

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

December 2, 2025
6:00 p.m.

Council Chambers
Bellevue, Washington

PRESENT: Mayor Robinson, Deputy Mayor Malakoutian and Councilmembers Bhargava, Hamilton, Lee, Nieuwenhuis and Sumadiwiry¹

ABSENT: None.

1. Call to Order

The meeting was called to order at 6:03 p.m., with Mayor Robinson presiding.

2. Roll Call; Flag Salute

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

3. Approval of Agenda

→ Deputy Mayor Malakoutian moved to approve the agenda, amended to add an item as 7(b), Old Bellevue Proposal by Mayor Robinson. Councilmember Nieuwenhuis 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.

¹ Councilmember Sumadiwiry participated remotely.

- (a) Keith Swenson said he submitted a letter to the Council. He recalled his comments to the Council on July 22 expressing appreciation for the City's professionals in the areas of transportation and public safety. He expressed support for the proposed speed safety cameras, especially at the corner of 111th Avenue NE and NE 10th Street. He said approximately 140 residents of the building he lives in on 111th Avenue NE voted in support of the cameras.
- (b) Karen Armstead, a Vasa Park area resident, noted her neighbors in the audience. She said they sent a letter to the Council expressing support for the proposed speed cameras on SE 34th Street and 164th Avenue SE. She expressed concern regarding the lack of sidewalks and pedestrian safety. She referred to information in their letter about enhanced enforcement in the area resulting in police issuing 50-60 tickets over a three-week period.
- (c) Anthony Mackay, Executive Director, Old Bellevue Merchants Association, expressed an interest in preserving the area's historic character in partnership with the City. He expressed appreciation for the Bellhop shuttle, efforts by Visit Bellevue to attract visitors and the Bellevue Downtown Association's sponsorship of community events.
- (d) Mariam Zinati, a Vasa Park resident, concurred with Ms. Armstead's comments above regarding the proposed traffic cameras and pedestrian safety. She expressed concern regarding traffic speeds on 164th Avenue SE, where there are at least three bus stops and no sidewalks. She said she hears cars racing on the street at night. She said a speeding vehicle recently ran into a neighbor's yard. She asked the City to consider speed bumps in the area.

Responding to Mayor Robinson, City Manager Diane Carlson said Transportation Department staff will be available later in the evening to comment on projects planned for the Vasa Park area. Ms. Carlson said residents may submit specific concerns and questions to the City as well.

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

6. Report of the City Manager

- (a) Bellevue Convention Center Authority (BCCA) Board Reappointments

City Manager Diane Carlson recommended the reappointment of two individuals to serve on the Bellevue Convention Center Authority (BCCA) Board from January 1, 2026 through January 1, 2030: Ron Hofilena and Ann Kawasaki. Three current members will serve through January 1, 2027: Rick Carlson, Uzma Siddiqi, Laurie Tish. Two current members will serve through January 1, 2029: John Christison and Roger Anderson.

Mayor Robinson noted the Council's concurrence with the appointments.

- (b) Winter Weather Preparedness and Response

Ms. Carlson introduced staff's update regarding the City's winter weather preparedness program.

Chris Long, Assistant Director, Transportation Department, said this winter is expected to be a neutral El Nino weather pattern that will begin as El Nino and transition to a La Nina weather pattern later. La Nina weather patterns are typically colder and could bring snow. He said the City follows very accurate 14-day forecasts to help prepare for a winter weather event.

Mr. Long said a number of departments are involved in the City's winter weather response. The Transportation Department is the lead for snow, ice and wind events. The Utilities Department is the lead for flooding. The Parks and Community Services Department is the lead for events involving civic buildings. The Finance and Asset Management Department is the lead for fleet maintenance and the City Manager's Office is the lead for communications. When it snows, it takes approximately 60 staff members to provide 24-hour services.

Last winter followed a La Nina weather pattern with the significant "bomb cyclone" wind storm in November 2024 and two small snow events in February 2025.

Matt Lebeau, Senior Business Process Analyst, Transportation Department, said that in early 2024, staff evaluated a number of commercial software applications to replace the City's existing snow and ice response dispatch program. The City selected and implemented Routeware's Smart City application that provides two-way communication between dispatchers and field crews. The online dashboard provides real-time locations for dispatched responders and a color-coded map to track the servicing of streets. Snow and ice response vehicles are now equipped with cab-mounted tablets that provide navigation for assigned routes. Serviced arterials change color as they are completed and photos of road conditions can be sent to dispatch staff.

