental Indemnity)), and zoning permits, and other approvals necessary for construction, occupation and operation of the Project. Owner shall maintain documentation of any such.

l. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; property acquisition; and Endangered Species Act (ESA) requirements. Owner shall include in any construction contracts or subcontracts, such requirements as may be required by the federal funds so used.

2. Additional Terms to be included in the Funding Documents

a. Concurrent with Owner's execution of the Funding Agreement, Owner shall execute and deliver to ARCH (i) the Note, (ii) the Deed of Trust, (iii) the Regulatory Agreement, and (iv) a Certificate and Indemnity Agreement Regarding Hazardous Substances and Building Laws ("Environmental Indemnity"). Together with the Funding Agreement, the Deed of Trust, Note, and Regulatory Agreement, and Environmental Indemnity, shall be considered the "ARCH Funding Documents".

b. Lender funds allocated to the Project shall not be used for any purposes other than as specified in the award conditions and/or as described in the approved Project Budget unless ARCH has given written authorization for alternative use. Spending of construction contingency must be approved in advance by ARCH. If after the completion of the project there are budget line items with unexpended balances, ARCH shall approve adjustments to the project capital sources, including potential reductions in public fund loan balances.

c. The Owner shall [acquire/construct/renovate] the Project in compliance with the Project Award Letter as approved by ARCH and substantially in compliance with any plans and/or specifications submitted to and approved by ARCH.

d. The net developer fee shall follow the ARCH Net Developer Fee Schedule. A net developer fee is defined as that portion of the developer fee paid out of capital funding sources and does not include the deferred portion that is paid out of cash flow from operations after being placed in service.

e. The Owner shall submit a complete management and services plan and updated operating budget for review and approval by ARCH staff ("Management Plan"). At a minimum the plan shall describe: (1) the physical plan including number and size of units, amenities, and accessibility, (2) the tenant population to be served, (3) description of housing programs and services, (4) management and operation of the premises including description of management entity and staffing, rules for operation of the premises, enforcement procedures, and maintenance and repair program, and (5) coordination of services with outside providers and parking management.

f. Owner shall submit annual monitoring reports after completion of the project, and shall submit initial tenant information as required by ARCH, if applicable.

3. Other Terms

a. ARCH, through its Administering Agency, may negotiate, approve, execute, and record amendments or releases of any ARCH loan documents as may be needed for the project; provided the project still provides the anticipated affordable housing and there is sufficient collateral to secure the members' financial investment, all as determined by ARCH staff.

b. ARCH acknowledges that projects may change from the time of award until signing of the funding agreement as designs are further developed and financing is secured. The following changes may be approved by the party identified below, based on a determination that the change is necessary for the project to proceed and the Owner has made diligent efforts to maximize the affordable housing benefits in the project.

Type of Change	Approver
Change to proposed population (if applicable)	ARCH Executive Board
Change to total number of units or bedrooms of less than 20%	ARCH staff
Change to total number of units or bedrooms greater than 20%	ARCH Executive Board
Change to affordability levels resulting in average AMI increasing 10% AMI or less change	ARCH staff
Change to affordability levels resulting in average AMI increasing over 10% AMI	Executive Board
Change in one or more entities that make up the project sponsor / applicant	Executive Board

Attachment 3: Project Economic Summaries

Applicant: BRIDGE Housing
Project Name: Bothell Urban (Lot P)
Location: Bounded by Thorsk St, 98th Ave NE, and Pop Keeney Way, Bothell
Project Description: Approximately 200 units of affordable rental housing at 30%, 50%, and 60% AMI with 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$70,000
Construction	$66,695,714
Soft Costs	$3,898,544
Construction Financing	$8,274,347
Permanent Financing	$1,463,662
Capitalized Reserves	$877,517
Other Development Costs	$8,538,657
Developer Fee	$12,676,407
Bond Related Costs of Issuance (4%)	$107,500
Total Development Costs	**$102,602,348**

Residential Source Name	Amount
Tax Credit Equity (4%)	$43,032,308
State (WA HTF)	$8,000,000
ARCH	$1,500,000
Perm Loan/Bond	$24,629,928
Sponsor Loan	$4,360,740
Amazon	$16,000,000
Deferred Developer Fee	$4,379,372
CHIP	$700,000
Total Capital Sources	**$102,602,348**

Applicant: Hopelink and SRM
Project Name: Altaire at East Main
Location: 995 118th Ave SE, Bellevue
Project Description: Approximately 145 units of affordable rental housing at 30%, 40%, 50%, and 60% AMI with 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$16,308,241
Construction	$46,901,103
Soft Costs	$5,080,296
Pre-Development/Bridge Financing	$6,112,799
Construction Financing	$5,996,690
Permanent Financing	$548,094
Capitalized Reserves	$1,362,526
Other Development Costs	$4,520,908
Developer Fee	$8,793,300
Bond Related Costs of Issuance (4%)	$608,470
Total Development Costs	**$96,232,427**

Residential Source Name	Amount
Tax Credit Equity (4%)	$30,108,043
State (WA HTF)	$7,500,000
King County	$3,000,000
City of Bellevue (HSP)	$14,460,888
City of Bellevue (AHF)	$3,483,750
ARCH	$500,000
Perm Loan/Bond	$11,325,006
Amazon	$18,125,000
Deferred Developer Fee	$6,224,409
Interim Income and Accrued Interest	$1,505,331
Total Capital Sources	**$96,232,427**

Applicant: Imagine Housing
Project Name: Forest Edge
Location: 2650 148th Ave SE, Bellevue
Project Description: Approximately 100 units of affordable rental housing at 60% AMI

Development Costs	Amount
Acquisition Costs	$3,625,000
Construction	$49,353,990
Soft Costs	$3,401,182
Pre-Development/Bridge Financing	$350,000
Construction Financing	$4,172,323
Permanent Financing	$809,968
Capitalized Reserves	$1,005,687
Other Development Costs	$2,993,364
Developer Fee	$4,950,000
Bond Related Costs of Issuance (4%)	$589,051
Total Development Costs	**$71,250,565**

Residential Source Name	Amount
Tax Credit Equity (4%)	$26,867,375
State (WA HTF)	$5,000,000
City of Bellevue (HSP)	$6,903,994
City of Bellevue (AHF)	$3,784,367
ARCH	$500,000
Perm Loan/Bond	$13,223,748
Amazon	$11,000,000
Deferred Developer Fee	$2,971,081
CHIP	$1,000,000
Total Capital Sources	**$71,250,565**

Applicant: Habitat for Humanity
Project Name: Orchard Gardens
Location: 4315 129th Place SE, Bellevue
Project Description: Approximately 25 units of affordable homeownership at 80% AMI

Development Costs	Amount
Acquisition Costs	$1,635,000
Construction	$15,996,994
Soft Costs	$1,716,316
Construction Financing	$776,962
Other Development Costs	$1,225,000
Total Development Costs	**$21,350,272**

Residential Source Name	Amount
State (WA HTF)	$2,500,000
King County	$1,800,000
City of Bellevue (AHF)	$1,715,400
ARCH 2025 Request	$784,600
Perm Loan/Bond (Home Sales Revenue)	$6,539,558
National Housing Trust	$400,000
2023 Commerce HTF & Appropriation	$3,109,600
2023 ARCH	$600,000
2023 & 2024 King County	$2,901,114
2023 CHIP	$1,000,000
Total Capital Sources	**$21,350,272**

Applicant: PorchLight (formerly Congregations for the Homeless)
Project Name: Kirkland House
Location: 13205 100th Place NE, Kirkland
Project Description: Approximately 6 units of affordable rental housing at 30% and 50% AMI

Development Costs	Amount
Construction	$1,216,612
Soft Costs	$239,587
Capitalized Reserves	$28,200
Other Development Costs	$103,142
Developer Fee	$50,000
Total Development Costs	**$1,637,541**

Residential Source Name	Amount
State (WA HTF)	$924,941
ARCH	$462,600
Sponsor Grant	$250,000
Total Capital Sources	**$1,637,541**

Applicant: YWCA
Project Name: Family Village Redmond
Location: 16601 NE 80th St, Redmond
Project Description: 20 units of affordable rental housing at 30% AMI

Development Costs	Amount
Construction	$1,793,991
Soft Costs	$28,000
Other Development Costs	$24,748
Developer Fee	$50,313
Total Development Costs	**$1,897,052**

Residential Source Name	Amount
ARCH	$976,700
County/State Preservation Funds	$920,352
Total Capital Sources	**$1,897,052**

Applicant:	Life Enrichment Options (LEO)
Project Name:	LEO Condominiums at Trailhead
Location:	1550 Newport Way NW, Issaquah
Project Description:	6 units of affordable rental housing at 30% and 40% AMI and 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$2,420,479
Soft Costs	$254,485
Capitalized Reserves	$8,788
Other Development Costs	$14,374
Total Development Costs	**$2,698,126**

Residential Source Name	Amount
State (WA HTF)	$1,733,626
Issaquah Inclusive Housing Pool (IHIP)	$383,000
ARCH 2025 Request	$191,500
Kuni Foundation	$140,000
2023 ARCH	$250,000
Total Capital Sources	**$2,698,126**

CITY COUNCIL AGENDA TOPIC

Resolution authorizing the application of $211,100 in city funds for the Family Village Redmond Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

Bianca Siegl, Office of Housing Director
Sabrina Velarde, Housing Stability Program Coordinator
City Manager's Office

Lindsay Masters, Executive Director
Patrick Tippy, Investments Manager
A Regional Coalition for Housing (ARCH)

EXECUTIVE SUMMARY

ACTION	As directed by City Council on February 24, this Resolution authorizes the City Manager to enter into an agreement for the Family Village Redmond (Redmond) project in the amount of $211,100 in City of Bellevue funds as recommended by the ARCH Executive Board.

RECOMMENDATION

Move to adopt Resolution No. 10611

BACKGROUND/ANALYSIS

On February 24, the City Council directed staff to return with legislation approving $1,301,200 of Bellevue funding to support seven projects recommended for funding by the ARCH Executive Board including $211,100 to the YWCA in support of the Family Village Redmond project. Background information on the development was previously provided to council at the February 24 Study Session.

YWCA Family Village Redmond project was built in 1993 and is a single, four-story building with 20 two-bedroom and three-bedroom units of permanent supportive housing. Family Village Redmond 's target population is homeless and chronically homeless families with children under the age of 18 and income at or below 30% area median income (AMI). Residents receive individual case management services and referrals to a variety of other resources. The property is located in downtown Redmond, near schools, grocery stores, transit including the new light rail line, and employment opportunities.

The proposed funding will help to ensure the long-term preservation of the housing, including addressing existing water intrusion, and enhancing safety and livability through replacement and repair of the exterior and elevator modernization. All work is expected to be completed with residents continuing to occupy their units. ARCH has not previously funded this property.

POLICY & FISCAL IMPACTS

Policy Impact
ARCH Trust Fund allocations further the work in Bellevue to implement the 2017 Affordable Housing Strategy. It recognizes the urgent need in the city to increase investments in the production and preservation of affordable housing.

Fiscal Impact
The ARCH Housing Trust Fund was established in 2010 for the purpose of administering the contributions of parties to the ARCH Interlocal Agreement to provide affordable housing in East King County. The ARCH Executive Board is requesting Bellevue funding of $211,100 for the Family Village Redmond project. The city has available housing funds to satisfy this request.

OPTIONS

1. Adopt the Resolution authorizing the application of $211,100 in city funds for the Family Village Redmond Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10611

AVAILABLE IN COUNCIL LIBRARY

ARCH Executive Board 2025 Housing Trust Fund Recommendations, dated December 18, 2025

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10611

A RESOLUTION authorizing the application of $211,100 in city funds for the Family Village Redmond Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

WHEREAS, pursuant to an amended and restated interlocal agreement, effective July 1, 2010, A Regional Coalition for Housing (ARCH) was created by its member cities and towns to address affordable housing needs in East King County through cooperative action, including but not limited to, allocating public funding for affordable housing projects;

WHEREAS, the City of Bellevue is a member of ARCH and serves as its Administering Agency;

WHEREAS, the ARCH Executive Board has recommended that the City of Bellevue participate in the funding of certain affordable housing projects and apply city funds held in the ARCH Housing Trust Fund Account toward the recommended projects, including the project that is the subject of this Resolution;

WHEREAS, the Family Village Redmond Project shall mean the partnership with YWCA to preserve an estimated 20 units for affordable rental housing at 30% AMI, which project is described in more detail in the Project Summary of the Fall 2025 Housing Trust Fund (HTF) Recommendation memorandum (pages 12-13 and 31), dated December 18, 2025, a copy of which memorandum is attached hereto as Attachment A;

WHEREAS, the ARCH Executive Board has developed and recommends a number of terms and conditions to ensure the affordable housing funds are used for their intended purpose and that the project maintains its affordability over time;

WHEREAS, the City Council wishes to authorize the application of $211,100 in city funds held in the ARCH Housing Trust Funds Account to the Family Village Redmond Project; and

WHEREAS, pursuant to the aforementioned interlocal agreement, the City's approved terms and conditions for the authorization of city funds held in the ARCH Housing Trust Fund for the project must accompany the City Council's authorization; now, therefore

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

Section 1. The Administering Agency is hereby authorized to apply $211,100 in city funds held in the ARCH Housing Trust Fund to the Family Village Redmond Project.

Section 2. To ensure the City's funds are used for their intended purpose, and so the Family Village Redmond Project maintains affordability over time, the special conditions on pages 13-14, and the standard conditions on pages 23-25, of the Fall 2025 Housing Trust Fund (HTF) Recommendations memorandum included in Attachment A, are incorporated here by reference and are hereby approved.

Section 3. The City Manager or designee is hereby authorized, on behalf of the ARCH Administering Agency, to enter into an agreement and execute all documents necessary for the Family Village Redmond Project that are substantially consistent with the terms and conditions approved in Section 2.

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

(SEAL)

_____
Mo Malakoutian, Mayor

Attest:

_____
Charmaine Arredondo, City Clerk

Attachment A

A Regional Coalition for Housing
Together Center Campus
16305 NE 87TH St, Suite 119
Redmond, WA 98052
425-861-3677

Memo

To:

City of Bellevue Council Members
City of Bothell Council Members
City of Clyde Hill Council Members
Town of Hunts Point Council Members
City of Issaquah Council Members
City of Kenmore Council Members
City of Kirkland Council Members
City of Medina Council Members
City of Mercer Island Council Members
City of Newcastle Council Members
City of Redmond Council Members
City of Sammamish Council Members
City of Woodinville Council Members
Town of Yarrow Point Council Members

From: Nathan McCommon, ARCH Executive Board Chair

Date: December 18, 2025

Re: Fall 2025 Housing Trust Fund (HTF) Recommendation

Please find enclosed the ARCH Executive Board's funding recommendations for the 2025 ARCH Housing Trust Fund (HTF) round. ARCH received $14.8M in funding requests and is advancing $4.6M in recommended awards. Applications were reviewed and considered based on the priorities adopted by the Executive Board for the 2025 round, which are aligned with ARCH's Strategic Plan to *Build More Affordable Housing Faster*. These recommendations are also closely coordinated with additional local investments made by individual ARCH member jurisdictions.

The Executive Board is recommending funding for seven projects, including full funding for three projects and partial funding for four projects. The $4.6M in recommended funding includes approximately $4M in local funds and $616,000 in CDBG funds allocated through ARCH.

This memo provides a summary of the applications, the Executive Board recommendations and rationales, and proposed contract conditions for the **seven** proposals recommended for funding at this time. Also enclosed is an economic summary of the projects recommended for funding.

Attachments:

1. Proposed Funding Sources
2. ARCH Award Standard Conditions
3. Project Economic Summaries

Note that bold text in proposed special conditions shows unique conditions in otherwise standard

Beaux Arts Village • Bellevue • Bothell • Clyde Hill • Hunts Point
Issaquah • Kenmore • Kirkland • Medina • Mercer Island
Newcastle • Redmond • Sammamish • Woodinville • Yarrow Point • King County

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1. BRIDGE - Bothell Urban (Lot P)

2025 Funding Request:	$1,500,000 (Contingent Loan) 200 Affordable Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$1,500,000 (Contingent loan)

Project Summary

BRIDGE Housing has partnered with Bothell United Methodist Church ("BUMC") to provide an estimated 201 permanently affordable rentals at 30%, 50% and 60% AMI. Over 50% of the proposed homes are family-sized units with two and three bedrooms, and half of the units are planned to be affordable to very low income households earning 30% or 50% AMI. The current proposal does not include any special needs set-asides or rental subsidies. This is the second year ARCH has received a funding application for the project.

The project will be located on a 1.67-acre site known as Lot P in the heart of downtown Bothell. The site is currently owned by the City of Bothell, which has approved transferring the site at no cost to the partnership comprised of BRIDGE Housing and BUMC. BUMC plans to operate a 6,000 sf Community Center on the ground floor of the site which will provide space for community and human services organizations to provide services open to the public. The project plans include 209 parking spaces (1.03 stalls per unit), bike storage, community rooms, a south-facing outdoor terrace, resident services office, EV charging stations, and an outdoor playground. Residents will have access to the local amenities of downtown Bothell and to a new Bus Rapid Transit line that will provide quick access to the Shoreline light rail station and the I-405 corridor.

Funding Rationale

The Executive Board recommends funding the project with conditions listed below for the following reasons:

- The project delivers a significant amount of affordable housing with a proposed construction start by early 2027.
- The proposed financing provides the highest local funding leverage rate of all 2025 applications and is expected to be competitive for bonds/tax credit financing in 2026.
- The development also leverages donated land from the City of Bothell and advances the City's affordable housing priorities by providing much-needed low-income housing.
- The project is cost effective with a relatively low total development cost per unit.
- The project is well-located in walking distance to a range of amenities and high capacity transit.
- The development team is comprised of an experienced affordable housing developer with a proven track record of success and a local church that will maintain an active community presence in the project throughout the development and operation of the project.
- The project must proceed this year in order to leverage proposed Low Income Housing Tax Credits.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the Amazon loan and the deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	1BR	2BR	3BR	Total
30%	10	5	5	20
50%	30	25	25	80
60%	60	19	21	100
Total Low-Income Units	100	49	51	200
CAU/ Manager Units	-	1	-	1
Total Units	100	50	51	201

2. Hopelink/SRM - Altaire at East Main

2025 Funding Request:	$1,000,000 (Contingent Loan) 145 Affordable Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$500,000 (Contingent loan)

Project Summary

The Altaire at East Main project aims to provide approximately 145 affordable rental apartments and one on-site manager unit, with a mix of one-bedroom plus den, two-bedroom, and three-bedroom homes affordable to households earning 30%, 40%, 50%, and 60% AMI. The project will include units designated for families exiting homelessness.

This is the second year ARCH has received a funding application for the project. SRM previously explored co-locating a smaller housing project with a local kids museum, but has adjusted the project design to accommodate more housing. The site is adjacent to another residential development constructed by SRM that includes affordable units through the City of Bellevue's Multifamily Tax Exemption (MFTE) program.

The building will include resident amenity spaces and on-site services to support housing stability and foster a strong sense of community. The site is near the Wilburton Park & Ride, Mercer Slough and just over a half mile from the East Main light rail station, south of downtown Bellevue. The project will be developed through a partnership with private developer SRM Development and Hopelink. SRM will bring their multifamily development, construction and property management experience to the partnership, while Hopelink brings the case management and supportive services experience to the ownership structure.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project delivers a significant number of affordable housing units, with roughly half family-sized 2BR and 3BR units, and an anticipated construction start in the 4th quarter of 2026.
- ARCH dollars leverage significant public and private funding, with a proposed $192 for every $1 of ARCH funding.
- The project provides permanent housing and supportive services for a significant number of families exiting homelessness through a partnership with an experienced local service provider.
- The project advances the City's affordable housing priorities by providing much needed low-income housing.
- The development team is comprised of an experienced real estate developer/general contractor and a strong, community based supportive service provider.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the Amazon loan and the deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	1BR	2BR	3BR	Total
30%	5	3	0	8
40%	5	4	0	9
50%	6	7	7	20
60%	57	43	8	108
Total Low-Income Units	73	57	15	145
CAU/Manager Units	0	1	0	1
Total Units	**73**	**58**	**15**	**146**

3. Imagine Housing- Forest Edge

2025 Funding Request:	$2,000,000 (Contingent Loan) 100 Affordable Rental Units
2025 Executive Board Recommendation:	$500,000 (Contingent Loan)

Project Summary

The Forest Edge development is a partnership of Imagine Housing and Saint Andrews Lutheran Church, whose members were the original founders of Imagine Housing. The project includes approximately 100 units of new construction affordable rental units to be developed on an underutilized portion of the SALC property in Bellevue. This project will be one of the first to utilize Bellevue's C-1 land use code allowing affordable housing to be expanded on faith-owned property. The project will include studios, one-bedroom, two-bedroom, and three-bedroom homes affordable at 60% AMI.

The development will include onsite parking, an onsite resident service coordinator, and units dedicated for households with disabilities. This project creates workforce housing options in southeast Bellevue with easy access to schools, Bellevue College, grocery stores, and other amenities.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project delivers a significant number of affordable housing units, with an anticipated construction start in the 4th quarter of 2026.
- The project advances Bellevue's first development using their C-1 incentive for increased density on faith-owned land.
- The project includes 25 units for households with disabilities through the use of the City of Bellevue's Housing Stability Program funding.
- The project takes advantage of underutilized land owned by a local church with a long-term commitment to the creation and sustainable operation of affordable housing.

Proposed Conditions:

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented,

meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the proposed Amazon loan and deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Studios	1BR	2BR	3BR	Total
60%	20	32	27	21	100
Total Units	**20**	**32**	**27**	**21**	**100**

d. Agency must demonstrate development capacity by 2/28/26 to continue to advance the project including: project design and permitting; construction contract negotiation; securing and negotiating project financing; development accounting; and construction management.

4. Habitat for Humanity - Orchard Gardens

2025 Funding Request:	$1,125,000 (Secured Grant) 25 Affordable Homeownership Units
2025 Executive Board Recommendation:	$1,116,000 ($500,000 from ARCH HTF local funds and $616,000 in CDBG funds recommended by ARCH and contracted by King County)
2023 ARCH Award:	$600,000
Total Recommended Award:	**$1,716,000**

Project Summary

This Orchard Gardens proposal will create twenty-five (25) new permanently affordable ownership homes for households earning up to 80% of the area median income. Each home will have three-bedrooms with on-site parking. Habitat for Humanity purchased the 3.13 acre property from the Holy Cross Lutheran Church in December 2024 and is finalizing permits with the City of Bellevue. The development includes preservation of an existing community garden, apple orchard and green spaces for the benefit of the community. The property is located in Bellevue's Newport neighborhood near schools, transit, the Factoria shopping center, and employment centers. ARCH provided an initial award to the project in the 2022 funding round. Since then, changes in interest rates and construction costs have led to a need for additional funding.

Ownership Model: Habitat employs a community land trust model to preserve long-term affordability, retaining ownership of the land and selling homes to eligible buyers through ground leases. When homeowners decide to sell, Habitat has a right of first refusal wherein Habitat will purchase the home, perform any necessary rehabilitation, and find an income-qualified buyer before reselling, thus, preserving long term affordability.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- Creates 25 new permanently affordable homeownership opportunities for households earning up to 80% AMI in Bellevue where median home prices exceed $1 million. Such opportunities are rare and allow households with modest incomes to achieve stability through homeownership.
- Helps close a funding gap on a project with a previous ARCH award that is ready to start construction in 2026.
- Habitat's sweat equity model allows volunteers and potential buyers to gain valuable skills and experience in homebuilding, while allowing for cost savings when compared to traditional construction.
- Habitat's land trust model ensures perpetual affordability, which is especially important in a high cost, high growth city like Bellevue.

- Habitat's approach to marketing helps to address historic barriers to home ownership and preserve cultural diversity in the community.

Proposed Conditions

The following 2025 Special Conditions and Standard Conditions are intended to supersede all conditions included in the 2023 award.

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff .

Affordability	3BR	Total
80%	25	25
Total Units	**25**	**25**

d. A third-party cost estimate must be reviewed and approved by ARCH staff as a condition of the ARCH funding award.

e. Construction contracts for work to be performed by outside vendors must be reviewed and approved by ARCH staff.

5. PorchLight – Kirkland House

2025 Funding Request:	$462,600 (Secured Grant) 6 Affordable Rental Units
2025 Executive Board Recommendation:	$212,600
Additional City of Kirkland Investment:	$250,000
Total Recommended Award:	**$462,600**

Project Summary

The Kirkland House has been providing permanent supportive housing to three formerly homeless individuals in an existing single-family home since 2020 when PorchLight acquired the property. PorchLight is seeking funding to rehabilitate the property and add three additional bedrooms and one additional bathroom to serve a total of six individuals. The home has easy access to public transit, grocery stores and other amenities within walking distance.

The proposed rehabilitation of the existing home includes a new roof, improved landscaping with outdoor seating areas for residents, new fencing around the property, repaving the driveway, installation of a new garage door, new windows, and re-siding the structure with Hardie plank and a weather barrier wrap. The interior rehabilitation includes installing energy saving fixtures and appliances, an all-weather heat pump system, exhaust fans in the bathrooms and kitchen, fire safety system improvements, and the replacement of flooring, cabinets, and countertops.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project preserves and expands an existing permanent supportive housing program serving people exiting homelessness.
- The project compliments the applicant's shelter program and will help offer stability to individuals accessing emergency shelter on the Eastside.
- If fully funded this round, the project anticipates construction start in 2026 and occupancy in 2027, providing timely housing opportunities.
- The project team includes an experienced development consultant and service provider with years of experience operating this program model.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that

time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Beds	Total
30%	3	3
50%	3	3
Total Units	**6**	**6**

Ongoing Requirement through Period of Affordability

a. The property will establish and fund a 6-month operations reserve account upon ARCH award contracting.

6. YWCA – Family Village Redmond

2025 Funding Request:	$1,897,052 (Contingent Loan) 20 Affordable Rental Units
2025 Executive Board Recommendation:	$626,700
Additional City of Redmond Investment:	$350,000
Total Recommended Award:	**$976,700**

Project Summary:

YWCA Family Village Redmond (FVR) project was built in 1993 and is a single, four-story building with 20 two-bedroom and three-bedroom units of permanent supportive housing. FVR's target population is homeless and chronically homeless families with children under the age of 18 and income at or below 30% AMI. Residents receive individual case management services and referrals

to a variety of other resources. The property is located in downtown Redmond, near schools, grocery stores, transit including the new light rail line, and employment opportunities.

The proposed funding will help to ensure the long-term preservation of the housing, including addressing existing water intrusion, and enhancing safety and livability through replacement and repair of the exterior and elevator modernization. All work is expected to be completed with residents continuing to occupy their units. ARCH has not previously funded this property.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project supports critical rehabilitation and preservation of existing, family-sized 30% AMI units for families exiting homelessness.
- The project allows units to remain occupied with existing residents.
- A local ARCH award will enable the project to be highly competitive for State and County preservation funding rounds expected to be released in early 2026.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	2BR	3BR	Total
30%	17	3	20
Total Units	**17**	**3**	**20**

d. Applicant will make Family Village Redmond their top priority to other public funders for upcoming rounds to address the remaining capital needs at the property, including anticipated stabilization and preservation funding rounds later this year.

e. A licensed architect or envelope consultant will be required to prepare designs for the improvement.

f. An environmental report including an interior and exterior mold survey is required before contracting. If remediation is required, it will be added to the project scope and budget.

7. LEO Condominiums at Trailhead

2025 Funding Request:	$191,500 (Contingent Loan) 6 Affordable IDD Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$191,500
2021 ARCH HTF Award:	$250,000
Total Award:	**$441,500**

Project Summary

Life Enrichment Options (LEO) has partnered with the King County Housing Authority (KCHA) to design and purchase space to serve six individuals with Intellectual or Developmental Disabilities (IDD) within the larger Trailhead Apartments project. These apartments were designed in consultation with LEO to align with their group home model that is used across other single-family homes in their portfolio. The space will be comprised of three apartments will deliver six IDD units and one live-in caregiver unit as outlined below:

Unit 305: A 1-bedroom unit for a live-in caregiver, with a connected door to unit 304. This is identified as a Common Area Unit, and will be considered a reasonable accommodation for purposes of the Section 8 Housing Choice Voucher associated with the neighboring unit 304 that has a shared door between the units.

Unit 304: A 4-bedroom unit for adults with Intellectual or Developmental Disabilities, providing 4 units at 30% AMI.

Unit 303: A neighboring 2-bedroom unit for adults with Intellectual or Developmental Disabilities, providing 2 units for residents that are capable of more independent living, at 40% AMI.

The ground floor will include 10,000 sf of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the

City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants.

ARCH previously funded the LEO at Trailhead project in 2021. After overcoming delays due to site control and relocation of an existing utility, the project is now in the permitting process and expected to start construction in 2026. LEO anticipates purchasing the condo units at the completion of the building in 2028.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project provides much needed housing and services for people with intellectual and developmental disabilities within a larger multifamily setting, establishing a potential model for integration of IDD housing in future projects.
- The project leverages significant State funding dedicated to IDD housing as well as the financing assembled by KCHA for the larger development.
- The project helps fulfill an important and longstanding TOD project within the City of Issaquah that will realize significant affordable housing and economic development goals. The project is part of a larger partnership with King County Housing Authority, a market rate developer and the City of Issaquah which will create significant affordable housing.

Proposed Conditions

The following 2025 Special Conditions and Standard Conditions are intended to supersede all conditions included in the 2021 award.

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **thirty-six (36) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Beds	Total
30%	4	4
40%	2	2
Total Low-Income Units	6	6
CAU/Manager Unit	1	1
Total Units	**7**	**7**

d. An operating budget, including any shared condominium operating costs will be reviewed and approved by ARCH.

8. Imagine Housing – Peter's Ridge

2025 Funding Request: $2,000,000 (Contingent Loan)
108 Affordable Rental Units

2025 Executive Board Recommendation: $0

Project Summary

Peter's Ridge Apartments will be a new construction project providing an estimated 108 units located on the current site of St. Peters Methodist Church. The development will include six separate 3-story buildings with a mix of studio, one-bedroom, two-bedroom, and three-bedroom units with an emphasis on two-bedroom and three-bedroom units or larger families. This project would be one of the first to utilize Bellevue's Action C-1 amendment to the land use code incentivizing affordable housing on faith-owned property.

The project is located in the Northeast Bellevue neighborhood with many amenities located in nearby Crossroads. The development will include onsite parking and an onsite resident service coordinator.

Funding Rationale:

Given limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 round for the following reasons:

- The sponsor indicated that the Forest Edge project is their priority this funding round in its funding applications to ARCH, City of Bellevue and State funding rounds. The project is highly unlikely to leverage other public sources this year for full funding.
- The applicant will be encouraged to apply in future funding rounds.

9. King County Housing Authority – Trailhead Apartments

2025 Funding Request:	$500,000 (Conditional Loan) 154 Affordable Rental Units and 2 Common Area Units
2025 Executive Board Recommendation:	$0
2017 ARCH HTF Award:	$2,000,000
Total 2025 Award:	**$0** (The existing $2,000,000 remains committed from ARCH for the development)

Project Summary

Trailhead Apartments will be an approximately 156-unit affordable housing building located on the north side of the larger Central Issaquah Transit Oriented Development. The King County Housing Authority (KCHA) is currently in the process of selecting a developer for a second, 200-unit, market rate building that will be located to the south. The Trailhead Apartments will serve 40% and 60% AMI households with a mix of studio, one-bedroom, two-bedroom, and 3-bedroom units.

KCHA will partner with Life Enrichment Options (LEO) to construct space within the project to house six adults living with Intellectual and Developmental Disabilities (IDD). LEO has submitted a funding application to support their purchase of this space, anticipating ARCH, Issaquah IHIP, and Commerce awards.

The ground floor will include 10,000 sf of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants. The project will include 172 parking stalls on three levels of structured parking.

ARCH initially awarded funding to the Trailhead project in 2017 and has remained committed to the project's success since then.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend additional funding for the project in the 2025 ARCH HTF round for the following reasons:

- While the project aligned well with the timely delivery of housing priority, the applicant indicated that if they were not fully funded with all pending funding requests and available financing tools in 2025, they would be able to begin construction as scheduled in June 2026 and apply for additional funds in future rounds.

- Construction costs are relatively high per unit, partially related to the high number of structured parking stalls provided.
- If capital funding gaps persist, the applicant will be encouraged to apply in future funding rounds.
- ARCH will continue to support the project with its existing funding commitment and in its requests for other sources of public funding.

10. LIHI – Aventine Apartments

2025 Funding Request:	$250,000 (Conditional Loan) 66 Affordable Rental Units
2025 Executive Board Recommendation:	$0

Project Summary

The Aventine is a 5-story, 66-unit apartment community with 51 underground parking spaces located in Bellevue's Downtown neighborhood. LIHI purchased the Aventine in 2024 with funding from Amazon, WSHFC, and the City of Bellevue to create and preserve housing for households at 30% to 80% AMI. ARCH awarded funding in 2023 and 2024 totaling $1.5 million, which is intended to repay interim financing and support rehabilitation work. The building had 62 occupied units with market rate and 80% AMI tenants when LIHI took ownership in 2024. Existing tenants were allowed to remain in place, and unit turnover was completed on a voluntary basis.

The 66 units are a mix of studios, one-bedroom, and two-bedroom apartments. There are twelve units at or below 30% AMI, twenty units at 50% AMI, nineteen units at 60% AMI, and fifteen units at 80% AMI. In addition to low income workforce individuals, the building serves homeless families, veterans, and people living with disabilities. Aventine also has a 5-year, $1,800,020 OMS award from Bellevue's Housing Stability Program to provide case management and behavioral health supports to residents.

LIHI is now seeking additional funding from ARCH, King County, and Commerce to repay a $3,500,000 bridge loan from the City of Bellevue that was used for acquisition and the planned rehab work. The rehabilitation cost has also increased, creating additional need for their $4,750,000 request to all public funders this year.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend additional funding from the 2025 ARCH HTF round the project for the following reasons:

- ARCH and other local funders already have committed substantial resources to the project, and current awarded funds have not yet been contracted and expended.
- The project will likely be competitive for other sources of funding.

11. Vintage – Parq by Vintage

2025 Funding Request:	$2,000,000 (Conditional Loan) 259 Affordable Rental Units and 2 Common Area Units
2025 Executive Board Recommendation:	$0

Project Summary

Parq by Vintage is a proposed 259-unit affordable multifamily development. The project is located at 21925 South East 51st Street, Issaquah, WA 98029 and will convert existing commercial office space into multifamily affordable residential buildings. The site consists of two elevator buildings, one with five stories and one with six stories. The project proposes to provide 259 parking spaces, which are necessary due to limited transit options from the site. Outdoor amenity space will be created for the residents.

The site was chosen for its adaptive reuse potential and for its proximity to amenities desirable to families, including groceries, pharmacies, retail, and restaurants. The project site is located adjacent to the 531-acre Lake Sammamish State Park, with a direct trail connection to the park. A major landmark in King County, the park receives over two million visitors annually.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 ARCH HTF Round for the following reasons:

- The project sponsor and property management firm have pending litigation with the State Attorney General's Office; therefore, the project was unlikely to receive an allocation of the other funding needed to complete the project on the proposed schedule.
- The project application provided limited assessment of the existing building and system conditions as well as few details in the office to residential conversion scope of work, leaving more uncertainty on project costs and need for funding.

12. reSpace – Bellevue Sell and Stay Multigenerational Homeowners

2025 Funding Request:	$500,000 (Secured Grant) 40 Affordable Homeownership Units
2025 Executive Board Recommendation:	$0

Project Summary

This project aims to provide 8-12 units on four separate properties under a unique co-homeownership model for moderate-income individuals (60–100% AMI) including seniors who wish to age in place. The project will involve the redevelopment of four, to be identified, existing single-family properties into 8–12 private suites at each site within a shared-equity homeownership structure. Properties will be sourced by identifying single family homeowners who want to sell their homes but remain onsite, in a new living suite. Sixteen of the 40 units will be dedicated to seniors eligible at 60% AMI making these units eligible for Bellevue HSP funds.

The rehabilitation will include adding bathrooms to each bedroom in the existing single-family home to create suites consisting of a bathroom and bedroom for each resident owner. New ADUs will be built with additional shared suites in conformance with the new middle housing code adopted by Bellevue. There will be shared kitchens and living areas in each building. The specific properties for the developments have not yet been identified or site control secured.

Ownership Model: The ownership model is structured through an LLC operating agreement. Each homeowner holds a membership interest in the entire property and common areas, and each household has exclusive rights to their designated private suite.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 ARCH HTF round for the following reasons:

- The developer has not identified the specific sites or started any of the feasibility or design work.
- Project is a new model and has yet to demonstrate feasibility in the current market including demand for co-housing amongst seniors or ability to obtain construction phase financing for the development or lenders to purchase the co-ownership suites.
- Questions remain about the model for service delivery.
- Applicant is encouraged to continue developing their model and consider applying in a future round.

13. SRI – Catalina Apartments

2025 Funding Request:	$1,000,000 (Conditional Loan) 96 Affordable Rental Units
2025 Executive Board Recommendation:	$0

Project Summary

This project aims to acquire and convert an existing market-rate building into an income-restricted development for seniors at 30% to 80% AMI, of which five will be set aside for seniors living with

physical disabilities at 30% AMI. The building is comprised of studio and one-bedroom units. This is the second application ARCH has received for the project.

Originally a nursing home, the building was converted to 96 individual apartments in the early 2000s. The project has several features that align well to serve seniors, such as an elevator and significant common areas for congregation. The rehabilitation component will address outstanding capital needs of the building, including exterior paint and facade repairs, a new roof, elevator upgrades, HVAC replacement, and an interior refresh. The property is in the Woodridge neighborhood of Bellevue with most amenities located in the Factoria neighborhood to the south.

The conversion of this building from market rate to income-restricted will require the relocation of at least some existing residents who do not meet income requirements. SRI intends to hire a relocation consultant (Housing to Home) to support relocation elements. It is estimated that around half of the households will not meet income requirements and need to be relocated.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project for the following reasons:

- The project is unlikely to secure other public sources this year for full funding.
- The project would potentially result in involuntarily displacing approximately 50% of the existing residents as the project converts to senior housing.

Attachment 1: Proposed Funding Sources

2025 FUNDING RECOMMENDATIONS								
	Altaire	Bothell Urban	Family Village Redmond	Forest Edge	LEO Trailhead	Kirkland House	Orchard Gardens	2025 Funds Recommended
	500,000	1,500,000	626,700	500,000	191,500	212,600	500,000	**4,030,800**
Bellevue	140,400	542,000	211,100	140,400	23,700	54,300	189,300	1,301,200
Bothell	19,400	22,400	19,900	19,400	18,600	18,800	1,400	119,900
Clyde Hill	2,500	6,000	3,100	2,500	1,400	1,700	1,700	18,900
Hunts Point	600	2,300	900	600	100	200	800	5,500
Issaquah	63,300	14,800	5,800	63,300	60,100	1,500	5,200	214,000
Kenmore	13,600	45,100	19,100	13,600	4,400	6,800	14,900	117,500
Kirkland	109,300	421,300	164,100	109,300	18,400	42,100	147,300	1,011,800
Medina	3,500	13,400	5,200	3,500	600	1,300	4,700	32,200
Mercer Island	4,400	16,900	6,600	4,400	700	1,700	5,900	40,600
Newcastle	2,200	8,400	3,300	2,200	400	800	2,900	20,200
Redmond	110,300	290,000	141,900	110,300	58,000	71,700	84,800	867,000
Sammamish	17,700	68,200	26,600	17,700	3,000	6,800	23,900	163,900
Woodinville	11,900	45,800	17,800	11,900	2,000	4,600	16,000	110,000
Yarrow Point	900	3,400	1,300	900	100	300	1,200	8,100
HTF	**500,000**	**1,500,000**	**626,700**	**500,000**	**191,500**	**212,600**	**500,000**	**4,030,800**
CDBG							**616,000**	**616,000**
Kirkland Add'l Inv						**250,000**		**250,000**
Redmond Add'l Inv			**350,000**					**350,000**
2021 HTF Award					**250,000**			**250,000**
2023 HTF Award							**600,000**	**600,000**
Grand Total	**500,000**	**1,500,000**	**976,700**	**500,000**	**441,500**	**462,600**	**1,716,000**	**6,096,800**

Attachment 2: ARCH Award Standard Conditions

1. Prior to Contracting:
   a. Owner shall submit quarterly monitoring reports to ARCH **from the time of award** through completion of the project.

   b. The Owner shall submit a project implementation timeline, **and development and operating budgets ("Project Budget")** based upon more complete cost information and actual funding commitments, including proposed uses of ARCH funds, which must be approved by ARCH. If the Owner is unable to adhere to the timeline and/or budgets, ARCH must be immediately notified and a new timeline and/or budgets shall be submitted by the Owner for ARCH's approval. ARCH shall not unreasonably withhold its approval to a revised timeline and/or budgets, so long as such new timeline and/or budgets does not materially adversely change the Project. This shall be a continuing obligation of the Owner. Failure to adhere to the timeline and/or budgets, either original or as amended, may result in withdrawal of the **Lender's** commitment of funds.

   c. The Owner shall submit evidence of commitment of all public and private funds in the Project consistent with the Project Budget. In the event commitment of funds identified in the Project Award Letter cannot be secured in the time frame identified in the application, the Owner shall immediately notify ARCH, and describe the actions it will undertake to secure alternative funding, and the timing of those actions, subject to ARCH's review and approval. All commitments of financing for the Project must be secured by the Owner prior to the release of funds.

   d. The Owner shall submit evidence of insurance, as required by ARCH.

   e. The Owner shall submit evidence of site control, a market study (if applicable), and an appraisal, by a state-certified general real estate appraiser, as that term is defined in RCW 18.140.010(22), which establishes a property value equal to or greater than the acquisition price.

   f. [*If improvements already exist* - The Owner shall submit a property inspection report by a qualified third–party firm. This report shall include an analysis of deferred and other repair or maintenance items upon the Property as well as the presence of any Hazardous Substances, and if present, how it will be addressed. This report shall be accompanied by a budget and plan showing how recommended rehabilitation work will be completed in a timely manner. A budget and timetable for this work may be submitted with the inspection report or be included as an attachment to the Project Budget required in subsection I.2 hereinabove.]

   g. The Owner shall submit a Hazardous Substances survey for the site by a qualified third-party firm. This report shall include an analysis of the presence of any Hazardous Substances, and if present,

how the Hazardous Substances will be addressed. This report shall be accompanied by a plan showing how recommended work will be completed in a timely manner. If applicable, a budget and timetable for this work shall be submitted with the inspection report.

h. Owner shall provide **Lender** with an authorization, execution and enforceability opinion of Owner's counsel in a form reasonably acceptable to the **Lender**.

i. [If required], Owner shall secure performance and payment bonds in the amount of the value of the construction project.

j. Owner shall cooperate with ARCH in obtaining an American Land Title Association Lender's Title Policy with extended title insurance insuring the [Loan/Grant] and including those endorsements reasonably required by ARCH. The costs of such policy shall be the responsibility of the Owner.

k. The Owner shall have in place all applicable construction, land use, environmental (including Hazardous Substances (as defined in the Environmental Indemnity)), and zoning permits, and other approvals necessary for construction, occupation and operation of the Project. Owner shall maintain documentation of any such.

l. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; property acquisition; and Endangered Species Act (ESA) requirements. Owner shall include in any construction contracts or subcontracts, such requirements as may be required by the federal funds so used.

2. Additional Terms to be included in the Funding Documents

a. Concurrent with Owner's execution of the Funding Agreement, Owner shall execute and deliver to ARCH (i) the Note, (ii) the Deed of Trust, (iii) the Regulatory Agreement, and (iv) a Certificate and Indemnity Agreement Regarding Hazardous Substances and Building Laws ("Environmental Indemnity"). Together with the Funding Agreement, the Deed of Trust, Note, and Regulatory Agreement, and Environmental Indemnity, shall be considered the "ARCH Funding Documents".

b. Lender funds allocated to the Project shall not be used for any purposes other than as specified in the award conditions and/or as described in the approved Project Budget unless ARCH has given written authorization for alternative use. Spending of construction contingency must be approved in advance by ARCH. If after the completion of the project there are budget line items with unexpended balances, ARCH shall approve adjustments to the project capital sources, including potential reductions in public fund loan balances.

c. The Owner shall [acquire/construct/renovate] the Project in compliance with the Project Award Letter as approved by ARCH and substantially in compliance with any plans and/or specifications submitted to and approved by ARCH.

d. The net developer fee shall follow the ARCH Net Developer Fee Schedule. A net developer fee is defined as that portion of the developer fee paid out of capital funding sources and does not include the deferred portion that is paid out of cash flow from operations after being placed in service.

e. The Owner shall submit a complete management and services plan and updated operating budget for review and approval by ARCH staff ("Management Plan"). At a minimum the plan shall describe: (1) the physical plan including number and size of units, amenities, and accessibility, (2) the tenant population to be served, (3) description of housing programs and services, (4) management and operation of the premises including description of management entity and staffing, rules for operation of the premises, enforcement procedures, and maintenance and repair program, and (5) coordination of services with outside providers and parking management.

f. Owner shall submit annual monitoring reports after completion of the project, and shall submit initial tenant information as required by ARCH, if applicable.

3. Other Terms

a. ARCH, through its Administering Agency, may negotiate, approve, execute, and record amendments or releases of any ARCH loan documents as may be needed for the project; provided the project still provides the anticipated affordable housing and there is sufficient collateral to secure the members' financial investment, all as determined by ARCH staff.

b. ARCH acknowledges that projects may change from the time of award until signing of the funding agreement as designs are further developed and financing is secured. The following changes may be approved by the party identified below, based on a determination that the change is necessary for the project to proceed and the Owner has made diligent efforts to maximize the affordable housing benefits in the project.

Type of Change	Approver
Change to proposed population (if applicable)	ARCH Executive Board
Change to total number of units or bedrooms of less than 20%	ARCH staff
Change to total number of units or bedrooms greater than 20%	ARCH Executive Board
Change to affordability levels resulting in average AMI increasing 10% AMI or less change	ARCH staff
Change to affordability levels resulting in average AMI increasing over 10% AMI	Executive Board
Change in one or more entities that make up the project sponsor / applicant	Executive Board

Attachment 3: Project Economic Summaries

Applicant: BRIDGE Housing
Project Name: Bothell Urban (Lot P)
Location: Bounded by Thorsk St, 98th Ave NE, and Pop Keeney Way, Bothell
Project Description: Approximately 200 units of affordable rental housing at 30%, 50%, and 60% AMI with 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$70,000
Construction	$66,695,714
Soft Costs	$3,898,544
Construction Financing	$8,274,347
Permanent Financing	$1,463,662
Capitalized Reserves	$877,517
Other Development Costs	$8,538,657
Developer Fee	$12,676,407
Bond Related Costs of Issuance (4%)	$107,500
Total Development Costs	**$102,602,348**

Residential Source Name	Amount
Tax Credit Equity (4%)	$43,032,308
State (WA HTF)	$8,000,000
ARCH	$1,500,000
Perm Loan/Bond	$24,629,928
Sponsor Loan	$4,360,740
Amazon	$16,000,000
Deferred Developer Fee	$4,379,372
CHIP	$700,000
Total Capital Sources	**$102,602,348**

Applicant:	Hopelink and SRM
Project Name:	Altaire at East Main
Location:	995 118th Ave SE, Bellevue
Project Description:	Approximately 145 units of affordable rental housing at 30%, 40%, 50%, and 60% AMI with 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$16,308,241
Construction	$46,901,103
Soft Costs	$5,080,296
Pre-Development/Bridge Financing	$6,112,799
Construction Financing	$5,996,690
Permanent Financing	$548,094
Capitalized Reserves	$1,362,526
Other Development Costs	$4,520,908
Developer Fee	$8,793,300
Bond Related Costs of Issuance (4%)	$608,470
Total Development Costs	**$96,232,427**

Residential Source Name	Amount
Tax Credit Equity (4%)	$30,108,043
State (WA HTF)	$7,500,000
King County	$3,000,000
City of Bellevue (HSP)	$14,460,888
City of Bellevue (AHF)	$3,483,750
ARCH	$500,000
Perm Loan/Bond	$11,325,006
Amazon	$18,125,000
Deferred Developer Fee	$6,224,409
Interim Income and Accrued Interest	$1,505,331
Total Capital Sources	**$96,232,427**

Applicant: Imagine Housing
Project Name: Forest Edge
Location: 2650 148th Ave SE, Bellevue
Project Description: Approximately 100 units of affordable rental housing at 60% AMI

Development Costs	Amount
Acquisition Costs	$3,625,000
Construction	$49,353,990
Soft Costs	$3,401,182
Pre-Development/Bridge Financing	$350,000
Construction Financing	$4,172,323
Permanent Financing	$809,968
Capitalized Reserves	$1,005,687
Other Development Costs	$2,993,364
Developer Fee	$4,950,000
Bond Related Costs of Issuance (4%)	$589,051
Total Development Costs	**$71,250,565**

Residential Source Name	Amount
Tax Credit Equity (4%)	$26,867,375
State (WA HTF)	$5,000,000
City of Bellevue (HSP)	$6,903,994
City of Bellevue (AHF)	$3,784,367
ARCH	$500,000
Perm Loan/Bond	$13,223,748
Amazon	$11,000,000
Deferred Developer Fee	$2,971,081
CHIP	$1,000,000
Total Capital Sources	**$71,250,565**

Applicant: Habitat for Humanity
Project Name: Orchard Gardens
Location: 4315 129th Place SE, Bellevue
Project Description: Approximately 25 units of affordable homeownership at 80% AMI

Development Costs	Amount
Acquisition Costs	$1,635,000
Construction	$15,996,994
Soft Costs	$1,716,316
Construction Financing	$776,962
Other Development Costs	$1,225,000
Total Development Costs	**$21,350,272**

Residential Source Name	Amount
State (WA HTF)	$2,500,000
King County	$1,800,000
City of Bellevue (AHF)	$1,715,400
ARCH 2025 Request	$784,600
Perm Loan/Bond (Home Sales Revenue)	$6,539,558
National Housing Trust	$400,000
2023 Commerce HTF & Appropriation	$3,109,600
2023 ARCH	$600,000
2023 & 2024 King County	$2,901,114
2023 CHIP	$1,000,000
Total Capital Sources	**$21,350,272**

Applicant: PorchLight (formerly Congregations for the Homeless)
Project Name: Kirkland House
Location: 13205 100th Place NE, Kirkland
Project Description: Approximately 6 units of affordable rental housing at 30% and 50% AMI

Development Costs	Amount
Construction	$1,216,612
Soft Costs	$239,587
Capitalized Reserves	$28,200
Other Development Costs	$103,142
Developer Fee	$50,000
Total Development Costs	**$1,637,541**

Residential Source Name	Amount
State (WA HTF)	$924,941
ARCH	$462,600
Sponsor Grant	$250,000
Total Capital Sources	**$1,637,541**

Applicant: YWCA
Project Name: Family Village Redmond
Location: 16601 NE 80th St, Redmond
Project Description: 20 units of affordable rental housing at 30% AMI

Development Costs	Amount
Construction	$1,793,991
Soft Costs	$28,000
Other Development Costs	$24,748
Developer Fee	$50,313
Total Development Costs	**$1,897,052**

Residential Source Name	Amount
ARCH	$976,700
County/State Preservation Funds	$920,352
Total Capital Sources	**$1,897,052**

Applicant:	Life Enrichment Options (LEO)
Project Name:	LEO Condominiums at Trailhead
Location:	1550 Newport Way NW, Issaquah
Project Description:	6 units of affordable rental housing at 30% and 40% AMI and 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$2,420,479
Soft Costs	$254,485
Capitalized Reserves	$8,788
Other Development Costs	$14,374
Total Development Costs	**$2,698,126**

Residential Source Name	Amount
State (WA HTF)	$1,733,626
Issaquah Inclusive Housing Pool (IHIP)	$383,000
ARCH 2025 Request	$191,500
Kuni Foundation	$140,000
2023 ARCH	$250,000
Total Capital Sources	**$2,698,126**

CITY COUNCIL AGENDA TOPIC

Resolution authorizing application of $54,300 in city funds for the Kirkland House Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

Bianca Siegl, Office of Housing Director
Sabrina Velarde, Housing Stability Program Coordinator
City Manager's Office

Lindsay Masters, Executive Director
Patrick Tippy, Investments Manager
A Regional Coalition for Housing (ARCH)

EXECUTIVE SUMMARY

ACTION	As directed by City Council on February 24, this Resolution authorizes the City Manager to enter into an agreement for the Kirkland House (Kirkland) in the amount of $54,300 in City of Bellevue funds as recommended by the ARCH Executive Board.

RECOMMENDATION

Move to adopt Resolution No. 10612

BACKGROUND/ANALYSIS

On February 24, the City Council directed staff to return with legislation approving $1,301,200 of Bellevue funding to support seven projects recommended for funding by the ARCH Executive Board including $54,300 to PorchLight in support of the Kirkland House project. Background information on the development was previously provided to the council at the February 24 Study Session.

The Kirkland House has been providing permanent supportive housing to three formerly homeless individuals in an existing single-family home since 2020 when PorchLight acquired the property. PorchLight is seeking funding to rehabilitate the property and add three additional bedrooms and one additional bathroom to serve a total of six individuals. The home has easy access to public transit, grocery stores, and other amenities within walking distance.

The proposed rehabilitation of the existing home includes a new roof, improved landscaping with outdoor seating areas for residents, new fencing around the property, repaving the driveway, installation of a new garage door, new windows, and re-siding the structure with Hardie plank and a weather barrier wrap. The interior rehabilitation includes installing energy saving fixtures and appliances, an all-weather heat pump system, exhaust fans in the bathrooms and kitchen, fire safety system improvements, and the replacement of flooring, cabinets, and countertops.

POLICY & FISCAL IMPACTS

Policy Impact
ARCH Trust Fund allocations further the work in Bellevue to implement the 2017 Affordable Housing Strategy. It recognizes the urgent need in the city to increase investments in the production and preservation of affordable housing.

Fiscal Impact
The ARCH Housing Trust Fund was established in 2010 for the purpose of administering the contributions of parties to the ARCH Interlocal Agreement to provide affordable housing in East King County. The ARCH Executive Board is requesting Bellevue funding of $54,300 for the Kirkland House project. The city has available housing funds to satisfy this request.

OPTIONS

1. Adopt the Resolution authorizing application of $54,300 in city funds for the Kirkland House Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10612

AVAILABLE IN COUNCIL LIBRARY

ARCH Executive Board 2025 Housing Trust Fund Recommendations, dated December 18, 2025

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10612

A RESOLUTION authorizing application of $54,300 in city funds for the Kirkland House Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

WHEREAS, pursuant to an amended and restated interlocal agreement, effective July 1, 2010, A Regional Coalition for Housing (ARCH) was created by its member cities and towns to address affordable housing needs in East King County through cooperative action, including but not limited to, allocating public funding for affordable housing projects;

WHEREAS, the City of Bellevue is a member of ARCH and serves as its Administering Agency;

WHEREAS, the ARCH Executive Board has recommended that the City of Bellevue participate in the funding of certain affordable housing projects and apply city funds held in the ARCH Housing Trust Fund Account toward the recommended projects, including the project that is the subject of this Resolution;

WHEREAS, the Kirkland House Project shall mean the partnership with PorchLight to provide an estimated 6 units for affordable rental housing at 30% and 50% AMI, which project is described in more detail in the Project Summary of the Fall 2025 Housing Trust Fund (HTF) Recommendation memorandum (pages 11 and 30), dated December 18, 2025, a copy of which memorandum is attached hereto as Attachment A;

WHEREAS, the ARCH Executive Board has developed and recommends a number of terms and conditions to ensure the affordable housing funds are used for their intended purpose and that the project maintains its affordability over time;

WHEREAS, the City Council wishes to authorize the application of $54,300 in city funds held in the ARCH Housing Trust Funds Account to the Kirkland House Project; and

WHEREAS, pursuant to the aforementioned interlocal agreement, the City's approved terms and conditions for the authorization of city funds held in the ARCH Housing Trust Fund for the project must accompany the City Council's authorization; now, therefore

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

Section 1. The Administering Agency is hereby authorized to apply $54,300 in city funds held in the ARCH Housing Trust Fund to the Kirkland House Project.

Section 2. To ensure the City's funds are used for their intended purpose, and so the Kirkland House Project maintains affordability over time, the special conditions on pages 11-12, and the standard conditions on pages 23-25, of the Fall 2025 Housing Trust Fund (HTF) Recommendations memorandum included in Attachment A, are incorporated here by reference and are hereby approved.

Section 3. The City Manager or designee is hereby authorized, on behalf of the ARCH Administering Agency, to enter into an agreement and execute all documents necessary for the Kirkland House Project that are substantially consistent with the terms and conditions approved in Section 2.

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

(SEAL)

_____
Mo Malakoutian, Mayor

Attest:

_____
Charmaine Arredondo, City Clerk

A Regional Coalition for Housing
Together Center Campus
16305 NE 87TH St, Suite 119
Redmond, WA 98052
425-861-3677

Memo

To:

City of Bellevue Council Members
City of Bothell Council Members
City of Clyde Hill Council Members
Town of Hunts Point Council Members
City of Issaquah Council Members
City of Kenmore Council Members
City of Kirkland Council Members
City of Medina Council Members
City of Mercer Island Council Members
City of Newcastle Council Members
City of Redmond Council Members
City of Sammamish Council Members
City of Woodinville Council Members
Town of Yarrow Point Council Members

From: Nathan McCommon, ARCH Executive Board Chair

Date: December 18, 2025

Re: Fall 2025 Housing Trust Fund (HTF) Recommendation

Please find enclosed the ARCH Executive Board's funding recommendations for the 2025 ARCH Housing Trust Fund (HTF) round. ARCH received $14.8M in funding requests and is advancing $4.6M in recommended awards. Applications were reviewed and considered based on the priorities adopted by the Executive Board for the 2025 round, which are aligned with ARCH's Strategic Plan to *Build More Affordable Housing Faster*. These recommendations are also closely coordinated with additional local investments made by individual ARCH member jurisdictions.

The Executive Board is recommending funding for seven projects, including full funding for three projects and partial funding for four projects. The $4.6M in recommended funding includes approximately $4M in local funds and $616,000 in CDBG funds allocated through ARCH.

This memo provides a summary of the applications, the Executive Board recommendations and rationales, and proposed contract conditions for the **seven** proposals recommended for funding at this time. Also enclosed is an economic summary of the projects recommended for funding.

Attachments:

1. Proposed Funding Sources
2. ARCH Award Standard Conditions
3. Project Economic Summaries

Note that bold text in proposed special conditions shows unique conditions in otherwise standard

Beaux Arts Village • Bellevue • Bothell • Clyde Hill • Hunts Point
Issaquah • Kenmore • Kirkland • Medina • Mercer Island
Newcastle • Redmond • Sammamish • Woodinville • Yarrow Point • King County

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1. BRIDGE - Bothell Urban (Lot P)

2025 Funding Request:	$1,500,000 (Contingent Loan) 200 Affordable Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$1,500,000 (Contingent loan)

Project Summary

BRIDGE Housing has partnered with Bothell United Methodist Church ("BUMC") to provide an estimated 201 permanently affordable rentals at 30%, 50% and 60% AMI. Over 50% of the proposed homes are family-sized units with two and three bedrooms, and half of the units are planned to be affordable to very low income households earning 30% or 50% AMI. The current proposal does not include any special needs set-asides or rental subsidies. This is the second year ARCH has received a funding application for the project.

The project will be located on a 1.67-acre site known as Lot P in the heart of downtown Bothell. The site is currently owned by the City of Bothell, which has approved transferring the site at no cost to the partnership comprised of BRIDGE Housing and BUMC. BUMC plans to operate a 6,000 sf Community Center on the ground floor of the site which will provide space for community and human services organizations to provide services open to the public. The project plans include 209 parking spaces (1.03 stalls per unit), bike storage, community rooms, a south-facing outdoor terrace, resident services office, EV charging stations, and an outdoor playground. Residents will have access to the local amenities of downtown Bothell and to a new Bus Rapid Transit line that will provide quick access to the Shoreline light rail station and the I-405 corridor.

Funding Rationale

The Executive Board recommends funding the project with conditions listed below for the following reasons:

- The project delivers a significant amount of affordable housing with a proposed construction start by early 2027.
- The proposed financing provides the highest local funding leverage rate of all 2025 applications and is expected to be competitive for bonds/tax credit financing in 2026.
- The development also leverages donated land from the City of Bothell and advances the City's affordable housing priorities by providing much-needed low-income housing.
- The project is cost effective with a relatively low total development cost per unit.
- The project is well-located in walking distance to a range of amenities and high capacity transit.
- The development team is comprised of an experienced affordable housing developer with a proven track record of success and a local church that will maintain an active community presence in the project throughout the development and operation of the project.
- The project must proceed this year in order to leverage proposed Low Income Housing Tax Credits.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the Amazon loan and the deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	1BR	2BR	3BR	Total
30%	10	5	5	20
50%	30	25	25	80
60%	60	19	21	100
Total Low-Income Units	100	49	51	200
CAU/ Manager Units	-	1	-	1
Total Units	100	50	51	201

2. Hopelink/SRM - Altaire at East Main

2025 Funding Request:	$1,000,000 (Contingent Loan) 145 Affordable Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$500,000 (Contingent loan)

Project Summary

The Altaire at East Main project aims to provide approximately 145 affordable rental apartments and one on-site manager unit, with a mix of one-bedroom plus den, two-bedroom, and three-bedroom homes affordable to households earning 30%, 40%, 50%, and 60% AMI. The project will include units designated for families exiting homelessness.

This is the second year ARCH has received a funding application for the project. SRM previously explored co-locating a smaller housing project with a local kids museum, but has adjusted the project design to accommodate more housing. The site is adjacent to another residential development constructed by SRM that includes affordable units through the City of Bellevue's Multifamily Tax Exemption (MFTE) program.

The building will include resident amenity spaces and on-site services to support housing stability and foster a strong sense of community. The site is near the Wilburton Park & Ride, Mercer Slough and just over a half mile from the East Main light rail station, south of downtown Bellevue. The project will be developed through a partnership with private developer SRM Development and Hopelink. SRM will bring their multifamily development, construction and property management experience to the partnership, while Hopelink brings the case management and supportive services experience to the ownership structure.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project delivers a significant number of affordable housing units, with roughly half family-sized 2BR and 3BR units, and an anticipated construction start in the 4th quarter of 2026.
- ARCH dollars leverage significant public and private funding, with a proposed $192 for every $1 of ARCH funding.
- The project provides permanent housing and supportive services for a significant number of families exiting homelessness through a partnership with an experienced local service provider.
- The project advances the City's affordable housing priorities by providing much needed low-income housing.
- The development team is comprised of an experienced real estate developer/general contractor and a strong, community based supportive service provider.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the Amazon loan and the deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	1BR	2BR	3BR	Total
30%	5	3	0	8
40%	5	4	0	9
50%	6	7	7	20
60%	57	43	8	108
Total Low-Income Units	73	57	15	145
CAU/Manager Units	0	1	0	1
Total Units	**73**	**58**	**15**	**146**

3. Imagine Housing- Forest Edge

2025 Funding Request:	$2,000,000 (Contingent Loan) 100 Affordable Rental Units
2025 Executive Board Recommendation:	$500,000 (Contingent Loan)

Project Summary

The Forest Edge development is a partnership of Imagine Housing and Saint Andrews Lutheran Church, whose members were the original founders of Imagine Housing. The project includes approximately 100 units of new construction affordable rental units to be developed on an underutilized portion of the SALC property in Bellevue. This project will be one of the first to utilize Bellevue's C-1 land use code allowing affordable housing to be expanded on faith-owned property. The project will include studios, one-bedroom, two-bedroom, and three-bedroom homes affordable at 60% AMI.

The development will include onsite parking, an onsite resident service coordinator, and units dedicated for households with disabilities. This project creates workforce housing options in southeast Bellevue with easy access to schools, Bellevue College, grocery stores, and other amenities.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project delivers a significant number of affordable housing units, with an anticipated construction start in the 4th quarter of 2026.
- The project advances Bellevue's first development using their C-1 incentive for increased density on faith-owned land.
- The project includes 25 units for households with disabilities through the use of the City of Bellevue's Housing Stability Program funding.
- The project takes advantage of underutilized land owned by a local church with a long-term commitment to the creation and sustainable operation of affordable housing.

Proposed Conditions:

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented,

meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the proposed Amazon loan and deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Studios	1BR	2BR	3BR	Total
60%	20	32	27	21	100
Total Units	**20**	**32**	**27**	**21**	**100**

d. Agency must demonstrate development capacity by 2/28/26 to continue to advance the project including: project design and permitting; construction contract negotiation; securing and negotiating project financing; development accounting; and construction management.

4. Habitat for Humanity - Orchard Gardens

2025 Funding Request:	$1,125,000 (Secured Grant) 25 Affordable Homeownership Units
2025 Executive Board Recommendation:	$1,116,000 ($500,000 from ARCH HTF local funds and $616,000 in CDBG funds recommended by ARCH and contracted by King County)
2023 ARCH Award:	$600,000
Total Recommended Award:	**$1,716,000**

Project Summary

This Orchard Gardens proposal will create twenty-five (25) new permanently affordable ownership homes for households earning up to 80% of the area median income. Each home will have three-bedrooms with on-site parking. Habitat for Humanity purchased the 3.13 acre property from the Holy Cross Lutheran Church in December 2024 and is finalizing permits with the City of Bellevue. The development includes preservation of an existing community garden, apple orchard and green spaces for the benefit of the community. The property is located in Bellevue's Newport neighborhood near schools, transit, the Factoria shopping center, and employment centers. ARCH provided an initial award to the project in the 2022 funding round. Since then, changes in interest rates and construction costs have led to a need for additional funding.

Ownership Model: Habitat employs a community land trust model to preserve long-term affordability, retaining ownership of the land and selling homes to eligible buyers through ground leases. When homeowners decide to sell, Habitat has a right of first refusal wherein Habitat will purchase the home, perform any necessary rehabilitation, and find an income-qualified buyer before reselling, thus, preserving long term affordability.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- Creates 25 new permanently affordable homeownership opportunities for households earning up to 80% AMI in Bellevue where median home prices exceed $1 million. Such opportunities are rare and allow households with modest incomes to achieve stability through homeownership.
- Helps close a funding gap on a project with a previous ARCH award that is ready to start construction in 2026.
- Habitat's sweat equity model allows volunteers and potential buyers to gain valuable skills and experience in homebuilding, while allowing for cost savings when compared to traditional construction.
- Habitat's land trust model ensures perpetual affordability, which is especially important in a high cost, high growth city like Bellevue.

- Habitat's approach to marketing helps to address historic barriers to home ownership and preserve cultural diversity in the community.

Proposed Conditions

The following 2025 Special Conditions and Standard Conditions are intended to supersede all conditions included in the 2023 award.

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff .

Affordability	3BR	Total
80%	25	25
Total Units	**25**	**25**

d. A third-party cost estimate must be reviewed and approved by ARCH staff as a condition of the ARCH funding award.

e. Construction contracts for work to be performed by outside vendors must be reviewed and approved by ARCH staff.

5. PorchLight – Kirkland House

2025 Funding Request:	$462,600 (Secured Grant) 6 Affordable Rental Units
2025 Executive Board Recommendation:	$212,600
Additional City of Kirkland Investment:	$250,000
Total Recommended Award:	**$462,600**

Project Summary

The Kirkland House has been providing permanent supportive housing to three formerly homeless individuals in an existing single-family home since 2020 when PorchLight acquired the property. PorchLight is seeking funding to rehabilitate the property and add three additional bedrooms and one additional bathroom to serve a total of six individuals. The home has easy access to public transit, grocery stores and other amenities within walking distance.

The proposed rehabilitation of the existing home includes a new roof, improved landscaping with outdoor seating areas for residents, new fencing around the property, repaving the driveway, installation of a new garage door, new windows, and re-siding the structure with Hardie plank and a weather barrier wrap. The interior rehabilitation includes installing energy saving fixtures and appliances, an all-weather heat pump system, exhaust fans in the bathrooms and kitchen, fire safety system improvements, and the replacement of flooring, cabinets, and countertops.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project preserves and expands an existing permanent supportive housing program serving people exiting homelessness.
- The project compliments the applicant's shelter program and will help offer stability to individuals accessing emergency shelter on the Eastside.
- If fully funded this round, the project anticipates construction start in 2026 and occupancy in 2027, providing timely housing opportunities.
- The project team includes an experienced development consultant and service provider with years of experience operating this program model.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that

time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Beds	Total
30%	3	3
50%	3	3
Total Units	**6**	**6**

Ongoing Requirement through Period of Affordability

a. The property will establish and fund a 6-month operations reserve account upon ARCH award contracting.

6. YWCA – Family Village Redmond

2025 Funding Request:	$1,897,052 (Contingent Loan) 20 Affordable Rental Units
2025 Executive Board Recommendation:	$626,700
Additional City of Redmond Investment:	$350,000
Total Recommended Award:	**$976,700**

Project Summary:

YWCA Family Village Redmond (FVR) project was built in 1993 and is a single, four-story building with 20 two-bedroom and three-bedroom units of permanent supportive housing. FVR's target population is homeless and chronically homeless families with children under the age of 18 and income at or below 30% AMI. Residents receive individual case management services and referrals

to a variety of other resources. The property is located in downtown Redmond, near schools, grocery stores, transit including the new light rail line, and employment opportunities.

The proposed funding will help to ensure the long-term preservation of the housing, including addressing existing water intrusion, and enhancing safety and livability through replacement and repair of the exterior and elevator modernization. All work is expected to be completed with residents continuing to occupy their units. ARCH has not previously funded this property.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project supports critical rehabilitation and preservation of existing, family-sized 30% AMI units for families exiting homelessness.
- The project allows units to remain occupied with existing residents.
- A local ARCH award will enable the project to be highly competitive for State and County preservation funding rounds expected to be released in early 2026.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	2BR	3BR	Total
30%	17	3	20
Total Units	**17**	**3**	**20**

d. Applicant will make Family Village Redmond their top priority to other public funders for upcoming rounds to address the remaining capital needs at the property, including anticipated stabilization and preservation funding rounds later this year.

e. A licensed architect or envelope consultant will be required to prepare designs for the improvement.

f. An environmental report including an interior and exterior mold survey is required before contracting. If remediation is required, it will be added to the project scope and budget.

7. LEO Condominiums at Trailhead

2025 Funding Request:	$191,500 (Contingent Loan) 6 Affordable IDD Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$191,500
2021 ARCH HTF Award:	$250,000
Total Award:	**$441,500**

Project Summary

Life Enrichment Options (LEO) has partnered with the King County Housing Authority (KCHA) to design and purchase space to serve six individuals with Intellectual or Developmental Disabilities (IDD) within the larger Trailhead Apartments project. These apartments were designed in consultation with LEO to align with their group home model that is used across other single-family homes in their portfolio. The space will be comprised of three apartments will deliver six IDD units and one live-in caregiver unit as outlined below:

Unit 305: A 1-bedroom unit for a live-in caregiver, with a connected door to unit 304. This is identified as a Common Area Unit, and will be considered a reasonable accommodation for purposes of the Section 8 Housing Choice Voucher associated with the neighboring unit 304 that has a shared door between the units.

Unit 304: A 4-bedroom unit for adults with Intellectual or Developmental Disabilities, providing 4 units at 30% AMI.

Unit 303: A neighboring 2-bedroom unit for adults with Intellectual or Developmental Disabilities, providing 2 units for residents that are capable of more independent living, at 40% AMI.

The ground floor will include 10,000 sf of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the

City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants.

ARCH previously funded the LEO at Trailhead project in 2021. After overcoming delays due to site control and relocation of an existing utility, the project is now in the permitting process and expected to start construction in 2026. LEO anticipates purchasing the condo units at the completion of the building in 2028.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project provides much needed housing and services for people with intellectual and developmental disabilities within a larger multifamily setting, establishing a potential model for integration of IDD housing in future projects.
- The project leverages significant State funding dedicated to IDD housing as well as the financing assembled by KCHA for the larger development.
- The project helps fulfill an important and longstanding TOD project within the City of Issaquah that will realize significant affordable housing and economic development goals. The project is part of a larger partnership with King County Housing Authority, a market rate developer and the City of Issaquah which will create significant affordable housing.

Proposed Conditions

The following 2025 Special Conditions and Standard Conditions are intended to supersede all conditions included in the 2021 award.

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **thirty-six (36) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Beds	Total
30%	4	4
40%	2	2
Total Low-Income Units	6	6
CAU/Manager Unit	1	1
Total Units	**7**	**7**

d. An operating budget, including any shared condominium operating costs will be reviewed and approved by ARCH.

8. Imagine Housing – Peter's Ridge

2025 Funding Request: $2,000,000 (Contingent Loan)
108 Affordable Rental Units

2025 Executive Board Recommendation: $0

Project Summary

Peter's Ridge Apartments will be a new construction project providing an estimated 108 units located on the current site of St. Peters Methodist Church. The development will include six separate 3-story buildings with a mix of studio, one-bedroom, two-bedroom, and three-bedroom units with an emphasis on two-bedroom and three-bedroom units or larger families. This project would be one of the first to utilize Bellevue's Action C-1 amendment to the land use code incentivizing affordable housing on faith-owned property.

The project is located in the Northeast Bellevue neighborhood with many amenities located in nearby Crossroads. The development will include onsite parking and an onsite resident service coordinator.

Funding Rationale:

Given limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 round for the following reasons:

- The sponsor indicated that the Forest Edge project is their priority this funding round in its funding applications to ARCH, City of Bellevue and State funding rounds. The project is highly unlikely to leverage other public sources this year for full funding.
- The applicant will be encouraged to apply in future funding rounds.

9. King County Housing Authority – Trailhead Apartments

2025 Funding Request:	$500,000 (Conditional Loan) 154 Affordable Rental Units and 2 Common Area Units
2025 Executive Board Recommendation:	$0
2017 ARCH HTF Award:	$2,000,000
Total 2025 Award:	**$0** (The existing $2,000,000 remains committed from ARCH for the development)

Project Summary

Trailhead Apartments will be an approximately 156-unit affordable housing building located on the north side of the larger Central Issaquah Transit Oriented Development. The King County Housing Authority (KCHA) is currently in the process of selecting a developer for a second, 200-unit, market rate building that will be located to the south. The Trailhead Apartments will serve 40% and 60% AMI households with a mix of studio, one-bedroom, two-bedroom, and 3-bedroom units.

KCHA will partner with Life Enrichment Options (LEO) to construct space within the project to house six adults living with Intellectual and Developmental Disabilities (IDD). LEO has submitted a funding application to support their purchase of this space, anticipating ARCH, Issaquah IHIP, and Commerce awards.

The ground floor will include 10,000 sf of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants. The project will include 172 parking stalls on three levels of structured parking.

ARCH initially awarded funding to the Trailhead project in 2017 and has remained committed to the project's success since then.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend additional funding for the project in the 2025 ARCH HTF round for the following reasons:

- While the project aligned well with the timely delivery of housing priority, the applicant indicated that if they were not fully funded with all pending funding requests and available financing tools in 2025, they would be able to begin construction as scheduled in June 2026 and apply for additional funds in future rounds.

- Construction costs are relatively high per unit, partially related to the high number of structured parking stalls provided.
- If capital funding gaps persist, the applicant will be encouraged to apply in future funding rounds.
- ARCH will continue to support the project with its existing funding commitment and in its requests for other sources of public funding.

10. LIHI – Aventine Apartments

2025 Funding Request:	$250,000 (Conditional Loan) 66 Affordable Rental Units
2025 Executive Board Recommendation:	$0

Project Summary

The Aventine is a 5-story, 66-unit apartment community with 51 underground parking spaces located in Bellevue's Downtown neighborhood. LIHI purchased the Aventine in 2024 with funding from Amazon, WSHFC, and the City of Bellevue to create and preserve housing for households at 30% to 80% AMI. ARCH awarded funding in 2023 and 2024 totaling $1.5 million, which is intended to repay interim financing and support rehabilitation work. The building had 62 occupied units with market rate and 80% AMI tenants when LIHI took ownership in 2024. Existing tenants were allowed to remain in place, and unit turnover was completed on a voluntary basis.

The 66 units are a mix of studios, one-bedroom, and two-bedroom apartments. There are twelve units at or below 30% AMI, twenty units at 50% AMI, nineteen units at 60% AMI, and fifteen units at 80% AMI. In addition to low income workforce individuals, the building serves homeless families, veterans, and people living with disabilities. Aventine also has a 5-year, $1,800,020 OMS award from Bellevue's Housing Stability Program to provide case management and behavioral health supports to residents.

LIHI is now seeking additional funding from ARCH, King County, and Commerce to repay a $3,500,000 bridge loan from the City of Bellevue that was used for acquisition and the planned rehab work. The rehabilitation cost has also increased, creating additional need for their $4,750,000 request to all public funders this year.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend additional funding from the 2025 ARCH HTF round the project for the following reasons:

- ARCH and other local funders already have committed substantial resources to the project, and current awarded funds have not yet been contracted and expended.
- The project will likely be competitive for other sources of funding.

11. Vintage – Parq by Vintage

2025 Funding Request:	$2,000,000 (Conditional Loan) 259 Affordable Rental Units and 2 Common Area Units
2025 Executive Board Recommendation:	$0

Project Summary

Parq by Vintage is a proposed 259-unit affordable multifamily development. The project is located at 21925 South East 51st Street, Issaquah, WA 98029 and will convert existing commercial office space into multifamily affordable residential buildings. The site consists of two elevator buildings, one with five stories and one with six stories. The project proposes to provide 259 parking spaces, which are necessary due to limited transit options from the site. Outdoor amenity space will be created for the residents.

The site was chosen for its adaptive reuse potential and for its proximity to amenities desirable to families, including groceries, pharmacies, retail, and restaurants. The project site is located adjacent to the 531-acre Lake Sammamish State Park, with a direct trail connection to the park. A major landmark in King County, the park receives over two million visitors annually.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 ARCH HTF Round for the following reasons:

- The project sponsor and property management firm have pending litigation with the State Attorney General's Office; therefore, the project was unlikely to receive an allocation of the other funding needed to complete the project on the proposed schedule.
- The project application provided limited assessment of the existing building and system conditions as well as few details in the office to residential conversion scope of work, leaving more uncertainty on project costs and need for funding.

12. reSpace – Bellevue Sell and Stay Multigenerational Homeowners

2025 Funding Request:	$500,000 (Secured Grant) 40 Affordable Homeownership Units
2025 Executive Board Recommendation:	$0

Project Summary

This project aims to provide 8-12 units on four separate properties under a unique co-homeownership model for moderate-income individuals (60–100% AMI) including seniors who wish to age in place. The project will involve the redevelopment of four, to be identified, existing single-family properties into 8–12 private suites at each site within a shared-equity homeownership structure. Properties will be sourced by identifying single family homeowners who want to sell their homes but remain onsite, in a new living suite. Sixteen of the 40 units will be dedicated to seniors eligible at 60% AMI making these units eligible for Bellevue HSP funds.

The rehabilitation will include adding bathrooms to each bedroom in the existing single-family home to create suites consisting of a bathroom and bedroom for each resident owner. New ADUs will be built with additional shared suites in conformance with the new middle housing code adopted by Bellevue. There will be shared kitchens and living areas in each building. The specific properties for the developments have not yet been identified or site control secured.

Ownership Model: The ownership model is structured through an LLC operating agreement. Each homeowner holds a membership interest in the entire property and common areas, and each household has exclusive rights to their designated private suite.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 ARCH HTF round for the following reasons:

- The developer has not identified the specific sites or started any of the feasibility or design work.
- Project is a new model and has yet to demonstrate feasibility in the current market including demand for co-housing amongst seniors or ability to obtain construction phase financing for the development or lenders to purchase the co-ownership suites.
- Questions remain about the model for service delivery.
- Applicant is encouraged to continue developing their model and consider applying in a future round.

13. SRI – Catalina Apartments

2025 Funding Request:	$1,000,000 (Conditional Loan) 96 Affordable Rental Units
2025 Executive Board Recommendation:	$0

Project Summary

This project aims to acquire and convert an existing market-rate building into an income-restricted development for seniors at 30% to 80% AMI, of which five will be set aside for seniors living with

physical disabilities at 30% AMI. The building is comprised of studio and one-bedroom units. This is the second application ARCH has received for the project.

Originally a nursing home, the building was converted to 96 individual apartments in the early 2000s. The project has several features that align well to serve seniors, such as an elevator and significant common areas for congregation. The rehabilitation component will address outstanding capital needs of the building, including exterior paint and facade repairs, a new roof, elevator upgrades, HVAC replacement, and an interior refresh. The property is in the Woodridge neighborhood of Bellevue with most amenities located in the Factoria neighborhood to the south.

The conversion of this building from market rate to income-restricted will require the relocation of at least some existing residents who do not meet income requirements. SRI intends to hire a relocation consultant (Housing to Home) to support relocation elements. It is estimated that around half of the households will not meet income requirements and need to be relocated.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project for the following reasons:

- The project is unlikely to secure other public sources this year for full funding.
- The project would potentially result in involuntarily displacing approximately 50% of the existing residents as the project converts to senior housing.

Attachment 1: Proposed Funding Sources

2025 FUNDING RECOMMENDATIONS								
	Altaire	Bothell Urban	Family Village Redmond	Forest Edge	LEO Trailhead	Kirkland House	Orchard Gardens	2025 Funds Recommended
	500,000	1,500,000	626,700	500,000	191,500	212,600	500,000	**4,030,800**
Bellevue	140,400	542,000	211,100	140,400	23,700	54,300	189,300	1,301,200
Bothell	19,400	22,400	19,900	19,400	18,600	18,800	1,400	119,900
Clyde Hill	2,500	6,000	3,100	2,500	1,400	1,700	1,700	18,900
Hunts Point	600	2,300	900	600	100	200	800	5,500
Issaquah	63,300	14,800	5,800	63,300	60,100	1,500	5,200	214,000
Kenmore	13,600	45,100	19,100	13,600	4,400	6,800	14,900	117,500
Kirkland	109,300	421,300	164,100	109,300	18,400	42,100	147,300	1,011,800
Medina	3,500	13,400	5,200	3,500	600	1,300	4,700	32,200
Mercer Island	4,400	16,900	6,600	4,400	700	1,700	5,900	40,600
Newcastle	2,200	8,400	3,300	2,200	400	800	2,900	20,200
Redmond	110,300	290,000	141,900	110,300	58,000	71,700	84,800	867,000
Sammamish	17,700	68,200	26,600	17,700	3,000	6,800	23,900	163,900
Woodinville	11,900	45,800	17,800	11,900	2,000	4,600	16,000	110,000
Yarrow Point	900	3,400	1,300	900	100	300	1,200	8,100
HTF	**500,000**	**1,500,000**	**626,700**	**500,000**	**191,500**	**212,600**	**500,000**	**4,030,800**
CDBG							**616,000**	**616,000**
Kirkland Add'l Inv						**250,000**		**250,000**
Redmond Add'l Inv			**350,000**					**350,000**
2021 HTF Award					**250,000**			**250,000**
2023 HTF Award							**600,000**	**600,000**
Grand Total	**500,000**	**1,500,000**	**976,700**	**500,000**	**441,500**	**462,600**	**1,716,000**	**6,096,800**

Attachment 2: ARCH Award Standard Conditions

1. Prior to Contracting:
   a. Owner shall submit quarterly monitoring reports to ARCH **from the time of award** through completion of the project.

   b. The Owner shall submit a project implementation timeline, **and development and operating budgets ("Project Budget")** based upon more complete cost information and actual funding commitments, including proposed uses of ARCH funds, which must be approved by ARCH. If the Owner is unable to adhere to the timeline and/or budgets, ARCH must be immediately notified and a new timeline and/or budgets shall be submitted by the Owner for ARCH's approval. ARCH shall not unreasonably withhold its approval to a revised timeline and/or budgets, so long as such new timeline and/or budgets does not materially adversely change the Project. This shall be a continuing obligation of the Owner. Failure to adhere to the timeline and/or budgets, either original or as amended, may result in withdrawal of the **Lender's** commitment of funds.

   c. The Owner shall submit evidence of commitment of all public and private funds in the Project consistent with the Project Budget. In the event commitment of funds identified in the Project Award Letter cannot be secured in the time frame identified in the application, the Owner shall immediately notify ARCH, and describe the actions it will undertake to secure alternative funding, and the timing of those actions, subject to ARCH's review and approval. All commitments of financing for the Project must be secured by the Owner prior to the release of funds.

   d. The Owner shall submit evidence of insurance, as required by ARCH.

   e. The Owner shall submit evidence of site control, a market study (if applicable), and an appraisal, by a state-certified general real estate appraiser, as that term is defined in RCW 18.140.010(22), which establishes a property value equal to or greater than the acquisition price.

   f. [*If improvements already exist* - The Owner shall submit a property inspection report by a qualified third–party firm. This report shall include an analysis of deferred and other repair or maintenance items upon the Property as well as the presence of any Hazardous Substances, and if present, how it will be addressed. This report shall be accompanied by a budget and plan showing how recommended rehabilitation work will be completed in a timely manner. A budget and timetable for this work may be submitted with the inspection report or be included as an attachment to the Project Budget required in subsection I.2 hereinabove.]

   g. The Owner shall submit a Hazardous Substances survey for the site by a qualified third-party firm. This report shall include an analysis of the presence of any Hazardous Substances, and if present,

how the Hazardous Substances will be addressed. This report shall be accompanied by a plan showing how recommended work will be completed in a timely manner. If applicable, a budget and timetable for this work shall be submitted with the inspection report.

h. Owner shall provide **Lender** with an authorization, execution and enforceability opinion of Owner's counsel in a form reasonably acceptable to the **Lender**.

i. [If required], Owner shall secure performance and payment bonds in the amount of the value of the construction project.

j. Owner shall cooperate with ARCH in obtaining an American Land Title Association Lender's Title Policy with extended title insurance insuring the [Loan/Grant] and including those endorsements reasonably required by ARCH. The costs of such policy shall be the responsibility of the Owner.

k. The Owner shall have in place all applicable construction, land use, environmental (including Hazardous Substances (as defined in the Environmental Indemnity)), and zoning permits, and other approvals necessary for construction, occupation and operation of the Project. Owner shall maintain documentation of any such.

l. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; property acquisition; and Endangered Species Act (ESA) requirements. Owner shall include in any construction contracts or subcontracts, such requirements as may be required by the federal funds so used.

2. Additional Terms to be included in the Funding Documents

a. Concurrent with Owner's execution of the Funding Agreement, Owner shall execute and deliver to ARCH (i) the Note, (ii) the Deed of Trust, (iii) the Regulatory Agreement, and (iv) a Certificate and Indemnity Agreement Regarding Hazardous Substances and Building Laws ("Environmental Indemnity"). Together with the Funding Agreement, the Deed of Trust, Note, and Regulatory Agreement, and Environmental Indemnity, shall be considered the "ARCH Funding Documents".

b. Lender funds allocated to the Project shall not be used for any purposes other than as specified in the award conditions and/or as described in the approved Project Budget unless ARCH has given written authorization for alternative use. Spending of construction contingency must be approved in advance by ARCH. If after the completion of the project there are budget line items with unexpended balances, ARCH shall approve adjustments to the project capital sources, including potential reductions in public fund loan balances.

c. The Owner shall [acquire/construct/renovate] the Project in compliance with the Project Award Letter as approved by ARCH and substantially in compliance with any plans and/or specifications submitted to and approved by ARCH.

d. The net developer fee shall follow the ARCH Net Developer Fee Schedule. A net developer fee is defined as that portion of the developer fee paid out of capital funding sources and does not include the deferred portion that is paid out of cash flow from operations after being placed in service.

e. The Owner shall submit a complete management and services plan and updated operating budget for review and approval by ARCH staff ("Management Plan"). At a minimum the plan shall describe: (1) the physical plan including number and size of units, amenities, and accessibility, (2) the tenant population to be served, (3) description of housing programs and services, (4) management and operation of the premises including description of management entity and staffing, rules for operation of the premises, enforcement procedures, and maintenance and repair program, and (5) coordination of services with outside providers and parking management.

f. Owner shall submit annual monitoring reports after completion of the project, and shall submit initial tenant information as required by ARCH, if applicable.

3. Other Terms

a. ARCH, through its Administering Agency, may negotiate, approve, execute, and record amendments or releases of any ARCH loan documents as may be needed for the project; provided the project still provides the anticipated affordable housing and there is sufficient collateral to secure the members' financial investment, all as determined by ARCH staff.

b. ARCH acknowledges that projects may change from the time of award until signing of the funding agreement as designs are further developed and financing is secured. The following changes may be approved by the party identified below, based on a determination that the change is necessary for the project to proceed and the Owner has made diligent efforts to maximize the affordable housing benefits in the project.

