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TO: Mayor Malakoutian and City Councilmembers

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SUBJECT: 2026-2030 Sustainable Bellevue Plan Implementation Update

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This management brief provides an overview of the 2026 workplan to implement the recently adopted 2026-2030 Sustainable Bellevue Plan (“plan”). This update also includes progress on key environmental indicators, and an overview of recent accomplishments. Staff recently completed the 2024 Greenhouse Gas (GHG) Emissions inventory, the 2023 Tree Canopy Assessment, and an update to the online Environmental Performance Dashboard. These metrics cover the overarching outcomes of the Sustainable Bellevue Plan. Staff will provide updates to City Council twice per year on plan implementation progress, with one as a written update and the other as a study session.

### **Background**

The council adopted the 2026-2030 Sustainable Bellevue Plan in November 2025 (Attachment A). The plan includes a suite of strategies and an associated Action Plan (Attachment B), which outlines the actions needed to achieve the community and municipal operations short and long-term sustainability goals.

The plan has five focus areas: Climate Change, Energy & Buildings, Mobility & Land Use, Natural Systems, and Materials & Waste. To better integrate sustainability into city processes and procedures, the plan includes a new category of “Foundational Strategies” that undergird the plan.

Implementation of the plan seeks to improve the environment and increase overall livability in Bellevue by: helping to reduce GHG emissions; encourage transit-oriented development; ensure long-term access to clean energy; strive towards zero waste; and preserve the integrity and health of natural systems. The municipal operations section of the plan describes how the city organization will continue to lead by example in reducing GHG emissions from city operations, facilities, and municipal fleet.

## Recent Accomplishments and Next Steps

Council last received a written update on implementation progress in July 2025. This update covers progress from Q3 and Q4 of 2025 and updates for 2026.

### Community Actions:

#### *Energy & Buildings*

- *Energy Smart Eastside (ESE)*: The Bellevue-led program ended 2025 with 459 heat pumps installed (178 in Bellevue, and 281 in partner cities), a 45% increase from 2024. Key highlights from Q3 and Q4 2025 are captured below. Details are available in the 2025 Energy Smart Eastside Annual Report (Attachment C).
  - **Adult Family Homes**: Completed a grant-funded project to replace gas furnaces with heat pumps in 51 adult family homes (27 in Bellevue) benefiting up to 300 vulnerable residents. This project reached 27% of all licensed adult family homes on the Eastside.
  - **Silver Glen Senior Co-Op**: ESE partnered with the Silver Glen board, a local contractor and Puget Sound Energy to install 34 heat pumps at the 123-unit senior living co-op in Bellevue. The unique approach piloted at Silver Glen is being replicated in other multifamily buildings in 2026. The ESE program looks forward to partnering with Silver Glen on a phase two in September of this year.
  - **Strategy**: ESE completed an engagement with Resource Innovations to identify the priority measures to increase residential decarbonization in Bellevue and across the Eastside. Those measures are being integrated into the program in 2026.
  - **Funding**: In Q4 2025, ESE was awarded \$500,000 from the Washington State University Community Energy Efficiency Program (WSU CEEP) to pilot efficient implementation of weatherization measures alongside heat pumps. In Q1 2026, ESE was also awarded \$700,000 from the Puget Sound Energy Decarbonization Program to continue work at Silver Glen and fund 35 additional heat pump retrofit projects in low-income households. The \$1,200,000 in additional funding is planned to go to council for approval this spring.
- Program priorities for 2026 include: expanding all incentive programs to renters, modifying the \$6,000 moderate-income heat pump rebate to be available to more households, and building on success with Silver Glen to expand to other multifamily and affordable housing properties, including Porchlight, Habitat for Humanity, Friendly Village Senior Housing and ARCH permanently affordable housing.
- *Better Buildings*: Staff managed a procurement process and worked with the consultant team to design three programs under the umbrella marketing of the new “Better Buildings” program, a hub of sustainability services for multifamily buildings, that support priority decarbonization efforts in existing buildings and

new construction, which will launch in March. The Better Buildings hub will also work to promote multifamily sustainability programs led by other departments.

- **Clean Buildings Incentive Program:** Refreshed and expanded its services in partnership with Issaquah and Redmond to better serve medium and large commercial buildings covered by state Clean Buildings Law energy reporting and performance requirements. With deadlines approaching as early as mid-2026, Bellevue’s free technical services will help building owners comply on time and avoid potential fines, access available incentives, and improve building performance.
- **Affordable Housing Green Building Design Technical Support:** Program design was completed in January this year. It will include design workshops and energy modeling services to improve energy efficiency, lower utility bills, and create healthier indoor environments in new affordable housing projects. Developers who enroll in this program will receive technical assistance with design, energy modeling, and certification, as well as support in securing financial incentives and grants, reducing upfront costs and long-term maintenance expenses.
- **ChargeReady Bellevue:** Program will provide free technical assistance to multifamily building managers and owners looking to take the first steps to install electric vehicle (EV) charging. During the process of developing the Bellevue EV Roadmap, staff heard from the community and property managers that many multifamily buildings were interested in installing charging for their residents but do not know where to start. This program helps address that need with free site assessments, electrical load studies, and funding and cost analyses.