Mr. Long highlighted positive feedback the City has received for its efforts to clear roads and keep everyone safe.

7. Council Business and New Initiatives

- (a) Consideration of Appeal of Notice of Exclusion Issued by Mayor Robinson to Avrum (Alex) Tsimerman

City Attorney Trisna Tanus said that under Council rules, any person excluded from attending or participating in future Council meetings may appeal the exclusion by submitting a written appeal. Mr. Tsimerman submitted a timely written appeal to be considered by the Council tonight. The Council's consideration involves reviewing the Notice of Exclusion, which includes the reasons why Mayor Robinson excluded Mr. Tsimerman and his written appeal. She said the Council should not solicit any testimony and will be asked to deny or grant the appeal.

- Deputy Mayor Malakoutian moved to deny the appeal of the Notice of Exclusion issued by Mayor Robinson to Alex Tsimerman on November 21, 2025. Councilmember Nieuwenhuis seconded the motion.

Mr. Tsimerman entered Council Chambers and interrupted the meeting.

→ The motion carried by 7-0.

Mayor Robinson asked the police officer in attendance to escort Mr. Tsimmerman from the meeting.

(b) Old Bellevue Proposal by Mayor Robinson

Mayor Robinson said that Old Bellevue is a unique and cherished area in Bellevue and many businesses and residents have chosen to be located there due to its charm. During the pandemic, it was one of the most prosperous areas in Bellevue because the businesses stayed open and outdoor dining was expanded. Ms. Robinson said there is currently no requirement to preserve the historic charm and small businesses. She requested her colleagues' support to ask staff to spend beyond eight hours to study and come back with a recommendation to address the preservation of Old Bellevue.

Ms. Robinson recalled that more than one year ago, the Council voted unanimously during its retreat to establish protections for Old Bellevue. She said there are only seven old buildings left in Old Bellevue on Main Street between Bellevue Way and 100th Avenue. She said there are no regulations to prevent redevelopment or incentivize the relocation of the businesses. She said these small businesses would find it difficult to find alternative, affordable properties.

Mayor Robinson said she would like the City to establish incentives for smaller retail spaces and/or low-cost business spaces. She would like to convene landowners, business owners, residents and visitors to address the future of Old Bellevue. She said staff proposed developing a temporary interim official control (IOC) that would require any development seeking a permit on Main Street to attempt to preserve the character in some way in their project. She said this would allow time for the City and community to work together to establish permanent requirements.

→ Deputy Mayor Malakoutian moved to establish a temporary emergency interim official control (IOC) to preserve and reinforce the character of Old Bellevue along Main Street between 100th Avenue and Bellevue Way, and that the Council authorize staff to go beyond the 8-hour limitation to prepare an IOC for the Council's consideration at a future meeting that requires the protection of historic facades and objective design standards that reinforce, enhance and preserve the character of the area, while staff develops a recommendation for permanent regulations to ensure the compatibility of new development with the surrounding development in the area. Councilmember Nieuwenhuis seconded the motion.

Councilmember Sumadiwirya expressed support for the motion. She asked whether this would delay any projects. Mayor Robinson said it does not affect any project that is already vested, including the building where Glassy Baby is located.

Councilmember Nieuwenhuis expressed support for the motion and recalled the Council discussion at its retreat. He said he did not understand why this needs to be an emergency, given that it was more than a year ago when the Council had that conversation. He expressed concern that property owners will be caught off guard. He said his preference would have been to

convene the property owners first to let them know about the Council's interest in establishing regulations. Mr. Nieuwenhuis said he looks forward to hearing staff's recommendation regarding ways to preserve the historic character of Old Bellevue.

Responding to Councilmember Nieuwenhuis, Matt McFarland, Supervising Assistant Attorney, said if the Council wants to consider the IOC process, it is necessary for the Council to make a finding and rationale for a legislative emergency or urgency.

Councilmember Bhargava said he agrees that there are few places in Bellevue with the historic character and need for this type of preservation. He expressed support for the motion. Responding to Mr. Bhargava, Mr. McFarland said there are policies and code provisions in place that refer to protecting the historic and cultural look and feel of Old Bellevue and recognize it as a unique land use district. However, more specific regulations have not been developed. Mr. McFarland said there can be objective design standards that preserve a certain look and feel under the Council's policy direction but are not necessarily tied to a historic or landmark preservation purpose.