Type of Change	Approver
Change to proposed population (if applicable)	ARCH Executive Board
Change to total number of units or bedrooms of less than 20%	ARCH staff
Change to total number of units or bedrooms greater than 20%	ARCH Executive Board
Change to affordability levels resulting in average AMI increasing 10% AMI or less change	ARCH staff
Change to affordability levels resulting in average AMI increasing over 10% AMI	Executive Board
Change in one or more entities that make up the project sponsor / applicant	Executive Board

Attachment 3: Project Economic Summaries

Applicant: BRIDGE Housing
Project Name: Bothell Urban (Lot P)
Location: Bounded by Thorsk St, 98th Ave NE, and Pop Keeney Way, Bothell
Project Description: Approximately 200 units of affordable rental housing at 30%, 50%, and 60% AMI with 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$70,000
Construction	$66,695,714
Soft Costs	$3,898,544
Construction Financing	$8,274,347
Permanent Financing	$1,463,662
Capitalized Reserves	$877,517
Other Development Costs	$8,538,657
Developer Fee	$12,676,407
Bond Related Costs of Issuance (4%)	$107,500
Total Development Costs	**$102,602,348**

Residential Source Name	Amount
Tax Credit Equity (4%)	$43,032,308
State (WA HTF)	$8,000,000
ARCH	$1,500,000
Perm Loan/Bond	$24,629,928
Sponsor Loan	$4,360,740
Amazon	$16,000,000
Deferred Developer Fee	$4,379,372
CHIP	$700,000
Total Capital Sources	**$102,602,348**

Applicant:	Hopelink and SRM
Project Name:	Altaire at East Main
Location:	995 118th Ave SE, Bellevue
Project Description:	Approximately 145 units of affordable rental housing at 30%, 40%, 50%, and 60% AMI with 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$16,308,241
Construction	$46,901,103
Soft Costs	$5,080,296
Pre-Development/Bridge Financing	$6,112,799
Construction Financing	$5,996,690
Permanent Financing	$548,094
Capitalized Reserves	$1,362,526
Other Development Costs	$4,520,908
Developer Fee	$8,793,300
Bond Related Costs of Issuance (4%)	$608,470
Total Development Costs	**$96,232,427**

Residential Source Name	Amount
Tax Credit Equity (4%)	$30,108,043
State (WA HTF)	$7,500,000
King County	$3,000,000
City of Bellevue (HSP)	$14,460,888
City of Bellevue (AHF)	$3,483,750
ARCH	$500,000
Perm Loan/Bond	$11,325,006
Amazon	$18,125,000
Deferred Developer Fee	$6,224,409
Interim Income and Accrued Interest	$1,505,331
Total Capital Sources	**$96,232,427**

Applicant: Imagine Housing
Project Name: Forest Edge
Location: 2650 148th Ave SE, Bellevue
Project Description: Approximately 100 units of affordable rental housing at 60% AMI

Development Costs	Amount
Acquisition Costs	$3,625,000
Construction	$49,353,990
Soft Costs	$3,401,182
Pre-Development/Bridge Financing	$350,000
Construction Financing	$4,172,323
Permanent Financing	$809,968
Capitalized Reserves	$1,005,687
Other Development Costs	$2,993,364
Developer Fee	$4,950,000
Bond Related Costs of Issuance (4%)	$589,051
Total Development Costs	**$71,250,565**

Residential Source Name	Amount
Tax Credit Equity (4%)	$26,867,375
State (WA HTF)	$5,000,000
City of Bellevue (HSP)	$6,903,994
City of Bellevue (AHF)	$3,784,367
ARCH	$500,000
Perm Loan/Bond	$13,223,748
Amazon	$11,000,000
Deferred Developer Fee	$2,971,081
CHIP	$1,000,000
Total Capital Sources	**$71,250,565**

Applicant: Habitat for Humanity
Project Name: Orchard Gardens
Location: 4315 129th Place SE, Bellevue
Project Description: Approximately 25 units of affordable homeownership at 80% AMI

Development Costs	Amount
Acquisition Costs	$1,635,000
Construction	$15,996,994
Soft Costs	$1,716,316
Construction Financing	$776,962
Other Development Costs	$1,225,000
Total Development Costs	**$21,350,272**

Residential Source Name	Amount
State (WA HTF)	$2,500,000
King County	$1,800,000
City of Bellevue (AHF)	$1,715,400
ARCH 2025 Request	$784,600
Perm Loan/Bond (Home Sales Revenue)	$6,539,558
National Housing Trust	$400,000
2023 Commerce HTF & Appropriation	$3,109,600
2023 ARCH	$600,000
2023 & 2024 King County	$2,901,114
2023 CHIP	$1,000,000
Total Capital Sources	**$21,350,272**

Applicant:	PorchLight (formerly Congregations for the Homeless)
Project Name:	Kirkland House
Location:	13205 100th Place NE, Kirkland
Project Description:	Approximately 6 units of affordable rental housing at 30% and 50% AMI

Development Costs	Amount
Construction	$1,216,612
Soft Costs	$239,587
Capitalized Reserves	$28,200
Other Development Costs	$103,142
Developer Fee	$50,000
Total Development Costs	**$1,637,541**

Residential Source Name	Amount
State (WA HTF)	$924,941
ARCH	$462,600
Sponsor Grant	$250,000
Total Capital Sources	**$1,637,541**

Applicant: YWCA
Project Name: Family Village Redmond
Location: 16601 NE 80th St, Redmond
Project Description: 20 units of affordable rental housing at 30% AMI

Development Costs	Amount
Construction	$1,793,991
Soft Costs	$28,000
Other Development Costs	$24,748
Developer Fee	$50,313
Total Development Costs	**$1,897,052**

Residential Source Name	Amount
ARCH	$976,700
County/State Preservation Funds	$920,352
Total Capital Sources	**$1,897,052**

Applicant:	Life Enrichment Options (LEO)
Project Name:	LEO Condominiums at Trailhead
Location:	1550 Newport Way NW, Issaquah
Project Description:	6 units of affordable rental housing at 30% and 40% AMI and 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$2,420,479
Soft Costs	$254,485
Capitalized Reserves	$8,788
Other Development Costs	$14,374
Total Development Costs	**$2,698,126**

Residential Source Name	Amount
State (WA HTF)	$1,733,626
Issaquah Inclusive Housing Pool (IHIP)	$383,000
ARCH 2025 Request	$191,500
Kuni Foundation	$140,000
2023 ARCH	$250,000
Total Capital Sources	**$2,698,126**

CITY COUNCIL AGENDA TOPIC

Resolution authorizing application of $23,700 in city funds for the LEO Trailhead Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

Bianca Siegl, Office of Housing Director
Sabrina Velarde, Housing Stability Program Coordinator
City Manager's Office

Lindsay Masters, Executive Director
Patrick Tippy, Investments Manager
A Regional Coalition for Housing (ARCH)

EXECUTIVE SUMMARY

ACTION	As directed by City Council on February 24, this Resolution authorizes the City Manager to enter into an agreement for the LEO Trailhead project (Issaquah) in the amount of $23,700 in City of Bellevue funds as recommended by the ARCH Executive Board.

RECOMMENDATION

Move to adopt Resolution No. 10613

BACKGROUND/ANALYSIS

On February 24, the City Council directed staff to return with legislation approving $1,301,200 of Bellevue funding to support seven projects recommended for funding by the ARCH Executive Board including $23,700 to Life Enrichment Options (LEO) in support of the LEO Trailhead project. Background information on the development was previously provided to the council at the February 24 Study Session.

LEO has partnered with the King County Housing Authority (KCHA) to design and purchase space to serve six individuals with Intellectual or Developmental Disabilities (IDD) within the larger Trailhead Apartments project. These apartments were designed in consultation with LEO to align with their group home model that is used across other single-family homes in their portfolio. The space will be comprised of three apartments and will deliver six IDD units and one live-in caregiver unit.

The ground floor will include 10,000 square feet of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants.

POLICY & FISCAL IMPACTS

Policy Impact
ARCH Trust Fund allocations further the work in Bellevue to implement the 2017 Affordable Housing Strategy. It recognizes the urgent need in the city to increase investments in the production and preservation of affordable housing.

Fiscal Impact
The ARCH Housing Trust Fund was established in 2010 for the purpose of administering the contributions of parties to the ARCH Interlocal Agreement to provide affordable housing in East King County. The ARCH Executive Board is requesting Bellevue funding of $23,700 for the LEO Trailhead project. The city has available housing funds to satisfy this request.

OPTIONS

1. Adopt the Resolution authorizing application of $23,700 in city funds for the LEO Trailhead Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10613

AVAILABLE IN COUNCIL LIBRARY

ARCH Executive Board 2025 Housing Trust Fund Recommendations, dated December 18, 2025

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10613

A RESOLUTION authorizing application of $23,700 in city funds for the LEO Trailhead Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

WHEREAS, pursuant to an amended and restated interlocal agreement, effective July 1, 2010, A Regional Coalition for Housing (ARCH) was created by its member cities and towns to address affordable housing needs in East King County through cooperative action, including but not limited to, allocating public funding for affordable housing projects;

WHEREAS, the City of Bellevue is a member of ARCH and serves as its Administering Agency;

WHEREAS, the ARCH Executive Board has recommended that the City of Bellevue participate in the funding of certain affordable housing projects and apply city funds held in the ARCH Housing Trust Fund Account toward the recommended projects, including the project that is the subject of this Resolution;

WHEREAS, the LEO Trailhead Project shall mean the partnership with Life Enrichment Options and the King County Housing Authority to provide an estimated 6 units for affordable rental housing at 30% and 40% AMI, which project is described in more detail in the Project Summary of the Fall 2025 Housing Trust Fund (HTF) Recommendation memorandum (pages 14-15 and 32), dated December 18, 2025, a copy of which memorandum is attached hereto as Attachment A;

WHEREAS, the ARCH Executive Board has developed and recommends a number of terms and conditions to ensure the affordable housing funds are used for their intended purpose and that the project maintains its affordability over time;

WHEREAS, the City Council wishes to authorize the application of $23,700 in city funds held in the ARCH Housing Trust Funds Account to the LEO Trailhead Project; and

WHEREAS, pursuant to the aforementioned interlocal agreement, the City's approved terms and conditions for the authorization of city funds held in the ARCH Housing Trust Fund for the project must accompany the City Council's authorization; now, therefore

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

Section 1. The Administering Agency is hereby authorized to apply $23,700 in city funds held in the ARCH Housing Trust Fund to the LEO Trailhead Project.

Section 2. To ensure the City's funds are used for their intended purpose, and so the LEO Trailhead Project maintains affordability over time, the special conditions on pages 15-16, and the standard conditions on pages 23-25, of the Fall 2025 Housing Trust Fund (HTF) Recommendations memorandum included in Attachment A, are incorporated here by reference and are hereby approved.

Section 3. The City Manager or designee is hereby authorized, on behalf of the ARCH Administering Agency, to enter into an agreement and execute all documents necessary for the LEO Trailhead Project that are substantially consistent with the terms and conditions approved in Section 2.

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

(SEAL)

_____
Mo Malakoutian, Mayor

Attest:

_____
Charmaine Arredondo, City Clerk

Attachment A

A Regional Coalition for Housing
Together Center Campus
16305 NE 87TH St, Suite 119
Redmond, WA 98052
425-861-3677

Memo

To:

City of Bellevue Council Members
City of Bothell Council Members
City of Clyde Hill Council Members
Town of Hunts Point Council Members
City of Issaquah Council Members
City of Kenmore Council Members
City of Kirkland Council Members
City of Medina Council Members
City of Mercer Island Council Members
City of Newcastle Council Members
City of Redmond Council Members
City of Sammamish Council Members
City of Woodinville Council Members
Town of Yarrow Point Council Members

From: Nathan McCommon, ARCH Executive Board Chair

Date: December 18, 2025

Re: Fall 2025 Housing Trust Fund (HTF) Recommendation

Please find enclosed the ARCH Executive Board's funding recommendations for the 2025 ARCH Housing Trust Fund (HTF) round. ARCH received $14.8M in funding requests and is advancing $4.6M in recommended awards. Applications were reviewed and considered based on the priorities adopted by the Executive Board for the 2025 round, which are aligned with ARCH's Strategic Plan to *Build More Affordable Housing Faster*. These recommendations are also closely coordinated with additional local investments made by individual ARCH member jurisdictions.

The Executive Board is recommending funding for seven projects, including full funding for three projects and partial funding for four projects. The $4.6M in recommended funding includes approximately $4M in local funds and $616,000 in CDBG funds allocated through ARCH.

This memo provides a summary of the applications, the Executive Board recommendations and rationales, and proposed contract conditions for the **seven** proposals recommended for funding at this time. Also enclosed is an economic summary of the projects recommended for funding.

Attachments:

1. Proposed Funding Sources
2. ARCH Award Standard Conditions
3. Project Economic Summaries

Note that bold text in proposed special conditions shows unique conditions in otherwise standard

Beaux Arts Village • Bellevue • Bothell • Clyde Hill • Hunts Point
Issaquah • Kenmore • Kirkland • Medina • Mercer Island
Newcastle • Redmond • Sammamish • Woodinville • Yarrow Point • King County

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1. BRIDGE - Bothell Urban (Lot P)

2025 Funding Request:	$1,500,000 (Contingent Loan) 200 Affordable Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$1,500,000 (Contingent loan)

Project Summary

BRIDGE Housing has partnered with Bothell United Methodist Church ("BUMC") to provide an estimated 201 permanently affordable rentals at 30%, 50% and 60% AMI. Over 50% of the proposed homes are family-sized units with two and three bedrooms, and half of the units are planned to be affordable to very low income households earning 30% or 50% AMI. The current proposal does not include any special needs set-asides or rental subsidies. This is the second year ARCH has received a funding application for the project.

The project will be located on a 1.67-acre site known as Lot P in the heart of downtown Bothell. The site is currently owned by the City of Bothell, which has approved transferring the site at no cost to the partnership comprised of BRIDGE Housing and BUMC. BUMC plans to operate a 6,000 sf Community Center on the ground floor of the site which will provide space for community and human services organizations to provide services open to the public. The project plans include 209 parking spaces (1.03 stalls per unit), bike storage, community rooms, a south-facing outdoor terrace, resident services office, EV charging stations, and an outdoor playground. Residents will have access to the local amenities of downtown Bothell and to a new Bus Rapid Transit line that will provide quick access to the Shoreline light rail station and the I-405 corridor.

Funding Rationale

The Executive Board recommends funding the project with conditions listed below for the following reasons:

- The project delivers a significant amount of affordable housing with a proposed construction start by early 2027.
- The proposed financing provides the highest local funding leverage rate of all 2025 applications and is expected to be competitive for bonds/tax credit financing in 2026.
- The development also leverages donated land from the City of Bothell and advances the City's affordable housing priorities by providing much-needed low-income housing.
- The project is cost effective with a relatively low total development cost per unit.
- The project is well-located in walking distance to a range of amenities and high capacity transit.
- The development team is comprised of an experienced affordable housing developer with a proven track record of success and a local church that will maintain an active community presence in the project throughout the development and operation of the project.
- The project must proceed this year in order to leverage proposed Low Income Housing Tax Credits.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the Amazon loan and the deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	1BR	2BR	3BR	Total
30%	10	5	5	20
50%	30	25	25	80
60%	60	19	21	100
Total Low-Income Units	100	49	51	200
CAU/ Manager Units	-	1	-	1
Total Units	100	50	51	201

2. Hopelink/SRM - Altaire at East Main

2025 Funding Request:	$1,000,000 (Contingent Loan) 145 Affordable Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$500,000 (Contingent loan)

Project Summary

The Altaire at East Main project aims to provide approximately 145 affordable rental apartments and one on-site manager unit, with a mix of one-bedroom plus den, two-bedroom, and three-bedroom homes affordable to households earning 30%, 40%, 50%, and 60% AMI. The project will include units designated for families exiting homelessness.

This is the second year ARCH has received a funding application for the project. SRM previously explored co-locating a smaller housing project with a local kids museum, but has adjusted the project design to accommodate more housing. The site is adjacent to another residential development constructed by SRM that includes affordable units through the City of Bellevue's Multifamily Tax Exemption (MFTE) program.

The building will include resident amenity spaces and on-site services to support housing stability and foster a strong sense of community. The site is near the Wilburton Park & Ride, Mercer Slough and just over a half mile from the East Main light rail station, south of downtown Bellevue. The project will be developed through a partnership with private developer SRM Development and Hopelink. SRM will bring their multifamily development, construction and property management experience to the partnership, while Hopelink brings the case management and supportive services experience to the ownership structure.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project delivers a significant number of affordable housing units, with roughly half family-sized 2BR and 3BR units, and an anticipated construction start in the 4th quarter of 2026.
- ARCH dollars leverage significant public and private funding, with a proposed $192 for every $1 of ARCH funding.
- The project provides permanent housing and supportive services for a significant number of families exiting homelessness through a partnership with an experienced local service provider.
- The project advances the City's affordable housing priorities by providing much needed low-income housing.
- The development team is comprised of an experienced real estate developer/general contractor and a strong, community based supportive service provider.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the Amazon loan and the deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	1BR	2BR	3BR	Total
30%	5	3	0	8
40%	5	4	0	9
50%	6	7	7	20
60%	57	43	8	108
Total Low-Income Units	73	57	15	145
CAU/Manager Units	0	1	0	1
Total Units	**73**	**58**	**15**	**146**

3. Imagine Housing- Forest Edge

2025 Funding Request:	$2,000,000 (Contingent Loan) 100 Affordable Rental Units
2025 Executive Board Recommendation:	$500,000 (Contingent Loan)

Project Summary

The Forest Edge development is a partnership of Imagine Housing and Saint Andrews Lutheran Church, whose members were the original founders of Imagine Housing. The project includes approximately 100 units of new construction affordable rental units to be developed on an underutilized portion of the SALC property in Bellevue. This project will be one of the first to utilize Bellevue's C-1 land use code allowing affordable housing to be expanded on faith-owned property. The project will include studios, one-bedroom, two-bedroom, and three-bedroom homes affordable at 60% AMI.

The development will include onsite parking, an onsite resident service coordinator, and units dedicated for households with disabilities. This project creates workforce housing options in southeast Bellevue with easy access to schools, Bellevue College, grocery stores, and other amenities.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project delivers a significant number of affordable housing units, with an anticipated construction start in the 4th quarter of 2026.
- The project advances Bellevue's first development using their C-1 incentive for increased density on faith-owned land.
- The project includes 25 units for households with disabilities through the use of the City of Bellevue's Housing Stability Program funding.
- The project takes advantage of underutilized land owned by a local church with a long-term commitment to the creation and sustainable operation of affordable housing.

Proposed Conditions:

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented,

meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the proposed Amazon loan and deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Studios	1BR	2BR	3BR	Total
60%	20	32	27	21	100
Total Units	**20**	**32**	**27**	**21**	**100**

d. Agency must demonstrate development capacity by 2/28/26 to continue to advance the project including: project design and permitting; construction contract negotiation; securing and negotiating project financing; development accounting; and construction management.

4. Habitat for Humanity - Orchard Gardens

2025 Funding Request:	$1,125,000 (Secured Grant) 25 Affordable Homeownership Units
2025 Executive Board Recommendation:	$1,116,000 ($500,000 from ARCH HTF local funds and $616,000 in CDBG funds recommended by ARCH and contracted by King County)
2023 ARCH Award:	$600,000
Total Recommended Award:	**$1,716,000**

Project Summary

This Orchard Gardens proposal will create twenty-five (25) new permanently affordable ownership homes for households earning up to 80% of the area median income. Each home will have three-bedrooms with on-site parking. Habitat for Humanity purchased the 3.13 acre property from the Holy Cross Lutheran Church in December 2024 and is finalizing permits with the City of Bellevue. The development includes preservation of an existing community garden, apple orchard and green spaces for the benefit of the community. The property is located in Bellevue's Newport neighborhood near schools, transit, the Factoria shopping center, and employment centers. ARCH provided an initial award to the project in the 2022 funding round. Since then, changes in interest rates and construction costs have led to a need for additional funding.

Ownership Model: Habitat employs a community land trust model to preserve long-term affordability, retaining ownership of the land and selling homes to eligible buyers through ground leases. When homeowners decide to sell, Habitat has a right of first refusal wherein Habitat will purchase the home, perform any necessary rehabilitation, and find an income-qualified buyer before reselling, thus, preserving long term affordability.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- Creates 25 new permanently affordable homeownership opportunities for households earning up to 80% AMI in Bellevue where median home prices exceed $1 million. Such opportunities are rare and allow households with modest incomes to achieve stability through homeownership.
- Helps close a funding gap on a project with a previous ARCH award that is ready to start construction in 2026.
- Habitat's sweat equity model allows volunteers and potential buyers to gain valuable skills and experience in homebuilding, while allowing for cost savings when compared to traditional construction.
- Habitat's land trust model ensures perpetual affordability, which is especially important in a high cost, high growth city like Bellevue.

- Habitat's approach to marketing helps to address historic barriers to home ownership and preserve cultural diversity in the community.

Proposed Conditions

The following 2025 Special Conditions and Standard Conditions are intended to supersede all conditions included in the 2023 award.

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff .

Affordability	3BR	Total
80%	25	25
Total Units	**25**	**25**

d. A third-party cost estimate must be reviewed and approved by ARCH staff as a condition of the ARCH funding award.

e. Construction contracts for work to be performed by outside vendors must be reviewed and approved by ARCH staff.

5. PorchLight – Kirkland House

2025 Funding Request:	$462,600 (Secured Grant) 6 Affordable Rental Units
2025 Executive Board Recommendation:	$212,600
Additional City of Kirkland Investment:	$250,000
Total Recommended Award:	**$462,600**

Project Summary

The Kirkland House has been providing permanent supportive housing to three formerly homeless individuals in an existing single-family home since 2020 when PorchLight acquired the property. PorchLight is seeking funding to rehabilitate the property and add three additional bedrooms and one additional bathroom to serve a total of six individuals. The home has easy access to public transit, grocery stores and other amenities within walking distance.

The proposed rehabilitation of the existing home includes a new roof, improved landscaping with outdoor seating areas for residents, new fencing around the property, repaving the driveway, installation of a new garage door, new windows, and re-siding the structure with Hardie plank and a weather barrier wrap. The interior rehabilitation includes installing energy saving fixtures and appliances, an all-weather heat pump system, exhaust fans in the bathrooms and kitchen, fire safety system improvements, and the replacement of flooring, cabinets, and countertops.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project preserves and expands an existing permanent supportive housing program serving people exiting homelessness.
- The project compliments the applicant's shelter program and will help offer stability to individuals accessing emergency shelter on the Eastside.
- If fully funded this round, the project anticipates construction start in 2026 and occupancy in 2027, providing timely housing opportunities.
- The project team includes an experienced development consultant and service provider with years of experience operating this program model.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that

time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Beds	Total
30%	3	3
50%	3	3
Total Units	**6**	**6**

Ongoing Requirement through Period of Affordability

a. The property will establish and fund a 6-month operations reserve account upon ARCH award contracting.

6. YWCA – Family Village Redmond

2025 Funding Request:	$1,897,052 (Contingent Loan) 20 Affordable Rental Units
2025 Executive Board Recommendation:	$626,700
Additional City of Redmond Investment:	$350,000
Total Recommended Award:	**$976,700**

Project Summary:

YWCA Family Village Redmond (FVR) project was built in 1993 and is a single, four-story building with 20 two-bedroom and three-bedroom units of permanent supportive housing. FVR's target population is homeless and chronically homeless families with children under the age of 18 and income at or below 30% AMI. Residents receive individual case management services and referrals

to a variety of other resources. The property is located in downtown Redmond, near schools, grocery stores, transit including the new light rail line, and employment opportunities.

The proposed funding will help to ensure the long-term preservation of the housing, including addressing existing water intrusion, and enhancing safety and livability through replacement and repair of the exterior and elevator modernization. All work is expected to be completed with residents continuing to occupy their units. ARCH has not previously funded this property.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project supports critical rehabilitation and preservation of existing, family-sized 30% AMI units for families exiting homelessness.
- The project allows units to remain occupied with existing residents.
- A local ARCH award will enable the project to be highly competitive for State and County preservation funding rounds expected to be released in early 2026.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	2BR	3BR	Total
30%	17	3	20
Total Units	**17**	**3**	**20**

d. Applicant will make Family Village Redmond their top priority to other public funders for upcoming rounds to address the remaining capital needs at the property, including anticipated stabilization and preservation funding rounds later this year.

e. A licensed architect or envelope consultant will be required to prepare designs for the improvement.

f. An environmental report including an interior and exterior mold survey is required before contracting. If remediation is required, it will be added to the project scope and budget.

7. LEO Condominiums at Trailhead

2025 Funding Request:	$191,500 (Contingent Loan) 6 Affordable IDD Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$191,500
2021 ARCH HTF Award:	$250,000
Total Award:	**$441,500**

Project Summary

Life Enrichment Options (LEO) has partnered with the King County Housing Authority (KCHA) to design and purchase space to serve six individuals with Intellectual or Developmental Disabilities (IDD) within the larger Trailhead Apartments project. These apartments were designed in consultation with LEO to align with their group home model that is used across other single-family homes in their portfolio. The space will be comprised of three apartments will deliver six IDD units and one live-in caregiver unit as outlined below:

Unit 305: A 1-bedroom unit for a live-in caregiver, with a connected door to unit 304. This is identified as a Common Area Unit, and will be considered a reasonable accommodation for purposes of the Section 8 Housing Choice Voucher associated with the neighboring unit 304 that has a shared door between the units.

Unit 304: A 4-bedroom unit for adults with Intellectual or Developmental Disabilities, providing 4 units at 30% AMI.

Unit 303: A neighboring 2-bedroom unit for adults with Intellectual or Developmental Disabilities, providing 2 units for residents that are capable of more independent living, at 40% AMI.

The ground floor will include 10,000 sf of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the

City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants.

ARCH previously funded the LEO at Trailhead project in 2021. After overcoming delays due to site control and relocation of an existing utility, the project is now in the permitting process and expected to start construction in 2026. LEO anticipates purchasing the condo units at the completion of the building in 2028.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project provides much needed housing and services for people with intellectual and developmental disabilities within a larger multifamily setting, establishing a potential model for integration of IDD housing in future projects.
- The project leverages significant State funding dedicated to IDD housing as well as the financing assembled by KCHA for the larger development.
- The project helps fulfill an important and longstanding TOD project within the City of Issaquah that will realize significant affordable housing and economic development goals. The project is part of a larger partnership with King County Housing Authority, a market rate developer and the City of Issaquah which will create significant affordable housing.

Proposed Conditions

The following 2025 Special Conditions and Standard Conditions are intended to supersede all conditions included in the 2021 award.

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **thirty-six (36) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Beds	Total
30%	4	4
40%	2	2
Total Low-Income Units	6	6
CAU/Manager Unit	1	1
Total Units	**7**	**7**

d. An operating budget, including any shared condominium operating costs will be reviewed and approved by ARCH.

8. Imagine Housing – Peter's Ridge

2025 Funding Request: $2,000,000 (Contingent Loan)
108 Affordable Rental Units

2025 Executive Board Recommendation: $0

Project Summary

Peter's Ridge Apartments will be a new construction project providing an estimated 108 units located on the current site of St. Peters Methodist Church. The development will include six separate 3-story buildings with a mix of studio, one-bedroom, two-bedroom, and three-bedroom units with an emphasis on two-bedroom and three-bedroom units or larger families. This project would be one of the first to utilize Bellevue's Action C-1 amendment to the land use code incentivizing affordable housing on faith-owned property.

The project is located in the Northeast Bellevue neighborhood with many amenities located in nearby Crossroads. The development will include onsite parking and an onsite resident service coordinator.

Funding Rationale:

Given limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 round for the following reasons:

- The sponsor indicated that the Forest Edge project is their priority this funding round in its funding applications to ARCH, City of Bellevue and State funding rounds. The project is highly unlikely to leverage other public sources this year for full funding.
- The applicant will be encouraged to apply in future funding rounds.

9. King County Housing Authority – Trailhead Apartments

2025 Funding Request:	$500,000 (Conditional Loan) 154 Affordable Rental Units and 2 Common Area Units
2025 Executive Board Recommendation:	$0
2017 ARCH HTF Award:	$2,000,000
Total 2025 Award:	**$0** (The existing $2,000,000 remains committed from ARCH for the development)

Project Summary

Trailhead Apartments will be an approximately 156-unit affordable housing building located on the north side of the larger Central Issaquah Transit Oriented Development. The King County Housing Authority (KCHA) is currently in the process of selecting a developer for a second, 200-unit, market rate building that will be located to the south. The Trailhead Apartments will serve 40% and 60% AMI households with a mix of studio, one-bedroom, two-bedroom, and 3-bedroom units.

KCHA will partner with Life Enrichment Options (LEO) to construct space within the project to house six adults living with Intellectual and Developmental Disabilities (IDD). LEO has submitted a funding application to support their purchase of this space, anticipating ARCH, Issaquah IHIP, and Commerce awards.

The ground floor will include 10,000 sf of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants. The project will include 172 parking stalls on three levels of structured parking.

ARCH initially awarded funding to the Trailhead project in 2017 and has remained committed to the project's success since then.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend additional funding for the project in the 2025 ARCH HTF round for the following reasons:

- While the project aligned well with the timely delivery of housing priority, the applicant indicated that if they were not fully funded with all pending funding requests and available financing tools in 2025, they would be able to begin construction as scheduled in June 2026 and apply for additional funds in future rounds.

- Construction costs are relatively high per unit, partially related to the high number of structured parking stalls provided.
- If capital funding gaps persist, the applicant will be encouraged to apply in future funding rounds.
- ARCH will continue to support the project with its existing funding commitment and in its requests for other sources of public funding.

10. LIHI – Aventine Apartments

2025 Funding Request:	$250,000 (Conditional Loan) 66 Affordable Rental Units
2025 Executive Board Recommendation:	$0

Project Summary

The Aventine is a 5-story, 66-unit apartment community with 51 underground parking spaces located in Bellevue's Downtown neighborhood. LIHI purchased the Aventine in 2024 with funding from Amazon, WSHFC, and the City of Bellevue to create and preserve housing for households at 30% to 80% AMI. ARCH awarded funding in 2023 and 2024 totaling $1.5 million, which is intended to repay interim financing and support rehabilitation work. The building had 62 occupied units with market rate and 80% AMI tenants when LIHI took ownership in 2024. Existing tenants were allowed to remain in place, and unit turnover was completed on a voluntary basis.

The 66 units are a mix of studios, one-bedroom, and two-bedroom apartments. There are twelve units at or below 30% AMI, twenty units at 50% AMI, nineteen units at 60% AMI, and fifteen units at 80% AMI. In addition to low income workforce individuals, the building serves homeless families, veterans, and people living with disabilities. Aventine also has a 5-year, $1,800,020 OMS award from Bellevue's Housing Stability Program to provide case management and behavioral health supports to residents.

LIHI is now seeking additional funding from ARCH, King County, and Commerce to repay a $3,500,000 bridge loan from the City of Bellevue that was used for acquisition and the planned rehab work. The rehabilitation cost has also increased, creating additional need for their $4,750,000 request to all public funders this year.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend additional funding from the 2025 ARCH HTF round the project for the following reasons:

- ARCH and other local funders already have committed substantial resources to the project, and current awarded funds have not yet been contracted and expended.
- The project will likely be competitive for other sources of funding.

11. Vintage – Parq by Vintage

2025 Funding Request:	$2,000,000 (Conditional Loan) 259 Affordable Rental Units and 2 Common Area Units
2025 Executive Board Recommendation:	$0

Project Summary

Parq by Vintage is a proposed 259-unit affordable multifamily development. The project is located at 21925 South East 51st Street, Issaquah, WA 98029 and will convert existing commercial office space into multifamily affordable residential buildings. The site consists of two elevator buildings, one with five stories and one with six stories. The project proposes to provide 259 parking spaces, which are necessary due to limited transit options from the site. Outdoor amenity space will be created for the residents.

The site was chosen for its adaptive reuse potential and for its proximity to amenities desirable to families, including groceries, pharmacies, retail, and restaurants. The project site is located adjacent to the 531-acre Lake Sammamish State Park, with a direct trail connection to the park. A major landmark in King County, the park receives over two million visitors annually.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 ARCH HTF Round for the following reasons:

- The project sponsor and property management firm have pending litigation with the State Attorney General's Office; therefore, the project was unlikely to receive an allocation of the other funding needed to complete the project on the proposed schedule.
- The project application provided limited assessment of the existing building and system conditions as well as few details in the office to residential conversion scope of work, leaving more uncertainty on project costs and need for funding.

12. reSpace – Bellevue Sell and Stay Multigenerational Homeowners

2025 Funding Request:	$500,000 (Secured Grant) 40 Affordable Homeownership Units
2025 Executive Board Recommendation:	$0

Project Summary

This project aims to provide 8-12 units on four separate properties under a unique co-homeownership model for moderate-income individuals (60–100% AMI) including seniors who wish to age in place. The project will involve the redevelopment of four, to be identified, existing single-family properties into 8–12 private suites at each site within a shared-equity homeownership structure. Properties will be sourced by identifying single family homeowners who want to sell their homes but remain onsite, in a new living suite. Sixteen of the 40 units will be dedicated to seniors eligible at 60% AMI making these units eligible for Bellevue HSP funds.

The rehabilitation will include adding bathrooms to each bedroom in the existing single-family home to create suites consisting of a bathroom and bedroom for each resident owner. New ADUs will be built with additional shared suites in conformance with the new middle housing code adopted by Bellevue. There will be shared kitchens and living areas in each building. The specific properties for the developments have not yet been identified or site control secured.

Ownership Model: The ownership model is structured through an LLC operating agreement. Each homeowner holds a membership interest in the entire property and common areas, and each household has exclusive rights to their designated private suite.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 ARCH HTF round for the following reasons:

- The developer has not identified the specific sites or started any of the feasibility or design work.
- Project is a new model and has yet to demonstrate feasibility in the current market including demand for co-housing amongst seniors or ability to obtain construction phase financing for the development or lenders to purchase the co-ownership suites.
- Questions remain about the model for service delivery.
- Applicant is encouraged to continue developing their model and consider applying in a future round.

13. SRI – Catalina Apartments

2025 Funding Request:	$1,000,000 (Conditional Loan) 96 Affordable Rental Units
2025 Executive Board Recommendation:	$0

Project Summary

This project aims to acquire and convert an existing market-rate building into an income-restricted development for seniors at 30% to 80% AMI, of which five will be set aside for seniors living with

physical disabilities at 30% AMI. The building is comprised of studio and one-bedroom units. This is the second application ARCH has received for the project.

Originally a nursing home, the building was converted to 96 individual apartments in the early 2000s. The project has several features that align well to serve seniors, such as an elevator and significant common areas for congregation. The rehabilitation component will address outstanding capital needs of the building, including exterior paint and facade repairs, a new roof, elevator upgrades, HVAC replacement, and an interior refresh. The property is in the Woodridge neighborhood of Bellevue with most amenities located in the Factoria neighborhood to the south.

The conversion of this building from market rate to income-restricted will require the relocation of at least some existing residents who do not meet income requirements. SRI intends to hire a relocation consultant (Housing to Home) to support relocation elements. It is estimated that around half of the households will not meet income requirements and need to be relocated.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project for the following reasons:

- The project is unlikely to secure other public sources this year for full funding.
- The project would potentially result in involuntarily displacing approximately 50% of the existing residents as the project converts to senior housing.

Attachment 1: Proposed Funding Sources

2025 FUNDING RECOMMENDATIONS								
	Altaire	Bothell Urban	Family Village Redmond	Forest Edge	LEO Trailhead	Kirkland House	Orchard Gardens	2025 Funds Recommended
	500,000	1,500,000	626,700	500,000	191,500	212,600	500,000	**4,030,800**
Bellevue	140,400	542,000	211,100	140,400	23,700	54,300	189,300	1,301,200
Bothell	19,400	22,400	19,900	19,400	18,600	18,800	1,400	119,900
Clyde Hill	2,500	6,000	3,100	2,500	1,400	1,700	1,700	18,900
Hunts Point	600	2,300	900	600	100	200	800	5,500
Issaquah	63,300	14,800	5,800	63,300	60,100	1,500	5,200	214,000
Kenmore	13,600	45,100	19,100	13,600	4,400	6,800	14,900	117,500
Kirkland	109,300	421,300	164,100	109,300	18,400	42,100	147,300	1,011,800
Medina	3,500	13,400	5,200	3,500	600	1,300	4,700	32,200
Mercer Island	4,400	16,900	6,600	4,400	700	1,700	5,900	40,600
Newcastle	2,200	8,400	3,300	2,200	400	800	2,900	20,200
Redmond	110,300	290,000	141,900	110,300	58,000	71,700	84,800	867,000
Sammamish	17,700	68,200	26,600	17,700	3,000	6,800	23,900	163,900
Woodinville	11,900	45,800	17,800	11,900	2,000	4,600	16,000	110,000
Yarrow Point	900	3,400	1,300	900	100	300	1,200	8,100
HTF	**500,000**	**1,500,000**	**626,700**	**500,000**	**191,500**	**212,600**	**500,000**	**4,030,800**
CDBG							**616,000**	**616,000**
Kirkland Add'l Inv						**250,000**		**250,000**
Redmond Add'l Inv			**350,000**					**350,000**
2021 HTF Award					**250,000**			**250,000**
2023 HTF Award							**600,000**	**600,000**
Grand Total	**500,000**	**1,500,000**	**976,700**	**500,000**	**441,500**	**462,600**	**1,716,000**	**6,096,800**

Attachment 2: ARCH Award Standard Conditions

1. Prior to Contracting:
   a. Owner shall submit quarterly monitoring reports to ARCH **from the time of award** through completion of the project.

   b. The Owner shall submit a project implementation timeline, **and development and operating budgets ("Project Budget")** based upon more complete cost information and actual funding commitments, including proposed uses of ARCH funds, which must be approved by ARCH. If the Owner is unable to adhere to the timeline and/or budgets, ARCH must be immediately notified and a new timeline and/or budgets shall be submitted by the Owner for ARCH's approval. ARCH shall not unreasonably withhold its approval to a revised timeline and/or budgets, so long as such new timeline and/or budgets does not materially adversely change the Project. This shall be a continuing obligation of the Owner. Failure to adhere to the timeline and/or budgets, either original or as amended, may result in withdrawal of the **Lender's** commitment of funds.

   c. The Owner shall submit evidence of commitment of all public and private funds in the Project consistent with the Project Budget. In the event commitment of funds identified in the Project Award Letter cannot be secured in the time frame identified in the application, the Owner shall immediately notify ARCH, and describe the actions it will undertake to secure alternative funding, and the timing of those actions, subject to ARCH's review and approval. All commitments of financing for the Project must be secured by the Owner prior to the release of funds.

   d. The Owner shall submit evidence of insurance, as required by ARCH.

   e. The Owner shall submit evidence of site control, a market study (if applicable), and an appraisal, by a state-certified general real estate appraiser, as that term is defined in RCW 18.140.010(22), which establishes a property value equal to or greater than the acquisition price.

   f. [*If improvements already exist* - The Owner shall submit a property inspection report by a qualified third–party firm. This report shall include an analysis of deferred and other repair or maintenance items upon the Property as well as the presence of any Hazardous Substances, and if present, how it will be addressed. This report shall be accompanied by a budget and plan showing how recommended rehabilitation work will be completed in a timely manner. A budget and timetable for this work may be submitted with the inspection report or be included as an attachment to the Project Budget required in subsection I.2 hereinabove.]

   g. The Owner shall submit a Hazardous Substances survey for the site by a qualified third-party firm. This report shall include an analysis of the presence of any Hazardous Substances, and if present,

how the Hazardous Substances will be addressed. This report shall be accompanied by a plan showing how recommended work will be completed in a timely manner. If applicable, a budget and timetable for this work shall be submitted with the inspection report.

h. Owner shall provide **Lender** with an authorization, execution and enforceability opinion of Owner's counsel in a form reasonably acceptable to the **Lender**.

i. [If required], Owner shall secure performance and payment bonds in the amount of the value of the construction project.

j. Owner shall cooperate with ARCH in obtaining an American Land Title Association Lender's Title Policy with extended title insurance insuring the [Loan/Grant] and including those endorsements reasonably required by ARCH. The costs of such policy shall be the responsibility of the Owner.

k. The Owner shall have in place all applicable construction, land use, environmental (including Hazardous Substances (as defined in the Environmental Indemnity)), and zoning permits, and other approvals necessary for construction, occupation and operation of the Project. Owner shall maintain documentation of any such.

l. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; property acquisition; and Endangered Species Act (ESA) requirements. Owner shall include in any construction contracts or subcontracts, such requirements as may be required by the federal funds so used.

2. Additional Terms to be included in the Funding Documents

a. Concurrent with Owner's execution of the Funding Agreement, Owner shall execute and deliver to ARCH (i) the Note, (ii) the Deed of Trust, (iii) the Regulatory Agreement, and (iv) a Certificate and Indemnity Agreement Regarding Hazardous Substances and Building Laws ("Environmental Indemnity"). Together with the Funding Agreement, the Deed of Trust, Note, and Regulatory Agreement, and Environmental Indemnity, shall be considered the "ARCH Funding Documents".

b. Lender funds allocated to the Project shall not be used for any purposes other than as specified in the award conditions and/or as described in the approved Project Budget unless ARCH has given written authorization for alternative use. Spending of construction contingency must be approved in advance by ARCH. If after the completion of the project there are budget line items with unexpended balances, ARCH shall approve adjustments to the project capital sources, including potential reductions in public fund loan balances.

c. The Owner shall [acquire/construct/renovate] the Project in compliance with the Project Award Letter as approved by ARCH and substantially in compliance with any plans and/or specifications submitted to and approved by ARCH.

d. The net developer fee shall follow the ARCH Net Developer Fee Schedule. A net developer fee is defined as that portion of the developer fee paid out of capital funding sources and does not include the deferred portion that is paid out of cash flow from operations after being placed in service.

e. The Owner shall submit a complete management and services plan and updated operating budget for review and approval by ARCH staff ("Management Plan"). At a minimum the plan shall describe: (1) the physical plan including number and size of units, amenities, and accessibility, (2) the tenant population to be served, (3) description of housing programs and services, (4) management and operation of the premises including description of management entity and staffing, rules for operation of the premises, enforcement procedures, and maintenance and repair program, and (5) coordination of services with outside providers and parking management.

f. Owner shall submit annual monitoring reports after completion of the project, and shall submit initial tenant information as required by ARCH, if applicable.

3. Other Terms

a. ARCH, through its Administering Agency, may negotiate, approve, execute, and record amendments or releases of any ARCH loan documents as may be needed for the project; provided the project still provides the anticipated affordable housing and there is sufficient collateral to secure the members' financial investment, all as determined by ARCH staff.

b. ARCH acknowledges that projects may change from the time of award until signing of the funding agreement as designs are further developed and financing is secured. The following changes may be approved by the party identified below, based on a determination that the change is necessary for the project to proceed and the Owner has made diligent efforts to maximize the affordable housing benefits in the project.

Type of Change	Approver
Change to proposed population (if applicable)	ARCH Executive Board
Change to total number of units or bedrooms of less than 20%	ARCH staff
Change to total number of units or bedrooms greater than 20%	ARCH Executive Board
Change to affordability levels resulting in average AMI increasing 10% AMI or less change	ARCH staff
Change to affordability levels resulting in average AMI increasing over 10% AMI	Executive Board
Change in one or more entities that make up the project sponsor / applicant	Executive Board

Attachment 3: Project Economic Summaries

Applicant: BRIDGE Housing
Project Name: Bothell Urban (Lot P)
Location: Bounded by Thorsk St, 98th Ave NE, and Pop Keeney Way, Bothell
Project Description: Approximately 200 units of affordable rental housing at 30%, 50%, and 60% AMI with 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$70,000
Construction	$66,695,714
Soft Costs	$3,898,544
Construction Financing	$8,274,347
Permanent Financing	$1,463,662
Capitalized Reserves	$877,517
Other Development Costs	$8,538,657
Developer Fee	$12,676,407
Bond Related Costs of Issuance (4%)	$107,500
Total Development Costs	**$102,602,348**

Residential Source Name	Amount
Tax Credit Equity (4%)	$43,032,308
State (WA HTF)	$8,000,000
ARCH	$1,500,000
Perm Loan/Bond	$24,629,928
Sponsor Loan	$4,360,740
Amazon	$16,000,000
Deferred Developer Fee	$4,379,372
CHIP	$700,000
Total Capital Sources	**$102,602,348**

Applicant: Hopelink and SRM
Project Name: Altaire at East Main
Location: 995 118th Ave SE, Bellevue
Project Description: Approximately 145 units of affordable rental housing at 30%, 40%, 50%, and 60% AMI with 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$16,308,241
Construction	$46,901,103
Soft Costs	$5,080,296
Pre-Development/Bridge Financing	$6,112,799
Construction Financing	$5,996,690
Permanent Financing	$548,094
Capitalized Reserves	$1,362,526
Other Development Costs	$4,520,908
Developer Fee	$8,793,300
Bond Related Costs of Issuance (4%)	$608,470
Total Development Costs	**$96,232,427**

Residential Source Name	Amount
Tax Credit Equity (4%)	$30,108,043
State (WA HTF)	$7,500,000
King County	$3,000,000
City of Bellevue (HSP)	$14,460,888
City of Bellevue (AHF)	$3,483,750
ARCH	$500,000
Perm Loan/Bond	$11,325,006
Amazon	$18,125,000
Deferred Developer Fee	$6,224,409
Interim Income and Accrued Interest	$1,505,331
Total Capital Sources	**$96,232,427**

Applicant: Imagine Housing
Project Name: Forest Edge
Location: 2650 148th Ave SE, Bellevue
Project Description: Approximately 100 units of affordable rental housing at 60% AMI

Development Costs	Amount
Acquisition Costs	$3,625,000
Construction	$49,353,990
Soft Costs	$3,401,182
Pre-Development/Bridge Financing	$350,000
Construction Financing	$4,172,323
Permanent Financing	$809,968
Capitalized Reserves	$1,005,687
Other Development Costs	$2,993,364
Developer Fee	$4,950,000
Bond Related Costs of Issuance (4%)	$589,051
Total Development Costs	**$71,250,565**

Residential Source Name	Amount
Tax Credit Equity (4%)	$26,867,375
State (WA HTF)	$5,000,000
City of Bellevue (HSP)	$6,903,994
City of Bellevue (AHF)	$3,784,367
ARCH	$500,000
Perm Loan/Bond	$13,223,748
Amazon	$11,000,000
Deferred Developer Fee	$2,971,081
CHIP	$1,000,000
Total Capital Sources	**$71,250,565**

Applicant: Habitat for Humanity
Project Name: Orchard Gardens
Location: 4315 129th Place SE, Bellevue
Project Description: Approximately 25 units of affordable homeownership at 80% AMI

Development Costs	Amount
Acquisition Costs	$1,635,000
Construction	$15,996,994
Soft Costs	$1,716,316
Construction Financing	$776,962
Other Development Costs	$1,225,000
Total Development Costs	**$21,350,272**

Residential Source Name	Amount
State (WA HTF)	$2,500,000
King County	$1,800,000
City of Bellevue (AHF)	$1,715,400
ARCH 2025 Request	$784,600
Perm Loan/Bond (Home Sales Revenue)	$6,539,558
National Housing Trust	$400,000
2023 Commerce HTF & Appropriation	$3,109,600
2023 ARCH	$600,000
2023 & 2024 King County	$2,901,114
2023 CHIP	$1,000,000
Total Capital Sources	**$21,350,272**

Applicant: PorchLight (formerly Congregations for the Homeless)
Project Name: Kirkland House
Location: 13205 100th Place NE, Kirkland
Project Description: Approximately 6 units of affordable rental housing at 30% and 50% AMI

Development Costs	Amount
Construction	$1,216,612
Soft Costs	$239,587
Capitalized Reserves	$28,200
Other Development Costs	$103,142
Developer Fee	$50,000
Total Development Costs	**$1,637,541**

Residential Source Name	Amount
State (WA HTF)	$924,941
ARCH	$462,600
Sponsor Grant	$250,000
Total Capital Sources	**$1,637,541**

Applicant: YWCA
Project Name: Family Village Redmond
Location: 16601 NE 80th St, Redmond
Project Description: 20 units of affordable rental housing at 30% AMI

Development Costs	Amount
Construction	$1,793,991
Soft Costs	$28,000
Other Development Costs	$24,748
Developer Fee	$50,313
Total Development Costs	**$1,897,052**

Residential Source Name	Amount
ARCH	$976,700
County/State Preservation Funds	$920,352
Total Capital Sources	**$1,897,052**

Applicant:	Life Enrichment Options (LEO)
Project Name:	LEO Condominiums at Trailhead
Location:	1550 Newport Way NW, Issaquah
Project Description:	6 units of affordable rental housing at 30% and 40% AMI and 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$2,420,479
Soft Costs	$254,485
Capitalized Reserves	$8,788
Other Development Costs	$14,374
Total Development Costs	**$2,698,126**

Residential Source Name	Amount
State (WA HTF)	$1,733,626
Issaquah Inclusive Housing Pool (IHIP)	$383,000
ARCH 2025 Request	$191,500
Kuni Foundation	$140,000
2023 ARCH	$250,000
Total Capital Sources	**$2,698,126**

CITY COUNCIL AGENDA TOPIC

Resolution authorizing application of $140,400 in city funds for the Forest Edge Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

Bianca Siegl, Office of Housing Director
Sabrina Velarde, Housing Stability Program Coordinator
City Manager's Office

Lindsay Masters, Executive Director
Patrick Tippy, Investments Manager
A Regional Coalition for Housing (ARCH)

EXECUTIVE SUMMARY

ACTION	As directed by City Council on February 24, this Resolution authorizes the City Manager to enter into an agreement for the Forest Edge project (Bellevue) in the amount of $140,400 in City of Bellevue funds as recommended by the ARCH Executive Board.

RECOMMENDATION

Move to adopt Resolution No. 10614

BACKGROUND/ANALYSIS

On February 24, the City Council directed staff to return with legislation approving $1,301,200 of Bellevue funding to support seven projects recommended for funding by the ARCH Executive Board including $140,400 to Imagine Housing in support of the Forest Edge project. Background information on the development was previously provided to the council at the February 24 Study Session.

The Forest Edge development is a partnership of Imagine Housing and Saint Andrews Lutheran Church (SALC), whose members were the original founders of Imagine Housing. The project includes approximately 100 units of new construction affordable rental units to be developed on an underutilized portion of the SALC property in Bellevue. This project will be one of the first to utilize Bellevue's land use code allowing affordable housing to be expanded on faith-owned property and will include studios, one-bedroom, two-bedroom, and three-bedroom homes affordable at 60% area median income.

The development will include onsite parking, an onsite resident service coordinator, and units dedicated to households with disabilities. This project creates workforce housing options in southeast Bellevue with easy access to schools, Bellevue College, grocery stores, and other amenities.

POLICY & FISCAL IMPACTS

Policy Impact
ARCH Trust Fund allocations further the work in Bellevue to implement the 2017 Affordable Housing Strategy. It recognizes the urgent need in the city to increase investments in the production and preservation of affordable housing.

Fiscal Impact
The ARCH Housing Trust Fund was established in 2010 for the purpose of administering the contributions of parties to the ARCH Interlocal Agreement to provide affordable housing in East King County. The ARCH Executive Board is requesting Bellevue funding of $140,400 for the Forest Edge project. The city has available housing funds to satisfy this request.

OPTIONS

1. Adopt the Resolution authorizing application of $140,400 in city funds for the Forest Edge Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10614

AVAILABLE IN COUNCIL LIBRARY

ARCH Executive Board 2025 Housing Trust Fund Recommendations, dated December 18, 2025

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10614

A RESOLUTION authorizing application of $140,400 in city funds for the Forest Edge Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

WHEREAS, pursuant to an amended and restated interlocal agreement, effective July 1, 2010, A Regional Coalition for Housing (ARCH) was created by its member cities and towns to address affordable housing needs in East King County through cooperative action, including but not limited to, allocating public funding for affordable housing projects;

WHEREAS, the City of Bellevue is a member of ARCH and serves as its Administering Agency;

WHEREAS, the ARCH Executive Board has recommended that the City of Bellevue participate in the funding of certain affordable housing projects and apply city funds held in the ARCH Housing Trust Fund Account toward the recommended projects, including the project that is the subject of this Resolution;

WHEREAS, the Forest Edge Project shall mean the partnership with Imagine Housing and Saint Andrews Lutheran Church to provide an estimated 100 units for affordable rental housing at 60% AMI, which project is described in more detail in the Project Summary of the Fall 2025 Housing Trust Fund (HTF) Recommendation memorandum (pages 7 and 28), dated December 18, 2025, a copy of which memorandum is attached hereto as Attachment A;

WHEREAS, the ARCH Executive Board has developed and recommends a number of terms and conditions to ensure the affordable housing funds are used for their intended purpose and that the project maintains its affordability over time;

WHEREAS, the City Council wishes to authorize the application of $140,400 in city funds held in the ARCH Housing Trust Funds Account to the Forest Edge Project; and

WHEREAS, pursuant to the aforementioned interlocal agreement, the City's approved terms and conditions for the authorization of city funds held in the ARCH Housing Trust Fund for the project must accompany the City Council's authorization; now, therefore,

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

Section 1. The Administering Agency is hereby authorized to apply $140,400 in city funds held in the ARCH Housing Trust Fund to the Forest Edge Project.

Section 2. To ensure the City's funds are used for their intended purpose, and so the Forest Edge Project maintains affordability over time, the special conditions on pages 7-8, and the standard conditions on pages 23-25, of the Fall 2025 Housing Trust Fund (HTF) Recommendations memorandum included in Attachment A, are incorporated here by reference and are hereby approved.

Section 3. The City Manager or designee is hereby authorized, on behalf of the ARCH Administering Agency, to enter into an agreement and execute all documents necessary for the Forest Edge Project that are substantially consistent with the terms and conditions approved in Section 2.

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

(SEAL)

_____
Mo Malakoutian, Mayor

Attest:

_____
Charmaine Arredondo, City Clerk

Attachment A

A Regional Coalition for Housing
Together Center Campus
16305 NE 87TH St, Suite 119
Redmond, WA 98052
425-861-3677

Memo

To:

City of Bellevue Council Members
City of Bothell Council Members
City of Clyde Hill Council Members
Town of Hunts Point Council Members
City of Issaquah Council Members
City of Kenmore Council Members
City of Kirkland Council Members
City of Medina Council Members
City of Mercer Island Council Members
City of Newcastle Council Members
City of Redmond Council Members
City of Sammamish Council Members
City of Woodinville Council Members
Town of Yarrow Point Council Members

From: Nathan McCommon, ARCH Executive Board Chair

Date: December 18, 2025

Re: Fall 2025 Housing Trust Fund (HTF) Recommendation

Please find enclosed the ARCH Executive Board's funding recommendations for the 2025 ARCH Housing Trust Fund (HTF) round. ARCH received $14.8M in funding requests and is advancing $4.6M in recommended awards. Applications were reviewed and considered based on the priorities adopted by the Executive Board for the 2025 round, which are aligned with ARCH's Strategic Plan to *Build More Affordable Housing Faster*. These recommendations are also closely coordinated with additional local investments made by individual ARCH member jurisdictions.

The Executive Board is recommending funding for seven projects, including full funding for three projects and partial funding for four projects. The $4.6M in recommended funding includes approximately $4M in local funds and $616,000 in CDBG funds allocated through ARCH.

This memo provides a summary of the applications, the Executive Board recommendations and rationales, and proposed contract conditions for the **seven** proposals recommended for funding at this time. Also enclosed is an economic summary of the projects recommended for funding.

Attachments:

1. Proposed Funding Sources
2. ARCH Award Standard Conditions
3. Project Economic Summaries

Note that bold text in proposed special conditions shows unique conditions in otherwise standard

Beaux Arts Village • Bellevue • Bothell • Clyde Hill • Hunts Point
Issaquah • Kenmore • Kirkland • Medina • Mercer Island
Newcastle • Redmond • Sammamish • Woodinville • Yarrow Point • King County

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1. BRIDGE - Bothell Urban (Lot P)

2025 Funding Request:	$1,500,000 (Contingent Loan) 200 Affordable Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$1,500,000 (Contingent loan)

Project Summary

BRIDGE Housing has partnered with Bothell United Methodist Church ("BUMC") to provide an estimated 201 permanently affordable rentals at 30%, 50% and 60% AMI. Over 50% of the proposed homes are family-sized units with two and three bedrooms, and half of the units are planned to be affordable to very low income households earning 30% or 50% AMI. The current proposal does not include any special needs set-asides or rental subsidies. This is the second year ARCH has received a funding application for the project.

The project will be located on a 1.67-acre site known as Lot P in the heart of downtown Bothell. The site is currently owned by the City of Bothell, which has approved transferring the site at no cost to the partnership comprised of BRIDGE Housing and BUMC. BUMC plans to operate a 6,000 sf Community Center on the ground floor of the site which will provide space for community and human services organizations to provide services open to the public. The project plans include 209 parking spaces (1.03 stalls per unit), bike storage, community rooms, a south-facing outdoor terrace, resident services office, EV charging stations, and an outdoor playground. Residents will have access to the local amenities of downtown Bothell and to a new Bus Rapid Transit line that will provide quick access to the Shoreline light rail station and the I-405 corridor.

Funding Rationale

The Executive Board recommends funding the project with conditions listed below for the following reasons:

- The project delivers a significant amount of affordable housing with a proposed construction start by early 2027.
- The proposed financing provides the highest local funding leverage rate of all 2025 applications and is expected to be competitive for bonds/tax credit financing in 2026.
- The development also leverages donated land from the City of Bothell and advances the City's affordable housing priorities by providing much-needed low-income housing.
- The project is cost effective with a relatively low total development cost per unit.
- The project is well-located in walking distance to a range of amenities and high capacity transit.
- The development team is comprised of an experienced affordable housing developer with a proven track record of success and a local church that will maintain an active community presence in the project throughout the development and operation of the project.
- The project must proceed this year in order to leverage proposed Low Income Housing Tax Credits.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the Amazon loan and the deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	1BR	2BR	3BR	Total
30%	10	5	5	20
50%	30	25	25	80
60%	60	19	21	100
Total Low-Income Units	100	49	51	200
CAU/ Manager Units	-	1	-	1
Total Units	100	50	51	201

2. Hopelink/SRM - Altaire at East Main

2025 Funding Request:	$1,000,000 (Contingent Loan) 145 Affordable Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$500,000 (Contingent loan)

Project Summary

The Altaire at East Main project aims to provide approximately 145 affordable rental apartments and one on-site manager unit, with a mix of one-bedroom plus den, two-bedroom, and three-bedroom homes affordable to households earning 30%, 40%, 50%, and 60% AMI. The project will include units designated for families exiting homelessness.

This is the second year ARCH has received a funding application for the project. SRM previously explored co-locating a smaller housing project with a local kids museum, but has adjusted the project design to accommodate more housing. The site is adjacent to another residential development constructed by SRM that includes affordable units through the City of Bellevue's Multifamily Tax Exemption (MFTE) program.

The building will include resident amenity spaces and on-site services to support housing stability and foster a strong sense of community. The site is near the Wilburton Park & Ride, Mercer Slough and just over a half mile from the East Main light rail station, south of downtown Bellevue. The project will be developed through a partnership with private developer SRM Development and Hopelink. SRM will bring their multifamily development, construction and property management experience to the partnership, while Hopelink brings the case management and supportive services experience to the ownership structure.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project delivers a significant number of affordable housing units, with roughly half family-sized 2BR and 3BR units, and an anticipated construction start in the 4th quarter of 2026.
- ARCH dollars leverage significant public and private funding, with a proposed $192 for every $1 of ARCH funding.
- The project provides permanent housing and supportive services for a significant number of families exiting homelessness through a partnership with an experienced local service provider.
- The project advances the City's affordable housing priorities by providing much needed low-income housing.
- The development team is comprised of an experienced real estate developer/general contractor and a strong, community based supportive service provider.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the Amazon loan and the deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	1BR	2BR	3BR	Total
30%	5	3	0	8
40%	5	4	0	9
50%	6	7	7	20
60%	57	43	8	108
Total Low-Income Units	73	57	15	145
CAU/Manager Units	0	1	0	1
Total Units	**73**	**58**	**15**	**146**

3. Imagine Housing- Forest Edge

2025 Funding Request:	$2,000,000 (Contingent Loan) 100 Affordable Rental Units
2025 Executive Board Recommendation:	$500,000 (Contingent Loan)

Project Summary

The Forest Edge development is a partnership of Imagine Housing and Saint Andrews Lutheran Church, whose members were the original founders of Imagine Housing. The project includes approximately 100 units of new construction affordable rental units to be developed on an underutilized portion of the SALC property in Bellevue. This project will be one of the first to utilize Bellevue's C-1 land use code allowing affordable housing to be expanded on faith-owned property. The project will include studios, one-bedroom, two-bedroom, and three-bedroom homes affordable at 60% AMI.

The development will include onsite parking, an onsite resident service coordinator, and units dedicated for households with disabilities. This project creates workforce housing options in southeast Bellevue with easy access to schools, Bellevue College, grocery stores, and other amenities.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project delivers a significant number of affordable housing units, with an anticipated construction start in the 4th quarter of 2026.
- The project advances Bellevue's first development using their C-1 incentive for increased density on faith-owned land.
- The project includes 25 units for households with disabilities through the use of the City of Bellevue's Housing Stability Program funding.
- The project takes advantage of underutilized land owned by a local church with a long-term commitment to the creation and sustainable operation of affordable housing.

Proposed Conditions:

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented,

meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the proposed Amazon loan and deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Studios	1BR	2BR	3BR	Total
60%	20	32	27	21	100
Total Units	**20**	**32**	**27**	**21**	**100**

d. Agency must demonstrate development capacity by 2/28/26 to continue to advance the project including: project design and permitting; construction contract negotiation; securing and negotiating project financing; development accounting; and construction management.

4. Habitat for Humanity - Orchard Gardens

2025 Funding Request:	$1,125,000 (Secured Grant) 25 Affordable Homeownership Units
2025 Executive Board Recommendation:	$1,116,000 ($500,000 from ARCH HTF local funds and $616,000 in CDBG funds recommended by ARCH and contracted by King County)
2023 ARCH Award:	$600,000
Total Recommended Award:	**$1,716,000**

Project Summary

This Orchard Gardens proposal will create twenty-five (25) new permanently affordable ownership homes for households earning up to 80% of the area median income. Each home will have three-bedrooms with on-site parking. Habitat for Humanity purchased the 3.13 acre property from the Holy Cross Lutheran Church in December 2024 and is finalizing permits with the City of Bellevue. The development includes preservation of an existing community garden, apple orchard and green spaces for the benefit of the community. The property is located in Bellevue's Newport neighborhood near schools, transit, the Factoria shopping center, and employment centers. ARCH provided an initial award to the project in the 2022 funding round. Since then, changes in interest rates and construction costs have led to a need for additional funding.

Ownership Model: Habitat employs a community land trust model to preserve long-term affordability, retaining ownership of the land and selling homes to eligible buyers through ground leases. When homeowners decide to sell, Habitat has a right of first refusal wherein Habitat will purchase the home, perform any necessary rehabilitation, and find an income-qualified buyer before reselling, thus, preserving long term affordability.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- Creates 25 new permanently affordable homeownership opportunities for households earning up to 80% AMI in Bellevue where median home prices exceed $1 million. Such opportunities are rare and allow households with modest incomes to achieve stability through homeownership.
- Helps close a funding gap on a project with a previous ARCH award that is ready to start construction in 2026.
- Habitat's sweat equity model allows volunteers and potential buyers to gain valuable skills and experience in homebuilding, while allowing for cost savings when compared to traditional construction.
- Habitat's land trust model ensures perpetual affordability, which is especially important in a high cost, high growth city like Bellevue.

- Habitat's approach to marketing helps to address historic barriers to home ownership and preserve cultural diversity in the community.

Proposed Conditions

The following 2025 Special Conditions and Standard Conditions are intended to supersede all conditions included in the 2023 award.

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff .

Affordability	3BR	Total
80%	25	25
Total Units	**25**	**25**

d. A third-party cost estimate must be reviewed and approved by ARCH staff as a condition of the ARCH funding award.

e. Construction contracts for work to be performed by outside vendors must be reviewed and approved by ARCH staff.

5. PorchLight – Kirkland House

2025 Funding Request:	$462,600 (Secured Grant) 6 Affordable Rental Units
2025 Executive Board Recommendation:	$212,600
Additional City of Kirkland Investment:	$250,000
Total Recommended Award:	**$462,600**

Project Summary

The Kirkland House has been providing permanent supportive housing to three formerly homeless individuals in an existing single-family home since 2020 when PorchLight acquired the property. PorchLight is seeking funding to rehabilitate the property and add three additional bedrooms and one additional bathroom to serve a total of six individuals. The home has easy access to public transit, grocery stores and other amenities within walking distance.

The proposed rehabilitation of the existing home includes a new roof, improved landscaping with outdoor seating areas for residents, new fencing around the property, repaving the driveway, installation of a new garage door, new windows, and re-siding the structure with Hardie plank and a weather barrier wrap. The interior rehabilitation includes installing energy saving fixtures and appliances, an all-weather heat pump system, exhaust fans in the bathrooms and kitchen, fire safety system improvements, and the replacement of flooring, cabinets, and countertops.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project preserves and expands an existing permanent supportive housing program serving people exiting homelessness.
- The project compliments the applicant's shelter program and will help offer stability to individuals accessing emergency shelter on the Eastside.
- If fully funded this round, the project anticipates construction start in 2026 and occupancy in 2027, providing timely housing opportunities.
- The project team includes an experienced development consultant and service provider with years of experience operating this program model.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that

time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Beds	Total
30%	3	3
50%	3	3
Total Units	**6**	**6**

Ongoing Requirement through Period of Affordability

a. The property will establish and fund a 6-month operations reserve account upon ARCH award contracting.

6. YWCA – Family Village Redmond

2025 Funding Request:	$1,897,052 (Contingent Loan) 20 Affordable Rental Units
2025 Executive Board Recommendation:	$626,700
Additional City of Redmond Investment:	$350,000
Total Recommended Award:	**$976,700**

Project Summary:

YWCA Family Village Redmond (FVR) project was built in 1993 and is a single, four-story building with 20 two-bedroom and three-bedroom units of permanent supportive housing. FVR's target population is homeless and chronically homeless families with children under the age of 18 and income at or below 30% AMI. Residents receive individual case management services and referrals

to a variety of other resources. The property is located in downtown Redmond, near schools, grocery stores, transit including the new light rail line, and employment opportunities.

The proposed funding will help to ensure the long-term preservation of the housing, including addressing existing water intrusion, and enhancing safety and livability through replacement and repair of the exterior and elevator modernization. All work is expected to be completed with residents continuing to occupy their units. ARCH has not previously funded this property.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project supports critical rehabilitation and preservation of existing, family-sized 30% AMI units for families exiting homelessness.
- The project allows units to remain occupied with existing residents.
- A local ARCH award will enable the project to be highly competitive for State and County preservation funding rounds expected to be released in early 2026.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	2BR	3BR	Total
30%	17	3	20
Total Units	**17**	**3**	**20**

d. Applicant will make Family Village Redmond their top priority to other public funders for upcoming rounds to address the remaining capital needs at the property, including anticipated stabilization and preservation funding rounds later this year.

e. A licensed architect or envelope consultant will be required to prepare designs for the improvement.

f. An environmental report including an interior and exterior mold survey is required before contracting. If remediation is required, it will be added to the project scope and budget.

7. LEO Condominiums at Trailhead

2025 Funding Request:	$191,500 (Contingent Loan) 6 Affordable IDD Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$191,500
2021 ARCH HTF Award:	$250,000
Total Award:	**$441,500**

Project Summary

Life Enrichment Options (LEO) has partnered with the King County Housing Authority (KCHA) to design and purchase space to serve six individuals with Intellectual or Developmental Disabilities (IDD) within the larger Trailhead Apartments project. These apartments were designed in consultation with LEO to align with their group home model that is used across other single-family homes in their portfolio. The space will be comprised of three apartments will deliver six IDD units and one live-in caregiver unit as outlined below:

Unit 305: A 1-bedroom unit for a live-in caregiver, with a connected door to unit 304. This is identified as a Common Area Unit, and will be considered a reasonable accommodation for purposes of the Section 8 Housing Choice Voucher associated with the neighboring unit 304 that has a shared door between the units.

Unit 304: A 4-bedroom unit for adults with Intellectual or Developmental Disabilities, providing 4 units at 30% AMI.

Unit 303: A neighboring 2-bedroom unit for adults with Intellectual or Developmental Disabilities, providing 2 units for residents that are capable of more independent living, at 40% AMI.

The ground floor will include 10,000 sf of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the

City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants.

ARCH previously funded the LEO at Trailhead project in 2021. After overcoming delays due to site control and relocation of an existing utility, the project is now in the permitting process and expected to start construction in 2026. LEO anticipates purchasing the condo units at the completion of the building in 2028.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project provides much needed housing and services for people with intellectual and developmental disabilities within a larger multifamily setting, establishing a potential model for integration of IDD housing in future projects.
- The project leverages significant State funding dedicated to IDD housing as well as the financing assembled by KCHA for the larger development.
- The project helps fulfill an important and longstanding TOD project within the City of Issaquah that will realize significant affordable housing and economic development goals. The project is part of a larger partnership with King County Housing Authority, a market rate developer and the City of Issaquah which will create significant affordable housing.

Proposed Conditions

The following 2025 Special Conditions and Standard Conditions are intended to supersede all conditions included in the 2021 award.

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **thirty-six (36) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Beds	Total
30%	4	4
40%	2	2
Total Low-Income Units	6	6
CAU/Manager Unit	1	1
Total Units	**7**	**7**

d. An operating budget, including any shared condominium operating costs will be reviewed and approved by ARCH.

8. Imagine Housing – Peter's Ridge

2025 Funding Request: $2,000,000 (Contingent Loan)
108 Affordable Rental Units

2025 Executive Board Recommendation: $0

Project Summary

Peter's Ridge Apartments will be a new construction project providing an estimated 108 units located on the current site of St. Peters Methodist Church. The development will include six separate 3-story buildings with a mix of studio, one-bedroom, two-bedroom, and three-bedroom units with an emphasis on two-bedroom and three-bedroom units or larger families. This project would be one of the first to utilize Bellevue's Action C-1 amendment to the land use code incentivizing affordable housing on faith-owned property.

The project is located in the Northeast Bellevue neighborhood with many amenities located in nearby Crossroads. The development will include onsite parking and an onsite resident service coordinator.

Funding Rationale:

Given limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 round for the following reasons:

- The sponsor indicated that the Forest Edge project is their priority this funding round in its funding applications to ARCH, City of Bellevue and State funding rounds. The project is highly unlikely to leverage other public sources this year for full funding.
- The applicant will be encouraged to apply in future funding rounds.

9. King County Housing Authority – Trailhead Apartments

2025 Funding Request:	$500,000 (Conditional Loan) 154 Affordable Rental Units and 2 Common Area Units
2025 Executive Board Recommendation:	$0
2017 ARCH HTF Award:	$2,000,000
Total 2025 Award:	**$0** (The existing $2,000,000 remains committed from ARCH for the development)

Project Summary

Trailhead Apartments will be an approximately 156-unit affordable housing building located on the north side of the larger Central Issaquah Transit Oriented Development. The King County Housing Authority (KCHA) is currently in the process of selecting a developer for a second, 200-unit, market rate building that will be located to the south. The Trailhead Apartments will serve 40% and 60% AMI households with a mix of studio, one-bedroom, two-bedroom, and 3-bedroom units.

KCHA will partner with Life Enrichment Options (LEO) to construct space within the project to house six adults living with Intellectual and Developmental Disabilities (IDD). LEO has submitted a funding application to support their purchase of this space, anticipating ARCH, Issaquah IHIP, and Commerce awards.

The ground floor will include 10,000 sf of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants. The project will include 172 parking stalls on three levels of structured parking.

ARCH initially awarded funding to the Trailhead project in 2017 and has remained committed to the project's success since then.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend additional funding for the project in the 2025 ARCH HTF round for the following reasons:

- While the project aligned well with the timely delivery of housing priority, the applicant indicated that if they were not fully funded with all pending funding requests and available financing tools in 2025, they would be able to begin construction as scheduled in June 2026 and apply for additional funds in future rounds.

- Construction costs are relatively high per unit, partially related to the high number of structured parking stalls provided.
- If capital funding gaps persist, the applicant will be encouraged to apply in future funding rounds.
- ARCH will continue to support the project with its existing funding commitment and in its requests for other sources of public funding.

10. LIHI – Aventine Apartments

2025 Funding Request:	$250,000 (Conditional Loan) 66 Affordable Rental Units
2025 Executive Board Recommendation:	$0

Project Summary

The Aventine is a 5-story, 66-unit apartment community with 51 underground parking spaces located in Bellevue's Downtown neighborhood. LIHI purchased the Aventine in 2024 with funding from Amazon, WSHFC, and the City of Bellevue to create and preserve housing for households at 30% to 80% AMI. ARCH awarded funding in 2023 and 2024 totaling $1.5 million, which is intended to repay interim financing and support rehabilitation work. The building had 62 occupied units with market rate and 80% AMI tenants when LIHI took ownership in 2024. Existing tenants were allowed to remain in place, and unit turnover was completed on a voluntary basis.

The 66 units are a mix of studios, one-bedroom, and two-bedroom apartments. There are twelve units at or below 30% AMI, twenty units at 50% AMI, nineteen units at 60% AMI, and fifteen units at 80% AMI. In addition to low income workforce individuals, the building serves homeless families, veterans, and people living with disabilities. Aventine also has a 5-year, $1,800,020 OMS award from Bellevue's Housing Stability Program to provide case management and behavioral health supports to residents.

LIHI is now seeking additional funding from ARCH, King County, and Commerce to repay a $3,500,000 bridge loan from the City of Bellevue that was used for acquisition and the planned rehab work. The rehabilitation cost has also increased, creating additional need for their $4,750,000 request to all public funders this year.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend additional funding from the 2025 ARCH HTF round the project for the following reasons:

- ARCH and other local funders already have committed substantial resources to the project, and current awarded funds have not yet been contracted and expended.
- The project will likely be competitive for other sources of funding.

11. Vintage – Parq by Vintage

2025 Funding Request:	$2,000,000 (Conditional Loan) 259 Affordable Rental Units and 2 Common Area Units
2025 Executive Board Recommendation:	$0

Project Summary

Parq by Vintage is a proposed 259-unit affordable multifamily development. The project is located at 21925 South East 51st Street, Issaquah, WA 98029 and will convert existing commercial office space into multifamily affordable residential buildings. The site consists of two elevator buildings, one with five stories and one with six stories. The project proposes to provide 259 parking spaces, which are necessary due to limited transit options from the site. Outdoor amenity space will be created for the residents.

The site was chosen for its adaptive reuse potential and for its proximity to amenities desirable to families, including groceries, pharmacies, retail, and restaurants. The project site is located adjacent to the 531-acre Lake Sammamish State Park, with a direct trail connection to the park. A major landmark in King County, the park receives over two million visitors annually.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 ARCH HTF Round for the following reasons:

- The project sponsor and property management firm have pending litigation with the State Attorney General's Office; therefore, the project was unlikely to receive an allocation of the other funding needed to complete the project on the proposed schedule.
- The project application provided limited assessment of the existing building and system conditions as well as few details in the office to residential conversion scope of work, leaving more uncertainty on project costs and need for funding.

12. reSpace – Bellevue Sell and Stay Multigenerational Homeowners

2025 Funding Request:	$500,000 (Secured Grant) 40 Affordable Homeownership Units
2025 Executive Board Recommendation:	$0

Project Summary

This project aims to provide 8-12 units on four separate properties under a unique co-homeownership model for moderate-income individuals (60–100% AMI) including seniors who wish to age in place. The project will involve the redevelopment of four, to be identified, existing single-family properties into 8–12 private suites at each site within a shared-equity homeownership structure. Properties will be sourced by identifying single family homeowners who want to sell their homes but remain onsite, in a new living suite. Sixteen of the 40 units will be dedicated to seniors eligible at 60% AMI making these units eligible for Bellevue HSP funds.

The rehabilitation will include adding bathrooms to each bedroom in the existing single-family home to create suites consisting of a bathroom and bedroom for each resident owner. New ADUs will be built with additional shared suites in conformance with the new middle housing code adopted by Bellevue. There will be shared kitchens and living areas in each building. The specific properties for the developments have not yet been identified or site control secured.

Ownership Model: The ownership model is structured through an LLC operating agreement. Each homeowner holds a membership interest in the entire property and common areas, and each household has exclusive rights to their designated private suite.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 ARCH HTF round for the following reasons:

- The developer has not identified the specific sites or started any of the feasibility or design work.
- Project is a new model and has yet to demonstrate feasibility in the current market including demand for co-housing amongst seniors or ability to obtain construction phase financing for the development or lenders to purchase the co-ownership suites.
- Questions remain about the model for service delivery.
- Applicant is encouraged to continue developing their model and consider applying in a future round.

13. SRI – Catalina Apartments

2025 Funding Request:	$1,000,000 (Conditional Loan) 96 Affordable Rental Units
2025 Executive Board Recommendation:	$0

Project Summary

This project aims to acquire and convert an existing market-rate building into an income-restricted development for seniors at 30% to 80% AMI, of which five will be set aside for seniors living with

physical disabilities at 30% AMI. The building is comprised of studio and one-bedroom units. This is the second application ARCH has received for the project.

Originally a nursing home, the building was converted to 96 individual apartments in the early 2000s. The project has several features that align well to serve seniors, such as an elevator and significant common areas for congregation. The rehabilitation component will address outstanding capital needs of the building, including exterior paint and facade repairs, a new roof, elevator upgrades, HVAC replacement, and an interior refresh. The property is in the Woodridge neighborhood of Bellevue with most amenities located in the Factoria neighborhood to the south.

The conversion of this building from market rate to income-restricted will require the relocation of at least some existing residents who do not meet income requirements. SRI intends to hire a relocation consultant (Housing to Home) to support relocation elements. It is estimated that around half of the households will not meet income requirements and need to be relocated.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project for the following reasons:

- The project is unlikely to secure other public sources this year for full funding.
- The project would potentially result in involuntarily displacing approximately 50% of the existing residents as the project converts to senior housing.

Attachment 1: Proposed Funding Sources

2025 FUNDING RECOMMENDATIONS								
	Altaire	Bothell Urban	Family Village Redmond	Forest Edge	LEO Trailhead	Kirkland House	Orchard Gardens	2025 Funds Recommended
	500,000	1,500,000	626,700	500,000	191,500	212,600	500,000	**4,030,800**
Bellevue	140,400	542,000	211,100	140,400	23,700	54,300	189,300	1,301,200
Bothell	19,400	22,400	19,900	19,400	18,600	18,800	1,400	119,900
Clyde Hill	2,500	6,000	3,100	2,500	1,400	1,700	1,700	18,900
Hunts Point	600	2,300	900	600	100	200	800	5,500
Issaquah	63,300	14,800	5,800	63,300	60,100	1,500	5,200	214,000
Kenmore	13,600	45,100	19,100	13,600	4,400	6,800	14,900	117,500
Kirkland	109,300	421,300	164,100	109,300	18,400	42,100	147,300	1,011,800
Medina	3,500	13,400	5,200	3,500	600	1,300	4,700	32,200
Mercer Island	4,400	16,900	6,600	4,400	700	1,700	5,900	40,600
Newcastle	2,200	8,400	3,300	2,200	400	800	2,900	20,200
Redmond	110,300	290,000	141,900	110,300	58,000	71,700	84,800	867,000
Sammamish	17,700	68,200	26,600	17,700	3,000	6,800	23,900	163,900
Woodinville	11,900	45,800	17,800	11,900	2,000	4,600	16,000	110,000
Yarrow Point	900	3,400	1,300	900	100	300	1,200	8,100
HTF	**500,000**	**1,500,000**	**626,700**	**500,000**	**191,500**	**212,600**	**500,000**	**4,030,800**
CDBG							**616,000**	**616,000**
Kirkland Add'l Inv						**250,000**		**250,000**
Redmond Add'l Inv			**350,000**					**350,000**
2021 HTF Award					**250,000**			**250,000**
2023 HTF Award							**600,000**	**600,000**
Grand Total	**500,000**	**1,500,000**	**976,700**	**500,000**	**441,500**	**462,600**	**1,716,000**	**6,096,800**

Attachment 2: ARCH Award Standard Conditions

1. Prior to Contracting:
   a. Owner shall submit quarterly monitoring reports to ARCH **from the time of award** through completion of the project.

   b. The Owner shall submit a project implementation timeline, **and development and operating budgets ("Project Budget")** based upon more complete cost information and actual funding commitments, including proposed uses of ARCH funds, which must be approved by ARCH. If the Owner is unable to adhere to the timeline and/or budgets, ARCH must be immediately notified and a new timeline and/or budgets shall be submitted by the Owner for ARCH's approval. ARCH shall not unreasonably withhold its approval to a revised timeline and/or budgets, so long as such new timeline and/or budgets does not materially adversely change the Project. This shall be a continuing obligation of the Owner. Failure to adhere to the timeline and/or budgets, either original or as amended, may result in withdrawal of the **Lender's** commitment of funds.

   c. The Owner shall submit evidence of commitment of all public and private funds in the Project consistent with the Project Budget. In the event commitment of funds identified in the Project Award Letter cannot be secured in the time frame identified in the application, the Owner shall immediately notify ARCH, and describe the actions it will undertake to secure alternative funding, and the timing of those actions, subject to ARCH's review and approval. All commitments of financing for the Project must be secured by the Owner prior to the release of funds.

   d. The Owner shall submit evidence of insurance, as required by ARCH.

   e. The Owner shall submit evidence of site control, a market study (if applicable), and an appraisal, by a state-certified general real estate appraiser, as that term is defined in RCW 18.140.010(22), which establishes a property value equal to or greater than the acquisition price.

   f. [*If improvements already exist* - The Owner shall submit a property inspection report by a qualified third–party firm. This report shall include an analysis of deferred and other repair or maintenance items upon the Property as well as the presence of any Hazardous Substances, and if present, how it will be addressed. This report shall be accompanied by a budget and plan showing how recommended rehabilitation work will be completed in a timely manner. A budget and timetable for this work may be submitted with the inspection report or be included as an attachment to the Project Budget required in subsection I.2 hereinabove.]

   g. The Owner shall submit a Hazardous Substances survey for the site by a qualified third-party firm. This report shall include an analysis of the presence of any Hazardous Substances, and if present,

how the Hazardous Substances will be addressed. This report shall be accompanied by a plan showing how recommended work will be completed in a timely manner. If applicable, a budget and timetable for this work shall be submitted with the inspection report.

h. Owner shall provide **Lender** with an authorization, execution and enforceability opinion of Owner's counsel in a form reasonably acceptable to the **Lender**.

i. [If required], Owner shall secure performance and payment bonds in the amount of the value of the construction project.

j. Owner shall cooperate with ARCH in obtaining an American Land Title Association Lender's Title Policy with extended title insurance insuring the [Loan/Grant] and including those endorsements reasonably required by ARCH. The costs of such policy shall be the responsibility of the Owner.

k. The Owner shall have in place all applicable construction, land use, environmental (including Hazardous Substances (as defined in the Environmental Indemnity)), and zoning permits, and other approvals necessary for construction, occupation and operation of the Project. Owner shall maintain documentation of any such.

l. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; property acquisition; and Endangered Species Act (ESA) requirements. Owner shall include in any construction contracts or subcontracts, such requirements as may be required by the federal funds so used.

2. Additional Terms to be included in the Funding Documents

a. Concurrent with Owner's execution of the Funding Agreement, Owner shall execute and deliver to ARCH (i) the Note, (ii) the Deed of Trust, (iii) the Regulatory Agreement, and (iv) a Certificate and Indemnity Agreement Regarding Hazardous Substances and Building Laws ("Environmental Indemnity"). Together with the Funding Agreement, the Deed of Trust, Note, and Regulatory Agreement, and Environmental Indemnity, shall be considered the "ARCH Funding Documents".

b. Lender funds allocated to the Project shall not be used for any purposes other than as specified in the award conditions and/or as described in the approved Project Budget unless ARCH has given written authorization for alternative use. Spending of construction contingency must be approved in advance by ARCH. If after the completion of the project there are budget line items with unexpended balances, ARCH shall approve adjustments to the project capital sources, including potential reductions in public fund loan balances.

c. The Owner shall [acquire/construct/renovate] the Project in compliance with the Project Award Letter as approved by ARCH and substantially in compliance with any plans and/or specifications submitted to and approved by ARCH.

d. The net developer fee shall follow the ARCH Net Developer Fee Schedule. A net developer fee is defined as that portion of the developer fee paid out of capital funding sources and does not include the deferred portion that is paid out of cash flow from operations after being placed in service.

e. The Owner shall submit a complete management and services plan and updated operating budget for review and approval by ARCH staff ("Management Plan"). At a minimum the plan shall describe: (1) the physical plan including number and size of units, amenities, and accessibility, (2) the tenant population to be served, (3) description of housing programs and services, (4) management and operation of the premises including description of management entity and staffing, rules for operation of the premises, enforcement procedures, and maintenance and repair program, and (5) coordination of services with outside providers and parking management.

f. Owner shall submit annual monitoring reports after completion of the project, and shall submit initial tenant information as required by ARCH, if applicable.

3. Other Terms

a. ARCH, through its Administering Agency, may negotiate, approve, execute, and record amendments or releases of any ARCH loan documents as may be needed for the project; provided the project still provides the anticipated affordable housing and there is sufficient collateral to secure the members' financial investment, all as determined by ARCH staff.

b. ARCH acknowledges that projects may change from the time of award until signing of the funding agreement as designs are further developed and financing is secured. The following changes may be approved by the party identified below, based on a determination that the change is necessary for the project to proceed and the Owner has made diligent efforts to maximize the affordable housing benefits in the project.

Type of Change	Approver
Change to proposed population (if applicable)	ARCH Executive Board
Change to total number of units or bedrooms of less than 20%	ARCH staff
Change to total number of units or bedrooms greater than 20%	ARCH Executive Board
Change to affordability levels resulting in average AMI increasing 10% AMI or less change	ARCH staff
Change to affordability levels resulting in average AMI increasing over 10% AMI	Executive Board
Change in one or more entities that make up the project sponsor / applicant	Executive Board

Attachment 3: Project Economic Summaries

Applicant: BRIDGE Housing
Project Name: Bothell Urban (Lot P)
Location: Bounded by Thorsk St, 98th Ave NE, and Pop Keeney Way, Bothell
Project Description: Approximately 200 units of affordable rental housing at 30%, 50%, and 60% AMI with 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$70,000
Construction	$66,695,714
Soft Costs	$3,898,544
Construction Financing	$8,274,347
Permanent Financing	$1,463,662
Capitalized Reserves	$877,517
Other Development Costs	$8,538,657
Developer Fee	$12,676,407
Bond Related Costs of Issuance (4%)	$107,500
Total Development Costs	**$102,602,348**

Residential Source Name	Amount
Tax Credit Equity (4%)	$43,032,308
State (WA HTF)	$8,000,000
ARCH	$1,500,000
Perm Loan/Bond	$24,629,928
Sponsor Loan	$4,360,740
Amazon	$16,000,000
Deferred Developer Fee	$4,379,372
CHIP	$700,000
Total Capital Sources	**$102,602,348**

Applicant:	Hopelink and SRM
Project Name:	Altaire at East Main
Location:	995 118th Ave SE, Bellevue
Project Description:	Approximately 145 units of affordable rental housing at 30%, 40%, 50%, and 60% AMI with 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$16,308,241
Construction	$46,901,103
Soft Costs	$5,080,296
Pre-Development/Bridge Financing	$6,112,799
Construction Financing	$5,996,690
Permanent Financing	$548,094
Capitalized Reserves	$1,362,526
Other Development Costs	$4,520,908
Developer Fee	$8,793,300
Bond Related Costs of Issuance (4%)	$608,470
Total Development Costs	**$96,232,427**

Residential Source Name	Amount
Tax Credit Equity (4%)	$30,108,043
State (WA HTF)	$7,500,000
King County	$3,000,000
City of Bellevue (HSP)	$14,460,888
City of Bellevue (AHF)	$3,483,750
ARCH	$500,000
Perm Loan/Bond	$11,325,006
Amazon	$18,125,000
Deferred Developer Fee	$6,224,409
Interim Income and Accrued Interest	$1,505,331
Total Capital Sources	**$96,232,427**

Applicant: Imagine Housing
Project Name: Forest Edge
Location: 2650 148th Ave SE, Bellevue
Project Description: Approximately 100 units of affordable rental housing at 60% AMI

Development Costs	Amount
Acquisition Costs	$3,625,000
Construction	$49,353,990
Soft Costs	$3,401,182
Pre-Development/Bridge Financing	$350,000
Construction Financing	$4,172,323
Permanent Financing	$809,968
Capitalized Reserves	$1,005,687
Other Development Costs	$2,993,364
Developer Fee	$4,950,000
Bond Related Costs of Issuance (4%)	$589,051
Total Development Costs	**$71,250,565**

Residential Source Name	Amount
Tax Credit Equity (4%)	$26,867,375
State (WA HTF)	$5,000,000
City of Bellevue (HSP)	$6,903,994
City of Bellevue (AHF)	$3,784,367
ARCH	$500,000
Perm Loan/Bond	$13,223,748
Amazon	$11,000,000
Deferred Developer Fee	$2,971,081
CHIP	$1,000,000
Total Capital Sources	**$71,250,565**

Applicant: Habitat for Humanity
Project Name: Orchard Gardens
Location: 4315 129th Place SE, Bellevue
Project Description: Approximately 25 units of affordable homeownership at 80% AMI

Development Costs	Amount
Acquisition Costs	$1,635,000
Construction	$15,996,994
Soft Costs	$1,716,316
Construction Financing	$776,962
Other Development Costs	$1,225,000
Total Development Costs	**$21,350,272**

Residential Source Name	Amount
State (WA HTF)	$2,500,000
King County	$1,800,000
City of Bellevue (AHF)	$1,715,400
ARCH 2025 Request	$784,600
Perm Loan/Bond (Home Sales Revenue)	$6,539,558
National Housing Trust	$400,000
2023 Commerce HTF & Appropriation	$3,109,600
2023 ARCH	$600,000
2023 & 2024 King County	$2,901,114
2023 CHIP	$1,000,000
Total Capital Sources	**$21,350,272**

Applicant: PorchLight (formerly Congregations for the Homeless)
Project Name: Kirkland House
Location: 13205 100th Place NE, Kirkland
Project Description: Approximately 6 units of affordable rental housing at 30% and 50% AMI

Development Costs	Amount
Construction	$1,216,612
Soft Costs	$239,587
Capitalized Reserves	$28,200
Other Development Costs	$103,142
Developer Fee	$50,000
Total Development Costs	**$1,637,541**

Residential Source Name	Amount
State (WA HTF)	$924,941
ARCH	$462,600
Sponsor Grant	$250,000
Total Capital Sources	**$1,637,541**

Applicant: YWCA
Project Name: Family Village Redmond
Location: 16601 NE 80th St, Redmond
Project Description: 20 units of affordable rental housing at 30% AMI

Development Costs	Amount
Construction	$1,793,991
Soft Costs	$28,000
Other Development Costs	$24,748
Developer Fee	$50,313
Total Development Costs	**$1,897,052**

Residential Source Name	Amount
ARCH	$976,700
County/State Preservation Funds	$920,352
Total Capital Sources	**$1,897,052**

Applicant:	Life Enrichment Options (LEO)
Project Name:	LEO Condominiums at Trailhead
Location:	1550 Newport Way NW, Issaquah
Project Description:	6 units of affordable rental housing at 30% and 40% AMI and 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$2,420,479
Soft Costs	$254,485
Capitalized Reserves	$8,788
Other Development Costs	$14,374
Total Development Costs	**$2,698,126**

Residential Source Name	Amount
State (WA HTF)	$1,733,626
Issaquah Inclusive Housing Pool (IHIP)	$383,000
ARCH 2025 Request	$191,500
Kuni Foundation	$140,000
2023 ARCH	$250,000
Total Capital Sources	**$2,698,126**

CITY COUNCIL AGENDA TOPIC

Resolution authorizing application of $140,400 in city funds for the Altaire at East Main Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

Bianca Siegl, Office of Housing Director
Sabrina Velarde, Housing Stability Program Coordinator
City Manager's Office

Lindsay Masters, Executive Director
Patrick Tippy, Investments Manager
A Regional Coalition for Housing (ARCH)

EXECUTIVE SUMMARY

ACTION	As directed by City Council on February 24, this Resolution authorizes the City Manager to enter into an agreement for the Altaire at East Main project (Bellevue) in the amount of $140,400 in City of Bellevue funds as recommended by the ARCH Executive Board.

RECOMMENDATION

Move to adopt Resolution No. 10615

BACKGROUND/ANALYSIS

On February 24, the City Council directed staff to return with legislation approving $1,301,200 of Bellevue funding to support seven projects recommended for funding by the ARCH Executive Board, including $140,400 to SRM Development and Hopelink in support of the Altaire at East Main project. Background information on the development was previously provided to the council at the February 24 Study Session.

The Altaire at East Main project aims to provide approximately 145 affordable rental apartments and one on-site manager unit, with a mix of one-bedroom plus den, two-bedroom, and three-bedroom homes affordable to households earning 30%, 40%, 50%, and 60% area median income. The project will include units designated for families exiting homelessness.