#### *Mobility and Land Use*

- *E-Bike Rebate program:*
  - In partnership with the cities of Redmond and Issaquah, Bellevue was awarded \$337,000 in grant funding from Puget Sound Energy to launch a new e-bike rebate program modeled after the program the Washington State Department of Transportation ran in 2025. The Bellevue-Redmond-Issaquah program is expected to launch this summer.
- *Wilburton Sustainable District:*
  - **Incentivizing Green Buildings:** In July 2025, council adopted the Wilburton Vision Implementation land use code amendment (LUCA), which aimed to implement sustainable district priorities consistent with the updated Wilburton/N.E. 8th Street Subarea Plan. Two projects have already begun the preapplication process, fulfilling the 500 units allowed under the first phase of the Residential Catalyst Program. The Green Building Director’s Rule is anticipated to be finalized in Q1 this year.
  - **Communicating the Vision:** The project team is developing materials for the Land Use Team to articulate the vision for the district and

communicate sustainability incentives in the Land Use Code to stakeholders. Earlier work identified Leadership in Energy and Environmental Design (LEED) for Communities as a well-recognized, flexible, and rigorous sustainability framework that aligns with the district vision and provides opportunities for celebrating Bellevue's contributions to a sustainable future. The project team has evaluated the final adopted Wilburton LUCA and coordinated with the U.S. Green Buildings Council (USGBC) staff to confirm the city is on the right track with documentation and data analysis to pursue LEED for Communities precertification.

- **Stakeholder Engagement:** The project team will continue to develop public engagement and educational events with the support of the Bellevue 2030 District. Independently, the project team continues coordination with specific property owners and other stakeholders to evaluate the feasibility of district energy in Wilburton.
- *Mobility Implementation Plan:*
  - Council adopted the 2025 Update to the Mobility Implementation Plan (MIP) in November 2025. This update added a Pedestrian Level of Traffic Stress metric and performance targets, as well as intersection performance targets for the bicycle network. The MIP is used to identify and prioritize project concepts to address performance target gaps for each pedestrian, bicycle and vehicle modes

### *Natural Systems*

*Tree Giveaway:* The team distributed 700 trees at the fifth annual Tree Giveaway in October 2025, with support from Amazon. Following a targeted outreach campaign, 51% of tree recipients came from priority neighborhoods for additional tree canopy (Crossroads, Lake Hills, Factoria, Eastgate, and Downtown). In partnership with nonprofit 300 Trees, staff successfully streamlined the application process, improving customer satisfaction and overall program delivery. This year's Tree Giveaway will aim to reach more multifamily properties and commercial sites to benefit renters and increase canopy in higher density areas.

### *Climate Change*

- *Climate Resilience Kit Giveaway:* In July 2025, ESI partnered with Mini City Hall to distribute 100 filter fan kits to smoke-vulnerable community members. Filter fans are a low-cost public health solution for staying safe during hot and smoky summer days, especially for residents lacking HVAC systems. This second-year pilot underscored community interest in resilience action, with preregistrations selling out in less than one day. With a potentially severe wildfire season ahead, staff will once again distribute DIY filter fan kits and smoke safety information this summer.

### *Materials & Waste:*

- *Compostables Management:* The Utilities Department continues to provide technical assistance to multi-family and commercial properties to expand

compost collection services as required by the Washington State Organics Management Law. These efforts include connecting large food generators with food donation networks and opportunities.

- *Greener Living Classes*: Fourteen community classes reaching 864 residents were provided in 2025 to engage residents on: ways to reuse items or reduce waste; which items go in the garbage and which items are recyclable or compostable; and how to handle unusual items. This educational series continues this year.

### **Municipal Operations Actions:**

#### *Energy & Buildings:*

- *City Hall Clean Building Compliance & Smart Building Software*: The Washington State Department of Commerce approved Bellevue City Hall as compliant with the Clean Building Performance Standard (CBPS). City Hall is highly efficient and is currently operating at an energy use intensity (EUI) of 47.5 kBtu/SF, which is 21 points below the CBPS target of 68.5 for the building type. As a part of the compliance process, the city developed a City Hall-specific Energy Management Plan and an Operations & Maintenance Program documenting, which documents strategies for ongoing energy efficiency, system optimization, and performance monitoring to maintain compliance and drive continuous improvement. Smart building software has been implemented at City Hall to provide advanced analytics of building systems and enable fault detection. This technology allows for real-time system monitoring, helping staff identify equipment faults and energy inefficiencies. These insights will support proactive maintenance and optimize building performance, reducing energy use and operational costs over time.
- *Green Direct Program*: Added 14 new accounts to Puget Sound Energy's Green Direct Program, contributing approximately 300 MWh of renewable energy. The Green Direct Program allows the city to purchase renewable energy from wind and solar resources in the region. This increase is primarily due to energy-saving measures implemented at other city facilities, which freed up capacity for additional accounts.
- *Decarbonization Study for Tier 2 Buildings*: The next group of buildings subject to the CBPS are Tier 2 facilities which include buildings larger than 20,000 square feet. To prepare, a decarbonization study was completed for five of Parks' largest buildings. The study includes strategies and project pathways for system decarbonization, generator upgrades to improve resiliency, filtration upgrades for mitigating smoke impacts, LED lighting conversions and solar integration. This study will serve as a key resource for strategic planning during the upcoming budget process, helping prioritize investments that reduce emissions, enhance resiliency, and improve building performance.
- *Bellevue Service Center (BSC) Energy Retrofit*: The Bellevue Service Center Energy Retrofit is scheduled for completion by mid-2026 and includes converting