Deputy Mayor Malakoutian expressed support for the motion. He noted that when he talks to his friends in Seattle, they have indicated that Old Bellevue is the only place they view with a soul in Bellevue. He expressed support for preserving the charm and character of the area and for providing incentives for developers. He said he understood the urgency because waiting could result in development applications that would not preserve that character.

Councilmember Hamilton said the Council should be deliberate about how Old Bellevue grows and changes. It is a unique neighborhood that deserves special attention and is an important part of the fabric of the community, as are all of Bellevue's neighborhoods. He expressed support for allowing more time for staff to study and provide information to the Council. He encouraged public engagement to gather input regarding potential regulations.

Councilmember Lee concurred with Mr. Hamilton's comments. Mr. Lee said he agreed with preserving the unique character of areas within Bellevue. He encouraged robust public engagement in considering requirements and incentives.

Mayor Robinson said her intent is to create a process for communications and for establishing protections while staff continues to study options. She suggested exploring the potential for separating requirements for Old Bellevue from the rest of the downtown.

Responding to Mr. Malakoutian, Mr. McFarland said the City has used the IOC process in the past while permanent regulations are drafted.

Mayor Robinson said this is not a moratorium and developers can still apply for permits during the IOC period. Mr. McFarland said it would make the current incentives in the code a mandate in terms of preserving historic facades and other features.

Mr. McFarland said staff could come back with more information and options for the IOC process before presenting a recommendation for IOC requirements. Mayor Robinson concurred

with that approach and reiterated her request to direct staff to spend more than eight hours for their analysis.

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

Mayor Robinson thanked everyone for their support.

8. Consent Calendar

→ Deputy Mayor Malakoutian moved to approve the Consent Calendar, and Councilmember Nieuwenhuis 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 November 18, 2025, Regular Meeting
- (b) Resolution No. 10561 adopting the updated Ashwood Park Master Plan.
- (c) Resolution No. 10562 to adopt Ashwood Park as the name for the park property located at 10875 NE 12th Street.
- (d) Resolution No. 10563 authorizing execution of an agreement with King County to accept up to \$1,000,000 through the Flood Reduction Grant Program for the Valley Creek at NE 20th Street Flood Control project.
- (e) Ordinance No. 6888 approving the 2026 Transportation Impact Fee Rate Schedule to reflect updated Institute of Transportation Engineers (ITE) trip generation factors and a base fee rate of \$8,185 (Attachment A), to be effective January 1, 2026; retaining a fixed three percent indexing to be applied annually to the rate schedule beginning January 1, 2027; and repealing Ordinance Nos. 6688 and 6715.
- (f) Ordinance No. 6889 amending Section 4.14.020(F) of the Bellevue City Code to align with current statutory language.

9. Public Hearing

- (a) Public Hearing and action on Ordinance No. 6890 authorizing the release of a portion of a public utility easement and amending Ordinance No. 386 to release a portion of a public utility easement located at 707 96th Ave NE, which has been declared surplus to the City's needs and no longer required for providing continued public utility service; the release of this easement being deemed in the best interest of the public.

City Manager Diane Carlson introduced the public hearing regarding the release of a public utility easement.

Loren Matlick, Real Property Division Manager, Finance and Asset Management Department, said the easement is located at 707 96th Avenue NE. He recalled that on October 14, the Council declared the easement surplus to the City's needs and set the public hearing. Mr. Matlick said the property owner is proposing to short plat the existing parcel into two parcels and to build a single-family residence on each parcel. Ordinance No. 386 describes a reserved utility easement across the southern portion of the site. The developer has asked the City to release the easement so they can move forward with their project. Mr. Matlick said there are no utilities in the easement and no replacement easement will be required.

Mr. Matlick requested Council action on the release of the easement following the public hearing.

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

City Clerk Arredondo said no one signed up to speak and no written comments were received.

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

Mayor Robinson said she is pleased to see the addition of two homes.

- Deputy Mayor Malakoutian moved to adopt Ordinance No. 6890, and Councilmember Lee seconded the motion.
- The motion carried by a vote of 7-0.

At 7:05 p.m., Mayor Robinson declared a break. The meeting resumed at 7:22 p.m.