The building will include resident amenity spaces and on-site services to support housing stability and foster a strong sense of community. The site is near the Wilburton Park & Ride, Mercer Slough and just over a half mile from the East Main light rail station, south of downtown Bellevue. The project will be developed through a partnership with private developer SRM Development and Hopelink. SRM will bring their multifamily development, construction and property management experience to the partnership, while Hopelink brings the case management and supportive services experience to the ownership structure.

POLICY & FISCAL IMPACTS

Policy Impact
ARCH Trust Fund allocations further the work in Bellevue to implement the 2017 Affordable Housing Strategy. It recognizes the urgent need in the city to increase investments in the production and preservation of affordable housing.

Fiscal Impact
The ARCH Housing Trust Fund was established in 2010 for the purpose of administering the contributions of parties to the ARCH Interlocal Agreement to provide affordable housing in East King County. The ARCH Executive Board is requesting Bellevue funding of $140,400 for the Altaire at East Main project. The city has available housing funds to satisfy this request.

OPTIONS

1. Adopt the Resolution authorizing application of $140,400 in city funds for the Altaire at East Main Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10615

AVAILABLE IN COUNCIL LIBRARY

ARCH Executive Board 2025 Housing Trust Fund Recommendations, dated December 18, 2025

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10615

A RESOLUTION authorizing application of $140,400 in city funds for the Altaire at East Main Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH); and authorizing the City Manager to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

WHEREAS, pursuant to an amended and restated interlocal agreement, effective July 1, 2010, A Regional Coalition for Housing (ARCH) was created by its member cities and towns to address affordable housing needs in East King County through cooperative action, including but not limited to, allocating public funding for affordable housing projects;

WHEREAS, the City of Bellevue is a member of ARCH and serves as its Administering Agency;

WHEREAS, the ARCH Executive Board has recommended that the City of Bellevue participate in the funding of certain affordable housing projects and apply city funds held in the ARCH Housing Trust Fund Account toward the recommended projects, including the project that is the subject of this Resolution;

WHEREAS, the Altaire at East Main Project shall mean the partnership with Hopelink and SRM Development to provide an estimated 145 units for affordable rental housing at 30%, 40%, 50%, and 60% AMI, which project is described in more detail in the Project Summary of the Fall 2025 Housing Trust Fund (HTF) Recommendation memorandum (pages 5 and 27), dated December 18, 2025, a copy of which memorandum is attached hereto as Attachment A;

WHEREAS, the ARCH Executive Board has developed and recommends a number of terms and conditions to ensure the affordable housing funds are used for their intended purpose and that the project maintains its affordability over time;

WHEREAS, the City Council wishes to authorize the application of $140,400 in city funds held in the ARCH Housing Trust Funds Account to the Altaire at East Main Project; and

WHEREAS, pursuant to the aforementioned interlocal agreement, the City's approved terms and conditions for the authorization of city funds held in the ARCH Housing Trust Fund for the project must accompany the City Council's authorization; now, therefore,

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

Section 1. The Administering Agency is hereby authorized to apply $140,400 in city funds held in the ARCH Housing Trust Fund to the Altaire at East Main Project.

Section 2. To ensure the City's funds are used for their intended purpose, and so the Altaire at East Main Project maintains affordability over time, the special conditions on page 6, and the standard conditions on pages 23-25, of the Fall 2025 Housing Trust Fund (HTF) Recommendations memorandum included in Attachment A, are incorporated here by reference and are hereby approved.

Section 3. The City Manager or designee is hereby authorized, on behalf of the ARCH Administering Agency, to enter into an agreement and execute all documents necessary for the Altaire at East Main Project that are substantially consistent with the terms and conditions approved in Section 2.

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

(SEAL)

_____
Mo Malakoutian, Mayor

Attest:

_____
Charmaine Arredondo, City Clerk

Attachment A

A Regional Coalition for Housing
Together Center Campus
16305 NE 87TH St, Suite 119
Redmond, WA 98052
425-861-3677

Memo

To:

City of Bellevue Council Members
City of Bothell Council Members
City of Clyde Hill Council Members
Town of Hunts Point Council Members
City of Issaquah Council Members
City of Kenmore Council Members
City of Kirkland Council Members
City of Medina Council Members
City of Mercer Island Council Members
City of Newcastle Council Members
City of Redmond Council Members
City of Sammamish Council Members
City of Woodinville Council Members
Town of Yarrow Point Council Members

From: Nathan McCommon, ARCH Executive Board Chair

Date: December 18, 2025

Re: Fall 2025 Housing Trust Fund (HTF) Recommendation

Please find enclosed the ARCH Executive Board's funding recommendations for the 2025 ARCH Housing Trust Fund (HTF) round. ARCH received $14.8M in funding requests and is advancing $4.6M in recommended awards. Applications were reviewed and considered based on the priorities adopted by the Executive Board for the 2025 round, which are aligned with ARCH's Strategic Plan to *Build More Affordable Housing Faster*. These recommendations are also closely coordinated with additional local investments made by individual ARCH member jurisdictions.

The Executive Board is recommending funding for seven projects, including full funding for three projects and partial funding for four projects. The $4.6M in recommended funding includes approximately $4M in local funds and $616,000 in CDBG funds allocated through ARCH.

This memo provides a summary of the applications, the Executive Board recommendations and rationales, and proposed contract conditions for the **seven** proposals recommended for funding at this time. Also enclosed is an economic summary of the projects recommended for funding.

Attachments:

1. Proposed Funding Sources
2. ARCH Award Standard Conditions
3. Project Economic Summaries

Note that bold text in proposed special conditions shows unique conditions in otherwise standard

Beaux Arts Village • Bellevue • Bothell • Clyde Hill • Hunts Point
Issaquah • Kenmore • Kirkland • Medina • Mercer Island
Newcastle • Redmond • Sammamish • Woodinville • Yarrow Point • King County

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1. BRIDGE - Bothell Urban (Lot P)

2025 Funding Request:	$1,500,000 (Contingent Loan) 200 Affordable Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$1,500,000 (Contingent loan)

Project Summary

BRIDGE Housing has partnered with Bothell United Methodist Church ("BUMC") to provide an estimated 201 permanently affordable rentals at 30%, 50% and 60% AMI. Over 50% of the proposed homes are family-sized units with two and three bedrooms, and half of the units are planned to be affordable to very low income households earning 30% or 50% AMI. The current proposal does not include any special needs set-asides or rental subsidies. This is the second year ARCH has received a funding application for the project.

The project will be located on a 1.67-acre site known as Lot P in the heart of downtown Bothell. The site is currently owned by the City of Bothell, which has approved transferring the site at no cost to the partnership comprised of BRIDGE Housing and BUMC. BUMC plans to operate a 6,000 sf Community Center on the ground floor of the site which will provide space for community and human services organizations to provide services open to the public. The project plans include 209 parking spaces (1.03 stalls per unit), bike storage, community rooms, a south-facing outdoor terrace, resident services office, EV charging stations, and an outdoor playground. Residents will have access to the local amenities of downtown Bothell and to a new Bus Rapid Transit line that will provide quick access to the Shoreline light rail station and the I-405 corridor.

Funding Rationale

The Executive Board recommends funding the project with conditions listed below for the following reasons:

- The project delivers a significant amount of affordable housing with a proposed construction start by early 2027.
- The proposed financing provides the highest local funding leverage rate of all 2025 applications and is expected to be competitive for bonds/tax credit financing in 2026.
- The development also leverages donated land from the City of Bothell and advances the City's affordable housing priorities by providing much-needed low-income housing.
- The project is cost effective with a relatively low total development cost per unit.
- The project is well-located in walking distance to a range of amenities and high capacity transit.
- The development team is comprised of an experienced affordable housing developer with a proven track record of success and a local church that will maintain an active community presence in the project throughout the development and operation of the project.
- The project must proceed this year in order to leverage proposed Low Income Housing Tax Credits.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the Amazon loan and the deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	1BR	2BR	3BR	Total
30%	10	5	5	20
50%	30	25	25	80
60%	60	19	21	100
Total Low-Income Units	100	49	51	200
CAU/ Manager Units	-	1	-	1
Total Units	100	50	51	201

2. Hopelink/SRM - Altaire at East Main

2025 Funding Request:	$1,000,000 (Contingent Loan) 145 Affordable Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$500,000 (Contingent loan)

Project Summary

The Altaire at East Main project aims to provide approximately 145 affordable rental apartments and one on-site manager unit, with a mix of one-bedroom plus den, two-bedroom, and three-bedroom homes affordable to households earning 30%, 40%, 50%, and 60% AMI. The project will include units designated for families exiting homelessness.

This is the second year ARCH has received a funding application for the project. SRM previously explored co-locating a smaller housing project with a local kids museum, but has adjusted the project design to accommodate more housing. The site is adjacent to another residential development constructed by SRM that includes affordable units through the City of Bellevue's Multifamily Tax Exemption (MFTE) program.

The building will include resident amenity spaces and on-site services to support housing stability and foster a strong sense of community. The site is near the Wilburton Park & Ride, Mercer Slough and just over a half mile from the East Main light rail station, south of downtown Bellevue. The project will be developed through a partnership with private developer SRM Development and Hopelink. SRM will bring their multifamily development, construction and property management experience to the partnership, while Hopelink brings the case management and supportive services experience to the ownership structure.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project delivers a significant number of affordable housing units, with roughly half family-sized 2BR and 3BR units, and an anticipated construction start in the 4th quarter of 2026.
- ARCH dollars leverage significant public and private funding, with a proposed $192 for every $1 of ARCH funding.
- The project provides permanent housing and supportive services for a significant number of families exiting homelessness through a partnership with an experienced local service provider.
- The project advances the City's affordable housing priorities by providing much needed low-income housing.
- The development team is comprised of an experienced real estate developer/general contractor and a strong, community based supportive service provider.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the Amazon loan and the deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	1BR	2BR	3BR	Total
30%	5	3	0	8
40%	5	4	0	9
50%	6	7	7	20
60%	57	43	8	108
Total Low-Income Units	73	57	15	145
CAU/Manager Units	0	1	0	1
Total Units	**73**	**58**	**15**	**146**

3. Imagine Housing- Forest Edge

2025 Funding Request:	$2,000,000 (Contingent Loan) 100 Affordable Rental Units
2025 Executive Board Recommendation:	$500,000 (Contingent Loan)

Project Summary

The Forest Edge development is a partnership of Imagine Housing and Saint Andrews Lutheran Church, whose members were the original founders of Imagine Housing. The project includes approximately 100 units of new construction affordable rental units to be developed on an underutilized portion of the SALC property in Bellevue. This project will be one of the first to utilize Bellevue's C-1 land use code allowing affordable housing to be expanded on faith-owned property. The project will include studios, one-bedroom, two-bedroom, and three-bedroom homes affordable at 60% AMI.

The development will include onsite parking, an onsite resident service coordinator, and units dedicated for households with disabilities. This project creates workforce housing options in southeast Bellevue with easy access to schools, Bellevue College, grocery stores, and other amenities.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project delivers a significant number of affordable housing units, with an anticipated construction start in the 4th quarter of 2026.
- The project advances Bellevue's first development using their C-1 incentive for increased density on faith-owned land.
- The project includes 25 units for households with disabilities through the use of the City of Bellevue's Housing Stability Program funding.
- The project takes advantage of underutilized land owned by a local church with a long-term commitment to the creation and sustainable operation of affordable housing.

Proposed Conditions:

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented,

meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the proposed Amazon loan and deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Studios	1BR	2BR	3BR	Total
60%	20	32	27	21	100
Total Units	**20**	**32**	**27**	**21**	**100**

d. Agency must demonstrate development capacity by 2/28/26 to continue to advance the project including: project design and permitting; construction contract negotiation; securing and negotiating project financing; development accounting; and construction management.

4. Habitat for Humanity - Orchard Gardens

2025 Funding Request:	$1,125,000 (Secured Grant) 25 Affordable Homeownership Units
2025 Executive Board Recommendation:	$1,116,000 ($500,000 from ARCH HTF local funds and $616,000 in CDBG funds recommended by ARCH and contracted by King County)
2023 ARCH Award:	$600,000
Total Recommended Award:	**$1,716,000**

Project Summary

This Orchard Gardens proposal will create twenty-five (25) new permanently affordable ownership homes for households earning up to 80% of the area median income. Each home will have three-bedrooms with on-site parking. Habitat for Humanity purchased the 3.13 acre property from the Holy Cross Lutheran Church in December 2024 and is finalizing permits with the City of Bellevue. The development includes preservation of an existing community garden, apple orchard and green spaces for the benefit of the community. The property is located in Bellevue's Newport neighborhood near schools, transit, the Factoria shopping center, and employment centers. ARCH provided an initial award to the project in the 2022 funding round. Since then, changes in interest rates and construction costs have led to a need for additional funding.

Ownership Model: Habitat employs a community land trust model to preserve long-term affordability, retaining ownership of the land and selling homes to eligible buyers through ground leases. When homeowners decide to sell, Habitat has a right of first refusal wherein Habitat will purchase the home, perform any necessary rehabilitation, and find an income-qualified buyer before reselling, thus, preserving long term affordability.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- Creates 25 new permanently affordable homeownership opportunities for households earning up to 80% AMI in Bellevue where median home prices exceed $1 million. Such opportunities are rare and allow households with modest incomes to achieve stability through homeownership.
- Helps close a funding gap on a project with a previous ARCH award that is ready to start construction in 2026.
- Habitat's sweat equity model allows volunteers and potential buyers to gain valuable skills and experience in homebuilding, while allowing for cost savings when compared to traditional construction.
- Habitat's land trust model ensures perpetual affordability, which is especially important in a high cost, high growth city like Bellevue.

- Habitat's approach to marketing helps to address historic barriers to home ownership and preserve cultural diversity in the community.

Proposed Conditions

The following 2025 Special Conditions and Standard Conditions are intended to supersede all conditions included in the 2023 award.

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff .

Affordability	3BR	Total
80%	25	25
Total Units	**25**	**25**

d. A third-party cost estimate must be reviewed and approved by ARCH staff as a condition of the ARCH funding award.

e. Construction contracts for work to be performed by outside vendors must be reviewed and approved by ARCH staff.

5. PorchLight – Kirkland House

2025 Funding Request:	$462,600 (Secured Grant) 6 Affordable Rental Units
2025 Executive Board Recommendation:	$212,600
Additional City of Kirkland Investment:	$250,000
Total Recommended Award:	**$462,600**

Project Summary

The Kirkland House has been providing permanent supportive housing to three formerly homeless individuals in an existing single-family home since 2020 when PorchLight acquired the property. PorchLight is seeking funding to rehabilitate the property and add three additional bedrooms and one additional bathroom to serve a total of six individuals. The home has easy access to public transit, grocery stores and other amenities within walking distance.

The proposed rehabilitation of the existing home includes a new roof, improved landscaping with outdoor seating areas for residents, new fencing around the property, repaving the driveway, installation of a new garage door, new windows, and re-siding the structure with Hardie plank and a weather barrier wrap. The interior rehabilitation includes installing energy saving fixtures and appliances, an all-weather heat pump system, exhaust fans in the bathrooms and kitchen, fire safety system improvements, and the replacement of flooring, cabinets, and countertops.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project preserves and expands an existing permanent supportive housing program serving people exiting homelessness.
- The project compliments the applicant's shelter program and will help offer stability to individuals accessing emergency shelter on the Eastside.
- If fully funded this round, the project anticipates construction start in 2026 and occupancy in 2027, providing timely housing opportunities.
- The project team includes an experienced development consultant and service provider with years of experience operating this program model.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that

time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Beds	Total
30%	3	3
50%	3	3
Total Units	**6**	**6**

Ongoing Requirement through Period of Affordability

a. The property will establish and fund a 6-month operations reserve account upon ARCH award contracting.

6. YWCA – Family Village Redmond

2025 Funding Request:	$1,897,052 (Contingent Loan) 20 Affordable Rental Units
2025 Executive Board Recommendation:	$626,700
Additional City of Redmond Investment:	$350,000
Total Recommended Award:	**$976,700**

Project Summary:

YWCA Family Village Redmond (FVR) project was built in 1993 and is a single, four-story building with 20 two-bedroom and three-bedroom units of permanent supportive housing. FVR's target population is homeless and chronically homeless families with children under the age of 18 and income at or below 30% AMI. Residents receive individual case management services and referrals

to a variety of other resources. The property is located in downtown Redmond, near schools, grocery stores, transit including the new light rail line, and employment opportunities.

The proposed funding will help to ensure the long-term preservation of the housing, including addressing existing water intrusion, and enhancing safety and livability through replacement and repair of the exterior and elevator modernization. All work is expected to be completed with residents continuing to occupy their units. ARCH has not previously funded this property.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project supports critical rehabilitation and preservation of existing, family-sized 30% AMI units for families exiting homelessness.
- The project allows units to remain occupied with existing residents.
- A local ARCH award will enable the project to be highly competitive for State and County preservation funding rounds expected to be released in early 2026.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	2BR	3BR	Total
30%	17	3	20
Total Units	**17**	**3**	**20**

d. Applicant will make Family Village Redmond their top priority to other public funders for upcoming rounds to address the remaining capital needs at the property, including anticipated stabilization and preservation funding rounds later this year.

e. A licensed architect or envelope consultant will be required to prepare designs for the improvement.

f. An environmental report including an interior and exterior mold survey is required before contracting. If remediation is required, it will be added to the project scope and budget.

7. LEO Condominiums at Trailhead

2025 Funding Request:	$191,500 (Contingent Loan) 6 Affordable IDD Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	$191,500
2021 ARCH HTF Award:	$250,000
Total Award:	**$441,500**

Project Summary

Life Enrichment Options (LEO) has partnered with the King County Housing Authority (KCHA) to design and purchase space to serve six individuals with Intellectual or Developmental Disabilities (IDD) within the larger Trailhead Apartments project. These apartments were designed in consultation with LEO to align with their group home model that is used across other single-family homes in their portfolio. The space will be comprised of three apartments will deliver six IDD units and one live-in caregiver unit as outlined below:

Unit 305: A 1-bedroom unit for a live-in caregiver, with a connected door to unit 304. This is identified as a Common Area Unit, and will be considered a reasonable accommodation for purposes of the Section 8 Housing Choice Voucher associated with the neighboring unit 304 that has a shared door between the units.

Unit 304: A 4-bedroom unit for adults with Intellectual or Developmental Disabilities, providing 4 units at 30% AMI.

Unit 303: A neighboring 2-bedroom unit for adults with Intellectual or Developmental Disabilities, providing 2 units for residents that are capable of more independent living, at 40% AMI.

The ground floor will include 10,000 sf of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the

City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants.

ARCH previously funded the LEO at Trailhead project in 2021. After overcoming delays due to site control and relocation of an existing utility, the project is now in the permitting process and expected to start construction in 2026. LEO anticipates purchasing the condo units at the completion of the building in 2028.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project provides much needed housing and services for people with intellectual and developmental disabilities within a larger multifamily setting, establishing a potential model for integration of IDD housing in future projects.
- The project leverages significant State funding dedicated to IDD housing as well as the financing assembled by KCHA for the larger development.
- The project helps fulfill an important and longstanding TOD project within the City of Issaquah that will realize significant affordable housing and economic development goals. The project is part of a larger partnership with King County Housing Authority, a market rate developer and the City of Issaquah which will create significant affordable housing.

Proposed Conditions

The following 2025 Special Conditions and Standard Conditions are intended to supersede all conditions included in the 2021 award.

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

a. The funding commitment shall continue for **thirty-six (36) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Beds	Total
30%	4	4
40%	2	2
Total Low-Income Units	6	6
CAU/Manager Unit	1	1
Total Units	**7**	**7**

d. An operating budget, including any shared condominium operating costs will be reviewed and approved by ARCH.

8. Imagine Housing – Peter's Ridge

2025 Funding Request: $2,000,000 (Contingent Loan)
108 Affordable Rental Units

2025 Executive Board Recommendation: $0

Project Summary

Peter's Ridge Apartments will be a new construction project providing an estimated 108 units located on the current site of St. Peters Methodist Church. The development will include six separate 3-story buildings with a mix of studio, one-bedroom, two-bedroom, and three-bedroom units with an emphasis on two-bedroom and three-bedroom units or larger families. This project would be one of the first to utilize Bellevue's Action C-1 amendment to the land use code incentivizing affordable housing on faith-owned property.

The project is located in the Northeast Bellevue neighborhood with many amenities located in nearby Crossroads. The development will include onsite parking and an onsite resident service coordinator.

Funding Rationale:

Given limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 round for the following reasons:

- The sponsor indicated that the Forest Edge project is their priority this funding round in its funding applications to ARCH, City of Bellevue and State funding rounds. The project is highly unlikely to leverage other public sources this year for full funding.
- The applicant will be encouraged to apply in future funding rounds.

9. King County Housing Authority – Trailhead Apartments

2025 Funding Request:	$500,000 (Conditional Loan) 154 Affordable Rental Units and 2 Common Area Units
2025 Executive Board Recommendation:	$0
2017 ARCH HTF Award:	$2,000,000
Total 2025 Award:	**$0** (The existing $2,000,000 remains committed from ARCH for the development)

Project Summary

Trailhead Apartments will be an approximately 156-unit affordable housing building located on the north side of the larger Central Issaquah Transit Oriented Development. The King County Housing Authority (KCHA) is currently in the process of selecting a developer for a second, 200-unit, market rate building that will be located to the south. The Trailhead Apartments will serve 40% and 60% AMI households with a mix of studio, one-bedroom, two-bedroom, and 3-bedroom units.

KCHA will partner with Life Enrichment Options (LEO) to construct space within the project to house six adults living with Intellectual and Developmental Disabilities (IDD). LEO has submitted a funding application to support their purchase of this space, anticipating ARCH, Issaquah IHIP, and Commerce awards.

The ground floor will include 10,000 sf of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants. The project will include 172 parking stalls on three levels of structured parking.

ARCH initially awarded funding to the Trailhead project in 2017 and has remained committed to the project's success since then.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend additional funding for the project in the 2025 ARCH HTF round for the following reasons:

- While the project aligned well with the timely delivery of housing priority, the applicant indicated that if they were not fully funded with all pending funding requests and available financing tools in 2025, they would be able to begin construction as scheduled in June 2026 and apply for additional funds in future rounds.

- Construction costs are relatively high per unit, partially related to the high number of structured parking stalls provided.
- If capital funding gaps persist, the applicant will be encouraged to apply in future funding rounds.
- ARCH will continue to support the project with its existing funding commitment and in its requests for other sources of public funding.

10. LIHI – Aventine Apartments

2025 Funding Request:	$250,000 (Conditional Loan) 66 Affordable Rental Units
2025 Executive Board Recommendation:	$0

Project Summary

The Aventine is a 5-story, 66-unit apartment community with 51 underground parking spaces located in Bellevue's Downtown neighborhood. LIHI purchased the Aventine in 2024 with funding from Amazon, WSHFC, and the City of Bellevue to create and preserve housing for households at 30% to 80% AMI. ARCH awarded funding in 2023 and 2024 totaling $1.5 million, which is intended to repay interim financing and support rehabilitation work. The building had 62 occupied units with market rate and 80% AMI tenants when LIHI took ownership in 2024. Existing tenants were allowed to remain in place, and unit turnover was completed on a voluntary basis.

The 66 units are a mix of studios, one-bedroom, and two-bedroom apartments. There are twelve units at or below 30% AMI, twenty units at 50% AMI, nineteen units at 60% AMI, and fifteen units at 80% AMI. In addition to low income workforce individuals, the building serves homeless families, veterans, and people living with disabilities. Aventine also has a 5-year, $1,800,020 OMS award from Bellevue's Housing Stability Program to provide case management and behavioral health supports to residents.

LIHI is now seeking additional funding from ARCH, King County, and Commerce to repay a $3,500,000 bridge loan from the City of Bellevue that was used for acquisition and the planned rehab work. The rehabilitation cost has also increased, creating additional need for their $4,750,000 request to all public funders this year.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend additional funding from the 2025 ARCH HTF round the project for the following reasons:

- ARCH and other local funders already have committed substantial resources to the project, and current awarded funds have not yet been contracted and expended.
- The project will likely be competitive for other sources of funding.

11. Vintage – Parq by Vintage

2025 Funding Request:	$2,000,000 (Conditional Loan) 259 Affordable Rental Units and 2 Common Area Units
2025 Executive Board Recommendation:	$0

Project Summary

Parq by Vintage is a proposed 259-unit affordable multifamily development. The project is located at 21925 South East 51st Street, Issaquah, WA 98029 and will convert existing commercial office space into multifamily affordable residential buildings. The site consists of two elevator buildings, one with five stories and one with six stories. The project proposes to provide 259 parking spaces, which are necessary due to limited transit options from the site. Outdoor amenity space will be created for the residents.

The site was chosen for its adaptive reuse potential and for its proximity to amenities desirable to families, including groceries, pharmacies, retail, and restaurants. The project site is located adjacent to the 531-acre Lake Sammamish State Park, with a direct trail connection to the park. A major landmark in King County, the park receives over two million visitors annually.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 ARCH HTF Round for the following reasons:

- The project sponsor and property management firm have pending litigation with the State Attorney General's Office; therefore, the project was unlikely to receive an allocation of the other funding needed to complete the project on the proposed schedule.
- The project application provided limited assessment of the existing building and system conditions as well as few details in the office to residential conversion scope of work, leaving more uncertainty on project costs and need for funding.

12. reSpace – Bellevue Sell and Stay Multigenerational Homeowners

2025 Funding Request:	$500,000 (Secured Grant) 40 Affordable Homeownership Units
2025 Executive Board Recommendation:	$0

Project Summary

This project aims to provide 8-12 units on four separate properties under a unique co-homeownership model for moderate-income individuals (60–100% AMI) including seniors who wish to age in place. The project will involve the redevelopment of four, to be identified, existing single-family properties into 8–12 private suites at each site within a shared-equity homeownership structure. Properties will be sourced by identifying single family homeowners who want to sell their homes but remain onsite, in a new living suite. Sixteen of the 40 units will be dedicated to seniors eligible at 60% AMI making these units eligible for Bellevue HSP funds.

The rehabilitation will include adding bathrooms to each bedroom in the existing single-family home to create suites consisting of a bathroom and bedroom for each resident owner. New ADUs will be built with additional shared suites in conformance with the new middle housing code adopted by Bellevue. There will be shared kitchens and living areas in each building. The specific properties for the developments have not yet been identified or site control secured.

Ownership Model: The ownership model is structured through an LLC operating agreement. Each homeowner holds a membership interest in the entire property and common areas, and each household has exclusive rights to their designated private suite.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 ARCH HTF round for the following reasons:

- The developer has not identified the specific sites or started any of the feasibility or design work.
- Project is a new model and has yet to demonstrate feasibility in the current market including demand for co-housing amongst seniors or ability to obtain construction phase financing for the development or lenders to purchase the co-ownership suites.
- Questions remain about the model for service delivery.
- Applicant is encouraged to continue developing their model and consider applying in a future round.

13. SRI – Catalina Apartments

2025 Funding Request:	$1,000,000 (Conditional Loan) 96 Affordable Rental Units
2025 Executive Board Recommendation:	$0

Project Summary

This project aims to acquire and convert an existing market-rate building into an income-restricted development for seniors at 30% to 80% AMI, of which five will be set aside for seniors living with

physical disabilities at 30% AMI. The building is comprised of studio and one-bedroom units. This is the second application ARCH has received for the project.

Originally a nursing home, the building was converted to 96 individual apartments in the early 2000s. The project has several features that align well to serve seniors, such as an elevator and significant common areas for congregation. The rehabilitation component will address outstanding capital needs of the building, including exterior paint and facade repairs, a new roof, elevator upgrades, HVAC replacement, and an interior refresh. The property is in the Woodridge neighborhood of Bellevue with most amenities located in the Factoria neighborhood to the south.

The conversion of this building from market rate to income-restricted will require the relocation of at least some existing residents who do not meet income requirements. SRI intends to hire a relocation consultant (Housing to Home) to support relocation elements. It is estimated that around half of the households will not meet income requirements and need to be relocated.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project for the following reasons:

- The project is unlikely to secure other public sources this year for full funding.
- The project would potentially result in involuntarily displacing approximately 50% of the existing residents as the project converts to senior housing.

Attachment 1: Proposed Funding Sources

2025 FUNDING RECOMMENDATIONS								
	Altaire	Bothell Urban	Family Village Redmond	Forest Edge	LEO Trailhead	Kirkland House	Orchard Gardens	2025 Funds Recommended
	500,000	1,500,000	626,700	500,000	191,500	212,600	500,000	**4,030,800**
Bellevue	140,400	542,000	211,100	140,400	23,700	54,300	189,300	1,301,200
Bothell	19,400	22,400	19,900	19,400	18,600	18,800	1,400	119,900
Clyde Hill	2,500	6,000	3,100	2,500	1,400	1,700	1,700	18,900
Hunts Point	600	2,300	900	600	100	200	800	5,500
Issaquah	63,300	14,800	5,800	63,300	60,100	1,500	5,200	214,000
Kenmore	13,600	45,100	19,100	13,600	4,400	6,800	14,900	117,500
Kirkland	109,300	421,300	164,100	109,300	18,400	42,100	147,300	1,011,800
Medina	3,500	13,400	5,200	3,500	600	1,300	4,700	32,200
Mercer Island	4,400	16,900	6,600	4,400	700	1,700	5,900	40,600
Newcastle	2,200	8,400	3,300	2,200	400	800	2,900	20,200
Redmond	110,300	290,000	141,900	110,300	58,000	71,700	84,800	867,000
Sammamish	17,700	68,200	26,600	17,700	3,000	6,800	23,900	163,900
Woodinville	11,900	45,800	17,800	11,900	2,000	4,600	16,000	110,000
Yarrow Point	900	3,400	1,300	900	100	300	1,200	8,100
HTF	**500,000**	**1,500,000**	**626,700**	**500,000**	**191,500**	**212,600**	**500,000**	**4,030,800**
CDBG							**616,000**	**616,000**
Kirkland Add'l Inv						**250,000**		**250,000**
Redmond Add'l Inv			**350,000**					**350,000**
2021 HTF Award					**250,000**			**250,000**
2023 HTF Award							**600,000**	**600,000**
Grand Total	**500,000**	**1,500,000**	**976,700**	**500,000**	**441,500**	**462,600**	**1,716,000**	**6,096,800**

Attachment 2: ARCH Award Standard Conditions

1. Prior to Contracting:
   a. Owner shall submit quarterly monitoring reports to ARCH **from the time of award** through completion of the project.

   b. The Owner shall submit a project implementation timeline, **and development and operating budgets ("Project Budget")** based upon more complete cost information and actual funding commitments, including proposed uses of ARCH funds, which must be approved by ARCH. If the Owner is unable to adhere to the timeline and/or budgets, ARCH must be immediately notified and a new timeline and/or budgets shall be submitted by the Owner for ARCH's approval. ARCH shall not unreasonably withhold its approval to a revised timeline and/or budgets, so long as such new timeline and/or budgets does not materially adversely change the Project. This shall be a continuing obligation of the Owner. Failure to adhere to the timeline and/or budgets, either original or as amended, may result in withdrawal of the **Lender's** commitment of funds.

   c. The Owner shall submit evidence of commitment of all public and private funds in the Project consistent with the Project Budget. In the event commitment of funds identified in the Project Award Letter cannot be secured in the time frame identified in the application, the Owner shall immediately notify ARCH, and describe the actions it will undertake to secure alternative funding, and the timing of those actions, subject to ARCH's review and approval. All commitments of financing for the Project must be secured by the Owner prior to the release of funds.

   d. The Owner shall submit evidence of insurance, as required by ARCH.

   e. The Owner shall submit evidence of site control, a market study (if applicable), and an appraisal, by a state-certified general real estate appraiser, as that term is defined in RCW 18.140.010(22), which establishes a property value equal to or greater than the acquisition price.

   f. [*If improvements already exist* - The Owner shall submit a property inspection report by a qualified third–party firm. This report shall include an analysis of deferred and other repair or maintenance items upon the Property as well as the presence of any Hazardous Substances, and if present, how it will be addressed. This report shall be accompanied by a budget and plan showing how recommended rehabilitation work will be completed in a timely manner. A budget and timetable for this work may be submitted with the inspection report or be included as an attachment to the Project Budget required in subsection I.2 hereinabove.]

   g. The Owner shall submit a Hazardous Substances survey for the site by a qualified third-party firm. This report shall include an analysis of the presence of any Hazardous Substances, and if present,

how the Hazardous Substances will be addressed. This report shall be accompanied by a plan showing how recommended work will be completed in a timely manner. If applicable, a budget and timetable for this work shall be submitted with the inspection report.

h. Owner shall provide **Lender** with an authorization, execution and enforceability opinion of Owner's counsel in a form reasonably acceptable to the **Lender**.

i. [If required], Owner shall secure performance and payment bonds in the amount of the value of the construction project.

j. Owner shall cooperate with ARCH in obtaining an American Land Title Association Lender's Title Policy with extended title insurance insuring the [Loan/Grant] and including those endorsements reasonably required by ARCH. The costs of such policy shall be the responsibility of the Owner.

k. The Owner shall have in place all applicable construction, land use, environmental (including Hazardous Substances (as defined in the Environmental Indemnity)), and zoning permits, and other approvals necessary for construction, occupation and operation of the Project. Owner shall maintain documentation of any such.

l. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; property acquisition; and Endangered Species Act (ESA) requirements. Owner shall include in any construction contracts or subcontracts, such requirements as may be required by the federal funds so used.

2. Additional Terms to be included in the Funding Documents

a. Concurrent with Owner's execution of the Funding Agreement, Owner shall execute and deliver to ARCH (i) the Note, (ii) the Deed of Trust, (iii) the Regulatory Agreement, and (iv) a Certificate and Indemnity Agreement Regarding Hazardous Substances and Building Laws ("Environmental Indemnity"). Together with the Funding Agreement, the Deed of Trust, Note, and Regulatory Agreement, and Environmental Indemnity, shall be considered the "ARCH Funding Documents".

b. Lender funds allocated to the Project shall not be used for any purposes other than as specified in the award conditions and/or as described in the approved Project Budget unless ARCH has given written authorization for alternative use. Spending of construction contingency must be approved in advance by ARCH. If after the completion of the project there are budget line items with unexpended balances, ARCH shall approve adjustments to the project capital sources, including potential reductions in public fund loan balances.

c. The Owner shall [acquire/construct/renovate] the Project in compliance with the Project Award Letter as approved by ARCH and substantially in compliance with any plans and/or specifications submitted to and approved by ARCH.

d. The net developer fee shall follow the ARCH Net Developer Fee Schedule. A net developer fee is defined as that portion of the developer fee paid out of capital funding sources and does not include the deferred portion that is paid out of cash flow from operations after being placed in service.

e. The Owner shall submit a complete management and services plan and updated operating budget for review and approval by ARCH staff ("Management Plan"). At a minimum the plan shall describe: (1) the physical plan including number and size of units, amenities, and accessibility, (2) the tenant population to be served, (3) description of housing programs and services, (4) management and operation of the premises including description of management entity and staffing, rules for operation of the premises, enforcement procedures, and maintenance and repair program, and (5) coordination of services with outside providers and parking management.

f. Owner shall submit annual monitoring reports after completion of the project, and shall submit initial tenant information as required by ARCH, if applicable.

3. Other Terms

a. ARCH, through its Administering Agency, may negotiate, approve, execute, and record amendments or releases of any ARCH loan documents as may be needed for the project; provided the project still provides the anticipated affordable housing and there is sufficient collateral to secure the members' financial investment, all as determined by ARCH staff.

b. ARCH acknowledges that projects may change from the time of award until signing of the funding agreement as designs are further developed and financing is secured. The following changes may be approved by the party identified below, based on a determination that the change is necessary for the project to proceed and the Owner has made diligent efforts to maximize the affordable housing benefits in the project.

Type of Change	Approver
Change to proposed population (if applicable)	ARCH Executive Board
Change to total number of units or bedrooms of less than 20%	ARCH staff
Change to total number of units or bedrooms greater than 20%	ARCH Executive Board
Change to affordability levels resulting in average AMI increasing 10% AMI or less change	ARCH staff
Change to affordability levels resulting in average AMI increasing over 10% AMI	Executive Board
Change in one or more entities that make up the project sponsor / applicant	Executive Board

Attachment 3: Project Economic Summaries

Applicant: BRIDGE Housing
Project Name: Bothell Urban (Lot P)
Location: Bounded by Thorsk St, 98th Ave NE, and Pop Keeney Way, Bothell
Project Description: Approximately 200 units of affordable rental housing at 30%, 50%, and 60% AMI with 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$70,000
Construction	$66,695,714
Soft Costs	$3,898,544
Construction Financing	$8,274,347
Permanent Financing	$1,463,662
Capitalized Reserves	$877,517
Other Development Costs	$8,538,657
Developer Fee	$12,676,407
Bond Related Costs of Issuance (4%)	$107,500
Total Development Costs	**$102,602,348**

Residential Source Name	Amount
Tax Credit Equity (4%)	$43,032,308
State (WA HTF)	$8,000,000
ARCH	$1,500,000
Perm Loan/Bond	$24,629,928
Sponsor Loan	$4,360,740
Amazon	$16,000,000
Deferred Developer Fee	$4,379,372
CHIP	$700,000
Total Capital Sources	**$102,602,348**

Applicant: Hopelink and SRM
Project Name: Altaire at East Main
Location: 995 118th Ave SE, Bellevue
Project Description: Approximately 145 units of affordable rental housing at 30%, 40%, 50%, and 60% AMI with 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$16,308,241
Construction	$46,901,103
Soft Costs	$5,080,296
Pre-Development/Bridge Financing	$6,112,799
Construction Financing	$5,996,690
Permanent Financing	$548,094
Capitalized Reserves	$1,362,526
Other Development Costs	$4,520,908
Developer Fee	$8,793,300
Bond Related Costs of Issuance (4%)	$608,470
Total Development Costs	**$96,232,427**

Residential Source Name	Amount
Tax Credit Equity (4%)	$30,108,043
State (WA HTF)	$7,500,000
King County	$3,000,000
City of Bellevue (HSP)	$14,460,888
City of Bellevue (AHF)	$3,483,750
ARCH	$500,000
Perm Loan/Bond	$11,325,006
Amazon	$18,125,000
Deferred Developer Fee	$6,224,409
Interim Income and Accrued Interest	$1,505,331
Total Capital Sources	**$96,232,427**

Applicant: Imagine Housing
Project Name: Forest Edge
Location: 2650 148th Ave SE, Bellevue
Project Description: Approximately 100 units of affordable rental housing at 60% AMI

Development Costs	Amount
Acquisition Costs	$3,625,000
Construction	$49,353,990
Soft Costs	$3,401,182
Pre-Development/Bridge Financing	$350,000
Construction Financing	$4,172,323
Permanent Financing	$809,968
Capitalized Reserves	$1,005,687
Other Development Costs	$2,993,364
Developer Fee	$4,950,000
Bond Related Costs of Issuance (4%)	$589,051
Total Development Costs	**$71,250,565**

Residential Source Name	Amount
Tax Credit Equity (4%)	$26,867,375
State (WA HTF)	$5,000,000
City of Bellevue (HSP)	$6,903,994
City of Bellevue (AHF)	$3,784,367
ARCH	$500,000
Perm Loan/Bond	$13,223,748
Amazon	$11,000,000
Deferred Developer Fee	$2,971,081
CHIP	$1,000,000
Total Capital Sources	**$71,250,565**

Applicant: Habitat for Humanity
Project Name: Orchard Gardens
Location: 4315 129th Place SE, Bellevue
Project Description: Approximately 25 units of affordable homeownership at 80% AMI

Development Costs	Amount
Acquisition Costs	$1,635,000
Construction	$15,996,994
Soft Costs	$1,716,316
Construction Financing	$776,962
Other Development Costs	$1,225,000
Total Development Costs	**$21,350,272**

Residential Source Name	Amount
State (WA HTF)	$2,500,000
King County	$1,800,000
City of Bellevue (AHF)	$1,715,400
ARCH 2025 Request	$784,600
Perm Loan/Bond (Home Sales Revenue)	$6,539,558
National Housing Trust	$400,000
2023 Commerce HTF & Appropriation	$3,109,600
2023 ARCH	$600,000
2023 & 2024 King County	$2,901,114
2023 CHIP	$1,000,000
Total Capital Sources	**$21,350,272**

Applicant: PorchLight (formerly Congregations for the Homeless)
Project Name: Kirkland House
Location: 13205 100th Place NE, Kirkland
Project Description: Approximately 6 units of affordable rental housing at 30% and 50% AMI

Development Costs	Amount
Construction	$1,216,612
Soft Costs	$239,587
Capitalized Reserves	$28,200
Other Development Costs	$103,142
Developer Fee	$50,000
Total Development Costs	**$1,637,541**

Residential Source Name	Amount
State (WA HTF)	$924,941
ARCH	$462,600
Sponsor Grant	$250,000
Total Capital Sources	**$1,637,541**

Applicant: YWCA
Project Name: Family Village Redmond
Location: 16601 NE 80th St, Redmond
Project Description: 20 units of affordable rental housing at 30% AMI

Development Costs	Amount
Construction	$1,793,991
Soft Costs	$28,000
Other Development Costs	$24,748
Developer Fee	$50,313
Total Development Costs	**$1,897,052**

Residential Source Name	Amount
ARCH	$976,700
County/State Preservation Funds	$920,352
Total Capital Sources	**$1,897,052**

Applicant:	Life Enrichment Options (LEO)
Project Name:	LEO Condominiums at Trailhead
Location:	1550 Newport Way NW, Issaquah
Project Description:	6 units of affordable rental housing at 30% and 40% AMI and 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	$2,420,479
Soft Costs	$254,485
Capitalized Reserves	$8,788
Other Development Costs	$14,374
Total Development Costs	**$2,698,126**

Residential Source Name	Amount
State (WA HTF)	$1,733,626
Issaquah Inclusive Housing Pool (IHIP)	$383,000
ARCH 2025 Request	$191,500
Kuni Foundation	$140,000
2023 ARCH	$250,000
Total Capital Sources	**$2,698,126**

CITY COUNCIL AGENDA TOPIC

Resolution authorizing execution of amendment to the Energy Smart Eastside Boost Heat Pump Reimbursement Contract with Hopelink, increasing the contract by $1,200,000 to an amount not to exceed $9,478,810, plus all applicable taxes and extending the end date from December 31, 2026 to December 31, 2027.

Emil A. King AICP, Director
Thara Johnson, Planning Director
Jennifer Ewing, Sustainability Manager
Emily Korn, Energy Smart Eastside Program Coordinator
Community Development Department

EXECUTIVE SUMMARY

ACTION

The City of Bellevue contracts with Hopelink to fully fund the cost of purchase and installation of heat pumps for low-income households accepted into the Energy Smart Eastside (ESE) Boost program. This action authorizes the increase to the contract by $1,200,000 for a total not to exceed amount of $9,478,810, plus all applicable taxes, and extends the end date by one year. Funding for this increase is sourced from grants awarded to ESE and Community Development departmental funds allocated to ESE.

This is one of two actions on tonight's consent calendar related to the ESE program. The other action under separate cover is an Ordinance to authorize the execution of an agreement with Puget Sound Energy (PSE) to accept grant funding to implement heat pump incentives for income-qualified households and to amend the 2025-2026 budget of the Operating Grants, Donations, and Special Reserves Fund to increase the appropriation by $700,000.

RECOMMENDATION

More to adopt Resolution No. 10616

BACKGROUND/ANALYSIS

ESE is a heat pump incentive program funded as a joint initiative of the Eastside Climate Partnership (comprised of the cities of Bellevue, Issaquah, Kirkland, Mercer Island, Redmond, and Sammamish) and managed by the City of Bellevue. The ESE Boost program, which is administered by Hopelink under a separate contract, provides full cost coverage of heat pump installations for qualified households with a total income at or below 80% of area median income (AMI). Hopelink provides income verification services, case management, and pays contractors upon completion of heat pump installations. The program also leverages Hopelink's Energy Assistance program and expertise in providing support for the Eastside's most vulnerable residents who struggle to pay their energy bills. Through this partnership, Hopelink's existing Energy Assistance program clients are eligible to apply to receive a heat pump in their home.

The not to exceed amount of the Hopelink reimbursement contract is periodically amended as new funding sources for ESE are identified. This amendment increases the Hopelink heat pump reimbursement account by $1,200,000, for a total contract value of $9,478,810 to reflect $700,000 in new funding from Puget Sound Energy Decarbonization Grant and $500,000 from Community Development departmental funds reallocated to the ESE Boost program. The amendment also includes extending the end date from December 31, 2026 to December 2027 as laid out in the following table:

Contract	Amount	Effective Date	End Date
Boost Heat Pump Reimbursement Contract	*$1,700,000*	*04/10/2024*	*02/01/2025*
Amendment #1 – executed	*$2,710,090*	*10/01/2024*	*12/31/2025*
Amendment #2 – executed	*$400,000*	*09/01/2025*	*12/31/2025*
Amendment #3 – executed	*$3,468,720*	*09/16/2025*	*12/31/2026*
Amendment #4 – proposed	*$1,200,000*	*This action*	*12/31/2027*
Total	***$9,478,810***		

POLICY & FISCAL IMPACTS

Policy Impact

The Resolution supports the following Sustainable Bellevue Plan actions.

- C.1.2: Develop outreach and education programming to support residents and businesses in taking action to reduce emissions and environmental impact, with a focus on engagement with Bellevue's most vulnerable communities.
- B.1.2: Accelerate market transformation of residential space heating away from natural gas to heat pumps
- B.1.3: Support low- and moderate-income households in adoption of heat pumps through loans and financial incentives
- B.1.4: Support residents accessing existing weatherization programs through Puget Sound Energy and King County Housing Authority and offer bundled weatherization measures with low-income heat pump installs.
- F.3.1: Embed equity in sustainability program design and implementation, including through prioritizing engagement with underrepresented community members and partnering with community-based organizations to co-design engagement and inform decision making.

Fiscal Impact

Approval of this action obligates the city to pay an additional $1,200,000 for a total not to exceed amount of $9,478,810, plus all applicable taxes, to Hopelink for heat pump reimbursements.

This amendment is funded through a new grant agreement with PSE for $700,000 and $500,000 of budgeted 2026 Community Development departmental funds being reallocated to the ESE low-income heat pump incentive program. These expenditures were anticipated and sufficient funding exists within the amended 2025-2026 budget in the Operating Grants, Donation and Special Reserve Fund and the Restricted Special Purpose Fund.

OPTIONS

1. Adopt the Resolution authorizing execution of amendment to the Energy Smart Eastside Boost Heat Pump Reimbursement Contract with Hopelink, increasing the contract by $1,200,000 to an amount not to exceed $9,478,810, plus all applicable taxes and extending the end date from December 31, 2026 to December 31, 2027.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10616

AVAILABLE IN COUNCIL LIBRARY

Hopelink – Energy Smart Eastside Boost Heat Pump Reimbursement Contract
Hopelink –Contract Amendment #3
Hopelink – Proposed Contract Amendment #4
Eastside Climate Partnership Interlocal Agreement
PSE Decarbonization Grant Agreement
2026-30 Sustainable Bellevue Plan
2026-30 Sustainable Bellevue Action Plan
Energy Smart Eastside (ESE) 2025 Annual Report

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10616

A RESOLUTION authorizing execution of amendment to the Energy Smart Eastside Boost Heat Pump Reimbursement Contract with Hopelink, increasing the contract by $1,200,000 to an amount not to exceed $9,478,810, plus all applicable taxes and extending the end date from December 31, 2026 to December 31, 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 an amendment to the Energy Smart Eastside Boost Heat Pump Reimbursement Contract with Hopelink, increasing the contract by $1,200,000 to an amount not to exceed $9,478,810, plus all applicable taxes and extending the end date from December 31, 2026 to December 31, 2027, a copy of which amendment 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)

_____
Mo Malakoutian, Mayor

Attest:

_____
Charmaine Arredondo, City Clerk

CITY COUNCIL AGENDA TOPIC

Resolution approving revisions to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing (ARCH).

Bianca Siegl, Office of Housing Director
Sabrina Velarde, Housing Stability Program Coordinator
City Manager's Office

Lindsay Masters, Executive Director
Susie Levy, Planning Manager
A Regional Coalition for Housing (ARCH)

EXECUTIVE SUMMARY

ACTION

This Resolution will approve revisions to the House Key Plus ARCH Down Payment Assistance Program, as recommended by the ARCH Executive Board, to increase the maximum down payment assistance amount available, reduce the minimum contribution amount, increase the income eligibility limit, lower the applicable interest rate, change the name of the program, and consolidate and streamline administrative responsibilities with ARCH as opposed to the individual ARCH member cities and towns. No additional funding is proposed at this time.

RECOMMENDATION

Move to adopt Resolution No. 10617

BACKGROUND/ANALYSIS

A Regional Coalition for Housing (ARCH) is a partnership of King County and East King County cities to provide affordable housing throughout the region. The House Key Plus ARCH East King County Downpayment Assistance Program (DPA) was first established in 2005 by certain ARCH member cities and towns, including Bellevue, the Washington State Housing Finance Commission (WSHFC), and King County. The program is administered through WSHFC and provides up to $30,000 in downpayment assistance for qualified homebuyers purchasing in East King County. Based on early successes, the program was recapitalized by all the contributing partners in 2007 and 2012 (Attachment A(1)).

Adoption of this resolution will authorize revisions to the terms and conditions applicable to the House Key Plus ARCH East King County DPA, execution of related agreements, and ratify prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing (ARCH).

As of December 2025, the program held $1,201,147 in available program funds. While the program

continued to originate loans in recent years, the pace of loan activity has slowed significantly as home prices have outpaced buyers' incomes. The current program, as previously authorized, and proposed changes are summarized below:

Program Eligibility

- First-time homebuyer (has not owned a home during the past 3 years).
- Household income at or below 80% of area median income (AMI).
- Home will be the buyer's principal residence.
- Home must be within the ARCH member jurisdictions.
- Additional requirements for loans funded with federal HOME funds.

Down Payment Assistance Terms

- Second mortgages of up to $30,000 per home.
- There are no monthly payments on the second mortgage. The loan is due when the buyer sells, refinances, moves out or pays off the first mortgage.
- 4% deferred simple interest to be paid when the borrower pays off the loan.
- The loan can be in place for up to 30 years before it must be paid back.
- Borrower(s) must contribute at least 2% of the purchase price from their own funds.

Administration

The program is administered by the Washington State Housing Finance Commission (WSHFC) through its existing community of lenders. WSHFC provides training to lenders and includes the program in its regular marketing and outreach. Each participating city/town is also expected to be involved in various administrative functions – such as receiving reports and notices, consenting to modification of loan documents, etc. – despite the program's intent to engage and work primarily through ARCH Staff, with assistance from the Administering Agency (currently, the City of Bellevue). Additionally, the current agreement limits the ability of new or existing contributing ARCH members to provide additional funding without executing an amendment.

Current usage

To date, the program has served 81 homebuyers. When first established, the program was well matched to buyers' needs, but as home prices have increased dramatically in the last 20 years, the amount of assistance has become insufficient to bridge the gap between eligible households' income and market rate home prices.

Proposed Program Changes

WSHFC, King County and ARCH have collaborated throughout the last year to review the DPA program and develop recommendations to strengthen and extend its impact. Below is a summary of recommendations approved by the ARCH Executive Board in December 2025. These recommendations are intended to better meet the needs of eligible buyers in the current marketplace, align with the ARCH Homeownership Program, and result in faster utilization of program funds.

Current Program	Proposed Change
$30,000 max DPA	**Increase max DPA to $75,000.** For borrowers at or below 80% AMI, the maximum DPA would be $75,000. For borrowers between 80%-100% AMI, the maximum DPA would be $50,000. Increasing the assistance would make the program more desirable and better bridge the gap for lower income buyers in East King County.
2% minimum contribution required for borrowers	**Reduce required minimum contribution for borrowers to 1%.** This change would reduce a hurdle to otherwise qualified buyers.
80% AMI eligibility requirement	**Allow eligibility up to 100% AMI.** This would increase the program's reach and support moderate income households, including potential ARCH homebuyers. The current program income limit is based on federal HOME funding requirements. WSHFC's maximum income limit is 100% AMI.
Simple interest at 4%	**Lower the interest rate from 4% to 1%.** Currently, 4% is the highest interest rate among any DPA program WSHFC offers, with most others at 0% or 1%. For homes with resale restrictions, 1% simple interest poses less risk to the borrower.
Program name: House Key Plus ARCH (East King County) Downpayment Assistance Program	**Change the program name to the "East King County Down Payment Assistance Program."** This change will help to distinguish the DPA Program from the ARCH Homeownership Program, as there is confusion in the marketplace between the two programs.

In addition to the above recommendations, the ARCH Executive Board recommends that DPA partners (ARCH, WSHFC and King County) establish a Third Amended and Restated Agreement that will clarify and consolidate administrative responsibilities in ARCH and ARCH's Administering Agency (City of Bellevue). This consolidation of administrative functions will, among other things, authorize:

1. ARCH to provide additional funding to recapitalize the program without requiring further amendments, if any increased funding is approved by the legislative bodies of the individual member cities and towns;
2. ARCH to receive all notices, records, or reports on behalf of member;
3. ARCH to perform all program analysis, coordination, and administrative tasks on behalf of members; and
4. the ARCH Administering Agency (City of Bellevue) to execute all contracts, agreements, and other legal documents necessary to administer the program, including documents related to past contributions and loan originations, consistent with the ARCH interlocal agreement.

<u>Program Update Rationale:</u>

The ARCH Executive Board supported these recommendations for the following reasons:

- Funds have been underutilized and updating the program would better meet the needs of eligible buyers.

- The DPA has demonstrated success but requires updates to continue to be a valuable tool for low- and moderate-income buyers looking to purchase in East King County.
- The changes will better align the DPA program with ARCH's Affordable Homeownership Program, which provides some of the only affordable entry points to homeownership in East King County.
- The changes will clarify and simplify administrative responsibilities to ARCH and the administering agency (City of Bellevue).
- No additional funding is required at this time.

POLICY & FISCAL IMPACTS

Policy Impact
Supporting efforts to increase opportunities for affordable homeownership aligns with the Comprehensive Plan, specifically:

- HO-4. Lower barriers and encourage homeownership opportunities at all income levels, especially for populations that have historically been denied access to property ownership.
- HO-9. Provide additional support to historically underserved communities and marginalized communities to connect them to housing and home ownership opportunities.

Fiscal Impact
There is no fiscal impact associated with these changes.

OPTIONS

1. Resolution approving revisions to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing (ARCH).
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

A. ARCH Executive Board Down Payment Assistance Recommendations
Proposed Resolution No. 10617

AVAILABLE IN COUNCIL LIBRARY

N/A

A Regional Coalition for Housing
Together Center Campus
16305 NE 87TH St, Suite 119
Redmond, WA 98052
425-861-3677

Memo

To: ARCH Executive Board
From: Nathan McCommon, Chair, ARCH Executive Board
Date: December 11, 2025

Re: House Key Plus ARCH East King County Downpayment Assistance Program Recommendation

This memo provides a summary of proposed changes approved by the ARCH Executive Board to the House Key Plus ARCH East King County Downpayment Assistance Program. This includes background for member cities and the ARCH Board's recommendation and rationale for program changes.

Attachments:

1) Attachment 1: DPA Funding Contributions and ARCH Member City Contributions

House Key Plus ARCH East King County Downpayment Assistance Program

Project Summary:

The House Key Plus ARCH East King County Downpayment Assistance Program was first established in 2005 by certain ARCH member cities/towns, the Washington State Housing Finance Commission (WSHFC), and King County. The program is administered through WSHFC and has provided up to $30,000 in downpayment assistance for qualified homebuyers purchasing in East King County. Based on early successes, the program was recapitalized by all the contributing partners in 2007 and 2012, as shown in Attachment 1. As of December 2025, there is $1,201,147.27 available for DPA.

The current program as previously authorized is outlined below:

Current Program Eligible Homebuyers

- First time homebuyer (has not owned a home during the past 3 yrs)
- Household income at or below 80% of AMI
- Home will be the buyer's principal residence

Down Payment Assistance Terms: Downpayment assistance provides second mortgages of up to $30,000 per home. There are no monthly payments on the second mortgage. The balance is due when the owner sells, refinances or pays off the first mortgage.

- 4% deferred simple interest on the Down Payment Assistance loan to be paid when the borrower pays off the loan.
- The loan can be in place for up to 30 years before it must be paid back.

Administration: The program is administered by the Washington State Housing Finance Commission. In operating the program, the Commission uses its existing community of lenders and its current marketing and outreach strategies.

Current usage: To date, the program has served 81 homebuyers. When first established, the program was well matched to buyers' needs, but as home prices have increased dramatically in the last 20 years, the amount of assistance has become insufficient to bridge the gap between eligible households' income and market rate home prices.

Proposed Program Changes:

WSHFC, King County and ARCH have collaborated throughout the last year to review the DPA program and develop recommendations to strengthen and extend its impact. Below is a summary of recommendations approved by the ARCH Executive Board. These recommendations are anticipated to better meet the needs of eligible buyers in the current marketplace, align with the ARCH Homeownership Program, and result in faster utilization of program funds.

Current Program	Proposed Change
$30,000 max DPA	**Increase max DPA to $75,000.** For borrowers at or below 80% AMI, the maximum DPA would be $75,000. For borrowers between 80%-100%AMI, the maximum DPA would be $50,000. Increasing the assistance would make the program more desirable and better bridge the gap for lower income buyers in East King County.
2% minimum contribution required for borrowers	**Reduce required minimum contribution for borrowers to 1%.** This change would reduce a hurdle to otherwise qualified buyers.

80% AMI eligibility requirement	**Allow eligibility up to 100% AMI.** This would increase the program's reach and support moderate income households, including potential ARCH homebuyers. The current program income limit is based on federal HOME funding requirements. WSHFC's maximum income limit is 100% AMI.
Simple interest at 4%	**Lower the interest rate from 4% to 1%.** Currently, 4% is the highest interest rate among any DPA program WSHFC offers, with most others at 0% or 1%. For homes with resale restrictions, 1% simple interest poses less risk to the borrower.
Program Name: House Key Plus ARCH (East King County) Downpayment Assistance Program	**Change the program name to the 'East King County Down Payment Assistance Program'.** This change will help to distinguish the DPA Program from the ARCH Homeownership Program, as there is confusion in the marketplace between the two programs.

In addition to the above recommendations, the ARCH Executive Board recommends that DPA partners (ARCH, WSHFC and King County) establish a Third Amended and Restated Agreement that will clarify and consolidate administrative responsibilities in ARCH and ARCH's Administering Agency.

Program Update Rationale:

The ARCH Executive Board supported these recommendations for the following reasons:

- Funds have been underutilized and updating the program would better meet the needs of eligible buyers.
- The DPA has demonstrated success but requires updates to continue to be a valuable tool for low- and moderate-income buyers looking to purchase in East King County.
- The changes will better align the DPA program with ARCH's Affordable Homeownership Program, which provides some of the only affordable entry points to homeownership in East King County.
- The changes will clarify and simplify administrative responsibilities to ARCH and the administering agency.
- No additional funding is required at this time.

Recommendation:

- Adopt a resolution approving revisions to the terms and conditions applicable to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing (ARCH).

Attachment 1: DPA Funding Contributions and ARCH Member City Contributions

DPA Program Funding Commitments

	ARCH Funding	King County Funding*	WSHFC Funding	TOTAL
Initial Capitalization (2005)	$200,000	$300,000	$300,000	$800,000
First Recapitalization (2007)	$200,000	$300,000	$300,000	$800,000
Second Recapitalization (2012)	$200,000	$300,000	$300,000	$800,000
TOTAL	$600,000	$900,000	$900,000	$2,400,000

*Note that $380,000 in King County funding was withdrawn from the program over time due to expenditure delays that were inconsistent with rules for the County's source of funds (federal HOME/ADDI funds)

ARCH City Contributions

City	Initial Capitalization	First Recapitalization	Second Recapitalization
Bellevue*	$65,000	$75,000	$45,000
Clyde Hill	$2,500		
Issaquah		$5,000	$25,000
Kenmore	$12,500	$25,000	$25,000
Kirkland	$40,000	$35,000	$30,000
Medina	$2,500		
Mercer Island	$12,500	$10,000	
Newcastle	$7,500	$10,000	$12,500
Redmond	$50,000	$35,000	$28,500
Sammamish			$25,000
Woodinville	$7,500	$5,000	$9,000
TOTAL	$200,000	$200,000	$200,000

*An additional $15,000 was funded for homebuyer education in the initial capitalization

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10617

A RESOLUTION approving revisions to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing (ARCH).

WHEREAS, pursuant to an interlocal agreement executed under chapter 39.34 RCW, the City of Bellevue ("City") is a long standing member of A Regional Coalition of Housing (ARCH), a cooperative partnership of fifteen cities and towns in East King County, working together to promote affordable housing through shared goals, coordinated policies, and the strategic use of public funds; and

WHEREAS, the City previously executed an "Agreement Regarding Down Payment Assistance House Key Plus ARCH (East King County) Program" and a "First Amended and Restated Agreement Regarding Down Payment Assistance House Key Plus ARCH (East King County) Program," which established and provided funding for down payment and closing cost assistance to single-family homebuyers in the form of second and subordinate loans; and

WHEREAS, in its capacity as the ARCH Administering Agency, the City executed a "Second Amended and Restated Agreement Regarding Down Payment Assistance House Key Plus ARCH (East King County) Program" on behalf of Bellevue and other ARCH member cities and towns to provided additional funding in support of the program; and

WHEREAS, the ARCH Executive Board has recommended certain programmatic changes to increase utilization of the program by low- and moderate-income households in East King County and to shift administrative functions currently performed by ARCH members to ARCH Staff, with support from the ARCH Administering Agency as appropriate, consistent with the ARCH Amended and Restated Interlocal Agreement; and

WHEREAS, these programmatic changes and consolidated administrative functions will require execution of a Third Amended and Restated Agreement, which agreement will rename the program the East King County Down Payment Assistance Program and will replace and supersede all previous agreements executed by or on behalf of the City; and

WHEREAS, the City Council finds the programmatic changes and consolidated administrative functions, as recommended by the ARCH Executive Board, will serve the public interest by increasing operational efficiencies for ARCH members and by expanding access to homeownership opportunities for low- and moderate-income households, thereby promoting housing stability, economic mobility, and community well-being; now, therefore,

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

Section 1. The City Council authorizes the duly-appointed administering agency of ARCH, pursuant to the ARCH Amended and Restated Interlocal Agreement, to execute all documents and take all necessary actions to enter into agreements on behalf of the City of Bellevue to revise the House Key Plus ARCH (East King County) Down Payment Assistance Program, which shall henceforth be known as the East King County Down Payment Assistance Program, all as recommended by the ARCH Executive Board.

Section 2. The agreement(s) entered into pursuant to Section 1 of this Resolution shall include terms and conditions to ensure that the City's funds are used for their intended purposes. Additionally, in determining what conditions should be included in the agreements, the duly-appointed administering agency of ARCH shall be guided by the recommendations set forth in the ARCH Executive Board's memorandum as of December 11, 2025, a copy of which is attached hereto as Exhibit A.

Section 3. The agreement(s) entered into pursuant to Section 1 of this Resolution shall supersede and replace any and all agreements that related to earlier versions of the program and were previously executed by or on behalf of the City; and the duly-appointed administering agency shall be authorized to execute consents, amendments, or other modifications to subsidiary agreements, obligations, interests, or instruments previously created under any superseded and replaced agreements as may be necessary to effectuate the transition to and/or implementation of the program as revised.

Section 4. The City hereby ratifies and affirms all prior agreements and instruments previously executed by the duly-appointed administering agency relating to the "Second Amended and Restated Agreement Regarding Down Payment Assistance House Key Plus ARCH (East King County) Program." This ratification is intended to confirm, to the extent necessary, the validity of said prior agreement and any subsidiary agreements, obligations, interests, or instruments created thereto.

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

(SEAL)

_____
Mo Malakoutian, Mayor

Attest:

_____
Charmaine Arredondo, City Clerk

Exhibit A

A Regional Coalition for Housing
Together Center Campus
16305 NE 87TH St, Suite 119
Redmond, WA 98052
425-861-3677

Memo

To: ARCH Executive Board
From: Nathan McCommon, Chair, ARCH Executive Board
Date: December 11, 2025

Re: House Key Plus ARCH East King County Downpayment Assistance Program Recommendation

This memo provides a summary of proposed changes approved by the ARCH Executive Board to the House Key Plus ARCH East King County Downpayment Assistance Program. This includes background for member cities and the ARCH Board's recommendation and rationale for program changes.

Attachments:

1) Attachment 1: DPA Funding Contributions and ARCH Member City Contributions

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Program Update Rationale:

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- The DPA has demonstrated success but requires updates to continue to be a valuable tool for low- and moderate-income buyers looking to purchase in East King County.
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- No additional funding is required at this time.

Recommendation:

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TOTAL	$200,000	$200,000	$200,000

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CITY COUNCIL AGENDA TOPIC

Public Hearing and action to adopt an ordinance relating to public-private partnership development agreements; amending the Land Use Code (LUC) to establish requirements and standards for public-private partnership development agreements; amending Chapters 20.10, 20.20, 20.35, 20.50 of the Land Use Code; amending Parts 20.25A, 20.25M, 20.25Q, 20.25R, and 20.30F of the Land Use Code; Creating a new Part 20.30C of the Land Use Code; providing for severability; and establishing an effective date.

Rebecca Horner, Director
Nick Whipple, Code and Policy Director
Charlie Engel, Senior Planner
Development Services Department

Jesse Canedo, Chief Economic Development Officer
Edward Butterfield, Public-Private Partnerships Manager
Community Development Department

EXECUTIVE SUMMARY

ACTION

This Ordinance is a Land Use Code Amendment (LUCA) that establishes a public-private partnership (P3) development agreement (DA) pathway to allow greater development flexibility when the city has ownership or control of property or is a major funder of a project, in order to advance city policy priorities such as affordable housing, environmental stewardship, and economic development.

On March 17, after discussion in Study Session about the proposed P3 DA LUCA, Council directed staff to bring back this ordinance for a public hearing and final adoption.

RECOMMENDATION

Hold the public hearing and, following the public hearing, consider adopting Ordinance No. 6911

BACKGROUND/ANALYSIS

Background

State law expressly authorizes development agreements through the Local Project Review Act, Chapter 36.70B RCW. Development agreements provide certainty and flexibility to developers by identifying, or modifying, development regulations applicable to a project for the agreed term. In exchange, a city may negotiate project specific commitments, including mitigation of project impacts, clarification of phasing and timing, and provision of public improvements or amenities. Development agreements are approved by ordinance through a City Council process.

Existing Development Agreement Pathways in Bellevue

The Land Use Code (LUC) currently authorizes development agreements in specific contexts and geographic areas to advance defined policy objectives. Several examples of existing DA pathways are

included below:

- **BelRed.** One of the most prominent DA examples in the city is the BelRed Spring District Catalyst Project. In 2009, the City executed a DA with a developer for the Spring District, providing long term regulatory certainty and reduced incentive fee in lieu rates over a 15-year vesting period. In exchange, the developer committed to delivering developer funded infrastructure along with housing and office to spur development in the area.
- **Downtown.** DAs may be used for the siting of pedestrian bridges and for the council review of the "Flexible Amenity" option within the amenity incentive program.
- **East Main.** DAs are authorized for transit-oriented redevelopment projects that provide higher levels of affordable housing or propose a "Flexible Amenity".
- **Wilburton.** DAs are authorized for sites abutting the Grand Connection to provide substantial development flexibility in exchange for delivery of that major public connection.
- **Citywide.** DAs may also be used throughout the city to site homeless services uses.

The proposed P3 DA LUCA will establish an additional development agreement pathway specifically for projects involving public-private partnerships. This pathway will allow greater development flexibility when the city has ownership or control of property or is a major funder of a project, in order to advance city policy priorities with the provided public benefits. The LUCA will also consolidate existing DA provisions, define when a P3 DA is authorized, establish submittal requirements, clarify the review and approval process, outline the framework for city evaluation of proposed DAs, and provide procedures for modification of an approved agreement.

The staff report describing the background, process, LUCA components, and analysis of the proposed amendment and their relationship to the LUCA decision criteria in LUC 20.30J.135 is provided as Attachment A. A final strike-draft showing the proposed amendments is provided as attachment B.

Review Process

Because the LUCA establishes an internal policy tool that can be used for city-owned or city-funded sites, staff recommended that the council enter a finding of necessity to review the LUCA and hold the required public hearing. This action will enable the city to process the LUCA in a timely manner that will ensure the tool is available as soon as possible. Following discussion on March 17,the council entered the finding and directed staff to schedule the public hearing for April 14.

March 17 Study Session

Responses to the questions asked during the March 17 study session are included below:

1. Is there a framework that can be used to evaluate the proposed public benefit and ensure it's proportional to the development standard flexibility that is being granted?

   In preparation for bringing this proposed LUCA to Council, staff considered the public benefits that could be realized through these projects which would be reflective of the policy areas that Council is looking to advance such as economic development, affordable housing, and sustainability. As part of the application process, the applicant will need to show the areas proposed to deviate from the code. For example, if a developer is looking for an extra 100 feet in building height, that is valuable and it's where Council can begin to assess what might be appropriate to ask for in exchange for that extra height being afforded to the developer. A strict

framework that provides ratios such as a number for how much building height can be awarded per each affordable unit provided would restrict a process that is intended to be flexible and allow for creative ideas and opportunities.

Instead, the magnitude and prioritization of public benefits will depend on Council's policy priority for the area and site-specific conditions. For example, the priority that was identified by Council during the code development process for the DA path in East Main was wanting more affordable housing that the baseline code would authorize, and in exchange the path provides an opportunity for additional FAR and height bonuses. Like affordable housing in East Main, Council would have the authority to target and prioritize other items in different scenarios as necessary.

2. What are some of the short-term and long-term benefits of having this agreement in place, and are there any potential downsides?

   In the short-term, this tool will provide advancement in the development of city-owned sites that are located near transit. In the long term, this proposal creates a tool that allows the city to be more creative in implementing its policies and plans. The tool will also allow for the city to do mixed-use development that includes city services, or provide roadways, or provide public open spaces where we are not able to acquire the land directly but could provide funding towards a larger development. The only potential downside is ensuring that the public benefit provided matches what the developer is gaining from the agreement.

3. What impact could entering into a development agreement have on the overall cost of a project?

   The development agreement specifies the applicable development regulations for the agreed term, which provides certainty to developers. Overall, this level of certainty would decrease the cost of a project.

4. The development agreements will customize development standards in the code; how can we ensure that those changes are clearly communicated with the public along with the details on the public benefit that will be provided?

   As part of the submittal requirements for the development agreement application, the applicant will be required to explicitly document all the proposed changes and deviations from the code. These changes will need to be outlined clearly since they will be used to inform the negotiation when the proposal is brought to Council. To determine the appropriate amount of public benefit provided, what the City will be affording in terms of relaxed standards will need to be explicit. The procedure to adopt a development agreement will include public notice, either in conjunction with public noticing of the underlying Land Use entitlement or independently where an application for a development agreement is allowed before an application for a land use entitlement is submitted. Through this public notice process, members of the public will be able to stay informed of the proposed changes through the weekly permit bulletin.

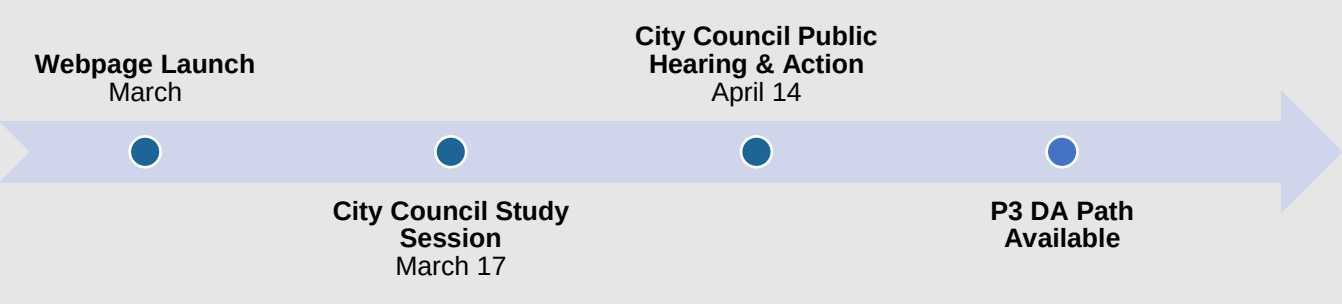
Public Engagement

Because the LUCA establishes a policy tool rather than approving a specific development project, public engagement is structured differently from a typical LUCA. Engagement is focused on transparency and awareness of the proposed LUCA and process. To promote transparency and public

awareness, staff are implementing a targeted engagement plan with two modes of outreach:

1. Process IV Requirements. Process consistent with Chapter 20.35 LUC procedural requirements to provide opportunities for public comment.
2. Online Presence. A City webpage was published in March for members of the public to find more information on the LUCA, updates on the review process, staff contact information, and methods for providing comments.

Project Timeline



POLICY & FISCAL IMPACTS

Policy Impact

The proposed P3 Development Agreement LUCA would provide City Council with a new and targeted tool to advance adopted policy priorities when the City owns, controls, or significantly funds a project. By allowing negotiated development flexibility in exchange for defined and enforceable public benefits, the LUCA would improve the feasibility of public-private partnership projects and support outcomes related to housing, sustainability, transit-oriented development, and economic vitality.

The LUCA is consistent with and helps implement the Comprehensive Plan and related functional plans, including the Economic Development Plan, Sustainable Bellevue Plan, and Affordable Housing Strategy.

Fiscal Impact

There is no direct fiscal impact associated with establishing the pathway for P3 development agreements. This LUCA establishes a regulatory framework and does not approve or fund any specific project.

Negotiation, review, and administration of individual development agreements will require staff time and resources. Any fiscal impacts associated with a specific development agreement, including potential revenues, expenditures, or long-term financial obligations, would be evaluated and disclosed as part of City Council's review and consideration of that development agreement.

OPTIONS

1. Adopt the ordinance relating to public-private partnership development agreements; amending the Land Use Code (LUC) to establish requirements and standards for public-private partnership

development agreements; amending Chapters 20.10, 20.20, 20.35, 20.50 of the Land Use Code; amending Parts 20.25A, 20.25M, 20.25Q, 20.25R, and 20.30F of the Land Use Code; Creating a new Part 20.30C of the Land Use Code; providing for severability; and establishing an effective date.

2. Provide alternative direction to staff.

ATTACHMENTS

A. LUCA Staff Report
B. Public-Private Partnership Development Agreement LUCA Final Strike-Draft
Proposed Ordinance No. 6911

AVAILABLE IN COUNCIL LIBRARY

N/A

City of Bellevue

STAFF REPORT

DATE: March 25, 2026

TO: Mayor Malakoutian and Members of the City Council

FROM: Nick Whipple, Code and Policy Director, 452-4578
Charlie Engel, Senior Planner, 452-6164
Development Services Department

SUBJECT: Proposed Land Use Code Amendment (LUCA) to revise the Land Use Code (LUC) and implement provisions to establish a development agreement (DA) pathway specifically for projects involving public-private partnerships (P3). File No. 26-105856 AD.

I. BACKGROUND

State law expressly authorizes development agreements through the Local Project Review Act, Chapter 36.70B RCW. Under this framework, a development agreement is a voluntary, legally binding contract between a local jurisdiction and a party that owns or controls property within the jurisdiction. The agreement specifies the obligations of both parties and establishes the development regulations, standards, and conditions that will govern development of the property for the duration of the agreement. Once executed, a development agreement runs with the land and is binding on the parties and their successors.

Development agreements provide certainty to developers by vesting applicable development regulations for the agreed term. In exchange, a city may negotiate project specific commitments, including mitigation of project impacts, clarification of phasing and timing, and provision of public improvements or amenities. Development agreements are approved through a City Council process and are negotiated at the project level as contracts executed by the Council.

Existing Development Agreement Pathways in the Land Use Code

The Land Use Code currently authorizes development agreements in the following specific contexts and geographic areas to advance defined policy objectives:

> **Downtown** (LUC 20.25A.030). In Downtown, development agreements may be used for the siting of pedestrian bridges and for Council review of the "Flexible Amenity" option within the amenity incentive program. That option allows applicants to propose an amenity not listed among the standard downtown amenities when it

would substantially increase downtown livability, with Council determining whether the proposal meets this threshold through the development agreement process.

East Main (LUC 20.25Q.030). In East Main, development agreements are authorized for transit-oriented redevelopment projects that provide higher levels of affordable housing or propose a "Flexible Amenity."

Homeless Services Uses (LUC 20.20.455). The two process options currently available to review applications for homeless services uses are through a Conditional Use Permit or through a development agreement. Both processes require Bellevue City Council review, negotiation and approval.

Light Rail Overlay District (LUC 20.25M.030). Regional Light Rail Transit (RLRT) systems and their facilities are permitted uses in all land use districts. However, the alignment location and profile of an RLRT system must be reviewed by Council wither through a Council-adopted resolution or ordinance, or through a development agreement. Review of these facilities through a development agreement provides certainty and predictability for both parties and ensures that the design, development, construction, and operations of such facilities are consistent with applicable Comprehensive Plan policies.

Wilburton (LUC 20.25R.010.D). In Wilburton, development agreements are authorized for sites abutting the Grand Connection to provide substantial development flexibility in exchange for delivery of that major public connection.

BelRed Spring District Catalyst Project. In 2009, the City executed a DA with the developer Wright Runstad for the Spring District, providing long term regulatory certainty and reduced incentive fee in lieu rates over a 15-year vesting period. In exchange, the developer committed to delivering developer funded infrastructure along with housing and office to spur development in the area.

II. PROPOSED LUCA

The proposed P3 DA LUCA will establish an additional development agreement pathway specifically for projects involving public-private partnerships. The intent is to allow greater zoning and development flexibility when the city has ownership or control of property or is a major funder of a project, in order to advance city policy priorities such as affordable housing, sustainability, and economic development. The threshold for the city-funded pathway requires a monetary contribution from the city that constitutes at least 10% of the project cost and totals at least $5,000,000.

A primary use case includes redevelopment of city owned sites, such as parcels in BelRed and Wilburton areas where the city is seeking residential and mixed use development near

high capacity transit. Through a P3 DA, Council will be able to negotiate clear and enforceable public benefits and project outcomes while offering flexibility in development standards that may otherwise constrain development capacity or impact project feasibility. The additional DA pathway is intended to make city owner or city supported projects more attractive to private sector partners while ensuring deliver of defined public benefits.

The LUCA will also consolidate existing DA provisions, which are currently dispersed across multiple sections of the LUC, into a single chapter to improve clarity, efficiency, and ease of use. It will define when a P3 DA is authorized, generally when the City owns or controls real property or serves as a major project funder. The LUCA will also establish submittal requirements, the review and approval process, which includes Council direction to initiate and negotiate a development agreement, the framework for city evaluation of proposed DAs, and procedures for modification of an approved agreement.

III. REVIEW PROCESS

The content of this LUCA was introduced and presented to the City Council on March 17. At this meeting, staff sought direction for the Council to enter a finding of necessity to retain authority for processing this LUCA. The public hearing for the proposed LUCA has been scheduled for April 14, 2026. Following the public hearing, the City Council may adopt the proposed LUCA. The proposed LUCA is included in this staff report as Attachment A.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The Environmental Coordinator for the City of Bellevue has determined that this LUCA is Categorically Exempt from the Threshold Determination requirements of SEPA pursuant to the terms of WAC 197-11-800(19)(b).

V. PUBLIC ENGAGEMENT

Required Public Notice
The public notice required for City Council Legislative Actions (Process IV) is governed by LUC 20.35.415 through 20.35.450. Notice of the LUCA application and public hearing was published in the Weekly Permit Bulletin on March 25, along with availability of this staff report. Availability of the Weekly Permit Bulletin was noticed in the Seattle Times.

Department of Commerce Notice
Pursuant to the Washington State Growth Management Act, proposed amendments to the LUC must be sent to the Washington State Department of Commerce to review and comment on the proposed amendments to the LUC. The required notice to the Department of Commerce and the initial draft LUCA were transmitted on February 20, 2026, and a copy of both documents is available for review in the code amendment file. No comments have been received by Commerce as of the date of this report.

Online Presence
A City webpage was published in March for members of the public to find more information on the LUCA, updates on the review process, staff contact information, and methods for providing comments.

VI. DECISION CRITERIA

LUC 20.30J.135 establishes the decision criteria for an application to amend the text of the Land Use Code. Those criteria, and the relationship of these proposed amendments to them, are discussed below:

A. The amendment is consistent with the Comprehensive Plan; and

Finding: The proposed LUCA is consistent with the Comprehensive Plan. The City of Bellevue has adopted comprehensive plan policies ED-41, ED-42, and HO-47 that speak to increasing the tools available to advance city policy priorities through public-private partnerships that result in public benefits.

Comprehensive Plan Policy ED-41. Use a variety of tools and partnerships to catalyze private sector investment in line with the city's economic development and land use vision.

Comprehensive Plan Policy ED-42. Facilitate economic development through public-private partnerships consistent with the city's adopted policies and balancing public benefits with an acceptable level of risk.

Comprehensive Plan Policy HO-47. Encourage and prioritize the development of affordable housing through incentives, regulations, funding, policies, procedures and other tools.

B. The amendment enhances the public health, safety or welfare; and

Finding: This LUCA will enhance public health, safety, and welfare by establishing standards for projects involving public-private partnerships the ensure the delivery of defined public benefits.

C. The amendment is not contrary to the best interests of the citizens and property owners of the City of Bellevue.

Finding: The proposed LUCA is not contrary to the best interests of the citizens and property owners of the City of Bellevue. The LUCA serves the best interests of

Bellevue's citizens and property owners by increasing the opportunities for development to provide significant public benefits and advance city policy priorities.

VII. RECOMMENDATION

Staff has concluded that the P3 DA LUCA, as drafted in Attachment A, is consistent with the decision criteria required for adoption of amendments to the text of the LUC, pursuant to Part 20.30J LUC. Staff recommends the LUCA to City Council for adoption.

ATTACHMENT:

A. P3 Development Agreement LUCA Strike Draft

Part 20.30C Development Agreements

20.30C.010 Scope

A. In accordance with RCW 36.70B.170 through 36.70B.210, a development agreement is a mechanism by which the City may enter into an agreement with a developer to modify otherwise applicable development standards and other provisions that apply to the development, use, mitigation, or public benefits of a development for the duration specified in the agreement.

B. While state law would allow the City to utilize development agreements more broadly, the City Council, in adopting this Part 20.30C LUC, has specifically limited the City's use of development agreements to the circumstances described in LUC 20.30C.020.

C. The execution of a development agreement in and of itself is an administrative act, as opposed to a quasi-judicial or a legislative act, and is a proper exercise of the City's police power and contract authority.

20.30C.020 Applicability.

A. General.

1. If a development agreement is authorized under this section and, if required under LUC 20.30C.050, an application for a master development plan or a design review has been submitted, then the City is authorized, but not required, to accept, review, and approve a development agreement proposed by an applicant. This process is voluntary on the part of both the applicant and the City.

2. If a development agreement is not authorized under this section or, if required under LUC 20.30C.050, no application for a master development plan or a design review has been submitted, then the City will not accept, review, or approve a development agreement proposed by an applicant.

B. City-Funded Development.

1. Authorized Development Agreements. Development agreements are authorized for development, projects, or improvements funded by the City in the following circumstances:

a. The City provides a monetary contribution of city funding in an amount that meets both of the following requirements:

i. The monetary contribution constitutes at least 10% of the total cost to construct the development, project, or improvement; and

ii. The monetary contribution totals at least $5,000,000. The Director is both authorized and directed to annually increase or decrease this $5,000,000 amount by an adjustment necessary to reflect the then-current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers.

b. For the purposes of subsection B.1.a of this section, the City's monetary contribution may come from any City fund or funding source available to the City. However, the following shall not be included when calculating the City's contribution:

i. The waiver or reduction of applicable fees by operation of the Bellevue City Code, the Land Use Code, or other City-run programs;

ii. All costs incurred by the City during review of the development, project, or improvement;

iii. All costs incurred by the City during review of the request for a development agreement; and

iv. All costs incurred by the City during negotiation of the development agreement.

2. Limitations on Modifications. If authorized under subsection B.1 of this section, then the development agreement may modify any development standard.

C. City-Owned Real Property.

1. Authorized Development Agreements. Development agreements are authorized for development occurring entirely on any real property owned or controlled by the City in any land use district.

2. Limitations on Modifications. If authorized under subsection C.1 of this section, then the development agreement may modify any development standard.

D. Downtown

1. Authorized Development Agreements. Development agreements are only authorized in Downtown Land Use Districts in the following circumstances:

   a. To award FAR Amenity Incentive Points for a Flexible Amenity subject to the terms of LUC 20.25A.070.D.4 Amenity 18.

   b. To approve the final construction design for Pedestrian Bridges as identified in, and in accordance with, LUC 20.25A.100.

2. Limitations on Modifications. If authorized under subsection D.1 of this section, then the development agreement may only modify development standards to the extent explicitly authorized by LUC 20.25A.070.D.4 Amenity 18 or LUC 20.25A.100, as applicable. No other development standard may be modified.

E. East Main

1. Authorized Development Agreements.

   a. In the EM-TOD-H land use district, development agreements are authorized for any development when on-site affordable housing is provided at an amount greater than what would be required by the normal operation of the Land Use Code.

   b. In the EM-TOD-H land use district, development agreements are authorized to award FAR Amenity Incentive Points for a Flexible Amenity as described in Chart 20.25Q.070.D.4, regardless of the amount of on-site affordable housing provided.

   c. In the EM-TOD-L land use district, development agreements are only authorized to award FAR Amenity Incentive Points for a Flexible Amenity as described in Chart 20.25Q.070.D.4.

2. Limitations on Modifications.

   a. If authorized under subsection E.1.a of this section, then development agreements may modify any of the development standards contained in Part 20.25Q LUC except the following:

      i. The maximum building height shall not be modified to exceed 400 feet for any building; and

      ii. The maximum FAR shall not exceed 5.3, as calculated for all lots subject to the development agreement.

   b. If authorized under subsection E.1.b or E.1.c of this section, then development agreements may only modify development standards to the extent explicitly authorized by Chart 20.25Q.070.D.4 in order to award FAR Amenity Incentive Points for a Flexible Amenity.

   c. The only development standards that may be modified are described in subsections E.2.a and E.2.b of this section. Other development standards contained in the Land Use Code, the Bellevue City Code, and other development regulations shall not be modified, including, but not limited to, the following:

      i. Standards, requirements, and mitigation as provided for in Part 20.25H LUC.

      ii. The establishment of vested rights and when land use permits and approvals expire.

      iii. The amount and payment of impact fees and development fees.

F. Homeless Services Uses

   1. Authorized Development Agreements. Development agreements are authorized for homeless services uses in any land use district in the following circumstances:

      a. As allowed under LUC 20.20.455, but only for the permitting of homeless services uses, as that term is defined under LUC 20.20.455.

2. Limitations on Modifications. If authorized under subsection F.1 of this section, then the development agreement may modify any development standard except as provided below:

    a. The development agreement may not extend the expiration date of any project permit application for longer than 15 years from the effective date of the development agreement; and

    b. The development agreement must remain consistent with the requirements of LUC 20.20.455.

G. Light Rail Overlay District

1. Authorized Development Agreements. Development agreements are authorized in the light rail overlay district in the following circumstances:

    a. As allowed under LUC 20.25M.030, but only for the use, construction, or installation of a regional light rail transit facility or regional light rail transit system, as those terms are defined in LUC 20.25M.020.

2. Limitations on Modifications. If authorized under subsection G.1 of this section, then the development agreement may modify any development standard except as provided below:

    a. The development agreement may not extend the expiration date of any project permit application for longer than 15 years from the effective date of the development agreement.

H. Mixed-Use Land Use Districts Subject to Part 20.25R LUC.

1. Authorized Development Agreements. Development agreements are only authorized in Mixed-Use Land Use Districts subject to Part 20.25R LUC in the following circumstances:

    a. For development occurring on real property that is immediately adjoining and touching any section of the Grand Connection.

2. Limitations on Modifications. If authorized under subsection H.1 of this section, then the development agreement may modify any of the development standards contained in the Land Use Code or the Bellevue City Code except for the following:

    a. The maximum building height shall not be modified to exceed 450 feet for any building; and

    b. Development standards contained in Chapter 22.16 BCC, including any transportation impact fee schedule adopted by separate ordinance in accordance with BCC 22.16.085, shall not be modified through a development agreement.

20.30C.030 Decision Criteria.

A. The City Council has discretion to approve, or not approve, the proposed development agreement.

B. The City Council may approve a development agreement if the development agreement:

    1. Is authorized under LUC 20.30C.020;

    2. Complies with all applicable requirements of the Land Use Code, except as may be modified under LUC 20.30C.020;

    3. Complies with all applicable requirements of the Bellevue City Code, except as may be modified under LUC 20.30C.020;

    4. Is consistent with the vision, goals, and policies of the Comprehensive Plan; and

    5. Results in a development that includes public benefits beyond what would be provided without the development agreement.

C. Exception:

    1. Homeless Services Uses. Subsection 20.30C.030.B shall not apply to development agreements for homeless services uses. Instead, the decision criteria for

development agreements for homeless services uses shall be as provided in LUC 20.20.455.

20.30C.040 Contents of Development Agreement.

A. Development agreements must set forth the development standards and other provisions that apply to the development, use, mitigation, and public benefits of the development for the duration specified in the agreement.

B. Development agreements must be consistent with applicable development regulations, except where development standards may be modified under LUC 20.30C.020.

20.30C.050 Submittal Requirements.

A. Master Development Plan or Design Review Application Required.

1. If a master development plan is required for the project, then a proposal for a development agreement shall be included as part of a complete application for the master development plan.

2. If a master development plan is not required for the project, but a design review is required, then a proposal for a development agreement shall be included as part of a complete application for a design review.

3. If neither a master development plan nor a design review are required for the project, then the City will not review a proposal for a development agreement.

4. Exceptions. Subsections A.1, A.2, and A.3 of this section do not apply to proposals for a development agreement in circumstances when the development agreement is authorized:

   a. For City-funded development under LUC 20.30C.020.B;

   b. For development on City-owned real property under LUC 20.30C.020.C;

   c. For homeless services uses under LUC 20.30C.020.F; or

d. For the use, construction, or installation of a regional light rail transit facility or regional light rail transit system under LUC 20.30C.020.G.

B. Pre-Application Conference Encouraged.

Even if not required under LUC 20.35.020, an applicant desiring a development agreement is encouraged to participate in a pre-application conference prior to submitting a proposed development agreement for review under this Part 20.30C LUC.

C. Submittal Requirements

1. The submittal of a proposal for a development agreement shall include the following:

   a. The applicant must identify all development standards that are proposed to be modified, describe all proposed modifications, and must certify that the proposal complies with all applicable limitations on modifications described in LUC 20.30C.020;

   b. The applicant must describe the additional or alternative public benefits and compare them to the baseline public benefits that would be required to be provided without the development agreement;

   c. If a complete master development plan application or a complete design review application is either required under LUC 20.30C.050 or has otherwise been submitted, then the applicant shall include a request under LUC 20.35.030.E.2.d that the City temporarily suspend review of such applications until review of the proposal for a development agreement has been completed by the City Council; and

   d. The applicant must provide any other information that may be reasonably required by the Director to review the development agreement.