gas-powered rooftop units to high-efficiency electric heat pumps with advanced controls. This building decarbonization project is expected to reduce greenhouse gas emissions (GHG) by 71%.

- *City Hall First Floor West (1W) Renovation – LEED Equivalent Pilot:* Bellevue will be piloting a LEED-equivalent sustainability standard for the 1W space renovation to set benchmarks for future projects. The standard focuses on energy efficiency, water conservation, and low-impact materials, ensuring environmentally responsible design in city facilities.

#### *Mobility & Land Use:*

- *Green Fleet Strategy 2.0 – Technical Plan:* The Green Fleet Strategy 2.0 – Technical Plan has been completed. This plan provides a roadmap for fleet electrification by evaluating the city’s vehicle fleet by department, categorizing vehicles for replacement based on available EV options, assessing electrical capacity at city sites, and strategically planning charging infrastructure, including level 2 and level 3 chargers, as well as generator backup for resiliency. This plan will guide strategic decisions on vehicle replacements and infrastructure investments to accelerate fleet decarbonization.
- *EV Infrastructure Projects:* Bellevue will continue the advancement of its EV infrastructure across key city facilities to support fleet electrification. These projects will be critical steps towards reducing greenhouse gas emissions from fleet operations.
  - *Fire Station 1:* Installation of six 6 Level 2 chargers for fleet vehicles.
  - *City Hall EV Infrastructure:* Installation of Level 2 and Level 3 charging for fleet vehicles.
  - *BSC EV Infrastructure:* Installation of 20 Level 2 chargers for fleet vehicle.

#### *Climate Change:*

- *Fire Station 10:* Construction of Fire Station 10 is complete and incorporates sustainability across the focus areas. This station was designed to LEED Gold standards with Salmon-Safe certification. The station is projected to achieve 69% energy cost savings, supported by a 186-panel rooftop solar array generating 89,000 kWh annually and EV infrastructure for electric fire apparatus and fleet vehicles. Water conservation measures include a rainwater cistern that will save over 41,000 gallons per year.

#### *Natural Systems:*

- *Envision Project Feasibility:* Bellevue is evaluating the feasibility of applying the Envision Sustainability Framework to the development of a new park in Bel-Red. If pursued, this would be Bellevue’s first Envision-certified project, helping integrate best practices for resiliency, resource efficiency, and community impact.

## **2024 Greenhouse Gas Emissions Inventory**

The team released its annual GHG emissions inventory on February 27 to report on emissions in 2024 communitywide and municipal operations (Attachment D). Communitywide emissions totaled 1,608,235 MTCO<sub>2</sub>e which represents a 4.6% decline from 2023 and a 12% decrease from the 2011 baseline emissions. This decrease was driven by a lower carbon intensity from PSE's grid using more renewable energy sources and a 5% reduction in overall energy use by the community. Electric vehicle adoption contributed to a 6% reduction in on-road vehicle emissions. Emissions from the city's municipal operations totaled 7,790 MTCO<sub>2</sub>e, a decline of less than 1% compared to 2023 and 52% compared to the 2011 baseline measurements. Reductions in electricity use were offset by an increase in the employee commute category.

## **2023 Tree Canopy Assessment**

The team released its biannual Tree Canopy Assessment in February (Attachment E). Data showed a 70-acre (0.3%) decline in citywide canopy cover between 2021 and 2023, from 39.6% to 39.3%. Canopy decreased in most land use classes but increased in parks. This assessment will act as an important baseline for monitoring the impact of 2024 tree code update.

## **Next Steps**

Staff will continue to update council twice a year and provide updates to the community through the monthly Environmental Stewardship newsletter, biannual Environmental Stewardship town hall, and other project updates. Staff will present to council in the fall to provide an update on plan implementation progress.

## **Attachments**

- A. 2026-2030 Sustainable Bellevue Plan
- B. Sustainable Bellevue Action Plan
- C. 2025 Energy Smart Eastside Annual Report
- D. 2024 Greenhouse Gas Emissions Inventory Executive Summary
- E. 2023 Tree Canopy Assessment