- (b) Public Hearing and action to adopt Ordinance No. 6891 relating to Co-Living Housing; amending the Land Use Code (LUC) to establish requirements and standards for co-living housing; amending LUC 20.10.440, Land Use Charts; LUC 20.25A.050, Downtown Land Use Charts; LUC 20.25Q.050, East Main Land Use Charts; LUC 20.20.590, Parking, circulation, and walkway requirements; LUC 20.20.700, Rooming houses; 20.50.014, C definitions; 20.50.016, D definitions; and 20.50.044, R definitions; providing for severability; and establishing an effective date.

City Manager Carlson introduced the public hearing regarding the co-living housing Land Use Code Amendment (LUCA) developed pursuant to House Bill 1998.

Nick Whipple, Code and Policy Director, Development Services Department, requested Council action on the proposed ordinance following the public hearing. He said the co-living housing LUCA responds to HB 1998, which requires cities to allow co-living housing where six or more multifamily units are permitted. The goal of the state legislation is to encourage additional housing choices at more affordable rates than traditional rentals.

Mr. Whipple said HB 1998 requires the building code to set the minimum room size requirements and restricts cities from requiring specific unit mixes, bedroom counts and other uses in the building. The law requires co-living codes to align with the same dimensional standards required for other multifamily uses. It also establishes ratios for calculating dwelling unit density, required parking and sewer connection fees. No parking is required near major transit stops.

Charlie Engel, Associate Planner, recalled that the Council raised a few questions during the November 12 study session and noted that the questions and responses are provided in the agenda memo. She said the cost of co-living units is approximately 50 percent of the area median income (AMI), which is \$1,300 in Bellevue. Regarding ownership, Ms. Engel said one model involves residents owning individual suites while common areas are jointly owned. Another option is a cooperative where there is no individual ownership but there is shared governance among all residents.

Ms. Engel said there was a question about how the City could encourage operational standards, such as on-site management. She said the City cannot be more restrictive with co-living housing than it is with other multifamily housing. However, incentives for certain operational standards could be established.

Ms. Engel said the LUCA codifies co-living as individual, lockable rooms that include private living and sleeping areas. Residents share common kitchen facilities. She presented a map depicting the areas where co-living is a permitted use. She said co-living is allowed where six or more multifamily units are permitted, except in cases where six units are possible only through an affordable housing bonus. No parking facilities are required within one-half mile of a major transit stop. Where parking is required, the required ratio is 0.25 parking spaces per sleeping unit.

The development standards in the LUCA align with existing residential development standards. The standard for calculating dwelling unit density is 0.25 dwelling units per sleeping unit. On a lot with six dwelling units, a maximum of 24 sleeping units is allowed. LUC 20.20.128 enables co-living housing to participate in affordable housing incentive programs. The LUCA restricts co-living housing from serving as short-term rentals (less than 30 days).

Ms. Engel said the public engagement effort followed Process IV noticing requirements, establishing a project web page, holding a public information session and publishing a fact sheet

regarding the LUCA. She said staff is requesting action tonight to approve the ordinance to meet the state deadline of December 31.

Ms. Engel said the LUCA meets the decision criteria in the Land Use Code. The amendment is consistent with the Comprehensive Plan, is not contrary to the best interests of citizens and property owners, and enhances the public health, safety or welfare. Ms. Engel said the decision criteria are addressed in Attachment A of the agenda memo.

→ Deputy Mayor Malakoutian moved to open the public hearing, and Councilmember Lee seconded the motion.

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

Katrina Romatowski said she is a real estate broker with 25 years of experience in building, developing and permitting. She expressed support for the co-living LUCA, especially for the provision related to home ownership. She thanked staff for their analysis and presentations. She expressed support for more affordable housing options. She thanked the Council for its commitment to making Bellevue a place where people of all ages and incomes can live.

→ Deputy Mayor Malakoutian moved to close the public hearing, and Councilmember Nieuwenhuis seconded the motion.

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

→ Deputy Mayor Malakoutian moved to adopt Ordinance No. 6891, and Councilmember Hamilton seconded the motion.

Deputy Mayor Malakoutian thanked Development Services Department Director Rebecca Horner, Mr. Whipple and Ms. Engel for their work. Mr. Malakoutian acknowledged that the LUCA requirements are responsive to state law and thanked staff for clearly articulating those requirements. He expressed support for the ability of co-living housing to provide more affordable housing options. He encouraged the development of incentives to promote certain operational standards. Ms. Horner said there are tools for staff to research and analyze to provide a pathway to incentives.