2. Exception: Subsection C.1 of this section shall not apply to development agreements for homeless services uses. Instead, the submittal requirements for development agreements for homeless services uses shall be as provided in LUC 20.20.455.

20.30C.060 Review Process.

A. If a development agreement is authorized under LUC 20.30C.020, then an applicant for a project may apply, in accordance with LUC 20.30C.050, to negotiate and enter into a development agreement.

B. Upon receipt of a complete application of a development agreement, the Director shall schedule presentation of the application to the City Council. The City Council shall consider the application and may either authorize the Director to initiate negotiation of the Development agreement or decline to negotiate a development agreement.

1. If initiated, the City Council may provide direction to guide the negotiation and the proposed development agreement will be reviewed and negotiated in accordance with subsections C through G of this section.

2. If the City Council declines to negotiate a development agreement, then review and processing of the application for a development agreement shall cease and no development agreement will be negotiated or approved for the project.

C. Notice of the development agreement application shall be provided with the notice for the corresponding Master Development Plan or Design Review pursuant to LUC 20.35.210.

1. Exceptions:

a. If neither a master development plan nor a design review application is required under LUC 20.30C.050 and the development agreement is not for a homeless services use, then notice shall be published and mailed as provided in LUC 20.35.210.

b. If the development agreement is for a homeless services use, then the required notice and public engagement procedures contained in LUC 20.20.455 shall apply.

D. Director's Responsibilities.

1. The Director shall negotiate the development agreement with the applicant using guidance and direction from the City Council, if provided. The Director may

schedule additional study sessions with the City Council for further guidance and direction.

2. The Director shall ensure compliance with the requirements of the Bellevue Environmental Procedures Code, Chapter 22.02 BCC.

3. If the development agreement is for a homeless services use, then the Director shall prepare a written report in accordance with LUC 20.20.455.

E. Public Hearing. The City Council shall hold a public hearing on the proposed development agreement prior to taking action. Notice of availability of the proposed development agreement, SEPA determination, and public hearing shall be provided pursuant to LUC 20.35.420.B.

1. Exception: If the development agreement is for a homeless services use, then notice of availability of the proposed development agreement, SEPA determination, and public hearing shall be provided pursuant to LUC 20.35.135, as required under LUC 20.20.455.

F. City Council Action. Following the public hearing, the City Council shall consider and may approve the proposed development agreement. Approval of a development agreement by the City Council is the final decision of the City and shall be by ordinance.

G Recording Required. After City Council approval and mutual execution, the applicant shall record the development agreement with the King County Recorder's Office and provide a copy of the recorded agreement to the Director.

20.30C.070 Effect of Approval by City Council.

Once approved, the legal effect of the development agreement shall be as provided in Chapter 36.70B RCW and the agreement itself.

20.30C.080 Previously Authorized Development Agreements.

If a development agreement was both approved and fully executed prior to [insert effective date of this ordinance], then that development agreement shall continue to be governed by its terms until such time as it may expire; Provided, that the development agreement may be modified as allowed under LUC 20.30C.090.

20.30C.090 Modification of Development Agreements.

A. Minor Modification. The Director may approve a minor modification to a previously approved development agreement when:

1. The change will not result in a reduction to the amount of public benefits required by the development agreement;

2. The change will not result in increasing the gross floor area of the project as approved by the development agreement;

3. The change will not result in any structure, vehicular circulation, or parking area which will adversely affect abutting property or public right-of-way;

4. The modification is exempt from SEPA review;

5. The modification is within the general scope of the purpose and intent of the original development agreement; and

6. The modification complies with all other applicable Land Use Code requirements and all other applicable development standards and is compatible with all other applicable design criteria.

B. Major Modification. Any modification that does not meet all of the requirements for a minor modification shall constitute a major modification. All major modifications require a termination of the original development agreement and negotiation and approval of a new development agreement following the procedures set forth in this Part 20.30C LUC.

20.30C.100 Appeals.

A. If a complete master development plan application or a complete design review application is either required under LUC 20.30C.050 or has otherwise been submitted, then a development agreement approved by the City Council may be appealed in conjunction with the approval of the underlying master development plan application or design review application to Superior Court as set forth in LUC 20.35.070.

B. If neither a complete master development plan application nor a complete design review application is either required under LUC 20.30C.050 or has otherwise been submitted, then any development agreement approved by the City Council may be appealed to the Growth Management Hearings Board as set forth in LUC 20.35.440.C.

Conformance Edits

Chapter 20.10 Land Use Districts

20.10.440 Uses in land use districts

...

Chart 20.10.440
Uses in land use districts
Wholesale and Retail – Commercial and Mixed-Use Land Use Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 8 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	MU8	NMU	CB (36)	MU16	F1	F3
...														
5511	Autos (Retail)			P 6	P 43	A 4, 35	P		C	P 6	C	C	C	C
	Trucks, Motorcycles, Recreational Vehicles (Retail)			P 25	P ~~25,~~ 43	P 7, 35	P							

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 8 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	MU8	NMU	CB (36)	MU16	F1	F3
	Boats (Retail)				P 43	P 35	P							
...														

Notes: Uses in land use districts – Wholesale and Retail:

...

(25) Only retail sale of motorcycles is a permitted use and outdoor storage is prohibited.

...

(36) Retail uses in CB Districts in the following subareas, as designated in the Comprehensive Plan, are limited in size to 100,000 gross square feet or less: Bridle Trails, Newcastle, North Bellevue, Northeast Bellevue, Richards Valley, South Bellevue, Southeast Bellevue, and Wilburton.~~; provided, that in CB Districts in the Wilburton Subarea, retail uses may be allowed to exceed 100,000 gross square feet through a Council-approved development agreement that is consistent with Chapter 36.70B RCW and includes design guidelines that (a) address the potential impacts of that scale of retail use, and (b) are consistent with the Comprehensive Plan.~~

...

(43) In the OLB 2 District, retail auto, motorcycle, truck, RV, and~~and~~ boat showrooms, or any combination thereof, ~~may be allowed~~are a permitted use, but ~~through a development agreement. No~~ no outdoor storage of autos, motorcycles, trucks, boats, ~~and~~ RVs, or any combination thereof, is allowed.

Chapter 20.20 LUC General Development Requirements

20.20.455 Homeless services uses.

...

D. Approval Process Required.

Two Process Options. Applications for a homeless services use governed by the terms of this section shall be processed pursuant to one of the following options:

1. Use and Design Allowed through a Development Agreement. A homeless services use requires approval of a Conditional Use Permit pursuant to subsection D.2 of this section unless the City Council agrees to negotiate a development agreement pursuant to Part 20.30C LUC. ~~The City Council may by resolution accept or decline to negotiate a development agreement that would allow a homeless services use to be established and constructed in Bellevue pursuant to the provisions of Chapter 36.70B RCW and this section.~~ Nothing in this subsection shall preclude an applicant from requesting the Director to initiate processing of their application under the Conditional Use Permit provisions of Part 20.30B LUC without requesting the City Council to consider negotiation of a development agreement.

...

E. Preapplication Process and Determination of Permit Approval Path Required.

...

4. Determination of Permit Approval Path.

   a. Development Agreement. An applicant may request, in accordance with Part 20.30C LUC, that the City ~~to~~ negotiate a development agreement for the use and design of a homeless services use. Such request shall be presented to, and considered by, the City Council ~~for consideration~~in accordance with Part 20.30C LUC; provided that in deciding whether to negotiate a development agreement, the City Council shall review~~. The City Council shall by resolution accept or decline to negotiate a development agreement that would allow a homeless services use to be established and constructed in Bellevue pursuant to the provisions of Chapter 36.70B RCW and including review of~~ the following information:

...

F. Submittal Requirements.

...

3. ~~When~~ If the City Council has, in accordance with Part 20.30C LUC, ~~adopted a resolution to negotiate~~initiated negotiations for a development agreement that would allow a homeless services use to be established and constructed in Bellevue pursuant to subsection D.1 of this section, the applicant is required to submit application materials required under subsections F.1 and F.2 of this section and any additional submittal requirements identified ~~in the resolution~~by the Director as needed for City Council negotiation of the development agreement pursuant to this subsection F.3.

...

H. City Approval Requirements for Homeless Services Uses.

1. Applicability of City Review Process. There are two process options that can be used to approve a homeless services use as described in subsection D of this section. A homeless services use requires approval of a Conditional Use Permit pursuant to subsection D.2 of this section unless the City Council agrees to negotiate a development agreement pursuant to Part 20.30C LUC and subsections D.1 and E.4 of this section. The approval process requirements contained in this subsection apply to all homeless services uses irrespective of whether City review under subsection D of this section is undertaken through the negotiation of a development agreement or through processing of a Conditional Use Permit.

   a. Development Agreement – Council Decision.

      i. Scope of Approval. A homeless services use may be permitted and established pursuant to the terms of a development agreement entered into between the City and a homeless services use operator when the location, design and operation are negotiated pursuant to ~~Chapter 36.70B RCW and subsection E.4 of this section~~Part 20.30C LUC and are consistent with the terms of this section.

      ii. Applicable Process. A development agreement adopted by the City Council shall be processed under the authority of and pursuant to the procedures set forth in ~~Chapter 36.70B RCW and this section~~Part 20.30C LUC. ~~Any development agreement adopted by the City Council shall be consistent with all applicable Comprehensive Plan policies and all adopted "development standards," as that term is used in RCW 36.70B.170(3), that govern and vest the development for a specified time duration; provided, that a development agreement may not extend the vesting period for longer than 15 years from the effective date. Periodic review of the conditions of a~~

~~development agreement and grounds for revocation may be included. Any appeal of a development agreement shall be directly to superior court.~~

...

5. Public Hearing and Appeals.

   a. Development Agreements. Public hearings on development agreements applied for to establish a homeless services use shall be held by the City Council ~~pursuant to Chapter 36.70B RCW and adopted City Council rules of procedure~~as provided in Part 20.30C LUC.

   ...

6. Recording. The description of the population to be served, the conditions of approval, and any binding site plan for a homeless services use shall be recorded with the King County Recorder's Office ~~or its successor organization~~. If approved by the City Council, a development agreement shall be recorded as provided in Part 20.30C LUC.

7. Modifications to a Homeless Services Use. Conditions of approval for a homeless services use apply for the life of the project. Any increase in the number of beds beyond that applied for by the applicant and included in the City approval, or changes to the population served by the homeless services use, shall be processed as a new application in accordance with the standards and requirements for a new or expanding use in this section, except that a development agreement may be modified as provided in Part 20.30C LUC.

...

Part 20.25A Downtown

20.25A.030 Review Required

A. Applicable Review.

1. Review ~~Is~~ Required. All development in Downtown shall be reviewed by the Director consistent with the terms of this Part 20.25A LUC through the administration of Part 20.30V LUC (Master Development Plan), and Part 20.30F LUC (Design Review) using the applicable procedures of Chapter 20.35 LUC. A Master Development Plan is required where there is more than one building or where the development of a project is proposed to be phased. Design Review is required for all Downtown projects. ~~A Development Agreement is required for departures from Part 20.25A LUC~~

~~that are not permitted to be granted through an administrative process, and shall be consistent with Chapter 36.70B RCW.~~

...

D. Departures.

...

b. Decision Criteria. The Director may approve or approve with conditions an Administrative Departure from applicable provisions of the Land Use Code if the applicant demonstrates that the following criteria have been met:

...

v. The modification is reasonably necessary to implement or ensure consistency with a departure allowed through a Development Agreement approved pursuant to Part 20.30C LUC ~~subsection D.2 of this section~~.

c. Limitation on Authority. Administrative Departures may only be approved consistent with the limitations contained in the Land Use Code section that authorizes the departure, or through a variance granted under the terms of Part 20.30G LUC. ~~This subsection does not limit the ability of an applicant to pursue legislative departures that are authorized through a Development Agreement pursuant to the terms of subsection D.2 of this section and consistent with Chapter 36.70B RCW.~~

...

~~2. City Council Departures. There are many opportunities for creativity and innovation in the design of Downtown projects that advance the vision and policy goals articulated in the Comprehensive Plan. The accommodation of iconic opportunities can be constrained by the Code, the amenity list and associated Amenity Design Criteria that were drafted to foster development of a livable Downtown while ensuring timely, predictable, and consistent administration of regulations that are drafted to be applicable to a widely variable range of projects. The purpose of this subsection is to provide a departure process to create a Flexible Amenity as envisioned in LUC 20.25A.070.D.4 Amenity 18, and to approve final construction design for privately developed spaces that function as part of the public realm.~~

~~a. Applicability. The City Council may, through the adoption of a Development Agreement consistent with Chapter 36.70B RCW:~~

~~i. Award FAR Amenity Incentive points for a Flexible Amenity subject to the terms of LUC 20.25A.070.D.4 Amenity 18; and/or~~

~~ii. Approve the final construction design for Pedestrian Bridges as identified in LUC 20.25A.100.~~

~~b. Decision Criteria. The City Council may approve or approve with conditions a Legislative Departure from the strict application of the Land Use Code consistent with Chapter 36.70B RCW.~~

~~c. Limitations on Modification.~~

~~i. Development Agreements are an exception, and not the rule and shall not be used to vary provisions of the Land Use Code which, by the terms of that Code, are not identified as appropriate for modification through a Development Agreement.~~

~~ii. Development Agreements shall not be used to depart from the FAR bonus values adopted for the amenities specifically identified in LUC 20.25A.070.D.~~

~~iii. Development Agreements shall not be used for proposals that are capable of being approved through administration of the Master Development Plan or Design Review processes using the flexibility tools such as Administrative Departures and variances that currently exist in the Code.~~

~~iv. Development Agreements shall not be used to vary the procedural provisions contained in Chapter 20.30 or 20.35 LUC.~~

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20.25A.070 Amenity incentive system and floor area ratio.

...

D. Specific Amenity Incentive System Requirements.

...

4. Amenity Incentive System.

Chart 20.25A.070.D.4

Amenity Incentive System

	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS

LIST OF BONUSABLE AMENITIES	Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
...							
FLEXIBLE AMENITY							
18. Flexible Amenity: For proposed amenities not otherwise identified in ~~items 1 through 17 of~~ this list, the Flexible Amenity allows an applicant the opportunity to propose an additional amenity that would substantially increase livability in Downtown. Credit shall be determined on a case-by-case basis; it is expected that the public benefit shall equal or exceed what would be provided by amenities on the standard list provided above. The Flexible Amenity may also be used to determine a mix of amenities that is appropriate for a DT-Small Site when the application of standard list would not provide it with the development rights permitted to other similarly situated properties.	Values for this amenity shall be set through ~~the City Council Departure process in LUC 20.25A.030 and require~~ a Development Agreement approved in accordance with Part 20.30C LUC. May be pursued in all Downtown Neighborhoods. This amenity may be used on DT-Small Sites to earn necessary amenity bonus points needed to exceed base FAR. **DESIGN CRITERIA:** 1. The bonus proposal shall be approved by City Council through a ~~Legislative Departure and~~ Development Agreement pursuant to Part 20.30C LUC. The development agreement shall only modify development standards to the extent necessary to effectuate the location, construction, operation, and maintenance of the flexible amenity. Development standards unrelated to locating, constructing, operating, or maintaining the flexible amenity may not be modified through a development agreement. 2. The proposed bonus shall have merit and value to the community. 3. The proposed bonus shall be outside of the anticipated amenity bonus structure. 4. The proposed bonus shall not be in conflict with existing Land Use Code regulations.						

	TECHNICAL REVIEW:
	The City may require the applicant to pay for an independent technical review, by a consultant retained by the City, of materials submitted by the applicant to support the requested departures contained within a requested Development Agreement. Consultant services may include, but are not limited to, economic evaluation of public benefits, impacts on property values, review of construction valuations, documentation related to constructability, and other input deemed necessary by the City Council to support its legislative decision making.

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20.25A.100 Downtown pedestrian bridges.

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B. Location and Design Plan.

The City Council shall review any Downtown Pedestrian Bridge Location and Design Plan, by entering into a Development Agreement pursuant to the terms of ~~LUC 20.25A.030.D.2~~Part 20.30C LUC.

1. Prior to issuance of any permits for a proposed Downtown pedestrian bridge, a Downtown Pedestrian Bridge Location and Design Plan shall be submitted to and approved by the City Council, through a Development Agreement consistent with ~~Chapter 36.70B RCW~~Part 20.30C LUC.

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Part 20.25M Light Rail Overlay District

20.25M.010 General

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C. Who May Apply.

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2. Nothing in this subsection C shall prohibit the Regional Transit Authority and City from entering into a development agreement as allowed pursuant to Part 20.30C LUC and LUC 20.25M.030.B.1 at any time.

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20.25M.030 Required permits.

A. Process Roadmap.

1. Use Approval – Two Process Options.

a. Use Permitted by Land Use Code. An RLRT system and its facilities are permitted uses in all land use districts; provided, that the alignment location and profile of the RLRT system has been approved, subsequent to adoption of this overlay, by a Bellevue City Council-adopted resolution or ordinance, or by a development agreement. Any Council-adopted development agreement shall be consistent with ~~Chapter 36.70B RCW~~Part 20.30C LUC and subsection B.1 of this section. Refer to LUC 20.10.440 (Transportation and Utilities Uses in Land Use Districts), LUC 20.25D.070 (Transportation and Utilities Uses in BelRed Land Use Districts), and LUC 20.25H.055.B Note 12.

b. Applicable Process. A development agreement adopted by the City Council shall be processed under the authority of and pursuant to the procedures set forth in ~~Chapter 36.70B RCW~~Part 20.30C LUC. ~~Any development agreement adopted by the City Council shall be consistent with all applicable Comprehensive Plan policies including without limitation those set forth in LUC 20.25M.010.B.7, and all adopted "development standards," as that term is used in RCW 36.70B.170(3), that govern and vest the development for a specified time duration to this overlay district and other applicable City regulations; provided, that a development agreement may not extend the vesting period for longer than 15 years from the effective date. Any appeal of a development agreement shall be directly to superior court.~~

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Part 20.25Q East Main Transit Oriented Development Land Use District

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20.25Q.030 Review Required.

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~~F. Development Agreement Authorized.~~

1. Purpose. A Development agreement is a mechanism by which the City may, when appropriate, enter into an agreement with a developer to modify the requirements, standards, criteria, and guidelines in East Main, Part 20.25Q LUC, that apply to Development and activity within the EM-TOD Land Use Districts. The Development agreement balances the public and private interests, providing reasonable certainty for a Development project and the public, and addressing other matters, including advancing the East Main Comprehensive Plan vision, goals and policies and creating additional Affordable Housing and other public benefits.

2. Applicability. This subsection F applies to Development agreements authorized pursuant to RCW 36.70B.170 through 36.70B.210, between the City of Bellevue and any person having ownership or control of real property located within the EM-TOD Land Use Districts. The City is authorized, but not required, to accept, review and approve a proposed Development agreement. This process is voluntary on the part of both the applicant and the City. The decision to approve a Development agreement is discretionary with the Bellevue City Council.

3. Development Standards.

a. Development agreements must set forth the Development standards and other provisions that shall apply to, govern and vest the Development, use, and public benefits of the Development of the real property within the EM-TOD Land Use Districts for the duration specified in the agreement.

b. Limitations on Modification.

i. The maximum Building Height shall not be modified to exceed 400 feet for any Building.

ii. The maximum FAR shall not exceed 5.3, as calculated for all Lots subject to the Development agreement.

iii. The amount and payment of impact fees and Development fees, including cost of improvement for infrastructure shall not be modified.

iv. Standards, requirements, and Mitigation as provided for in Part 20.25H LUC shall not be modified.

v. Vesting and expiration of vested status of Land Use permits and approvals shall not be modified.

vi. Other provisions of this Code, the Bellevue City Code, and other City ordinances shall not be modified.

4. Development Agreement Submittal Requirements.

a. A proposal for a Development agreement shall be accompanied by a complete application for the required Land Use entitlement application, Master Development Plan, Part 20.30V LUC, or Design Review, Part 20.30F LUC.

b. All proposed modifications to requirements and standards in Part 20.25Q LUC shall be described, including identification of the requirement or standard requested to be modified;

c. The additional Affordable Housing and other public benefits shall be described and compared to the baseline Affordable Housing and public benefits that would be provided without the Development agreement; and

d. Any other such information that may be reasonably required by the Director to review the Development agreement.

5. Review Process.

a. An applicant may apply to negotiate and enter into a Development agreement for a project in East Main. Such request shall include the submittal requirements in subsection F.4 of this section.

b. Upon receipt of a complete application of a Development agreement, the Director shall schedule presentation of the application to the City Council. The City Council shall consider the application, and may initiate negotiation of the Development agreement by the Director. If initiated, the City Council may provide direction to guide the negotiation.

c. Notice of the Development agreement application shall be provided with the notice for the corresponding Master Development Plan or Design Review pursuant to LUC 20.35.210.

d. The Director shall negotiate the Development agreement with the applicant using guidance and direction from the City Council, including the framework for review in subsection F.6 of this section. The Director may schedule additional study sessions with the City Council for further guidance and direction. The Development agreement shall be presented to the City Council for consideration at the public hearing.

e. Public Hearing. The City Council shall hold a public hearing on the proposed Development agreement prior to taking action. Notice of availability of the

proposed Development agreement, SEPA determination, and public hearing shall be provided pursuant to LUC 20.35.420.

f. City Council Action. Following the public hearing, the City Council shall consider and may approve the proposed Development agreement. Any approval of the City Council of a Development agreement is the final decision of the City and shall be by resolution or ordinance.

g. Recording Required. After City Council approval and mutual execution, the applicant shall record the Development agreement with the King County Recorder's Office (or its successor agency) and provide a copy of the recorded agreement to the Director.

6. Framework for City Review of Development Agreement.

a. The City Council has discretion to approve, or not approve, the proposed Development agreement;

b. The Development agreement shall comply with all other applicable requirements of this Code and other City Codes not modified by the Development agreement;

c. The Development agreement shall be consistent with Comprehensive Plan, and specifically the East Main TOD vision, goals, and policies;

d. The Development agreement shall meet the purpose in subsection F.1 of this section; and

e. The Development agreement shall result in a Development that includes more Affordable Housing and other public benefits beyond what would be provided without the Development agreement.

7. Modification of Development Agreements.

a. Minor Modification. The Director may approve a minor modification to a previously approved Development agreement when:

i. The change will not result in a reduction to the amount of Affordable Housing and public benefit required by the Development agreement;

ii. The change will not result in increasing the Gross Floor Area of the project as approved by the Development agreement;

iii. The change will not result in any Structure, or vehicular circulation or parking area which will adversely affect abutting property or Public Right-of-Way;

~~iv. The modification is exempt from SEPA review;~~

~~v. The modification is within the general scope of the purpose and intent of the original Development agreement; and~~

~~vi. The modification complies with all other applicable Land Use Code requirements and all other applicable Development standards and is compatible with all other applicable design criteria.~~

~~b. Major Modification. Any modification that does not meet all of the requirements of subsection F.7.a of this section shall require a termination of the original Development agreement and a New Development agreement following the procedures set forth in this subsection F.~~

20.25Q.040 Expansions of existing athletic club and accessory hotel uses.

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D. Applicable Regulations.

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4. An existing Athletic Club and accessory Hotel use may be expanded with additional floor area consisting of Athletic Club use, and Hotel as an accessory use, beyond the base FAR up to maximum FAR for nonresidential allowed in this Code, Part 20.25Q LUC, and be exempted from the requirements, standards, and guidelines in this Part 20.25Q LUC, as listed in subsection D.3 of this section, through a Development Agreement, as provided in ~~LUC 20.25Q.030.F~~Part 20.30C LUC; and

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20.25Q.070 FAR and the amenity incentive system.

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D. Amenity Incentive Program.

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4. Amenity Incentive System.

Chart 20.25Q.070.D.4

List of Bonusable Amenities	**Applicable Land Use Districts and Bonus Ratios**	
	East Main Transit-Oriented District Higher Density (EM-TOD-H)	**East Main Transit-Oriented District Lower Density (EM-TOD-L)**

	Nonresidential	**Residential**	**Nonresidential**	**Residential**
...				
Flexible Amenity	Values for this amenity shall be set through a Development Agreement. It may be pursued in all East Main Land Use Districts.			
	Criteria:			
	1. The flexible amenity shall be approved by City Council through a Development Agreement approved under Part 20.30C LUC. The development agreement shall only modify development standards to the extent necessary to effectuate the location, construction, operation, and maintenance of the flexible amenity. Development standards unrelated to locating, constructing, operating, or maintaining the flexible amenity may not be modified through a development agreement. 2. The flexible amenity shall have merit and value to the community and substantially increase livability in East Main. 3. The flexible amenity shall provide public benefit equal to or better than what would be provided by amenities on the standard list provided above. 4. The proposed bonus shall be outside of the amenities identified on the list provided above. 5. The proposed bonus shall not be in conflict with existing Land Use Code regulations.			
	Technical Review:			
	The City may require the applicant to pay for an independent technical review, by a consultant retained by the City, of materials submitted by the applicant to support the requested departures contained within a requested Development Agreement. Consultant services may include, but are not limited to, economic evaluation of public benefits, impacts on property values, review of construction valuations, documentation related to constructability, and other input deemed necessary by the City Council to support its legislative decision making.			

Part 20.25R Mixed-Use Land Use Districts

20.25R.010 General

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D. Review Required.

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~~5. Development Agreements.~~

~~a. Purpose. For the purposes of this subsection D.5, a development agreement is a mechanism by which the City may, when appropriate, enter into an agreement with a developer to modify requirements, standards, criteria, and guidelines that apply to Development and activity within the Mixed-Use Land Use Districts. The Development agreement balances the public and private interests, providing reasonable certainty for a development project and the public, and addressing other matters, including advancing the vision, goals, and policies of the Comprehensive Plan, constructing the Grand Connection, and other public benefits.~~

~~b. Applicability. This subsection D.5 only applies to development agreements authorized pursuant to RCW 36.70B.170 through 36.70B.210, between the City and any person having ownership or control of real property located entirely within a Mixed-Use Land Use District that is immediately adjoining and touching any section of the Grand Connection.~~

~~c. Discretion. The City is authorized, but not required, to accept, review, and approve a proposed Development agreement under this subsection D.5. This process is voluntary on the part of both the applicant and the City. The decision to approve a development agreement is discretionary with the Bellevue City Council.~~

~~d. Development Standards. Development agreements must set forth the Development standards and other provisions that shall apply to, govern, and vest the Development, use, and public benefits of the Development of the real property within the Mixed-Use Land Use Districts for the duration specified in the agreement.~~

~~e. Limitations on Modification. Except where explicitly identified below, a development agreement approved under this subsection may modify any requirements, standards, criteria, and guidelines that apply to Development and~~

activity within the Mixed-Use Land Use Districts. The following shall not be modified through a Development agreement approved under this subsection:

i. The maximum Building Height shall not be modified to exceed 450 feet for any Building; and

ii. Any provision contained in Chapter 22.16 BCC, including any transportation impact fee schedule adopted by separate ordinance in accordance with BCC 22.16.085.

f. Development Agreement Submittal Requirements.

i. A proposal for a Development agreement shall be accompanied by a complete application for the required Land Use entitlement application, Master Development Plan, Part 20.30V LUC, or Design Review, Part 20.30F LUC;

ii. All proposed modifications to requirements, standards, or guidelines in Chapter 20.20 LUC and this Part 20.25R shall be described, including identification of the requirement, standard, or guideline requested to be modified;

iii. The additional or alternative public benefits shall be described and compared to the baseline public benefits that would be provided without the Development agreement; and

iv. Any other such information that may be reasonably required by the Director to review the Development agreement.

g. Review Process.

i. An applicant may apply to negotiate and enter into a Development agreement for a project in a Mixed-Use Land Use District. Such request shall include the submittal requirements in subsection D.5.f of this section.

ii. Upon receipt of a complete application of a Development agreement, the Director shall schedule presentation of the application to the City Council. The City Council shall consider the application and may authorize the Director to initiate negotiation of the Development agreement. If initiated, the City Council may provide direction to guide the negotiation.

iii. Notice of the Development agreement application shall be provided with the notice for the corresponding Master Development Plan or Design Review pursuant to LUC 20.35.210.

iv. The Director shall negotiate the Development agreement with the applicant using guidance and direction from the City Council, if provided. The Director may schedule additional study sessions with the City Council for further guidance and direction. The Development agreement shall be presented to the City Council for consideration at the public hearing.

v. Public Hearing. The City Council shall hold a public hearing on the proposed Development agreement prior to taking action. Notice of availability of the proposed Development agreement, SEPA determination, and public hearing shall be provided pursuant to LUC 20.35.420.

vi. City Council Action. Following the public hearing, the City Council shall consider and may approve the proposed Development agreement. Any approval of the City Council of a Development agreement is the final decision of the City and shall be by resolution or ordinance.

vii. Recording Required. After City Council approval and mutual execution, the applicant shall record the Development agreement with the King County Recorder's Office and provide a copy of the recorded agreement to the Director.

h. Framework for City Review of Development Agreement.

i. The City Council has discretion to approve, or not approve, the proposed Development agreement;

ii. The Development agreement shall comply with all applicable requirements of the Land Use Code, except as may be modified in accordance with this subsection;

iii. The Development agreement shall comply with all applicable requirements of the Bellevue City Code, except as may be modified in accordance with this subsection;

iv. The Development agreement shall be consistent with the vision, goals, and policies of the Comprehensive Plan;

v. The Development agreement shall meet the purpose in subsection D.5.a of this section; and

vi. The Development agreement shall result in a Development that includes public benefits beyond what would be provided without the Development agreement.

~~56~~. Procedural Merger.

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Part 20.30F Design Review

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20.30F.190 Expiration – Extension

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C. Other Extensions of Design Review Approval.

A Design Review approval may be extended pursuant to one or more of the following:

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2. A Development Agreement, but only in circumstances where ~~a separate provision of this Land Use Code~~Part 20.30C LUC specifically authorizes the extension, by Development Agreement, of the time period that a Land Use Permit or approval remains in effect or its vested status; or

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Chapter 20.35 Review and Appeal Procedures

20.35.210 Notice of Application

A. A notice of application shall be provided, as follows, within 14 days of issuance of a determination of completeness for Process II land use decisions:

Table 20.35.210.A

Application Type	Publish	Mail	Sign
Administrative Amendment	X	X	X
Administrative Conditional Use	X	X	X
Design Review	X	X	X
~~Home Occupation Permit~~	~~X~~	~~X~~	
Interpretation of Land Use Code Under Part 20.30K LUC	X		
Preliminary Short Plat	X	X	X
~~Variance~~	~~X~~	~~X~~	
~~Critical Areas Land Use Permit~~	~~X~~	~~X~~	
SEPA Review (When Not Consolidated with Another Permit)	X		

1. For Process II decisions not included in Table 20.35.210.A, notice of application shall be provided by publication and mailing.

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20.35.230 Director's Decision

A written record of the Process II decision shall be prepared in each case. The record may be in the form of a staff report, letter, the permit itself, or other written document and shall indicate whether the application has been approved, approved with conditions or denied. The Director's decision shall be based on the applicable Land Use Code decision criteria, shall include any conditions to ensure consistency with City development regulations, and may include mitigation measures proposed under the provisions of the State Environmental Policy Act (SEPA). If a development agreement has been approved as set forth in Part 20.30C LUC and the development agreement applies to the Process II land use application, then the Director's decision shall be consistent with that development agreement.

20.35.250 Appeal of Process II Decisions.

A. Process II decisions, except for SEPA threshold determinations on Process IV and Process V actions, may be appealed as follows:

1. Who May Appeal. The project applicant or any person who submitted written comments prior to the date the decision was issued may appeal the decision.

2. Form of Appeal. A person appealing a Process II decision must file a written statement setting forth:

   a. Facts demonstrating that the person is adversely affected by the decision;

   b. A concise statement identifying each alleged error and the manner in which the decision fails to satisfy the applicable decision criteria;

   c. The specific relief requested; and

   d. Any other information reasonably necessary to make a decision on the appeal.

   The written statement must be filed together with an appeal notification form available from the Office of the City Clerk. The appellant must pay such appeal fee, if any, as established by ordinance or resolution at the time the appeal is filed.

3. Time and Place to Appeal. The written statement of appeal, the appeal notification form, and the appeal fee, if any, must be received by the City Clerk no later than 5:00 p.m. on the fourteenth day following the date of publication of the decision of the Director; except that if the Director's decision is consolidated with a threshold

Determination of Nonsignificance under the State Environmental Policy Act for which a comment period pursuant to WAC 197-11-340 must be provided, the appeal period for the consolidated decision shall be 21 days.

4. Exception. If a development agreement has been approved under Part 20.30C LUC, then the appeal procedures contained in this section do not apply to the Director's Process II Decision on a related master development plan or design review application. Instead, the Director's Process II Decision may be appealed to Superior Court as set forth in LUC 20.35.070 and LUC 20.30C.100.

~~B. SEPA Threshold Determinations on Process IV and Process V Actions.~~

~~1. Process IV. An appeal of a SEPA threshold determination on a Process IV action shall be filed together with an appeal of the underlying Process IV action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60-day time period set forth in RCW 36.70A.290.~~

~~2. Process V. An appeal of a SEPA threshold determination on a Process V action shall be filed together with an appeal of the underlying Process V action. The appeal shall be as set forth in LUC 20.35.070 and 20.35.540.~~

B~~C~~. Notice of Appeal Hearing.

If a Process II decision is appealed, a hearing before the City Hearing Examiner shall be set and notice of the hearing shall be mailed to the appellant, the applicant, and all parties of record by the applicable Department Director. Notice shall be mailed no less than 14 days prior to the appeal hearing; except that if the Process II decision has been consolidated with a recommendation on a Process I or Process III application, any appeal of the Process II decision shall be consolidated with the Process I or Process III public hearing. No separate notice of a Process II appeal need be provided if the public hearing has already been scheduled for the Process I or Process III component of an application.

C~~D~~. Hearing Examiner Hearing.

The Hearing Examiner shall conduct an open record hearing on a Process II appeal. The appellant, the applicant, and the City shall be designated parties to the appeal. Each party may participate in the appeal hearing by presenting testimony or calling witnesses to present testimony. Interested persons, groups, associations, or other entities who have not appealed may participate only if called by one of the parties to present information; provided, that the Examiner may allow nonparties to present relevant testimony if allowed under the Examiner's Rules of Procedure.

D~~E~~. Hearing Examiner Decision on Appeal.

Within 10 working days after the close of the record for the Process II appeal, the Hearing Examiner shall issue a decision to grant, grant with modifications, or deny the appeal. The Examiner may grant the appeal or grant the appeal with modification if:

1. The appellant has carried the burden of proof; and
2. The Examiner finds that the Process II decision is not supported by a preponderance of the evidence.

The Hearing Examiner shall accord substantial weight to the decision of the applicable Department Director and the Environmental Coordinator.

EF. Appeal of Hearing Examiner Decision.

A final decision by the Hearing Examiner on a Process II application may be appealed to Superior Court as set forth in LUC 20.35.070.

FG.Time Period to Complete Appeal Process.

In all cases except where the parties to an appeal have agreed to an extended time period, the administrative appeal process shall be completed within 90 days from the date the original administrative appeal period closed. Administrative appeals shall be deemed complete on the date of issuance of the Hearing Examiner's decision on the appeal.

Chapter 20.50 Definitions

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20.50.016 D definitions

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Development. All structures and other modifications of the natural landscape above and below ground or water, on a particular site. For the purposes of Part 20.25E LUC, regulation for the Shoreline Overlay District, a different definition is used. See "Shoreline Development" in LUC 20.25E.280.

Development Agreement. Means an agreement reviewed in accordance with Part 20.30C LUC.

Development Area. That portion of a parcel designated as OLB-OS that is not reserved as open space as described in Part 20.25L LUC.

Development Services Department. The Development Services Department is an administrative department of the City as described in Chapter 3.44 BCC.

Development Standards. Shall have the same meaning as set forth in RCW 36.70B.170.

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Part 20.30C Development Agreements

20.30C.010 Scope

A. In accordance with RCW 36.70B.170 through 36.70B.210, a development agreement is a mechanism by which the City may enter into an agreement with a developer to modify otherwise applicable development standards and other provisions that apply to the development, use, mitigation, or public benefits of a development for the duration specified in the agreement.

B. While state law would allow the City to utilize development agreements more broadly, the City Council, in adopting this Part 20.30C LUC, has specifically limited the City's use of development agreements to the circumstances described in LUC 20.30C.020.

C. The execution of a development agreement in and of itself is an administrative act, as opposed to a quasi-judicial or a legislative act, and is a proper exercise of the City's police power and contract authority.

20.30C.020 Applicability.

A. General.

1. If a development agreement is authorized under this section and, if required under LUC 20.30C.050, an application for a master development plan or a design review has been submitted, then the City is authorized, but not required, to accept, review, and approve a development agreement proposed by an applicant. This process is voluntary on the part of both the applicant and the City.

2. If a development agreement is not authorized under this section or, if required under LUC 20.30C.050, no application for a master development plan or a design review has been submitted, then the City will not accept, review, or approve a development agreement proposed by an applicant.

B. City-Funded Development.

1. Authorized Development Agreements. Development agreements are authorized for development, projects, or improvements funded by the City in the following circumstances:

a. The City provides a monetary contribution of city funding in an amount that meets both of the following requirements:

i. The monetary contribution constitutes at least 10% of the total cost to construct the development, project, or improvement; and

ii. The monetary contribution totals at least $5,000,000. The Director is both authorized and directed to annually increase or decrease this $5,000,000 amount by an adjustment necessary to reflect the then-current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers.

b. For the purposes of subsection B.1.a of this section, the City's monetary contribution may come from any City fund or funding source available to the City. However, the following shall not be included when calculating the City's contribution:

i. The waiver or reduction of applicable fees by operation of the Bellevue City Code, the Land Use Code, or other City-run programs;

ii. All costs incurred by the City during review of the development, project, or improvement;

iii. All costs incurred by the City during review of the request for a development agreement; and

iv. All costs incurred by the City during negotiation of the development agreement.

2. Limitations on Modifications. If authorized under subsection B.1 of this section, then the development agreement may modify any development standard.

C. City-Owned Real Property.

1. Authorized Development Agreements. Development agreements are authorized for development occurring entirely on any real property owned or controlled by the City in any land use district.

2. Limitations on Modifications. If authorized under subsection C.1 of this section, then the development agreement may modify any development standard.

D. Downtown

1. Authorized Development Agreements. Development agreements are only authorized in Downtown Land Use Districts in the following circumstances:

   a. To award FAR Amenity Incentive Points for a Flexible Amenity subject to the terms of LUC 20.25A.070.D.4 Amenity 18.

   b. To approve the final construction design for Pedestrian Bridges as identified in, and in accordance with, LUC 20.25A.100.

2. Limitations on Modifications. If authorized under subsection D.1 of this section, then the development agreement may only modify development standards to the extent explicitly authorized by LUC 20.25A.070.D.4 Amenity 18 or LUC 20.25A.100, as applicable. No other development standard may be modified.

E. East Main

1. Authorized Development Agreements.

   a. In the EM-TOD-H land use district, development agreements are authorized for any development when on-site affordable housing is provided at an amount greater than what would be required by the normal operation of the Land Use Code.

   b. In the EM-TOD-H land use district, development agreements are authorized to award FAR Amenity Incentive Points for a Flexible Amenity as described in Chart 20.25Q.070.D.4, regardless of the amount of on-site affordable housing provided.

   c. In the EM-TOD-L land use district, development agreements are only authorized to award FAR Amenity Incentive Points for a Flexible Amenity as described in Chart 20.25Q.070.D.4.

2. Limitations on Modifications.

    a. If authorized under subsection E.1.a of this section, then development agreements may modify any of the development standards contained in Part 20.25Q LUC except the following:

        i. The maximum building height shall not be modified to exceed 400 feet for any building; and

        ii. The maximum FAR shall not exceed 5.3, as calculated for all lots subject to the development agreement.

    b. If authorized under subsection E.1.b or E.1.c of this section, then development agreements may only modify development standards to the extent explicitly authorized by Chart 20.25Q.070.D.4 in order to award FAR Amenity Incentive Points for a Flexible Amenity.

    c. The only development standards that may be modified are described in subsections E.2.a and E.2.b of this section. Other development standards contained in the Land Use Code, the Bellevue City Code, and other development regulations shall not be modified, including, but not limited to, the following:

        i. Standards, requirements, and mitigation as provided for in Part 20.25H LUC.

        ii. The establishment of vested rights and when land use permits and approvals expire.

        iii. The amount and payment of impact fees and development fees.

F. Homeless Services Uses

1. Authorized Development Agreements. Development agreements are authorized for homeless services uses in any land use district in the following circumstances:

    a. As allowed under LUC 20.20.455, but only for the permitting of homeless services uses, as that term is defined under LUC 20.20.455.

2. Limitations on Modifications. If authorized under subsection F.1 of this section, then the development agreement may modify any development standard except as provided below:

    a. The development agreement may not extend the expiration date of any project permit application for longer than 15 years from the effective date of the development agreement; and

    b. The development agreement must remain consistent with the requirements of LUC 20.20.455.

G. Light Rail Overlay District

1. Authorized Development Agreements. Development agreements are authorized in the light rail overlay district in the following circumstances:

    a. As allowed under LUC 20.25M.030, but only for the use, construction, or installation of a regional light rail transit facility or regional light rail transit system, as those terms are defined in LUC 20.25M.020.

2. Limitations on Modifications. If authorized under subsection G.1 of this section, then the development agreement may modify any development standard except as provided below:

    a. The development agreement may not extend the expiration date of any project permit application for longer than 15 years from the effective date of the development agreement.

H. Mixed-Use Land Use Districts Subject to Part 20.25R LUC.

1. Authorized Development Agreements. Development agreements are only authorized in Mixed-Use Land Use Districts subject to Part 20.25R LUC in the following circumstances:

    a. For development occurring on real property that is immediately adjoining and touching any section of the Grand Connection.

2. Limitations on Modifications. If authorized under subsection H.1 of this section, then the development agreement may modify any of the development standards contained in the Land Use Code or the Bellevue City Code except for the following:

    a. The maximum building height shall not be modified to exceed 450 feet for any building; and

    b. Development standards contained in Chapter 22.16 BCC, including any transportation impact fee schedule adopted by separate ordinance in accordance with BCC 22.16.085, shall not be modified through a development agreement.

20.30C.030 Decision Criteria.

A. The City Council has discretion to approve, or not approve, the proposed development agreement.

B. The City Council may approve a development agreement if the development agreement:

    1. Is authorized under LUC 20.30C.020;

    2. Complies with all applicable requirements of the Land Use Code, except as may be modified under LUC 20.30C.020;

    3. Complies with all applicable requirements of the Bellevue City Code, except as may be modified under LUC 20.30C.020;

    4. Is consistent with the vision, goals, and policies of the Comprehensive Plan; and

    5. Results in a development that includes public benefits beyond what would be provided without the development agreement.

C. Exception:

    1. Homeless Services Uses. Subsection 20.30C.030.B shall not apply to development agreements for homeless services uses. Instead, the decision criteria for

development agreements for homeless services uses shall be as provided in LUC 20.20.455.

20.30C.040 Contents of Development Agreement.

A. Development agreements must set forth the development standards and other provisions that apply to the development, use, mitigation, and public benefits of the development for the duration specified in the agreement.

B. Development agreements must be consistent with applicable development regulations, except where development standards may be modified under LUC 20.30C.020.

20.30C.050 Submittal Requirements.

A. Master Development Plan or Design Review Application Required.

1. If a master development plan is required for the project, then a proposal for a development agreement shall be included as part of a complete application for the master development plan.

2. If a master development plan is not required for the project, but a design review is required, then a proposal for a development agreement shall be included as part of a complete application for a design review.

3. If neither a master development plan nor a design review are required for the project, then the City will not review a proposal for a development agreement.

4. Exceptions. Subsections A.1, A.2, and A.3 of this section do not apply to proposals for a development agreement in circumstances when the development agreement is authorized:

   a. For City-funded development under LUC 20.30C.020.B;

   b. For development on City-owned real property under LUC 20.30C.020.C;

   c. For homeless services uses under LUC 20.30C.020.F; or

d. For the use, construction, or installation of a regional light rail transit facility or regional light rail transit system under LUC 20.30C.020.G.

B. Pre-Application Conference Encouraged.

Even if not required under LUC 20.35.020, an applicant desiring a development agreement is encouraged to participate in a pre-application conference prior to submitting a proposed development agreement for review under this Part 20.30C LUC.

C. Submittal Requirements

1. The submittal of a proposal for a development agreement shall include the following:

   a. The applicant must identify all development standards that are proposed to be modified, describe all proposed modifications, and must certify that the proposal complies with all applicable limitations on modifications described in LUC 20.30C.020;

   b. The applicant must describe the additional or alternative public benefits and compare them to the baseline public benefits that would be required to be provided without the development agreement;

   c. If a complete master development plan application or a complete design review application is either required under LUC 20.30C.050 or has otherwise been submitted, then the applicant shall include a request under LUC 20.35.030.E.2.d that the City temporarily suspend review of such applications until review of the proposal for a development agreement has been completed by the City Council; and

   d. The applicant must provide any other information that may be reasonably required by the Director to review the development agreement.

2. Exception: Subsection C.1 of this section shall not apply to development agreements for homeless services uses. Instead, the submittal requirements for development agreements for homeless services uses shall be as provided in LUC 20.20.455.

20.30C.060 Review Process.

A. If a development agreement is authorized under LUC 20.30C.020, then an applicant for a project may apply, in accordance with LUC 20.30C.050, to negotiate and enter into a development agreement.

B. Upon receipt of a complete application of a development agreement, the Director shall schedule presentation of the application to the City Council. The City Council shall consider the application and may either authorize the Director to initiate negotiation of the Development agreement or decline to negotiate a development agreement.

1. If initiated, the City Council may provide direction to guide the negotiation and the proposed development agreement will be reviewed and negotiated in accordance with subsections C through G of this section.

2. If the City Council declines to negotiate a development agreement, then review and processing of the application for a development agreement shall cease and no development agreement will be negotiated or approved for the project.

C. Notice of the development agreement application shall be provided with the notice for the corresponding Master Development Plan or Design Review pursuant to LUC 20.35.210.

1. Exceptions:

a. If neither a master development plan nor a design review application is required under LUC 20.30C.050 and the development agreement is not for a homeless services use, then notice shall be published and mailed as provided in LUC 20.35.210.

b. If the development agreement is for a homeless services use, then the required notice and public engagement procedures contained in LUC 20.20.455 shall apply.

D. Director's Responsibilities.

1. The Director shall negotiate the development agreement with the applicant using guidance and direction from the City Council, if provided. The Director may

schedule additional study sessions with the City Council for further guidance and direction.

2. The Director shall ensure compliance with the requirements of the Bellevue Environmental Procedures Code, Chapter 22.02 BCC.

3. If the development agreement is for a homeless services use, then the Director shall prepare a written report in accordance with LUC 20.20.455.

E. Public Hearing. The City Council shall hold a public hearing on the proposed development agreement prior to taking action. Notice of availability of the proposed development agreement, SEPA determination, and public hearing shall be provided pursuant to LUC 20.35.420.B.

1. Exception: If the development agreement is for a homeless services use, then notice of availability of the proposed development agreement, SEPA determination, and public hearing shall be provided pursuant to LUC 20.35.135, as required under LUC 20.20.455.

F. City Council Action. Following the public hearing, the City Council shall consider and may approve the proposed development agreement. Approval of a development agreement by the City Council is the final decision of the City and shall be by ordinance.

G Recording Required. After City Council approval and mutual execution, the applicant shall record the development agreement with the King County Recorder's Office and provide a copy of the recorded agreement to the Director.

20.30C.070 Effect of Approval by City Council.

Once approved, the legal effect of the development agreement shall be as provided in Chapter 36.70B RCW and the agreement itself.

20.30C.080 Previously Authorized Development Agreements.

If a development agreement was both approved and fully executed prior to [insert effective date of this ordinance], then that development agreement shall continue to be governed by its terms until such time as it may expire; Provided, that the development agreement may be modified as allowed under LUC 20.30C.090.

20.30C.090 Modification of Development Agreements.

A. Minor Modification. The Director may approve a minor modification to a previously approved development agreement when:

1. The change will not result in a reduction to the amount of public benefits required by the development agreement;

2. The change will not result in increasing the gross floor area of the project as approved by the development agreement;

3. The change will not result in any structure, vehicular circulation, or parking area which will adversely affect abutting property or public right-of-way;

4. The modification is exempt from SEPA review;

5. The modification is within the general scope of the purpose and intent of the original development agreement; and

6. The modification complies with all other applicable Land Use Code requirements and all other applicable development standards and is compatible with all other applicable design criteria.

B. Major Modification. Any modification that does not meet all of the requirements for a minor modification shall constitute a major modification. All major modifications require a termination of the original development agreement and negotiation and approval of a new development agreement following the procedures set forth in this Part 20.30C LUC.

20.30C.100 Appeals.

A. If a complete master development plan application or a complete design review application is either required under LUC 20.30C.050 or has otherwise been submitted, then a development agreement approved by the City Council may be appealed in conjunction with the approval of the underlying master development plan application or design review application to Superior Court as set forth in LUC 20.35.070.

B. If neither a complete master development plan application nor a complete design review application is either required under LUC 20.30C.050 or has otherwise been submitted, then any development agreement approved by the City Council may be appealed to the Growth Management Hearings Board as set forth in LUC 20.35.440.C.

Conformance Edits

Chapter 20.10 Land Use Districts

20.10.440 Uses in land use districts

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Chart 20.10.440
Uses in land use districts
Wholesale and Retail – Commercial and Mixed-Use Land Use Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 8 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	MU8	NMU	CB (36)	MU16	F1	F3
...														
5511	Autos (Retail)			P 6	P 43	A 4, 35	P		C	P 6	C	C	C	C
	Trucks, Motorcycles, Recreational Vehicles (Retail)			P 25	P ~~25,~~ 43	P 7, 35	P							

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 8 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	MU8	NMU	CB (36)	MU16	F1	F3
	Boats (Retail)				P 43	P 35	P							
...														

Notes: Uses in land use districts – Wholesale and Retail:

...

(25) Only retail sale of motorcycles is a permitted use and outdoor storage is prohibited.

...

(36) Retail uses in CB Districts in the following subareas, as designated in the Comprehensive Plan, are limited in size to 100,000 gross square feet or less: Bridle Trails, Newcastle, North Bellevue, Northeast Bellevue, Richards Valley, South Bellevue, Southeast Bellevue, and Wilburton.~~; provided, that in CB Districts in the Wilburton Subarea, retail uses may be allowed to exceed 100,000 gross square feet through a Council-approved development agreement that is consistent with Chapter 36.70B RCW and includes design guidelines that (a) address the potential impacts of that scale of retail use, and (b) are consistent with the Comprehensive Plan.~~

...

(43) In the OLB 2 District, retail auto, motorcycle, truck, RV, and~~and~~ boat showrooms, or any combination thereof, ~~may be allowed~~are a permitted use, but ~~through a development agreement. No~~ no outdoor storage of autos, motorcycles, trucks, boats, ~~and~~ RVs, or any combination thereof, is allowed.

Chapter 20.20 LUC General Development Requirements

20.20.455 Homeless services uses.

...

D. Approval Process Required.

Two Process Options. Applications for a homeless services use governed by the terms of this section shall be processed pursuant to one of the following options:

1. Use and Design Allowed through a Development Agreement. A homeless services use requires approval of a Conditional Use Permit pursuant to subsection D.2 of this section unless the City Council agrees to negotiate a development agreement pursuant to Part 20.30C LUC. ~~The City Council may by resolution accept or decline to negotiate a development agreement that would allow a homeless services use to be established and constructed in Bellevue pursuant to the provisions of Chapter 36.70B RCW and this section.~~ Nothing in this subsection shall preclude an applicant from requesting the Director to initiate processing of their application under the Conditional Use Permit provisions of Part 20.30B LUC without requesting the City Council to consider negotiation of a development agreement.

...

E. Preapplication Process and Determination of Permit Approval Path Required.

...

4. Determination of Permit Approval Path.

   a. Development Agreement. An applicant may request, in accordance with Part 20.30C LUC, that the City ~~to~~ negotiate a development agreement for the use and design of a homeless services use. Such request shall be presented to, and considered by, the City Council ~~for consideration~~in accordance with Part 20.30C LUC; provided that in deciding whether to negotiate a development agreement, the City Council shall review~~. The City Council shall by resolution accept or decline to negotiate a development agreement that would allow a homeless services use to be established and constructed in Bellevue pursuant to the provisions of Chapter 36.70B RCW and including review of~~ the following information:

...

F. Submittal Requirements.

...

3. ~~When~~ If the City Council has, in accordance with Part 20.30C LUC, ~~adopted a resolution to negotiate~~initiated negotiations for a development agreement that would allow a homeless services use to be established and constructed in Bellevue pursuant to subsection D.1 of this section, the applicant is required to submit application materials required under subsections F.1 and F.2 of this section and any additional submittal requirements identified ~~in the resolution~~by the Director as needed for City Council negotiation of the development agreement pursuant to this subsection F.3.

...

H. City Approval Requirements for Homeless Services Uses.

1. Applicability of City Review Process. There are two process options that can be used to approve a homeless services use as described in subsection D of this section. A homeless services use requires approval of a Conditional Use Permit pursuant to subsection D.2 of this section unless the City Council agrees to negotiate a development agreement pursuant to Part 20.30C LUC and subsections D.1 and E.4 of this section. The approval process requirements contained in this subsection apply to all homeless services uses irrespective of whether City review under subsection D of this section is undertaken through the negotiation of a development agreement or through processing of a Conditional Use Permit.

   a. Development Agreement – Council Decision.

      i. Scope of Approval. A homeless services use may be permitted and established pursuant to the terms of a development agreement entered into between the City and a homeless services use operator when the location, design and operation are negotiated pursuant to ~~Chapter 36.70B RCW and subsection E.4 of this section~~Part 20.30C LUC and are consistent with the terms of this section.

      ii. Applicable Process. A development agreement adopted by the City Council shall be processed under the authority of and pursuant to the procedures set forth in ~~Chapter 36.70B RCW and this section~~Part 20.30C LUC. ~~Any development agreement adopted by the City Council shall be consistent with all applicable Comprehensive Plan policies and all adopted "development standards," as that term is used in RCW 36.70B.170(3), that govern and vest the development for a specified time duration; provided, that a development agreement may not extend the vesting period for longer than 15 years from the effective date. Periodic review of the conditions of a~~

~~development agreement and grounds for revocation may be included. Any appeal of a development agreement shall be directly to superior court.~~

...

5. Public Hearing and Appeals.

   a. Development Agreements. Public hearings on development agreements applied for to establish a homeless services use shall be held by the City Council ~~pursuant to Chapter 36.70B RCW and adopted City Council rules of procedure~~as provided in Part 20.30C LUC.

   ...

6. Recording. The description of the population to be served, the conditions of approval, and any binding site plan for a homeless services use shall be recorded with the King County Recorder's Office ~~or its successor organization~~. If approved by the City Council, a development agreement shall be recorded as provided in Part 20.30C LUC.

7. Modifications to a Homeless Services Use. Conditions of approval for a homeless services use apply for the life of the project. Any increase in the number of beds beyond that applied for by the applicant and included in the City approval, or changes to the population served by the homeless services use, shall be processed as a new application in accordance with the standards and requirements for a new or expanding use in this section, except that a development agreement may be modified as provided in Part 20.30C LUC.

...

Part 20.25A Downtown

20.25A.030 Review Required

A. Applicable Review.

1. Review ~~Is~~ Required. All development in Downtown shall be reviewed by the Director consistent with the terms of this Part 20.25A LUC through the administration of Part 20.30V LUC (Master Development Plan), and Part 20.30F LUC (Design Review) using the applicable procedures of Chapter 20.35 LUC. A Master Development Plan is required where there is more than one building or where the development of a project is proposed to be phased. Design Review is required for all Downtown projects. ~~A Development Agreement is required for departures from Part 20.25A LUC~~

~~that are not permitted to be granted through an administrative process, and shall be consistent with Chapter 36.70B RCW.~~

...

D. Departures.

...

b. Decision Criteria. The Director may approve or approve with conditions an Administrative Departure from applicable provisions of the Land Use Code if the applicant demonstrates that the following criteria have been met:

...

v. The modification is reasonably necessary to implement or ensure consistency with a departure allowed through a Development Agreement approved pursuant to Part 20.30C LUC ~~subsection D.2 of this section~~.

c. Limitation on Authority. Administrative Departures may only be approved consistent with the limitations contained in the Land Use Code section that authorizes the departure, or through a variance granted under the terms of Part 20.30G LUC. ~~This subsection does not limit the ability of an applicant to pursue legislative departures that are authorized through a Development Agreement pursuant to the terms of subsection D.2 of this section and consistent with Chapter 36.70B RCW.~~

...

~~2. City Council Departures. There are many opportunities for creativity and innovation in the design of Downtown projects that advance the vision and policy goals articulated in the Comprehensive Plan. The accommodation of iconic opportunities can be constrained by the Code, the amenity list and associated Amenity Design Criteria that were drafted to foster development of a livable Downtown while ensuring timely, predictable, and consistent administration of regulations that are drafted to be applicable to a widely variable range of projects. The purpose of this subsection is to provide a departure process to create a Flexible Amenity as envisioned in LUC 20.25A.070.D.4 Amenity 18, and to approve final construction design for privately developed spaces that function as part of the public realm.~~

~~a. Applicability. The City Council may, through the adoption of a Development Agreement consistent with Chapter 36.70B RCW:~~

~~i. Award FAR Amenity Incentive points for a Flexible Amenity subject to the terms of LUC 20.25A.070.D.4 Amenity 18; and/or~~

~~ii. Approve the final construction design for Pedestrian Bridges as identified in LUC 20.25A.100.~~

~~b. Decision Criteria. The City Council may approve or approve with conditions a Legislative Departure from the strict application of the Land Use Code consistent with Chapter 36.70B RCW.~~

~~c. Limitations on Modification.~~

~~i. Development Agreements are an exception, and not the rule and shall not be used to vary provisions of the Land Use Code which, by the terms of that Code, are not identified as appropriate for modification through a Development Agreement.~~

~~ii. Development Agreements shall not be used to depart from the FAR bonus values adopted for the amenities specifically identified in LUC 20.25A.070.D.~~

~~iii. Development Agreements shall not be used for proposals that are capable of being approved through administration of the Master Development Plan or Design Review processes using the flexibility tools such as Administrative Departures and variances that currently exist in the Code.~~

~~iv. Development Agreements shall not be used to vary the procedural provisions contained in Chapter 20.30 or 20.35 LUC.~~

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20.25A.070 Amenity incentive system and floor area ratio.

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D. Specific Amenity Incentive System Requirements.

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4. Amenity Incentive System.

Chart 20.25A.070.D.4

Amenity Incentive System

	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS

LIST OF BONUSABLE AMENITIES	**Northwest Village**	**City Center North**	**Ashwood**	**Eastside Center**	**Old Bellevue**	**City Center South**	**East Main**
...							
FLEXIBLE AMENITY							
18. Flexible Amenity: For proposed amenities not otherwise identified in ~~items 1 through 17 of~~ this list, the Flexible Amenity allows an applicant the opportunity to propose an additional amenity that would substantially increase livability in Downtown. Credit shall be determined on a case-by-case basis; it is expected that the public benefit shall equal or exceed what would be provided by amenities on the standard list provided above. The Flexible Amenity may also be used to determine a mix of amenities that is appropriate for a DT-Small Site when the application of standard list would not provide it with the development rights permitted to other similarly situated properties.	Values for this amenity shall be set through ~~the City Council Departure process in LUC 20.25A.030 and require~~ a Development Agreement approved in accordance with Part 20.30C LUC. May be pursued in all Downtown Neighborhoods. This amenity may be used on DT-Small Sites to earn necessary amenity bonus points needed to exceed base FAR. **DESIGN CRITERIA:** 1. The bonus proposal shall be approved by City Council through a ~~Legislative Departure and~~ Development Agreement pursuant to Part 20.30C LUC. The development agreement shall only modify development standards to the extent necessary to effectuate the location, construction, operation, and maintenance of the flexible amenity. Development standards unrelated to locating, constructing, operating, or maintaining the flexible amenity may not be modified through a development agreement. 2. The proposed bonus shall have merit and value to the community. 3. The proposed bonus shall be outside of the anticipated amenity bonus structure. 4. The proposed bonus shall not be in conflict with existing Land Use Code regulations.						

	TECHNICAL REVIEW:
	The City may require the applicant to pay for an independent technical review, by a consultant retained by the City, of materials submitted by the applicant to support the requested departures contained within a requested Development Agreement. Consultant services may include, but are not limited to, economic evaluation of public benefits, impacts on property values, review of construction valuations, documentation related to constructability, and other input deemed necessary by the City Council to support its legislative decision making.

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20.25A.100 Downtown pedestrian bridges.

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B. Location and Design Plan.

The City Council shall review any Downtown Pedestrian Bridge Location and Design Plan, by entering into a Development Agreement pursuant to the terms of ~~LUC 20.25A.030.D.2~~Part 20.30C LUC.

1. Prior to issuance of any permits for a proposed Downtown pedestrian bridge, a Downtown Pedestrian Bridge Location and Design Plan shall be submitted to and approved by the City Council, through a Development Agreement consistent with ~~Chapter 36.70B RCW~~Part 20.30C LUC.

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Part 20.25M Light Rail Overlay District

20.25M.010 General

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C. Who May Apply.

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2. Nothing in this subsection C shall prohibit the Regional Transit Authority and City from entering into a development agreement as allowed pursuant to Part 20.30C LUC and LUC 20.25M.030.B.1 at any time.

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20.25M.030 Required permits.

A. Process Roadmap.

1. Use Approval – Two Process Options.

a. Use Permitted by Land Use Code. An RLRT system and its facilities are permitted uses in all land use districts; provided, that the alignment location and profile of the RLRT system has been approved, subsequent to adoption of this overlay, by a Bellevue City Council-adopted resolution or ordinance, or by a development agreement. Any Council-adopted development agreement shall be consistent with ~~Chapter 36.70B RCW~~Part 20.30C LUC and subsection B.1 of this section. Refer to LUC 20.10.440 (Transportation and Utilities Uses in Land Use Districts), LUC 20.25D.070 (Transportation and Utilities Uses in BelRed Land Use Districts), and LUC 20.25H.055.B Note 12.

b. Applicable Process. A development agreement adopted by the City Council shall be processed under the authority of and pursuant to the procedures set forth in ~~Chapter 36.70B RCW~~Part 20.30C LUC. ~~Any development agreement adopted by the City Council shall be consistent with all applicable Comprehensive Plan policies including without limitation those set forth in LUC 20.25M.010.B.7, and all adopted "development standards," as that term is used in RCW 36.70B.170(3), that govern and vest the development for a specified time duration to this overlay district and other applicable City regulations; provided, that a development agreement may not extend the vesting period for longer than 15 years from the effective date. Any appeal of a development agreement shall be directly to superior court.~~

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Part 20.25Q East Main Transit Oriented Development Land Use District

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20.25Q.030 Review Required.

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~~F. Development Agreement Authorized.~~

1. Purpose. A Development agreement is a mechanism by which the City may, when appropriate, enter into an agreement with a developer to modify the requirements, standards, criteria, and guidelines in East Main, Part 20.25Q LUC, that apply to Development and activity within the EM-TOD Land Use Districts. The Development agreement balances the public and private interests, providing reasonable certainty for a Development project and the public, and addressing other matters, including advancing the East Main Comprehensive Plan vision, goals and policies and creating additional Affordable Housing and other public benefits.

2. Applicability. This subsection F applies to Development agreements authorized pursuant to RCW 36.70B.170 through 36.70B.210, between the City of Bellevue and any person having ownership or control of real property located within the EM-TOD Land Use Districts. The City is authorized, but not required, to accept, review and approve a proposed Development agreement. This process is voluntary on the part of both the applicant and the City. The decision to approve a Development agreement is discretionary with the Bellevue City Council.

3. Development Standards.

a. Development agreements must set forth the Development standards and other provisions that shall apply to, govern and vest the Development, use, and public benefits of the Development of the real property within the EM-TOD Land Use Districts for the duration specified in the agreement.

b. Limitations on Modification.

i. The maximum Building Height shall not be modified to exceed 400 feet for any Building.

ii. The maximum FAR shall not exceed 5.3, as calculated for all Lots subject to the Development agreement.

iii. The amount and payment of impact fees and Development fees, including cost of improvement for infrastructure shall not be modified.

iv. Standards, requirements, and Mitigation as provided for in Part 20.25H LUC shall not be modified.

v. Vesting and expiration of vested status of Land Use permits and approvals shall not be modified.

vi. Other provisions of this Code, the Bellevue City Code, and other City ordinances shall not be modified.

4. Development Agreement Submittal Requirements.

a. A proposal for a Development agreement shall be accompanied by a complete application for the required Land Use entitlement application, Master Development Plan, Part 20.30V LUC, or Design Review, Part 20.30F LUC.

b. All proposed modifications to requirements and standards in Part 20.25Q LUC shall be described, including identification of the requirement or standard requested to be modified;

c. The additional Affordable Housing and other public benefits shall be described and compared to the baseline Affordable Housing and public benefits that would be provided without the Development agreement; and

d. Any other such information that may be reasonably required by the Director to review the Development agreement.

5. Review Process.

a. An applicant may apply to negotiate and enter into a Development agreement for a project in East Main. Such request shall include the submittal requirements in subsection F.4 of this section.

b. Upon receipt of a complete application of a Development agreement, the Director shall schedule presentation of the application to the City Council. The City Council shall consider the application, and may initiate negotiation of the Development agreement by the Director. If initiated, the City Council may provide direction to guide the negotiation.

c. Notice of the Development agreement application shall be provided with the notice for the corresponding Master Development Plan or Design Review pursuant to LUC 20.35.210.

d. The Director shall negotiate the Development agreement with the applicant using guidance and direction from the City Council, including the framework for review in subsection F.6 of this section. The Director may schedule additional study sessions with the City Council for further guidance and direction. The Development agreement shall be presented to the City Council for consideration at the public hearing.

e. Public Hearing. The City Council shall hold a public hearing on the proposed Development agreement prior to taking action. Notice of availability of the

proposed Development agreement, SEPA determination, and public hearing shall be provided pursuant to LUC 20.35.420.

f. City Council Action. Following the public hearing, the City Council shall consider and may approve the proposed Development agreement. Any approval of the City Council of a Development agreement is the final decision of the City and shall be by resolution or ordinance.

g. Recording Required. After City Council approval and mutual execution, the applicant shall record the Development agreement with the King County Recorder's Office (or its successor agency) and provide a copy of the recorded agreement to the Director.

6. Framework for City Review of Development Agreement.

a. The City Council has discretion to approve, or not approve, the proposed Development agreement;

b. The Development agreement shall comply with all other applicable requirements of this Code and other City Codes not modified by the Development agreement;

c. The Development agreement shall be consistent with Comprehensive Plan, and specifically the East Main TOD vision, goals, and policies;

d. The Development agreement shall meet the purpose in subsection F.1 of this section; and

e. The Development agreement shall result in a Development that includes more Affordable Housing and other public benefits beyond what would be provided without the Development agreement.

7. Modification of Development Agreements.

a. Minor Modification. The Director may approve a minor modification to a previously approved Development agreement when:

i. The change will not result in a reduction to the amount of Affordable Housing and public benefit required by the Development agreement;

ii. The change will not result in increasing the Gross Floor Area of the project as approved by the Development agreement;

iii. The change will not result in any Structure, or vehicular circulation or parking area which will adversely affect abutting property or Public Right-of-Way;

~~iv. The modification is exempt from SEPA review;~~

~~v. The modification is within the general scope of the purpose and intent of the original Development agreement; and~~

~~vi. The modification complies with all other applicable Land Use Code requirements and all other applicable Development standards and is compatible with all other applicable design criteria.~~

~~b. Major Modification. Any modification that does not meet all of the requirements of subsection F.7.a of this section shall require a termination of the original Development agreement and a New Development agreement following the procedures set forth in this subsection F.~~

20.25Q.040 Expansions of existing athletic club and accessory hotel uses.

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D. Applicable Regulations.

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4. An existing Athletic Club and accessory Hotel use may be expanded with additional floor area consisting of Athletic Club use, and Hotel as an accessory use, beyond the base FAR up to maximum FAR for nonresidential allowed in this Code, Part 20.25Q LUC, and be exempted from the requirements, standards, and guidelines in this Part 20.25Q LUC, as listed in subsection D.3 of this section, through a Development Agreement, as provided in ~~LUC 20.25Q.030.F~~Part 20.30C LUC; and

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20.25Q.070 FAR and the amenity incentive system.

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D. Amenity Incentive Program.

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4. Amenity Incentive System.

Chart 20.25Q.070.D.4

List of Bonusable Amenities	**Applicable Land Use Districts and Bonus Ratios**	
	East Main Transit-Oriented District Higher Density (EM-TOD-H)	**East Main Transit-Oriented District Lower Density (EM-TOD-L)**

	Nonresidential	**Residential**	**Nonresidential**	**Residential**
...				
Flexible Amenity	Values for this amenity shall be set through a Development Agreement. It may be pursued in all East Main Land Use Districts.			
	Criteria:			
	1. The flexible amenity shall be approved by City Council through a Development Agreement approved under Part 20.30C LUC. The development agreement shall only modify development standards to the extent necessary to effectuate the location, construction, operation, and maintenance of the flexible amenity. Development standards unrelated to locating, constructing, operating, or maintaining the flexible amenity may not be modified through a development agreement. 2. The flexible amenity shall have merit and value to the community and substantially increase livability in East Main. 3. The flexible amenity shall provide public benefit equal to or better than what would be provided by amenities on the standard list provided above. 4. The proposed bonus shall be outside of the amenities identified on the list provided above. 5. The proposed bonus shall not be in conflict with existing Land Use Code regulations.			
	Technical Review:			
	The City may require the applicant to pay for an independent technical review, by a consultant retained by the City, of materials submitted by the applicant to support the requested departures contained within a requested Development Agreement. Consultant services may include, but are not limited to, economic evaluation of public benefits, impacts on property values, review of construction valuations, documentation related to constructability, and other input deemed necessary by the City Council to support its legislative decision making.			

Part 20.25R Mixed-Use Land Use Districts

20.25R.010 General

…

D. Review Required.

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~~5. Development Agreements.~~

~~a. Purpose. For the purposes of this subsection D.5, a development agreement is a mechanism by which the City may, when appropriate, enter into an agreement with a developer to modify requirements, standards, criteria, and guidelines that apply to Development and activity within the Mixed-Use Land Use Districts. The Development agreement balances the public and private interests, providing reasonable certainty for a development project and the public, and addressing other matters, including advancing the vision, goals, and policies of the Comprehensive Plan, constructing the Grand Connection, and other public benefits.~~

~~b. Applicability. This subsection D.5 only applies to development agreements authorized pursuant to RCW 36.70B.170 through 36.70B.210, between the City and any person having ownership or control of real property located entirely within a Mixed-Use Land Use District that is immediately adjoining and touching any section of the Grand Connection.~~

~~c. Discretion. The City is authorized, but not required, to accept, review, and approve a proposed Development agreement under this subsection D.5. This process is voluntary on the part of both the applicant and the City. The decision to approve a development agreement is discretionary with the Bellevue City Council.~~

~~d. Development Standards. Development agreements must set forth the Development standards and other provisions that shall apply to, govern, and vest the Development, use, and public benefits of the Development of the real property within the Mixed-Use Land Use Districts for the duration specified in the agreement.~~

~~e. Limitations on Modification. Except where explicitly identified below, a development agreement approved under this subsection may modify any requirements, standards, criteria, and guidelines that apply to Development and~~

activity within the Mixed-Use Land Use Districts. The following shall not be modified through a Development agreement approved under this subsection:

i. The maximum Building Height shall not be modified to exceed 450 feet for any Building; and

ii. Any provision contained in Chapter 22.16 BCC, including any transportation impact fee schedule adopted by separate ordinance in accordance with BCC 22.16.085.

f. Development Agreement Submittal Requirements.

i. A proposal for a Development agreement shall be accompanied by a complete application for the required Land Use entitlement application, Master Development Plan, Part 20.30V LUC, or Design Review, Part 20.30F LUC;

ii. All proposed modifications to requirements, standards, or guidelines in Chapter 20.20 LUC and this Part 20.25R shall be described, including identification of the requirement, standard, or guideline requested to be modified;

iii. The additional or alternative public benefits shall be described and compared to the baseline public benefits that would be provided without the Development agreement; and

iv. Any other such information that may be reasonably required by the Director to review the Development agreement.

g. Review Process.

i. An applicant may apply to negotiate and enter into a Development agreement for a project in a Mixed-Use Land Use District. Such request shall include the submittal requirements in subsection D.5.f of this section.

ii. Upon receipt of a complete application of a Development agreement, the Director shall schedule presentation of the application to the City Council. The City Council shall consider the application and may authorize the Director to initiate negotiation of the Development agreement. If initiated, the City Council may provide direction to guide the negotiation.

iii. Notice of the Development agreement application shall be provided with the notice for the corresponding Master Development Plan or Design Review pursuant to LUC 20.35.210.

iv. The Director shall negotiate the Development agreement with the applicant using guidance and direction from the City Council, if provided. The Director may schedule additional study sessions with the City Council for further guidance and direction. The Development agreement shall be presented to the City Council for consideration at the public hearing.

v. Public Hearing. The City Council shall hold a public hearing on the proposed Development agreement prior to taking action. Notice of availability of the proposed Development agreement, SEPA determination, and public hearing shall be provided pursuant to LUC 20.35.420.

vi. City Council Action. Following the public hearing, the City Council shall consider and may approve the proposed Development agreement. Any approval of the City Council of a Development agreement is the final decision of the City and shall be by resolution or ordinance.

vii. Recording Required. After City Council approval and mutual execution, the applicant shall record the Development agreement with the King County Recorder's Office and provide a copy of the recorded agreement to the Director.

h. Framework for City Review of Development Agreement.

i. The City Council has discretion to approve, or not approve, the proposed Development agreement;

ii. The Development agreement shall comply with all applicable requirements of the Land Use Code, except as may be modified in accordance with this subsection;

iii. The Development agreement shall comply with all applicable requirements of the Bellevue City Code, except as may be modified in accordance with this subsection;

iv. The Development agreement shall be consistent with the vision, goals, and policies of the Comprehensive Plan;

v. The Development agreement shall meet the purpose in subsection D.5.a of this section; and

vi. The Development agreement shall result in a Development that includes public benefits beyond what would be provided without the Development agreement.

~~5~~6. Procedural Merger.

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Part 20.30F Design Review

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20.30F.190 Expiration – Extension

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C. Other Extensions of Design Review Approval.

A Design Review approval may be extended pursuant to one or more of the following:

…

2. A Development Agreement, but only in circumstances where ~~a separate provision of this Land Use Code~~Part 20.30C LUC specifically authorizes the extension, by Development Agreement, of the time period that a Land Use Permit or approval remains in effect or its vested status; or

…

Chapter 20.35 Review and Appeal Procedures

20.35.210 Notice of Application

A. A notice of application shall be provided, as follows, within 14 days of issuance of a determination of completeness for Process II land use decisions:

Table 20.35.210.A

Application Type	Publish	Mail	Sign
Administrative Amendment	X	X	X
Administrative Conditional Use	X	X	X
Design Review	X	X	X
~~Home Occupation Permit~~	~~X~~	~~X~~	
Interpretation of Land Use Code Under Part 20.30K LUC	X		
Preliminary Short Plat	X	X	X
~~Variance~~	~~X~~	~~X~~	
~~Critical Areas Land Use Permit~~	~~X~~	~~X~~	
SEPA Review (When Not Consolidated with Another Permit)	X		

1. For Process II decisions not included in Table 20.35.210.A, notice of application shall be provided by publication and mailing.

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20.35.230 Director's Decision

A written record of the Process II decision shall be prepared in each case. The record may be in the form of a staff report, letter, the permit itself, or other written document and shall indicate whether the application has been approved, approved with conditions or denied. The Director's decision shall be based on the applicable Land Use Code decision criteria, shall include any conditions to ensure consistency with City development regulations, and may include mitigation measures proposed under the provisions of the State Environmental Policy Act (SEPA). If a development agreement has been approved as set forth in Part 20.30C LUC and the development agreement applies to the Process II land use application, then the Director's decision shall be consistent with that development agreement.

20.35.250 Appeal of Process II Decisions.

A. Process II decisions, except for SEPA threshold determinations on Process IV and Process V actions, may be appealed as follows:

1. Who May Appeal. The project applicant or any person who submitted written comments prior to the date the decision was issued may appeal the decision.

2. Form of Appeal. A person appealing a Process II decision must file a written statement setting forth:

   a. Facts demonstrating that the person is adversely affected by the decision;

   b. A concise statement identifying each alleged error and the manner in which the decision fails to satisfy the applicable decision criteria;

   c. The specific relief requested; and

   d. Any other information reasonably necessary to make a decision on the appeal.

   The written statement must be filed together with an appeal notification form available from the Office of the City Clerk. The appellant must pay such appeal fee, if any, as established by ordinance or resolution at the time the appeal is filed.

3. Time and Place to Appeal. The written statement of appeal, the appeal notification form, and the appeal fee, if any, must be received by the City Clerk no later than 5:00 p.m. on the fourteenth day following the date of publication of the decision of the Director; except that if the Director's decision is consolidated with a threshold

Determination of Nonsignificance under the State Environmental Policy Act for which a comment period pursuant to WAC 197-11-340 must be provided, the appeal period for the consolidated decision shall be 21 days.

4. Exception. If a development agreement has been approved under Part 20.30C LUC, then the appeal procedures contained in this section do not apply to the Director's Process II Decision on a related master development plan or design review application. Instead, the Director's Process II Decision may be appealed to Superior Court as set forth in LUC 20.35.070 and LUC 20.30C.100.

~~B. SEPA Threshold Determinations on Process IV and Process V Actions.~~

~~1. Process IV. An appeal of a SEPA threshold determination on a Process IV action shall be filed together with an appeal of the underlying Process IV action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60-day time period set forth in RCW 36.70A.290.~~

~~2. Process V. An appeal of a SEPA threshold determination on a Process V action shall be filed together with an appeal of the underlying Process V action. The appeal shall be as set forth in LUC 20.35.070 and 20.35.540.~~

B~~C~~. Notice of Appeal Hearing.

If a Process II decision is appealed, a hearing before the City Hearing Examiner shall be set and notice of the hearing shall be mailed to the appellant, the applicant, and all parties of record by the applicable Department Director. Notice shall be mailed no less than 14 days prior to the appeal hearing; except that if the Process II decision has been consolidated with a recommendation on a Process I or Process III application, any appeal of the Process II decision shall be consolidated with the Process I or Process III public hearing. No separate notice of a Process II appeal need be provided if the public hearing has already been scheduled for the Process I or Process III component of an application.

C~~D~~. Hearing Examiner Hearing.

The Hearing Examiner shall conduct an open record hearing on a Process II appeal. The appellant, the applicant, and the City shall be designated parties to the appeal. Each party may participate in the appeal hearing by presenting testimony or calling witnesses to present testimony. Interested persons, groups, associations, or other entities who have not appealed may participate only if called by one of the parties to present information; provided, that the Examiner may allow nonparties to present relevant testimony if allowed under the Examiner's Rules of Procedure.

D~~E~~. Hearing Examiner Decision on Appeal.

Within 10 working days after the close of the record for the Process II appeal, the Hearing Examiner shall issue a decision to grant, grant with modifications, or deny the appeal. The Examiner may grant the appeal or grant the appeal with modification if:

1. The appellant has carried the burden of proof; and
2. The Examiner finds that the Process II decision is not supported by a preponderance of the evidence.

The Hearing Examiner shall accord substantial weight to the decision of the applicable Department Director and the Environmental Coordinator.

EF. Appeal of Hearing Examiner Decision.

A final decision by the Hearing Examiner on a Process II application may be appealed to Superior Court as set forth in LUC 20.35.070.

FG.Time Period to Complete Appeal Process.

In all cases except where the parties to an appeal have agreed to an extended time period, the administrative appeal process shall be completed within 90 days from the date the original administrative appeal period closed. Administrative appeals shall be deemed complete on the date of issuance of the Hearing Examiner's decision on the appeal.

Chapter 20.50 Definitions

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20.50.016 D definitions

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Development. All structures and other modifications of the natural landscape above and below ground or water, on a particular site. For the purposes of Part 20.25E LUC, regulation for the Shoreline Overlay District, a different definition is used. See "Shoreline Development" in LUC 20.25E.280.

Development Agreement. Means an agreement reviewed in accordance with Part 20.30C LUC.

Development Area. That portion of a parcel designated as OLB-OS that is not reserved as open space as described in Part 20.25L LUC.

Development Services Department. The Development Services Department is an administrative department of the City as described in Chapter 3.44 BCC.

Development Standards. Shall have the same meaning as set forth in RCW 36.70B.170.

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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6911

AN ORDINANCE relating to public-private partnership development agreements; amending the Land Use Code (LUC) to establish requirements and standards for public-private partnership development agreements; amending Chapters 20.10, 20.20, 20.35, 20.50 of the Land Use Code; amending Parts 20.25A, 20.25M, 20.25Q, 20.25R, and 20.30F of the Land Use Code; Creating a new Part 20.30C of the Land Use Code; providing for severability; and establishing an effective date.

WHEREAS, on March 17, 2026, the City Council initiated work on the text amendments to the Land Use Code contained in this Ordinance and, in accordance with LUC 20.30J.125 and LUC 20.35.410.A, made a finding of necessity and retained this Ordinance for processing by the City Council alone with no review or recommendation by the Planning Commission; and

WHEREAS, on March 17, 2026, the City Council held a study session to review the text amendments contained in this Ordinance; and

WHEREAS, on March 25, 2026, a notice of application and public hearing on the text amendments contained in this ordinance was published in the Seattle Times and in the City's Weekly Permit Bulletin; and

WHEREAS, on April 14, 2026, the City Council held a public hearing on the text amendments to the Land Use Code contained in this ordinance; and

WHEREAS, on February 20, 2026, notice was provided to the Washington State Department of Commerce in accordance with RCW 36.70A.106; and

WHEREAS, in accordance with RCW 36.70A.370, the City has reviewed the guidance provided by the Washington State Attorney General's Office and evaluated the proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property; and

WHEREAS, the City's Comprehensive Plan contains policies that support, and are consistent with, the text amendments to the Land Use Code contained in this Ordinance, including: ED-41, ED-42, HO-47; and

WHEREAS, WAC 197-11-800(19)(a) exempts the text amendments to the Land Use Code contained in this ordinance from the requirements of Chapter 43.21C RCW as they relate solely to governmental procedures and contain no substantive standards respecting use or modification of the environment; and

WHEREAS, in reviewing this ordinance, the City Council has considered and weighed the goals outlined in the Washington State Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, the City Council finds that the proposed LUC amendments meet the decision criteria of LUC 20.30J.135 in that the amendments: (A) are consistent with the Comprehensive Plan; (B) enhance the public health, safety, and welfare; and (C) are not contrary to the best interests of the citizens and property owners of the City of Bellevue; Now, therefore:

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

Section 1. The foregoing recitals are hereby adopted by the City Council as findings of fact supporting and explaining the legislative intent behind the adoption of this Ordinance.

Section 2. The Land Use Code is hereby amended to include a new Part 20.30C to read as follows:

20.30C.010 Scope

A. In accordance with RCW 36.70B.170 through 36.70B.210, a development agreement is a mechanism by which the City may enter into an agreement with a developer to modify otherwise applicable development standards and other provisions that apply to the development, use, mitigation, or public benefits of a development for the duration specified in the agreement.

B. While state law would allow the City to utilize development agreements more broadly, the City Council, in adopting this Part 20.30C LUC, has specifically limited the City's use of development agreements to the circumstances described in LUC 20.30C.020.

C. The execution of a development agreement in and of itself is an administrative act, as opposed to a quasi-judicial or a legislative act, and is a proper exercise of the City's police power and contract authority.

20.30C.020 Applicability.

A. General.

1. If a development agreement is authorized under this section and, if required under LUC 20.30C.050, an application for a master development plan or a design review has been submitted, then the City is authorized, but not required, to accept, review, and approve a development agreement proposed by an applicant. This process is voluntary on the part of both the applicant and the City.

2. If a development agreement is not authorized under this section or, if required under LUC 20.30C.050, no application for a master development plan or a design review has been submitted, then the City will not accept, review, or approve a development agreement proposed by an applicant.

3. Subsections B through H of this section each operate independently of one another. If a development agreement would be authorized by multiple subsections, then the City Council shall determine the subsection through which the development agreement will be negotiated when deciding whether to negotiate a development agreement pursuant to LUC 20.30C.060.

B. City-Funded Development, Projects, or Improvements.

1. Authorized Development Agreements. In any land use districts, development agreements are authorized for development, projects, or improvements funded by the City in the following circumstances:

a. The City provides a monetary contribution of city funding in an amount that meets both of the following requirements:

i. The monetary contribution constitutes at least 10% of the total cost to construct the development, project, or improvement; and

ii. The monetary contribution totals at least $5,000,000. The Director is both authorized and directed to annually increase or decrease this $5,000,000 amount by an adjustment necessary to reflect the then-current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers.

b. For the purposes of subsection B.1.a of this section, the City's monetary contribution may come from any City fund or funding source available to the City. However, the following shall not be included when calculating the City's monetary contribution:

i. The waiver or reduction of applicable fees by operation of the Bellevue City Code, the Land Use Code, or other City-run programs;

ii. All costs incurred by the City during review of the development, project, or improvement;

iii. All costs incurred by the City during review of the request for a development agreement; and

iv. All costs incurred by the City during negotiation of the development agreement.

2. Limitations on Modifications. If authorized under subsection B.1 of this section, then the development agreement may modify any development standard.

C. City-Owned Real Property.

1. Authorized Development Agreements. Development agreements are authorized for development occurring entirely on any real property owned or controlled by the City in any land use district.

2. Limitations on Modifications. If authorized under subsection C.1 of this section, then the development agreement may modify any development standard.

D. Downtown

1. Authorized Development Agreements. Development agreements are only authorized in Downtown Land Use Districts in the following circumstances:

   a. To award FAR Amenity Incentive Points for a Flexible Amenity subject to the terms of LUC 20.25A.070.D.4 Amenity 18.

   b. To approve the final construction design for Pedestrian Bridges as identified in, and in accordance with, LUC 20.25A.100.

2. Limitations on Modifications. If authorized under subsection D.1 of this section, then the development agreement may only modify development standards to the extent explicitly authorized by LUC 20.25A.070.D.4 Amenity 18 or LUC 20.25A.100, as applicable. No other development standard may be modified.

E. East Main

1. Authorized Development Agreements.

   a. In the EM-TOD-H land use district, development agreements are authorized for any development when on-site affordable housing is provided at an amount greater than what would be required by the normal operation of the Land Use Code.

   b. In the EM-TOD-H land use district, development agreements are authorized to award FAR Amenity Incentive Points for a Flexible Amenity as described in Chart 20.25Q.070.D.4, regardless of the amount of on-site affordable housing provided.

c. In the EM-TOD-L land use district, development agreements are only authorized to award FAR Amenity Incentive Points for a Flexible Amenity as described in Chart 20.25Q.070.D.4.

2. Limitations on Modifications.

a. If authorized under subsection E.1.a of this section, then development agreements may modify any of the development standards contained in Part 20.25Q LUC except the following:

i. The maximum building height shall not be modified to exceed 400 feet for any building; and

ii. The maximum FAR shall not exceed 5.3, as calculated for all lots subject to the development agreement.

b. If authorized under subsection E.1.b or E.1.c of this section, then development agreements may only modify development standards to the extent explicitly authorized by Chart 20.25Q.070.D.4 in order to award FAR Amenity Incentive Points for a Flexible Amenity.

c. The only development standards that may be modified are described in subsections E.2.a and E.2.b of this section. Other development standards contained in the Land Use Code, the Bellevue City Code, and other development regulations shall not be modified, including, but not limited to, the following:

i. Standards, requirements, and mitigation as provided for in Part 20.25H LUC.

ii. The establishment of vested rights and when land use permits and approvals expire.

iii. The amount and payment of impact fees and development fees.

F. Homeless Services Uses

1. Authorized Development Agreements. Development agreements are authorized for homeless services uses in any land use district in the following circumstances:

a. As allowed under LUC 20.20.455, but only for the permitting of homeless services uses, as that term is defined under LUC 20.20.455.

2. Limitations on Modifications. If authorized under subsection F.1 of this section, then the development agreement may modify any development standard except as provided below:

a. The development agreement may not extend the expiration date of any project permit application for longer than 15 years from the effective date of the development agreement; and

b. The development agreement must remain consistent with the requirements of LUC 20.20.455.

G. Light Rail Overlay District

1. Authorized Development Agreements. Development agreements are authorized in the light rail overlay district in the following circumstances:

a. As allowed under LUC 20.25M.030, but only for the use, construction, or installation of a regional light rail transit facility or regional light rail transit system, as those terms are defined in LUC 20.25M.020.

2. Limitations on Modifications. If authorized under subsection G.1 of this section, then the development agreement may modify any development standard except as provided below:

a. The development agreement may not extend the expiration date of any project permit application for longer than 15 years from the effective date of the development agreement.

H. Mixed-Use Land Use Districts Subject to Part 20.25R LUC.

1. Authorized Development Agreements. Development agreements are only authorized in Mixed-Use Land Use Districts subject to Part 20.25R LUC in the following circumstances:

a. For development occurring on real property that is immediately adjoining and touching any section of the Grand Connection.

2. Limitations on Modifications. If authorized under subsection H.1 of this section, then the development agreement may modify any of the development standards contained in the Land Use Code or the Bellevue City Code except for the following:

a. The maximum building height shall not be modified to exceed 450 feet for any building; and

b. Development standards contained in Chapter 22.16 BCC, including any transportation impact fee schedule adopted by separate ordinance in accordance with BCC 22.16.085, shall not be modified through a development agreement.

20.30C.030 Decision Criteria.

A. The City Council has discretion to approve, or not approve, the proposed development agreement.

B. The City Council may approve a development agreement if the development agreement:

1. Is authorized under LUC 20.30C.020;

2. Complies with all applicable requirements of the Land Use Code, except as may be modified under LUC 20.30C.020;

3. Complies with all applicable requirements of the Bellevue City Code, except as may be modified under LUC 20.30C.020;

4. Is consistent with the vision, goals, and policies of the Comprehensive Plan; and

5. Results in a development that includes public benefits beyond what would be provided without the development agreement.

C. Exception:

1. Homeless Services Uses. Subsection 20.30C.030.B shall not apply to development agreements for homeless services uses. Instead, the decision criteria for development agreements for homeless services uses shall be as provided in LUC 20.20.455.

20.30C.040 Contents of Development Agreement.

A. Development agreements must set forth the development standards and other provisions that apply to the development, use, mitigation, and public benefits of the development for the duration specified in the agreement.

B. Development agreements must be consistent with applicable development regulations, except where development standards may be modified under LUC 20.30C.020.

20.30C.050 Submittal Requirements.

A. Master Development Plan or Design Review Application Required.

1. If a master development plan is required for the project, then a proposal for a development agreement shall be included as part of a complete application for the master development plan.

2. If a master development plan is not required for the project, but a design review is required, then a proposal for a development agreement shall be included as part of a complete application for a design review.

3. If neither a master development plan nor a design review are required for the project, then the City will not review a proposal for a development agreement.

4. Exceptions. Subsections A.1, A.2, and A.3 of this section do not apply to proposals for a development agreement in circumstances when the development agreement is authorized:

    a. For City-funded development under LUC 20.30C.020.B;

    b. For development on City-owned real property under LUC 20.30C.020.C;

    c. For homeless services uses under LUC 20.30C.020.F; or

    d. For the use, construction, or installation of a regional light rail transit facility or regional light rail transit system under LUC 20.30C.020.G.

B. Pre-Application Conference Encouraged.

Even if not required under LUC 20.35.020, an applicant desiring a development agreement is encouraged to participate in a pre-application conference prior to submitting a proposed development agreement for review under this Part 20.30C LUC.

C. Submittal Requirements

1. The submittal of a proposal for a development agreement shall include the following:

    a. The applicant must identify all development standards that are proposed to be modified, describe all proposed modifications, and must certify that the proposal complies with all applicable limitations on modifications described in LUC 20.30C.020;

    b. The applicant must describe the additional or alternative public benefits and compare them to the baseline public benefits that would be required to be provided without the development agreement;

    c. If a complete master development plan application or a complete design review application is either required under LUC 20.30C.050 or has otherwise been submitted, then the applicant shall include a request under LUC 20.35.030.E.2.d that the City temporarily suspend review of such applications until review of the proposal for a development agreement has been completed by the City Council; and

d. The applicant must provide any other information that may be reasonably required by the Director to review the development agreement.

2. Exception: Subsection C.1 of this section shall not apply to development agreements for homeless services uses. Instead, the submittal requirements for development agreements for homeless services uses shall be as provided in LUC 20.20.455.

20.30C.060 Review Process.

A. If a development agreement is authorized under LUC 20.30C.020, then an applicant for a project may apply, in accordance with LUC 20.30C.050, to negotiate and enter into a development agreement.

B. Upon receipt of a complete application of a development agreement, the Director shall schedule presentation of the application to the City Council. The City Council shall consider the application and may either authorize the Director to initiate negotiation of the development agreement or decline to negotiate a development agreement.

1. If initiated, the City Council may provide direction to guide the negotiation and the proposed development agreement will be reviewed and negotiated in accordance with subsections C through G of this section.

2. If the City Council declines to negotiate a development agreement, then review and processing of the application for a development agreement shall cease and no development agreement will be negotiated or approved for the project.

C. Notice of the development agreement application shall be provided with the notice for the corresponding Master Development Plan or Design Review pursuant to LUC 20.35.210.

1. Exceptions:

a. If neither a master development plan nor a design review application is required under LUC 20.30C.050 and the development agreement is not for a homeless services use, then notice shall be published and mailed as provided in LUC 20.35.210.

b. If the development agreement is for a homeless services use, then the required notice and public engagement procedures contained in LUC 20.20.455 shall apply.

D. Director's Responsibilities.

1. The Director shall negotiate the development agreement with the applicant using guidance and direction from the City Council, if provided. The Director may schedule additional study sessions with the City Council for further guidance and direction.

2. The Director shall ensure compliance with the requirements of the Bellevue Environmental Procedures Code, Chapter 22.02 BCC.

3. If the development agreement is for a homeless services use, then the Director shall prepare a written report in accordance with LUC 20.20.455.

E. Public Hearing. The City Council shall hold a public hearing on the proposed development agreement prior to taking action. Notice of availability of the proposed development agreement, SEPA determination, and public hearing shall be provided pursuant to LUC 20.35.420.B.

1. Exception: If the development agreement is for a homeless services use, then notice of availability of the proposed development agreement, SEPA determination, and public hearing shall be provided pursuant to LUC 20.35.135, as required under LUC 20.20.455.

F. City Council Action. Following the public hearing, the City Council shall consider and may approve the proposed development agreement. Approval of a development agreement by the City Council is the final decision of the City and shall be by ordinance.

G Recording Required. After City Council approval and mutual execution, the applicant shall record the development agreement with the King County Recorder's Office and provide a copy of the recorded agreement to the Director.

20.30C.070 Effect of Approval by City Council.
Once approved, the legal effect of the development agreement shall be as provided in Chapter 36.70B RCW and the agreement itself.

20.30C.080 Previously Authorized Development Agreements.
If a development agreement was both approved and fully executed prior to [INSERT EFFECTIVE DATE OF ORDINANCE], then that development agreement shall continue to be governed by its terms until such time as it may expire; Provided, that the development agreement may be modified as allowed under LUC 20.30C.090.

20.30C.090 Modification of Development Agreements.
A. Minor Modification. The Director may approve a minor modification to a previously approved development agreement when:

1. The change will not result in a reduction to the amount of public benefits required by the development agreement;

2. The change will not result in increasing the gross floor area of the project as approved by the development agreement;

3. The change will not result in any structure, vehicular circulation, or parking area which will adversely affect abutting property or public right-of-way;

4. The modification is exempt from SEPA review;

5. The modification is within the general scope of the purpose and intent of the original development agreement; and

6. The modification complies with all other applicable Land Use Code requirements and all other applicable development standards and is compatible with all other applicable design criteria.

B. Major Modification. Any modification that does not meet all of the requirements for a minor modification shall constitute a major modification. All major modifications require a termination of the original development agreement and negotiation and approval of a new development agreement following the procedures set forth in this Part 20.30C LUC.

20.30C.100 Appeals.

A. If a complete master development plan application or a complete design review application is either required under LUC 20.30C.050 or has otherwise been submitted, then a development agreement approved by the City Council may be appealed in conjunction with the approval of the underlying master development plan application or design review application to Superior Court as set forth in LUC 20.35.070.

B. If neither a complete master development plan application nor a complete design review application is either required under LUC 20.30C.050 or has otherwise been submitted, then any development agreement approved by the City Council may be appealed to the Growth Management Hearings Board as set forth in LUC 20.35.440.C.

Section 3. Section 22.10.440 of the Land Use Code is hereby amended to read as follows, with all other provisions of Section 22.10.440 that are omitted below, as indicated by an ellipsis, remaining unchanged:

20.10.440 Uses in land use districts

…

Chart 20.10.440
Uses in land use districts
Wholesale and Retail – Commercial and Mixed-Use Land Use Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office PO	Office O	Office/Limited Business OLB	Office/Limited Business 2 OLB 2	Light Industry LI	General Commercial GC	Neighborhood Business NB	Mixed Use: 8 Story MU 8	Neighborhood Mixed Use NMU	Community Business CB (36)	Mixed Use: 16 Story MU16	Factoria Land Use District 1 F 1	Factoria Land Use District 3 F 3
…														
5511	Autos (Retail)			P 6	P 43	A 4, 35	P		C	P 6	C	C	C	C
	Trucks, Motorcycles, Recreational Vehicles (Retail)			P 25	P 43	P 7, 35	P							
	Boats (Retail)				P 43	P 35	P							
…														

Notes: Uses in land use districts – Wholesale and Retail:

…

(25) Only retail sale of motorcycles is a permitted use and outdoor storage is prohibited.

…

(36) Retail uses in CB Districts in the following subareas, as designated in the Comprehensive Plan, are limited in size to 100,000 gross square feet or less: Bridle Trails, Newcastle, North Bellevue, Northeast Bellevue, Richards Valley, South Bellevue, Southeast Bellevue, and Wilburton.

…

(43) In the OLB 2 District, retail auto, motorcycle, truck, RV, and boat showrooms, or any combination thereof, are a permitted use, but no outdoor storage of autos, motorcycles, trucks, boats, RVs, or any combination thereof, is allowed.

…

Section 4. Section 20.20.455 of the Land Use Code is hereby amended to read as follows, with all other provisions of Section 20.20.455 that are omitted below, as indicated by an ellipsis, remaining unchanged:

20.20.455 Homeless services uses.

…

D. Approval Process Required.

Two Process Options. Applications for a homeless services use governed by the terms of this section shall be processed pursuant to one of the following options:

1. Use and Design Allowed through a Development Agreement. A homeless services use requires approval of a Conditional Use Permit pursuant to subsection D.2 of this section unless the City Council agrees to negotiate a development agreement pursuant to Part 20.30C LUC. Nothing in this subsection shall preclude an applicant from requesting the Director to initiate processing of their application under the Conditional Use Permit provisions of Part 20.30B LUC without requesting the City Council to consider negotiation of a development agreement.

…

E. Preapplication Process and Determination of Permit Approval Path Required.

…

4. Determination of Permit Approval Path.

    a. Development Agreement. An applicant may request, in accordance with Part 20.30C LUC, that the City negotiate a development agreement for the use and design of a homeless services use. Such request shall be presented to, and considered by, the City Council in accordance with Part 20.30C LUC; provided that in deciding whether to negotiate a development agreement, the City Council shall review the following information:

…

F. Submittal Requirements.

…

3. If the City Council has, in accordance with Part 20.30C LUC, initiated negotiations for a development agreement that would allow a homeless services use to be established and constructed in Bellevue pursuant to subsection D.1 of this section, the applicant is required to submit application materials required under subsections F.1 and F.2 of this section and any additional submittal requirements identified by the Director as needed for City Council negotiation of the development agreement pursuant to this subsection F.3.

…

H. City Approval Requirements for Homeless Services Uses.

1. Applicability of City Review Process. There are two process options that can be used to approve a homeless services use as described in subsection D of this section. A homeless services use requires approval of a Conditional Use Permit pursuant to subsection D.2 of this section unless the City Council agrees to negotiate a development agreement pursuant to Part 20.30C LUC and subsections D.1 and E.4 of this section. The approval process requirements contained in this subsection apply to all homeless services uses irrespective of whether City review under subsection D of this section is undertaken through the negotiation of a development agreement or through processing of a Conditional Use Permit.

a. Development Agreement – Council Decision.

i. Scope of Approval. A homeless services use may be permitted and established pursuant to the terms of a development agreement entered into between the City and a homeless services use operator when the location, design and operation are negotiated pursuant to Part 20.30C LUC and are consistent with the terms of this section.

ii. Applicable Process. A development agreement adopted by the City Council shall be processed under the authority of and pursuant to the procedures set forth in Part 20.30C LUC.

…

5. Public Hearing and Appeals.

a. Development Agreements. Public hearings on development agreements applied for to establish a homeless services use shall be held by the City Council as provided in Part 20.30C LUC.

…

6. Recording. The description of the population to be served, the conditions of approval, and any binding site plan for a homeless services use shall be recorded with the King County Recorder's Office. If approved by the City Council, a development agreement shall be recorded as provided in Part 20.30C LUC.

7. Modifications to a Homeless Services Use. Conditions of approval for a homeless services use apply for the life of the project. Any increase in the number of beds beyond that applied for by the applicant and included in the City approval, or changes to the population served by the homeless services use, shall be processed as a new application in accordance with the standards and requirements for a new or expanding use in this section, except that a development agreement may be modified as provided in Part 20.30C LUC.

…

Section 5. Section 20.25A.030 of the Land Use Code is hereby amended to read as follows, with all other provisions of Section 20.25A.030 that are omitted below, as indicated by an ellipsis, remaining unchanged:

20.25A.030 Review Required

A. Applicable Review.

1. Review Required. All development in Downtown shall be reviewed by the Director consistent with the terms of this Part 20.25A LUC through the administration of Part 20.30V LUC (Master Development Plan), and Part 20.30F LUC (Design Review) using the applicable procedures of Chapter 20.35 LUC. A Master Development Plan is required where there is more than one building or where the development of a project is proposed to be phased. Design Review is required for all Downtown projects.

…

D. Departures.

…

b. Decision Criteria. The Director may approve or approve with conditions an Administrative Departure from applicable provisions of the Land Use Code if the applicant demonstrates that the following criteria have been met:

…

v. The modification is reasonably necessary to implement or ensure consistency with a departure allowed through a Development Agreement approved pursuant to Part 20.30C LUC.

c. Limitation on Authority. Administrative Departures may only be approved consistent with the limitations contained in the Land Use Code section that authorizes the departure, or through a variance granted under the terms of Part 20.30G LUC.

E. Procedural Merger.

…

Section 6. Subsection 20.25A.070.D of the Land Use Code is hereby amended to read as follows, with all other provisions of Subsection 20.25A.070.D that are omitted below, as indicated by an ellipsis, remaining unchanged:

D. Specific Amenity Incentive System Requirements.

…

4. Amenity Incentive System.

Chart 20.25A.070.D.4
Amenity Incentive System

<table>
<tr><th rowspan="2">LIST OF BONUSABLE AMENITIES</th><th colspan="7">APPLICABLE NEIGHBORHOODS AND BONUS RATIOS</th></tr>
<tr><th>Northwest Village</th><th>City Center North</th><th>Ashwood</th><th>Eastside Center</th><th>Old Bellevue</th><th>City Center South</th><th>East Main</th></tr>
<tr><td colspan="8">…</td></tr>
<tr><td colspan="8">FLEXIBLE AMENITY</td></tr>
<tr><td colspan="3">18. Flexible Amenity: For proposed amenities not otherwise identified in this list, the Flexible Amenity allows an applicant the opportunity to propose an additional amenity that would substantially increase livability in Downtown. Credit shall be determined on a case-by-case basis; it is expected that the public benefit shall equal or exceed what would be provided by amenities on the standard list provided above. The Flexible Amenity may also be used to determine a mix of amenities that is appropriate for a DT-Small Site when</td><td colspan="5">Values for this amenity shall be set through a Development Agreement approved in accordance with Part 20.30C LUC and may be pursued in all Downtown Neighborhoods. This amenity may be used on DT-Small Sites to earn necessary amenity bonus points needed to exceed base FAR.

DESIGN CRITERIA:
1. The bonus proposal shall be approved by City Council through a Development Agreement pursuant to Part 20.30C LUC. The development agreement shall only modify</td></tr>
</table>

the application of standard list would not provide it with the development rights permitted to other similarly situated properties.	development standards to the extent necessary to effectuate the location, construction, operation, and maintenance of the flexible amenity. Development standards unrelated to locating, constructing, operating, or maintaining the flexible amenity may not be modified through a development agreement. 2. The proposed bonus shall have merit and value to the community. 3. The proposed bonus shall be outside of the anticipated amenity bonus structure. 4. The proposed bonus shall not be in conflict with existing Land Use Code regulations.
	TECHNICAL REVIEW:
	The City may require the applicant to pay for an independent technical review, by a consultant retained by the City, of materials submitted by the applicant to support the requested departures contained within a requested Development Agreement. Consultant services may include, but are not limited to, economic evaluation of public benefits, impacts on property values, review of construction valuations, documentation related to constructability, and other input deemed necessary by the City Council to support its legislative decision making.
…	

…

Section 7. Subsection 20.25A.100.B of the Land Use Code is hereby amended to read as follows, with all other provisions of Subsection 20.25A.100.B that are omitted below, as indicated by an ellipsis, remaining unchanged:

B. Location and Design Plan.

The City Council shall review any Downtown Pedestrian Bridge Location and Design Plan, by entering into a Development Agreement pursuant to the terms of Part 20.30C LUC.

1. Prior to issuance of any permits for a proposed Downtown pedestrian bridge, a Downtown Pedestrian Bridge Location and Design Plan shall be submitted to and approved by the City Council, through a Development Agreement consistent with Part 20.30C LUC.

…

Section 8. Subsection 20.25M.010.C.2 of the Land Use Code is hereby amended to read as follows:

2. Nothing in this subsection C shall prohibit the Regional Transit Authority and City from entering into a development agreement as allowed pursuant to Part 20.30C LUC and LUC 20.25M.030.B.1 at any time.

Section 9. Section 20.25M.030 of the Land Use Code is hereby amended to read as follows, with all other provisions of Section 20.25M.030 that are omitted below, as indicated by an ellipsis, remaining unchanged:

20.25M.030 Required permits.

A. Process Roadmap.

1. Use Approval – Two Process Options.

    a. Use Permitted by Land Use Code. An RLRT system and its facilities are permitted uses in all land use districts; provided, that the alignment location and profile of the RLRT system has been approved, subsequent to adoption of this overlay, by a Bellevue City Council-adopted resolution or ordinance, or by a development agreement. Any Council-adopted development agreement shall be consistent with Part 20.30C LUC and subsection B.1 of this section. Refer to LUC 20.10.440 (Transportation and Utilities Uses in Land Use Districts), LUC 20.25D.070 (Transportation and Utilities Uses in BelRed Land Use Districts), and LUC 20.25H.055.B Note 12.

b. Applicable Process. A development agreement adopted by the City Council shall be processed under the authority of and pursuant to the procedures set forth in Part 20.30C LUC.

…

Section 10. Section 20.25Q.030 of the Land Use Code is hereby amended to read as follows, with all other provisions of Section 20.25Q.030 that are omitted below, as indicated by an ellipsis, remaining unchanged:

20.25Q.030 Review required.

…

E. Procedural Merger.

Within an East Main Land Use District, any administrative decision required by this Part 20.25Q LUC or by this Code, including but not limited to the following, may be applied for and reviewed as a single Process II Administrative Decision, pursuant to LUC 20.35.200 through 20.35.250:

1. Master Development Plan, Part 20.30V LUC;

2. Administrative Conditional Use Permit, Part 20.30E LUC;

3. Design Review, Part 20.30F LUC;

4. Variance, Part 20.30G LUC; and

5. Critical Areas Land Use Permit, Part 20.30P LUC.

Section 11. Subsection 20.25Q.040.D.4 of the Land Use Code is hereby amended to read as follows:

4. An existing Athletic Club and accessory Hotel use may be expanded with additional floor area consisting of Athletic Club use, and Hotel as an accessory use, beyond the base FAR up to maximum FAR for nonresidential allowed in this Code, Part 20.25Q LUC, and be exempted from the requirements, standards, and guidelines in this Part 20.25Q LUC, as listed in subsection D.3 of this section, through a Development Agreement, as provided in Part 20.30C LUC; and

Section 12. Subsection 20.25Q.070.D.4 of the Land Use Code is hereby amended to read as follows, with all other provisions of Subsection 20.25Q.070.D.4 that are omitted below, as indicated by an ellipsis, remaining unchanged:

…

D. Amenity Incentive Program.

…

4. Amenity Incentive System.

Chart 20.25Q.070.D.4

List of Bonusable Amenities	**Applicable Land Use Districts and Bonus Ratios**			
	East Main Transit-Oriented District Higher Density (EM-TOD-H)		**East Main Transit-Oriented District Lower Density (EM-TOD-L)**	
	Nonresidential	**Residential**	**Nonresidential**	**Residential**
…				
Flexible Amenity	Values for this amenity shall be set through a Development Agreement. It may be pursued in all East Main Land Use Districts.			
	Criteria:			
	1. The flexible amenity shall be approved by City Council through a Development Agreement approved under Part 20.30C LUC. The development agreement shall only modify development standards to the extent necessary to effectuate the location, construction, operation, and maintenance of the flexible amenity. Development standards unrelated to locating, constructing, operating, or maintaining the flexible amenity may not be modified through the development agreement. 2. The flexible amenity shall have merit and value to the community and substantially increase livability in East Main. 3. The flexible amenity shall provide public benefit equal to or better than what would be provided by amenities on the standard list provided above. 4. The proposed bonus shall be outside of the amenities identified on the list provided above. 5. The proposed bonus shall not be in conflict with existing Land Use Code regulations.			
	Technical Review:			
	The City may require the applicant to pay for an independent technical review, by a consultant retained by the City, of materials submitted by the applicant to support the requested departures contained within a requested Development Agreement. Consultant services may include, but are not limited to, economic evaluation of public benefits, impacts on property values, review of construction valuations, documentation related to constructability, and other input deemed necessary by the City Council to support its legislative decision making.			

…

Section 13. Subsection 20.25R.010.D of the Land Use Code is hereby amended to read as follows, with all other provisions of Subsection 20.25R.010.D that are omitted below, as indicated by an ellipsis, remaining unchanged:

D. Review Required.

…

4. Departures.

…

d. Limitation on Authority. Administrative Departures may only be approved consistent with the limitations contained in the Land Use Code section that authorizes the departure, or through a Variance granted under the terms of Part 20.30G LUC.

5. Procedural Merger.

…

Section 14. Subsection 20.30F.190.C.2 of the Land Use Code is hereby amended to read as follows:

2. A Development Agreement, but only in circumstances where Part 20.30C LUC specifically authorizes the extension, by Development Agreement, of the time period that a Land Use Permit or approval remains in effect or its vested status; or

Section 15. Subsection 20.35.210.A of the Land Use Code is hereby amended to read as follows, with all other provisions of Subsection 20.35.210.A that are omitted below, as indicated by an ellipsis, remaining unchanged:

20.35.210 Notice of Application

A. A notice of application shall be provided, as follows, within 14 days of issuance of a determination of completeness for Process II land use decisions:

Table 20.35.210.A

Application Type	**Publish**	**Mail**	**Sign**
Administrative Amendment	X	X	X
Administrative Conditional Use	X	X	X
Design Review	X	X	X
Interpretation of Land Use Code Under Part 20.30K LUC	X		
Preliminary Short Plat	X	X	X

SEPA Review (When Not Consolidated with Another Permit)	X		

1. For Process II decisions not included in Table 20.35.210.A, notice of application shall be provided by publication and mailing.

…

Section 16. Section 20.35.230 of the Land Use Code is hereby amended to read as follows:

20.35.230 Director's Decision.

A written record of the Process II decision shall be prepared in each case. The record may be in the form of a staff report, letter, the permit itself, or other written document and shall indicate whether the application has been approved, approved with conditions or denied. The Director's decision shall be based on the applicable Land Use Code decision criteria, shall include any conditions to ensure consistency with City development regulations, and may include mitigation measures proposed under the provisions of the State Environmental Policy Act (SEPA). If a development agreement has been approved as set forth in Part 20.30C LUC and the development agreement applies to the Process II land use application, then the Director's decision shall be consistent with that development agreement.

Section 17. Section 20.35.250 of the Land Use Code is hereby amended to read as follows, with all other provisions of Section 20.35.250 that are omitted below, as indicated by an ellipsis, remaining unchanged:

20.35.250 Appeal of Process II Decisions.

A. Process II decisions, except for SEPA threshold determinations on Process IV and Process V actions, may be appealed as follows:

1. Who May Appeal. The project applicant or any person who submitted written comments prior to the date the decision was issued may appeal the decision.

…

3. Time and Place to Appeal. The written statement of appeal, the appeal notification form, and the appeal fee, if any, must be received by the City Clerk no later than 5:00 p.m. on the fourteenth day following the date of publication of the decision of the Director; except that if the Director's decision is consolidated with a threshold Determination of Nonsignificance under the State Environmental Policy Act for which a comment period pursuant to WAC 197-11-340 must be provided, the appeal period for the consolidated decision shall be 21 days.

4. Exception. If a development agreement has been approved under Part 20.30C LUC, then the appeal procedures contained in this section do not apply to the Director's Process II Decision on a related master development plan or design review application. Instead, the Director's Process II Decision may be appealed to Superior Court as set forth in LUC 20.35.070 and LUC 20.30C.100.

B. Notice of Appeal Hearing.

…

C. Hearing Examiner Hearing.

…

D. Hearing Examiner Decision on Appeal.

…

E. Appeal of Hearing Examiner Decision.

…

F. Time Period to Complete Appeal Process.

…

Section 18. Section 20.50.016 of the Land Use Code is hereby amended to read as follows, with all other provisions of Section 20.50.016 that are omitted below, as indicated by an ellipsis, remaining unchanged:

…

Development. All structures and other modifications of the natural landscape above and below ground or water, on a particular site. For the purposes of Part 20.25E LUC, regulation for the Shoreline Overlay District, a different definition is used. See "Shoreline Development" in LUC 20.25E.280.

Development Agreement. Means an agreement reviewed in accordance with Part 20.30C LUC.

Development Area. That portion of a parcel designated as OLB-OS that is not reserved as open space as described in Part 20.25L LUC.

Development Services Department. The Development Services Department is an administrative department of the City as described in Chapter 3.44 BCC.

Development Standards. Shall have the same meaning as set forth in RCW 36.70B.170.

…

Section 19. 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 20. The City Clerk is hereby authorized and directed to replace any reference in this Ordinance to "[INSERT EFFECTIVE DATE OF ORDINANCE]" with the actual month, day, and year that this Ordinance takes effect as calculated pursuant to Section 21 of this Ordinance.

Section 21. Effective Date. Following adoption, this Ordinance shall take effect and be in force five (5) days after legal publication.

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

(SEAL)

_____
Mo Malakoutian, Mayor

Approved as to form:
Trisna Tanus, City Attorney

_____
Robert Sepler, Assistant City Attorney

Attest:

_____
Charmaine Arredondo, City Clerk
Published _____

CITY COUNCIL AGENDA TOPIC

Bellevue Ready for Kickoff – Global Soccer Tournament Update

Emil A. King AICP, Director
Jesse Canedo, Chief Economic Development Officer
Lizzette Flores, Tourism Specialist
Community Development Department

Anthony Gill, Corridor Manager
City Manager's Office

Carl Lunak, Emergency Manager
Fire Department

EXECUTIVE SUMMARY

INFORMATION ONLY	Staff will present the City of Bellevue's programming plans leading up to the FIFA 2026 Men's World Cup.

RECOMMENDATION

N/A

BACKGROUND/ANALYSIS

Background

The 2026 FIFA World Cup will be the largest ever, hosted by Canada, Mexico, and the United States with 48 teams in 16 cities. Seattle will host six matches at Lumen Field—including one United States men's national soccer team group stage game—during the tournament running June 11–July 19.

As the state's second-largest hotel market, Bellevue can showcase its community to global visitors through cultural events, local businesses, and welcoming public spaces. Visit Bellevue estimates the city will see a total of 15,000 additional overnight visitors spread throughout the tournament, an average of 2,500 additional overnight guests per local game.

Bellevue's Strategy

Bellevue's World Cup approach prioritizes systemic improvements that leave a lasting legacy and enable public programming for years to come. In partnership with Sound Transit and local place-management organizations, the city will activate the 2 Line light rail stations to create a welcoming, festive atmosphere for fans traveling to Seattle—as well as visitors, residents, and workers. Community partners will program Bellevue throughout the tournament, with additional activations on the six Seattle game days centered at our stations; one-time grants and sponsorships have been awarded to support these efforts and serve Eastside residents, workers, and visitors moving around the region on game days.

Station activations will transform transit hubs into community spaces with live music, pop-up art, food trucks, and multilingual welcome messaging—celebrating Bellevue's diversity, improving wayfinding,

and encouraging pre- and post-game activity in our mixed-use neighborhoods. Developed with the Bellevue Downtown Association, BelRed Arts District, Visit Bellevue, and Wright Runstad, programming will reflect each neighborhood's character while advancing shared goals of boosting local spending, supporting small businesses, and showcasing Bellevue's creativity to an international audience.

City-sponsored Game Day and Tournament-Long Activations

Staff are meeting bi-weekly with both internal and external partners and coordinating with neighboring cities to align efforts. Partner programming will focus on days when games are held in Seattle. Event highlights in Bellevue, shown below, will include a soccer themed fashion show, a multicultural celebration event, a watch party, and artist made photo opportunities at different light rail stations:

Game Day	Light Rail Station Area	*Highlighted Programming/Activity*
June 15: Belgium vs. Egypt, Noon	*Downtown Bellevue*	*Soccer-themed **Pop-Up on the Plaza** in public spaces in Downtown Bellevue*
June 19: USA vs. Australia, Noon (Juneteenth Match)	*Downtown Bellevue*	***Viewing Party**: Public spaces along the Grand Connection 11-3pm*
	Spring District	***Soccer-themed fashion show** showcasing jerseys from around the globe and locally made*
June 24: Qatar vs. TBD, Noon	*Downtown Bellevue*	*Soccer-themed **Pop-Up on the Plaza** in public spaces in Downtown Bellevue*
June 26: Egypt vs. Iran, 8pm (PRIDE Match)	*Spring District*	***World Cup Multicultural Celebration,** 11am-6pm*
	BelRed Arts District	***Large Event** at BelRed Station*
	Downtown Bellevue	*Soccer-themed **Pop-Up on the Plaza** in public spaces in Downtown Bellevue*
	South Bellevue	*Soccer-themed **Pop-Up on the Plaza** at South Bellevue Station*
July 1: Round of 32, 1pm	*Spring District*	***Summer Market** and Concert Series*
July 6: Round of 16, 5pm	*BelRed Arts District*	*Art Walk*
	South Bellevue	*Soccer-themed **Pop-Up on the Plaza** at South Bellevue Station*

In addition to the specific events happening on Seattle game days, partners will also be hosting "evergreen" activities that will stay up throughout the entire tournament. These activations are both responsive to the needs of each station area and the spaces available and coordinated to give a unified approach. For example, each station will have different photobooth opportunity, but to give the experience a unified sensibility the BelRed Arts District will be leading the artist coordination for all four stations, in partnership with their peers. A list of the tournament-long activities is shown below:

Station Area	Evergreen Programing
BelRed	• ***Inflatable Art Installation:*** *Light-up, walk-through structure blending art and sports (ongoing: June–July).* • ***Photo Opportunity:*** *Freestanding soccer selfie station by local artist Sarah Robbin (ongoing: June–July).*
Spring District	• ***Photo Opportunity:*** *In partnership with the BelRed Arts District* • ***Bellevue Brewing:*** *Expanded beer garden throughout duration of local games to allow for larger capacity seating* • ***Custom Spring District branded jerseys****: with local business patches as giveaways*
Downtown Bellevue	• ***Pop-Up Urban Soccer Pitch*** • ***Photo Opportunity:*** *In partnership with the BelRed Arts District* • ***Pop-Up Foosball game spot*** • ***Wayfinding and informational signage*** • ***Grand Connection flag decor and pole banners***
South Bellevue	• ***Photo Opportunity:*** *In partnership with the BelRed Arts District* • ***Pop-Up Foosball game spot*** • ***Wayfinding and informational signage***

Beyond the Stations: Financial Support and Promotion of Community-led Events

Outside of the light rail station areas, Bellevue is supporting a wide range of community-led events and soccer programs throughout the city. The Community Programming Fund will provide almost $100,000 to support activities that engage residents and visitors during the tournament across Bellevue, showcasing our vibrant cultural landscape.

Getting the Word Out

Bellevue is going to be busy this summer, and work is happening to ensure everyone will be able to find events and activities they'll love. Visit Bellevue has coordinated with their partners at Visit Seattle to develop a Bellevue-specific sub brand of the SEA26 community brand package. This will allow Bellevue business and event organizers access to shared visual messaging and imagery, for free and in compliance with copyright rules. This community brand will ensure that Bellevue events show up in a way that is aligned with the region's efforts, while still being distinctly Bellevue.



Event organizers can add events taking place during the World Cup to Visit Bellevue's website and event calendar. Once added to the event calendar, information will be shared with other community event calendars, and become available in hotels lobbies at welcome kiosks. Kiosk information will be translated into five different

languages, and feature events and activations in the community during the tournament.

Long Term Civic Improvements

In addition to activations and events, Bellevue is also investing in improvements which residents, workers, and visitors can enjoy for years to come. City staff are also investing in minor “state of good repair” actions along the Grand Connection in advance of FIFA staff’s arrival. Visitors will be greeted by newly-repaired sidewalks, freshly planted flower beds, refinished benches, and improved wayfinding signage between the Bellevue Transit Center and the hotel core at the Bellevue Collection.

Tidying up the Grand Connection is already underway, with power washing, light pole painting and other cleanup to make the corridor Instagram-ready. This cleanup work will also restore power outlets along the Grand Connection to allow power access during special events like the Arts Fair, providing a benefit to the community for years after the World Cup.

Beyond the Grand Connection, a new series of utility box wraps are set to be installed across the city with several designs responsive to themes of soccer and play. In the BelRed Arts District, a new large-scale mural is slated to be installed along the light rail line prior to the tournament, and in Old Bellevue new murals installed in July will have opportunities for community participation.

Public Safety

Ensuring the safety of Bellevue residents and visitors will remain our main priority throughout this event. In coordination with the citywide planning team and stakeholders, public safety personnel are training staff and developing plans that can be adapted depending on how the World Cup unfolds. Staff continue to monitor new developments and are coordinating with relevant local, state, and federal public safety agencies to assess any potential threats that may emerge.

Human Trafficking Prevention

Global sporting events come with the increased risk of human trafficking. The Bellevue Police Department has worked for several years with Businesses Ending Slavery and Trafficking (BEST) on trainings with the hospitality industry to help recognize and prevent human trafficking. Additional training will be available this year specifically for restaurants, retailers, and other small businesses to help them recognize the signs as well.

Regional Effort

Collaboratively, the region stands ready to welcome the world. The FIFA Local Organizing Committee has prepared playbooks on a variety of topics for use by the entire region including:

- Child Rights and Sports Alliance Playbook
- Watch Party Playbook
- Small Business Mega Event Playbook
- How Employers Can Prevent Human Trafficking in collaboration with BEST
- Inclusion Playbook and Employer Toolkit
- Let’s Play SEA 26 Community Brand Toolkit with Visit Seattle.

These tools are available to help local businesses across the region make the most of this opportunity. More information on regional efforts will be presented on April 28, when the Local Organizing Committee will present to Bellevue City Council.

POLICY & FISCAL IMPACTS

Policy Impact

This work advances Bellevue Comprehensive Plan goals for economic development (ED-13 and 24), which support tourism, hotel, retail, and arts businesses in the city, and communicates Bellevue's vision as a leading regional employment and activity center.

The work implements Strategic Target Area Objective 2.6: Build up Bellevue's arts providers' organizational capacity to increase the breadth and depth of artistic and entertainment offerings for Bellevue's residents and visitors, and 2.2 Support large and small businesses, including women/veteran/minority-owned businesses, by providing the resources and regulations that businesses need to start, stay, grow and thrive in Bellevue.

Fiscal Impact

The budget for the presented programming is part of the approved 2025-2026 budget. Visit Bellevue estimates net new economic impact could reach up to $23 million.

OPTIONS

N/A

ATTACHMENTS

A. Visit Bellevue Destination Development Plan

AVAILABLE IN COUNCIL LIBRARY

2026 Economic Development Plan

AUGUST 2024

Destination Development Plan Update

Bellevue, WA

VISIT BELLEVUE | resonance

Executive Director Foreword



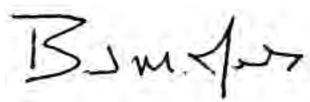
In 2018, we embarked on a new journey with the mission to evolve Visit Bellevue into a full-service Destination Management Organization (DMO). Armed with the newly adopted Bellevue Destination Development Plan, we worked with our stakeholders to establish priorities for our foundational destination brand, supported by sales and marketing programs and a supportive vision for finance and governance. This plan also addressed the need for tourism development, festivals, events, activations and transportation needs. It felt like we were standing at a trailhead, boots and backpack on, looking up at the summit.

Today, I am so pleased with the collective progress we have made in building a sustainable DMO. Despite the difficult interruption and recovery process caused by the COVID-19 pandemic, we never took our eyes off the map.

There are many people to thank, but none more than our Visit Bellevue staff for staying true to the vision and plan, delivering excellent results and always thirsting for excellence. Special thanks to our Visit Bellevue Advisory Board, Industry Partners, Bellevue Convention Center Authority, our Tourism Councils and the City of Bellevue for building trust and wonderful collaborations.

One of the hardest but most rewarding efforts was establishing the needed financial resources that enable our work. A resounding thank you to our Bellevue hotels and the City of Bellevue for establishing the Bellevue-Redmond Tourism Promotion Area funding mechanism, which will continue to elevate Bellevue as a destination city.

As we prepare for our future and plan for the next segment of our destination development journey together, we are bullish and revitalized by the energy of our community through the planning and prioritization process. Resonance Consultancy has once again done excellent work, and the Visit Bellevue family is anxious to start climbing higher than we ever thought possible.



Brad Jones
Executive Director



Executive Summary

Bellevue is a city experiencing a significant transformation, evolving from its early days as a young, under-developed suburb of Seattle into its own sophisticated urban center and destination city. As Bellevue navigates this transition, the question of “Who do we want to be?” becomes central to shaping its future. The updated Destination Development Plan (DDP) aims to position Bellevue as a premier destination that harmoniously blends urban sophistication, cultural richness, natural beauty and technological innovation. The plan outlines strategic recommendations across six key areas: urban lifestyle and placemaking, arts and innovation, recreation and experiences, culinary destination, conferences and events, and built environment and enabling conditions. Collectively, these strategies will drive sustainable growth, enhance the visitor experience and resident quality of life, and promote Bellevue’s unique identity.

Bellevue’s Destination Development Plan is a visionary roadmap designed to guide Visit Bellevue and its partners through the city’s transformation into a mature, vibrant and sustainable destination. By providing tactical strategic priorities that emphasize the city’s strengths and address its unique challenges, Bellevue will remain a dynamic, inclusive and attractive city for residents, businesses and visitors alike, fostering long-term prosperity and quality of life.

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01 Introduction

INTRODUCTION

Project Background

Bellevue, an established urban leisure and meetings destination, faces new challenges in the post-pandemic era. As the city's destination marketing and management organization, Visit Bellevue is tasked with implementing the Bellevue Destination Development Plan (DDP) and providing leadership to achieve the plan's vision, goals and objectives. This mission has been particularly challenging given the impacts of Covid-19 over the past four years.



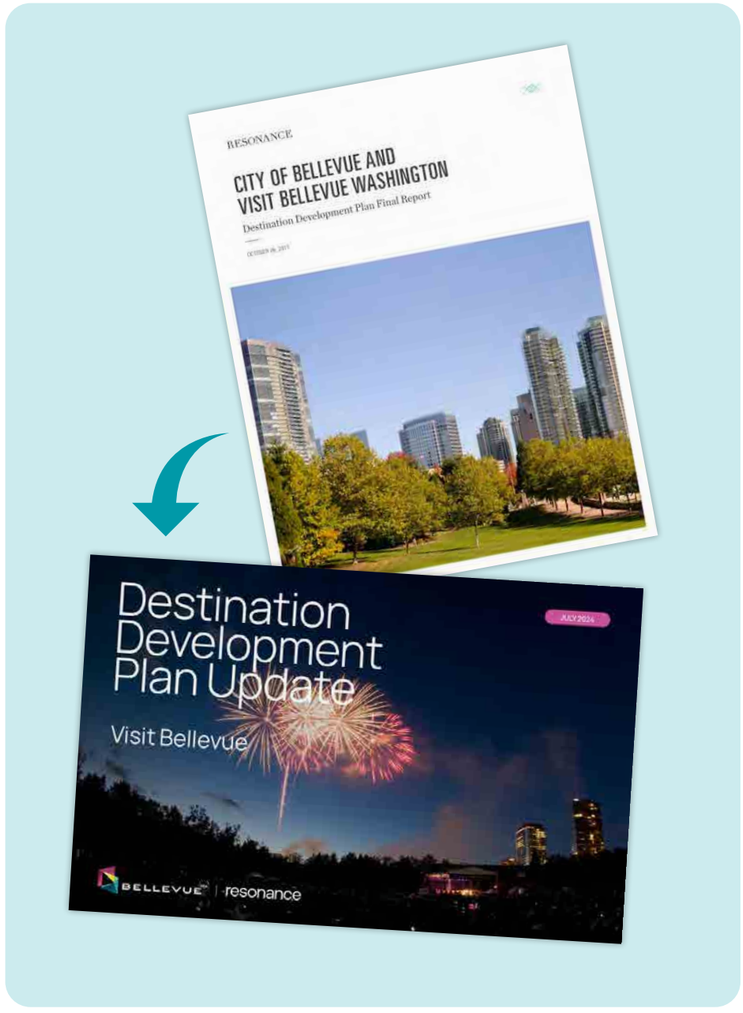
Despite these unprecedented challenges, Visit Bellevue is now shifting its focus from pandemic response to future growth. The organization recognizes an opportunity to enhance tourism's role in the community by aligning and coordinating efforts across city planning, economic development and destination management.

In 2024, Visit Bellevue initiated an update to the DDP to identify priorities for the next decade. The goal is to adapt current initiatives to the post-pandemic reality, capitalize on industry and market trends, and prepare for potential risks. To achieve this, Visit Bellevue engaged Resonance Consultancy to quantitatively review progress from the 2017 DDP and facilitate future-focused conversations with stakeholders. This approach empowers Visit Bellevue, its partners and stakeholders to articulate and share a clear vision for the future of tourism in the city.

Through extensive research and community engagement, the project team has developed a cohesive and strategic plan that builds upon previous efforts. This process has identified which existing initiatives have been accomplished and can be expanded upon, which remain relevant for Bellevue's future, and which new strategies may be needed to address emerging opportunities and challenges in the tourism landscape.

As a new organization in 2017, Visit Bellevue needed a plan to provide the foundation for future growth. The first DDP was a success, empowering the Visit Bellevue team to work with partners to accomplish nearly 90% of stakeholder-approved strategic priorities and organizational goals. This incredible feat is a testament to the quality of the original plan and positions Visit Bellevue and its partners to pursue more innovative, future-oriented initiatives to develop and promote the city's vibrancy.

While many of the original initiatives in the 2017 DDP were accomplished, their overarching relevance to the city's identity still remains. This new plan is a roadmap that will guide sustainable growth: building and expanding upon the impactful accomplishments made by Visit Bellevue and its partners, while also being innovative and adaptive enough to capitalize on future opportunities that could shape the city



Project Approach

PHASE 1: REGIONAL ASSESSMENT

Phase 1 included conducting an assessment of Bellevue's progress since 2017. The Resonance team reviewed the data collected by Visit Bellevue, the City of Bellevue and other key partners, and then engaged with over 20 stakeholders to establish a baseline of where Bellevue is today. The initial insights from this phase were assessed in a visioning workshop to ensure the crafted narrative aligned with the lived experiences of residents and city leadership.

The visioning workshop also provided context on which initiatives from the previous plan had been accomplished through efforts from Visit Bellevue and its partners, and it identified new initiatives that would help the city continue to grow its visitor economy.

PHASE 2: REGIONAL PLANNING

Phase 2 was an iterative process of designing a strategic framework and developing initial recommendations based on the research and stakeholder engagement completed in Phase 1. During this phase, the project team developed six strategic priorities for Visit Bellevue and its partners to focus on over the next decade.

The following report summarizes high-level insights, describes the vision for the destination's future and outlines the strategic priorities that will grow tourism in Bellevue in thoughtful and sustainable ways that value the needs of residents.



02
Bellevue Today

Destination Performance

Bellevue is a thriving destination nestled between Lake Washington and Lake Sammamish. Known for its stunning natural beauty, Bellevue offers a perfect blend of urban sophistication and outdoor adventure. The city boasts a vibrant downtown area, characterized by sleek skyscrapers, upscale shopping centers and diverse dining options. Bellevue Square, one of the region’s premier shopping destinations, attracts visitors from all over with its mix of high-end and mainstream stores.

Bellevue is also a hub for technology and innovation, often referred to as the “Silicon Forest.” It hosts the headquarters of numerous tech giants, making it a key player in the tech industry. The city’s robust economy and excellent job market contribute to its high standard of living and attract professionals from various fields.

Outdoor enthusiasts appreciate Bellevue’s extensive network of parks, trails and green spaces. Mercer Slough Nature Park, a 320-acre wetland, offers opportunities for kayaking, birdwatching and hiking. The Bellevue Botanical Garden provides a serene escape with its beautifully curated landscapes, and the Bellevue Zip Tour offers an exhilarating treetop adventure through the Pacific Northwest forest canopy, featuring multiple ziplines and suspension bridges with scenic views of the surrounding landscape. The city’s proximity to three national parks and year-round seasonal activities make it an ideal base for travelers who want to explore diverse ecosystems, from the rugged coastlines of Olympic National Park to the glacial peaks of Mount Rainier and North Cascades national parks.

Yet Bellevue also faces some key challenges as it strives to enhance its destination appeal. One significant issue is its underdeveloped cultural identity. Despite its diverse population, Bellevue lacks a cohesive cultural narrative that distinguishes it from neighboring cities. This is compounded by an underfunded arts and culture sector, which may reduce the city’s appeal to culturally minded visitors. Additionally, the city’s limited nightlife options may make it less attractive to younger visitors and those seeking vibrant evening activities.

Bellevue’s rapid growth and recent emergence as a destination have left its tourism infrastructure playing catch-up. Unlike more established cities, Bellevue’s attractions and experiences are still in their nascent stages, lacking the depth and variety found in competing destinations. This underdevelopment is evident in the limited range of cultural institutions, signature events and unique local experiences that typically define a city’s tourism appeal. While Bellevue boasts natural beauty and a thriving tech scene, it has yet to fully capitalize on these assets to create a robust, diverse tourism ecosystem that can compete effectively with more mature destinations in the region.

This nascent stage of Bellevue’s tourism development is further complicated by its current market dynamics and infrastructure limitations, which pose additional challenges to its growth as a destination. Bellevue’s heavy reliance on corporate travel means it is vulnerable to economic shifts and changes in business travel trends. The city’s limited meeting and conference spaces restrict its ability to host large-scale events, while a lack of labor in the hospitality sector may hinder service quality and growth potential.

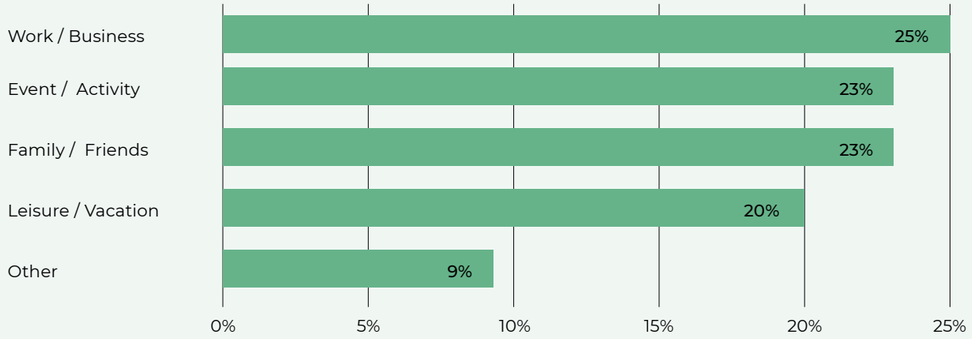


Visitor Profiles & Drivers

Understanding who Bellevue's visitors have been over the past year can help us gain insight into who the city might attract in the future. In 2023, one in three visitors were between the ages of 18 and 54. More than one-third of visitors had annual incomes between $30K-$74K and one in four earned more $100K. Visitors came from Washington State (35%), followed by Oregon (14%), California (9%), Texas (8%), Idaho (6%), Florida (5%) and New York (5%).

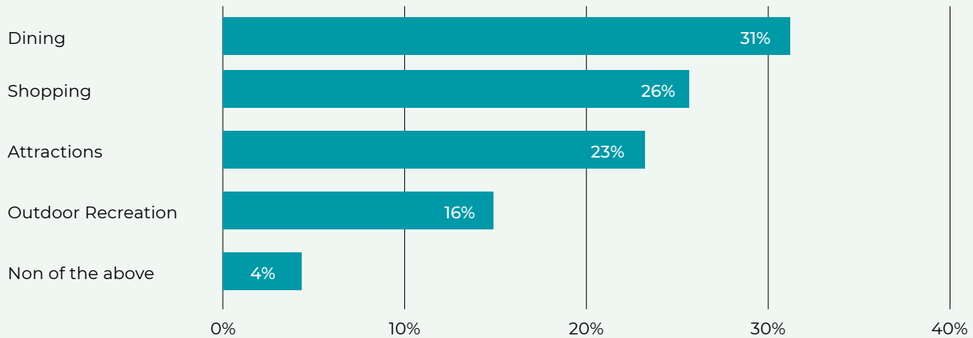
Travelers had different motivations for visiting Bellevue. One in four visited for work and business, and one in five came to the city for an event or activity, to visit family and friends, or for a vacation. Dining and shopping were the most popular activities enjoyed by visitors. Only 16% of past visitors participated in outdoor recreation activities.

Visitor Motivations

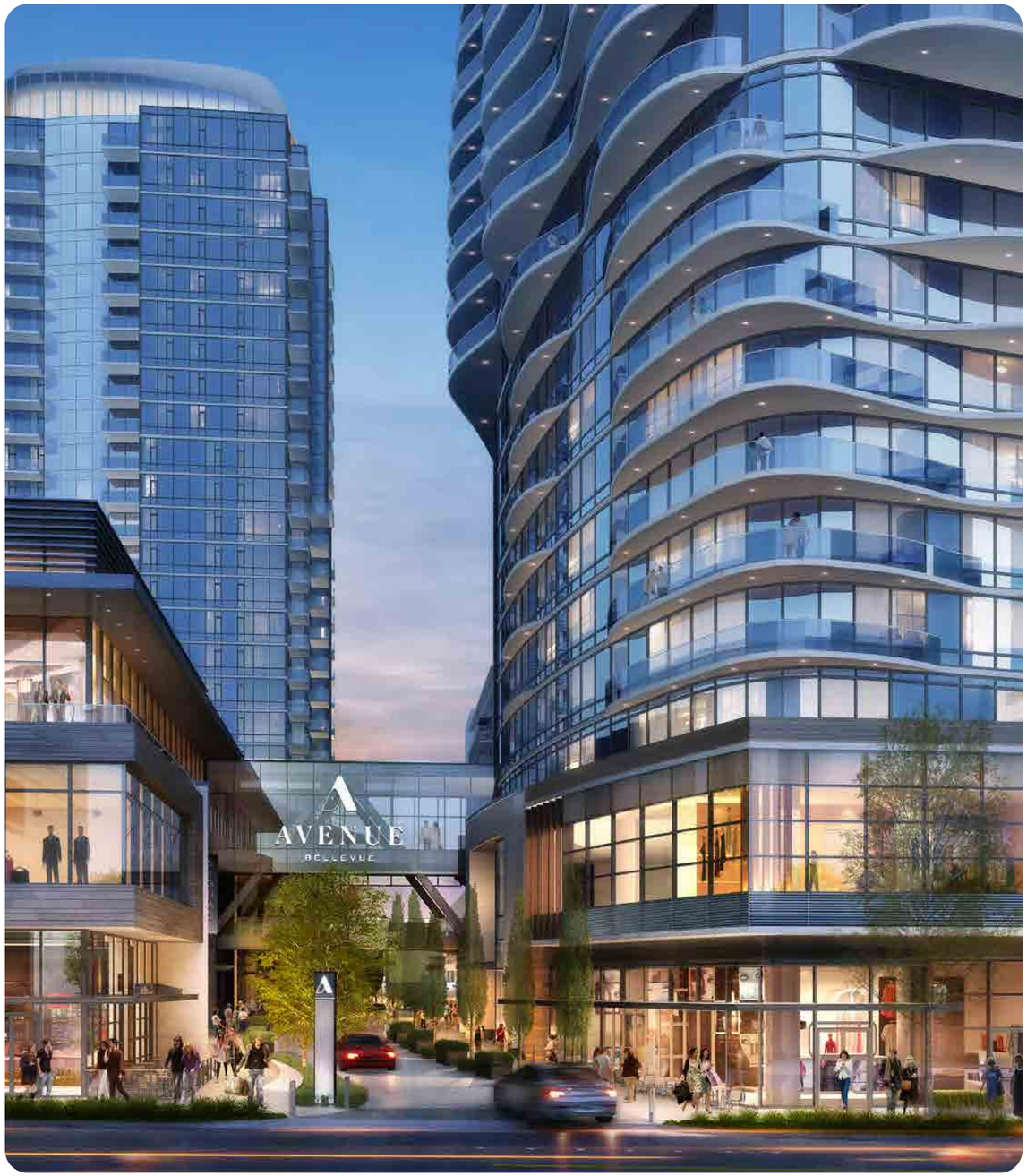


Source: Visit Bellevue Visitor Survey, 2024

Visitor Activities



Source: Visit Bellevue Visitor Survey, 2024



Destination Development Plan — **Bellevue, WA**

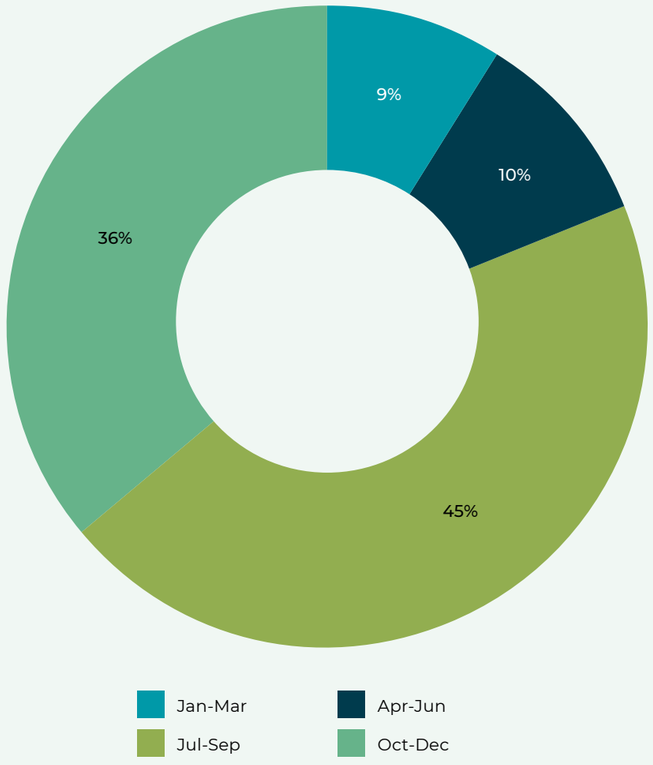
Spending & Visitation Trends

The majority of travelers visit Bellevue in the summer, with winter (9%) and spring (10%) seeing the lowest level of arrivals to the city. More than half of visitors visit downtown Bellevue and make limited visits to another neighborhood. Factoria (15%), Eastgate (12%) and Wilburton/Spring District (11%) are the most visited neighborhoods after downtown.

Domestic visitors represent 96% of spending. Retail represents more than one in three dollars spent in the destination, slightly outpacing restaurants and dining, which account for 25% of spending. International visitors spend less on other categories such as recreation and entertainment.

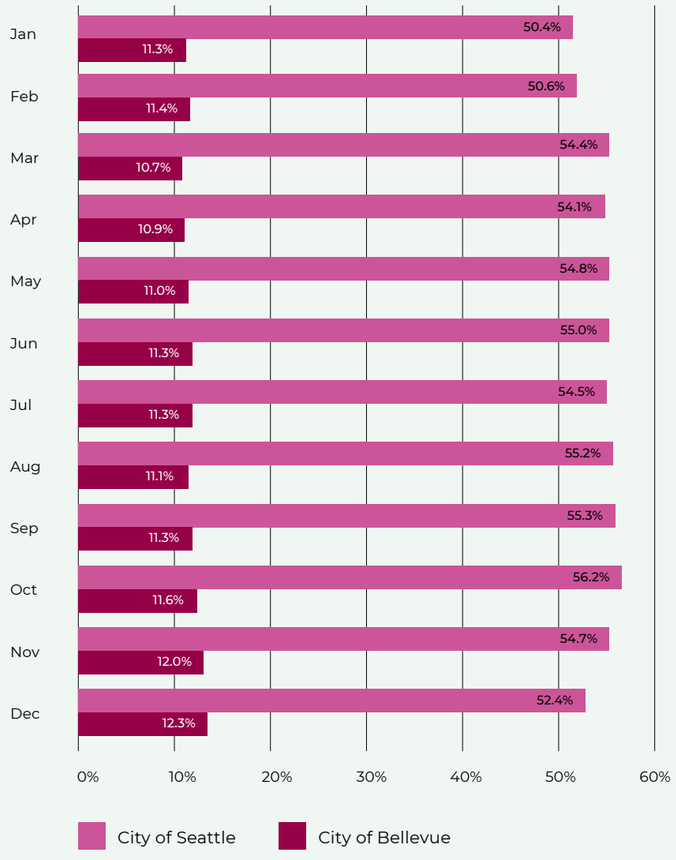
Bellevue's hotel supply makes up 12% of King County's overall hotel capacity. In 2023, Bellevue's market share was 11% of King County's booked hotel nights, with the lowest share in March at 10.7% and highest in November at 12.6%. Year-to-date in 2024, Bellevue's market share among King County overnight visitors has rebounded to 13%. Looking at overall hotel occupancy against the city's weekend occupancy, Bellevue's weekends lag on average 3% throughout the year, with the exception of the summer season and in December.

Visitation Trends



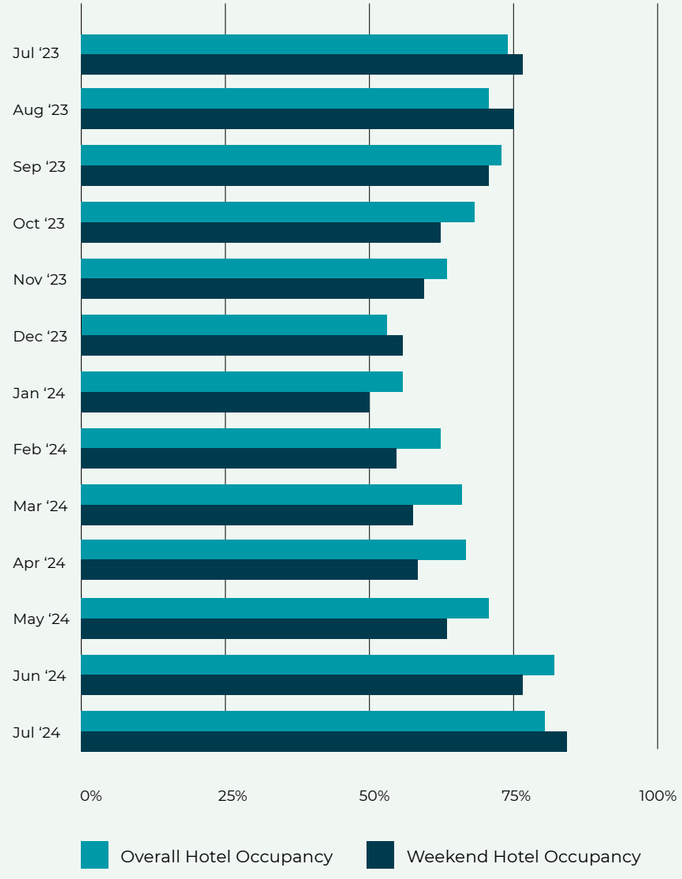
Source: Madden Voyage, 2023

Demand Market Share



Source: Co-Star, 2023

Overall Hotel Occupancy versus Weekend Hotel Occupancy





Key Strengths & Challenges

The following key strengths and challenges were identified and shared during Phase 1 of the project based on insights collected during the destination assessment, including stakeholder perspectives and destination performance analysis. These strengths and challenges form the foundation for the strategic recommendations that follow and they have guided the development of Bellevue's updated Destination Development Plan.

Strengths

CATEGORY

Built Environment

Ideal Location

Bellevue boasts scenic views of Lake Washington, lush parks and proximity to Seattle's amenities.

Safe and Walkable Environment

"People choose Bellevue for its safety and cleanliness."

Strategic Features

Diverse Population

Bellevue is a minority-majority community, with over 60% of its population being non-white.

Tech Industry Hub

The birthplace of several tech giants, the three top employers in Bellevue are in the tech sector.

Activites & Experiences

Access to Nature

A base camp for exploring the Pacific Northwest, Bellevue's 80 miles of trails, close proximity to three national parks and access to Lake Washington set it apart for outdoorsy travelers.

Shopping Destination

Luxury and local shops make up Bellevue's eclectic retail offerings.

Strong Local Culinary Scene

With over 200 highly rated restaurants, Bellevue is becoming known as a culinary hotspot.

Challenges

CATEGORY

Activites & Experiences

Underdeveloped Cultural Identity

“We have a vibrant, diverse community putting on shows, events and small festivals – people just aren’t aware.”

Limited Number and Maturity of Visitor Attractions

“As a rapidly maturing city, we lag behind other major cities’ tourism assets. We need to be intentional in how we design the future of Bellevue’s vibrancy.”

Underfunded Arts and Culture

“All great cities have museums, yet Bellevue’s are struggling. Part of this is because of limited capital and a scarcity mindset that to invest in Bellevue’s art and culture ecosystem is to inherently take away from others.”

Limited Nightlife

“Many of our restaurants close at 9 or 10 p.m., which makes it difficult to go out for a night on the town.”

Business Travel

Reliance on Corporate Travel

“Corporate travel has not recovered to pre-pandemic levels; what will replace reduced business travel, including in tech?”

Limited Meeting and Conference Spaces

“We recently lost a large contract to Seattle because our current facilities were too small.”

Industry Advancement

Lack of Labor

“There isn’t a defined pipeline for the service industry. Those that we are able to hire usually live well outside the city because they can’t afford to live closer.”

Affordability Concerns

Bellevue’s overall cost of living is 58% more than the national average and nearly 30% more than the state average.

03 Destination Vision



Vision for the Future

Bellevue is a vibrant, inclusive and innovative city that stands proudly as a premier leisure and lifestyle destination in the Pacific Northwest.

As a new urban leisure destination in the Pacific Northwest, Bellevue boasts a clean, safe and welcoming environment for all. This thriving community is where exceptional experiences are the norm, offering a bit of everything—from business and creative economies to rich cultural and recreational opportunities. Beyond Bellevue, visitors have seamless access to world-class skiing, wine country, Seattle's urban attractions, a major international airport and breathtaking national parks.

Known as the safest city in the Seattle area, Bellevue is recognized for its high quality of life, driven by a commitment to innovation and technology. Bellevue embraces its diverse population, ensuring accessibility and openness in every aspect of city life. Bellevue invites you to choose a lifestyle of excellence, fostering a sense of pride and belonging. As a central hub of the Pacific Northwest, Bellevue is your gateway to unparalleled experiences, making it the ultimate place to live, work and explore.

Target Audiences & Visitor Personas

Defining the target audiences that Visit Bellevue and its partners are trying to attract to the city is a crucial step for informing strategic priorities. In 2017, we identified that Bellevue attracted mainly Active Adventurers. As the destination has evolved, stakeholders identified other important audiences, including Sophisticated Explorers and All-in Enthusiasts for leisure, along with a focus on business travelers in the context of Bellevue's economic growth.



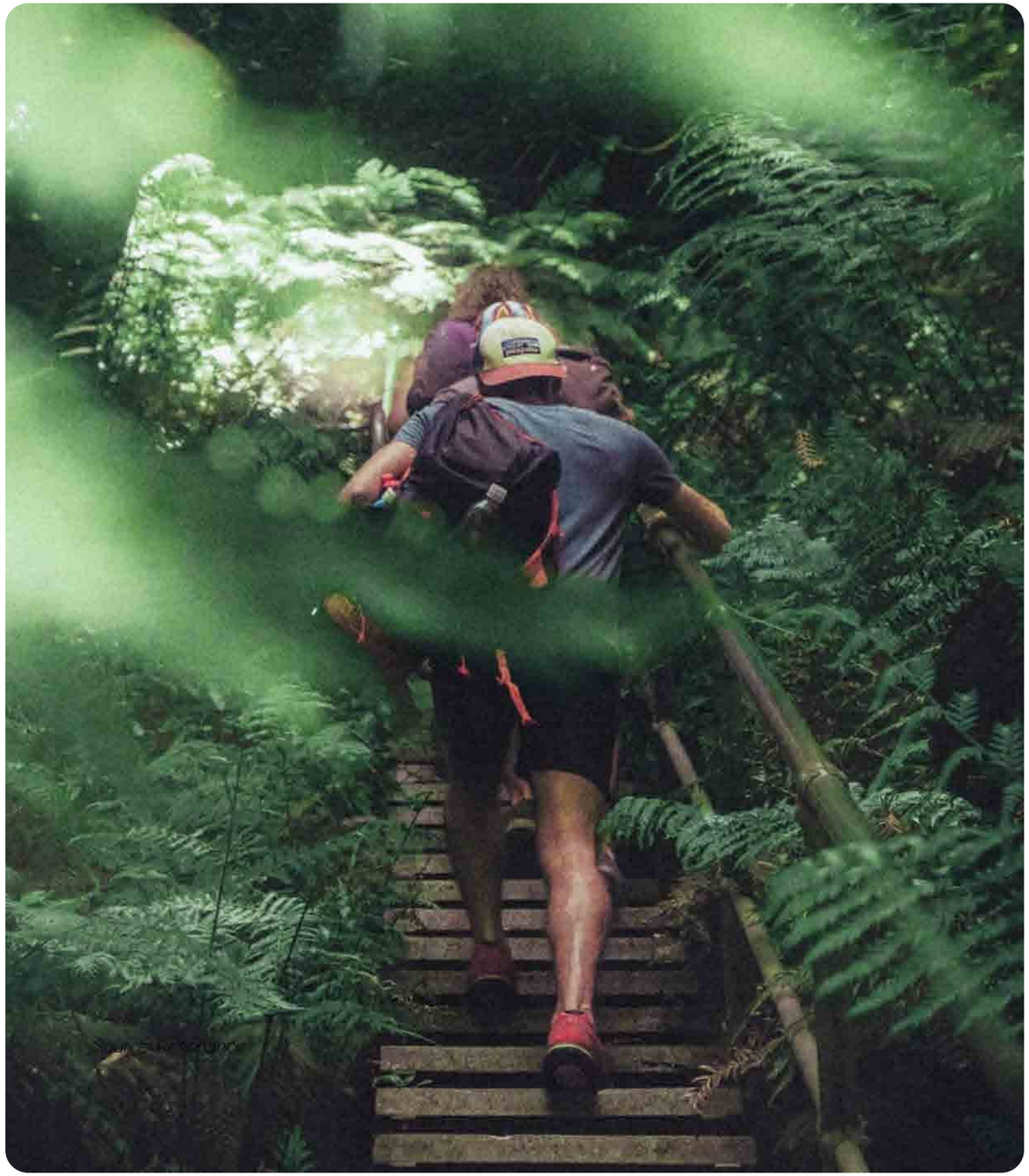
TARGET AUDIENCE 01

Active Adventurers

Active Adventurers make the most frequent trips per year compared to the other target audiences. Active Adventurers are more likely to combine business trips with leisure vacations. This group doesn't see a vacation as a time to slow down or be indulgent; they want to explore new things and be active. Active Adventurers have a great interest in engaging with nature and participating in outdoor sports and health/fitness activities.

WHY BELLEVUE SHOULD TARGET ACTIVE ADVENTURERS

With the wealth of opportunities for outdoor recreation and being in nature, it makes sense that this audience group historically makes up the largest visitor segment to the city. Continuing to target Active Adventurers will help maintain the strength of Bellevue's tourism industry while aligning with the city's natural assets and business landscape. By focusing on Active Adventurers, Bellevue can leverage its unique positioning as a destination that seamlessly blends urban amenities with outdoor adventures, potentially increasing both business and leisure travel revenue.



TARGET AUDIENCE 02

Sophisticated Explorers

Sophisticated Explorers tend to be older than other target audience segments, have a higher net worth and are more likely to be retired with no children at home. The driving force for Sophisticated Explorers is seeking out experiences–specifically, exploring a destination's cultures and traditions. Sightseeing, dining and visiting cultural attractions are the top activities Sophisticated Explorers enjoy while on vacation.

WHY BELLEVUE SHOULD TARGET SOPHISTICATED EXPLORERS

Their interest in cultural experiences aligns well with Bellevue's diverse community and growing arts scene. Sophisticated Explorers are likely to stay longer and spend more on premium experiences, high-end dining and luxury accommodations, contributing disproportionately to the local economy. Additionally, their tendency to travel during off-peak seasons can help balance tourism throughout the year. By catering to this group, Bellevue can enhance its reputation as a sophisticated, culturally rich destination, potentially attracting more of these lucrative visitors and encouraging the development of more upscale and cultural offerings that benefit both tourists and residents alike.



TARGET AUDIENCE 03

All-In Enthusiasts

All-in Enthusiasts are the youngest segment, with the majority working full-time and having children living at home. All-in Enthusiasts want to do it all and any excuse to travel is a great one. They're more likely to participate in most types of activities, and they go on vacations for many different reasons. Shopping, nightlife and attending events are most preferred by All-in Enthusiasts compared to other types of travelers.

WHY BELLEVUE SHOULD TARGET ALL-IN ENTHUSIASTS

Their diverse interests align well with Bellevue's varied offerings, from shopping centers to outdoor activities and cultural events. All-in Enthusiasts tend to be higher spenders, engaging in a wide range of activities and experiences during their stay, which can boost overall tourism revenue. Their preference for nightlife and events can help stimulate the city's evening economy. Additionally, as younger travelers with families, they have the potential to become long-term, repeat visitors as their children grow. Attracting more All-in Enthusiasts could invigorate Bellevue's tourism scene, encouraging the development of new attractions and experiences that cater to their varied interests, ultimately benefiting all visitor segments and local residents.



Guiding Principles

Based on the vision we are seeking to achieve and the audiences we are seeking to attract, we designed the following guiding principles to direct and inform our planning, development and marketing of Bellevue as a destination.

CREATIVE

Bellevue is a hub of innovation and creativity, fostering an environment where businesses, artists and entrepreneurs can thrive. The city's vibrant arts scene, including galleries, theaters and public art installations, reflects our commitment to creativity. Bellevue also hosts numerous cultural festivals and events that showcase local and international talent, making it a dynamic and inspiring place to visit.

SAFE

Safety is a cornerstone of life in Bellevue. Recognized as the safest city in the Seattle area, we prioritize the well-being of our residents and visitors by maintaining a strong, proactive approach to community safety and inclusion.

DIVERSE

Bellevue embraces diversity, ensuring that people from all backgrounds feel welcome and included. Our diverse population enriches the community with a variety of cultures, languages and traditions. Bellevue promotes inclusivity through community programs, multicultural events and policies that celebrate and support its diverse residents.

SUSTAINABLE

Sustainability is at the heart of Bellevue's development. The city is dedicated to preserving its natural beauty and ensuring a sustainable future for generations to come in the Pacific Northwest.

04 Strategic Priorities



Strategic Priorities

DESTINATION DEVELOPMENT FRAMEWORK

Bellevue features a dynamic blend of urban sophistication, rich cultural heritage, lush parks and scenic views. This iteration of the Destination Development Plan builds upon the strong foundation laid by the initial plan, which was essential for establishing the Visit Bellevue organization and its core functions. With the foundational work now complete, this updated plan shifts our focus to growth and refinement. We can now concentrate on enhancing programming, driving innovation and executing strategic initiatives that align with Bellevue's evolving identity and aspirations.

As the future of this destination is envisioned, key strategic priorities have been identified to guide efforts in planning, managing and marketing the City of Bellevue.

STRATEGIC PRIORITY 1

Urban Lifestyle & Placemaking

To foster well-rounded retail destinations, vibrant public spaces and engaging community activities, Visit Bellevue and its partners will implement initiatives that emphasize the city's exceptional quality of life and commitment to Pacific Northwest wellness. This includes promoting healthy living through accessible green spaces, wellness programs and a focus on sustainable urban development.

STRATEGIC PRIORITY 2

Arts & Innovation

As a quickly maturing city, Bellevue has the opportunity to distinguish itself as a destination at the intersection of arts and technology. By activating events, installations and collaboration opportunities that celebrate this intersection, the city can become the hub of art, culture and technology advancement.

STRATEGIC PRIORITY 3

Recreation & Experiences

Located in the heart of the Pacific Northwest, Bellevue's natural beauty and access to recreational opportunities create a formidable foundation to attract visitors looking for outdoor adventures. By leaning into this strength, Bellevue can create experiences that leave lasting impressions and encourage repeat visits.







STRATEGIC PRIORITY 4

Culinary Destination

It takes intentional and strategic planning to become a culinary destination that not only showcases the city's diverse flavors and creativity but also encourages visitors to choose Bellevue in their vacation itinerary. Partnering with local chefs, restaurants and food festivals can help curate a distinctive and ever-evolving experience.



STRATEGIC PRIORITY 5

Conferences & Events

From international conferences to local festivals, there are ample opportunities for Visit Bellevue and its partners to build upon existing events and create new activations that enhance the city's reputation as a premier destination for business and leisure travelers.



STRATEGIC PRIORITY 6

Built Environment & Enabling Conditions

Ensuring that the visitor experience is both enjoyable and accessible is an important aspect of promoting destination stewardship. Improving Bellevue's vibrancy only goes as far as a visitor can experience it. By prioritizing transportation, public spaces and sustainable development, Visit Bellevue and its partners can ensure that the city creates an ecosystem where visitors feel welcome and safe.



STRATEGIC PRIORITY 1

Urban Lifestyle & Placemaking

We will market our urban experience to foster well-rounded retail destinations, vibrant public spaces and engaging community activities. We aim to create a lively, attractive environment that encourages both locals and visitors to explore and enjoy everything Bellevue has to offer. We will emphasize Bellevue's exceptional quality of life and commitment to Pacific Northwest wellness, promoting healthy living through accessible green spaces, wellness programs and a focus on sustainable urban development.





WHY IT'S IMPORTANT

Urban lifestyle and placemaking enhance the attractiveness and livability of urban areas like Bellevue. An appealing urban lifestyle, marked by diverse dining, shopping and cultural opportunities, can elevate Bellevue's profile and competitiveness. Thoughtful placemaking ensures that public spaces are inclusive, accessible and sustainable, contributing to the well-being of residents and creating memorable experiences for visitors. By creating vibrant, engaging spaces, placemaking fosters community pride and draws visitors seeking authentic experiences unique to Bellevue.

Stakeholders throughout the engagement echoed these sentiments, explaining that Bellevue needs to focus on developing both its urban core and surrounding neighborhoods to create a more distinct sense of place. They emphasized the importance of walkable neighborhoods, increased public art installations and the creation of gathering spaces that reflect the city's diverse cultural heritage. Many highlighted the need for more street-level activities, outdoor dining options and interactive public spaces to enhance the city's vibrancy and appeal to both residents and visitors. Stakeholders also stressed the importance of maintaining a balance between urban development and preserving green spaces, suggesting that this blend of urban amenities and natural beauty could become Bellevue's unique selling point in attracting tourists and new residents alike.

STRATEGY 1.1

Promote Vibrant Neighborhoods & Districts

Highlighting various areas throughout Bellevue encourages visitors to explore beyond the main tourist spots, spreading economic benefits across the city and supporting local businesses. This approach also fosters community pride and involvement, as residents see their neighborhoods celebrated and valued. Promoting a variety of districts helps attract different tourist demographics, offering something for everyone, whether they are interested in historical sites and cultural enclaves or trendy dining and shopping areas. By showcasing the unique character of each neighborhood, Bellevue can position itself as a diverse destination with authentic, locally driven experiences. This strategy not only enhances the visitor experience but also contributes to the city's overall vibrancy and economic resilience

ACTIONS

- Engage, partner and promote neighborhoods and districts that combine shopping, dining and entertainment options to create lively, walkable districts that attract visitors.
- Highlight areas where visitors can experience a unique and local Bellevue experience with access to diverse products.



CASE STUDY

Portland, Oregon

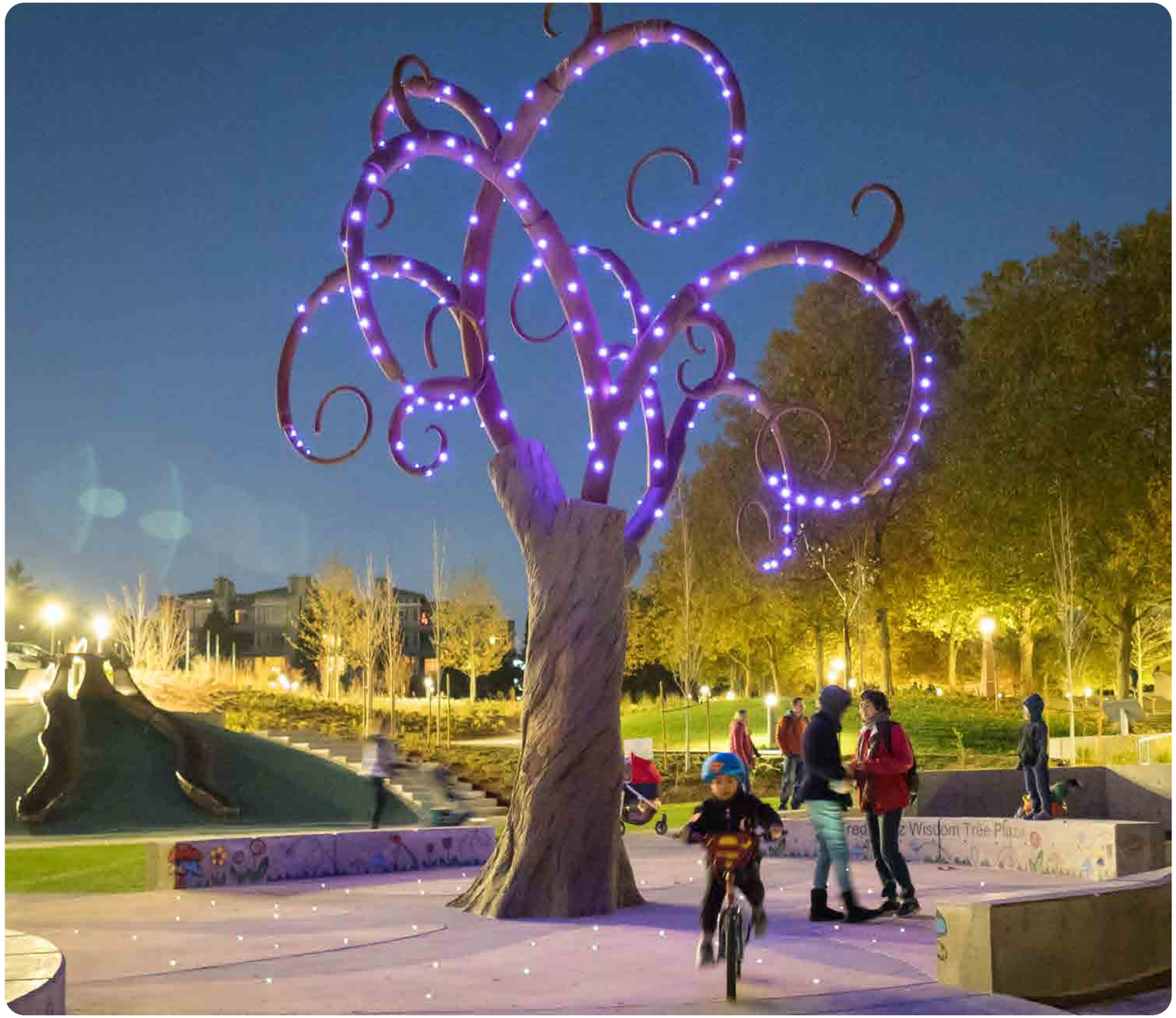
Portland, Oregon, has successfully cultivated a strong sense of place and community through its emphasis on character neighborhoods and positioning itself as a city of neighborhoods. Tourism Portland celebrates its neighborhoods and encourages visitors to connect with diverse communities. Neighborhood and street guides highlight some of the best places for visitors to explore the city.



STRATEGY 1.2

Enhance Public Spaces

The enhancement of public spaces plays a crucial role in fostering social interaction, cultural expression and community cohesion. These areas provide both visitors and residents with inviting places to gather, relax and engage in recreational activities. Bellevue currently boasts several pockets of accessible green spaces, safe environments and amenities that cater to diverse age groups and interests. By continuing to develop and improve these spaces throughout the city, Bellevue can drive increased foot traffic to small businesses and community events. This ongoing enhancement cultivates more vibrant, inclusive and sustainable environments that benefit both residents and visitors. Well-designed public spaces not only improve the quality of life for locals, but also create memorable experiences for tourists, contributing to Bellevue's appeal as a destination.



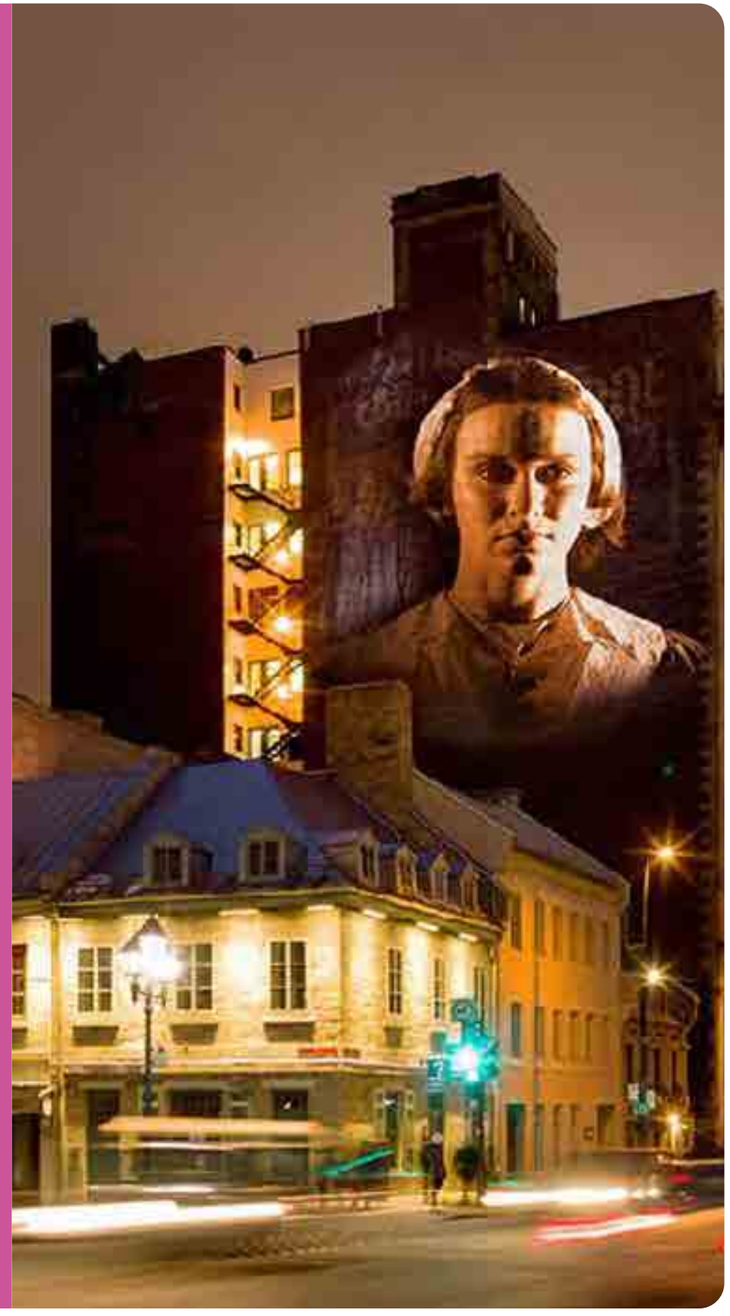
ACTIONS

- Activate and promote parks, plazas and pedestrian areas throughout the city to create inviting and functional community hubs that appeal to visitors.
- Incorporate art installations, green spaces and seating areas to create picturesque and relaxing environments for visitors to enjoy.

CASE STUDY

Cité Mémoire, Montreal, Quebec

As a UNESCO City of Design and center for technology and arts, Montreal has embraced the development of phygital experiences, both indoor and outdoor. For example, Cité Mémoire, one of the world's largest outdoor video-projection installations, is an urban multimedia experience that tells the stories of both famous and little-known Montrealers who have shaped the city and the world. Other immersive experiences have been developed at major attractions, such as Aura at the city's Notre-Dame Basilica, in partnership with Moment Factory.



STRATEGY 1.3

Develop Immersive Experiences

The development of immersive experiences offers unique, memorable interactions that deeply connect visitors to Bellevue's culture, history and environment. These experiences foster greater appreciation and loyalty, encouraging repeat visits and positive word-of-mouth recommendations. By creating distinctive, engaging attractions, Bellevue can differentiate itself from other destinations, enhancing its competitiveness in the global tourism market. Immersive experiences also support sustainable tourism by dispersing visitor traffic more evenly across various attractions and reducing pressure on popular sites. Integrating technology, local narratives and interactive elements into these experiences both enriches the visitor journey and supports local businesses and communities. This approach contributes to the overall economic and social vitality of Bellevue, creating a more dynamic and appealing destination for both tourists and residents.

ACTIONS

- Create interactive and immersive attractions, such as virtual reality experiences, themed entertainment centers and experiential museums, to offer unique visitor experiences.
- Partner with technology companies to develop cutting-edge attractions that leverage Bellevue's reputation for innovation.



STRATEGY 1.4

Support Bellevue's Nightlife & Music Scene

Bellevue's vibrant nightlife and dynamic music scene create a lively atmosphere that attracts entertainment-seeking tourists and encourages cultural engagement. These elements not only entice visitors to extend their stays and increase local spending, but also contribute significantly to the city's unique identity. By differentiating itself from other destinations, Bellevue fosters a strong brand image that resonates with tourists and locals alike. The city's support of local talent and cultural expressions enhances community pride while offering authentic experiences that deeply connect with visitors. Furthermore, nurturing the nightlife and music scene can spur economic growth by generating job opportunities and attracting talent in both the hospitality and creative industries. Through this strategic focus, Bellevue positions itself as a destination that offers rich, memorable experiences beyond traditional tourist attractions.

ACTIONS

- Encourage the development of nightlife nodes with a variety of bars, clubs and late-night eateries to expand activity in the evening.
- Support the establishment of music stages and venues that can host acts both large and small.
- Promote and support local musicians through events and marketing, creating a vibrant nightlife that appeals to residents and visitors.

STRATEGY 1.5

Foster Unique Shopping

Bellevue's reputation for luxury, high-end shopping, complemented by its diverse array of eclectic local businesses, is a powerful draw for tourists. These distinctive retail experiences encourage visitors to extend their stays and increase their spending, thereby bolstering the local economy and supporting small businesses. By continuing to seamlessly integrate entertainment, dining and cultural elements into its shopping districts, Bellevue can transform these areas into vibrant social hubs that appeal to both tourists and residents. The city's focus on providing exclusive products and crafting immersive retail environments creates lasting impressions on visitors, encouraging repeat visits and positive recommendations. This approach enhances Bellevue's appeal as a shopping destination while fostering sustainable tourism growth and contributing significantly to the city's overall economic development. Through this strategic emphasis on unique shopping experiences, Bellevue solidifies its position as a premier retail destination that offers something much more lasting than transactions: memorable experiences that resonate with diverse consumer preferences

ACTIONS

- Promote Bellevue's distinctive shopping experiences, including upscale shopping centers, specialty stores and local markets.
- Partner with a diverse range of retail businesses, including unique boutiques and high-end brands, to offer a compelling shopping experience for visitors.

STRATEGY 1.6

Promote Bellevue as a Premier Destination City with High Quality of Life & Well-Being in the Pacific Northwest

Bellevue's commitment to destination stewardship is exemplified through its abundant green spaces, cleanliness and safety. By emphasizing these strengths, the city showcases its dedication to maintaining a high quality of life for both residents and visitors. Leveraging these assets, along with the distinctive regional identity of the Pacific Northwest, Bellevue positions itself to attract a new demographic of tourists seeking a more relaxed and well-balanced travel experience. This approach highlights the city's natural beauty and commitment to sustainability, and it also aligns with growing trends in wellness tourism and eco-friendly travel. By promoting its Pacific Northwest lifestyle, Bellevue differentiates itself from more urban-centric destinations, offering visitors a unique blend of modern amenities and natural serenity. This strategy allows the city to tap into a market of travelers who prioritize well-being, outdoor activities and a connection to nature in their travel experiences, potentially expanding its tourism base and reinforcing its image as a desirable, health-conscious destination.

ACTIONS

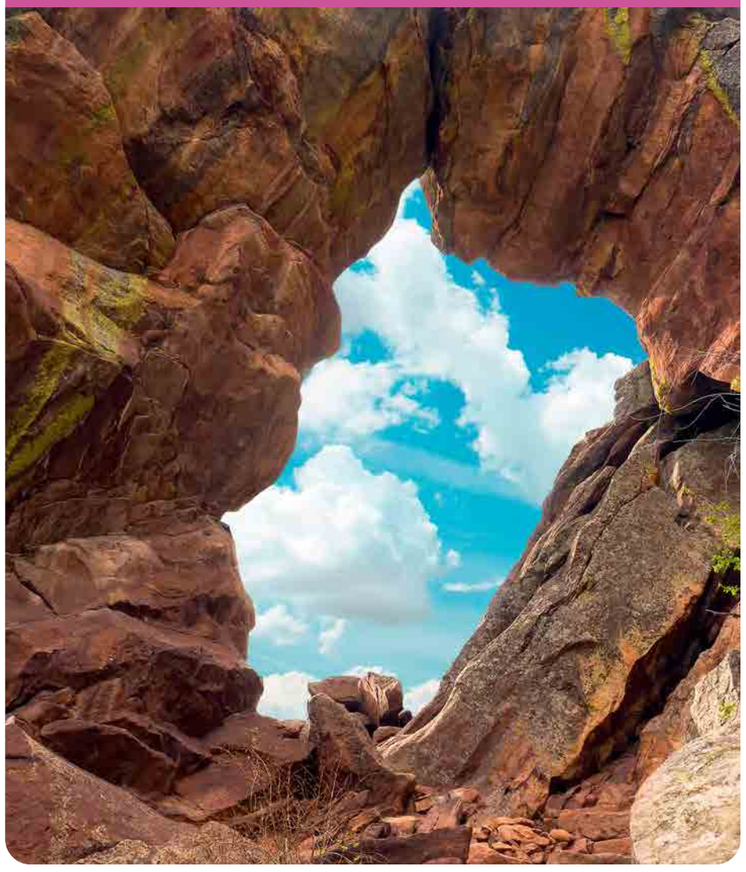
- Promote Bellevue as a clean, safe and modern urban destination that offers the best of city life, attracting visitors looking for a more relaxed urban experience.
- Highlight Bellevue's commitment to wellness through outdoor fitness classes, health fairs and accessible green spaces, attracting health-conscious travelers.
- Develop wellness-themed travel packages that include wellness experiences, healthy dining options and outdoor recreational activities.



CASE STUDY

Boulder, Colorado

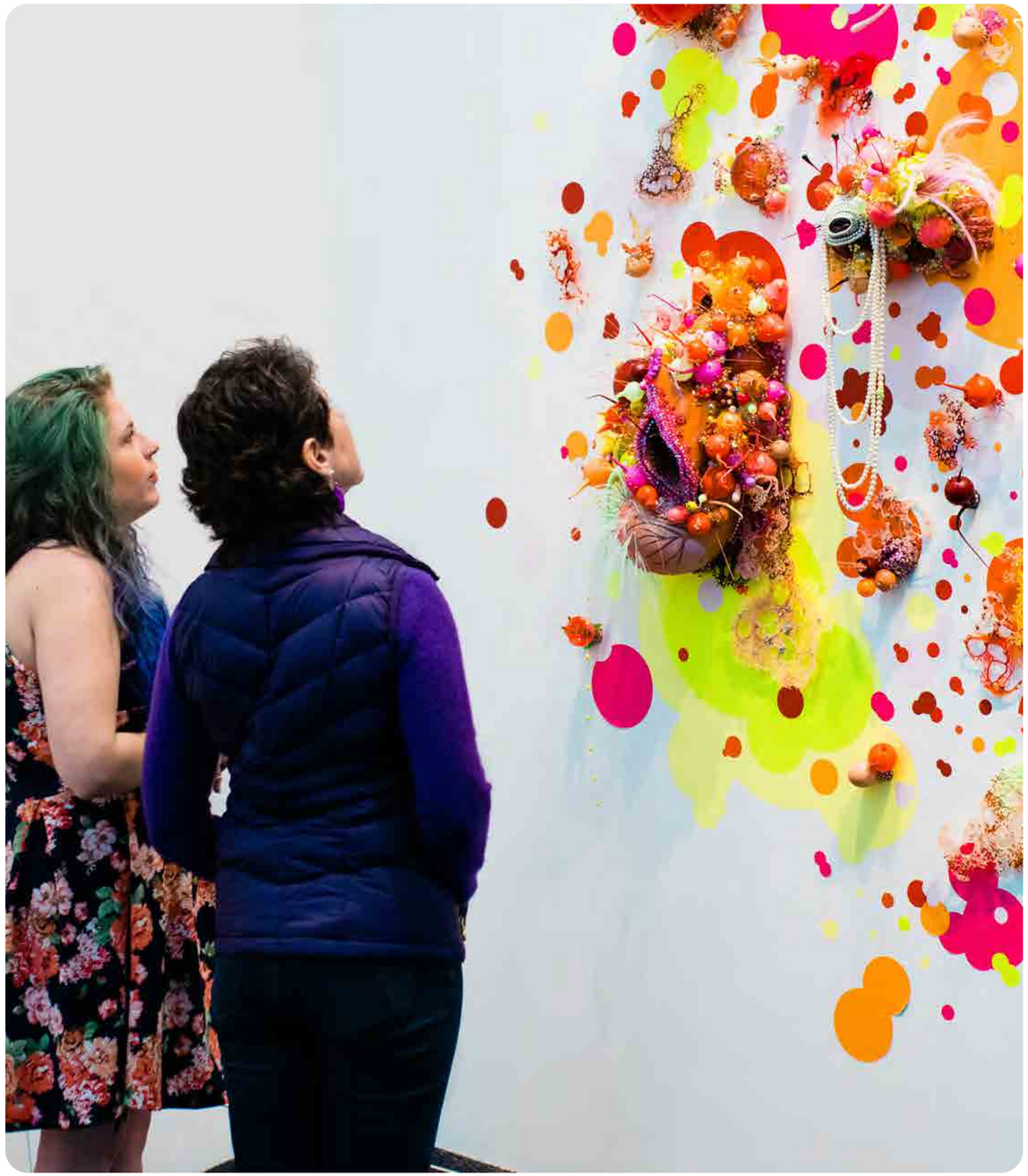
Known for its outdoor recreation and focus on sustainability, Boulder has successfully marketed itself as a place to live and play by aligning its promise with community values and applying these in the development of the destination.



STRATEGIC PRIORITY 2

Arts & Innovation

We will help develop and market the diverse offerings of arts and innovation within Bellevue, highlighting the technological history of the city. By supporting art installations, tech showcases and creative enterprises, we aim to position Bellevue as a hub of cultural and technological advancement, celebrating the city's unique blend of creativity and innovation.





WHY IT'S IMPORTANT

Exploring the intersection of arts and innovation will enhance Bellevue's cultural richness and technological edge. Integrating these fields fosters a vibrant, creative community that attracts artists, innovators and tech professionals, boosting the local economy and drawing visitors. This synergy can lead to innovative art forms and cutting-edge technological advancements, reinforcing Bellevue's reputation as a forward-thinking, dynamic city. Embracing this intersection helps Bellevue stand out as a unique destination, appealing to both visitors and residents seeking a blend of creativity and innovation.

As Bellevue continues to grow and mature, stakeholders stressed the critical need for enhancing the city's arts scene. They view this development as essential for creating a well-rounded, vibrant urban environment that can attract and retain diverse talent, businesses and visitors.

A robust arts culture, they argue, complements Bellevue's strong technological presence, offering a balanced and enriching experience for residents and tourists alike. Stakeholders emphasized that investing in the arts fosters creativity, drives economic growth through cultural tourism and enhances the overall quality of life. They envision Bellevue as a city where innovation and artistic expression coexist and mutually reinforce each other, creating a distinctive and appealing destination that stands out in the competitive landscape of modern urban centers.

STRATEGY 2.1

Develop & Promote Bellevue as an Arts & Cultural Destination

Arts and culture attract diverse tourist demographics, enriching the Bellevue visitor experience through unique, authentic local offerings. Cultural events and attractions such as festivals, museums, galleries and performances not only draw in tourists, but also foster community pride and engagement. For residents, a vibrant cultural scene enhances the livability and lovability of the city, promoting social cohesion and community identity.

ACTIONS

- Invest in and market key cultural institutions to establish Bellevue as a cultural destination.
- Host exhibitions, performances and cultural festivals that showcase both local and international artists, attracting a diverse range of visitors.
- Support public art initiatives throughout the city, creating an engaging and visually stimulating environment for visitors.



CASE STUDY

The River Arts District (RAD), Asheville, North Carolina

Asheville has successfully transformed a former industrial area into a vibrant arts district featuring galleries, studios and public art. The revitalization of the River Arts District has attracted artists, tourists and residents, contributing to the city's cultural identity.



STRATEGY 2.2

Leverage Technology in Arts & Culture

By leveraging digital tools like augmented reality and virtual reality, Bellevue can offer immersive experiences that bring historical sites, museums and public art installations to life. Interactive digital art exhibits and tech-driven cultural events can create dynamic, engaging attractions that appeal to a tech-savvy audience. Additionally, technology can enhance marketing efforts through targeted campaigns and personalized visitor experiences via mobile apps. This integration not only boosts tourism by offering innovative experiences, but also enriches the cultural fabric of the city, fostering creativity and community involvement.

For a city like Bellevue, whose history and economic fabric is tied to technological revolutions, this integration can increase its overall visibility globally—attracting future artists, innovators and residents along with visitors who desire to be a part of its dynamic growth, innovative culture and vibrant community.

ACTIONS

- Integrate technology into cultural attractions, such as virtual reality exhibits, interactive installations and digital art experiences, to provide visitors with unique and immersive experiences.
- Foster partnerships between the arts and tech communities to create interdisciplinary projects and events that showcase the intersection of creativity and technology.
- In partnership with tech companies, create campaigns and exhibits that highlight Bellevue's history and achievements in technology to attract visitors interested in the city's innovative legacy.
- Develop residency programs that attract artists from around the world to live and work in Bellevue, enriching the local arts community and providing educational programs and workshops in the arts and technology.



CASE STUDY

Mural Arts Philadelphia, Philadelphia, Pennsylvania

Mural Arts Philadelphia grows and maintains the city's wide collection of mural art. In addition to paid guided tours in the spring and summer, the organization has also developed a mobile-friendly, digital self-guided tour of mural arts that takes visitors to over 40 individual sites with information on the artwork and artist.



STRATEGY 2.3

Advocate For New Performance Venues

Bellevue has an opportunity to expand its performance and event offerings by developing new performance venues. By expanding its event infrastructure, Bellevue can host larger and more varied events, elevating its status as a thriving city that appeals to both residents and visitors. These performance venues will benefit artists throughout the city and region, and may attract new performers and touring events, diversifying Bellevue's offerings.



ACTIONS

- Collaborate with stakeholders to advance new performance and event venues in Bellevue.
- Highlight the economic and cultural benefits of such venues, including their potential to attract top-tier performers and enhance Bellevue's reputation as a destination for live entertainment.
- Engage with the community to gather support and identify potential locations for venues, ensuring that they meet the needs and preferences of both residents and visitors.

STRATEGY 2.4

Promote Bellevue as an Innovation Hub

As the birthplace of several tech giants, Bellevue's reputation as an innovation hub is well established. By continuing to develop initiatives and programs that foster collaboration, as well as promoting success stories between artists and tech entrepreneurs, the city can enhance its unique identity and attract visitors interested in technological advancements.

ACTIONS

- Develop and promote areas dedicated to innovation and technology, where visitors can experience cutting-edge advancements and creative enterprises.
- Establish creative spaces and hubs where artists, innovators and entrepreneurs can collaborate and showcase their work to the public, and promote these hubs as key attractions for visitors interested in the arts and innovation.
- Partner with tech companies and start-ups to create interactive exhibits and events that showcase Bellevue's role in technological innovation.
- Collaborate with the City and local companies to explore and secure funding sources for innovation-related projects, including federal and state grants, private investment and public-private partnerships.



CASE STUDY

Beakerhead, Calgary, Alberta

Drawing international presenters and attendees, Beakerhead is a multi-day festival held every September in Calgary that combines the arts/culture sectors with the science/technology sectors to encourage collaboration, innovation and science education through interactive art exhibits, engineered installations, entertainment and workshops. Beakerhead also includes a year-round education and outreach initiative.



STRATEGY 2.5

Celebrate Bellevue's Multicultural Heritage

Showcasing diverse cultures through festivals, events and cultural institutions highlights Bellevue's rich history and global connections. This inclusivity enhances social cohesion, promotes mutual respect and enriches the local culture, making Bellevue a more appealing and dynamic place to visit and live. By embracing and promoting its cultural diversity, Bellevue can strengthen its community bonds and enhance its reputation as a welcoming, diverse and culturally rich destination.



ACTIONS

- Develop partnerships with local multicultural communities to celebrate and promote their rich cultural heritage through exhibitions, performances and educational programs.
- Host events such as international trade shows, traditional craft fairs and storytelling sessions to provide visitors with an authentic experience of the many cultures in Bellevue.
- Create permanent exhibits and installations that honor the history and contributions of international and multicultural communities in the Bellevue area.

STRATEGIC PRIORITY 3

Recreation & Experiences

We will promote and activate experiences that highlight Bellevue's natural beauty and access to recreational opportunities. From outdoor adventures in our parks and trails to interactive community events, we aim to offer a variety of Pacific Northwest activities that cater to all interests, ensuring every visitor finds something memorable and engaging.





WHY IT'S IMPORTANT

The continual enhancement of recreation and experiences is crucial for elevating Bellevue's appeal to visitors. By promoting outdoor recreation, activating waterfront attractions and emphasizing family-friendly activities, the city can create a diverse array of engaging opportunities that cater to various tourist preferences. These offerings provide visitors with memorable experiences, encouraging longer stays, repeat visits and positive recommendations. Outdoor activities and waterfront attractions allow tourists to connect with the city's natural assets, while family-friendly options ensure inclusivity for all types of travelers. Such a comprehensive approach to visitor experiences not only differentiates Bellevue from other destinations but also contributes to its unique identity in the competitive tourism market. As visitors enjoy these enhanced recreational opportunities, they contribute to the local economy, supporting businesses and potentially inspiring new tourism-related developments.

Throughout both phases of the project, a recurring theme emerged: the importance of leveraging Bellevue's existing assets while promoting family-friendly initiatives. Many stakeholders emphasized the value of these built-in resources for enhancing the city's appeal and quality of life. They advocated for new developments and programs that would cater to families, attracting an important demographic of travelers while also improving the quality of life for residents. However, this enthusiasm was tempered by concerns raised by some stakeholders regarding the potential overuse of parks by tourists. These individuals voiced apprehension about maintaining the balance between promoting natural assets and preserving their quality and accessibility for long-term residents. This dichotomy highlights the need for thoughtful planning and management to ensure that Bellevue's growth and development align with the preservation of its cherished public spaces.

STRATEGY 3.1

Promote Outdoor Recreation

Visit Bellevue and its partners should capitalize on the growing global demand for nature-based and active leisure activities by promoting outdoor experiences. This strategy attracts a diverse range of tourists, from adventure enthusiasts to families, who seek unique, sustainable and health-oriented vacations. By highlighting activities such as hiking, kayaking and mountain biking, organizations can showcase Bellevue's natural beauty while simultaneously fostering environmental stewardship. These outdoor pursuits enhance the destination's appeal and contribute significantly to local economies by creating jobs and supporting local businesses. Moreover, the promotion of outdoor recreation aligns with current trends in sustainable tourism, offering visitors immersive experiences that connect them with nature.

ACTIONS

- Highlight Bellevue's natural beauty and outdoor recreational opportunities, such as hiking, biking and water sports, and its convenient access to the Puget Sound region.
- Develop and maintain well-marked trails, parks and nature reserves throughout the city to provide a variety of outdoor activities for visitors.
- Create and promote cultural and heritage trails that guide visitors through Bellevue's historical sites, cultural landmarks and natural attractions.
- Partner with local businesses and organizations to offer package deals and itineraries that combine multiple recreational activities.



CASE STUDY

Outdoors RVA, Richmond, Virginia

Richmond, Virginia, has successfully positioned itself as a family-friendly destination through a combination of historical attractions, interactive experiences and outdoor activities. Through Outdoors RVA, Richmond Region Tourism purposefully connected the region's outdoor activities to its place-branding strategy to target adventurers and families.



STRATEGY 3.2

Activate Waterfront Activations

Waterfronts serve as natural magnets for visitors, offering diverse recreational opportunities such as boating, waterside dining and cultural events. By strategically leveraging these spaces, destinations can transform underutilized areas into vibrant community hubs that both boost tourism and stimulate local economies through increased visitor spending.

Bellevue is unique in that Meydenbauer Park—one of the city's most noted waterfront parks—is located in a residential neighborhood. While a major city asset, there are concerns that activating this park more may negatively impact residents. Balancing community needs with development potential is crucial. By carefully managing development and prioritizing community input, Bellevue can transform Meydenbauer Park into a vibrant waterfront destination that enhances residents' quality of life while attracting visitors and boosting the local economy.

ACTIONS

- Invest in, promote and activate Bellevue's waterfront areas to create attractive destinations for water-based recreation and leisure activities.
- Organize events along the waterfront to draw visitors and highlight its appeal.
- Create and market wellness-focused experiences that celebrate the unique lifestyle of the Pacific Northwest.





STRATEGY 3.3

Promote Family-Friendly Activities

Promoting family-friendly activities will attract a broad market segment, while also improving the quality for residents. Families often seek destinations that offer safe, enjoyable and diverse experiences for all age groups, resulting in extended stays and higher spending on accommodations, dining and attractions. By catering to this demographic, destinations enhance their appeal, fostering repeat visits and positive word-of-mouth recommendations. Family-friendly activities also promote community engagement and enrich the local culture, creating a welcoming atmosphere for both residents and visitors. Ultimately, this approach boosts economic growth, strengthens the destination's reputation and ensures sustainable tourism development.

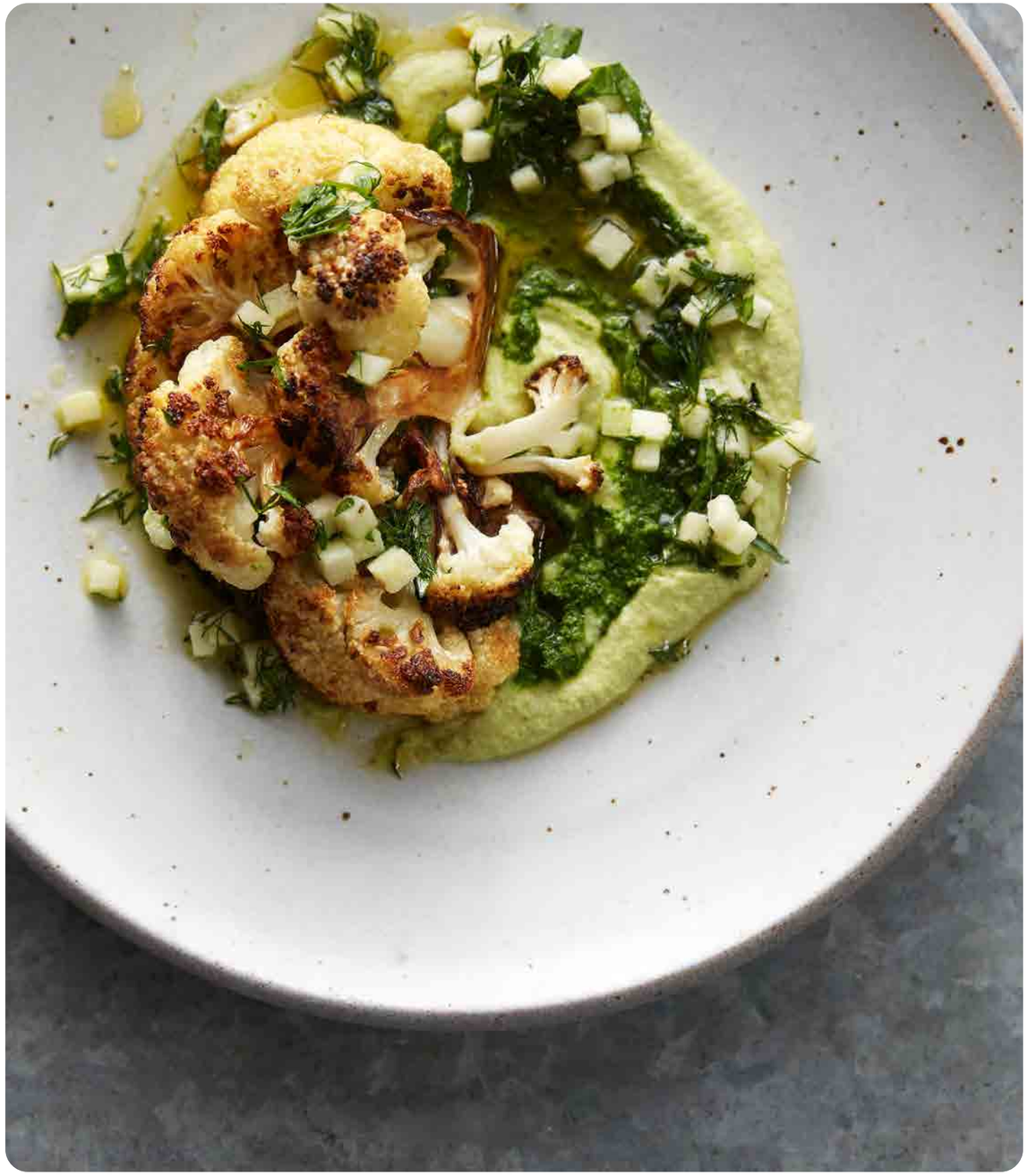
ACTIONS

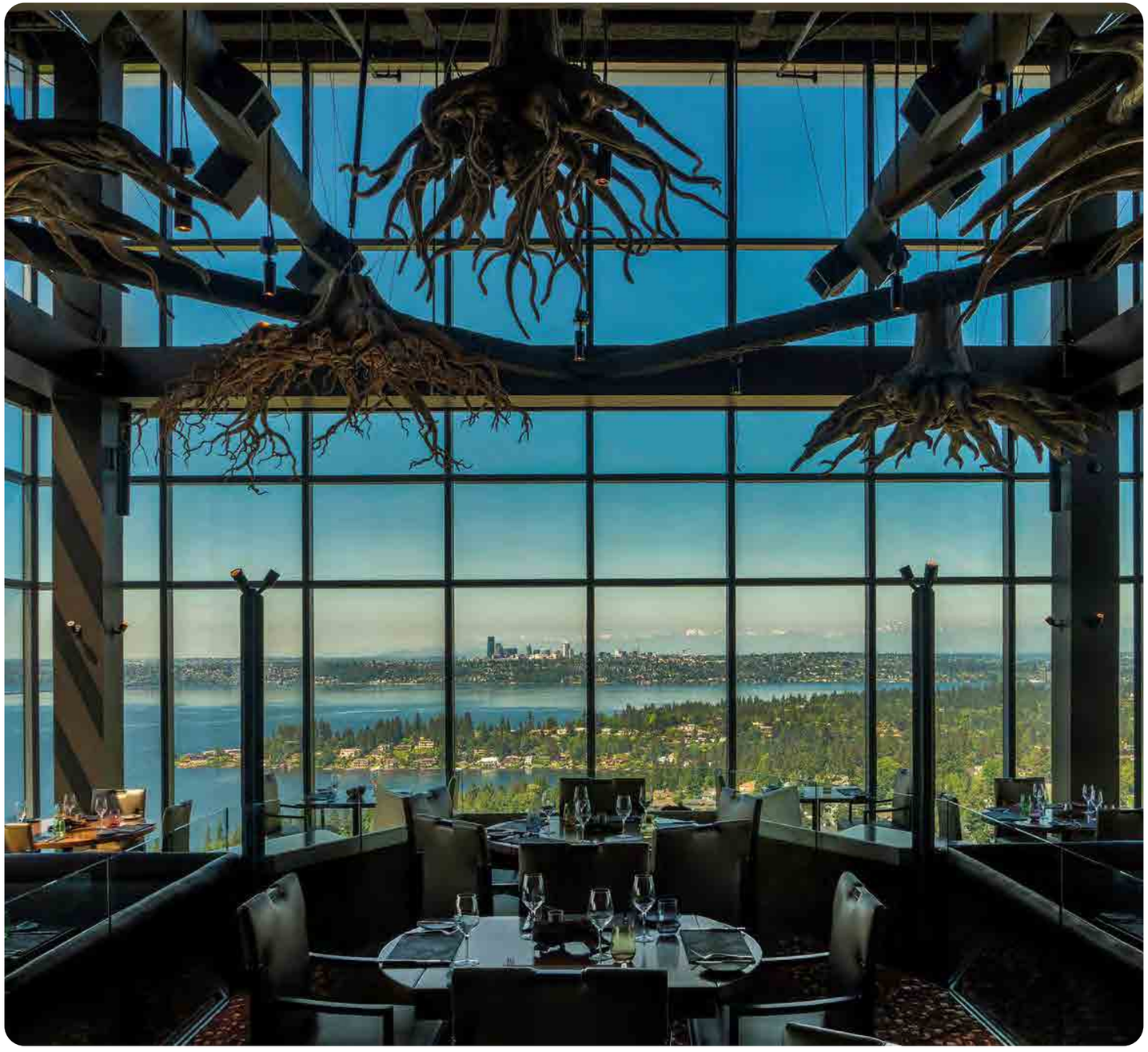
- Develop and market recreational activities that cater to families, such as adventure parks, children's museums and family-oriented events.
- Ensure that parks and recreational facilities throughout the city have amenities that appeal to families, such as playgrounds, picnic areas and family-friendly trails.

STRATEGIC PRIORITY 4

Culinary Destination

We will curate and attract unique culinary experiences that both drive visitor traffic and increase our residents' quality of life. By supporting local chefs, restaurants and food festivals — and telling their stories — we aim to create a dynamic culinary scene that showcases Bellevue's diverse flavors and creativity, making it a culinary destination.





WHY IT'S IMPORTANT

Food and drink are integral parts of a region's identity, reflecting its history, traditions and local produce. By promoting culinary experiences, Visit Bellevue and its partners can differentiate Bellevue as a destination and create memorable, sensory-rich encounters for visitors.

As Visit Bellevue continues to expand its culinary tourism programs, aligning them with the city's identity, leveraging local restaurants and chefs, and creating all-around unique experiences will help ensure that the destination stands out as a premier food-focused getaway. These efforts will not only attract food enthusiasts, but will also contribute to the city's economic growth and cultural vibrancy. By showcasing Bellevue's diverse culinary landscape, from farm-to-table establishments to innovative fusion restaurants, the city can create a strong gastronomic brand that resonates with both locals and visitors. This approach will foster a sense of pride in the community, encourage sustainable tourism practices and ultimately position Bellevue as a must-visit destination for those seeking exceptional dining experiences in the Pacific Northwest.

STRATEGY 4.1

Position Bellevue as a Culinary Destination

Positioning a city as a culinary destination taps into the growing trend of food tourism. Culinary attractions draw visitors eager to explore local flavors, unique dining experiences and gastronomic events. This not only boosts tourism revenue but also supports local farmers, chefs and food producers, fostering a vibrant local economy. Highlighting a city's culinary scene enhances its cultural appeal and differentiates it from other destinations, attracting diverse tourist demographics. Additionally, food tourism encourages longer stays and repeat visits, as travelers often seek to revisit destinations that offer memorable dining experiences. Overall, promoting culinary tourism strengthens the city's brand and contributes to sustainable economic growth.

ACTIONS

- Promote Bellevue's diverse culinary scene by showcasing local restaurants, food markets and specialty food shops that offer unique and authentic dining experiences.
- Develop marketing campaigns that highlight Bellevue's culinary diversity, including Pacific Northwest cuisine and international flavors.
- Collaborate with hotels, travel agencies and local businesses to create culinary travel packages that include dining, accommodations and food-related activities.
- Offer special promotions and packages for visitors participating in culinary events or dining at multiple local restaurants.



CASE STUDY

Food + Beverage Powerhouse, Portland, Oregon

Known for its farm-to-table movement, Portland has successfully positioned itself as a culinary destination. The city's emphasis on local ingredients and innovative cuisine has attracted food enthusiasts from around the world. Portland is also renowned for its craft beer and spirts scene, with numerous breweries offering a wide variety of styles and experiences, and it is the host of the Oregon Brewers Festival, one of the largest beer festivals in the world. Residents and visitors also have access to local culinary experiences, cooking schools and classes, providing opportunities to learn about local cuisine and cooking techniques.



STRATEGY 4.2

Create Unique Culinary Experiences

Creating unique culinary experiences benefits a city by attracting food enthusiasts and boosting tourism. These experiences, such as farm-to-table dining, culinary festivals and local food tours, showcase the city's cultural heritage and gastronomic innovation. This differentiation enhances the city's appeal, drawing visitors who seek authentic and memorable dining adventures. Unique culinary offerings also support local farmers, chefs and food artisans, fostering economic growth and community pride. Additionally, these experiences encourage longer stays and higher visitor spending, contributing to the city's overall economic development. By highlighting its distinct food culture, a city can build a strong, competitive identity in the tourism market.

ACTIONS

- Develop and promote culinary trails that guide visitors through Bellevue's top dining spots, food markets and artisan food producers.
- Promote unique dining experiences such as pop-up restaurants, food trucks and themed dining events that offer visitors something out of the ordinary.
- Partner with local chefs and culinary artists to create exclusive, limited-time dining events that generate buzz and attract visitors.
- Develop beverage trails and tasting tours that attract visitors interested in exploring Bellevue's craft beverage scene.



STRATEGY 4.3

Develop Culinary Events & Festivals

Developing culinary events and festivals benefits a city by attracting diverse visitors, boosting tourism and increasing local spending. These events highlight local cuisine, promote cultural heritage and provide unique, memorable experiences that draw food enthusiasts. Culinary festivals create opportunities for local businesses, such as restaurants and food producers, to showcase their offerings, fostering community pride and economic growth. They also encourage longer stays and repeat visits, enhancing the city's reputation as a vibrant, food-centric destination. Overall, culinary events and festivals stimulate the local economy, support local talent and enhance the city's appeal and competitiveness in the tourism market.

ACTIONS

- Organize and/or support local and international food festivals and culinary excursions that celebrate Bellevue's vibrant and diverse food culture.
- Partner with local chefs, restaurants and food producers to create signature events that draw visitors from near and far.
- Encourage local restaurants to participate in food-related events and promotions that highlight their culinary offerings.



CASE STUDY

Chicago's Culinary Scene, Chicago, Illinois

Chicago has successfully leveraged its diverse culinary scene to create a vibrant calendar of food-focused events and festivals. Taste of Chicago showcases the city's culinary diversity, offering a wide range of food vendors and live entertainment. Chicago Gourmet is a high-end food and wine festival featuring renowned chefs and restaurants, and the annual Chicago Restaurant Week encourages diners to explore the city's diverse culinary offerings through special menus and promotions.

STRATEGY 4.4

Support Bellevue's Emerging Culinary Scene

Supporting a city's emerging culinary scene enhances the city's attractiveness to food enthusiasts and travelers seeking unique, authentic experiences. An emerging culinary scene reflects innovation, local culture and diversity, making the city a compelling destination. Promoting local chefs, restaurants and food producers stimulates economic growth, encourages entrepreneurship and supports local agriculture. Additionally, a vibrant culinary scene can foster community pride and engagement. By highlighting the city's gastronomic offerings, destination marketing organizations can differentiate the city from competitors, attract media attention and drive tourism, ultimately contributing to the city's long-term economic and cultural vitality.

ACTIONS

- Promote up-and-coming chefs and food entrepreneurs by featuring them in local events, media campaigns and culinary competitions.
- Create programs that support culinary start-ups and innovation to foster a dynamic and evolving food scene in Bellevue.
- Promote restaurants and eateries that emphasize farm-to-table practices and sustainable sourcing.
- Develop partnerships with local farmers and food producers to create farm-to-table dining events and experiences.



CASE STUDY

Culinary Content, Visit St. Pete-Clearwater, Florida

Visit St. Pete-Clearwater provides extensive content on their dining, brewery and overall food scene, shared through both digital and print channels. Their efforts include an ongoing video series in both short and long formats, such as Savor This, as well as an innovative gamification of their brewery trail.



STRATEGIC PRIORITY 5

Conferences & Events

We will cultivate and curate a dynamic calendar of events and festivals that celebrate our unique heritage and attract new audiences. From international conferences to local festivals, we aim to create a vibrant event landscape that enhances Bellevue's reputation as a premier destination for business and leisure gatherings.





WHY IT'S IMPORTANT

Bellevue, renowned for its business travel and luxury retail shopping, must continue to elevate its visitor experience. This will require expanding and diversifying conference events to attract business travelers, as well as offering unique events that draw in targeted audiences. The goal is to entice business travelers to extend their stays, adding a day or two for leisure.

These diverse events generate direct revenue through visitor spending while enhancing Bellevue's brand image as a dynamic, culturally rich destination. They foster a vibrant local ecosystem by creating opportunities for networking, knowledge exchange and community engagement. A strong event strategy can lead to repeat visits and positive word-of-mouth marketing, further amplifying the destination's appeal and long-term economic benefits.



STRATEGY 5.1

Market Bellevue as the Destination For Conferences

Marketing a city as a competitive place to host conferences attracts meeting delegates and business travelers, boosting tourism and stimulating the local economy. Conferences bring in delegates who spend on accommodations, dining and local attractions, driving economic growth. Promoting the city's modern venues, accessibility and unique cultural offerings enhances its appeal to event organizers. A strong conference market fosters networking opportunities, knowledge exchange and investment, raising the city's profile as a meeting hub. Additionally, successful conferences generate positive word-of-mouth and repeat visits, further establishing the city as a premier destination for both business and leisure tourism.

ACTIONS

- Promote Bellevue as a premier destination for conferences by highlighting its unique blend of urban amenities, connectivity, natural beauty and innovative spirit.
- Encourage local businesses and residents to participate in and support conferences and events, fostering a sense of community pride and ownership.

STRATEGY 5.2

Convention Center Expansion

Expanding a conference center allows a city to attract larger and more diverse events, boosting tourism and local economic growth. A larger, state-of-the-art facility can accommodate more attendees and offer enhanced amenities, making the city more competitive in the conference and events market. This attracts a steady influx of business travelers who spend on accommodations, dining and local attractions, benefiting local businesses. With more travelers, the city may be better positioned to help facilitate the development and investment of new hotels — further diversifying and expanding Bellevue's offers. Additionally, hosting major conferences and conventions raises the city's profile as a business hub, fostering networking opportunities and potential investments. An expanded conference center also supports job creation and community development, contributing to the city's long-term economic and cultural vitality.

ACTIONS

- Advocate for the expansion of the Meydenbauer Center and the development of new facilities to increase Bellevue's capacity to host larger and more high-profile conferences.
- Highlight the economic and community benefits of expanding conference infrastructure to attract support from local stakeholders and investors.

STRATEGY 5.3

Grow Existing Events

Growing existing events helps a city become a competitive tourist destination by attracting more visitors and increasing local spending. Enhancing popular events can draw larger crowds, boost media attention and create a buzz that extends beyond the city's borders. Well-developed events showcase the city's culture, heritage and unique attractions, enhancing its overall appeal. Additionally, successful events foster community pride and engagement, providing economic benefits to local businesses including hotels, restaurants and retailers. By scaling up existing events, the city can build a reputation for hosting memorable experiences, driving tourism and promoting sustainable economic growth year-round.

ACTIONS

- Encourage and support the organization of events and festivals that have the potential to attract significant visitor numbers and media attention.
- Provide logistical support, funding and marketing assistance to ensure the success and growth of events.
- Create and maintain a dynamic calendar of events, including conferences, festivals and cultural activities, to attract a diverse range of visitors year-round.
- Partner with local organizations and venues to ensure a variety of events that cater to different interests and demographics.
- Collaborate with stakeholders to coordinate event schedules and marketing efforts, ensuring a seamless and complementary event landscape.



CASE STUDY

BLINK festival, Cincinnati, Ohio

BLINK is a week-long, night-time event featuring large-scale projection mapping, media light, interactive light sculptures, murals and public art by local, national and international artists. The event cuts across various neighborhoods, encouraging visitors to explore the city at night, and is a grassroots initiative organized in partnership with a number of local art collectives and cultural institutions. Since its inception in 2019, BLINK has grown in prominence to become the nation's largest light, art and projection mapping experience, attracting over 1.2 million visitors annually.



STRATEGY 5.4

Develop New Events

Developing new events helps a city become a competitive tourist destination by attracting diverse visitors and creating fresh, engaging experiences. New events can highlight the city's unique culture, heritage and innovations, differentiating it from other destinations. These events draw tourists during off-peak seasons, boosting local businesses and stimulating the economy year-round. Additionally, fresh events generate media attention and social media buzz, enhancing the city's visibility and appeal. They also foster community pride and participation, encouraging locals to engage and support tourism efforts. By continually introducing new attractions, the city can maintain a dynamic and appealing profile, attracting repeat visits and establishing itself as a vibrant destination.

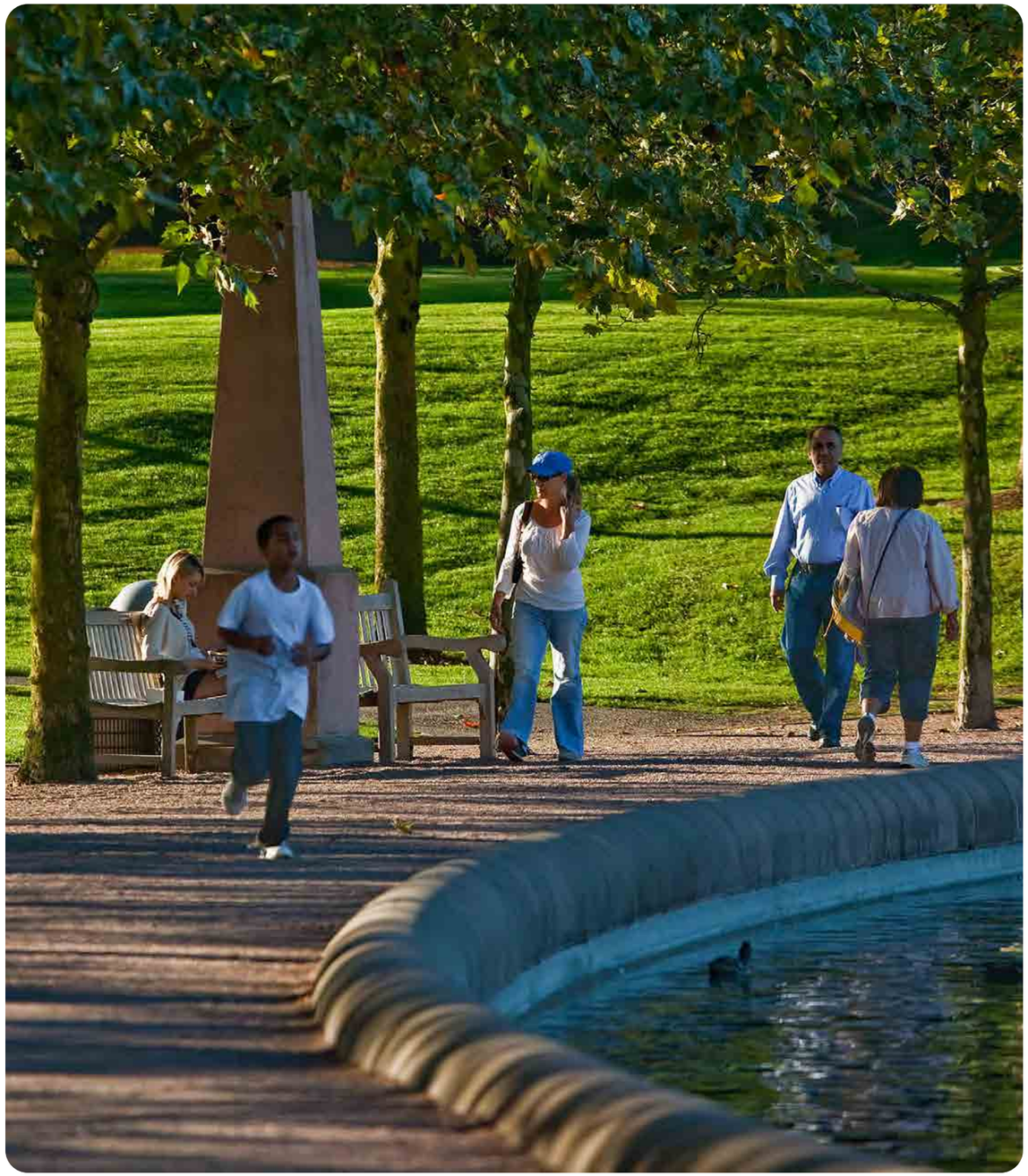
ACTIONS

- Introduce new events that align with Bellevue's positioning, such as events that focus on technology, sustainability, culinary offerings and wellness, or events that celebrate local culture and community.
- Identify gaps in programming and events that could drive more traffic during peak seasons and shoulder periods, ensuring a steady flow of visitors throughout the year.
- Engage with the City, industry leaders and organizations to identify opportunities for new events and event locations.

STRATEGIC PRIORITY 6

Built Environment & Enabling Conditions

We will support and advocate for infrastructure investments that increase the vibrancy and accessibility of our place. By prioritizing transportation, public spaces and sustainable development, we aim to enhance the overall visitor experience and ensure that Bellevue remains an accessible, welcoming and forward-thinking destination.





Destination Development Plan — **Bellevue, WA**

WHY IT'S IMPORTANT

By advocating for infrastructure investments, Visit Bellevue can ensure that the city remains competitive and attractive to tourists. Improved transportation and public spaces enhance accessibility, allowing more visitors to explore the area comfortably. Sustainable development practices demonstrate a commitment to environmental responsibility, which increasingly resonates with conscious travelers.

These initiatives contribute to the overall quality of life for residents, creating a more vibrant and livable city that naturally becomes more appealing to visitors—something mentioned and emphasized by multiple stakeholders. By aligning tourism development with urban planning and sustainability goals, Visit Bellevue can foster a holistic approach to destination management, ensuring Bellevue's continued success as a desirable location for both leisure and business travelers.

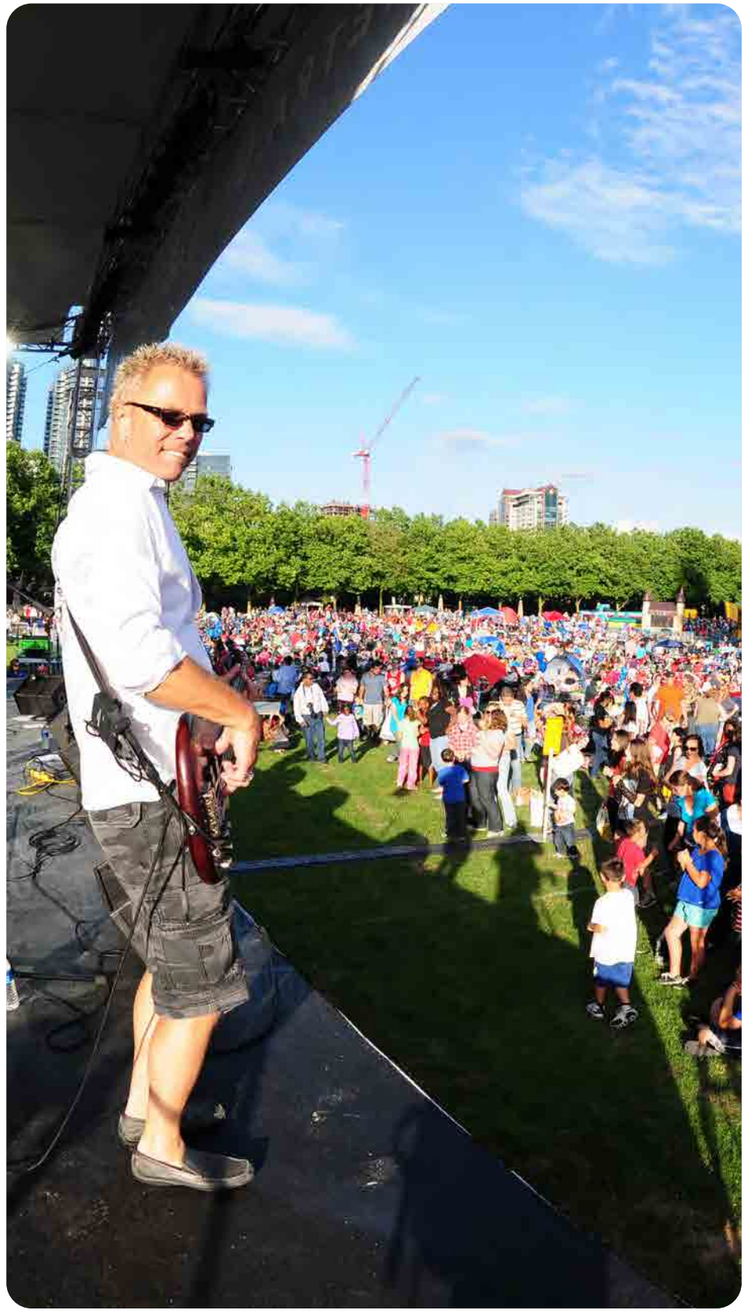
STRATEGY 6.1

Enhance Event Infrastructure & Services

Enhancing event infrastructure and services positions a city as a premier destination for conferences, festivals and large-scale events, driving tourism and economic growth. Upgraded venues, modern amenities and efficient services attract high-profile events and larger audiences, boosting local businesses such as hotels, restaurants and retailers. Improved infrastructure enhances the overall visitor experience, fostering positive word-of-mouth and repeat visits. Additionally, state-of-the-art facilities and professional services ensure successful event execution, raising the city's profile as a reliable and attractive location for event organizers. By investing in infrastructure and services, the city can support community engagement, cultural enrichment and long-term economic vitality.

ACTIONS

- Develop structures (e.g., semi-permanent, permanent) that can be adapted for various events and festivals, providing flexible and cost-effective solutions for hosting large-scale events.
- Invest in the development and maintenance of dedicated event grounds with the necessary infrastructure to host major events, concerts and festivals.



CASE STUDY

Hayden Homes Amphitheater, Bend, Oregon

The Hayden Homes Amphitheater is an outdoor riverfront venue built in the historic Old Mill District that is designed to host concerts, craft beer festivals, graduations, races and more. It has become a destination for musicians and fans alike in the heart of the community.



STRATEGY 6.2

Wayfinding Across the City

Implementing wayfinding across a city enhances the visitor experience by making navigation easy and intuitive, encouraging exploration and longer stays. Clear, well-placed signs and digital guides help tourists efficiently find attractions, amenities and services, reducing frustration and increasing satisfaction. Wayfinding promotes accessibility, making the city more welcoming to all, including those with disabilities. It also boosts local businesses by directing foot traffic to shops, restaurants and cultural sites. Effective wayfinding reflects a city's commitment to hospitality and organization, enhancing its reputation as a tourist-friendly destination. Overall, it supports tourism growth, local economic development and community pride.



ACTIONS

- Implement a comprehensive and innovative wayfinding system across Bellevue so visitors can navigate the city easily.
- Utilize technology to enhance the visitor experience and provide real-time information and guides on activities.
- Partner with transit partners to guide visitors, residents and regional explorers to events, festivals and activations throughout Bellevue.

STRATEGY 6.3

Accessibility First

Promoting accessibility is crucial for a destination as it ensures that all visitors, regardless of physical abilities, can enjoy its attractions and services. Accessible facilities and inclusive experiences attract a broader range of tourists, including those with disabilities, elderly travelers and families with young children. This inclusivity fosters a welcoming environment, enhancing the destination's reputation for hospitality. Additionally, accessible tourism supports social equity, aligns with legal standards and demonstrates a commitment to diversity and inclusion. By prioritizing accessibility, destinations can boost visitor satisfaction, drive repeat visits and generate positive word-of-mouth, ultimately contributing to sustainable tourism growth and economic benefits for the community.

ACTIONS

- Support the improvement of pedestrian pathways, bike lanes and public transportation options to ensure easy access to downtown Bellevue and key attractions.
- Enhance the connectivity and safety of routes leading to popular destinations, making them more visitor-friendly.
- Develop seamless connections between light rail stations and major attractions, hotels and the conference center through shuttle services, pedestrian walkways and bike-sharing programs.
- Promote the use of public transit by providing comprehensive information on routes, schedules and ticketing options.



CASE STUDY

Comprehensive Plan 2040, Denver, Colorado

Denver has implemented a Comprehensive Plan 2040, which includes training for different sectors, including tourism professionals, on disability awareness and best practices to serve individuals with disabilities and promoting accessible businesses. The city works closely with disability advocacy groups to identify and address accessibility challenges on an ongoing basis to improve the in-destination experience.



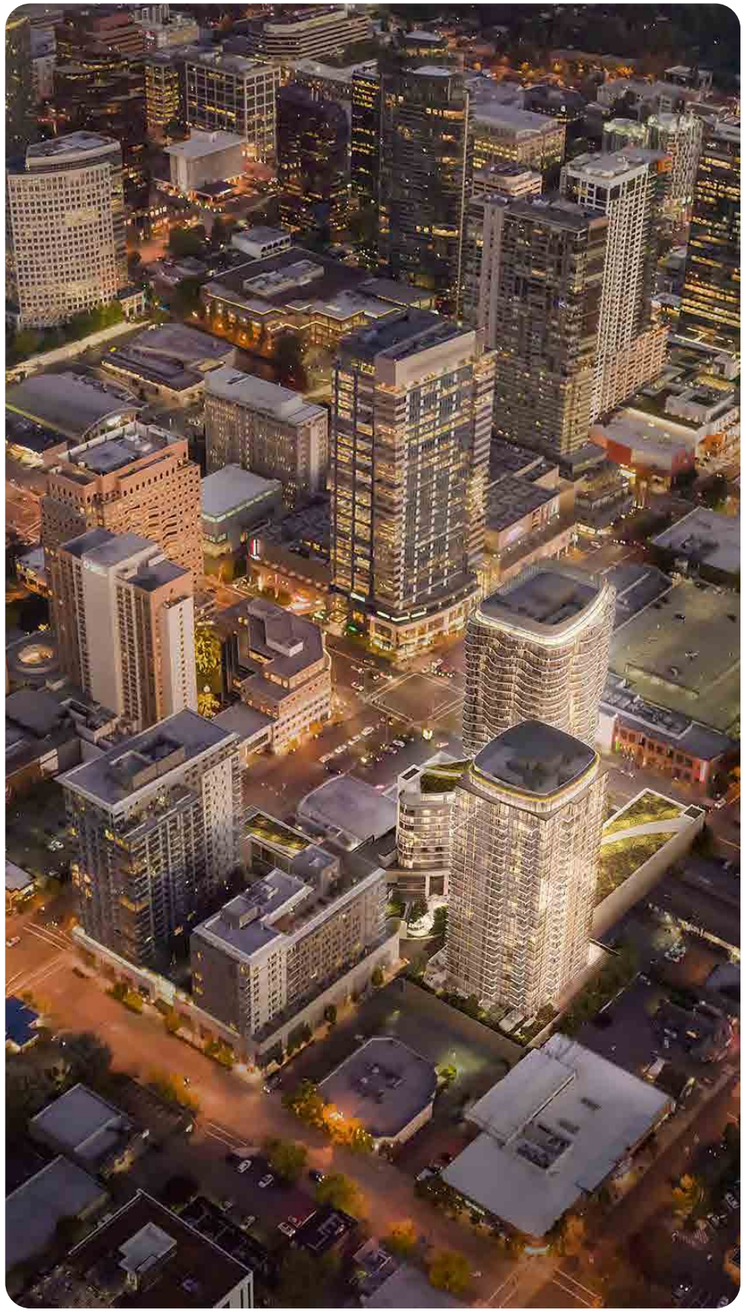
STRATEGY 6.4

Destination Sustainability

Pursuing sustainable tourism is essential for a Destination Marketing Organization (DMO) as it ensures the long-term viability and attractiveness of the destination. Sustainable tourism minimizes environmental impacts, conserves natural resources and protects cultural heritage, which is crucial for maintaining the destination's appeal. It also promotes economic stability by supporting local businesses and communities, ensuring that tourism benefits are widely distributed. Sustainable practices enhance the visitor experience, meeting the growing demand for eco-friendly and responsible travel options. By championing sustainability, Visit Bellevue can build a positive, forward-thinking brand image, attract environmentally conscious travelers and contribute to the overall health and prosperity of the destination and its residents.

ACTIONS

- Support the implementation of city-wide sustainability initiatives that focus on reducing carbon footprint, enhancing green spaces and promoting eco-friendly tourism practices.
- Encourage local businesses, hotels and event organizers to obtain sustainability certifications to promote environmentally friendly practices.
- Partner with local environmental organizations to create programs and campaigns that educate visitors on sustainable practices and encourage their participation.
- Highlight certified establishments and events in marketing materials across all channels and markets.



STRATEGY 6.5

Tourism Workforce Development

Supporting the creation of a tourism workforce is crucial for a city's economic and cultural vitality. A well-trained workforce ensures high-quality service, enhancing visitor experiences and promoting positive word-of-mouth. It helps local businesses thrive, from hotels and restaurants to tour operators, driving economic growth and job creation. Additionally, a skilled tourism workforce reflects the city's commitment to hospitality and professionalism, attracting more tourists and events. Investing in tourism education and training programs fosters local talent, reduces unemployment and supports career development. Overall, a robust tourism workforce strengthens the city's competitiveness as a premier travel destination, benefiting both the community and the local economy.

ACTIONS

- Collaborate with local educational institutions and industry partners to develop training programs that equip the workforce with skills needed in the tourism and hospitality sectors.
- Encourage ongoing professional development for the existing workforce through workshops, certifications and advanced training in customer service, event management and sustainable practices.
- Promote career opportunities in tourism and hospitality to attract talent and support local employment.



CASE STUDY

Visit Baltimore Diversity Apprenticeship Program, Baltimore, Maryland

Sponsored by local partners, Visit Baltimore's paid Diversity Apprenticeship Program offers BIPOC and under-represented employees the opportunity to work in various roles within the Visit Baltimore organization and with industry partners (including breweries, hotels, attractions and sports facilities). The program aims to create new career pathways for minority leaders and employees and guarantees a minimum coordinator-level position upon completion of the program.

Governance, Programs & Resources

Effective governance is key to sustaining growth and ensuring Bellevue remains vibrant, inclusive and competitive. Visit Bellevue's current shared governance model with the Bellevue Convention Center Authority and Bellevue-Redmond Tourism Promotion Area , coupled with industry advisory through the Visit Bellevue Advisory Board and community input from Bellevue Tourism Councils, plays a crucial role in this effort. To maintain momentum and adaptability, it is important to continually evolve this governance model, ensuring it remains streamlined and connected. This will enhance Visit Bellevue's ability to efficiently lead and collaborate with both public and private partners, driving forward the city's vision. This governance section outlines key organizational recommendations aimed at enhancing Visit Bellevue's capacity to lead the development of the destination.



Grow Organizational Capacity

EXPERIENCE DEVELOPMENT

As Bellevue enhances its current offerings and develops new products and programming, Visit Bellevue's visitor experience team must expand its capacity to keep pace with the city's growth. A well-resourced team, with the addition of a Tourism Manager dedicated to visitor experience, will be essential in ensuring Bellevue continues to offer compelling and memorable experiences for all who visit.

DESTINATION STEWARDSHIP

While destination stewardship is a shared responsibility, it will be crucial to establish a dedicated role, Director of Destination Stewardship & Community Relations, focused on sustainability, inclusion and accessibility within Visit Bellevue. This role will support Bellevue to grow as a destination with a commitment to long-term environmental stewardship, economic viability and social equity, securing a sustainable future for the city and its stakeholders.

Develop Strategic Partnerships

RESEARCH PARTNERSHIPS

Forming strategic research partnerships will be essential for Visit Bellevue and its partners to stay informed about visitor behaviors and emerging trends. By centralizing resources and insights, these partnerships will enable the organization to anticipate changes in the tourism landscape and adapt accordingly, ensuring that Bellevue remains competitive and innovative in its offerings.

MARKETING PARTNERSHIPS

Co-marketing partnerships with local and regional organizations will enhance Visit Bellevue's ability to reach new audiences and markets. By partnering with complementary destinations, and other tourism-related entities, Visit Bellevue can leverage shared resources and marketing platforms to amplify its message. These partnerships will enable joint campaigns that highlight Bellevue's unique offerings for leisure and business.

Funding

The sustainability and growth of Bellevue's tourism efforts are underpinned by a solid financial foundation. A key milestone in achieving this was the Bellevue Convention Center Authority's commitment to optimizing Visit Bellevue's finance plan by dedicating $2.5 million annually from the Transient Occupancy Tax. This significant allocation has enabled Visit Bellevue to strategically invest in initiatives that drive tourism growth and enhance the visitor experience.

Additionally, the establishment of the new Tourism Promotion Area by Bellevue Hotels and the City of Bellevue marks a pivotal advancement in the city's tourism strategy. The $2.50 per night assessment provides a reliable and robust funding stream that directly supports the development and promotion of Bellevue.

These funding sources are essential for the long-term success of Visit Bellevue. To remain competitive in the dynamic tourism landscape, it is crucial that these funding mechanisms are sustained and adjusted annually to keep pace with inflation and market demands, enabling Bellevue to continue to attract visitors and drive economic growth. Stable and predictable funding maintains current success and future-proofs the destination and organization.

05 Destination Roadmap

STRATEGIC PRIORITY 1

Urban Lifestyle & Placemaking

Strategy		Action
1.1	Promote Vibrant Neighborhoods & Districts	• Engage, partner and promote neighborhoods and districts that combine shopping, dining and entertainment options to create lively, walkable districts that attract visitors. • Highlight areas where visitors can experience a unique and local Bellevue experience with access to diverse products.
1.2	Enhance Public Spaces	• Activate and promote parks, plazas and pedestrian areas throughout the city to create inviting and functional community hubs that appeal to visitors. • Incorporate art installations, green spaces and seating areas to create picturesque and relaxing environments for visitors to enjoy.
1.3	Develop Immersive Experiences	• Create interactive and immersive attractions, such as virtual reality experiences, themed entertainment centers and experiential museums, to offer unique visitor experiences. • Partner with technology companies to develop cutting-edge attractions that leverage Bellevue's reputation for innovation.
1.4	Support Bellevue's Nightlife & Music Scene	• Encourage the development of nightlife nodes with a variety of bars, clubs and late-night eateries to expand activity in the evening. • Support the establishment of music stages and venues that can host acts both large and small. • Promote and support local musicians through events and marketing, creating a vibrant nightlife that appeals to residents and visitors.
1.5	Foster Unique Shopping	• Promote Bellevue's distinctive shopping experiences, including upscale shopping centers, specialty stores and local markets. • Partner with a diverse range of retail businesses, including unique boutiques and high-end brands, to offer a compelling shopping experience for visitors.
1.6	Promote Bellevue as a Premier Destination City with High Quality of Life & Well-Being in the Pacific Northwest	• Promote Bellevue as a clean, safe and modern urban destination that offers the best of city life, attracting visitors looking for a more relaxed urban experience. • Highlight Bellevue's commitment to wellness through outdoor fitness classes, health fairs and accessible green spaces, attracting health-conscious travelers. • Develop wellness-themed travel packages that include wellness experiences, healthy dining options and outdoor recreational activities.

STRATEGIC PRIORITY 2

Arts & Innovation

Strategy		Action
2.1	Develop & Promote Bellevue as an Arts & Cultural Destination	• Invest in and market key cultural institutions to establish Bellevue as a cultural destination. • Host exhibitions, performances and cultural festivals that showcase both local and international artists, attracting a diverse range of visitors. • Support public art initiatives throughout the city, creating an engaging and visually stimulating environment for visitors.
2.2	Leverage Technology in Arts & Culture	• Integrate technology into cultural attractions, such as virtual reality exhibits, interactive installations and digital art experiences, to provide visitors with unique and immersive experiences. • Foster partnerships between the arts and tech communities to create interdisciplinary projects and events that showcase the intersection of creativity and technology. • In partnership with tech companies, create campaigns and exhibits that highlight Bellevue's history and achievements in technology attracting visitors interested in the city's innovative legacy. • Develop residency programs that attract artists from around the world to live and work in Bellevue, enriching the local arts community and providing educational programs and workshops in the arts and technology.
2.3	Advocate for New Performance Venues	• Collaborate with stakeholders to advance new performance and event venues in Bellevue. • Highlight the economic and cultural benefits of such venues, including their potential to attract top-tier performers and enhance Bellevue's reputation as a destination for live entertainment. • Engage with the community to gather support and identify potential locations for venues, ensuring that they meet the needs and preferences of both residents and visitors.

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STRATEGIC PRIORITY 2

Arts & Innovation

Strategy		Action
2.4	Promote Bellevue as an Innovation Hub	• Develop and promote areas dedicated to innovation and technology, where visitors can experience cutting-edge advancements and creative enterprises. • Establish creative spaces and hubs where artists, innovators and entrepreneurs can collaborate and showcase their work to the public, and promote these hubs as key attractions for visitors interested in the arts and innovation. • Partner with tech companies and start-ups to create interactive exhibits and events that showcase Bellevue's role in technological innovation. • Collaborate with the City and local companies to explore and secure funding sources for innovation-related projects, including federal and state grants, private investment and public-private partnerships.
2.5	Celebrate Bellevue's Multicultural Heritage	• Develop partnerships with local multicultural communities to celebrate and promote their rich cultural heritage through exhibitions, performances and educational programs. • Host events such as international trade shows, traditional craft fairs and storytelling sessions to provide visitors with an authentic experience of the many cultures in Bellevue. • Create permanent exhibits and installations that honor the history and contributions of international and multicultural communities in the Bellevue area.

STRATEGIC PRIORITY 3

Recreation & Experiences

Strategy		Action
3.1	Promote Outdoor Recreation	• Highlight Bellevue's natural beauty and outdoor recreational opportunities, such as hiking, biking and water sports, and its convenient access to the Puget Sound region. • Develop and maintain well-marked trails, parks and nature reserves throughout the city to provide a variety of outdoor activities for visitors. • Create and promote cultural and heritage trails that guide visitors through Bellevue's historical sites, cultural landmarks and natural attractions. • Partner with local businesses and organizations to offer package deals and itineraries that combine multiple recreational activities.
3.2	Activate Waterfront Attractions	• Invest in, promote and activate Bellevue's waterfront areas to create attractive destinations for water-based recreation and leisure activities. • Organize events along the waterfront to draw visitors and highlight its appeal. • Create and market wellness-focused experiences that celebrate the unique lifestyle of the Pacific Northwest.
3.3	Promote Family-Friendly Activities	• Develop and market recreational activities that cater to families, such as adventure parks, children's museums and family-oriented events. • Ensure that parks and recreational facilities throughout the city have amenities that appeal to families, such as playgrounds, picnic areas and family-friendly trails.

STRATEGIC PRIORITY 4

Culinary Destination

Strategy		Action
4.1	Position Bellevue as a Culinary Destination	• Promote Bellevue's diverse culinary scene by showcasing local restaurants, food markets and specialty food shops that offer unique and authentic dining experiences. • Develop marketing campaigns that highlight Bellevue's culinary diversity, including Pacific Northwest cuisine and international flavors. • Collaborate with hotels, travel agencies and local businesses to create culinary travel packages that include dining, accommodations and food-related activities. • Offer special promotions and packages for visitors participating in culinary events or dining at multiple local restaurants.
4.2	Create Unique Culinary Experiences	• Develop and promote culinary trails that guide visitors through Bellevue's top dining spots, food markets and artisan food producers. • Promote unique dining experiences such as pop-up restaurants, food trucks and themed dining events that offer visitors something out of the ordinary. • Partner with local chefs and culinary artists to create exclusive, limited-time dining events that generate buzz and attract visitors. • Develop beverage trails and tasting tours that attract visitors interested in exploring Bellevue's craft beverage scene.
4.3	Develop Culinary Events & Festivals	• Organize and/or support local and international food festivals and culinary excursions that celebrate Bellevue's vibrant and diverse food culture. • Partner with local chefs, restaurants and food producers to create signature events that draw visitors from near and far. • Encourage local restaurants to participate in food-related events and promotions that highlight their culinary offerings.
4.4	Support Bellevue's Emerging Culinary Scene	• Promote up-and-coming chefs and food entrepreneurs by featuring them in local events, media campaigns and culinary competitions. • Create programs that support culinary start-ups and innovation to foster a dynamic and evolving food scene in Bellevue. • Promote restaurants and eateries that emphasize farm-to-table practices and sustainable sourcing. • Develop partnerships with local farmers and food producers to create farm-to-table dining events and experiences.

STRATEGIC PRIORITY 5

Conferences & Events

Strategy		Action
5.1	Market Bellevue as the Destination for Conferences	• Promote Bellevue as a premier destination for conferences by highlighting its unique blend of urban amenities, connectivity, natural beauty and innovative spirit. • Encourage local businesses and residents to participate in and support conferences and events, fostering a sense of community pride and ownership.
5.2	Convention Center Expansion	• Advocate for the expansion of the Meydenbauer Center and the development of new facilities to increase Bellevue's capacity to host larger and more high-profile conferences. • Highlight the economic and community benefits of expanding conference infrastructure to attract support from local stakeholders and investors.
5.3	Grow Existing Events	• Encourage and support the organization of events and festivals that have the potential to attract significant visitor numbers and media attention. • Provide logistical support, funding and marketing assistance to ensure the success and growth of events. • Create and maintain a dynamic calendar of events, including conferences, festivals and cultural activities, to attract a diverse range of visitors year-round. • Partner with local organizations and venues to ensure a variety of events that cater to different interests and demographics. • Collaborate with Seattle and King County to coordinate event schedules and marketing efforts, ensuring a seamless and complementary event landscape.
5.4	Develop New Events	• Introduce new events that align with Bellevue's positioning, such as events that focus on technology, sustainability, culinary offerings and wellness, or events that celebrate local culture and community. • Identify gaps in programming and events that could drive traffic during peak seasons and shoulder periods, ensuring a steady flow of visitors throughout the year. • Engage with the City, industry leaders and organizations to identify opportunities for new events and event locations.

STRATEGIC PRIORITY 6

Built Environment & Enabling Conditions

Strategy		Action
6.1	Enhance Event Infrastructure & Services	• Develop structures (e.g., semi-permanent, permanent) that can be adapted for various events and festivals, providing flexible and cost-effective solutions for hosting large-scale events. • Invest in the development and maintenance of dedicated event grounds with the necessary infrastructure to host major events, concerts and festivals.
6.2	Wayfinding Across the City	• Implement a comprehensive and innovative wayfinding system across Bellevue, so visitors can navigate the city easily. • Utilize technology to enhance the visitor experience and provide real-time information and guides on activities. • Partner with transit partners to guide visitors, residents and regional explorers to events, festivals and activations throughout Bellevue.
6.3	Accessibility First	• Support the improvement of pedestrian pathways, bike lanes and public transportation options to ensure easy access to downtown Bellevue and key attractions. • Enhance the connectivity and safety of routes leading to popular destinations, making them more visitor-friendly. • Develop seamless connections between light rail stations and major attractions, hotels and the conference center through shuttle services, pedestrian walkways and bike-sharing programs. • Promote the use of public transit by providing comprehensive information on routes, schedules and ticketing options.

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STRATEGIC PRIORITY 6

Built Environment & Enabling Conditions

Strategy		Action
6.4	Destination Sustainability	• Support the implementation of city-wide destination sustainability initiatives that focus on reducing carbon footprint, enhancing green spaces and promoting eco-friendly tourism practices. • Encourage local businesses, hotels and event organizers to obtain sustainability certifications to promote environmentally friendly practices. • Partner with local environmental organizations to create destination programs and campaigns that educate visitors on sustainable practices and encourage their participation. • Highlight certified establishments and events in marketing materials across all channels and markets.
6.5	Tourism Workforce Development	• Collaborate with local educational institutions and industry partners to develop training programs that equip the workforce with skills needed in the tourism and hospitality sectors. • Encourage ongoing professional development for the existing workforce through workshops, certifications and advanced training in customer service, event management and sustainable practices. • Promote career opportunities in tourism and hospitality to attract talent and support local employment.

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your place together.

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resonance

CITY COUNCIL AGENDA TOPIC

Proposed Bellevue City Code Amendment to update the sign code consistent with legal requirements and contemporary sign design techniques.

Rebecca Horner, Director
Nick Whipple, Code and Policy Director
Charlie Engel, Senior Planner
Development Services Department

Robbie Sepler, Assistant City Attorney
City Attorney's Office

EXECUTIVE SUMMARY

DIRECTION Staff will introduce the proposed Sign Code Bellevue City Code Amendment (BCCA). Following discussion, staff is seeking Council direction to prepare the Ordinance for final action at a future meeting.

RECOMMENDATION

Direct staff to finalize the Sign Code BCCA Ordinance for final action at a future meeting.

BACKGROUND/ANALYSIS

Background

In 2015, the Supreme Court decided in *Reed v. Town of Gilbert et al.* that all sign regulations must be content neutral. The court has dictated that the content of the sign generally may not be regulated and, importantly, that signs of the same type generally may not be regulated differently based on the content of the sign. For example, the City may not regulate a temporary directional sign differently than a temporary political sign or regulate a freestanding church sign differently than a freestanding festival sign. Both temporary signs and freestanding signs are examples of sign types, while the other distinctions noted are examples of content which generally cannot be regulated or variations within one sign type which must generally be treated the same.

In addition to the legal requirements, the sign code update provides the City an opportunity to ensure the provisions of the code meet the needs of the community and allow for contemporary sign design, technology, and construction methods. Both the public and city staff have identified difficulties interpreting and administering the sign code and the update will look to simplify and streamline the sign code while ensuring the design desires of the community are upheld.

On November 25, 2025, the Council held a study session which served as a mid-point project check-in and briefing on phase one of outreach. During this meeting, staff shared the key themes and priorities that were developed based on feedback from engagement. The first key theme identified was aesthetics and preferences, the community identified that maintaining Bellevue's existing aesthetics and ensuring that signs don't become visually cluttered was an important priority and should be reflected in the update. The next key theme was temporary signs and enforcement, staff received the most feedback surrounding the proliferation of temporary signs and the desire to limit these signs,

ensure that they are placed thoughtfully in limited numbers, and are retrieved in a timely manner. Alternatively, the community also emphasized the need for temporary signs to advertise community events and small businesses which indicated the update should strive to find the balance between these interests. The last key theme identified was the community's desire to streamline regulations and increase flexibility, where appropriate, so that the updated sign code is easier to understand, use, and apply. These key themes and priorities identified by the community also reflected a few of the Council priorities that were identified during initiation including a desire for simplicity and flexibility in the sign code as well as ensuring consistency across the sign code and in our processes.

Project Goals

Taking the priorities identified by Council and the community, along with feedback from internal and external stakeholders, the following project goals were identified:

1. Ensure that the updated sign code strikes the balance between business needs and community aesthetic desires.
2. Encourage contemporary sign design and technology to support a forward-looking sign code.
3. Simplify and streamline regulations and ensure there's consistency.
4. Align with key court decisions and ensure the updated sign code complies with applicable case law.

Components of the Proposed LUCA

The proposed Sign Code BCCA is a complete rewrite of the existing sign code to ensure that standards are reorganized in a manner that is easy to understand and apply. Many aspects, policies, and standards from the existing sign code have been carried over, when appropriate, into the draft. Key elements of the draft have been highlighted and summarized below; a complete draft showing the proposed amendments is provided as attachment A.

Standards for Permanent Signs

For permanent signs in residential districts, the main difference between the existing sign code and the proposed draft is reorganization, formatting, and compliance with applicable case law. The existing code limits the number and type of permanent signage allowed currently which is also reflected in the draft to support signs for things like neighborhood identification, churches, and schools. Similarly, the existing code sets additional restrictions on sign size, placement, and type in certain areas, like Old Bellevue for example, and these restrictions have also been reflected in the draft. The existing policies and standards regarding highrise signage in commercial and mixed-use land use districts have also been reflected in the draft and updated only to comply with the applicable content-neutral case law.

During phase one of outreach, stakeholders identified concern with the existing code standard that limited the number of signs allowed per each primary entrance of a multiple occupancy building. In these cases, there were often tenants located internal to buildings that were not granted sign allocation that would provide business visibility. In an effort to increase flexibility, the primary entrance allotment requirement was removed in the draft, and other standards, such as maximum sign allowance per facade remained to balance the aesthetic desires and limit visual clutter. Additional allowances to support unique signage needs, such as with Dick's Drive-In and their iconic signage, have also been included in the draft.

New standards and allowances for noncommercial freestanding digital signage in the Grand

Connection and the BelRed Arts District Intensive Area have been added to ensure a forward-looking sign code that supports contemporary sign design and technology. The purpose and intent of these signs is to support mobility, wayfinding, and tourism in the city.

Standards for Temporary Signs

The temporary sign standards section has received the largest number of updates when compared to the existing code to increase simplicity and comply with content-neutral case law requirements. The draft clearly outlines the different sign types that are permitted depending on if they are located on private property or in the public right-of-way. The draft sets clear standards for elements such as number, location, size, and duration based on the sign type and location. Additional standards for a-frame and pole banner signs have been included in the draft to support visibility for businesses and community events.

To balance the need to better track and manage temporary yard signs with the need for these types of signs in our community, the draft proposes a new temporary sign registration program for yard signs. Under this proposed program, temporary yard sign applicants will be required to submit an online registration form that would be issued instantly with no requirement for staff review. The temporary registration for would then be attached to the sign face by the applicant before a sign can be placed in the community. The registration would include the applicant's contact information along with an issued and expiration date for the temporary sign based on the allowed duration set forth in the sign code.

With the registration attached to the sign face, members of the community can identify if a yard sign has received proper registration, and if so, whether the sign has reached its expiration date. The contact information on the registration would allow community members to reach out to the sign owner directly if there are concerns or once the registration has expired. Staff will continue to develop the details and implementation requirements needed for the new proposed program.

Nonconforming Signs, Prohibited Signs, and Variances

The standards for nonconforming signs, prohibited signs, and variances have been simplified and streamlined to accurately reflect current practice and policies as well as modified to ensure compliance with applicable case law. Signs that mimic traffic signs, present a safety hazard, or rotate continue to be prohibited along with billboards. Additional standards to further clarify the limits of nonconformity, as well as clear standards that apply to alterations to nonconforming signs, have also been included in the draft.

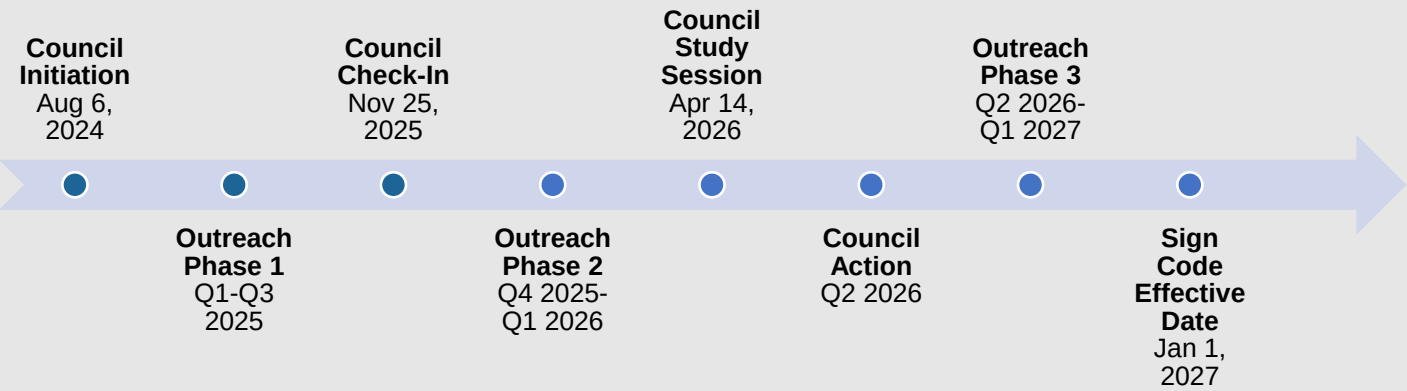
Public Engagement

The sign code update project includes three main phases of outreach. Phase one focused on expanding project awareness, sharing project objectives, and gathering community perspectives on project priorities. Phase one engagement activities included launching the project webpage, distributing a questionnaire that was available in Bellevue's top seven most commonly spoken languages, holding stakeholder listening sessions with sign industry professionals, neighborhood associations, and the business and development community, along with direct engagement with folks interested in the update, and city newsletter updates.

Following the November 25 Council study session, staff began phase two which included sharing the public sign code draft, hosting an information session, and following up with stakeholders from phase one.

Looking ahead, phase three of outreach will be focused on community education and awareness to ensure that the community is aware of the updates. This time during phase three will also be used to develop and implement the necessary programs and processes, such as the temporary sign registration program, required for the updated. As part of phase three, a delayed effective date for the new sign code ordinance is proposed to allow time for education, outreach, and awareness before the new regulations take effect.

Project Timeline



POLICY & FISCAL IMPACTS

Policy Impact

The BCCA will amend the Bellevue City Code. The amendments will be consistent with the Comprehensive Plan, specifically the Urban Design element and the completed Retail Study.

Fiscal Impact

There is no fiscal impact associated with implementing this BCCA.

OPTIONS

1. Direct staff to finalize the Sign Code BCCA Ordinance for final action at a future meeting.
2. Provide alternative direction to staff

ATTACHMENTS

A. Sign Code Update Draft

AVAILABLE IN COUNCIL LIBRARY

N/A

Chapter 22.10 Sign Code

Sections:

22.10.010 General Provisions
22.10.020 Definitions Specific to the Sign Code
22.10.030 Measurements
22.10.040 Requirements Applicable to All Signs
22.10.050 Permanent Signs in Residential Land Use Districts
22.10.060 Permanent Signs in Commercial and Mixed-Use Land Use Districts
22.10.070 Temporary Signs in All Land Use Districts
22.10.080 Signs Within the Public Right-of-Way
22.10.090 Nonconforming Signs
22.10.100 Prohibited Signs
22.10.110 Variances
22.10.120 Administration and Enforcement
22.10.130 Permits and Exempt Signs
22.10.140 Appeals
22.10.150 Conflicting Provisions
22.10.160 Severability

DRAFT

22.10.010 General Provisions

A. *Intent and Purpose.* The purpose of this chapter is to promote the public health, safety and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements. It has also been adopted to promote the following:

1. Minimum standards in order to promote traffic safety;
2. Recognition of free speech rights by regulating signs in a content-neutral manner;
3. The free flow of traffic and to protect pedestrians, non-motorized wheeled users, and motorists from injury and property damage caused by, or attributable to, cluttered, distracting, or illegible signs;
4. Provide consistent and compatible sign design standards; and
5. Adopt understandable regulations which enable the fair and consistent enforcement of this chapter.

This chapter is not intended to restrict speech on the basis of its content, viewpoint, or message. Any classification of signs herein which purports to permit speech by reason of the type of sign, identity of the sign user or otherwise, should be interpreted to allow commercial or noncommercial speech on the sign. Nothing in this chapter should be construed to favor commercial speech over noncommercial speech.

22.10.020 Definitions Specific to the Sign Code

As used in this Chapter, the following definitions shall apply:

A. "A" Definitions

1. "Abandoned sign" means a temporary or permanent sign that, because the passage of time, has faded, peeled, cracked or otherwise become deteriorated or dilapidated, or is no longer affixed to the ground or attached to a structure, or is missing the sign face.
2. "Abandoned sign structure" means a sign structure where no sign has been in place for a continuous period of at least twelve months.
3. "Alteration" or "alter" means the presence, or making, of any change, addition, or modification except for changes, additions, or modifications that are exempt under BCC 22.10.130.
4. "Awning" means a shelter or canopy projecting from, and supported by, a structure or building wall to provide protection from the elements to persons or property thereunder.

B. "B" Definitions

1. "BelRed Arts District Intensive Area" shall have the same meaning as provided in LUC 20.25D.015.

C. "C" Definitions

1. "Commercial and mixed-use land use districts" means all land use districts established under LUC 20.10.020 except for residential land use districts.

2. "Commercial" means copy related to commercial interests.

3. "Copy" means letters, characters, illustrations, logos, graphics, symbols, writing, intellectual property, or any combination thereof designed to communicate objectively tangible information, or to advertise, announce, or identify a person, entity, business, event, business product, or to advertise the sale, rental, or lease of premises.

4. "Crossroads Sign Overlay" means the area legally defined as follows:

   That portion of the SE 1/4, Section 26, Township 25 North, Range 5 East W.M., King County, Washington, described as follows:

   Commencing at the southwest corner of the Upton at Crossroads Village Condo filed in Volume 291 of Condos, Pages 87-90, records of King County Washington; Thence easterly along the south line of said Crossroads Condo a distance of 150 feet to the **Point of Beginning.** Thence continuing easterly along said south line to the intersection of the northerly extension of the west line of Parcel 2 City of Bellevue Boundary Line Adjustment 22-115531 LW recorded under recording number 20230203900002 records of King County, Washington; Thence southerly along said northerly extension and the west line of said Parcel 2 and the southerly extension to the north right of way margin of NE 8th St; Thence westerly along said north right of way margin a distance of 284.9 feet; Thence northerly parallel with the centerline of 156th Ave NE to the **Point of Beginning.**

D. "D" Definitions

1. "Director" means the Director of the Development Services Department for the City of Bellevue, the Director's authorized representative, or any representative authorized by the City Manager, unless otherwise specified in this chapter.

2. "Downtown" shall have the same meaning as provided in LUC 20.50.016.

E. "E" Definitions

1. "Electronic Message Center Sign" or "EMC Sign" means a sign capable of displaying copy that can be electronically or mechanically changed by remote or automatic means including signs using a video display method.

2. "Enterprise" means the owner, tenant, user, or other occupant of a structure seeking signs under this sign code.

F. "F" Definitions

1. "Facade" means the area of that continuous front, side, or back surface, including doors, windows, and parapets.

2. "Freeway corridor" means a corridor paralleling each side of the freeway with a width of 375 feet on each side of the freeway right-of-way. The freeway corridor does not include land within the boundaries of Downtown.

G. "G" Definitions

1. "Grade, finished" shall have the meaning provided in LUC 20.50.022.

2. "Grand Connection" shall have the meaning provided in LUC 20.50.022.

H. "H" Definitions

1. "Halo lighting" means a method of sign illumination that consists of a light source external to the sign or sign elements and mounted behind the sign or sign elements. The sign elements of a sign illuminated through halo lighting shall be opaque, so that the light does not appear to emit from within or through the sign elements.

2. "Highrise building" means a building with a roofline that is equal to, or exceeds, 75 feet above the average finished grade.

3. "Hospital" means a building requiring a license pursuant to Chapter 70.41 RCW and designed and used for the medical, surgical diagnosis, treatment and housing of persons under the care of doctors and nurses and including ancillary uses such as cafeterias, florists and patient- and visitor-related services. Rest homes, nursing homes, convalescent homes and clinics are not included.

I. "I" Definitions

1. "Illegal sign" means any sign which does not comply with the requirements of this code within the city limits as they now or hereafter exist.

2. "Incidental sign" means small signs, two square feet or less in surface area.

J. "M" Definitions

1. "Master sign plan" means a plan for the design and placement of all signs intended for a project site for the life of the project. (See BCC 22.10.130.D, Master Sign Plan).

2. "Multiple building complex" means a group of structures containing more than one enterprise.

3. "Multiple occupancy building" means a single structure containing more than one enterprise.

K. "N" Definitions

1. "Neighborhood Identification Sign" means a painted wall sign or building-mounted sign that contains only the name, as designated and mapped in the City's Comprehensive Plan, of the BelRed Arts District, neighborhood area, or neighborhood district for the area or district in which the sign is located and no other copy.

2. "Noncommercial" means copy unrelated to commercial interests.

L. "P" Definitions

1. "Parapet" means that portion of a building wall which extends above the roof of the building.

2. "Permanent sign" means a sign intended for permanent use and that does not otherwise meet the definition of "temporary sign".

3. "Primary sign" means all permanent signs of an enterprise which are not exempt (see BCC 22.10.130.B) or do not meet the definition for "incidental signs."

M. "R" Definitions

1. "Residential Land Use District" shall have the meaning set forth in Chapter 20.50 LUC.

2. "Right-of-way" means all public streets and property granted or reserved for, or dedicated to, public use for street purposes, together with public property granted or reserved for, or dedicated to, public use for walkways, sidewalks, bikeways and horse trails, whether improved or unimproved.

3. "Routine maintenance" includes those usual acts to prevent decline, lapse, or cessation of a lawfully established sign. Routine maintenance includes, but is not limited to, alterations necessary to keep moisture or wind from entering or damaging a sign. Routine maintenance does not increase the sign area of any sign or increase the conditions that render the sign nonconforming.

4. "Routine repair" includes like-for-like restoration of a sign to a state comparable to its original condition within a reasonable period after decay has occurred. Routine repair includes, but is not limited to, the like-for-like replacement of cabinets, illumination sources, and structural supports that have decayed or are near the end of their functional life. Routine repair does not increase the sign area of any sign or increase the conditions that render the sign nonconforming.

N. "S" Definitions

1. "Shared-use path" means a path physically separated from the roadway for use by bicyclists, pedestrians, and other micromobility users.

2. "Sign" means materials placed or constructed, or light projected, in a manner that creates or contains copy to inform or attract the attention of the public. The scope of the term "sign" does not depend on the content of the message or the image conveyed. Some examples of signs can include, but are not limited to, placards, A-frame, banners, or electronic visual messages, pictures, videos or images. Graffiti, as defined in Chapter 9.10 BCC, does not constitute a sign.

    a. "Sign, banner" means a sign intended to be temporary, made of flexible, sturdy material and affixed to a building or other structure (excludes flags).

    b. "Sign, billboard" means an outdoor advertising sign containing a message, commercial or otherwise, unrelated to any use or activity on the property on which the sign is located. Billboards do not include signs subject to BCC 22.10.070 or BCC 22.10.080.

    c. "Sign, blade" means a projecting sign attached directly to a building wall or awning where the sign is perpendicular to the wall or facade.

    d. "Sign, building-mounted" means a single or multiple-faced sign that is parallel to and attached directly to the face of the building, canopy, or awning.

    e. "Sign, freestanding" means a single- or multiple-faced sign, supported from the ground by one or more columns, uprights, or braces.

    f. "Sign, painted wall" means a sign applied to the wall or façade of a building or structure with paint or a thin layer of vinyl, paper, or similar material adhered directly to the facade and that has no sign structure.

    g. "Sign, roof" means any sign erected upon, against or directly above a roof or on top of or above the parapet of a building, including a sign affixed to any structure erected upon a roof, including a structure housing building equipment.

    h. "Sign, upper-level highrise" means a sign located on a highrise building more than 75 feet above average finished grade, except as provided in this chapter.

    i. "Sign, window" means all signs located inside, affixed to or within three feet of windows of a building, whether temporary or permanent, lighted or unlighted, which may be viewed from the exterior of the building. The term does not include merchandise located within three feet of a window.

3. "Sign face" means the portion of a sign which contains copy. (See BCC 22.10.030.A, Sign Area).

4. "Sign structure" means a structure specifically intended for supporting, mounting, or containing a sign.

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5. "Single occupancy building" means a commercial building or structure with one major enterprise, generally under one ownership. A building is classified as "single occupancy" only if: (A) it has only one enterprise; (B) it has no wall in common with another building; and (C) it has no part of its roof in common with another building.

O. "T" Definitions

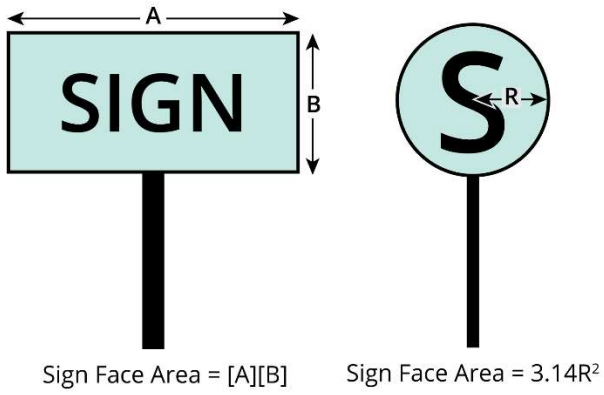
1. "Temporary sign" means any sign; poster; placard; stake sign or sign not placed in the ground with concrete or other means to provide permanent support, stability or rot prevention; and used temporarily and is not permanently mounted, painted or otherwise affixed to a permanent structure or building.

2. "Transportation Director" means the Director of the Transportation Department for the City of Bellevue, the Director's authorized representative, or any representative authorized by the City Manager, unless otherwise specified in this chapter.

22.10.030 Measurements

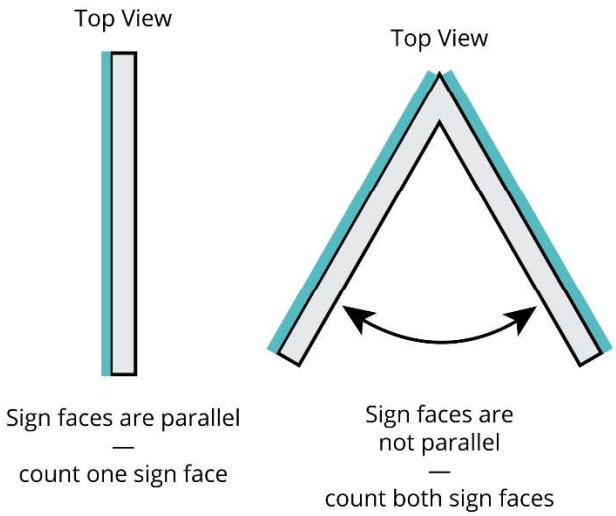
A. *Sign Area.* The sign area is determined based on the outer dimensions of the frame surrounding the sign face. If the frame itself forms the copy, then the sign area includes the surface area of that frame. (See Figure 22.10.030.A).

Figure 22.10.030.A



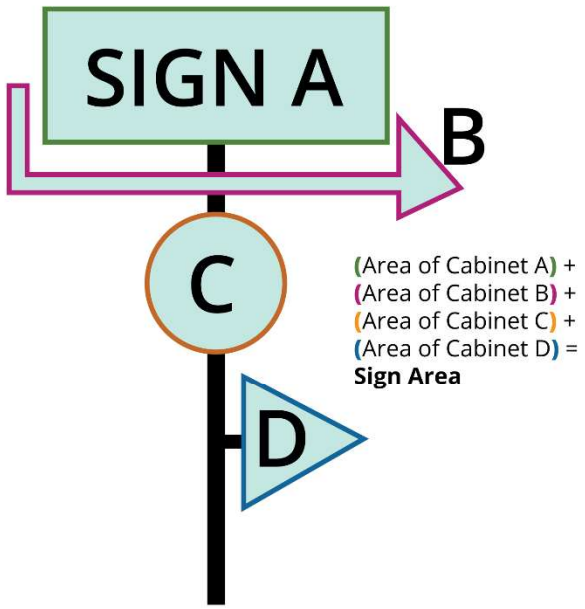
B. *Double-faced Signs.* If a permanent sign contains two sign faces that are parallel with one another, then only one sign face of the sign is counted in determining the sign area. If the two sign faces are parallel with one another but are not of equal size, then the larger of the two sign faces is used in determining sign area. If the two sign faces are not parallel with one another, then both sign faces are used in determining sign area. (See Figure 22.10.030.B).

Figure 22.10.030.B



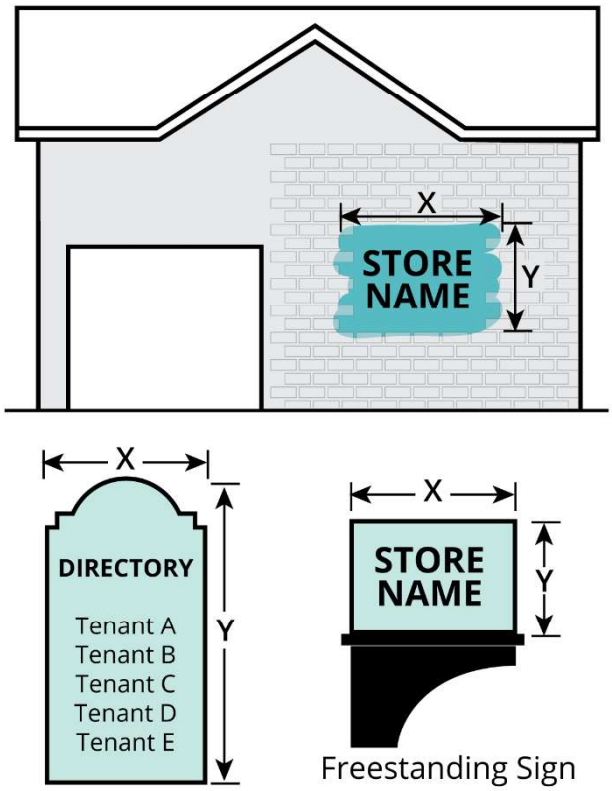
C. *Multiple Frames.* For freestanding and projecting signs that contain multiple frames on one sign structure and are oriented in the same direction, the combined area of all frames is counted as one sign face (See Figure 22.10.030.C).

Figure 22.10.030.C



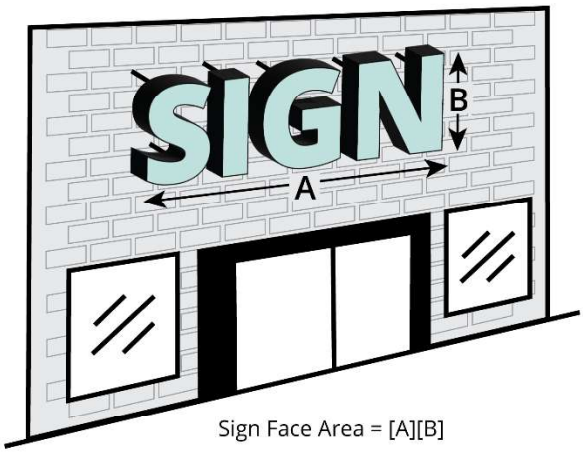
D. *Signs with Background panels or surfaces.* Sign copy mounted, affixed, or painted on a background panel or surface distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the smallest rectangle, parallelogram, triangle, or circle that will enclose the sign copy and the background (See Figure 22.10.030.D).

Figure 22.10.030.D



E. *Signs with individual letters or graphics*. Sign copy mounted as individual letters or graphics against a wall of a building or surface of another structure, that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy, is measured as the sum of the smallest square, rectangle, parallelogram, triangle, or circle that will enclose each word, sentence, complete message, and each graphic in the sign (See Figure 22.10.030.E).

Figure 22.10.030.E



Sign Face Area = [A][B]

F. *Painted Wall Signs*. Painted wall signs are measured as the sum of the smallest square, rectangle, parallelogram, triangle, or circle that will enclose the sign copy.

G. *Awnings*. When signs are incorporated into awnings, the sign area is determined by computing the area of an imaginary rectangle drawn around the sign face. When the ends of awnings are parallel and contain sign faces, only one side is counted in addition to the sign face area on the front.

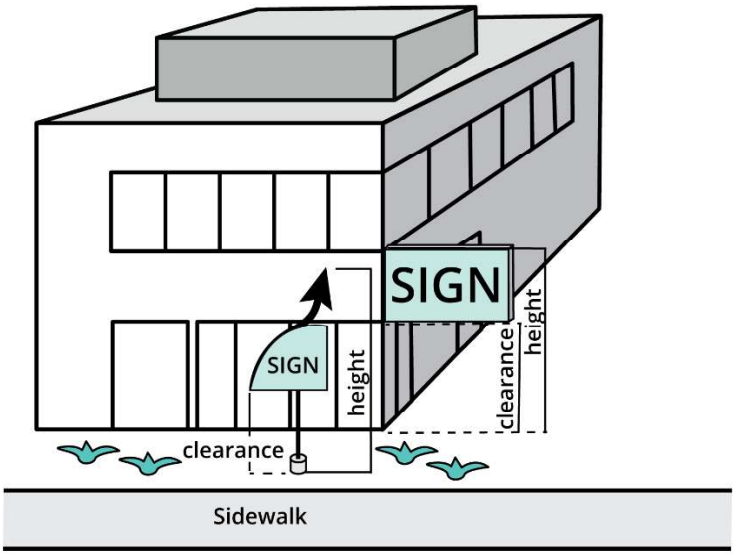
H. Height and Clearance

1. *Height.* The overall height of a sign or sign structure is measured from the finished grade to the highest point of the sign or sign structure. The height of copy is measured from the bottom of the copy. (See Figure 22.10.030.H).

2. *Clearance.* Clearances are measured from the highest point of the ground directly below the sign to the bottom of the sign structure enclosing the sign face (See Figure 22.10.030.H).

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Figure 22.10.030.H



22.10.040 Requirements Applicable to All Signs

A. *General*. The regulations contained in this section shall apply to signs in all land use districts.

B. *Landscaping.* Unless otherwise provided for in this chapter, all freestanding signs shall have landscaping with ground cover and shrubs at the base of the sign equal to, or greater than, the sign area.

C. *Removal of Signs*.

1. Abandoned Signs and Abandoned Sign Structures.

   a. Abandoned signs and abandoned sign structures shall be removed by the owner of record, lessor, lessee, manager, or other person, having lawful possession or control over real property on which the abandoned sign or abandoned sign structure is located. If the abandoned sign or abandoned sign structure is located in the public right-of-way, then the abandoned sign or abandoned sign structure shall be removed by the owner of the abandoned sign or abandoned sign structure.

2. Temporary signs for which a permit or registration is required under BCC 22.10.130 shall be removed upon expiration of the permit or registration.

3. In addition to the remedies of this title, the Director shall have the authority to require the repair, maintenance, or removal of any sign or sign structure which has become dilapidated or represents a hazard to the safety, health, or welfare of the public, at the cost of the sign owner or property owner.

D. *Sign Illumination.* Illumination from or upon any sign shall be located, shaded, shielded, directed, or reduced so as to avoid undue brightness, glare, or reflection of light on private or public property in the surrounding area, and so as to avoid unreasonably distracting pedestrians or motorists. "Undue brightness" is illumination in excess of that which is reasonably necessary to make the sign reasonably visible to the average person on an adjacent street.

E. *Maintenance of Signs.* Any owner of record, lessor, lessee, manager, or other person, except for the city, having lawful possession or control over a building, structure, or parcel of land is required to maintain any signs on the building, structure, or parcel in compliance with this chapter. Failure to maintain a sign constitutes a violation of this chapter and shall be subject to enforcement and penalties as provided in BCC 22.10.120.

F. *Safety and Access.*

1. All signs shall be placed in a manner that is safe for all users of the public right-of-way and the real property on which the sign is located.
2. Signs shall not block or obstruct access to buildings, structures, parked cars, bicycle parking, pedestrian amenities, recycling collection areas, solid waste collection areas, or bus loading or unloading areas.
3. Signs shall not block, obstruct, or impair access to publicly accessible pedestrian facilities, bicycle facilities, access corridors, parks, plazas, or driveways.
4. Signs shall not block, obstruct, or impair required emergency access.
5. Signs shall not block, obstruct, or impair access to, or operation of, any utilities, including, but not limited to, water, sewer, and stormwater facilities.
6. Signs shall not be attached to, or otherwise supported by, any tree.
7. All signs shall comply with the applicable sight distance requirements contained in Chapter 14.60 BCC and in the Transportation Department Design Manual.
8. The requirements of this subsection F do not apply in the event of an emergency or where a separate provision of local, state, or federal law authorizes a sign to be placed in a manner that would conflict with the requirements of this subsection F.

22.10.050 Permanent Signs in Residential Land Use Districts

A. *General.* The regulations contained in this section shall apply to permanent signs in all residential land use districts. If a type of permanent sign is not explicitly mentioned in this section, then that type of permanent sign is not permitted within Residential Land Use Districts; provided that if the Director determines that type of permanent sign is so

substantially similar to a type of permanent sign mentioned below that it can be regulated in the same manner, then that type of permanent sign may be permitted.

B. *Freestanding signs*.

1. On lots that contain a nonresidential use, freestanding signs shall meet the following requirements:

   a. Be limited to noncommercial freestanding signs only;

   b. Be limited to a maximum sign area of 25 square feet and a maximum height of five feet when located within a setback as required in LUC 20.20.010;

   c. Be limited to a maximum sign area of 35 square feet and a maximum height of 15 feet when not located within a setback as required in LUC 20.20.010;

   d. Be restricted from being placed in the public right-of-way, including public easements, unless otherwise provided for in this chapter;

   e. Be constructed out of durable materials, such as wood or metal;

   f. Be limited to one sign per street frontage per lot; and

   g. Comply with the landscaping requirements in BCC 22.10.040.B.

2. On lots that do not contain a nonresidential use, freestanding signs shall meet the following requirements:

   a. Be limited to noncommercial freestanding signs only;

   b. Be limited to a maximum sign area of 25 square feet and a maximum height of five feet;

   c. Be restricted from being placed in the public right-of-way, including public easements, unless otherwise provided for in this chapter;

   d. Be limited to one sign per neighborhood entrance, or as otherwise approved by the Director;

   e. Be constructed out of durable materials, such as wood or metal; and

   f. Comply with the landscaping requirements in BCC 22.10.040.B.

C. *Building mounted signs*.

1. On lots that contain a nonresidential use, building mounted signs shall meet the following requirements:

   a. Be limited to noncommercial building mounted signs only;

b. Be limited to a maximum sign area of 50 square feet and a maximum height of 20 feet;

c. Be restricted from being located in, or projecting into, the public right-of-way, including public easements, unless otherwise provided for in this chapter;

d. Be limited to one sign per street frontage per lot; and

e. Be constructed out of durable materials, such as wood or metal.

D. *Electronic message center signs.*

1. *General and Applicability*. An Electronic Message Center sign is not a separately allowed sign type. The purpose of this section is to regulate the manner in which EMC sign technology can be applied to sign types that are otherwise provided for in this chapter. It is not intended to allow more signs or larger signs than otherwise provided for in this chapter. If any provision of this section conflicts with any provision of the associated sign type otherwise provided for in this section, the EMC sign standard shall prevail

2. Electronic message center signs shall meet the following requirements in addition to any other requirements for the associated sign type otherwise provided for in this section:

   a. Be limited to noncommercial signs only;

   b. Be limited to lots that contain a nonresidential use;

   c. Be limited to one EMC sign per street frontage per lot;

   d. Have a minimum hold between messages of 10 seconds, plus one-and-one-half-second transition fade;

   e. Be limited to no motion except for a fade in of the next message with the fade transition being no more or less than one and one-half seconds. Fade transition is required rather than instantaneous message changes to avoid sudden or startling flashes of light; and

   f. Comply with the following luminance standards:

      i. In the daytime, luminance may not exceed 5,000 nits;

      ii. In the nighttime (one-half hour before sunset to one-half hour after sunrise), luminance may not exceed 100 nits;

      iii. Signs must be turned off by 11:00 p.m. or when the enterprise closes, whichever is later; and

      iv. Signs must include auto-dimming features with light-sensory capabilities to dim the sign to allowable luminance levels during nighttime hours.

22.10.060 Permanent Signs in Commercial and Mixed-Use Land Use Districts

A. *General.* The regulations contained in this section shall apply to signs in all commercial and mixed-use land use districts. If a type of permanent sign is not explicitly mentioned in this section, then that type of permanent sign is not permitted within commercial and mixed-use land use districts; provided that if the Director determines that type of permanent sign is so substantially similar to a type of permanent sign mentioned below that it can be regulated in the same manner, then that type of permanent sign may be permitted.

B. *Number of Primary Signs.* The allowable number of primary signs are determined as follows:

1. In single occupancy buildings, the number of primary signs allowed is dependent upon the surface area of the largest single facade of the building. The permitted number of primary signs is as follows:

    a. When the surface area of the largest facade is 999 square feet or less, the maximum number of primary signs is 2; provided that only one sign may be a freestanding sign.

    b. When the surface area of the largest facade is between 1,000 and 2,999 square feet, the maximum number of primary signs is 3; provided that only one sign may be a freestanding sign.

    c. When the surface area of the largest facade is 3000 square feet or greater, the maximum number of primary signs is 4; provided that only one sign may be a freestanding sign.

2. In multiple occupancy buildings, each enterprise with its own exterior entrance shall be allowed two primary signs, enterprises without their own exterior entrance shall be allotted one primary sign; provided, that there may only be one freestanding sign per lot.

    a. Unused sign surface area for a facade may be used by any enterprise within the same multiple occupancy building if:

        i. The applicant files with the city a written statement signed by the enterprise that earned the sign area under this code permitting the applicant to utilize the unused sign surface area;

        ii. The display of a sign on that facade by the applicant will not create a significant adverse impact on other users of that facade; and

        iii. In no event may sign surface area transferred under this provision be used for an upper-level highrise sign. Unused upper-level highrise sign surface

area may not be transferred for use for any other sign, regardless of enterprise or location.

3. Exceptions.

   a. *Buildings on Intersecting Streets.* When a building is located on intersecting streets, two freestanding signs are permitted if they are located on two different streets and are separated more than 100 feet measured in a straight line between signs. The second freestanding sign shall not be included in determining the number of primary signs allowed.

   b. *Multiple Buildings on Five Acres or More.* A multiple building complex encompassing at least five acres may display one freestanding sign along each right-of-way, which provides direct access to the complex. Such freestanding signage shall not be included in determining the number of primary signs allowed.

C. *Freestanding Signs.* Except as otherwise provided for in this section, freestanding signs shall meet the following requirements:

1. Be limited to a maximum sign area of 35 square feet and a maximum height of six feet when located within 50 feet of the property line;

2. Be limited to a maximum sign area of 75 square feet and a maximum height of 15 feet when located 50 feet or greater from the property line;

3. Be wholly located 15 feet from the adjacent property line; provided, however, that a freestanding sign may be located within five feet of the property line with the written consent of the title holder of the adjacent property. If such consent is obtained, the consenting party or their successors or assigns may not place a freestanding sign on their property within 20 feet of the first freestanding sign;

4. Be restricted from being placed in the public right-of-way, including public easements, unless otherwise provided for in this chapter;

5. Be constructed out of durable materials, such as wood or metal; and

6. Comply with the landscaping requirements in BCC 22.10.040.B.

D. *Building Mounted Signs.* Except as otherwise provided for in this section, building mounted signs shall meet the following requirements:

1. *Sign area limitations.* The total sign area for building mounted signs on a single facade is subject to the following limitations:

   a. When the surface area of the facade where the sign is affixed is below 100 square feet, the maximum total sign area for the entire facade is 30 square feet.

b. When the surface area of the facade where the sign is affixed is between 100 square feet and 199 square feet, the maximum total sign area for the entire facade is 40 square feet.

c. When the surface area of the facade where the sign is affixed is between 200 square feet and 499 square feet, the maximum total sign area for the entire facade is 75 square feet.

d. When the surface area of the facade where the sign is affixed is between 500 square feet and 999 square feet, the maximum total sign area for the entire facade is 130 square feet.

e. When the surface area of the facade where the sign is affixed is between 1,000 square feet and 1,499 square feet, the maximum total sign area for the entire facade is 170 square feet.

f. When the surface area of the facade where the sign is affixed is between 1,500 square feet and 2,999 square feet, the maximum total sign area for the entire facade is 210 square feet.

g. When the surface area of the facade where the sign is affixed is 3,000 square feet or greater, the maximum total sign area for the entire facade is 300 square feet.

2. Except for upper-level highrise signs that meet the requirements in BCC 22.10.060.F, Building-mounted signs may not be placed on the upper levels of a highrise building, installed on the rooftop or extend above the height of the building to which it is attached.

3. Be limited to projecting no more than five feet from the face of the building to which the sign is attached.

4. Maintain a minimum clearance of eight feet when the sign does not overhang a shared use path and where no bicycle conflicts exist unless otherwise approved by the Transportation Director.

5. Maintain a minimum clearance of 10 feet when the sign overhangs a shared use path or where bicycle conflicts may be present unless otherwise approved by the Transportation Director.

E. *Window Signs.* Except as otherwise provided for in this section, window signs shall meet the following requirements:

1. The total surface area of all window signs may not exceed 25 percent of the window area. For purposes of calculating surface area of window signs, the calculation is based on the uninterrupted window area or between each transom of the window the sign is located on and not the total window area provided on a facade; and

2. Not be included in determining the number of primary signs.

F. *Upper-Level Highrise Signs.* Except as otherwise provided for in this section, upper-level highrise signs shall meet the following requirements:

1. In addition to the allowable number of primary signs determined in 22.10.060.B, two upper-level highrise signs may be placed on any highrise building; provided, that:

   a. Only a single enterprise that occupies at least 75,000 net square feet of the highrise building, on which the sign is located may place an upper-level highrise sign. The 75,000 net square feet cannot contain any square footage dedicated to residential uses or for parking;

   b. In no event may the sign area of each sign exceed 300 square feet;

   c. When applicable, the signs shall be located on the two facades of the building most oriented to I-405;

   d. No more than one upper-level sign may be placed on any facade.

2. Be removed within 90 days after the enterprise ceases to occupy at least 75,000 net square feet in the highrise building on which the sign is located;

3. Not project above the top of the surface to which they are affixed, nor beyond the edge of any surface to which they are affixed;

4. Contain copy no larger than eight feet in height;

5. Not be a cabinet or box sign;

6. Be mounted to the building with a mounting system that is not visible beyond the edges of the sign elements;

7. Be designed and located to preserve the integrity of the building roof form; and

8. Be limited to halo lighting with a white light source; provided, that signs may be internally illuminated when the surface on which the sign is mounted is made of glass or other highly reflective material that would interfere with the appearance of the sign if halo-lit. Internal illumination is limited to only those letters or sign elements that will appear white when lit. Any illumination shall be designed to ensure no exposed lighting source or raceway. The light source shall be no brighter than the equivalent of 30 milliamp neon tubing behind a diffuser panel. The applicant shall provide a signed certification from the sign manufacturer declaring that the illumination meets the limits of this subsection. To the extent that this subsection conflicts with BCC 22.10.040.D, this subsection shall control.

G. *Electronic message center signs.*

1. *Purpose.* An Electronic Message Center sign is not a separately allowed sign type. The purpose of this section is to regulate the manner in which EMC sign technology can be applied to sign types that are otherwise provided for in this chapter specifically to support mobility, wayfinding, and tourism in the city. It is not intended to allow more signs or larger signs than otherwise provided for in this chapter. If any provision of this section conflicts with any provision of the associated sign type otherwise provided for in this section, the EMC sign standards shall prevail.
2. *Applicability*. Electronic Message Center signs shall be limited to the following areas:
    a. The Grand Connection (except DT-OB); and
    b. The BelRed Arts District Intensive Area.
3. Electronic message center signs shall meet the following requirements in addition to any other requirements for the associated sign type otherwise provided for in this section:
    a. Be limited to noncommercial freestanding signs only;
    b. Be limited to a maximum sign area of 30 square feet and a maximum height of eight feet;
    c. Be limited to one EMC sign per 200 feet of street frontage;
    d. Maintain a minimum distance of 20 feet from other freestanding signs;
    e. Be exempt from the landscaping requirements in BCC 22.10.040.B;
    f. Be limited to a minimum hold between messages of 10 seconds, plus one-and-one-half-second transition fade;
    g. Be limited to no motion except for a fade in of the next message with the fade transition being no more nor less than one and one-half seconds. Fade transition is required rather than instantaneous message changes to avoid sudden or startling flashes of light; and
    h. Meet the following luminance standards:
        i. In the daytime, luminance may not exceed 5,000 nits;
        ii. In the nighttime (one-half hour before sunset to one-half hour after sunrise), luminance may not exceed 100 nits;
        iii. Signs must be turned off by 11:00 p.m. or when the enterprise closes, whichever is later; and
        iv. Signs must include auto-dimming features with light-sensory capabilities to dim the sign to allowable luminance levels during nighttime hours.

H. *Standards Specific to Certain Areas.*

1. *General.* All signs subject to BCC 22.10.060.H shall meet the following requirements in addition to any other requirements for the associated sign type otherwise provided for in this section. If any provision of this section conflicts with any provision of the associated sign type otherwise provided for in this section, the standard specific to a certain area shall prevail:

2. Standards specific to the Community Business (CB), Neighborhood Mixed Use (NMU), Office and Limited Business (OLB), Office and Limited Business 2 (OLB 2), Downtown-Office and Limited Business (DT-OLB), Office (O), Mixed Use: 8 Story (MU-8), Mixed Use: 16 Story (MU-16), Factoria 3 (F3), and Neighborhood Business (NB) land use districts:

   a. Sign copy shall be of a type face that can be made as individual letters or a letter type shall be chosen to accommodate the individual letter format. Exceptions may be made for registered trademarks or logos that cannot be manufactured as individual elements;

   b. Signs shall contain copy no larger than 36 inches in height; and

   c. Signage shall be oriented to face the major direction of pedestrian movement in the area of the sign.

3. Standards specific to the Crossroads Sign Overlay

   a. Each enterprise that, on [insert effective date of this ordinance], was lawfully in operation at a location located within the Crossroads Sign Overlay may erect up to two freestanding signs in accordance with the requirements of this subsection.

   b. Freestanding signs authorized under this subsection are in addition to, and do not count towards, the maximum number of primary signs otherwise allowed by operation of BCC 22.10.060.B.

   c. BCC 22.10.060.C does not apply to freestanding signs authorized under this subsection.

   d. Location. The location of each freestanding sign authorized under this subsection must be:

      i. Within, or no more than 500 feet from, the Crossroads Sign Overlay;

      ii. Entirely outside of the public right-of-way;

      iii. Approved by the owner of the real property on which the freestanding sign will be erected;

iv. East of 156th Ave NE, north of NE 8th Street, west of 160th Ave NE, west of Crossroads Park, and south of NE 15th Street; and

v. No more than 45 feet from another freestanding sign.

e. Size. The size of each freestanding sign authorized under this subsection must:

i. Not exceed a maximum sign height of 15 feet; and

ii. Not exceed a maximum sign area of 60 square feet;

f. Construction and Installation. Each freestanding sign authorized under this subsection must be constructed and installed:

i. With durable materials, such as wood or metal; and

ii. In compliance with the landscaping requirements in BCC 22.10.040.B.

4. Standards specific to Downtown (Except DT-OLB), BelRed, East Main Land Use Districts, Eastgate Transit Oriented Development District (EG-TOD), UC, MU-H, MU-M and MUR-M

a. Signs shall be oriented to face the major direction of pedestrian movement unless the sign is permitted as an upper-level highrise sign; and

b. Signs shall contain copy no larger than 30 inches in height and shall be located within the first two floor levels of the building.

5. Standards specific to Downtown - Old Bellevue (DT-OB)

a. Signs shall contain copy no larger than 24 inches in height

b. Signs shall not be placed above the first floor level.

c. Cabinet, box and freestanding signs are prohibited.

d. Signage shall be oriented to face the major direction of pedestrian movement.

6. Standards specific to Freeway Corridors

a. Signs located in the Freeway Corridor must be oriented towards and visible from the freeway.

b. Signs shall contain copy no larger than 42 inches in height.

c. Sign length shall not exceed one-third of the building facade. When multiple signs are to be placed on a building face, this ratio will include all signs.

7. Standards specific to the Medical Institution District (MI)

a. Freestanding signs shall have a maximum sign area of 75 square feet and shall have a maximum height of 15 feet.

b. The number of freestanding signs allowed shall be limited to one sign per building entrance.

c. Shall be exempt from the landscaping requirements in BCC 22.10.040.B.

22.10.070 Temporary Signs in All Land Use Districts

A. *General and Applicability*. For the purposes of this section, the following apply:

1. All standards in this section shall apply to temporary signs wholly contained on private property. See BCC 22.10.080 for temporary signs standards within or extended into the public right-of-way;

2. All temporary signs, unless otherwise exempt per this chapter, shall either receive an issued temporary sign permit or have an issued temporary sign registration attached to the sign face, see BCC 22.10.130.C for permitting requirements; and

   a. All time limitations for temporary signs in this section shall begin at the valid temporary sign permit or temporary sign registration issuance date. For temporary signs that are exempt from permits and registration, the time limitation for temporary signs in this section shall begin at the time of installation.

3. If a type of temporary sign is not explicitly mentioned in this section, then that type of temporary sign is not permitted on private property; provided that if the Director determines that type of temporary sign is so substantially similar to a type of temporary sign mentioned below that it can be regulated in the same manner, then that type of temporary sign may be permitted.

B. *Temporary Sign Types and Standards*. Temporary signs may be placed on private property in the city based on the following regulations regarding the time, place, and manner of such placement.

1. Type A, “one sheet,” temporary signs shall meet the following requirements:

   a. Be limited to a maximum sign area of 32 square feet and a maximum height of eight feet;

   b. Be constructed out of durable materials such as wood or metal;

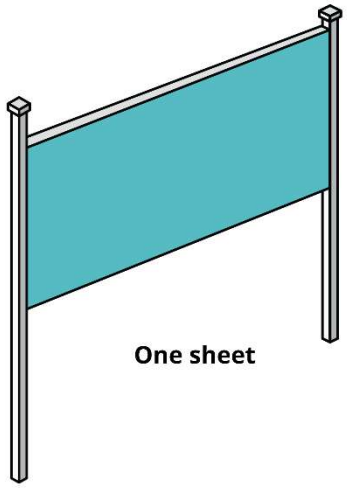
   c. Be installed with no permanent foundation;

   d. Be limited to one “one sheet” sign per street frontage per lot and have a time limitation of one year in commercial and mixed-use land use districts;

   e. Be limited to one “one sheet” sign per street frontage per lot and a time limitation of six months in residential land use districts; and

f. Be set back a minimum of 10 feet from a front lot line and a minimum of 30 feet from any neighboring property.

Figure 22.10.070.B.1
Type A "one sheet"



2. Type B, "half sheet," temporary signs shall meet the following requirements:

   a. Be limited to a maximum sign area of 16 square feet and a maximum height of eight feet;

   b. Be constructed out of durable materials such as wood or metal;

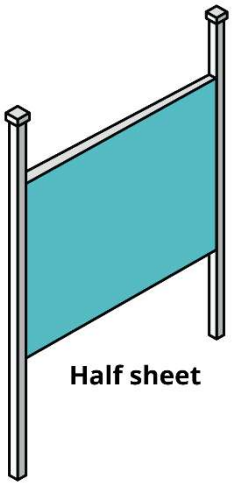
   c. Be installed with no permanent foundation;

   d. Be limited to one half sheet sign per street frontage per lot and have a time limitation of one year; and

   e. Be set back a minimum of 10 feet from a front lot line and a minimum of 15 feet from any neighboring property.

Figure 22.10.070.B.2
Type B "half sheet"

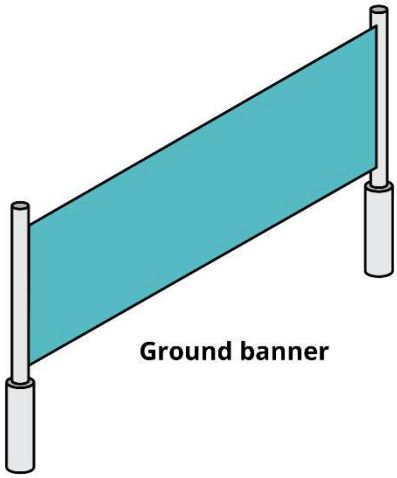
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3. Type C, "ground banner," temporary signs shall meet the following requirements:
   a. Be limited to a maximum sign length of 30 feet and a maximum height of four feet;
   b. Be constructed out of flexible materials such as cloth, paper, or vinyl;
   c. Be installed manually, either pushed or hammered into the ground, with no permanent foundation;
   d. Be limited to one ground banner sign per enterprise and have no time limitation if a permanent primary sign is present on site in commercial and mixed-use land use districts. If there is no primary sign present on site in such land use districts, then the time limitation is 30 days;
   e. Be limited to one ground banner sign per street frontage per lot and a time limitation of one year in residential land use districts; and
   f. Be set back a minimum of 10 feet from a front lot line and 30 feet from any neighboring property.

Figure 22.10.070.B.3
Type C "ground banner"

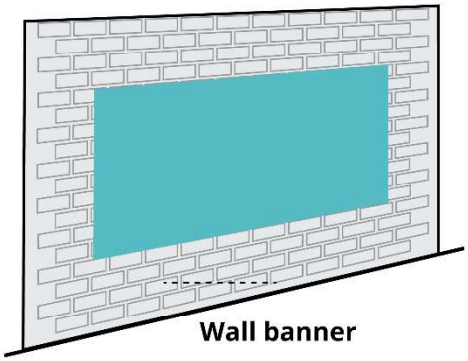
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4. Type D, "wall banner," temporary signs shall meet the following requirements:
    a. Be limited to a maximum sign length of 30 feet and a maximum height of four feet. The sign length may never exceed 50 percent of the wall length where the sign is mounted;
    b. Be constructed out of flexible materials such as cloth, paper, or vinyl;
    c. Be installed manually, either pushed or hammered into the ground, with no permanent foundation;
    d. Be limited to one wall banner sign per enterprise and have no time limitation if a permanent primary sign is present in commercial and mixed-use land use districts. If there is no primary sign present on site in such land use districts, then the time limitation is 30 days;
    e. Be limited to one wall banner sign per street frontage per lot and have a time limitation of one year in residential land use districts; and
    f. Be mounted to a building wall only.

Figure 22.10.070.B.4
Type D "wall banner"

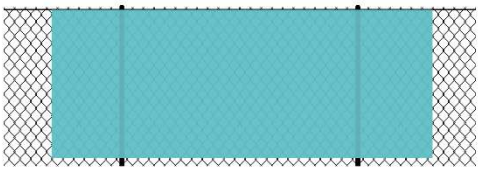
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Wall banner

5. Type E, "fence banner," temporary signs shall meet the following requirements:
   a. Be limited to a maximum sign length of 30 feet and a maximum height of six feet;
   b. Be attached or affixed to a fence structure; and
   c. Have a time limitation as follows:
      i. Cannot be erected or displayed until a construction permit has been issued for the associated site; and
      ii. Must be removed no later than issuance of a temporary certificate of occupancy for the associated site, issuance of a certificate of occupancy for the associated site, or expiration of the final construction permit, whichever occurs first.

Figure 22.10.070.B.5
Type E "fence banner"



Fence banner

6. Type F, "quarter sheet," temporary signs shall meet the following requirements:
    a. Be limited to a maximum sign area of eight square feet and a maximum height of six feet;
    b. Be constructed out of durable materials such as wood or metal;
    c. Be installed with no permanent foundation;
    d. Be limited to one quarter sheet sign per street frontage per lot containing real property that is for lease or for sale; and
    e. Be limited to erecting the sign no more than 30 days prior to the real property becoming available for lease or sale and removed when the real property is no longer for lease or for sale.

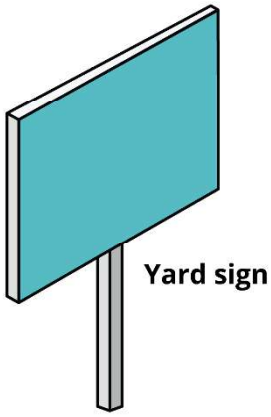
Figure 22.10.070.B.6
Type F "quarter sheet"



7. Type G, "yard sign," temporary signs shall meet the following requirements:
    a. Be limited to a maximum sign area of five square feet and a maximum height of four feet;
    b. Be constructed out of durable materials such as corrugated plastic or cardboard, metal or wood support;
    c. Be installed manually, either pushed or hammered into the ground, with no permanent foundation;
    d. Be limited to one yard sign per enterprise in commercial and mixed-use land use districts;
    e. Be limited to two yard signs per lot in residential land use districts; and

f. Be set back a minimum of 10 feet from any neighboring property and have a time limitation of 90 days.

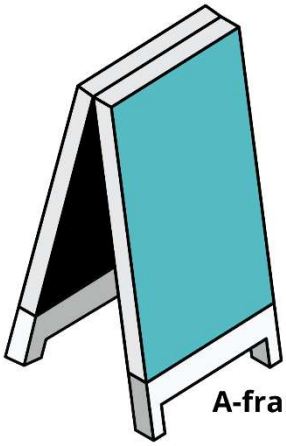
Figure 22.10.070.B.7
Type G "yard sign"



8. Type H, "A-frame," temporary signs shall meet the following requirements:
   a. Be constructed out of sturdy weatherproof materials such as plastic, metal, or wood;
   b. Stand free on the ground with no permanent foundation;
   c. Be at least 10 feet apart from other temporary signage;
   d. Be limited to one a-frame sign per street frontage per lot and have a time limitation of two weeks;
   e. Be limited to a maximum sign area of six square feet and a maximum height of three and a half feet in residential land use districts; and
   f. Be limited to a maximum sign area of 12 square feet and a maximum height of four feet in commercial and mixed-use land use districts.

Figure 22.10.070.B.8
Type H "A-frame"

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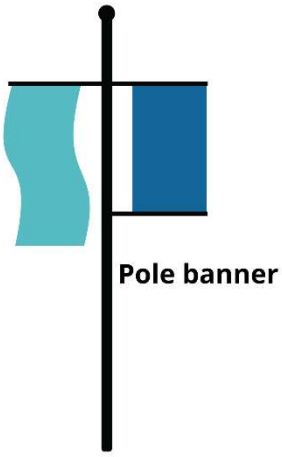


A-frame

9. Type I, "pole banner," temporary signs shall meet the following requirements:
    a. Be limited to the maximum dimensions of three feet by seven feet for free-flying pole banners and three feet by six feet for bracketed pole banners;
    b. Maintain a minimum clearance of eight feet when the pole banner does not overhang a shared use path and where no bicycle conflicts exist unless otherwise approved by the Transportation Director;
    c. Maintain a minimum clearance of 10 feet when the pole banner overhangs a shared use path or where bicycle conflicts may be present unless otherwise approved by the Transportation Director;
    d. Be constructed out of flexible materials such as cloth or vinyl;
    e. Be attached to light poles on private property;
    f. Be at least 10 feet apart from other temporary signage; and
    g. Be limited to two banner signs per pole in commercial and mixed-use land use districts and are not permitted in residential land use districts.

Figure 22.10.070.B.9
Type I "pole banner"

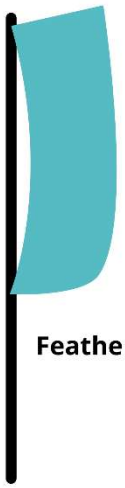
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10. Type J, "feather banner," temporary signs shall meet the following requirements:
    a. Be limited to a maximum sign area of 16 square feet and a maximum height of 10 feet;
    b. Be constructed out of durable fabric and a metal pole;
    c. Be installed manually, either pushed or hammered into the ground, with no permanent foundation;
    d. Be at least 10 feet apart from other temporary signage;
    e. Be limited to two feather banner signs per enterprise only displayed during hours of operation in commercial and mixed-use land use districts; and
    f. Be limited to one noncommercial feather banner sign per lot in residential land use districts.

Figure 22.10.070.B.10
Type J "feather banners"

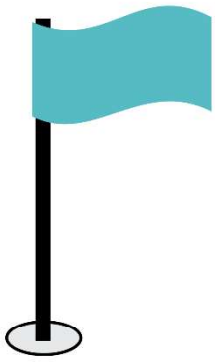
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Feather banner

11. Type K, "ground flag," temporary signs shall meet the following requirements:
    a. Be limited to a maximum sign area of 20 square feet and maintain a minimum clearance of 10 feet;
    b. Be constructed out of durable fabric and pole;
    c. Be installed manually in a designated location, either pushed or hammered into the ground, with no permanent foundation;
    d. Be at least 10 feet apart from other temporary signage; and
    e. Be limited to three ground flag signs per lot.

Figure 22.10.070.B.11
Type K "ground flag"



Ground flag

12. Type L, "pole flag," temporary signs shall meet the following requirements:
    a. Be limited to a maximum sign area of 20 square feet;

b. Be constructed of durable fabric;

c. Be attached to a permanently installed flag pole;

d. Be set back a minimum of 10 feet from a front lot line and set back from neighboring parcels the same distance as the pole height; and

e. Be limited to one pole flag sign per lot.

Figure 22.10.070.B.12
Type L "pole flag"



13. Type M, "sign walker," temporary signs shall meet the following requirements:

a. Be limited to a maximum sign area of 12 square feet;

b. Be either handheld or attached to the body and not installed temporarily or permanently on the ground; and

c. Be located in an area where a sign would be allowed under BCC 22.10.040.F.

Figure 22.10.070.B.13
Type M "sign walker"



22.10.080 Signs Within the Public Right-of-Way

A. *General.* All signs and sign structures must be erected and attached totally within the site except when allowed to be placed or extend into the public right-of-way subject to the requirements of this chapter and the permitting and registration requirements outlined in BCC 22.10.130. If a type of sign is not explicitly mentioned in this section, then that type of sign is not permitted within the public right-of-way; provided that if the Director determines that type of sign is so substantially similar to a type of sign mentioned below that it can be regulated in the same manner, then that type of sign may be permitted

B. Permanent Signs in the Public Right-of-Way

1. All permanent signs and permanent sign structures placed in or extending into the public right-of-way must obtain a right-of-way use permit unless otherwise determined by the Transportation Director.

2. All permanent signs placed in or extending into the public right-of-way must obtain a sign permit approved by the Director for review of compliance with the applicable requirements of this chapter. The applicable standards for permanent signage on private property apply, unless a modification is approved by the Transportation Director.

C. Signs Projecting into the Public Right-of-Way

1. All projecting signs and sign structures extending into the public right-of-way must obtain a right-of-way use permit unless otherwise determined by the Transportation Director.

2. All projecting signs and sign structures extending into the public right-of-way must obtain a sign permit approved by the Director for review of compliance with applicable requirements of this chapter The applicable standards for permanent

signage on private property apply, unless a modification is approved by the Transportation Director.

D. Temporary Signs in the Public Right-of-Way

1. *Location*. Temporary signs may not be placed within roundabouts and medians.

2. *Permitting.* All temporary signs, unless otherwise exempt per this chapter, shall either receive an issued temporary sign permit and right-of-way use permit or have an issued temporary sign registration attached to the sign face, see BCC 22.10.130.C for permitting requirements.

   a. All time limitations for temporary signs in this section shall begin at the valid temporary sign permit or temporary sign registration issuance date. For temporary signs that are exempt from permits and registration, the time limitation for temporary signs in this section shall begin at the time of installation.

E. *Temporary Sign Types and Standards*. Temporary signs may be placed in the public right-of-way based on the following regulations regarding the time, place and manner of such placement and subject to the permitting requirements in BCC 22.10.130.C.

1. Type A, "one sheet," temporary signs shall meet the following requirements:

   a. Be limited to a maximum sign area of 32 square feet and a maximum height of eight feet;

   b. Be constructed out of durable materials such as wood or metal;

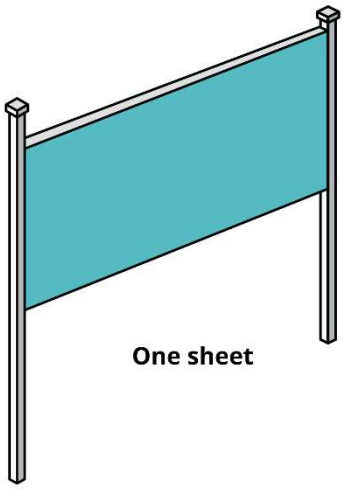
   c. Be installed with no permanent foundation;

   d. Be limited to one "one sheet" sign per street frontage per lot and have a time limitation of one year in commercial and mixed-use land use districts; and

   e. Be limited to one "one sheet" sign per street frontage per lot and have a time limitation of six months in residential land use districts.

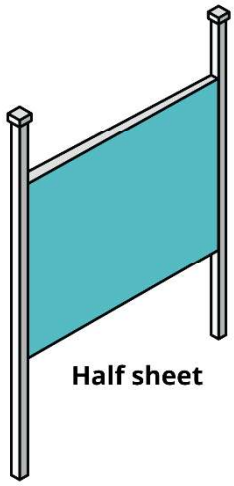
Figure 22.10.080.E.1
Type A "one sheet"

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2. Type B, "half sheet," temporary signs shall meet the following requirements:
    a. Be limited to a maximum sign area of 16 square feet and a maximum height of eight feet;
    b. Be constructed out of durable materials such as wood or metal;
    c. Be installed with no permanent foundation; and
    d. Be limited to one half sheet sign per street frontage per lot and have a time limitation of one year.

Figure 22.10.080.E.2
Type B "half sheet"



3. Type C, "ground banner," temporary signs shall meet the following requirements:
    a. Be limited to a maximum sign length of 30 feet and a maximum height of four feet;

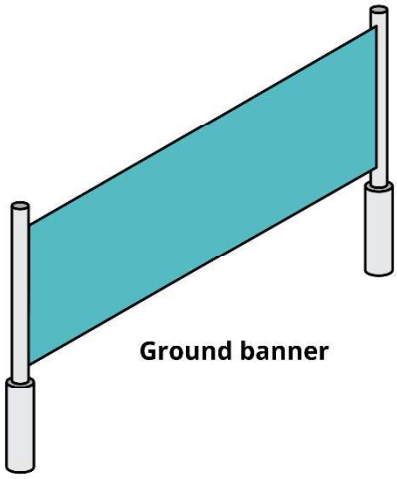
b. Be constructed out of flexible materials such as cloth, paper, or vinyl;

c. Be installed manually, either pushed or hammered into the ground, with no permanent foundation;

d. Be limited to one ground banner sign per enterprise and have no time limitation if a permanent primary sign is present on site in commercial and mixed-use land use districts. If there is no primary sign present on site in such land use districts, then the time limitation is 30 days; and

e. Be limited to one ground banner sign per street frontage per lot and have a time limitation of one year in residential land use districts.

Figure 22.10.080.E.3
Type C "ground banner"



4. Type E, "fence banner," temporary signs shall meet the following requirements:

   a. Be limited to a maximum sign length of 30 feet and a maximum height of six feet;

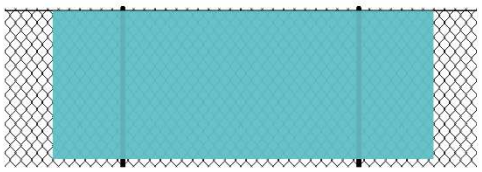
   b. Be attached or affixed to a fence structure; and

   c. Have a time limitation as follows:

      i. Cannot be erected or displayed until a construction permit has been issued for the associated site; and

      ii. Must be removed no later than issuance of a temporary certificate of occupancy for the associated site, issuance of a certificate of occupancy for the associated site, or expiration of the final construction permit, whichever occurs first.

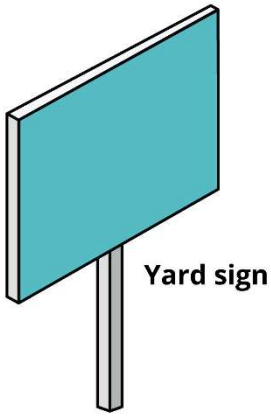
Figure 22.10.080.E.4
Type E "fence banner"



Fence banner

5. Type G, "yard sign," temporary signs.
   a. Temporary commercial yard signs shall meet the following requirements:
      i. Be limited to a maximum sign area of five square feet and a maximum height of four feet;
      ii. Be constructed out of durable materials such as corrugated plastic or cardboard, metal, or wood support;
      iii. Be installed manually, either pushed or hammered into the ground, with no permanent foundation; and
      iv. Be limited to one yard sign per 5 feet of street frontage per block, not to exceed 10 yard signs per 100 feet of street frontage per block and have a time limitation of 90 days.
   b. Temporary noncommercial yard signs shall meet the following requirements:
      i. Be limited to a maximum sign area of five square feet and a maximum height of four feet;
      ii. Be constructed out of durable materials such as corrugated plastic or cardboard, metal, or wood support;
      iii. Be installed manually, either pushed or hammered into the ground, with no permanent foundation; and
      iv. Have a time limitation of 120 days.

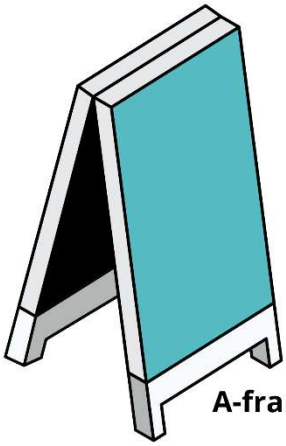
Figure 22.10.080.E.5
Type G "yard sign"



6. Type H, "A-frame," temporary signs shall meet the following requirements:
    a. Be constructed out of sturdy weatherproof materials such as plastic, metal, or wood;
    b. Stand free on the ground with no permanent foundation;
    c. Be at least 10 feet apart from other temporary signage;
    d. Be limited to three A-frame signs per 600 feet of street frontage. One additional A-frame sign shall be permitted for each additional 100 feet of street frontage beyond the initial 600 feet. Any such additional sign shall be subject to a maximum display period of two weeks;
    e. Be limited to a maximum sign area of six square feet and a maximum height of three and a half feet in residential land use districts; and
    f. Be limited to a maximum sign area of 12 square feet and a maximum height of four feet in commercial and mixed-use land use districts.

Figure 22.10.080.E.6
Type H "A-frame"

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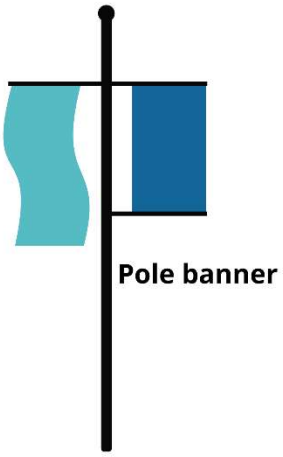


A-frame

7. Type I, "pole banners," temporary signs shall meet the following requirements:
   a. Be limited to the maximum dimensions of three feet by seven feet for free-flying pole banners and three feet by six feet for bracketed pole banners;
   b. Maintain a minimum clearance of eight feet when the pole banner does not overhang a shared use path and where no bicycle conflicts exist unless otherwise approved by the Transportation Director;
   c. Maintain a minimum clearance of 10 feet when the pole banner overhangs a shared use path or where bicycle conflicts may be present unless otherwise approved by the Transportation Director;
   d. Be constructed out of flexible materials such as cloth or vinyl;
   e. Be at least 10 feet apart from other temporary signage;
   f. Be limited to two banner signs per pole in commercial and mixed-use land use districts and are not permitted in residential land use districts; and
   g. Receive authorization for banner placement from the owner of the pole, or other structure, on which the pole banner is attached.

Figure 22.10.080.E.7
Type I "pole banners"

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8. Type M, "sign walker," temporary signs shall meet the following requirements:
   a. Be limited to a maximum sign area of 12 square feet;
   b. Be either handheld or attached to the body and not installed temporarily or permanently on the ground; and
   c. Be located in an area where a sign would be allowed under BCC 22.10.040.F.

Figure 22.10.080.E.8
Type M "sign walker"



22.10.090 Nonconforming Signs

A. Applicability.

1. Except as provided in subsection A.2 below, this section applies to all signs that were legally established on or before [insert effective date of ordinance] and are now nonconforming to the requirements of this chapter.

2. This section does not apply to the following types of signs:

    a. Signs that were illegally established on or before [insert effective date of ordinance];

    b. Abandoned signs;

    c. Signs for which a permit was granted on or before [insert effective date of ordinance] under conditions with which the permittee does not now comply;

    d. Signs for which a permit was granted on or before [insert effective date of ordinance] and subsequently revoked;

    e. Signs owned or controlled by the city or by the state or federal government;

    f. Signs that were legally established on or before [insert effective date of ordinance], are now nonconforming to the requirements of this chapter, but are subject to a legal agreement executed on or before [insert effective date of ordinance] that governs the maintenance, repair or replacement of such signs and that legally remains in effect;

    g. Temporary signs.

B. Documentation. An applicant proposing an alteration to a nonconforming sign shall submit documentation which shows that the nonconforming sign was permitted when established and has not been abandoned. The Director shall determine based on subsections B.1 and B.2 of this section whether the documentation is adequate to support a determination that the sign constitutes a nonconforming sign subject to this section. The Director may waive the requirement for documentation when a nonconforming sign has previously been clearly established.

1. Sign permitted when established. Documentation that the sign was permitted when established includes, but is not limited to, the following:

    a. Building, land use or other development permits; and

    b. Prior versions of this chapter.

2. Sign maintained over time. Documentation that the sign was maintained over time and not discontinued, destroyed or abandoned. Documentation may include, but is not limited to, the following:

    a. Building, land use, or other development permits;

    b. Insurance policies;

    c. Invoices or receipts relating to maintenance; and

    d. Dated aerial photos.

C. Requirements Applicable to All Nonconforming Signs.

1. Ownership.

   a. The status of a nonconforming sign is not affected by a change in ownership of the real property on which the nonconforming sign is erected.

   b. The status of a nonconforming sign is not affected by a change in ownership of the nonconforming sign.

2. Location.

   a. It is not a violation of this chapter for a nonconforming sign to remain at the location on which it was legally established.

   b. If a nonconforming sign is moved to a new location, then the sign is no longer a nonconforming sign subject to this section and must instead be made to conform to the requirements of this chapter.

3. Alterations, Maintenance, and Repair.

   a. If the following requirements are satisfied, then alterations may be made to a nonconforming sign:

      i. Alterations may bring the sign into, or closer to, conformance with the requirements of this chapter;

      ii. Alterations shall not increase the conditions that render the sign nonconforming; and

      iii. Alterations that result in no changes to the conditions that render the sign nonconforming are allowed.

   b. Routine maintenance of a nonconforming sign is allowed.

   c. Routine repair of a nonconforming sign is allowed.

4. New Development – Single-Phase Project. If the value of development occurring on a site on which a nonconforming sign is located exceeds the replacement value of all existing structures on the site, then the nonconforming sign shall either be removed or brought into compliance with the requirements of this chapter.

5. New Development – Multi-Phase Project. If the value of development occurring within a project limit in which a nonconforming sign is located exceeds the replacement value of all existing structures within that project limit, then the nonconforming sign shall either be removed or brought into compliance with the requirements of this chapter.

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6. Nothing in this section limits, or otherwise precludes, the individual or entity with ownership or control of the real property on which a nonconforming sign is located from requiring that the nonconforming sign be removed.

22.10.100 Prohibited Signs

A. *Applicability*. The following signs or displays are prohibited, except as indicated. Prohibited signs are subject to removal by the city at the owner's or user's expense (see BCC 22.10.120).

1. Off-premise signs, except as otherwise permitted as temporary signage in sections BCC 22.10.070 and 22.10.080;
2. Signs which purport to be, or are an imitation of, or resemble an official traffic sign or signal;
3. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination may be confused with or construed as a traffic control sign, signal or device or the light of an emergency or radio equipment vehicle; or which obstruct the visibility of any traffic or street sign or signal device;
4. Signs which rotate or have a part or parts which move or revolve;
5. Sign displays containing clusters of flags, pennants, ribbons, streamers, strings of lights, spinners, twirlers or propellers, flashing, rotating or blinking lights, chasing or scintillating lights, flares, and devices containing elements creating sound or smell;
6. Billboards;
7. Signs for which a permit has been granted under conditions with which the permittee does not comply;
8. Signs for which a permit has been granted and subsequently revoked for cause by the Director or Transportation Director;
9. Signs erected, altered, or relocated without a permit issued by the city or any other governmental agency which requires a permit by law; and
10. Neighborhood Identification Signs with a maximum sign height greater than 30 feet.

22.10.110 Variances

A. *Applicability.* This section applies to each application for a variance from the provisions of the sign code.

B. *Intent and Purpose.* A variance is a mechanism by which the city may grant relief from the provisions of the sign code where practical difficulty renders compliance with the provisions of that code an unnecessary hardship, where the hardship is a result of the

physical characteristics of the subject property and where the purpose of that code can be fulfilled. This section establishes the procedure and criteria that the city will use in making a decision upon an application for a variance from the provisions of the sign code.

C. *Who May Apply.* The property owner or their authorized agent may apply for a variance from the provisions of the sign code.

D. *Applicable Procedure.* The city will process an application for a variance from the provisions of the sign code through Process II, LUC 20.35.200 et seq.

E. *Submittal Requirements*. As part of any application for a variance under this section, the applicant shall submit the following information:

1. The Director shall specify the submittal requirements, including type, detail and number of copies, for a variance application to be deemed complete and accepted for filing.

2. The Director may waive specific submittal requirements determined to be unnecessary for review of an application.

F. *Decision Criteria.* The Director may approve or approve with modifications an application for a variance from the provisions of the sign code if:

1. The variance will not constitute a grant of special privilege inconsistent with the limitation upon signage and uses of other properties in the same vicinity and zone; and

2. Such variance is necessary, and is the minimum necessary, because of special circumstances not resulting from the voluntary actions of the applicant, relating to the size, shape, topography, location, or surroundings of the subject property, in order to provide it with signage use rights and privileges permitted to other properties in the same vicinity and land use district; and

3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same vicinity zone; and

G. *Limitation on Authority.* The Director may not grant a variance to:

1. Any dimensional requirement of the Sign Code that exceeds 40 percent of the applicable dimension.

2. The number of signs permitted.

H. Protection of Constitutional Rights. Where an applicant can demonstrate that the strict application of the regulations in this chapter would violate their constitutional rights, then the City may grant a variance that does not conform to all of the decision criteria in subsection F above. However, the applicant shall submit an application for a variance

which provides their response to each of the decision criteria in subsection F. The City need not make findings that all of the decision criteria have been satisfied, but if not all of the criteria have been satisfied, then the variance may only be granted to the extent reasonably necessary to protect the applicant's constitutional rights. If a variance is granted under this subsection H, then it shall be treated as an approval of a variance for the purposes of this chapter.

22.10.120 Administration and Enforcement

A. *Administration.* The Director shall be responsible for administration of this code. The Director may adopt rules for the implementation of this code as provided in LUC 20.40.100.

B. *Inspection of Director.* In accordance with BCC 1.18.065, the Director may enter or inspect any building, structure, or premises in the city, upon which, or in connection with which a sign, as defined by this code, is located for the purpose of inspection of the sign, its structural and electrical connections, and to ensure compliance with the provisions of this code.

C. *Violation – Penalty.*

1. The violation of or failure to comply with any provision of this chapter is declared to be unlawful.

2. Any violation of any provision of this chapter is a civil violation as provided for in Chapter 1.18 BCC, for which a monetary penalty may be assessed and abatement may be required as provided therein.

22.10.130 Permits and Exempt Signs

A. Permit Requirements, Applications, Expiration and Denial.

1. *Permit Requirements*. Except as provided in subsection B of this section, no permanent sign governed by this code shall be erected, altered, or relocated on or after [insert effective date of ordinance] without a permit issued by the city.

2. *Submittal Requirements.* As part of any application for a permanent sign permit under this chapter, the Director shall specify the submittal requirements for a sign application to be deemed complete and accepted for filing. The Director may waive specific submittal requirements determined to be unnecessary for review of an application.

3. *Expiration of Permits.* A sign permit shall expire if the work for which the permit was issued has not been completed within one year of its issuance. Any sign or sign structure that has been erected with an expired sign permit shall be removed by the owner of record, lessor, lessee, manager, or other person, having lawful possession or control over real property on which the sign or sign structure is located.

4. *Notice of Permit Denial.* When a sign permit is denied by the Director, they shall give written notice of the denial to the applicant, together with a brief written statement of the reason for the denial.

B. *Permit Exemptions.* The following signs and sign alterations are exempt from a sign permit. The area and number of such signs shall not be included in the area and number of signs permitted for any site or use, however, all other relevant requirements of this chapter shall apply:

1. Permanent signs having nine square feet or less of surface area;
2. Signs required by operation of the Bellevue City Code, the Land Use Code, state law or federal law;
3. Exterior signs or displays not visible from streets or ways open to the public;
4. Signs in the interior of a building more than three feet from the closest window or not facing a window;
5. Changes to the face or copy of changeable copy signs, digital signs, electronic messaging signs, provided such changes do not change the material or appearance of the sign as originally permitted by the city; and
6. Any paint-out, replacement, or change to copy displayed on a billboard; and
7. Routine repair and routine maintenance of conforming or legal nonconforming signs; and
8. Permanent signs that are completely within the public right-of-way that obtain a right-of-way use permit approved by the Transportation Director.
9. Temporary signs that are required to receive an approved temporary sign permit or registration as described in BCC 22.10.130.C or otherwise comply with the applicable standards of this section.
10. Sculptures, fountains, mosaics, murals, public art, and design features which do not otherwise constitute a sign.
11. Neighborhood Identification Signs with a maximum sign height of 30 feet.
12. Signs, signals, wayfinding signs, and other traffic control devices erected by the City or other public authority for transportation-related purposes, to protect the public health, safety, or welfare, or to respond to an emergency.
13. Public notices pertaining to public health or safety issues, or for notification of legal or legislative action erected by the City or other public authority, of a temporary nature.

C. Temporary Sign Permits and Registrations.

1. *Applicability.* All temporary signs, unless otherwise exempt per this chapter, are required to receive either a temporary sign permit or temporary sign registration dependent on the sign type:

    a. The following sign types, as described in sections BCC 22.10.070 and 22.10.080, are required to receive a temporary sign permit approved by the Director:

        i. Type A, one sheet;

        ii. Type B, half sheet;

        iii. Type, C, ground banner;

        iv. Type D, wall banner; and

        v. Type E, fence banner.

    b. Type G, yard signs, as described in sections BCC 22.10.070 and 22.10.080, are not required to receive a temporary sign permit or a right-of-way use permit but shall have an approved temporary sign registration attached to the sign face, unless otherwise exempt in this section.

    c. *Exemptions*. The following sign types, as described in sections BCC 22.10.070 and 22.10.080, must comply with the applicable standards of this Chapter but are not required to receive a temporary sign permit or temporary sign registration:

        i. Type F, quarter sheet;

        ii. Type H, A-frame;

        iii. Type I, pole banner;

        iv. Type J, feather banner;

        v. Type K, ground flag;

        vi. Type L, pole flag;

        vii. Type M, sign walker; and

        viii. Temporary signs placed for less than 24 hours.

2. *Submittal requirements.* As part of any application for a temporary sign permit or temporary sign registration under this section, the Director shall specify the submittal requirements for a sign application to be deemed complete and accepted for filing. The Director may waive specific submittal requirements determined to be unnecessary for review of an application.

D. Master Sign Plans

1. *Applicability.* This section applies to each application for a master sign plan relating to space in existing or new mixed use, multitenant building(s) or multitenant site development.

2. *Intent and Purpose.* This section provides a mechanism under which consideration can be given to signs which use a master sign plan to encourage the integration of signs into the framework of the building or buildings on the subject property.

3. *Submittal Requirements.* As part of any application for a master sign plan under this section, the Director shall specify the submittal requirements for a sign application to be deemed complete and accepted for filing. The Director may waive specific submittal requirements determined to be unnecessary for review of an application.

22.10.140 Appeals

The decision of the Director approving, approving with modifications or denying a sign permit or interpreting the provisions of the sign code may be appealed using the appeal provisions of Process II, LUC 20.35.200 et seq.

22.10.150 Conflicting Provisions

If any provision of this code is found to be in conflict with any provision of any zoning, building, fire, safety or health ordinance or code of the city, the provision which establishes the higher standard shall prevail.

22.10.160 Severability

If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances is not affected, and to this end the provisions of this chapter are declared to be severable.

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City of Bellevue

4/14/2026

CITY COUNCIL AGENDA TOPIC

Ordinance of the City of Bellevue, Washington, providing for the issuance and sale of one or more series of limited tax general obligation bonds in the aggregate principal amount of not to exceed $90,000,000 to finance costs to refund certain limited tax general obligation bonds of the City, to acquire property, and to pay costs of issuance of the bonds; providing for the disposition of the proceeds of sale of the bonds; and delegating the authority to approve the method of sale for and final terms of the bonds.

John Resha, Chief Financial Officer/Director
Michael Chandler, Controller
Finance & Asset Management Department

EXECUTIVE SUMMARY

ACTION

Current market conditions provide an opportunity to refund (or refinance) the city's 2015 bonds which will yield significant savings to the city and its taxpayers. Actual savings from the refunding will vary depending on market circumstances on the date of sale of the bonds. The proposed limited tax general obligation (LTGO) bonds also will include a new money component to fund costs of property acquisition.

The ordinance will delegate authority to the City Manager and/or the Director of Finance & Asset Management (FAM) to approve the method of sale for and final terms of the bonds, subject to parameters in the ordinance.

RECOMMENDATION

Move to adopt Ordinance No. 6912

BACKGROUND/ANALYSIS

The city's debt portfolio is routinely reviewed by the city's financial advisors (Piper Sandler & Co.) and monitored by staff for cost savings opportunities including refinancing options. In accordance with the City's Debt Policy, a debt refunding will require a present value savings of 3% of principal amount of the refunding debt being issued. Current market conditions provide for over 3% savings with an estimated net present value savings of $1.7 million over the life of the bonds.

The 2015 Bonds being refunded were issued to fund various capital projects and to refund then outstanding bonds. These bonds have final maturities in 2026, 2027, and 2034, respectively. There are four components to the 2015 Bonds being refunded by the 2026 Refunding Bonds:

1) 2015 (2006 Refunding) Series bonds were issued in an original principal amount of $3.3 million. These bonds have $405,000 in current outstanding principal.
2) 2015 (2008 Refunding) Series bonds were issued in an original principal amount of $7.9 million. These bonds have $1.9 million in current outstanding principal.

3) Bellevue Convention Center Authority (BCCA) related bonds originally issued for $7.6 million for the purpose of funding improvements of the Meydenbauer Center. These bonds have $4.5 million in current outstanding principal.
4) Metro & CIP bonds originally issued in the amount of $79.1 million to provide funding for property acquisition and various capital projects. These bonds have $46.4 million in current outstanding principal.

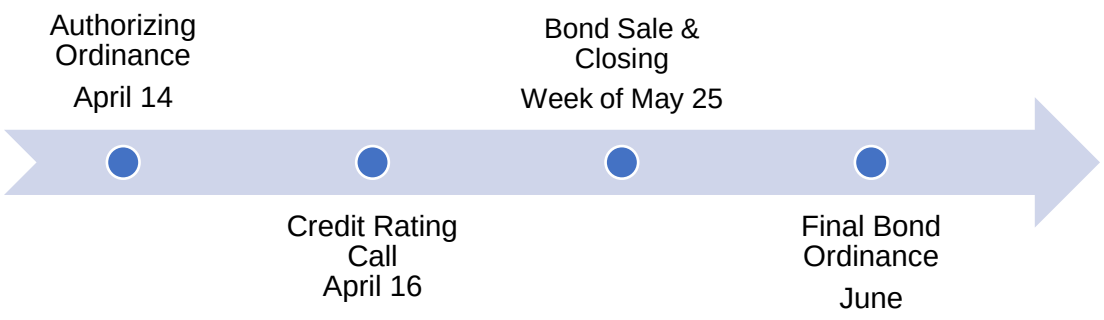
The ordinance would authorize the sale of refunding bonds in an aggregate principal amount of approximately $53,200,000. The pledged security for the Refunding Bonds will remain substantially the same as for the 2015 Bonds. A portion of the 2015 Bonds' debt service, the BCCA bonds, was and will continue to be paid by the Hotel/Motel Tax. The funding stream for the Hotel/Motel Tax portion will remain intact and in effect with the refunding.

The issuance of LTGO debt includes additional monies for the purpose of a property acquisition anticipated to close in 2026. While the City Council previously authorized acquisition of the property, the final terms and date for closing on the acquisition have not been determined as of this council meeting.

In keeping with prior council direction, the draft ordinance provides delegation authority to a "Designated Representative," i.e., the City Manager and/or FAM Director. The Designated Representative would have the authority to approve the method of sale for each series of bonds, designate such series as Tax-Advantaged, Tax-Exempt or Taxable Bonds (as defined in the ordinance), select the bonds to refund from among the outstanding 2015 Bonds, and determine the final interest rates, aggregate principal amount, principal maturities, and redemption rights for each series of bonds in the manner provided hereafter so long as:

- the aggregate principal amount of all series of the bonds does not exceed $90,000,000;
- the final maturity date for each series bonds is no later than December 1, 2046;
- each series of bonds are sold (in the aggregate) at a price not less than 98% and not greater than 125%;
- the issuance of the refunding portion of the bonds results in a present value debt service savings equal to at least 3% of the principal amount of the bonds; and
- the true interest cost for any tax-exempt bonds (in the aggregate) does not exceed 5% and for any taxable bonds does not exceed 6%.

The timing of events for the debt issuance is shown below:



POLICY & FISCAL IMPACTS

Policy Impact
RCW 39.46.110 authorizes municipalities to issue limited tax obligation bonds for city purposes.

City Debt Policy: Refunding Debt - A debt refunding is a refinance of debt typically done to take advantage of lower interest rates. Unless otherwise justified, such as by a desire to remove or change a bond covenant, a debt refunding will require a present value savings of 3% of the principal amount of the refunding debt being issued.

Fiscal Impact
The new money portion of LTGO debt related to property acquisition will have a 20-year maturity, an anticipated interest rate of 4%, and annual debt service payments of approximately $2.25 million.

Refunding the 2015 Bonds is expected to provide net present value debt service savings of approximately $1.7 million over the life of the bonds.

OPTIONS

1. Adopt the Ordinance of the City of Bellevue, Washington, providing for the issuance and sale of one or more series of limited tax general obligation bonds in the aggregate principal amount of not to exceed $90,000,000 to finance costs to refund certain limited tax general obligation bonds of the City, to acquire property, and to pay costs of issuance of the bonds; providing for the disposition of the proceeds of sale of the bonds; and delegating the authority to approve the method of sale for and final terms of the bonds.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS

Proposed Ordinance No. 6912

AVAILABLE IN COUNCIL LIBRARY

N/A

CITY OF BELLEVUE, WASHINGTON
LIMITED TAX GENERAL OBLIGATION AND REFUNDING BONDS, 2026

ORDINANCE NO. 6912

AN ORDINANCE of the City of Bellevue, Washington, providing for the issuance and sale of one or more series of limited tax general obligation bonds in the aggregate principal amount of not to exceed $90,000,000 to finance costs to refund certain limited tax general obligation bonds of the City, to acquire property, and to pay costs of issuance of the bonds; providing for the disposition of the proceeds of sale of the bonds; and delegating the authority to approve the method of sale for and final terms of the bonds.

Passed: April 14, 2026

Prepared By

PACIFICA LAW GROUP LLP
Seattle, Washington

ORDINANCE NO. 6912

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ORDINANCE NO. 6912

AN ORDINANCE of the City of Bellevue, Washington, providing for the issuance and sale of one or more series of limited tax general obligation bonds in the aggregate principal amount of not to exceed $90,000,000 to finance costs to refund certain limited tax general obligation bonds of the City, to acquire property, and to pay costs of issuance of the bonds; providing for the disposition of the proceeds of sale of the bonds; and delegating the authority to approve the method of sale for and final terms of the bonds.

WHEREAS, the City Council has deemed it in the best interest of the City to issue one or more series of limited tax general obligation bonds to pay and/or reimburse the City for costs of the New Money Project (the "New Money Bonds") and to pay costs of issuance for such bonds; and

WHEREAS, the City has presently outstanding its Limited Tax General Obligation and Refunding Bonds, 2015 (the "2015 Bonds"), issued pursuant to Ordinance Nos. 6173, 6207, 6208, and 6218, adopted by the City Council on August 4, 2015, December 1, 2014, December 1, 2014, and February 17, 2015, respectively (together, the "2015 Bond Ordinance"); and

WHEREAS, pursuant to the 2015 Bond Ordinance, the City may call the 2015 Bonds maturing on or after December 1, 2025 (the "Refunding Candidates") for redemption on or after June 1, 2025, in whole or in part on any date, at a price of par plus accrued interest, if any, to the date of redemption; and

WHEREAS, after due consideration, it appears to the City Council that the City may defease and refund all or a portion of the Refunding Candidates with the proceeds of limited tax general obligation bonds, at a savings to the City and its taxpayers; and

WHEREAS, the City Council deems it in the City's best interest to issue one or more series of limited tax general obligation and refunding bonds (the "Refunding Bonds" and, together with the New Money Bonds, the "Bonds") to defease and/or refund all or a portion of the Refunding Candidates, and to pay costs of issuing the Refunding Bonds; and

WHEREAS, the City Council wishes to delegate authority to the City Manager and/or the Director of Finance & Asset Management of the City (each, a "Designated Representative"), for a limited time, to select the Refunding Candidates to refund (the "Refunded Bonds") and the method of bond sale in the City's best interests (if any), and to approve the interest rates, maturity dates, tax status, redemption terms and principal maturities for the Bonds within the parameters set by this ordinance; and

WHEREAS, the City shall sell the Bonds by competitive sale, negotiated sale or private placement, as herein provided;

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

Section 1. Definitions and Interpretation of Terms. As used in this ordinance, the following words shall have the following meanings, unless the context or use indicates another or different meaning or intent. Unless the context indicates otherwise, words importing the singular number shall include the plural number and vice versa.

Acquired Obligations means the Government Obligations acquired by the City under the terms of this ordinance and the Escrow Agreement to effect the defeasance and refunding of the Refunded Bonds, but only to the extent that the same are acquired at Fair Market Value.

Beneficial Owner means any person that has or shares the power, directly or indirectly, to make investment decisions concerning ownership of any Underwritten Bonds (including persons holding Underwritten Bonds through nominees, depositories or other intermediaries).

Bond Counsel means Pacifica Law Group LLP or an attorney at law or a firm of attorneys, selected by the City, of nationally recognized standing in matters pertaining to the tax-exempt nature of interest on bonds issued by states and their political subdivisions.

Bond Purchase Contract means one or more contracts, if any, for the purchase of Underwritten Bonds sold by negotiated sale to the initial purchaser, executed pursuant to Section 11 of this ordinance.

Bond Register means the registration books showing the name, address, and tax identification number of each Registered Owner of a series of Bonds, maintained pursuant to Section 149(a) of the Code.

Bond Registrar means (a) for any Underwritten Bonds, initially, the State fiscal agent, and (b) for any Direct Purchase Bonds, the State fiscal agent or the City's Director of Finance & Asset Management.

Bonds means the limited tax general obligation and refunding bonds authorized to be issued from time to time, in one or more series, pursuant to this ordinance.

Call Date means the redemption date(s) for the Refunded Bonds, as selected by the Designated Representative and set forth in the Sale Document.

Certificate of Award means one or more certificates, if any, for the purchase of any series of Underwritten Bonds sold by competitive sale, as set forth in Section 11 of this ordinance.

City means the City of Bellevue, Washington, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Washington.

City Council means the legislative authority of the City as the same shall be duly and regularly constituted from time to time.

City Manager means the City Manager of the City, and any successor to the functions of such office.

Closing means the date of issuance and delivery of a series of Bonds to the applicable Underwriter or Direct Purchaser.

Code means the Internal Revenue Code of 1986 as in effect on the date of issuance of the Bonds or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the date of issuance of the Bonds, together with applicable proposed, temporary, and final regulations promulgated, and applicable official public guidance published, under the Code.

Continuing Disclosure Certificate means one or more written undertakings for the benefit of the owners and Beneficial Owners of any series of Underwritten Bonds as required by Section (b)(5) of the Rule.

Debt Service Fund means the City's Interest and Debt Redemption Regular Levy Fund.

Designated Representative means the City Manager and the City's Director of Finance & Asset Management and any successor to the functions of such offices, and their designees. The signature of one Designated Representative shall be sufficient to bind the City.

Direct Purchase Bonds means any Bonds or Bond sold to a Direct Purchaser pursuant to Section 11 of this ordinance.

Direct Purchaser means any bank or other financial institution, or entity selected to purchase one or more Direct Purchase Bonds, or to accept delivery of one or more Direct Purchase Bonds to evidence the City's obligations under a Loan Agreement, pursuant to Section 11 of this ordinance.

Director of Finance & Asset Management means the City's Director of Finance & Asset Management and any successor to the functions of such office.

DTC means The Depository Trust Company of New York, New York, a limited purpose trust company organized under the laws of the State of New York, as depository for any Underwritten Bonds pursuant to this ordinance.

Escrow Agent means the trust company or state or national bank having powers of a trust company selected by the City to serve as escrow agent pursuant to Section 7 of this ordinance.

Escrow Agreement means one or more escrow deposit agreements between the City and the Escrow Agent, executed in connection with the redemption of the Refunded Bonds.

Escrow Fund means the fund or account established by the Escrow Agent, executed in connection with the redemption of the Refunded Bonds.

Fair Market Value means the price at which a willing buyer would purchase an investment from a willing seller in a bona fide, arm's-length transaction, except for specified investments as described in U.S. Treasury Regulation § 1.148-5(d)(6), including United States Treasury obligations, certificates of deposit, guaranteed investment contracts, and investments for yield restricted defeasance escrows. Fair Market Value is generally determined on the date on which a contract to purchase or sell an investment becomes binding, and, to the extent required by the applicable regulations under the Code, the term "investment" will include a hedge.

Federal Tax Certificate means one or more certificates executed by a Designated Representative setting forth the requirements of the Code for maintaining the tax status of the applicable Tax-Advantaged Bonds or Tax-Exempt Bonds, and attachments thereto.

Government Obligations means those obligations now or hereafter defined as such in chapter 39.53 RCW, as such chapter may be hereafter amended or restated.

Letter of Representations means the Blanket Issuer Letter of Representations from the City to DTC, as amended from time to time.

Loan Agreement means one or more loan or purchase agreements, if any, between the City and a Direct Purchaser under which the Direct Purchaser will make a loan to the City, evidenced by a Direct Purchase Bond, or under which the Direct Purchaser will purchase the Direct Purchase Bond.

Lodging Tax Bonds means the Outstanding Lodging Tax Bonds and any portion of the Bonds issued to refund the portion of the 2015 Bonds that refinanced improvements to the Meydenbauer Convention Center.

Lodging Tax(es) means the excise taxes imposed by the City on the sale of or charge made for the furnishing of lodging that is subject to tax under chapter 82.08 RCW (e.g. transient occupancy taxes) pursuant to RCW 67.28.180 (2% Revenues) and RCW 67.28.181 (3% Revenues), and predecessor statutes under Chap. 67.40 RCW.

New Money Bonds means one or more series of limited tax general obligation bonds authorized to be issued from time to time pursuant to this ordinance to pay costs related to the New Money Project, and to pay costs of issuance for such bonds.

New Money Project means the acquisition of property.

Outstanding Lodging Tax Bonds means the City's Limited Tax General Obligation Bonds, 2020B (Taxable) and the portion of the City's Limited Tax General Obligation Refunding Bonds, 2020A, that refunded the Bellevue Convention Center Authority, Special Obligation Revenue and Refunding Bonds, Series 1994 or the City's Limited Tax General Obligation Refunding Bonds, 2010.

Project Fund means the account created pursuant to Section 7 of this ordinance.

Record Date means the Bond Registrar's close of business on the 15th day of the month preceding an interest or principal payment date, or for a maturity date. With respect to redemption of a Bond prior to its maturity, the Record Date shall mean the Bond Registrar's close of business on the date on which the Bond Registrar sends the notice of redemption in accordance with this ordinance.

Refunded Bonds means the Refunding Candidates that a Designated Representative selects for refunding pursuant to this ordinance.

Refunding Account means the account by that name established pursuant to Section 7 of this ordinance.

Refunding Bonds means one or more series of limited tax general obligation refunding bonds authorized to be issued from time to time pursuant to this ordinance to refund and defease one or more series of the Refunded Bonds and to pay costs of issuance for such bonds.

Refunding Candidates means the 2015 Bonds maturing on or after December 1, 2026.

Registered Owner means the person named as the registered owner of a Bond in the Bond Register. For so long as the Bonds of a series are held in book entry only form, DTC or its nominee shall be deemed to be the sole Registered Owner.

Rule means U.S. Securities and Exchange Commission Rule 15c2-12 under the Securities Exchange Act of 1934, as the same may be amended from time to time.

Sale Document means the Bond Purchase Contract, Certificate of Award, or Loan Agreement, if any, executed by the Designated Representative in connection with the sale of the Bonds, which shall provide for the name, principal and interest payment dates and amounts, redemption/prepayment rights, description of the Refunded Bonds, and other terms to describe such Bonds as the Designated Representative determines necessary.

State means the State of Washington.

Taxable Bonds means any Bonds of a series determined to be issued on a taxable basis pursuant to Section 11 of this ordinance.

Tax-Advantaged Bonds means the Bonds of a series eligible for federal tax credits, a federal interest subsidy, or other subsidy, determined to be issued on a tax-advantaged basis pursuant to Section 11 of this ordinance.

Tax-Exempt Bonds means any Bonds of a series determined to be issued on a tax-exempt basis under the Code pursuant to Section 11 of this ordinance.

2015 Bond Ordinance means Ordinance Nos. 6173, 6207, 6208, and 6218, adopted by the City Council on August 4, 2015, December 1, 2014, December 1, 2014, and February 17, 2015, respectively, authorizing issuance of the 2015 Bonds.

2015 Bonds means the City's Limited Tax General Obligation and Refunding Bonds, 2015, as described in the recitals of this ordinance.

Underwriter means any underwriter, in the case of a negotiated sale, or initial purchaser, in the case of a competitive sale, for any Underwritten Bonds selected pursuant to Section 11 of this ordinance.

Underwritten Bonds means one or more series of Bonds sold pursuant to a negotiated or a competitive sale by the City to an Underwriter pursuant to Section 11 of this ordinance.

Section 2. Findings; Purpose and Authorization of Bonds.

(a) *Purpose and Authorization of Bonds.* For the purpose of (a) paying and/or reimbursing the City for costs related to the New Money Project, (b) defeasing and/or refunding all or a portion of the Refunding Candidates, if a Designated Representative determines that such refunding is in the best interest of the City, and (c) paying related costs of issuance, the City is

hereby authorized to issue and sell one or more series of limited tax general obligation and refunding bonds in an aggregate principal amount not to exceed $90,000,000 (the "Bonds"). The Bonds of each series shall be general obligations of the City, shall be designated "City of Bellevue, Washington, Limited Tax General Obligation and Refunding Bonds, 2026," with any other such designation as set forth in the applicable Sale Document. The Bonds shall be dated as of the date of Closing. The Bonds of each series shall be fully registered as to both principal and interest and shall be sold as either Direct Purchase Bonds or Underwritten Bonds.

The Bonds of each series may be issued simultaneously or from time to time under the terms of this ordinance as determined by the Designated Representative. The Bonds authorized herein may be combined with other limited tax general obligation bonds of the City and sold as one or more series and issue if determined to be in the best interest of the City.

Section 3. Bond Details; Registration, Exchange and Payments.

(a) *Underwritten Bonds*.

(1) Bond Details. Any Bonds of a series may be sold as Underwritten Bonds. Underwritten Bonds shall be issued in denominations of $5,000, or any integral multiple thereof, within a series and maturity; shall be numbered separately in such manner and with any additional designations as the Bond Registrar deems necessary for purposes of identification; shall bear interest payable on the dates set forth in the applicable Sale Document; and shall be subject to optional and/or mandatory redemption and mature on the dates and in the principal amounts as set forth in the applicable Sale Document.

(2) Bond Registrar/Bond Register. The City hereby specifies and adopts the system of registration approved by the Washington State Finance Committee from time to time through the appointment of the State fiscal agent. The City shall cause a Bond Register to be

maintained by the Bond Registrar. So long as any Underwritten Bonds of a series remain outstanding, the Bond Registrar shall make all necessary provisions to permit the exchange or registration or transfer of Underwritten Bonds at its designated office. The Bond Registrar may be removed at any time at the option of the Director of Finance & Asset Management upon prior notice to the Bond Registrar and a successor Bond Registrar appointed by the Director of Finance & Asset Management. No resignation or removal of the Bond Registrar shall be effective until a successor shall have been appointed and until the successor Bond Registrar shall have accepted the duties of the Bond Registrar hereunder. The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver Underwritten Bonds transferred or exchanged in accordance with the provisions of such Bonds and this ordinance and to carry out all of the Bond Registrar's powers and duties under this ordinance. The Bond Registrar shall be responsible for its representations contained in the certificate of authentication of the Bonds.

(3) Registered Ownership. The City and the Bond Registrar, each in its discretion, may deem and treat the Registered Owner of each Underwritten Bond of a series as the absolute owner thereof for all purposes (except as provided in this ordinance or in the Continuing Disclosure Certificate), and neither the City nor the Bond Registrar shall be affected by any notice to the contrary. Payment of any such Underwritten Bond shall be made only as described in Section 3(a)(8) hereof, but such Underwritten Bond may be transferred as herein provided. All such payments made as described in Section 3(a)(8) shall be valid and shall satisfy and discharge the liability of the City upon such Underwritten Bond to the extent of the amount or amounts so paid.

(4) DTC Acceptance/Letters of Representations. The Underwritten Bonds of a series initially shall be held in fully immobilized form by DTC acting as depository. The City

has executed and delivered to DTC a Blanket Issuer Letter of Representations. Neither the City nor the Bond Registrar will have any responsibility or obligation to DTC participants or the persons for whom they act as nominees (or any successor depository) with respect to the Underwritten Bonds in respect of the accuracy of any records maintained by DTC (or any successor depository) or any DTC participant, the payment by DTC (or any successor depository) or any DTC participant of any amount in respect of the principal of or interest on Underwritten Bonds, any notice which is permitted or required to be given to Registered Owners under this ordinance (except such notices as shall be required to be given by the City to the Bond Registrar or to DTC (or any successor depository)), or any consent given or other action taken by DTC (or any successor depository) as the Registered Owner. For so long as any Underwritten Bonds are held by DTC or its successor depository or its nominee, DTC, its successor depository or its nominee shall be deemed to be the Registered Owner for all purposes hereunder, and all references herein to the Registered Owners shall mean DTC (or any successor depository) or its nominee and shall not mean the Beneficial Owners of such Underwritten Bonds.

(5) Use of Depository.

(A) The Underwritten Bonds of a series shall be registered initially in the name of "Cede & Co.", as nominee of DTC, with one Bond of a series maturing on each of the maturity dates for the Underwritten Bonds in a denomination corresponding to the total principal therein designated to mature on such date. Registered ownership of such immobilized Bonds, or any portions thereof, may not thereafter be transferred except (i) to any successor of DTC or its nominee, provided that any such successor shall be qualified under any applicable laws to provide the service proposed to be provided by it; (ii) to any substitute depository

appointed by the Director of Finance & Asset Management pursuant to subsection (B) below or such substitute depository's successor; or (iii) to any person as provided in subsection (D) below.

(B) Upon the resignation of DTC or its successor (or any substitute depository or its successor) from its functions as depository or a determination by the Director of Finance & Asset Management to discontinue the system of book entry transfers through DTC or its successor (or any substitute depository or its successor), the Director of Finance & Asset Management may thereafter appoint a substitute depository. Any such substitute depository shall be qualified under any applicable laws to provide the services proposed to be provided by it.

(C) In the case of any transfer pursuant to clause (i) or (ii) of subsection (A) above, the Bond Registrar shall, upon receipt of all outstanding Underwritten Bonds, together with a written request on behalf of the Director of Finance & Asset Management, issue a single new Underwritten Bond for each maturity then outstanding, registered in the name of such successor or such substitute depository, or their nominees, as the case may be, all as specified in such written request of the Director of Finance & Asset Management.

(D) In the event that (i) DTC or its successor (or substitute depository or its successor) resigns from its functions as depository, and no substitute depository can be obtained, or (ii) the Director of Finance & Asset Management determines that it is in the best interest of the Beneficial Owners of the Underwritten Bonds that such owners be able to obtain such Bonds in the form of Bond certificates, the ownership of such Underwritten Bonds may then be transferred to any person or entity as herein provided, and such Bonds shall no longer be held in fully-immobilized form. The Director of Finance & Asset Management shall deliver a

written request to the Bond Registrar, together with a supply of physical Bonds, to issue Bonds as herein provided in any authorized denomination. Upon receipt by the Bond Registrar of all then outstanding Underwritten Bonds together with a written request on behalf of the Director of Finance & Asset Management to the Bond Registrar, new Bonds of each series shall be issued in the appropriate denominations and registered in the names of such persons as are requested in such written request.

(6) Registration of Transfer of Ownership or Exchange; Change in Denominations. The transfer of any Underwritten Bond may be registered and Underwritten Bonds may be exchanged, but no transfer of any such Underwritten Bond shall be valid unless it is surrendered to the Bond Registrar with the assignment form appearing on such Underwritten Bond duly executed by the Registered Owner or such Registered Owner's duly authorized agent in a manner satisfactory to the Bond Registrar. Upon such surrender, the Bond Registrar shall cancel the surrendered Underwritten Bond and shall authenticate and deliver, without charge to the Registered Owner or transferee therefor, a new Underwritten Bond (or Underwritten Bonds at the option of the new Registered Owner) of the same series, date, maturity, and interest rate and for the same aggregate principal amount in any authorized denomination, naming as Registered Owner the person or persons listed as the assignee on the assignment form appearing on the surrendered Underwritten Bond, in exchange for such surrendered and canceled Underwritten Bond. Any Underwritten Bond may be surrendered to the Bond Registrar and exchanged, without charge, for an equal aggregate principal amount of Underwritten Bonds of the same series, date, maturity, and interest rate, in any authorized denomination. The Bond Registrar shall not be obligated to register the transfer or to exchange any Underwritten Bond following the Record Date preceding any principal payment or redemption date.

(7) Bond Registrar's Ownership of Bonds. The Bond Registrar may become the Registered Owner of any Underwritten Bond with the same rights it would have if it were not the Bond Registrar, and to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as members of, or in any other capacity with respect to, any committee formed to protect the right of the Registered Owners of Bonds.

(8) Place and Medium of Payment. Both principal of and interest on the Underwritten Bonds shall be payable in lawful money of the United States of America. Interest on the Underwritten Bonds shall be calculated on the basis of a year of 360 days and twelve 30-day months. For so long as all Underwritten Bonds are held by a depository, payments of principal and interest thereon shall be made as provided in accordance with the operational arrangements of DTC referred to in the Letter of Representations. In the event that the Underwritten Bonds are no longer in fully immobilized form, interest on the Underwritten Bonds shall be paid by check or draft mailed to the Registered Owners at the addresses for such Registered Owners appearing on the Bond Register on the Record Date, or upon the written request of a Registered Owner of more than $1,000,000 of Underwritten Bonds (received by the Bond Registrar at least by the Record Date), such payment shall be made by the Bond Registrar by wire transfer to the account within the United States designated by the Registered Owner. Principal of the Underwritten Bonds shall be payable upon presentation and surrender of such Underwritten Bonds by the Registered Owners at the principal office of the Bond Registrar.

(b) *Direct Purchase Bonds*.

(1) Bond Details. Any Bonds may be sold as Direct Purchase Bonds. Direct Purchase Bonds shall be dated as of the date of delivery to the Direct Purchaser, shall be fully registered as to both principal and interest, shall be in one denomination, and shall mature

on the date set forth in the applicable Sale Document. Direct Purchase Bonds shall bear interest from the dated date or the most recent date to which interest has been paid at the interest rate set forth in the applicable Sale Document. Interest on the principal amount of Direct Purchase Bonds shall be calculated per annum on a 30/360 basis, or as otherwise provided in the Bond and in the applicable Sale Document. Principal of and interest on Direct Purchase Bonds shall be payable at the times and in the amounts set forth in the payment schedule attached to the Direct Purchase Bond.

(2) Registrar/Bond Registrar. The Director of Finance & Asset Management or the State fiscal agent shall act as Bond Registrar for any Direct Purchase Bonds. The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver the Direct Purchase Bonds if transferred or exchanged in accordance with the provisions of the Direct Purchase Bonds and this ordinance, and to carry out all of the Bond Registrar's powers and duties under this ordinance with respect to Direct Purchase Bonds.

(3) Registered Ownership. The City and the Bond Registrar may deem and treat the Registered Owner of any Direct Purchase Bond as the absolute owner for all purposes, and neither the City nor the Bond Registrar shall be affected by any notice to the contrary.

(4) Transfer or Exchange of Registered Ownership. Direct Purchase Bonds shall not be transferrable without the consent of the City unless (i) the Direct Purchaser's corporate name is changed and the transfer is necessary to reflect such change, or (ii) the transferee is a successor in interest of the Direct Purchaser by means of a corporate merger, an exchange of stock, or a sale of assets. Notwithstanding the foregoing, Direct Purchase Bonds may be transferred upon satisfaction of the requirements, if any, set forth in the applicable Sale Document and the Direct Purchase Bonds.

(5) Place and Medium of Payment. Both principal of and interest on Direct Purchase Bonds shall be payable in lawful money of the United States of America. Principal and interest on Direct Purchase Bonds shall be payable by check, warrant, ACH transfer or by other means mutually acceptable to the Direct Purchaser and the City as set forth in the Sale Document.

Section 4. Redemption and Purchase of Bonds.

(a) *Mandatory Redemption of Term Bonds and Optional Redemption, if any*. The Bonds of each series shall be subject to optional redemption on the dates, at the prices and under the terms set forth in the applicable Sale Document and as approved by the Designated Representative pursuant to Section 11 of this ordinance. The Bonds of each series shall be subject to mandatory redemption to the extent, if any, set forth in the applicable Sale Document approved by the Designated Representative pursuant to Section 11 of this ordinance.

(b) *Purchase of Bonds*. The City reserves the right to purchase any of the Bonds offered to it at any time at a price deemed reasonable by the Director of Finance & Asset Management.

(c) *Selection of Bonds for Redemption*. If the Underwritten Bonds are held in book-entry only form, the selection of particular Underwritten Bonds within a series and maturity to be redeemed shall be made in accordance with the operational arrangements then in effect at DTC. If the Underwritten Bonds are no longer held by a depository, the selection of such Underwritten Bonds to be redeemed and the surrender and reissuance thereof, as applicable, shall be made as provided in the following provisions of this subsection (c). Except as otherwise provided in the applicable Sale Document, if the City redeems at any one time fewer than all of the Bonds having the same maturity date, the particular Underwritten Bonds or portions of

Underwritten Bonds of such maturity to be redeemed shall be selected by lot (or in such manner determined by the Bond Registrar) in increments of $5,000. In the case of an Underwritten Bond of a denomination greater than $5,000, the City and the Bond Registrar shall treat each Underwritten Bond as representing such number of separate Underwritten Bonds each of the denomination of $5,000 as is obtained by dividing the actual principal amount of such Underwritten Bond by $5,000. In the event that only a portion of the principal sum of a Underwritten Bond is redeemed, upon surrender of such Underwritten Bond at the designated office of the Bond Registrar there shall be issued to the Registered Owner, without charge therefor, for the then unredeemed balance of the principal sum thereof, at the option of the Registered Owner, an Underwritten Bond or Bonds of like series maturity and interest rate in any of the denominations herein authorized.

(d) *Notice of Redemption.*

(1) Official Notice. Notice of any prepayment of Direct Purchase Bonds shall be provided by the City to the Direct Purchaser as provided in the applicable Sale Document.

For so long as the Underwritten Bonds of a series are held by a depository, notice of redemption (which notice may be conditional) shall be given in accordance with the operational arrangements of DTC as then in effect, and neither the City nor the Bond Registrar will provide any notice of redemption to any Beneficial Owners. Thereafter (if the Underwritten Bonds are no longer held in uncertificated form), notice of redemption shall be given in the manner hereinafter provided. Unless waived by any owner of Underwritten Bonds to be redeemed, official notice of any such redemption shall be given by the Bond Registrar on behalf of the City by mailing a copy of an official redemption notice by first class mail at least 20 days and not more than 60 days prior to the date fixed for redemption to the Registered Owner of the

Underwritten Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such Registered Owner to the Bond Registrar.

All official notices of redemption shall be dated and shall state: (A) the redemption date, (B) the redemption price, (C) if fewer than all outstanding Underwritten Bonds are to be redeemed, the identification by series and maturity (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed, (D) any conditions to redemption, (E) that (unless such notice is conditional) on the redemption date the redemption price will become due and payable upon each such Underwritten Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date, and (F) the place where such Underwritten Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the designated office of the Bond Registrar.

On or prior to any redemption date, unless any condition to such redemption has not been satisfied or waived or notice of such redemption has been rescinded, the City shall deposit with the Bond Registrar an amount of money sufficient to pay the redemption price of all the Underwritten Bonds or portions of Underwritten Bonds which are to be redeemed on that date. The City retains the right to rescind any redemption notice and the related optional redemption of Underwritten Bonds by giving notice of rescission to the affected registered owners at any time on or prior to the scheduled redemption date. Any notice of optional redemption that is so rescinded shall be of no effect, and the Underwritten Bonds for which the notice of optional redemption has been rescinded shall remain outstanding.

(2) Effect of Notice; Bonds Due. If an unconditional notice of redemption has been given as aforesaid, or if the conditions to redemption have been satisfied or waived, and the notice of such redemption has not been rescinded, the Underwritten Bonds or portions of

Underwritten Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date, unless the City defaults in the payment of the redemption price, such Underwritten Bonds or portions of Underwritten Bonds shall cease to bear interest. Upon surrender of such Underwritten Bonds for redemption in accordance with said notice, such Underwritten Bonds shall be paid by the Bond Registrar at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. All Underwritten Bonds which have been redeemed shall be canceled by the Bond Registrar and shall not be reissued.

(3) Additional Notice. In addition to the foregoing notice, further notice shall be given by the City as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (A) the CUSIP numbers of all Underwritten Bonds being redeemed; (B) the date of issue of the Underwritten Bonds as originally issued; (C) the rate of interest borne by each Underwritten Bond being redeemed; (D) the maturity date of each Underwritten Bond being redeemed; and (E) any other descriptive information needed to identify accurately the Underwritten Bonds being redeemed. Each further notice of redemption may be sent at least 20 days before the redemption date to each party entitled to receive notice pursuant to the Continuing Disclosure Certificate and with such additional information as the City shall deem appropriate, but such mailings shall not be a condition precedent to the redemption of such Underwritten Bonds.

(4) Amendment of Notice Provisions. The foregoing notice provisions of this Section 5, including but not limited to the information to be included in redemption notices and

the persons designated to receive notices, may be amended by additions, deletions and changes in order to maintain compliance with duly promulgated regulations and recommendations regarding notices of redemption of municipal securities.

Section 5. Form of the Bonds. The Bonds of each series shall be in substantially the form set forth in Exhibit A, which is incorporated herein by this reference.

Section 6. Execution of the Bonds. The Bonds of each series shall be executed on behalf of the City with the manual or facsimile signature of the Mayor and attested by the manual or facsimile signature of the City Clerk and the seal of the City shall be impressed, imprinted or otherwise reproduced thereon. In case either or both of the officers who have signed or attested any of the Bonds cease to be such officer before such Bonds have been actually issued and delivered, such Bonds shall be valid nevertheless and may be issued by the City with the same effect as though the persons who had signed or attested such Bonds had not ceased to be such officers, and any Bond may be signed or attested on behalf of the City by officers who at the date of actual execution of such Bond are the proper officers, although at the nominal date of execution of such Bond such officer was not an officer of the City.

Only Bonds that bear a Certificate of Authentication in the form set forth in Exhibit A, manually executed by the Bond Registrar, shall be valid or obligatory for any purpose or entitled to the benefits of this ordinance. Such Certificate of Authentication shall be conclusive evidence that the Bonds so authenticated have been duly executed, authenticated and delivered and are entitled to the benefits of this ordinance.

Section 7. Application of Bond Proceeds; Refunding Plan.

(a) *New Money Bonds.* The Director of Finance & Asset Management is hereby authorized to create a fund or account (the "Project Fund"), and subaccounts therein as

necessary, for the purposes set forth in this section. A portion of the proceeds of the sale of the New Money Bonds, net of any Underwriter's discount and fees, shall be deposited into the Project Fund in the amounts specified in the closing memorandum prepared in connection with the issuance of the Bonds. Such proceeds shall be used to pay and/or reimburse the City for costs related to the New Money Project and to pay costs of issuance of the Bonds.

To the extent the City makes capital expenditures for the New Money Project prior to the date the New Money Bonds are issued, the City intends to reimburse all or a portion of those capital expenditures out of proceeds of the Bonds as permitted by U.S. Treasury Regulation § 1.150-2(d).

The Finance Director shall invest money in the Project Fund and the subaccounts contained therein in such obligations as may now or hereafter be permitted by law to cities of the State and which will mature prior to the date on which such money shall be needed, but only to the extent that the same are acquired and disposed of at Fair Market Value. Any remaining Bond proceeds (including interest earnings thereon) may be used for other capital projects of the City or shall be transferred to the Debt Service Fund to pay principal on the New Money Bonds, as the City Council in its discretion shall determine.

(b) *Refunding Plan.* If market conditions allow for debt service savings, the City proposes to refund and defease the Refunded Bonds, as set forth in this refunding plan. If a Designated Representative determines that it is in the best interest of the City to proceed with the refunding authorized herein, a Designated Representative shall designate all or a portion of the Refunding Candidates as Refunded Bonds and such designation shall be set forth in the Sale Document and the Escrow Agreement, if any. Each Designated Representative is hereby authorized to select the Refunded Bonds from the Refunding Candidates, to establish the Call

Date for the Refunded Bonds, to provide or cause to be provided notice of redemption of the Refunded Bonds in accordance with the applicable provisions of the 2015 Bond Ordinance authorizing the issuance of the Refunded Bonds, and to take any action as determined to be necessary and in the best interest of the City to refund the Refunded Bonds.

Net proceeds of any Refunding Bonds shall either be remitted to the City or deposited with the Escrow Agent pursuant to an Escrow Agreement, and shall be used immediately upon receipt thereof to defease and refund the Refunded Bonds as authorized by the 2015 Bond Ordinance and to pay costs of issuance of such Refunding Bonds as set forth in the closing memorandum prepared in connection with the issuance of the Refunding Bonds.

Any Refunding Bond proceeds and any other available funds of the City, if any, deposited with the Escrow Agent shall be used to defease and refund the Refunded Bonds and discharge the obligations thereon by either being held uninvested as cash or by the purchase of Acquired Obligations bearing such interest and maturing as to principal and interest in such amounts and at such times which, together with any necessary beginning cash balance, will provide for the payment of interest on such Refunded Bonds on the Call Date and the redemption price of such Refunded Bonds on the Call Date. Such Acquired Obligations, if any, shall be purchased at a yield not greater than the yield permitted by the Code and regulations relating to acquired obligations in connection with refunding the bond issues.

(b) *Escrow Agent /Escrow Agreement*. The City hereby appoints U.S. Bank Trust Company, National Association, Seattle, Washington, as the Escrow Agent for the Refunded Bonds (the "Escrow Agent"). To carry out the purposes of this Section 7, the Designated Representative is authorized and directed to execute and deliver to the Escrow Agent an Escrow Agreement. A beginning cash balance, if any, and the Acquired Obligations shall be deposited

irrevocably with the Escrow Agent in an amount sufficient to defease the Refunded Bonds. The proceeds of the Refunding Bonds remaining after acquisition of the Acquired Obligations and provision for the necessary beginning cash balance shall be utilized to pay expenses of the acquisition and safekeeping of the Acquired Obligations and costs of issuance of the Bonds.

(c) *Call for Redemption of Refunded Bonds*. The City hereby sets aside sufficient funds out of the purchase of Acquired Obligations from proceeds of the Refunding Bonds to make the payments described above. The City further calls the Refunded Bonds for redemption on their Call Date in accordance with the provisions of the ordinances authorizing the redemption and retirement of the Refunded Bonds prior to their fixed maturities. Said defeasance and call for redemption of the Refunded Bonds shall be irrevocable after the issuance of the Refunding Bonds and delivery of the Acquired Obligations to the Escrow Agent.

If a Designated Representative determines to proceed with the refunding of all or a portion of the Refunding Candidates, the City hereby agrees to set aside available funds of the City and sufficient funds out of proceeds of the Refunding Bonds, including from the purchase of the Acquired Obligations, if any, to make payments described above. The City authorizes each Designated Representative to call the Refunded Bonds for redemption in accordance with the provisions of the 2015 Bond Ordinance. Such defeasance and call for redemption of the Refunded Bonds shall be irrevocable after the issuance of the Refunding Bonds. The Escrow Agent is hereby authorized to carry out the terms of the Escrow Agent on behalf of the City, including the giving of notice of defeasance and redemption of the Refunded Bonds in accordance with the applicable provisions of the 2015 Bond Ordinance.

Section 8. Tax Covenants. The City will take all actions necessary to assure the tax-advantaged status on the Tax-Advantaged Bonds, or the exclusion of interest on the Tax-Exempt

Bonds from the gross income of the owners of the Tax-Exempt Bonds to the same extent as such interest is permitted to be excluded from gross income under the Code as in effect on the date of issuance of the Tax-Advantaged Bonds or Tax-Exempt Bonds, including but not limited to the following, except as otherwise set forth in the Federal Tax Certificate:

(a) *Private Activity Bond Limitation*. The City will assure that the proceeds of the Tax-Exempt Bonds are not so used as to cause the Tax-Exempt Bonds to satisfy the private business tests of Section 141(b) of the Code or the private loan financing test of Section 141(c) of the Code.

(b) *Limitations on Disposition of Project*. The City will not sell or otherwise transfer or dispose of (i) any personal property components of the projects financed or refinanced with proceeds of the Tax-Exempt Bonds (the "Tax-Exempt Projects") other than in the ordinary course of an established government program under U.S. Treasury Regulation § 1.141-2(d)(4) or (ii) any real property components of the Tax-Exempt Projects, unless it has received an opinion of Bond Counsel to the effect that such disposition will not adversely affect the treatment of interest on the Tax-Exempt Bonds as excludable from gross income for federal income tax purposes.

(c) *Federal Guarantee Prohibition*. The City will not take any action or permit or suffer any action to be taken if the result of such action would be to cause the Tax-Exempt Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

(d) *Rebate Requirement*. The City will take any and all actions necessary to assure compliance with Section 148(f) of the Code, relating to the rebate of excess investment earnings, if any, to the federal government, to the extent that such section is applicable to the Tax-Exempt Bonds.

(e) *No Arbitrage*. The City will not take, or permit or suffer to be taken any action with respect to the proceeds of the Tax-Exempt Bonds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the date of issuance of the Tax-Exempt Bonds would have caused the Tax-Exempt Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code.

(f) *Registration Covenant*. The City will maintain a system for recording the ownership of the Tax-Exempt Bonds that complies with the provisions of Section 149 of the Code until the Bonds have been surrendered and canceled.

(g) *Record Retention*. The City will retain its records of all accounting and monitoring it carries out with respect to the Tax-Exempt Bonds for at least three years after the Tax-Exempt Bonds mature or are redeemed (whichever is earlier); however, if the Tax-Exempt Bonds are redeemed and refunded, the City will retain its records of accounting and monitoring at least three years after the earlier of the maturity or redemption of the obligations that refunded the Tax-Exempt Bonds.

(h) *Compliance with Federal Tax Certificate*. The City will comply with the provisions of the Federal Tax Certificate with respect to the Tax-Exempt Bonds or Tax-Advantaged Bonds, which provisions are incorporated herein as if fully set forth herein. In the event of any conflict between this section and the Federal Tax Certificate, the provisions of the Federal Tax Certificate will prevail.

The covenants of this section will survive payment in full or defeasance of the Tax-Exempt Bonds or Tax-Advantaged Bonds.

Section 9. Debt Service Fund and Provision for Tax Levy Payments.

(a) *General.* The City has created a fund to be used for the payment of debt service on the Bonds, designated as the Debt Service Fund. No later than the date each payment of principal of or interest on the Bonds becomes due, the City shall transmit sufficient funds, from the Debt Service Fund or from other legally available sources, to the Bond Registrar for the payment of such principal or interest.

(b) *Pledge of Full Faith and Credit*. The City hereby irrevocably covenants and agrees for as long as any of the Bonds are outstanding and unpaid that each year it will include in its budget and levy an *ad valorem* tax, upon all the property within the City subject to taxation in an amount which will be sufficient, together with other lawfully available funds, to pay the principal of and interest on the Bonds as the same shall become due. All of such taxes and any of such other money so collected shall be paid into the Debt Service Fund. Money in the Debt Service Fund not needed to pay the interest or principal next coming due may temporarily be deposited in such institutions or invested in such obligations as may be lawful for the investment of City money. Any interest or profit from the investment of such money shall be deposited in the Debt Service Fund.

The City hereby irrevocably pledges that a sufficient portion of each annual levy to be levied and collected by the City prior to the full payment of the principal of and interest on the Bonds will be within and as a part of the tax levy permitted to cities without a vote of the people and will be and is hereby irrevocably set aside, pledged and appropriated for the payment of the principal of and interest on the Bonds. The full faith, credit and resources of the City are hereby irrevocably pledged for the annual levy and collection of said taxes and for the prompt payment of the principal of and interest on the Bonds as the same shall become due.

(c) *Pledge of Lodging Taxes to Lodging Tax Bonds.* The Lodging Tax Bonds are bonds issued to finance or refinance a tourism-related facility. The Lodging Tax Bonds are authorized and issued pursuant to RCW 67.28.150 and are payable as other general obligation bonds of the City, and the Lodging Tax Bonds also are payable from Lodging Taxes. The City hereby covenants to levy the Lodging Taxes at the rate imposed on this date and irrevocably pledges all revenues from Lodging Taxes to pay the principal of and interest on, and secure the payment of the principal of and interest on, the portion of the Bonds issued as Lodging Tax Bonds for so long as any such Bond remains outstanding. The City hereby pledges the Lodging Tax revenues to the portion of the Bonds issued as Lodging Tax Bonds on a parity basis with the Outstanding Lodging Tax Bonds. The City reserves the right to pledge the Lodging Tax revenues on a parity or subordinate basis to future bonds issued to finance projects payable from Lodging Tax revenues.

Section 10. Defeasance. In the event that money and/or noncallable Government Obligations, maturing at such time or times and bearing interest to be earned thereon in amounts (together with such money, if necessary) sufficient to redeem and retire part or all of the Bonds in accordance with their terms, are set aside in a special account of the City to effect such redemption and retirement, and such money and the principal of and interest on such Government Obligations are irrevocably set aside and pledged for such purpose, then no further payments need be made into the Debt Service Fund for the payment of the principal of and interest on the Bonds so provided for, and such Bonds shall cease to be entitled to any lien, benefit or security of this ordinance except the right to receive the money so set aside and pledged, and such Bonds shall be deemed not to be outstanding hereunder. The City shall give

or cause to be given written notice of defeasance in accordance with the Continuing Disclosure Certificate.

Section 11. Sale of the Bonds.

(a) *Bond Sale.* The City has determined that it is in the best interest of the City to delegate to the Designated Representative for a limited time the authority to authorize the Bonds to be issued in one or more series, to designate each series of Bonds as Tax-Advantaged Bonds, Tax-Exempt Bonds or Taxable Bonds, to determine the method of sale for each series of Bonds, to approve the selection of the Refunded Bonds, and to approve the final interest rates, maturity dates, redemption terms and principal maturities for each series of Bonds issued hereunder. The Designated Representative is hereby authorized to approve the issuance of each series of Bonds issued from time to time under this ordinance and to approve whether each series of Bonds shall be sold in a private placement to a Direct Purchaser or to an Underwriter through a competitive public sale or a negotiated sale, for current or forward delivery, as set forth below. The Designated Representative is hereby authorized to designate the Bonds, or any series of Bonds, as "green bonds," "social impact bonds," or "sustainability bonds."

(b) *Direct Purchase.* If the Designated Representative determines that each series of Bonds are to be sold by private placement, the Designated Representative shall solicit proposals to purchase the Direct Purchase Bonds and shall select the Direct Purchaser that submits the proposal that is in the best interest of the City. Direct Purchase Bonds shall be sold to the Direct Purchaser pursuant to the terms of a Loan Agreement.

(c) *Negotiated Bond Sale.* If the Designated Representative determines that each series of Bonds are to be sold by negotiated public sale, the Designated Representative shall solicit bond underwriting proposals and shall select the Underwriter that submits the proposal

that is in the best interest of the City. Such Bonds shall be sold to the Underwriter pursuant to the terms of a Bond Purchase Contract.

(d) *Competitive Sale.* If the Designated Representative determines that each series of Bonds are to be sold at a competitive public sale, the Designated Representative shall: (1) establish the date of the public sale; (2) establish the criteria by which the successful bidder will be determined; (3) request that a good faith deposit in an amount not less than one percent of the principal amount of the offering accompany each bid; and (4) provide for such other matters pertaining to the public sale as they deem necessary or desirable. The Designated Representative shall cause the notice of sale to be given and provide for such other matters pertaining to the public sale as they deem necessary or desirable. Such Bonds shall be sold to the Underwriter pursuant to the terms of a Certificate of Award.

(e) *Sale Parameters.* The Designated Representative is hereby authorized to approve the method of sale for each Series of Bonds, designate such series as Tax-Advantaged, Tax-Exempt or Taxable Bonds, select the Refunded Bonds, and determine the final interest rates, aggregate principal amount, principal maturities, and redemption terms for each series of Bonds in the manner provided hereafter so long as:

(1) the aggregate principal amount of all Bonds issued pursuant to this ordinance does not exceed $90,000,000;

(2) the final maturity date for each series Bonds is no later than December 1, 2046;

(3) the true interest cost for any Tax-Exempt Bonds of a series (in the aggregate) does not exceed 5.00%;

(4) the true interest cost for any Taxable Bonds of a series (in the aggregate) does not exceed 6.00%;

(5) each series of Bonds are sold (in the aggregate) at a price not less than 98% and not greater than 125%;

(6) the issuance of the Refunding Bonds results in a minimum net present value debt service savings equal to or greater than 3.00%; and

(7) the Bonds conform to all other terms of this ordinance.

Subject to the terms and conditions set forth in this Section 11, the Designated Representative is hereby authorized to execute the applicable Sale Document for the Bonds. Following the execution of a Sale Document, the Designated Representative shall provide a report to the City describing the final terms of the Bonds approved pursuant to the authority delegated in this section. The authority granted to the Designated Representative by this Section 11 to execute a Sale Document shall expire one year after the effective date of this ordinance. If a Sale Document for the Bonds has not been executed by such date, the authorization for the issuance of such Bonds shall be rescinded, and such Bonds shall not be issued nor their sale approved unless such Bonds shall have been reauthorized by resolution of the City. If a Sale Document for the Bonds has been executed by such date, the Bonds may be issued pursuant to such Sale Document on any date thereafter (including without limitation pursuant to a Sale Document that provides for the forward delivery of the Bonds).

(f) *Delivery of Bonds; Documentation.* Upon the passage and approval of this ordinance, the proper officials of the City, including the Designated Representative, are authorized and directed to undertake all action necessary for the prompt execution and delivery

of the Bonds to the Underwriter thereof and further to execute all closing certificates and documents required to effect the closing and delivery of the Bonds.

(g) *Preliminary and Final Official Statements.* The City authorizes each Designated Representative to approve the preliminary official statement for the Bonds and authorizes the distribution of the preliminary official statement in connection with the offering of the Bonds. Pursuant to the Rule, each Designated Representative is hereby authorized to deem the preliminary official statement as final as of its date except for the omission of information dependent upon the pricing of the Bonds. The City agrees to cooperate with the Underwriter to deliver or cause to be delivered, within seven business days from the date of the sale of the Bonds and in sufficient time to accompany any confirmation that requests payment from any customer of the Underwriter, copies of a final official statement in sufficient quantity to comply with paragraph (b)(4) of the Rule and the rules of the Municipal Securities Rulemaking Board. Each Designated Representative is authorized to approve, supplement or amend the final official statement.

Section 12. Undertaking to Provide Ongoing Disclosure; Covenants.

(a) The City covenants to execute and deliver at the time of Closing of any Underwritten Bonds a Continuing Disclosure Certificate. Each Designated Representative is hereby authorized to execute and deliver a Continuing Disclosure Certificate upon the issuance, delivery and sale of any Underwritten Bonds with such terms and provisions as such individuals shall deem appropriate and in the best interests of the City.

(b) The City may agree to provide the Direct Purchaser certain financial or other information and agree to such additional covenants as determined to be necessary by the

Designated Representative and as set forth in any Loan Agreement and approved by the Designated Representative pursuant to Section 11.

Section 13. Lost or Destroyed Bonds. If any Bond or Bonds are lost, stolen or destroyed, the Bond Registrar may authenticate and deliver a new Bond or Bonds of like series, date, number and tenor to the Registered Owner upon the owner paying the expenses and charges of the Bond Registrar and the City in connection therewith and upon the owner's filing with the Bond Registrar and the City evidence satisfactory to both that such Bond or Bonds were actually lost, stolen or destroyed and of ownership, and upon furnishing the City and the Bond Registrar with indemnity satisfactory to the City and the Bond Registrar.

Section 14. Severability. If any provision in this ordinance is declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provisions of this ordinance and shall in no way affect the validity of the other provisions of this ordinance or of the Bonds.

Section 15. Corrections. Upon approval of the City Attorney and Bond Counsel, the City Clerk is hereby authorized to make necessary corrections to this ordinance, including but not limited to the correction of clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; ordinance numbering and section/subsection numbering; and other similar necessary corrections.

Section 16. Effective Date. This ordinance shall become effective five days from and after its passage, approval and publication, as required by law.

PASSED THIS 14th DAY OF APRIL, 2026, by the City Council of the City of Bellevue, and signed in approval therewith this ___ day of _____, 2026.

CITY OF BELLEVUE

_____
Mo Malakoutian, Mayor

APPROVED AS TO FORM:

Trisna Tanus, City Attorney

By: _____
Monica Buck, Deputy City Attorney

ATTEST:

_____
Charmaine Arredondo, City Clerk

PUBLISHED: _____

Exhibit A

Form of Bond

[DTC LANGUAGE] [TRANSFER RESTRICTIONS]

UNITED STATES OF AMERICA

NO. _____ $_____

STATE OF WASHINGTON
CITY OF BELLEVUE
LIMITED TAX GENERAL OBLIGATION AND REFUNDING BOND, 2026

INTEREST RATE: % MATURITY DATE: [CUSIP NO.:]

REGISTERED OWNER:

PRINCIPAL AMOUNT:

[The City of Bellevue, Washington (the "City") hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns, on the Maturity Date identified above, the Principal Amount indicated above and to pay interest thereon from the date of delivery, or the most recent date to which interest has been paid, at the Interest Rate set forth above. Interest on this bond shall accrue from its dated date until paid and shall be computed per annum on the principal amount outstanding on a 30/360 basis. Principal of and accrued interest on this bond shall be payable on the dates set forth in the payment schedule attached hereto. Both principal of and interest on this bond are payable in lawful money of the United States of America.] [The City of Bellevue, Washington, (the "City"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns, on the Maturity Date identified above, the Principal Amount indicated above and to pay interest thereon from _____, 20___, or the most recent date to which interest has been paid at the Interest Rate set forth above payable _____ 1, 20__, and semiannually thereafter on the first days of each succeeding _____ 1 and _____ 1. Interest on this bond shall accrue from its dated date until paid and shall be computed per annum on the principal amount outstanding on a 30/360 basis. Both principal of and interest on this bond are payable in lawful money of the United States of America. The fiscal agent of the State of Washington has been appointed by the City as the authenticating agent, paying agent and registrar for the bonds of this issue (the "Bond Registrar"). For so long as the bonds of this issue are held in fully immobilized form, payments of principal thereof and interest thereon shall be made as provided in accordance with the operational arrangements of The Depository Trust Company ("DTC") referred to in the Blanket Issuer Letter of Representations (the "Letter of Representations") from the City to DTC.]

The bonds of this issue are issued under and in accordance with the provisions of the Constitution and applicable statutes of the State of Washington and Ordinance No. _____ duly passed by the City Council on April 14, 2026 (the "Bond Ordinance"). Capitalized terms used in this bond have the meanings give such terms in the Bond Ordinance.

This bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Ordinance until the Certificate of Authentication hereon shall have been manually signed on behalf of the Bond Registrar or its duly designated agent.

This bond is one of an authorized issue of bonds in the aggregate principal amount of $[ ], issued pursuant to the Bond Ordinance to provide a portion of the funds necessary (a) to pay costs related to designing, constructing, and developing a downtown pedestrian corridor and bridge; [(b) to refund certain outstanding limited tax general obligations of the City,] and (c) to pay costs of issuance of the Bonds.

The bonds of this issue are [not] subject to redemption prior to their stated maturities as stated in the Sale Document.

The City hereby irrevocably covenants and agrees for as long as this bond is outstanding and unpaid that each year it will include in its budget and levy an *ad valorem* tax, upon all the property within the City subject to taxation in an amount which will be sufficient, together with other lawfully available funds, to pay the principal of and interest on this bond as the same shall become due.

[The principal of and interest on the portion of this bond issued to refinance a tourism facility also is payable from Lodging Taxes. The City hereby covenants to levy the Lodging Taxes at the rate imposed on this date and irrevocably pledges all revenues from Lodging Taxes to pay the principal of and interest on, and secure the payment of the principal of and interest on, such portion of this bond for so long as this bond remains outstanding.]

The City hereby irrevocably pledges that a sufficient portion of each annual levy to be levied and collected by the City prior to the full payment of the principal of and interest on this bond will be within and as a part of the tax levy permitted to cities without a vote of the people and will be and is hereby irrevocably set aside, pledged and appropriated for the payment of the principal of and interest on this bond. The full faith, credit and resources of the City are hereby irrevocably pledged for the annual levy and collection of said taxes and for the prompt payment of the principal of and interest on this bond as the same shall become due.

The pledge of tax levies for payment of principal of and interest on this bond may be discharged prior to maturity of this bond by making provision for the payment thereof on the terms and conditions set forth in the Bond Ordinance.

It is hereby certified that all acts, conditions and things required by the Constitution and statutes of the State of Washington to exist and to have happened, been done and performed precedent to and in the issuance of this bond exist and have happened, been done and performed and that the issuance of this bond and the bonds of this issue does not violate any constitutional statutory or other limitation upon the amount of bonded indebtedness that the City may incur.

IN WITNESS WHEREOF, the City of Bellevue, Washington, has caused this bond to be executed by the manual or facsimile signature of the Mayor the Clerk of the City, and the seal of the City imprinted, impressed or otherwise reproduced hereon as of this _____ day of _____, 2026.

[SEAL] CITY OF BELLEVUE, WASHINGTON

By /s/ manual or facsimile
Mayor

ATTEST:

/s/ manual or facsimile
City Clerk

[FOR UNDERWRITTEN BONDS]

The Certificate of Authentication for the Bonds shall be in substantially the following form and shall appear on each Bond:

CERTIFICATE OF AUTHENTICATION

Date of Authentication: _____

This bond is one of the bonds described in the within-mentioned Bond Ordinance and is one of the Limited Tax General Obligation and Refunding Bonds, 2026 of the City of Bellevue, Washington, dated _____, 2026.

WASHINGTON STATE FISCAL AGENT,
as Registrar

By _____
Authorized Officer

[FOR DIRECT PURCHASE BONDS]

REGISTRATION CERTIFICATE

This bond is registered in the name of the Registered Owner on the books of the City, in the office of the _____ (the "Bond Registrar"), as to both principal and interest, as noted in the registration blank below. All payments of principal of and interest on this bond shall be made by the City as provided in the Bond Ordinance.

Date of Registration	Name and Address of Registered Owner	Signature of Bond Registrar
_____ __, 2026		_____

PAYMENT SCHEDULE

Principal and interest on this bond shall be payable as set forth in the following schedule:

Date	Principal	Interest	Total Payment

CERTIFICATE

I, the undersigned, Clerk of the City of Bellevue, Washington, DO HEREBY CERTIFY:

1. That the attached ordinance is a true and correct copy of Ordinance No. 6912 (the "Ordinance") of the City duly passed at a regular meeting of the City Council (the "Council") of the City held on the 14th day of April, 2026.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Council voted in the proper manner for the passage of said ordinance; that all other requirements and proceedings incident to the proper adoption or passage of said ordinance have been fully fulfilled, carried out and otherwise observed, and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of April, 2026.

_____

City Clerk

City of Bellevue

MANAGEMENT BRIEF

DATE: April 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 April 14, 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: Staff has provided a written summary of the 2026 state legislative session, which concluded on March 12. Legislators adopted Supplemental Operating, Capital, and Transportation budgets and considered various policy proposals. Major policy discussions included land use, affordable housing, taxation, human services, and response to federal actions.

Federal Legislative Update: Staff has provided a written summary of recent activities of the Congress and the Trump Administration. A partial government shutdown of the Department of Homeland Security (DHS) continues. President Trump has released his FY 27 budget proposal which includes increases to defense spending and cuts to domestic spending. Congress has started to accept local funding requests and is also considering legislation related to housing and AI.

STAFF REPORTS / INFORMATION ITEMS

Monthly Council Summary Background Briefings: Included are updated summary background briefings on the King County Regional Committees, Greater Seattle Partners, and those of the Puget Sound Regional Council (PSRC).

City of Bellevue | City Manager's Office

DATE: April 14, 2026

SUBJECT: State Legislative Update, March 2026

OVERVIEW

The legislative session convened on January 12 and adjourned 60 days later on March 12. During the short session, lawmakers focused on two primary responsibilities: adopting supplemental operating, capital, and transportation budgets; and debating and advancing legislation.

From a city perspective, the results of this past session indicate several trends:

- Continued its pattern of passing land-use mandates without attached funding. However, in refining several proposals, lawmakers incorporated more city input than they have in recent years.
- Declined to offer broad financial support for cities facing budget pressures, though it did pass a modest fiscal-flexibility measure (House Bill 2442) that introduces a few new revenue options that may help a small number of municipalities.
- Preserved most, though not all, state accounts that share funds with cities. However, the Legislature did not fully compensate for the expected financial losses that will occur once sales tax exemptions tied to the millionaires' tax go into effect.

The session was largely defined by Democrats' push to overhaul the state's tax structure. That effort culminated in final legislative approval of the millionaires' tax (Senate Bill 6346), which imposes a new 9.9% tax on household income above $1 million.

Democratic leaders advanced a slate of bills aimed at insulating the state from shifting federal policies. Lawmakers approved measures restricting the release of voter data, prohibiting law enforcement officers from concealing their identities while performing official duties, and anchoring vaccine guidance to state-level health authorities rather than federal directives. Additionally, the budget allocates $380 million to food assistance and Medicaid to counter funding reductions from the federal government. Democratic leaders described these actions as necessary to protect civil rights and public health.

In total, legislators introduced 1,238 bills during the session and enacted 268 into law. Despite declaring the short session largely successful, Democratic leaders acknowledged that several major issues remain unresolved and are likely to resurface next year. These include regulating data centers more comprehensively, managing rising legal costs facing the state, stabilizing funding for public defense, revisiting public school funding, and securing long-term funding for ferry construction.

For Republicans, the session was largely defined by opposition. With limited leverage as the minority party, lawmakers relied heavily on procedural tactics and amendment strategies to slow or challenge Democratic priorities. That approach was most visible during the marathon House debate over the income tax bill, which stretched more than 24 hours and ranked among the longest floor debates in state history.

SUPPLEMENTAL BUDGETS

Legislators' budget work focused on making mid-biennial adjustments to the biennial budgets adopted during the 2025 session. The state's fiscal biennium begins July 1, 2025 and ends June 30, 2027. Funding from the millionaires' tax (Senate Bill 6346) will not be available within this timeframe; if implementation proceeds without successful legal challenges, funding from that proposal will be available in 2028, impacting the 2027-29 budget.

2025-27 Supplemental Operating Budget: The legislative session commenced with lawmakers confronting a persistent multiyear challenge - balancing the state's Operating Budget. Expenditures associated with state programs, many of which were expanded in recent years, continued to rise while revenue growth softened. Additionally, changes to federal policies meant fewer resources were available for state services. The primary task of the short session was updating the 2025-27 biennial budget to account for these changes.

Although the February revenue forecast offered slightly improved expectations due to stronger than anticipated early collections from tax measures enacted in 2025, state economists cautioned that the cost of maintaining existing programs in K–12 education, health care, and long-term care costs continues to outpace projected revenues. Budget writers indicated early in the legislative session that they would not entertain requests for new projects or programs, and that their focus would remain on funding existing programs. The state also faces approximately $1 billion in legal settlements for various claims that have been brought against the state for wrongdoing.

The supplemental operating budget authorizes an additional $2.3 billion in spending, bringing the biennial budget to $80.2 billion. To achieve a balanced Operating Budget, legislators relied on a combination of targeted program reductions, inter-account transfers, and new revenues generated by eliminating select tax preferences, including those affecting data centers, prescription drug wholesalers, and insurance carriers.

The enacted budget uses $880 million from the Budget Stabilization Account and transfers an additional $375 million from the Public Works Assistance Account (PWAA) to the state general fund. The Budget Stabilization Account is backfilled using excess funds from the LEOFF 1 retirement system, and the PWAA is backfilled with capital budget bond revenues. For a full list of account transfers and legislation impacting revenue, click here.

Despite these adjustments, the state faces a projected $878 million deficit in fiscal year 2027 — a challenge for next year's legislature, pending updated revenue forecasts. This deficit would significantly expand if the high earner income tax were invalidated by the courts or overturned by voters. The only reason the state is not required to have a four-year balanced budget is that it utilized the Budget Stabilization Account during this biennium, which temporarily exempts it from the statutory four-year balance requirement.

Local Government Fiscal Health: In the four-year outlook, budget writers included language outlining their intent to transfer $200 million from the state's general fund to a new account called Local Government Fiscal Health. The intent of this allocation is to help offset some of the local tax reductions from the implementation of the sales tax exemptions included in Senate Bill 6346, the high-earner income tax. This amount fully mitigates local jurisdictions for the exemptions on hygiene products, diapers and other baby products, and over-the-counter medications. It does not mitigate the impact on local jurisdictions from repealing the sales tax on services enacted in 2025; cities began receiving increased sales tax collections from that tax

change in Q1 of 2026. The $200 million would be shared between cities, counties, and transit agencies via a formula that is yet to be determined.

Other notable expenditures in the supplemental operating budget include:

- Roughly $1 billion to cover the state's self-insurance liability costs.
- $15 million for grants to permanent supportive housing providers for operations, maintenance and service costs.
- $25 million for Immigrant, Refugee, and New Arrival Supports.
- $18 million for state employee collective bargaining agreements.
- $82.4 million to the Disaster Response Account.

To view the summary of expenditures and reductions included in the supplemental operating budget, click here. To view the text of the supplemental budget, click here.

Millionaires' Tax: Senate Bill 6346, which imposes a new 9.9% tax on household income above $1 million also exempts hygiene products, diapers, and over-the-counter medications from sales taxes; expands those eligible for the small-business business and occupation (B&O) tax exemption and the working families tax credit; and removes the B&O tax surcharge on food wholesalers, health care services, hospitals and prescription drug resellers. The bill also proposes removing a sales tax on services enacted in 2025. The bulk of the funding generated – which is projected to raise between $2.7 billion and $3.8 billion per fiscal year – would largely go into the state general fund with 5% dedicated to the state's childcare/early learning fund. Intent language is included directing some of that funding to fully fund free breakfast and lunch in K-12 public schools. Supporters argued the measure begins to address Washington's long-standing reliance on regressive revenue sources, while Republicans warned it could open the door to broader income taxation. The bill is expected to be legally challenged, with opponents arguing that income is property and, therefore, a tax that does not apply to all taxpayers is not uniform and not in conformance with the State's constitutional requirement that all property taxes be uniform. The State Attorney General Nick Brown will defend the constitutionality of the law and will likely argue that income is not property, but a stream of revenue. In addition to enacting the above high-earner income tax, the Legislature also repealed increases to the state estate tax that were enacted in 2025, citing that the increases had made Washington State an outlier amongst other states.

2025-27 Supplemental Transportation Budget: Transportation Budget writers faced another challenging year in developing a balanced budget that meets the state's transportation needs now and into the future. In the 2025 session, the Legislature adopted a 6-cent fuel tax increase and a variety of other fee increases. This resulted in an estimated $4.4 billion increase in revenue for the next three biennia. However, in the last three revenue forecasts, that estimate has been lowered by $843 million. Said otherwise, 20% of the projected increase in resources from the 2025 session's fee increases have been offset by decreased projections since then. The primary reason for the lower projection is declining fuel consumption. Fuel tax collections represent 40% of the total forecasted revenues, which limits overall available transportation resources.

In developing the supplemental transportation budget, the top priority for Governor Ferguson and Democrats and Republicans from both chambers was increasing investments in preservation and maintenance of the state's highway system, including ferries. The supplemental transportation budget appropriates $16.6 billion, an increase of $1.2 billion over the biennial budget. Of the total, $10.2 billion (61%) is dedicated to capital projects and programs and $6.4 billion (39%) to operating programs. The budget includes $1.5 billion in new

bond authority, sufficient to provide capacity for $200 million in highway maintenance, $1.3 billion in highway preservation and $28 million in ferries preservation through the 2029-31 biennium. Additionally, to provide clarity and certainty for long-term planning, the supplemental budget plans for the next 3-biennia, through 2031. Click here to access Supplemental Transportation Budget documents.

Highway Preservation and Maintenance: For the current biennium, the supplemental budget allocates an additional $40 million for the WSDOT Highway Maintenance Program and $300 million for the Highway Preservation Program. In addition to these amounts, there is $65 million in federal funding for state highway flood recovery and $45 million for local highway flood recovery ($30 million for county and $15 million for city). These funds are specified for transportation infrastructure damaged during the December 2025 weather events.

Ferries: The state's ferry system includes 20 marine terminals and 21 car and passenger ferries with an average age of over 33 years. The supplemental budget allocates an additional $4 million for preservation of ferries in the current biennium and doubles that amount in each subsequent biennia, for a total of $28 million over 6 years. The budget advances $29 million of previously allocated Climate Commitment Act resources to complete the construction of new hybrid electric ferries, with the first ferry anticipated to be delivered by 2030.

In contrast to the governor's budget, which provided funding for three new ferries, the supplemental budget allocates $750,000 to the Joint Transportation Committee to convene a work group to consider options for long-term, financially sustainable vessel preservation and replacement. The work group's initial report is due to the governor and Legislature by December 15. The budget also includes $500,000 for a feasibility study regarding the establishment of state owned or leased dry dock facilities which would enable WSDOT to control scheduling for maintenance of the ferry fleet.

Local Project Impacts: The supplemental budget makes no new investments in transportation projects at the state or local level. However, the budget includes intent to increase funding by $107 million for the Regional Mobility Grant Program and the Rideshare Grant Program in the next two biennia. The application window for the Regional Mobility Grant Program is already open, and the signal of increased investment means there will be additional funding awarded in the upcoming cycle. Click here to learn more about the Regional Mobility Grant Program.

The final budget also incorporates the budgeting tool referred to as "resource smoothing" which assumes an $180 million underspend of the Local Programs project list for the current biennium. This amount is invested elsewhere in the budget.

Traffic Safety & Enforcement: The biennial budget reduced funding for the Washington State Patrol (WSP) due to staff vacancies and the supplemental budget restores $2.7 million of that reduction. An additional $11 million is provided to WSP for capital and operational improvements. Other traffic safety-related investments include:

- $250,000 for WSDOT to develop a Megaproject Safety Program implementation plan.
- $234,000 to report crash data and wrong-way driving violations at locations where wrong-way driving prevention strategies have been implemented.
- Establishment of an older driver reduced fee identicard program for currently licensed drivers aged 70 years or older who wish to replace their driver's license with an identicard or an enhanced identicard.
-

Looking Ahead: The supplemental transportation budget makes relatively few changes to the underlying budget and signals intent to make more sweeping changes in the 2027-29 budget. Minimal funding is provided to complete studies and provide recommendations on a variety of issues, including:

- $100,000 for the Joint Transportation Committee to facilitate review of the long-term financial sustainability of the transportation budget.
- $640,000 for the Joint Transportation Committee to continue to oversee a Climate Emission Reduction Account investments tracking tool.
- $400,000 for a report on the state's maintenance and preservation needs, including recommendations for a sustainable and integrated delivery plan and a public education program on investment needs and options.

2025-27 Supplemental Capital Budget: The state's Capital Budget funds infrastructure and building construction for state and local communities through direct appropriations and grant programs. A percentage of the operating budget is dedicated to paying bonds issued to fund the budget. Of the three budgets, revenues in the capital budget were the most stable although not as ample as in previous years when there was an influx of federal funding from the American Rescue Plan Act (ARPA). The supplemental capital budget relies on debt limit bond capacity, Climate Commitment Act (CCA) accounts, and minimal other cash resources.

The supplemental Capital Budget authorizes $889 million in new expenditures for a total of $8.5 billion over the 2025-27 biennium. To help balance the operating budget, the capital budget transferred roughly $1 billion in cash resources typically dedicated to capital purposes. These resources included capital gains, public works and higher education building accounts, described in more detail below. To view the supplemental budget and the associated project lists and grant programs, click here.

Notable investments in the final Capital Budget include:

- The operating budget utilized $375 million of the Public Works Assistance Account (PWAA) resources and the capital budget backfills the account with $279.5 million of bond funding. There is $100 million in existing bond backfill and the capital budget allocates $10 million for emergency grants to local governments for public works projects impacted by the December 2025 flooding event. This brings the total amount of funding available in PWAA to $389.5 million.
- An additional $123 million in Housing Trust Fund investments which includes $50 million for multifamily/rental units, $40 million for preservation and $55 million for homeownership.

CITY HIGHLIGHTS

Below are the outcomes of Bellevue's 2026 Legislative Agenda this session:

- **Economic Prosperity and Partnership:** The City of Bellevue continues to be a partner to state legislators in policymaking. While the Legislature considered a payroll tax this year (House Bill 2100), the bill was not given serious consideration given the emphasis on the high-earner's income tax. As the Legislature engaged in its policy making on the high-earner's income tax, several of Bellevue's local legislators were instrumental in raising concerns about the impact of sales tax exemptions on city budgets. The $200 million planned for cities in the 2027-29 budget is a result of their advocacy.
- **Affordable Housing:** Local governments have consistently emphasized that meeting housing needs across all income levels will require significantly greater investment in housing serving households at 50% of area median income (AMI) or below.

The state's primary tool for funding affordable housing production is the Housing Trust Fund. In his capital budget proposal, Governor Ferguson recommended investing $275 million in the program — an unusually large investment for a supplemental budget year. While the Legislature did not fully fund the governor's proposal, it approved $123 million in increased funding for the program, increasing the biennial total to more than $900 million, reflecting continued legislative commitment to affordable housing development. Even with this investment, however, the Housing Trust Fund alone will not produce the level of housing needed for Washington State to meet its housing supply goals.

Several proposals were introduced this session that would have provided new local revenue options to support housing production; however, none advanced during the short session. These included proposals to:

- Allow local governments to impose a tax on short-term rentals (House Bill 2559).
- Authorize all jurisdictions to seek voter approval for an additional 0.25% percent real estate excise tax, similar to authority currently available to San Juan County (House Bill 1480).
- Allow local governments to waive local sales and use taxes on affordable housing construction (House Bill 1717).
- Modify existing incentives to support redevelopment of parking lots and underutilized sites into housing (Senate Bill 5755).

The Legislature did, however, provide additional flexibility in how existing housing-related revenues may be used. In recent years, lawmakers created two local-option sales tax tools to support housing investments: 1) a sales tax credit that cities can use to fund affordable housing (House Bill 1406 from 2019), and 2) a locally enacted councilmanic sales tax dedicated to housing and related services (House Bill 1590 from 2020). Both programs included statutory restrictions on how revenues could be spent. This year, the Legislature approved Senate Bill 6027 and House Bill 2442, expanding flexibility by allowing these funds to be used for rental assistance, providing jurisdictions with additional tools to address housing affordability.

The governor also continued to advance his executive order establishing a Washington State Department of Housing. An advisory committee has been formed and has begun meeting to guide the development of the new agency with the Association of Washington Cities (AWC) serving as a participant. As part of this effort, a survey is currently being circulated to gather stakeholder input on the mission and role of the future agency. The survey includes several questions about how the agency should interact with cities in advancing housing policy, including topics related to land use and permit reform. Local governments are encouraged to participate and provide input and City of Bellevue staff are currently preparing to submit comments

- **Streamlined Permitting:** In recent years, the Legislature has pushed local governments to reduce permitting timelines. Bellevue, alongside other jurisdictions, requested funding in the supplemental operating budget to support eCityGov. However, budget writers did not entertain requests for new investments given the budget shortfall.

  In addition to land use mandates, lawmakers also focused on local permitting processes. In 2023, the Legislature adopted Senate Bill 5290, establishing permit review timelines for local governments. While jurisdictions may set their own timelines, they must meet statutory performance requirements. The law also requires the Department of Commerce to study permitting timelines statewide. Commerce released its first report

shortly before the start of the legislative session, establishing baseline data and indicating that permit review timelines vary widely among jurisdictions.

This session, the Legislature adopted House Bill 2418, which makes modest changes to local permitting requirements, including clarifying when an application is considered complete and requiring jurisdictions to designate a permit review office or point of contact. Lawmakers also considered Senate Bill 5729, which would have required cities to accept architectural or engineering plans approved by licensed professionals, but that proposal did not advance. Governor Ferguson and other stakeholders have indicated that additional permit reform will likely be pursued in future sessions as part of ongoing efforts to reduce housing development timelines and costs.

- **Transportation**
  - **Business Access and Transit (BAT) Lanes:** The City of Bellevue was an initiating partner in advancing House Bill 1980. Sponsored by Rep. Janice Zahn (D-41st LD), this bill allows private employer transportation services to use certain business access and transit-only lanes in counties with populations over 2,000,000 under a fee-for-use, two-year pilot permit system initiated before 2035, contingent on public transportation provider approval and performance standards to protect transit operations. The bill requires public transportation providers, in consultation with local authorities and representatives of one or more labor organizations representing transit employees, to establish operational performance measures for affected lanes, jointly prepare annual performance reports with labor input, and revoke permits if those standards are not met, with permit revenues first covering local administrative costs and any remaining revenues supplementing rather than replacing existing funding for transit-only lane maintenance and improvements. The bill was signed into law on March 17 and has an effective date of June 11.
  - **I-405/SR 167 Corridor, including the SR 520/124th Avenue NE Interchange Project:** Through many legislative sessions, Bellevue joined other communities in successfully advocating for the additional funding needed to complete the portions of the I-405/SR 167 corridor already under construction as well as funding to construct the already designed and right-of-way acquired SR 520/124th Avenue NE Interchange Project. Activity was limited this session since transportation budget writers indicated a reluctance to increase funding for existing projects or fund new projects.
  - **Bellevue's Grand Connection Crossing:** During the 2025 session, the City was provided specialized authority to create a tax increment financing area to support the Grand Connection. That authorization remained unimpacted by the actions of the 2026 Legislature. As shared in the budget summaries above, the final transportation budget does not fund any new projects.

POLICY PROPOSALS

High Performance Government

Governance: Over the last several years, there has been an increased willingness to preempt or narrow local decision-making authority in areas ranging from voting systems to land-use and governance structures. For many cities, a foundational belief is that the level of government closest to the people is best positioned to make responsive, community-specific decisions. That pattern continued for this past session, with the Legislature approving those proposals highlighted below.

One of the measures was House Bill 2034, which transfers the $3.3 billion surplus from the LEOFF 1 account and creates a new LEOFF account funded at 110%. Senate amendments established a new Pension Surplus Holding Account, shifted oversight responsibilities to the LEOFF 2 Board, and directed studies on potential state assumption of local disability-board administration and retiree medical-care liabilities. While these studies signal growing interest in long-term structural changes, any action is unlikely before the 2028 reporting deadlines.

Alongside pension legislation, the Legislature approved two major voting-rights bills, House Bill 1710 and House Bill 1750, that together expand the Washington Voting Rights Act. House Bill 1710 requires jurisdictions with a voting-rights violation in the past 25 years to obtain authorization from the Attorney General before making changes to voting systems, district boundaries, or forms of government. House Bill 1750 broadens the definitions of voting-rights abridgement and dilution and limits the defenses jurisdictions may use to demonstrate compliance. Both bills reflect a statewide push to strengthen voting protections, though they also introduce new procedural and legal constraints for local governments.

Fiscal Sustainability: While the Legislature focused on establishing a more stable and progressive fiscal structure for the state budget, local government budgets have not received the same level of prioritization or attention.

In 2025, significant energy was invested in a proposal to lift the 1% property tax cap. However, at the very end of the legislative session, Governor Ferguson indicated that he was unwilling to sign such a proposal into law. Instead, the Legislature approved a councilmanic sales tax increase for public safety. This change makes the local tax code more regressive and more vulnerable to the ups and downs of economic downturns and broader fiscal uncertainty.

During the 2026 session, the Legislature continued this trend by approving yet another councilmanic sales tax increase this time for children, youth, and families (House Bill 2442).

Additionally, if the proposed high earner's tax is upheld, several sales and use tax exemptions will take effect as the tax is implemented. While these exemptions are widely recognized as an opportunity to reduce cost burdens on low- and middle-income households, they will negatively impact local government revenues. The Legislature acknowledged this impact in a brief intent section that recognizes the potential reduction in local revenues and references $200 million in mitigation funding in the four-year budget outlook. However, this amount would only partially offset the fiscal impacts of the proposal.

In the third and fourth quarters of the year, cities will begin collecting sales tax revenues on services that became taxable under legislation enacted during the 2025 session. Many cities, though not all, will experience a modest increase in sales tax collections as a result. However, this revenue increase is temporary and is set to be repealed in 2029 with the passage of the millionaires' tax (Senate Bill 6346).

State-Shared Revenues: Recently, the state has been reluctant to increase state-shared revenues and this year was no exception. In fact, the final supplemental budget *reduces* cannabis revenue-sharing to cities and counties by $5 million statewide. While any reduction in state-shared revenues is unwelcome, the impact is considerably smaller than the reductions experienced during the recession.

Unfunded Mandates: Bellevue opposed unfunded and under-funded mandates on local governments. The Legislature continued the trend of approving land use mandates without providing implementation funding (House Bill 2266 and Senate Bill 6026).

However, there were several proposals that did not advance as a result of city opposition. For example, House Bill 1443 returned from the 2025 session but again failed to advance following strong advocacy from cities. The bill would have required cities to allow "homes on wheels", including RVs, travel trailers, and tiny homes on wheels, on residential lots under specified conditions.

Improve Contracting, Bidding & Procurement: House Bill 2420 incrementally raises the maximum contract amount eligible for small works roster procurement, allowing the limit to increase from $350,000 to $650,000 over a phased period while clarifying that the thresholds are based on estimated cost not including sales tax and retaining existing documentation, direct contracting, and public access provisions.

Liability: Session brought heightened attention to an increase in liability exposure for the state and local governments. After concerns from the governor and legislators about the tens of millions spent annually on liability claims, Senate Bill 6239 would have required arbitration for tort claims against the state and its subdivisions. Originally, this was the only bill being considered on the topic but as the session progressed, the bill eventually died after victim advocates expressed concerns with the delay of justice for those harmed by state or local governments. While no major reforms were passed, the session marked a clear shift toward confronting the growing financial strain tort exposure places on both the state and local governments, setting the stage for deeper work in the next biennium.

To support that work, the final Operating Budget directs the Office of Administrative Hearings to convene a committee to recommend changes to the process for claims against the state or its political subdivisions for damages arising out of tortious conduct. The committee will provide a report by November 1.

Simultaneously, the Legislature considered several bills that would have increased liability exposure for governments. One example is House Bill 2095, which if approved would have expanded civil liability when vulnerable road users are struck by automobiles. Although intended to protect vulnerable road users, such as people walking in a crosswalk or riding bicycles in a lane, the bill would expand cities' exposure to potential damages and attorneys' fees even if no city driver or vehicle was involved. The bill was ultimately halted in the Senate but similar legislation is expected to be introduced next year.

Thriving People & Communities

Behavioral Health: There continues to be bipartisan recognition that addressing behavioral health, including mental health and substance use, is essential to improving public safety. Consistent with recent budgets, the Legislature continued to make significant investments in the state's behavioral health system, including:

- $24 million for Program for Assertive Community Treatment (PACT) teams to expand intensive, community-based services for individuals with serious behavioral health conditions.
- $12 million for substance use disorder peer support services, increasing access to certified peer counselors and strengthening recovery-oriented care statewide.
- $48 million to support the housing and stabilization needs of individuals with behavioral health disorders, including crisis response teams, supportive housing programs,

recovery navigator services, stabilization teams, and other community-based interventions.

These investments reflect the Legislature's ongoing shift toward a more community-based behavioral health system, reducing reliance on state hospitals and expanding local capacity for treatment, stabilization, and long-term recovery.

Access To Housing

Condo Liability: For years, cities have urged the state to update condominium insurance laws to stabilize and strengthen the condominium market. That long-sought reform was approved last year with the passage of House Bill 1403. This year, lawmakers advanced a follow-up measure, House Bill 2304, to fine-tune the newly enacted changes. This additional phase of reform has now been approved by the Legislature. Testimony on the bill highlighted that many builders have stopped constructing condominiums because insuring a condo unit can cost more than ten times what it costs to insure a comparable newly built single-family home. Under existing state law, apartment buildings can be converted to condominiums after seven years, a timeline that often results in deferred maintenance and higher costs for eventual condominium associations. The bill addresses this concern by allowing the use of an express warranty for condo units located in new or converted buildings with 12 or fewer units and no more than four stories. Allowing four-story construction helps reduce building costs and supports the development of accessible units for older adults.

Preserve Manufactured Home Parks & Infill Incentives: The Legislature considered but did not advance Senate Bill 5755, modifying existing incentives to support redevelopment of parking lots and underutilized sites into housing. While legislators expressed support for the policy goal of infill development, the incentives would have reduced state revenue collections.

Vibrant Economy

Enhance Revenue Flexibility: This year focused on identifying and advancing opportunities to enhance existing revenue tools, making them more adaptable and easier for local governments to implement. This includes exploring options to expand councilmanic authority and lifting restrictive caps so that city revenues can keep pace with inflation and evolving community needs:

- *Revenue Flexibility*: House Bill 2442 provided cities and counties with flexibility with several streams of existing revenue including sales tax revenues dedicated to housing, allowing REET 2 revenues to be spent on nuisance abatement, allowing levy lid lifts to last 10 years rather than 6 years. In addition to those adjustments to existing revenue, the bill also authorizes cities to impose a councilmanic sales tax for children, youth, and families, and allows cities to create a single-city fire district without reducing the city property tax levy.
- *Tax Increment Financing (TIF) Revisions*: House Bill 2451 modifies the state's tax increment financing authority to address special district concerns while maintaining and tightening the TIF tool. The bill is the result of a stakeholder workgroup convened by AWC in 2025 to discuss how TIF works, what the impacts are, and potential revisions to the tool. It makes multiple changes to local TIF rules to clarify project eligibility, require mitigation for affected taxing districts, restructure revenue apportionment, and limit the use of the mandatory multifamily property tax exemption in increment areas taking effect on or after June 2. The bill applies its changes prospectively, so existing increment areas are not modified.

School Funding: This past session was defined by tight budgets and growing pressure on school districts, which shaped both the operating budget and the education policy agenda. Lawmakers focused on stabilizing districts facing enrollment declines, rising costs, and special-education funding gaps.

The operating budget included $140 million for free school meals, while also decreasing the Running Start program for high school students by $14 million, while the capital budget continued investments in school construction and modernization, though within limited statewide bond capacity. Other investments included targeted support for foster youth outcomes, ninth-grade success, homeless student services, High School & Beyond Plan implementation, and dual-credit fee assistance, along with continued funding for Apple Health, the Washington College Grant, long-term care, and behavioral health services.

A broad set of education bills moved through the process, reflecting the Legislature's emphasis on student wellbeing, early learning, and special-education capacity. Key bills included House Bill 1634, student safety and wellbeing, and House Bill 2429, behavioral-health coordination, House Bill 1795 and House Bill 2557, special-education services and oversight, and early-learning expansions such as House Bill 2159, House Bill 2282, and House Bill 2318.

The session also revived the larger structural debate about how Washington funds its schools. House Bill 2026, the "Fairness in Education Funding Act," reappeared with a proposal to eliminate local levies, equalize per-pupil funding statewide, and shift salary allocations to a uniform state model. While it did not advance, it kept the equity conversation alive and underscored the tension between local flexibility and statewide uniformity.

Safe & Efficient Transportation

Lawmakers have prioritized policies that aim to increase safety for all road users. This session, the Legislature passed Senate Bill 6066, authorizing and defining crash prevention zones, and Senate Bill 6110, addressing the increase of e-motos use and developing a workgroup to define e-motos. Introduced in 2025, Senate Bill 5067 lowers the blood alcohol concentration (BAC) limit for the operator of a vehicle or watercraft from 0.08% to 0.05%. This effort continued into the legislative session, making its way through the Senate but ultimately stalling in the House.

To support communities with infrastructure funding, Senate Bill 6262 would have increased the maximum weight of vehicles subject to a transportation benefit district fee from 6,000 pounds to 9,000 pounds. However, the bill did not pass. AWC and others hope to see this bill reintroduced in the 2027 session.

Another concept that was debated but didn't advance was changing the revenue distribution method for cities that operate traffic safety cameras. Current law says that cities must share 25% of net revenues from stationary cameras put in place after June 6, 2024. House Bill 2711 would have changed it to require a city to remit $5,000 annually for each device active in the previous 12 months, and an additional $5,000 annually for each permanent camera that has been in place for at least four years. This shift was recommended by cities after a Senate concept proposed sharing 10% of gross revenues, which would have been far more costly to cities. This discussion was prompted by a desire for stable funding for the Cooper Jones Bicycle Safety Account, which is still needed. It is likely this issue will return in 2027.

High Quality Built & Natural Environment

Utility Infrastructure: Local governments have the responsibility of constructing and maintaining infrastructure for public services like water, sewer, and stormwater. The state's primary method

of supporting local governments with this obligation is through the PWAA. However, it is commonly an attractive option for operating budget writers to raid the PWAA when facing budget challenges. This year was no exception. The supplemental operating budget transfers $375 million from the PWAA to the general fund, while the final capital budget provides an additional $279.5 million in bond revenue to backfill the reduction. Combined with $100 million in *existing* bond revenue backfill and $10 million in new funding for emergency grants to public works projects impacted by extreme weather events in 2025, this gives the Public Works Board authority to award up to $389.5 million in grants and loans for infrastructure projects in FY 2027. Overall, this results in an increase of $14.5 million compared to the appropriations to the PWAA in the biennial budget. The capital budget also cuts in half an existing diversion from the PWAA to the Water Pollution Control Revolving Account, eliminating a $20.5 million transfer that was scheduled for FY 2027.

As an alternative to the PWAA, legislators have proposed creating a Washington State Public Bank to lower the borrowing costs and provide financing for infrastructure and housing. Senate Bill 5754 was originally introduced in the 2025 session and had a public hearing this session. However, the concept continues to lack the support needed to advance.

Senate Bill 5061 would have required annual adjustments to prevailing wage rates for most public works projects so that wages reflect updated statewide rates over the life of a contract rather than remaining fixed at execution. The bill included negotiated exemptions for small works roster projects and residential construction and preserved existing reclassification rules. It ultimately did not pass.

Land Use and Housing: The Legislature has continued its trend of preempting local governments in the name of increasing housing supply. During the first year of the biennium, lawmakers limited cities' authority to require housing developers to provide parking to reduce development costs. In the second year of the biennium, the Legislature advanced a similar proposal limiting cities' authority to require ground-floor retail or commercial space in new developments. The bill, requested by Governor Ferguson and Lieutenant Governor Heck, was supported by major employers such as Microsoft and Amazon, along with the Master Builders Association and the Sightline Institute. After several rounds of negotiations, the Legislature approved a final version of Senate Bill 6026, which the governor signed into law. While the bill limits local authority, the final version retained some ability for cities to require ground-floor commercial or retail uses in certain circumstances. Unless there is a significant political shift, legislative mandates affecting local land use authority in the name of increasing housing supply are likely to continue in future sessions.

For the second consecutive session, lawmakers considered legislation that would have significantly limited cities' authority to regulate or remove individuals occupying public rights-of-way, including individuals experiencing homelessness who are living in encampments. House Bill 2489 was approved by the House Housing Committee but did not advance further in the legislative process. Despite not passing, the proposal generated significant attention and opposition. Each year this policy is introduced and debated, it draws substantial interest from local governments, advocacy groups, and legislators due to its potential impact on cities' ability to manage public spaces and address encampments within the public right-of-way.

The Legislature has also continued to focus on the regulation and siting of "STEP housing" types, including shelters, transitional housing, emergency housing, and permanent supportive housing. In 2021, the Legislature adopted House Bill 1220, which required cities to allow these housing types in areas where hotels are permitted. The bill was influenced in part by events in

Renton, where a Red Lion hotel was converted into a shelter and generated significant public debate about public safety impacts. At the time, cities were allowed to adopt reasonable occupancy, spacing, and health and safety regulations. However, local regulations adopted across the state have varied widely, and in some cases have been written narrowly enough to effectively prevent shelters from locating in a community.

To address these concerns, the Legislature adopted House Bill 2266 this session. The bill modifies existing law by requiring cities to allow permanent supportive housing and transitional housing in all residential zones and requires shelters and emergency housing in all zones where hotels are allowed. It also narrows the types of spacing, occupancy, and health and safety regulations that cities may adopt. One notable provision allows cities to impose additional operational requirements when a jurisdiction contributes general fund dollars or public land to a project. Proponents believe the bill will create greater statewide consistency in how these housing types are regulated.

Environmental Stewardship: The Legislature considered several bills aimed at protecting the environment, including House Bill 2233, which would have expanded the restrictions on the use of plastic carry out bags and House Bill 2271, which would have established new thresholds for post-consumer recycled content for plastic products. Neither bill made it out of the house of origin though both are expected to return in 2027. Product stewardship for textiles (House Bill 1420) and bottles (House Bill 1607) also failed after their second year of being considered. Extensive stakeholder work is expected over the interim on both pieces of legislation. The most notable environmental bill to pass this session is Senate Bill 6355 which got a late start in a short session but got through the process in just 15 days. The bill creates the Washington Electric Transmission Authority to ensure the state has adequate grid capacity for the growing demand for electricity.

Community Safety & Health

Justice System: In recent years, the Legislature has considered proposals aimed at reducing the number of individuals entering the criminal justice system, including efforts to decriminalize certain offenses or modify detention standards. Several such proposals were introduced this session but did not ultimately pass into law. One worth mentioning is House Bill 2389, which expands alternatives to confinement and adjusts sentencing rules for juvenile offenders.

Immigration: One of the major themes for the majority party this session was to respond to the actions of the federal government, particularly in relation to immigration enforcement. Democrats shared their goal of ensuring that immigrants and refugees, as well as all community members, feel safe in Washington state.

A slate of bills was introduced to make progress on this issue. Several bills were signed into law, including House Bill 2105, which establishes immigrant worker protections; Senate Bill 5855, which prohibits law enforcement at any level of government from wearing masks; and House Bill 2165, which increases penalties for individuals who impersonate law enforcement officers. The legislature considered but did not approve many others including House Bill 2464, addressing reporting requirements for private detention facilities; House Bill 2597, strengthening immigration-related enforcement provisions; House Bill 2641, updating standards for law enforcement hiring; House Bill 2648, clarifying interactions between local agencies and federal immigration enforcement; Senate Bill 5906, enhancing data and personal safety protections; Senate Bill 6080/House Bill 2547, establishing new parameters for federal custody contracts; Senate Bill 6109, concerning private detention investment restrictions; and Senate Bill 6286, imposing fines on detention facilities, reflect ongoing legislative interest in regulating detention

practices, increasing transparency, and setting clearer statewide standards for how local governments interact with federal enforcement systems, even though none of these measures crossed the finish line this session.

Public Defense: Public defense remained one of the most unresolved pressures on local governments this year, driven largely by the Washington Supreme Court's June 2025 order requiring a two-thirds reduction in public-defender caseloads over the next decade. There were two bills introduced this session that aimed to reduce pressure on local governments. The first was House Bill 2163/Senate Bill 5913, which would clarify that the Court's 10-year phase-in takes precedence over the three-year timeline proposed by the Washington State Bar Association. Cities strongly supported this clarification, as the shorter timeline is widely viewed as unworkable given current workforce shortages and the absence of state funding. The second was Senate Bill 5914, which restructured how the Office of Public Defense distributes state funding by moving to a pro rata formula tied to documented costs. The bills did not receive public hearings and did not make any progress this session.

In the final days before the first fiscal cutoff, House Bill 1592, was unexpectedly scheduled for a public hearing. Originally introduced in 2025 and focused solely on counties, the bill was amended this year to create a city funding distribution based on misdemeanor case counts, eliminating the grant-application process. The bill also added new reporting requirements for the Office of Public Defense (OPD) and the Administrative Office of the Courts (AOC) to track caseloads, backlogs, and staffing needs. Despite the last-minute surge of attention, the bill did not pass.

Community Safety: In recent years, legislative discussions have often been dominated by public safety issues. While the topic received considerable rhetorical attention during this session, relatively few significant policy changes were enacted.

Two bills passed this session with notable implications for public safety. The first, Senate Bill 5974, establishes minimum qualifications for elected sheriffs creating background check requirements. The second, Senate Bill 6002, regulates the use of automated license plate reader (ALPR) cameras, often referred to as "Flock cameras," which are increasingly used by local law enforcement agencies to investigate and prevent crime.

The Legislature also monitored — but did not take action on — the implementation of House Bill 2015, adopted last year. That law created a $100 million grant program and authorized a councilmanic sales tax to support local public safety investments. Several jurisdictions have expressed concern that the eligibility criteria and certification requirements established by the Criminal Justice Training Commission have been burdensome and difficult to meet, limiting access to the funding. Approximately one month into the legislative session, the Commission approved the first jurisdictions for certification under the program. Click here to view the CJTC program page.

APRIL LOOK AHEAD

- Governor's final day to sign bills into law – April 4
- First day filing officer may receive candidate declarations by mail – April 20
- Special Election – April 28

City of Bellevue | City Manager's Office

DATE: April 14, 2026

SUBJECT: Federal Legislative Update, March 2026

BUDGET AND APPROPRIATIONS

The partial shutdown of the Department of Homeland Security (DHS) continues as Congress considers a new, two-step Republican funding plan. The proposal would fund all DHS agencies *except* Immigration and Customs Enforcement (ICE) and Border Patrol in the first step. The second step would attempt to fund ICE and Border Patrol for the next three years through the budget reconciliation process, which requires only a simple majority vote in the Senate.

President Donald Trump has given Republicans a June 1 deadline to deliver this second reconciliation bill. However, pursuing another reconciliation package could open the door to additional tax and budget proposals, and is likely to face pushback from those who oppose new spending or tax changes without equivalent offsets.

Despite the ongoing negotiation on the Fiscal Year (FY) 26 DHS bill, Appropriations leaders have begun consideration of FY 27 member requests (Congressionally Directed Spending or Community Project Funding). For FY 27, the City of Bellevue is requesting $1 million for the Safer Signals Program. Rep. Adam Smith has already announced submittal of Bellevue's request to the House Appropriations Committee, which limits House members to 20 project submissions for the committee. The Senate Appropriations committee deadlines for member funding requests will be in April. Bellevue is likely to find out if its request will also be submitted to the Senate Appropriations committee in late-April or early-May.

PRESIDENT'S FY 27 BUDGET PROPOSAL

President Trump kicked off consideration of federal funding for FY 27 with the release of his $2.2 trillion budget proposal. The President's budget proposal is dominated by a request to boost defense spending to $1.5 trillion. The proposal includes $1.1 trillion in base discretionary spending for the Department of Defense and another $350 billion in mandatory spending as the United States carries out operations against Iran.

The proposal also continues the President's message to cut domestic spending. It proposes a 10% or $73 billion cut to discretionary non-defense funding.

Several previously proposed budget cuts that either failed to pass or were not finalized before the FY 26 deadline have been revived into this budget proposal. These include significant cuts to the Environmental Protection Agency (EPA) and other climate and equity-related programs, as well as the elimination of the Low -Income Home Energy Assistance Program, Community Development Block Grant (CDBG), Federal Emergency Management Agency (FEMA) grants, and housing assistance programs under the Department of Housing and Urban Development (HUD). Congress ultimately chose to maintain or increase funding for those programs for FY 26.

Like the FY 26 budget proposal, this proposal seeks to increase funding for law enforcement, apprenticeships, border protection, the Coast Guard, and veterans' services. The Department of Transportation sees a 6.2% increase under the budget proposal, reflecting the President's priority to invest in air traffic control infrastructure and personnel, highway projects, and the

maritime industry. The proposal also takes an initial step towards privatizing security screening by the Transportation Security Administration (TSA) at small airports.

Congressional appropriators will officially begin consideration of FY 27 funding with a series of hearings featuring administration officials from each agency. The first of these will be the Director of the Office of Management and Budget, Russell Vought, who is scheduled to appear before the House Budget Committee on April 15 and the Senate Budget Committee on April 16.

CONGRESS

Housing Legislation

Housing legislation aimed to ease the affordable housing supply shortage took a step forward when the Senate passed the *ROAD to Housing Act of 2025* (S. 2651) by a vote of 89-10. The House moved similarly but with competing legislation (H.R. 6644) in February. President Trump endorsed the Senate bill, in part, because it includes a proposal to ban institutional investors from buying single-family homes. The Senate bill, however, still needs to be reconciled with the House bill and some House leaders have signaled strong concerns with the Senate version. In general, both the House and Senate bills include proposals aimed at helping urban centers with housing supply, but issues remain to be ironed out to address concerns and appease stakeholders. A few key elements of the proposals:

- Speed up housing production. Both the House and Senate proposals exempt certain HUD housing activities from environmental reviews under the National Environmental Policy Agency (NEPA) and other federal laws. The House bill also requires HUD to develop voluntary state and local zoning guidance to speed up housing production.

- Increase grant funding for affordable housing.
    - Bills would create five-year competitive grant programs to implement affordable housing. The Senate bill would also modify or create several new grant programs, including a program authorized with more than $1 billion over five years for a new competitive grant program for metropolitan cities, urban counties, local governments, and tribes that have objectively increased their housing supply, as determined by HUD.
    - The Senate proposal would reallocate CDBG funding for communities based on housing costs, vacancy rates, and with “extremely high growth” communities eligible to have their share of funds increased.
    - Both the House and Senate proposals modify HUD’s Home Investment Partnerships (HOME) Program to expand the grant program to families earning up to the median income. The grant allocation to localities would increase from $500,000 to $750,000.

- Expanded use of CDBG funding for housing development, including allowing communities to dedicate up to 20% of CDBG funds to new housing construction, increasing local flexibility to respond to housing shortages.

- Programs for borrowers and tenants. Both bills create a savings account pilot program for families receiving Section 8 and Section 9 assistance and counseling for borrowers who are 30 days or more delinquent on mortgage payments. The House bill would create a national hotline for tenants dealing with rental housing

eviction issues. Both bills attempt to make smaller dollar mortgages more available and accessible.

- Ban on large institutional investors. The Senate bill includes the President's proposal to ban institutional investors from owning more than 350 or more single-family homes or purchasing additional homes. Housing industry groups are opposed to this provision.

Federal AI Framework
In the absence of federal AI regulations and safeguards, states have stepped in with laws to regulate AI development, require AI disclosure, and prevent unlawful discrimination and or the undisclosed collection of personal data.

During March the first federal-level proposals to regulate AI were unveiled. On March 20, President Trump unveiled a proposed framework to replace the patchwork of state AI rules with a set of federal regulations. The White House framework incorporates the Kids Online Safety Act, creating rules around kids' privacy and increasing tools for parental monitoring. The White House framework also prevents government censorship of content; attempts to shield ratepayers from increased energy costs by streamlining AI data center permits and waives federal rules to accelerate AI deployment; protects the rights of IP holders; and supports AI skills training. Most controversial is the President's proposal to preempt state AI regulatory laws with federal legislation.

Congress also unveiled new bi-partisan legislation that would mandate new "transparency requirements" of AI companies. The AI Foundation Model Transparency Act (H.R. 8094) requires AI companies to disclose how their products are built and trained. The goal is to provide the public with more information about how data is being used and to help identify risks associated with AI. It's also the goal of the bill sponsors that the transparency will incentivize AI companies to build models that are safer and respect user privacy. The bill would preempt state laws.

BELLEVUE FEDERAL ACTIVITIES

Councilmembers Nieuwenhuis and Briar represented the City of Bellevue at the National League of Cities (NLC) annual Congressional City Conference in Washington, DC, in mid-March. In addition to attending NLC official meetings and events, Bellevue representatives had the opportunity to engage with members of the federal delegation (Senators Maria Cantwell and Patty Murray and Representatives Suzan DelBene and Adam Smith).

The City has started to review and update the city's annual federal agenda and planning for a June trip to Washington, DC. The city's transportation and transportation safety team have also begun work on a proposal for the federal Safe Streets and Roads for All (SS4A) grant program. Grant funding would support the implementation of the city's Safer Signals Program.

City of Bellevue | City Manager's Office

DATE: April 14, 2026

SUBJECT: King County Regional Committees Update, March 2026

Regional Policy Committee (RPC)

The RPC did not meet in March. The next RPC meeting is scheduled for May 13. Councilmember Lynne Robinson serves on the RPC representing the Sound Cities Association.

Regional Transit Committee (RTC)

At its March 18 meeting, the RTC:

- **Adopted the 2026 RTC work plan.** In 2026, the RTC will receive briefings on Metro's three countywide policies and plans in preparation for updating the documentation in 2027 and 2028: *Strategic Plan for Public Transportation*, *King County Metro Service Guidelines*, and *Metro Connects Long-Range Plan*. The draft 2026 work plan also includes briefings, such as preparations for the 2026 FIFA World Cup events.
- **Received a briefing on Metro's Rider Dashboard**, showing a summary of route performance. The Dash focuses on ridership, on-time performance, crowding, and missed stops. This tool originated during the COVID-19 Pandemic at RTC's request. The Dash has become a permanent transparency and accountability tool for the public.
- **Received a briefing on the King County Transportation District (KCTD),** King County's transportation benefit district. Established in 2014, the KCTD covers all of King County and is governed by a Board of Supervisors comprised of the nine King County Councilmembers. Thus far, the KCTD has not been funded. In February, King County Councilmember Sarah Perry proposed a 0.1% councilmanic sales tax increase to fund King County Roads. County staff estimate that a 0.1% sales tax would generate roughly $101.4 million per year. At the March 18 Sound Cities Association (SCA) Board meeting, the Board adopted a position on the sales tax proposal. The position states that 25% of the councilmanic sales tax revenues should be provided as pass-through funding to cities which could help support local transportation priorities such as maintenance, safety improvements, and mobility projects. The position also calls for cities to be involved in the decision-making process for allocating funds generated by a KCTD sales tax.

The next RTC meeting is scheduled for April 21; it is a joint meeting with the King County Transportation, Economy, and Environment (TREE) Committee. Councilmember Vishal Bhargava serves on the RTC representing the Sound Cities Association.

Regional Water Quality Committee (RWQC)

At its March 4 meeting, the RWQC:

- **Received an update on the King County Wastewater Treatment Division (WTD) Work Plan to Continue to Improve Engagement, Transparency, and Accountability.** WTD will have a third-party consultant conduct a review of their capital program, especially large "mega-projects." Members of the Metropolitan Water Pollution Abatement Advisory Committee (MWPAAC) will participate in the interview process. WTD also shared updates on ongoing work with contract agencies to partner on public messaging around rates.
- **Discussed initial policy options related to separated system conveyance as part of the Regional Wastewater Services Plan (RWSP) update.** WTD presented and solicited feedback from members on policy options to address infiltration and inflow (I/I), population growth, and onsite septic conversion. Financial information for these policy options will be shared later in 2026.
- **Received a briefing on the King County Wastewater Treatment Division's (WTD's) recommended 2027 sewer rate.** WTD recommends a 2027 sewer rate increase of 12.75%, increasing WTD's monthly sewer rate to $70.65. This rate would allow WTD to "meet regulatory deadlines, proactively replace some of the most critical assets prior to failure, and avoid building moratoria driven by insufficient capacity." Near term costs are largely driven by regulatory requirements, including the combined sewer overflow (CSO) consent decree. The Sound Cities Association Public Issues Committee discussed a draft letter to the King County Council regarding the rate at their April 8 meeting. WTD will present to the Bellevue City Council on May 12.

The next RWQC meeting is scheduled for May 6. Deputy Mayor Hamilton serves on the RWQC representing the Sound Cities Association.

Growth Management Planning Council (GMPC)

The GMPC did not meet in March. The next GMPC meeting is scheduled for April 30. Councilmember Jared Nieuwenhuis represents Bellevue on the GMPC.

Affordable Housing Committee (AHC)

The AHC did not meet in March. The next AHC meeting is scheduled for May 7. Councilmember Claire Sumadiwirya serves on the AHC representing the Sound Cities Association.

City of Bellevue | City Manager's Office

DATE: April 14, 2026

SUBJECT: Puget Sound Regional Committees Update, March 2026

Transportation Policy Board (TPB)

At its March 12 meeting, the TPB:

- **Approved a routine amendment to the 2025-2028 Transportation Improvement Program** (TIP). Four agencies submitted five projects:
  - Kitsap Transit: State Route (SR) 16 Park and Ride
  - Maple Valley: SR 169 Pedestrian Bridge at SE 258th Street
  - Seattle: Central Area Neighborhood Greenways
  - Washington State Department of Transportation (WSDOT):
    - SR 99/238th Street SW to 148th Street SW Vicinity – Paving and Americans with Disabilities Act (ADA) Compliance
    - SR 532/Stillaguamish River to 72nd Avenue NW Vicinity Paving and ADA Compliance
- **Recommended certifications of comprehensive plans for Puyallup and Renton.** The plans were reviewed by PSRC staff, who found the plans to be substantially consistent with VISION 2050 and the Regional Transportation Plan (RTP) and to conform to transportation planning requirements in the Growth Management Act.
- **Recommended authorizing a change in the RTP project status for Woodinville's SR 202 Widening and Trestle Replacement Project from "candidate" to "approved."** This project will widen SR 202 between NE 175th Street and NE 177th Place from five lanes to eight, improve existing pedestrian facilities along SR 202, and construct a new multi-use trail from the Sammamish River Trail to the extension of 133rd Avenue NE. This project will also replace an existing railroad bridge on Eastrail with a pedestrian bridge.
- **Recommended the Executive Board approve the 2026 project tracking and delivery supplemental funding action.** This action would allocate up to $29 million in Federal Highway Administration (FHWA) funding to eligible projects, including up to $1 million total for two Bellevue projects. Per the adopted PSRC Project Tracking Policies, early action on increasing the federal share of previously awarded projects was requested to streamline the processing and approval timeframes and expedite use of the funding to help meet the region's delivery target. Additional project delivery actions will be requested in April, including project extension requests and implementation of the proposed bridge funding pilot program.
- **Discussed the RTP public comments and plan refinements**. The draft RTP was available for public review and comment between December 15, 2025, and February 2, 2026. PSRC staff briefed the TPB on comments received, including a request from Bellevue and Seattle for PSRC to create an autonomous vehicle working group. The request Bellevue and Seattle did not receive any opposition and will be incorporated into

the draft RTP for a potential recommendation in April for the Executive Board to adopt the draft RTP.

- **Discussed the RTP performance dashboard.** The current RTP, adopted in 2022, included an action item to develop a performance monitoring dashboard of key plan metrics. This dashboard was developed in coordination with the TPB and first released in January of 2023. The dashboard reports on measures including emissions, safety, active transportation, vehicle miles traveled and transit ridership.

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

Growth Management Policy Board (GMPB)

At its March 19 meeting, the GMPB:

- **Recommended certifications of comprehensive plans for Bonney Lake, Pacific, and Seattle.** The plans were reviewed by PSRC staff, who found the plans to be substantially consistent with VISION 2050 and the RTP and to conform to transportation planning requirements in the Growth Management Act.
- **Recommended redesignation of Regional Growth Centers.** This recommendation includes redesignation of Downtown Bellevue as an Urban Regional Growth Center. Having Downtown Bellevue designated as a Regional Growth Center allows Bellevue to be more competitive when applying for regional transportation funding.
- **Discussed the Regional Open Space Conservation Plan update.** The plan will be updated over the coming year in anticipation of the next update to VISION 2050, the region's long-range plan for growth. The board discussed possible topics to further refine the scope of the update, including land acquisition, development pressures, and access to urban parks and trails.

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

Executive Board

At its March 26 meeting, the Executive Board:

- **Acted to redesignate Regional Growth Centers**. The Executive Board acted to redesignate Regional Growth Centers per the GMPB's recommendation. See the March 19 GMPB summary for more information.
- **Discussed the 2026 update to the Regional Economic Strategy (RES)**. PSRC staff provided an overview of the process to update the RES. Former Governor Christine Gregoire spoke on behalf of Challenge Seattle about their upcoming Puget Sound Economic Development Plan. Cost of doing business in the region, affordability, lack of a welcoming business climate, energy reliability and power needs were common themes of board member comments. Bellevue's recently adopted Economic Development Plan is consistent with and complemented by regional economic development plans.

- **Heard an update on Regional Transportation Plan comments.** PSRC staff walked through the engagement process, comment categorization, and next steps. Bellevue's comments regarding an autonomous vehicle (AV) regional summit are captured as a future work item. Board members expressed support for the engagement process and proposed future work items — rural roads, technology (including AV), and data and monitoring.

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

Economic Development District Board (EDDB)

At its March 4 meeting, the Central Puget Sound EDDB:

- **Ratified Presidential Appointments.** Also ratified the Executive Committee for the March 2026-March 2027 term.
- **Received a Legislative Update** including a Federal and State Budget and Policy Update. Revenue forecast indicates FY 25-27 revenue up by $827 million, while FY 27-29 up by just over $1 billion. Jobs data from 2025 indicated a 12,900 decline from tariffs and tech sector workforce reduction. Construction and service industries (including tech) lost most jobs. Education, health services, and financial sectors saw job growth.
- **Received an update on Regional Economic Strategy Development.** The board provided input on prioritization of implementation efforts. The four focus areas and goals for the draft strategy included: economic opportunity, quality of life, global competitiveness, and business climate. An updated five-year Comprehensive Economic Development Strategy will be finalized and adopted by the end of 2026 for the 2027-2031 period.
- **Received an update on the Challenge Seattle Economic Plan Development** led by former Governor Gregoire and Challenge Seattle. The goal is to develop an actionable regional economic development plan focused on aligning around a small set of shared outcomes, defining ownership of priority actions, and creating a structure for implementation and accountability.

The next EDDB meeting is scheduled for June 3. Councilmember Clair Sumadiwirya represents Bellevue on the EDDB.

City of Bellevue | City Manager's Office

DATE: April 14, 2026

SUBJECT: Greater Seattle Partners (GSP) Update, March 2026

Board of Directors Meeting

At its March 4 meeting, the Board of Directors of GSP:

- **Approved New Board Members.** The Board welcomed three new additions: Michael Mattmiller, Microsoft's General Manager for Washington State and Global Employee Engagement; Joe Dacca, Vice President of External Affairs at the University of Washington; and Councilmember Hannah Hedrick of the City of Tukwila.
- **Received an Organizational Update.** GSP introduced two new team members: Annie Pardo joined as Executive Administrator and Operations Manager; Jacob Pavlik joined as Economic Development Manager to support project pipeline development and the region's competitiveness for investment opportunities.
- **Reviewed Financial Updates.** The Board received a detailed overview of the revised 2026 financial forecast and adopted budget. Forecasts reflected a balanced approach to sustaining core operations.
- **Engaged in a Strategic Discussion on the Global Innovation for Humanity Forum.** The Board reviewed the strategic framework for the 2027 Global Innovation for Humanity Forum, a major initiative aligned with Seattle's role as a 2026 FIFA World Cup host city. The forum will convene approximately 1,000 global leaders across business, technology, research, government, and community sectors. Planned as a two-day event, showcasing five interconnected themes from health and sustainability to responsible AI and economic mobility. The Board discussed the multi-month planning timeline and expected funding milestones supporting an estimated $9.8 million event budget.
- **Received Program Updates.** GSP provided updates on several programs and upcoming initiatives that included a recap of the International Leadership Mission to Delhi and Mumbai, as well as business engagements and cultural exchanges. Staff also provided an update on planning for the SelectUSA Seattle Spinoff (April 28-May 1) and an August 2026 Site Selector Familiarization Tour. Additionally, GSP is developing a high-level analysis of Seattle's space industry, working with partners including BRPH, Amazon, and Boeing to highlight emerging trends and competitive positioning.

The next Board of Directors meeting is scheduled for June 4. Councilmember Lynne Robinson is on the GSP Board of Directors.

City of Bellevue

MANAGEMENT BRIEF

DATE: April 14, 2026

TO: Mayor Malakoutian and City Councilmembers

FROM: John Resha, Chief Financial Officer
Micah Phillips, Performance and Outreach Coordinator
Finance & Asset Management Department

SUBJECT: 2025 Community Inclusion and Engagement Survey Results

Executive Summary

In 2025, the city redesigned its Performance Measures Survey and Budget Survey into a series of quarterly surveys. The new Community Inclusion and Engagement (CIE) Survey was conducted in October 2025, and results show that a majority of residents give high ratings to city services and quality of life in Bellevue, which is consistent with previous survey cycles. The CIE Survey also explored multiple new topics like inclusive community engagement, belonging, and social connection. City staff have begun reviewing these trends to evaluate how the data can inform service delivery. The full survey report will be published on the city website by April 18th.

Community Surveys Redesigned to Align with Council Strategic Target Areas

The city has conducted the Budget Survey and Performance Measures Survey consistently since the late 1990s. These scientifically valid surveys measure community funding priorities and opinion of city services and overall performance. The Finance & Asset Management Department coordinates these surveys in collaboration with an external survey vendor.

In 2025, city staff reevaluated these community surveys to align with City Council Strategic Target Areas (STAs), which were updated in 2024. As part of this reevaluation, the city also shifted to a quarterly survey cadence. The first cycle of quarterly surveys is as follows:

Quarterly Survey Schedule	
Q3 2025	Community Inclusion and Engagement
Q4 2025	Budget
Q1 2026	Community Safety and Health, Mobility
Q2 2026	Neighborhoods, Housing, Growth

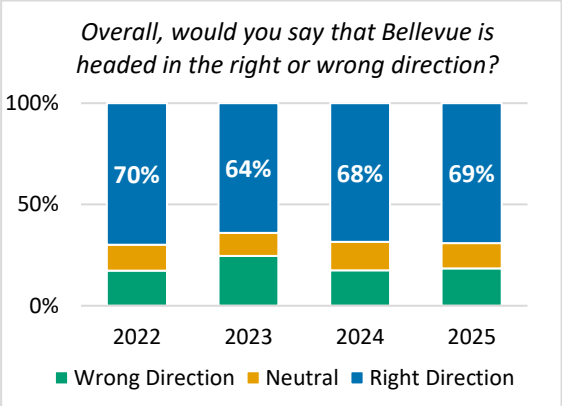
The 2025 CIE Survey was conducted in October 2025, and over 400 responses were collected.

Overall Perceptions of Bellevue Remain Consistent with Previous Years

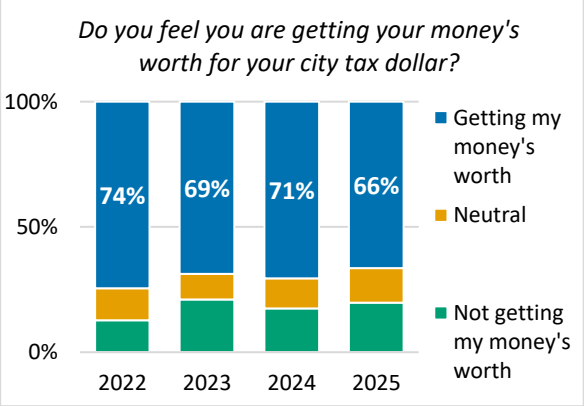
Each community survey asks the same set of marquee questions to understand residents' overall perception of Bellevue. These questions focus on Bellevue as a place

to live, the quality of life in Bellevue, the quality of city services, the direction the city is headed, and value for tax dollar. The 2025 CIE Survey results show that a majority of residents give high ratings for these questions, which is consistent with previous survey cycles. Some results are down significantly when compared to 2022 and prior years, but that is the norm for many community surveys nationwide after the COVID-19 pandemic.

- Direction the City is Headed
  Almost seven in 10 (69%) residents say Bellevue is headed in the right direction. These results are unchanged from 2024. The top reasons given for why the city is headed in the right direction include city government, business opportunities, amenities and services, and safety. The top reasons given for why the city is headed in the wrong direction are cost of living, population density, and city government.



- Value for Tax Dollar
  Two-thirds of residents feel they are getting value for their tax dollar. This result has remained stable since 2023.



- Quality of Life, Quality of City Services, and Bellevue as a Place to Live
  Bellevue residents continue to have high opinions of the quality of life in Bellevue, the quality of city services, and Bellevue as a place to live. These results have remained consistent for multiple survey cycles.

Residents who noted "exceeds or greatly exceeds expectations"

Quality of Life	Quality of City Services
85%	80%

Residents who noted Bellevue is a better place to live than other cities

Bellevue as a Place to Live
85%

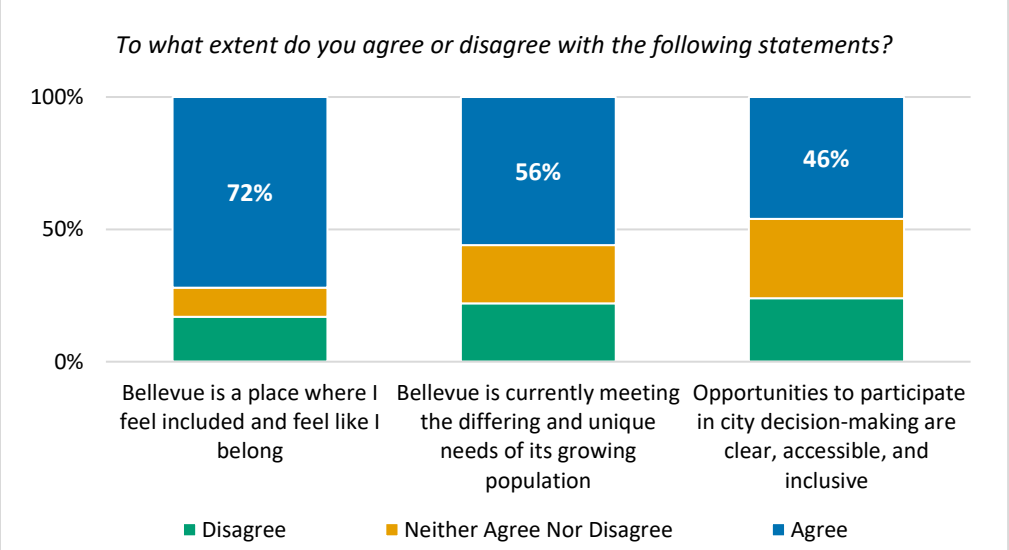
New Baseline Established for Inclusion and Engagement Survey Data

This is the city's first-ever scientifically valid community survey focusing on inclusion and engagement. The survey questions were developed by a city team of subject matter experts in collaboration with an external survey vendor. The questions are informed by council STAs and cover multiple topics, including belonging and social connection, community engagement, and trust in government.

As an example of the questions asked in the CIE Survey, below are some excerpted results:

- Sense of Inclusion: A majority of residents (72%) agree that Bellevue is a place where they feel included and feel like they belong.
- Meeting Community Needs: More than half of residents (56%) say that Bellevue is currently meeting the differing and unique needs of its growing population.
- Participation in City Decision-Making: Nearly half of residents (46%) say that opportunities to participate in city decision-making are clear, accessible, and inclusive.

Notable Demographic Results



Like previous surveys, the CIE Survey collected demographic data to better understand the experiences of a variety of Bellevue community members. The survey tracked numerous demographic categories, including age, race, gender, and income. When looking across survey results to see notable overall trends, there were multiple resident populations who each frequently gave higher ratings than other groups: residents who live in multi-family dwellings, residents who have lived in Bellevue for ten years or more, residents who identify as Asian, and residents who live in households with children. Staff will continue to analyze the statistical variance and how it might inform future program delivery.

City Staff Interpreting Survey Data

With the conclusion of the CIE Survey, city staff have begun the process of interpreting and acting on this data. The Finance & Asset Management Department is briefing city leadership teams on high level trends. Subject matter experts from the City Manager's Office, the Diversity Advantage Team, the Community Development Department, and other teams will evaluate the results and help the organization make sense of this data, so that staff can use these insights to improve city services.

The full survey report will be published on the city website by April 18th.