Mayor Robinson concurred with Mr. Malakoutian and said she looks forward to staff coming back in the future to discuss how to approach operational standards and incentives.

Councilmember Sumadiwirya expressed support for the LUCA and encouraged community education regarding the legislation.

Councilmember Lee acknowledged that co-living housing provides a new option for different types of households and expressed support for the LUCA.

Councilmember Nieuwenhuis thanked staff for the presentation and for following up on the questions previously raised by the Council. He asked how the City can enforce violations of the

new codes. Ms. Horner said staff is aware of a potential violation. She said staff is currently researching options for proactive enforcement of that use.

Councilmember Nieuwenhuis said he supports creating new housing options. However, he is interested in enforcement and incentives to agree to certain standards. He noted there will likely be unforeseen impacts to residents and neighborhoods.

Councilmember Hamilton thanked everyone for their work. He expressed support to move forward, noting that the LUCA is necessary to comply with a state mandate.

Councilmember Bhargava said he appreciated the state legislature's intent for the new laws to increase the supply of housing. He encouraged exploring new options for home ownership. He commented on the importance of public education regarding housing policies and options.

→ The motion to adopt Ordinance No. 6891 carried by a vote of 7-0.

10. Study Session Items

- (a) Recommended amendments to Bellevue City Code Chapter 11.49 to update the City's regulations on automated traffic safety cameras for consistency with state law and review of the recommended list of speed safety camera locations as part of the City's speed safety camera program.

City Manager Carlson introduced discussion regarding the proposed addition of speed safety cameras at seven locations.

Andrew Singelakis, Director, Transportation Department, said staff is seeking direction to finalize the legislation identifying seven locations as higher crash risk sites for the addition of speed safety cameras.

Franz Loewenherz, Mobility Planning and Solutions Manager, recalled the Council's adoption in 2020 of the Safe System approach to its Vision Zero program goal of eliminating traffic deaths and serious injuries from city streets by 2030. He said one of the strategies in the adopted plan provides direction to expand the use of speed safety cameras. He said the 2025 Vision Zero Action Plan includes a task to evaluate the City's existing program, consider industry best practices and state law, and to arrive at the proposed recommendation to be presented tonight.

Assistant Chief of Police Andrew Popochock presented a graph depicting the annual number of fatal and serious injury crashes in Bellevue since 2015, noting that 22 individuals died over that time period. In 2024, there were two fatalities and 34 serious injury crashes involving pedestrians, bicycles, motorcycles and vehicles. From January 1 through December 1, 2025, the Police Department issued 5,294 traffic citations. In 2024, they issued 3,216 citations.

Assistant Chief Popochock said Bellevue's current traffic camera program has operated Automated Traffic Safety (ATS) cameras since 2009. The program was initiated with three red light cameras and three school zone speed cameras. Mr. Popochock said speed safety cameras

reduce speeding and accidents, allow police officers to focus on other public safety issues and help to educate drivers.

Mr. Loewenherz said that in 2024, the state legislature expanded the areas where safety cameras can be used. The proposed City Code amendment expands the allowed use of traffic safety cameras to identified high-risk areas. All net revenue is dedicated to traffic safety purposes and civilian review of the citations is allowed. The new state law includes annual reporting provisions and requires a safety and equity analysis associated with the placement of cameras.

Mr. Loewenherz said staff evaluated 95 candidate locations using a point-based system. The 37 highest scoring locations were identified as proposed sites. The system-level safety analysis considered areas with high-speed crashes, higher speeding risk and higher numbers of Police Department citations. The system-level equity analysis was focused on ensuring that camera locations do not overburden any one neighborhood. The cameras activate only when speeding is detected and do not record faces. The fines are lower than officer-issued tickets and individuals receiving public assistance may request a 50-percent fine reduction. Automated tickets are not recorded on driving records and do not affect insurance rates.

Mr. Loewenherz said the City hosted a survey regarding the proposed camera locations. Of 293 responses, 41 percent indicated they believe the proposed locations address safety concerns, 38 percent indicated that the locations are fairly distributed across Bellevue, and 51 percent indicated that the City should implement three or more cameras from the proposed list per year.

Mr. Loewenherz asked the Council to consider staff's recommendation for the addition of seven traffic cameras in 2026 (Bellevue Way SE, Coal Creek Parkway SE, two on Forest Drive SE, 116th Avenue NE, 148th Avenue NE and NE 8th Street). Before the deployment of new cameras, the City will engage in a robust public education and engagement effort. Mr. Loewenherz said there will be a 30-day warning period before the cameras begin issuing citations.

Mr. Loewenherz requested Council direction to finalize the Bellevue City Code ordinance and accompanying resolution identifying seven higher crash risk sites for the addition of speed safety cameras.

Councilmember Nieuwenhuis thanked staff for the presentation and acknowledged that the data warrants the use of safety cameras. He wondered why the number of citations has increased so dramatically. Responding to Mr. Nieuwenhuis, Mr. Loewenherz described how the net revenues can be used for traffic safety purposes. Mr. Loewenherz said the Transportation Department has a long list of safety needs. He said the ideal objective is that corrective infrastructure measures will eventually eliminate the need for traffic cameras. Mr. Nieuwenhuis encouraged continued emphasis patrols as well.

Councilmember Lee encouraged enhanced public education regarding traffic rules and speed limits. He thanked staff for their work and expressed support for the Vision Zero program.

Councilmember Sumadiwiryra expressed support for the proposal to add traffic cameras and thanked staff for including the equity analysis. Responding to Ms. Sumadiwiryra, Mr. Loewenherz said the City is the sole agency with access to the data collected by the cameras.

Councilmember Hamilton thanked staff for the presentation and concurred that traffic safety cameras are effective in reducing the number of collisions. He said he liked that the net revenues will be used for traffic safety projects. He expressed support for the recommended new camera locations.

Responding to Mr. Hamilton, Mr. Loewenherz said the Police Department has sole access to review the infraction images. Transportation Department staff has access to certain data unrelated to traffic infractions. Councilmember Hamilton said he was ready to move forward.

Councilmember Bhargava expressed support for the proposed traffic safety cameras and encouraged an emphasis on overall traffic safety citywide. Responding to Mr. Bhargava, Mr. Loewenherz commented on sidewalk projects planned for the Vasa Park area. Mr. Bhargava encouraged moving forward as quickly as possible.

Deputy Mayor Malakoutian thanked staff for their work and for the thorough, data-driven presentation. He thanked staff for the community survey and other public outreach to consider potential camera locations. He expressed support for staff's recommendation to add cameras.

Mayor Robinson thanked staff for their work, including the evaluation of potential camera locations. Responding to Ms. Robinson, Assistant Chief Popochock said they do monitor whether the installation of cameras changes driving patterns.

Responding to Mayor Robinson, Mr. Loewenherz said the cameras are tentatively scheduled to be installed during the third quarter of 2026.

- Deputy Mayor Malakoutian moved to direct staff to finalize the Bellevue City Code Amendment (BCCA) ordinance and accompanying resolution deeming seven locations as higher crash risk sites suitable for locating speed safety cameras, for final action on a consent calendar at a future meeting. Councilmember Nieuwenhuis seconded the motion.
- The motion carried by a vote of 7-0.

At 8:37 p.m., Mayor Robinson declared a short break. The meeting resumed at 8:52 p.m.

- (b) Presentation of findings and recommendations from the Curb Pricing Study, an effort to explore the implementation of paid on-street parking for the Downtown, BelRed, and Wilburton neighborhoods of Bellevue.

City Manager Carlson introduced staff's presentation of the Curb Pricing Study regarding paid on-street parking.

Director Singelakis said staff is requesting direction to proceed with the necessary administrative tasks that would allow for paid on-street parking in the Downtown, BelRed and Wilburton areas, and to prepare an ordinance and amendments to the Bellevue City Code for consideration and Council action at a future meeting.

Chris Long, Assistant Director, Transportation Department, thanked the consultants who have worked with City staff to complete the Curb Pricing Study. He recalled that the Council adopted the Curb Management Plan in 2023. He said Comprehensive Plan Policy TR-34 states that the City should consider the implementation of a paid curb use program.

The study areas for the pricing study were Downtown, Old Bellevue, Wilburton, Spring District and BelRed. The goals of the study were to improve curb access, increase parking compliance and achieve equitable outcomes by balancing the needs of multiple users. Mr. Long said businesses support paid on-street parking because it encourages turnover, which brings more visitors to the area, creates the perception of easier and more available parking, improves access to all parking areas, and reduces congestion.

Mr. Long said the data collection for the study was completed in 2024 and updated in October 2025. The data provides occupancy and turnover rates from 7:00 a.m. through 8:00 p.m. Mr. Long said that most blocks in the study area are at capacity in the afternoons and evenings. At least 25 percent of vehicles are overstaying the curbside time limits (parking for more than three hours) and there is a general lack of compliance with parking regulations.

Mr. Long described the extensive public engagement effort beginning in early 2025 involving focus groups/business groups, individual businesses, surveys, the February 6 open house, the February 10 online open house, mailers, social media outreach and news releases. The second round of public engagement included an information table and survey at Downtown Park in July, meetings with individual businesses in August and meetings with the Old Bellevue Merchants Association in September.

Mr. Long said the Curb Pricing Implementation Strategy recaps the Curb Pricing Study process, creates a draft framework for the program to be used as a reference as it evolves, and identifies the steps to advance curb pricing in Bellevue. The strategy recommends a curb pricing program structure with a Council-adopted price range, expanded enforcement, and multiple payment options. The implementation strategy also recommends the establishment of a Curb Pricing Advisory Committee. The proposed hours of operation are 10:00 a.m. to 8:00 p.m. (or 5:00 p.m. in the Wilburton area) for three-hour parking seven days per week.

Mr. Long said equity considerations included multilingual access to payment options, grace period during the initial launch of paid parking, discounted ORCA pass program, partnerships with private garage owners, and the extension of BellHop hours of service and connections to transit hubs. Mr. Long summarized the financial estimates for capital investments (\$1.6 million), operating expenses (\$2 million) and operating revenues (\$4.3 million). He said the proposal involves adding more ADA-compliant street parking and more loading zones, enhancing transit amenities, improving wayfinding, developing an app that shows available parking, adding pedestrian improvements and funding streetscape activations.

Mayor Robinson thanked staff for the presentation.

Councilmember Sumadiwiryra noted she owns a business on Main Street and many businesses validate parking for their customers to remain competitive. She commented on the importance of parking for prospective customers. She wants to ensure businesses and the public have sufficient advance notice regarding the program. Mr. Long said it will take about one year to get the program underway. He noted plans for a robust public engagement effort. Responding to Ms. Sumadiwiryra, Eric Haggett of Walker Consultants commented on the financial and revenue estimates.

Deputy Mayor Malakoutian thanked staff for the presentation and expressed support for the curb pricing recommendation. He wondered whether it would be possible to try a pilot program with an initial free parking period (e.g., 20-30 minutes). He said that has been effective in other jurisdictions.

Councilmember Bhargava spoke to the importance of enhanced ADA access. He expressed concern regarding price predictability and the potential for dynamic pricing. He encouraged ensuring the turnover of parking customers to support businesses.

Councilmember Nieuwenhuis thanked staff, the consultants and the Transportation Commission for their work. He asked about the metrics to be used to set the parking rates and monitor the program's performance. Mr. Long said occupancy and turnover are two key performance metrics. He said the City will also rely on direct feedback from the public, including with survey questions through the parking app. Mr. Nieuwenhuis thanked staff for the public engagement and encouraged continued efforts with small businesses. Responding to Mr. Nieuwenhuis, Mr. Long said that on-street parking represents less than one percent of the total parking capacity in the Downtown. Councilmember Nieuwenhuis said he would like the Council to have a discussion in the future about options for the use of parking revenues.

Councilmember Hamilton expressed support for the proposed curb pricing program and thanked staff for the extensive public outreach.

Councilmember Lee recalled that he got his start with the City of Bellevue by serving on the Transportation Commission. He commented on the importance of transportation, safety and mobility.

Mayor Robinson acknowledged that small business owners benefit from paid, time-limited parking programs. She expressed support for allowing up to one free hour of parking and for creating an advisory committee. She encouraged expanding the hours of the Bellhop service. She expressed concern regarding the lack of parking for employees of Old Bellevue businesses. Mr. Long said there has been a suggestion to extend Bellhop service to the South Bellevue Park and Ride to help connect workers to transit.

→ Deputy Mayor Malakoutian moved to direct staff to proceed with the necessary administrative tasks to allow for paid on-street parking in Bellevue's Urban Core

neighborhoods of Downtown, BelRed and Wilburton, and to prepare an ordinance and Bellevue City Code amendments for consideration and action at a future meeting. Councilmember Nieuwenhuis seconded the motion.

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

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 9:45 p.m., Mayor Robinson declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw