



City of Bellevue

450 110th Avenue NE
Bellevue, WA 98004

Meeting Agenda City Council Regular Meeting

Tuesday, April 28, 2026

6:00 PM

Council Chambers (1E-126)

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

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

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

www.youtube.com/bellevuetelevision

1. Call to Order

2. Roll Call, Flag Salute

- a) [26-298](#) International Firefighters Day Proclamation
- b) [26-299](#) Therapeutic Court Month Proclamation
- c) [26-300](#) Public Service Recognition Week Proclamation

3. Approval of Agenda

4. Oral Communications

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

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

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

5. Reports of Boards and Commissions

6. Report of the City Manager

7. Council Business and New Initiatives

8. Consent Calendar

- a) [26-301](#) Council Minutes
Minutes of April 14, 2026
- b) [26-302](#) Motion to reject bid protest and award Bid No. 26013, Urban Core Bike Network Connections Phase 1 (CIP Plan No. PW-WB-85) to Always Active Services, LLC, as the lowest responsible and responsive bidder, in an amount up to \$747,890.50, plus all applicable taxes.
- c) [26-303](#) Motion to award Bid No. 26011, 2026 Overlay Program to Lakeside Industries, Inc. as the lowest responsible and responsive bidder, in an amount up to \$957,437.45, plus all applicable taxes.
- d) [RES 10620](#) Resolution authorizing execution of an Interagency Agreement K6819 Amendment 8 and Funding Approval, and all documents necessary, with the Washington State Department of Enterprise Services (DES) to perform construction of electric vehicle infrastructure and charging stations at Bellevue City Hall to support fleet electrification, in an amount not to exceed \$5,993,412, plus all applicable taxes.
- e) [RES 10621](#) Resolution authorizing the conveyance of a gas easement to Puget Sound Energy Inc. (PSE) located at 700 148th Ave SE, known as Lake Hills Greenbelt.

- f) [RES 10622](#) Resolution adopting the 2026-2032 Affordable Housing Strategy.
- g) [RES 10623](#) Resolution adopting the 2026-2031 Economic Development Plan.
- h) [RES 10624](#) Resolution authorizing the execution of a contract for a Professional Services Agreement with MacLeod Record Architects, PLLC in the amount not to exceed \$1,112,379, plus all applicable taxes, to provide the construction design, permitting support, and construction administration for the development of Ashwood Park.
- i) [ORD 6913](#) Ordinance amending the ethics code in chapters 3.90 and 3.92 of the Bellevue City Code to improve clarity, consistency and implementation; providing for severability; and setting an effective date.
- j) [RES 10625](#) Resolution authorizing execution of a three-year agreement with Cornerstone OnDemand for licensing, ongoing maintenance, hosting, and upgrades of Software as a Service (SaaS) products and services to support a city-wide learning management and performance evaluation system, in the amount of \$388,902.66, plus all applicable taxes.
- k) [RES 10626](#) Resolution authorizing additional funds in the amount of \$139,014.32 plus applicable taxes to continue a 5-year Software as a Service agreement with Freshworks Inc., to continue to provide a cloud-based platform for IT Service Management and Customer Service Management, in an amount not to exceed \$757,107.87 plus all applicable taxes.

9. Public Hearings

10. Study Session Items

- a) [26-304](#) SeattleFWC26 - Local Organizing Committee - Global Soccer Tournament Update
- b) [26-305](#) Preserving Equitable Sewer Rates
- c) [26-306](#) Recommended amendments to Chapters 11.23 and 11.80 of the Bellevue City Code to allow for the establishment and administration of a paid on-street parking program in support of Bellevue's Curb Management Plan

11. Land Use Reports

12. Other Ordinances, Resolutions and Motions

13. Written Reports

14. Unfinished Business

15. New Business

16. Executive Session

17. Adjournment

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

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

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

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

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

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

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

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

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

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

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

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

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

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



City of Bellevue | Proclamation

Whereas: International Firefighters' Day is observed annually on May 4 to honor and remember the courageous firefighters who have lost their lives in service to their communities, to express gratitude to those who have served and to recognize those who continue to protect and safeguard our residents today; and

Whereas: this global observance was established following the tragic loss of five firefighters in a wildfire in Victoria, Australia, on December 2, 1998, as a way to honor their sacrifice and recognize the dedication of firefighters worldwide who risk their lives daily in the line of duty; and

Whereas: firefighters face significant personal and physical challenges, demonstrating exceptional bravery and selflessness as they respond to fires, medical emergencies and disasters - often at great personal risk - to protect lives, property and the well-being of their communities; and

Whereas: the Bellevue Fire Department continues to uphold the highest standards of excellence, maintaining its international accreditation from the Commission on Fire Accreditation International since 1998, reflecting the department's ongoing commitment to professionalism, preparedness and public safety; and

Whereas: Bellevue's firefighters serve with dedication, responding at a moment's notice to emergencies, ensuring the safety of individuals and families and supporting the resilience and economic stability of our community.

Now, therefore, I, Mo Malakoutian, Mayor of Bellevue, Washington, on behalf of the City Council, do hereby proclaim **May 4, 2026 as**

International Firefighters' Day

in Bellevue and encourage residents to show appreciation for the courage, dedication and sacrifice of our Bellevue Fire Department personnel and firefighters everywhere, while also honoring the memory of those who have given their lives in the line of duty.

Mo Malakoutian, Mayor
City of Bellevue



City of Bellevue | Proclamation

Whereas: therapeutic courts improve both public health and public safety by using evidence-based approaches to support adults, youth and families affected by substance use and behavioral health conditions, helping individuals make lasting changes that strengthen our community; and

Whereas: Bellevue residents benefit from access to King County’s therapeutic courts, which provide meaningful alternatives to traditional case processing and create pathways toward recovery, stability and family reunification; and

Whereas: therapeutic courts connect participants to treatment, case management, peer support, housing, education and employment resources, along with structure and accountability to address underlying challenges and support long-term success; and

Whereas: these programs have a positive upstream impact, helping to interrupt cycles of substance use and involvement in the legal system, while reducing adverse childhood experiences and supporting stronger families; and

Whereas: therapeutic courts have demonstrated measurable outcomes, including increased participation in treatment, higher rates of family reunification, improved employment outcomes and reductions in recidivism and emergency system use; and

Whereas: participants and alumni of therapeutic courts contribute to Bellevue’s community as engaged parents, employees, neighbors and mentors, creating positive ripple effects that strengthen the city as a whole.

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

Therapeutic Court Month

in Bellevue and encourage all residents to recognize the value of these programs and support efforts that promote recovery, stability and public safety in our community.

Mo Malakoutian, Mayor
City of Bellevue



City of Bellevue | Proclamation

Whereas: Public Service Recognition Week is observed during the first full week of May to honor the people who serve our nation as federal, state, county and local government employees; and

Whereas: public servants contribute to the growth, safety and quality of life in our communities through their commitment to excellence, innovation and service across a wide range of professions and departments; and

Whereas: the City of Bellevue is proud to be served by a dedicated and diverse workforce of public employees who uphold the city's values of exceptional service, stewardship and accountability; and

Whereas: public service professionals in Bellevue - including those in planning, engineering, police, fire, parks, finance, technology, human services and more - play a vital role in supporting the city's continued growth, equity, resilience and sustainability; and

Whereas: the work of public servants continues to be essential, as they adapt, lead and respond to the needs of a dynamic and diverse community while maintaining the highest standards of professionalism; and

Whereas: it is important to recognize and show appreciation for the work, dedication and integrity of those who choose public service as a career and who help ensure that government is responsive, effective and accessible to all.

Now, therefore, I, Mo Malakoutian, Mayor of the City of Bellevue, Washington, on behalf of the City Council, do hereby proclaim **May 3 - 9, 2026, as**

Public Service Recognition Week

in Bellevue, and encourage all residents to recognize and thank our public employees for their outstanding contributions to our community.

Mo Malakoutian, Mayor
City of Bellevue

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

April 14, 2026
6:00 p.m.

Council Chambers
Bellevue, Washington

PRESENT: Mayor Malakoutian, Deputy Mayor Hamilton and Councilmembers Bhargava, Briar, Nieuwenhuis, 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. Deputy Mayor Hamilton led the flag salute.

(a) Earth Day Proclamation

Councilmember Robinson read the proclamation recognizing April 22, 2026, as Earth Day in Bellevue and urged everyone to support a more sustainable and resilient future.

Benny Bassli and Don Marsh, representing 300 Trees, accepted and thanked the Council for the proclamation and highlighted their current activities.

(b) 60th Anniversary of Bellevue College Proclamation

Councilmember Briar read the proclamation recognizing the 60th anniversary of Bellevue College and reflected on the college's six decades of impact, innovation and opportunity in the community.

Dr. David May, President, Bellevue College, thanked the Council for the proclamation and commented on the college's partnerships with the City.

(c) National Arab American Heritage Month Proclamation

Councilmember Sumadiwirya read the proclamation recognizing April 2026 as National Arab American Heritage Month in Bellevue and encouraged everyone to learn about and celebrate the contributions of Arab Americans in our community and the nation.

Moutaz Elias, representing the Arab American Foundation, thanked the Council for the proclamation.

(d) Sikh Heritage Month Proclamation

Councilmember Nieuwenhuis read the proclamation declaring April 2026 as Sikh Heritage Month in Bellevue and encouraged everyone to celebrate the history of the Sikh community and to continue working to build a more inclusive and vibrant community.

Chirag Sing Sarao thanked the Council for the proclamation and commented on the celebration of the Vaisakhi holiday marking a time of renewal, community and shared identity.

3. Approval of Agenda

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

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

4. Oral Communications

City Clerk Arredondo said the 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) Randy Bannecker, speaking on behalf of Seattle-King County Realtors, commented on the proposed sign code amendments. He expressed support for the proposed sign code update and said they appreciate retaining the allowance to post temporary on-premise real estate signage without a permit.
- (b) Matt Jack, Bellevue Downtown Association, expressed support for the Bellevue: Ready for Kickoff initiative related to the World Cup tournament this summer and thanked the City for its partnerships with the community.
- (c) Linda Hoffner, representing Wright Runstad and the Spring District, expressed support for the Bellevue: Ready for Kickoff initiative and commented on planned activities.

- (d) Santiago Potenciano, co-owner of Andiamo Ristorante Italiano, expressed concern regarding crime and vandalism in the downtown. Over the past year, his restaurant's windows have been shattered twice by the same mentally disabled individual resulting in more than \$40,000 in damages. He expressed appreciation for the efforts of the City and the Bellevue Police Department to address crime. However, he is concerned that small businesses are carrying the burden of this activity.
 - (e) Cristian Matoi, co-owner of Andiamo Ristorante Italiano, said their business is down 30-40 percent compared to one year ago and the cost of damages from vandalism is an additional challenge. He thanked their customers for their ongoing support. He asked Bellevue police to help keep the person responsible for breaking their windows away from their restaurant and the community. He thanked the Council for their work and support.
 - (f) Maria Hudson said she would like to meet with Councilmembers. She expressed concern regarding the handling of child sex trafficking and related evidence in Bellevue.
 - (g) Dr. Sue Mercer said she houses individuals experiencing homelessness and one man recently had a psychotic break and caused damage in her home. She said Bellevue police arrested him and facilitated his placement in a psychiatric ward to receive help. She suggested using the same approach to help the individual who damaged Andiamo restaurant. Dr. Mercer suggested allowing residents who live on steep hills to park on the wrong side of the street with their wheels into the curb. She thanked City staff for street maintenance and noted two potholes on SE 22nd Street near 153rd Avenue SE.
 - (h) Heidi Dean said the Council would be receiving a letter from a number of neighborhood associations regarding the sign code. She asked the Council to exempt neighborhood associations from the temporary sign registration requirement, noting that it creates an unnecessary barrier.
 - (i) Loretta Lopez, Board member of the Bridle Trails Community Club, said she was speaking as an individual because the Board has not yet discussed the sign code update. She expressed concern regarding the registration requirement for neighborhood association temporary signage. She suggested the associations should be regarded as partners with the City and exempt from the requirement.
5. Reports of Community Councils, Boards, and Commissions: None.
 6. Report of the City Manager
 - (a) Innovation Forum Digital Equity Device Distribution

City Manager Diane Carlson introduced staff's update regarding the Innovation Forum.

Sabra Schneider, Chief Information Officer, recalled the Innovation Forum’s priorities to support and enhance digital equity, grow thriving innovation ecosystems, and augment policies and priorities.

Julie David, Business Operations Manager, Information Technology Department, said more than 1,200 Bellevue households lack internet connectivity or a working digital device. She described the pilot digital equity device distribution program initiated in partnership with PCs for People and the Mini City Hall to address this issue. Earlier this month, the program provided 60 device kits (refurbished laptop computers, essential accessories and 12 months of prepaid internet connectivity) to income-eligible Bellevue residents. PCs for People will provide technical support and the City will survey the recipients at three months and six months to understand how the device is supporting their daily needs and digital engagement.

Ms. David said the purpose of the program is to meet immediate access needs and to expand opportunities related to employment, education, essential services and community resources. A second round of the program is anticipated later this year.

Ms. Schneider said the second annual Innovation Exchange event is scheduled for June 3, 8:30 AM to 6:00 PM, at Meydenbauer Center. Sponsors for the event include Bellevue College, King County and Washington State University.

(b) Community Performance Measurement and Budget Surveys

Ms. Carlson said that last year the City changed to a quarterly schedule for the community performance measurement and budget surveys, with a different focus for each quarter. She referred everyone to the Community Inclusion and Engagement Survey report of the survey conducted during the third quarter of 2025 [Agenda Item 13(b)].

7. Council Business and New Initiatives: None.

8. Consent Calendar

→ Deputy Mayor Hamilton 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 items were approved:

(a) 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) Ordinance No. 6908 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) Ordinance No. 6909 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) Ordinance No. 6910 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) Resolution No. 10607 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) Resolution No. 10608 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) Resolution No. 10609 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) Resolution No. 10610 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) Resolution No. 10611 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) Resolution No. 10612 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) Resolution No. 10613 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) Resolution No. 10614 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) Resolution No. 10615 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) Resolution No. 10616 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) Resolution No. 10617 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 Hearing

- (a) Public Hearing and Action on Ordinance No. 6911 to adopt regulations 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.

City Manager Carlson introduced the public hearing on Ordinance No. 6911 regarding development agreements for public-private projects.

Nick Whipple, Code and Policy Director, Development Services Department, said staff is seeking Council action on the ordinance following the public hearing.

Charlie Engel, Senior Planner, said a development agreement is a voluntary legally binding contract between a local government and a property owner or developer as authorized by state law [RCW 36.70B]. It establishes regulations, standards and conditions for a specific project and must be approved by the City Council. The agreements provide regulatory certainty for developers and allow the City to secure public benefits (e.g., infrastructure, impact mitigation, phasing commitments and public amenities). Ms. Engel recalled that on March 17 the Council expressed support for establishing a pathway for public-private partnership development agreements.

Ms. Engel said the proposed development agreement Land Use Code Amendment (LUCA) applies to public-private partnerships in which the City owns or controls real property or serves as a major funder (i.e., 10 percent or more of total project cost and at least \$5 million). The LUCA allows greater zoning and development flexibility to support affordable housing, sustainability and economic development. The LUCA consolidates existing development agreement provisions currently in multiple parts of the Land Use Code and defines application and submittal requirements, the review and approval process, the City's evaluation framework for proposed agreements and procedures for modifying approved agreements.

Ms. Engel said staff recommends adoption of the LUCA consistent with the following decision criteria: 1) consistent with Comprehensive Plan, 2) enhances public health, safety or welfare, and 3) is not contrary to the best interest of the citizens or property owners in Bellevue.

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

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

No one came forward to comment. City Clerk Arredondo noted that the Council received two written comments via email.

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

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

Councilmember Robinson expressed support for the LUCA. Responding to Ms. Robinson, Mr. Whipple said the process for establishing a good neighbor agreement for facilities providing

homelessness services remains in the code. However, the requirement for a good neighbor agreement could be negotiated as part of a development agreement.

Mayor Malakoutian said the development agreements, including the public benefits, should be transparent for the public.

- Deputy Mayor Hamilton moved to adopt Ordinance No. 6911, and Councilmember Nieuwenhuis seconded the motion.
- The motion carried by a vote of 7-0.

10. Study Session Items

(a) Bellevue Ready for Kickoff – Global Soccer Tournament Update

City Manager Carlson introduced discussion regarding the City’s planning and preparation for the 2026 FIFA World Cup games to be held in Seattle and related regional activities.

Jesse Canedo, Chief Economic Development Officer, Community Development Department, said Bellevue is expected to have 15,000 more visitors than usual during the June-early July World Cup games with an estimated economic impact of \$23 million. He highlighted a number of activities and celebrations to be held in Downtown Bellevue, Spring District, BelRed Arts District and South Bellevue throughout that time period. He said the light rail 2 Line and Metro and Sound Transit buses provide service between Bellevue and the stadium in Seattle, and the local, free Bellhop service will serve visitors as well.

Carl Lunak, Emergency Manager, Fire Department, said City departments and key community stakeholders began public safety planning as soon as the World Cup games were announced. There is ongoing coordination with the City of Seattle, King County and Washington State to address transportation, public transit, mutual aid planning and emergency preparedness.

Anthony Gill, Grand Connection Corridor Manager, City Manager’s Office, said the City is working with small businesses to identify opportunities and resources for event planning. He highlighted numerous small-scale activities to be held in Bellevue through the Community Programming Fund. The City received 102 grant applications totaling more than \$1 million and the awardee list will be published at bellevuewa.gov/cpf. Mr. Gill said the City will be deploying a simplified approach to hosting neighborhood block parties this spring as well.

Liz Flores, Tourism Specialist, Community Development Department, referred the public to visitbellevue.com for a calendar of events and activities and for resources for small businesses. She said the Seattle World Cup local organizing committee will provide a presentation to the Council on April 28 regarding the regional context, human trafficking awareness and continued support for business readiness.

Mayor Malakoutian thanked everyone for their work.

Responding to Councilmember Nieuwenhuis, Mr. Lunak said the federal government has been providing information to local governments regarding past international tournaments and geopolitical issues that could affect the World Cup.

Responding to Councilmember Bhargava, Ms. Flores said the Bellhop cars will enhance their service level to light rail stations during the World Cup. In further response, Mr. Lunak confirmed that regional agencies have participated in coordinated emergency planning to respond to different types of scenarios. Mr. Bhargava encouraged efforts to discourage price gouging by local businesses.

Councilmember Sumadiwiryra said she appreciated the planning and coordination with the business community. Responding to Ms. Sumadiwiryra, Mr. Lunak commented on efforts to provide information and signage in multiple languages for visitors. In further response, Ms. Flores said training regarding human trafficking will be available for businesses.

Councilmember Robinson observed that there will likely be an increase in short-term room/home rentals during the soccer matches and asked whether there are plans related to enforcement. Mr. Canedo said there are no plans to loosen the regulations. He noted that more information is available on the City's website.

Responding to Councilmember Briar, Mr. Lunak confirmed that hospitals and medical facilities, including Overlake Hospital and Medical Center, are involved in the planning for the increase in the number of visitors and activities.

Deputy Mayor Hamilton said this is a good opportunity to showcase Bellevue's parks, neighborhoods, businesses, safety and cleanliness.

Responding to Mayor Malakoutian, Mr. Canedo said new performance measures for hosting large events are increases in foot traffic and dwell time. Traditional metrics include hotel occupancy rates, room rates and increased retail activity. In further response, Mr. Canedo highlighted resources and assistance available to small businesses.

At 8:03 p.m., Mayor Malakoutian declared a break. The meeting resumed at 8:21 p.m.

- (b) Proposed Bellevue City Code Amendment to Update the Sign Code consistent with Legal Requirements and Contemporary Sign Design Techniques

City Manager Carlson introduced discussion regarding proposed amendments to the sign code.

Mr. Whipple said staff is seeking direction to prepare an ordinance for action at a future meeting. He recalled that the Council initiated the sign code update in August 2024 and a study session was held in November 2025. He said the code update is largely based on a U.S. Supreme Court ruling that local governments cannot regulate signage based on content. However, they can regulate for form, timing, lighting and other factors. Mr. Whipple said the requirement that sign regulations be content-neutral conflicts with the requested exemption for homeowners' associations' temporary signage.

Ms. Engel provided an overview of public outreach activities since August 2024 including newsletters, a survey, neighborhood meetings, discussions with signage professionals and meetings with members of the development community.

Key themes identified for the sign code update are aesthetics and preferences, temporary signs and enforcement, streamlining regulations and increasing flexibility. The public identified priorities to reduce visual clutter, reduce the allowance for electronic and digital signs and to support local businesses by expanding sign visibility.

Ms. Engel described the four major subject areas of the updated sign code (Bellevue City Code Chapter 22.10): general, dimensional standards, special cases and administration/permitting. She said the code provides the flexibility to accommodate unique signage needs such as the pole banner program, Dick's Drive-In iconic signage, hospital signage, digital kiosks for visitors and wayfinding, and area-specific standards (e.g., Old Bellevue).

Ms. Engel commented on temporary signs and said there are safety concerns related to placing signs in roundabouts and medians. The code update proposes a temporary sign registration program for yard signs only exceeding a 24-hour period. A-frame and banner signs are exempt from permitting and registration requirements.

Councilmember Briar expressed support for the proposed amendments.

Councilmember Bhargava said he is generally supportive of requiring registration for temporary signs to ensure accountability. He suggested a provision to allow enforcement of the sign code even if no one files a complaint with the City.

Councilmember Robinson expressed concern about political/election signage and encouraged incorporating registration information into sign design. She suggested delaying the effective date of the sign code update beyond January 1, 2027, to allow more time for public education and implementation.

Councilmember Nieuwenhuis asked about the City's outreach to neighborhood associations. Mr. Whipple said staff reached out to a number of associations and one representative agreed to meet with staff during the first phase of the project. Staff received more public input in reaction to the draft code during the second phase of the project and was able to make revisions based on that feedback. Responding to Mr. Nieuwenhuis regarding homeowners association signage, Mr. Whipple said the City is not allowed under the U.S. Supreme Court ruling to regulate signs based on the content or sponsor of the sign. Mr. Whipple noted that the registration exemption for signs placed for less than 24 hours was incorporated into the code based on public input.

Responding to Councilmember Sumadiwirya, Mr. Whipple commented on the City's approach to non-compliant and expired signs.

Deputy Mayor Hamilton expressed support for the proposed code amendments. He suggested adding the option to file sign code complaints to the MyBellevue app. He expressed concern regarding privacy related to sign code requirements.

Councilmember Bhargava concurred with the concern regarding privacy and cautioned against requiring the registered individual's name and phone number on every sign. Mr. Bhargava expressed concern about requiring registration for a yard sign on private property, for example to acknowledge a high school graduate in the family.

Councilmember Nieuwenhuis said he shared that concern and would prefer to remove the proposed requirement from the code. He encouraged the City to create an exemption for neighborhood association signage as well. Mr. Whipple said staff would follow up regarding the implications of changing those provisions.

Mayor Malakoutian thanked staff for their work to balance regulatory and neighborhood priorities.

11. Land Use Reports: None.

12. Other Ordinances, Resolutions and Motions

- (a) Ordinance No. 6912 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.

City Manager Carlson introduced discussion regarding the issuance and sale of limited tax general obligation bonds (LTGO) to refinance certain existing bonds.

Michael Chandler, Controller, Finance and Asset Management Department, said the proposed ordinance provides for the issuance and sale of LTGO bonds in an aggregate principal amount not to exceed \$90 million to refund certain bonds, acquire property and pay costs of issuance, and delegates the authority to approve the method of sale and final terms of the bonds. The City issued the bonds in 2015 and they became eligible for refinancing in mid-2025.

Mr. Chandler highlighted the estimated cost savings of \$1.7 million over the life of the refunding bonds that will mature in 2034. He noted a planned property acquisition with an expected close date in 2026. Mr. Chandler said the City will use a negotiated sale method to issue the bonds and is currently engaged in a competitive process to select an underwriter.

John Resha, Chief Financial Officer, said the negotiated sale method allows the City to respond to the fluctuating market and ensure that cost savings are in place.

Mr. Chandler said the total amount of the four bonds to be refunded is \$53,140,000. The credit rating call on April 16 will evaluate the City's ability to repay the debt. The bond sale and closing is targeted for the week of May 25.

Mayor Malakoutian thanked staff for the proposal. Responding to Mr. Malakoutian, Mr. Resha said the final amounts will be reflected in the ordinance.

→ Deputy Mayor Hamilton moved to adopt Ordinance No. 6912, and Councilmember Briar seconded the motion.

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

13. Written Reports

(a) Intergovernmental Affairs Monthly Update as of April 14, 2026

(b) 2025 Community Inclusion and Engagement Survey Results

14. Unfinished Business: None.

15. New Business: None.

16. Executive Session: None.

17. Adjournment

At 9:38 p.m., Mayor Malakoutian declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw

CITY COUNCIL AGENDA TOPIC

Motion to reject bid protest and award Bid No. 26013, Urban Core Bike Network Connections Phase 1 (CIP Plan No. PW-WB-85) to Always Active Services, LLC, as the lowest responsible and responsive bidder, in an amount up to \$747,890.50, plus all applicable taxes.

Andrew Singelakis, Transportation Director
Maher Welaye, Assistant Director
Kyle Potuzak, Design Engineering Manager
Marina Arakelyan, Engineering Supervisor
Glen Kho, Project Manager
Transportation Department

EXECUTIVE SUMMARY**ACTION**

Motion to reject bid protest and award Bid No. 26013, Urban Core Bike Network Connections Phase 1 (CIP Plan No. PW-WB-85) to Always Active Services, LLC in an amount up to \$747,890.50, plus all applicable taxes.

RECOMMENDATION

Move to reject bid protest and award Bid No. 26013, Urban Core Bike Network Connections Phase 1 (CIP Plan No. PW-WB-85), to Always Active Services, LLC as the lowest responsible and responsive bidder.

BACKGROUND/ANALYSIS

In March 2023, the City Council approved eight Bike Bellevue project principles and directed staff to work with the Transportation Commission to prepare and submit an implementation recommendation to the Transportation Director. The Bike Bellevue initiative envisioned the implementation of low-cost, rapid build bicycle facilities on existing streets in the Downtown, Wilburton and BelRed neighborhoods. In most cases, a “low-cost, rapid build” implementation of Bike Bellevue would require the repurposing of vehicle travel lanes to provide the space for protected bicycle lanes. The community response to Bike Bellevue was mixed, with support for improved bicycle facilities for access and safety and concerns about converting vehicle travel lanes to protected bicycle facilities.

On March 25, 2024, the council directed the Transportation Commission to provide a recommendation to the Director for each of the eleven proposed Bike Bellevue corridors.

The Transportation Commission voted to recommend to the Transportation Director at their meetings on April 11, May 23, and July 11, 2024. The Transportation Commission recommended to proceed with final design and implementation of Bike Bellevue corridors that would not involve the repurposing of a vehicle travel lane. The following corridors are included in the Urban Core Bike Network Connections project:

1. 100th Ave NE – Main St to NE 1st St
2. 116th Ave NE – Main St to NE 4th St
3. 120th Ave NE – NE 4th St to NE Spring Blvd

4. Lake Washington Blvd – 99th Ave NE to 100th Ave NE
5. NE 1st St / NE 2nd St – 100th Ave NE to 108th Ave NE
6. NE 4th St – 116th Ave NE to 120th Ave NE
7. Northup Way – 120th Ave NE to 124th Ave NE

On May 13, 2025, the council authorized a resolution to execute a Professional Services Agreement with Fehr & Peers to complete the engineering design for the Urban Core Bike Network Connections projects. On June 25, 2025, due to the budget and funding constraints from CIP No. PW-WB-85, the project’s design delivery was changed to be designed in-house and the Transportation Director provided direction to separate the Urban Core Bike Network Connections project into multiple phases, with Phase 1 being constructed in 2026. Therefore, Phase 1 of the Urban Core Bike Network Connections includes the following four corridors:

1. 100th Ave NE – Main St to NE 1st St
2. 116th Ave NE – Main St to NE 8th St (the project limits were extended in the design phase)
3. Lake Washington Blvd – 99th Ave NE to 100th Ave NE
4. NE 1st St – 100th Ave NE to Bellevue Way NE

This project will install striped and buffered bike lanes (where possible) on 100th Ave NE between Main St and NE 1st St, 116th Ave NE between Main St to NE 8th St, and Lake Washington Blvd between 99th Ave NE and 100th Ave NE. The project will install shared lane markings on NE 1st St between 100th Ave NE and Bellevue Way NE. The project also includes sign installations, signal modifications, and grind and overlay at specific sections as a result of the signal modifications. When complete, the bicycle facilities within the project area will meet or exceed the Level of Traffic Stress performance target set by the Mobility Implementation Plan.

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

Sunset Grill Construction, Inc.*	\$ 648,071.04
Always Active Services, LLC	\$ 747,890.50
MidMountain Contractors, Inc.	\$ 767,000.00
EKM General Contractors, LLC	\$ 778,318.00
Northwest Cascade, Inc.	\$ 792,792.00
Granite Construction Co.	\$ 887,361.25
Engineer’s Estimate	\$788,507.00

*Non-responsible

Reasons for the non-responsible bid are as follows:

Based on reference checks, staff determined that the contractor showed a pattern of poor performance, ineffective management, poor record of financial and personnel management, and lack of similar project experience.

On March 13, 2026, a formal bid protest was received from Always Active Services, LLC disputing the responsibility of Sunset Grill Construction, Inc. based on their bid package, specifically their incomplete and poor references. Upon contacting the references provided by Sunset Grill Construction, the city was unable to confirm that Sunset Grill Construction possesses the requisite experience and ability to

satisfactorily complete the work. On April 8, a determination letter was sent to Sunset Grill Construction, Inc. deeming them a non-responsible bidder and rejecting its bid for the project. No response was received, and the determination became final two business days later.

Staff also recommend rejection of the bid protest from Always Active Services, LLC as the firm is the lowest responsive and responsible bidder. Staff recommend awarding this contract to Always Active Services, LLC.

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

POLICY & FISCAL IMPACTS

Policy Impact

Comprehensive Plan, Transportation Section:

- TR-17: Scope, plan, design, implement, operate and maintain a complete and multimodal transportation network in accordance with the Performance Metrics, Performance Targets and Performance Management Areas as established in the Mobility Implementation Plan.
- TR-94: Promote and facilitate active transportation.
- 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.

Fiscal Impact

Awarding this bid will oblige the city to \$747,890.50, plus all applicable taxes, to complete the Urban Core Bike Network Connections Phase 1 project. This amount is approximately 5% below the Engineer's Estimate. Sufficient funding exists in the 2025-2030 General Capital Improvement Program (CIP) Plan through the Bicycle Network Facilities Implementation program (CIP Plan No. PW-WB-85) to fully fund this contract.

OPTIONS

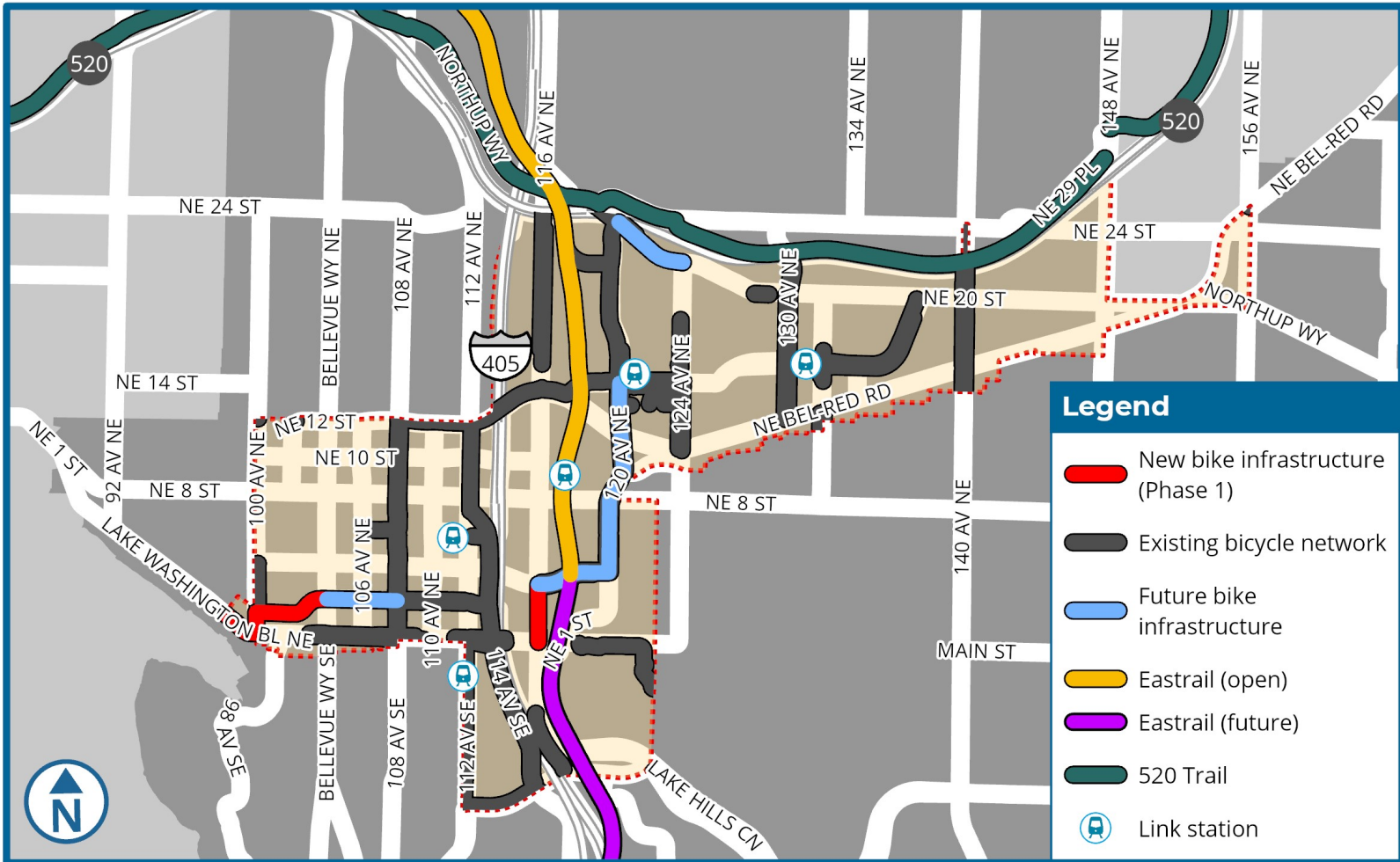
1. Reject bid protest and award Bid No. 26013, Urban Core Bike Network Connections Phase 1 (CIP Plan No. PW-WB-85), to Always Active Services, LLC as the lowest responsible and responsive bidder in an amount up to \$747,890.50, plus all applicable taxes.
2. Reject all bids and provide alternative directions to staff.

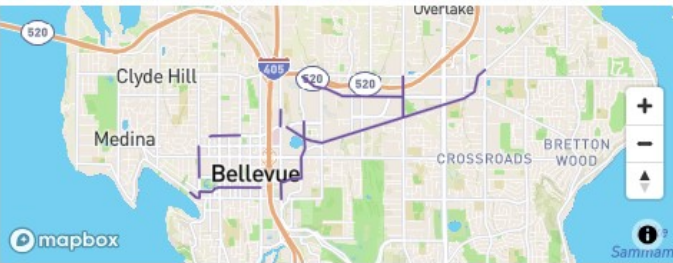
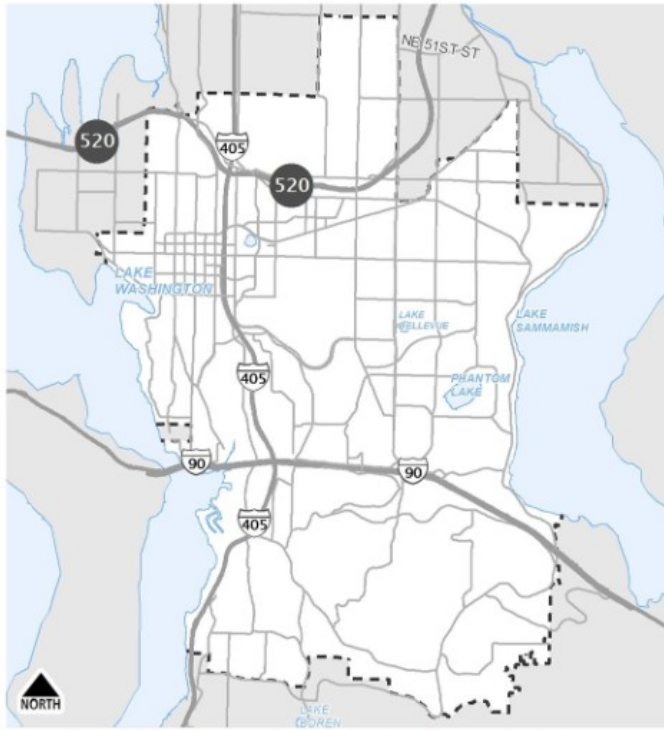
ATTACHMENTS

- A. Vicinity Map
- B. CIP Project Description (PW-WB-85)

AVAILABLE IN COUNCIL LIBRARY

N/A





Residents, employers, and employees have confirmed that the City should continue to implement bicycle network facilities in urban core areas of Downtown, Wilburton, and BelRed and citywide to improve user safety and access and to enhance Bellevue's livability and economic vitality. This program funds the design and implementation of bicycle network facilities along corridors that are identified in the Pedestrian and Bicycle Transportation Plan. Bicycle facility types will be designed, prioritized and implemented to achieve the intended level of traffic stress adopted in the Mobility Implementation Plan (MIP). It is a best practice and to establish a network of safe, complete and connected bicycle facilities, including connections to local and regional destinations along corridors that are suitable for people of all ages and abilities. Progress toward bicycle network completeness is monitored through the MIP and reported to the community with an on-line dashboard.

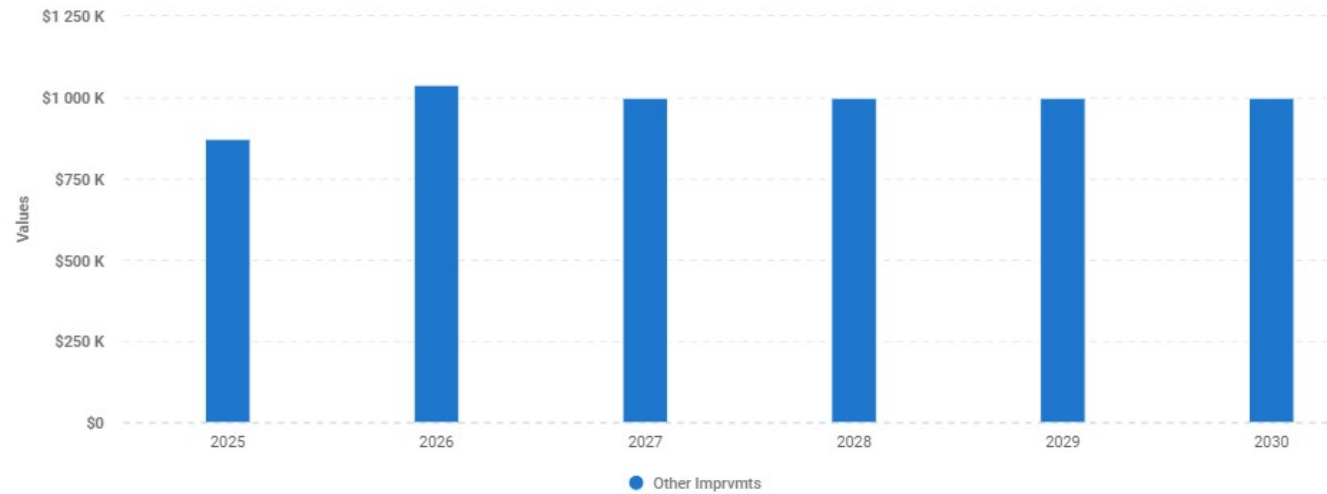
Project Website

Project Number: PW-WB-85

Project Type: Transportation

Status: Ongoing Build New

Expenses



Budget to Complete

\$5.9M

CITY COUNCIL AGENDA TOPIC

Motion to award Bid No. 26011, 2026 Overlay Program to Lakeside Industries, Inc. as the lowest responsible and responsive bidder, in an amount up to \$957,437.45, plus all applicable taxes.

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

EXECUTIVE SUMMARY**ACTION**

This motion will award Bid No. 26011 to Lakeside Industries, Inc. for the 2026 Overlay Program for the repair and resurfacing of 2.7 lane-miles of roadway and for upgrade of three curb ramps in accordance with the Americans with Disabilities Act (ADA). This project is funded by the Bridge and Pavement Preservation Program (General Fund).

RECOMMENDATION

Move to award Bid No. 26011 to Lakeside Industries, Inc. for the 2026 Overlay Program.

BACKGROUND/ANALYSIS

The City of Bellevue places a high priority on allocating adequate resources to safeguard and enhance the value of prior investments in the transportation system. Expenditures on maintenance and preservation help defray and, in many cases, prevent the need for costly reconstruction projects, while also contributing to the overall safety and reliability of the system.

Preservation of the city's streets is guided by a rigorous pavement management program. The condition of each street is evaluated every two years to determine the most appropriate maintenance strategy. Through this proactive approach, the city prioritizes and invests in preservation activities rather than waiting for pavement failure, which is significantly more costly to address.

The 2026 Overlay Program will primarily focus on resurfacing approximately 2.7 lane-miles of pavement throughout the city. This work will include the following locations, which have been prioritized for preservation by the Transportation Department:

- SE Shoreland Drive – 375 Property to 99th Avenue SE
- 98th Avenue SE – SE 7th Street to SE 5th Street
- 99th Avenue SE – 541 Property to SE 5th Street
- 97th Avenue SE – 97th Place SE to 729 Property
- SE 15th Street – 9505 Property to 100th Avenue SE
- 108th Avenue SE – SE 20th Street to Bellevue Way SE
- SE 21st Street – 108th Avenue SE to 109th Avenue SE

- 109th Avenue SE – SE 22nd Street to 1914 Property
- 107th Avenue SE – 108th Avenue SE to SE 32nd Street
- 107th Place SE – SE 32nd Street to SE 30th Street
- SE 32nd Street – 10519 Property to 107th Place SE
- SE 30th Street – 106th Avenue SE to 108th Avenue SE

The City of Bellevue has a five-year moratorium on the cutting of new street pavements and asphalt overlays. Coordination with other departments and franchise utilities is facilitated through early notification, via meetings and written correspondence, during the design phase, followed by monthly project updates provided at the Construction and Permit Coordination meetings held by the Transportation Department’s Right-of-Way Use section.

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

- | | |
|--------------------------------|-----------------------|
| • Lakeside Industries, Inc. | \$957,437.45 |
| • JB Asphalt Paving, Inc. | \$1,075,064.31 |
| • Northwest Asphalt, Inc. | \$1,088,343.00 |
| • Granite Construction Company | \$1,098,986.00 |
| • Engineer’s Estimate | \$1,158,492.00 |

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

POLICY & FISCAL IMPACTS

Policy Impact

Comprehensive Plan

- TR-25. Design, implement, and maintain transportation system improvements and deliver transportation services and programs in accordance with the Americans with Disabilities Act (ADA).
- TR-50. Maintain and enhance safety for all users of the street network.
- TR-51. Ensure that maintenance of the existing transportation network facilities be given priority consideration.

Fiscal Impact

Awarding this bid will obligate the City of Bellevue to an amount up to \$957,437.45, plus all applicable taxes. This amount is approximately 17% below the Engineer’s Estimate. Sufficient funding exists in the 2025-2026 General Fund to fully fund this contract.

OPTIONS

1. Award Bid No. 26011, the 2026 Overlay Program (the Bridge/Pavement Preservation Program) to Lakeside Industries, Inc. as the lowest responsible and responsive bidder, in an amount up to \$957,437.45 plus all applicable taxes.

2. Reject all bids and provide alternative directions to staff.

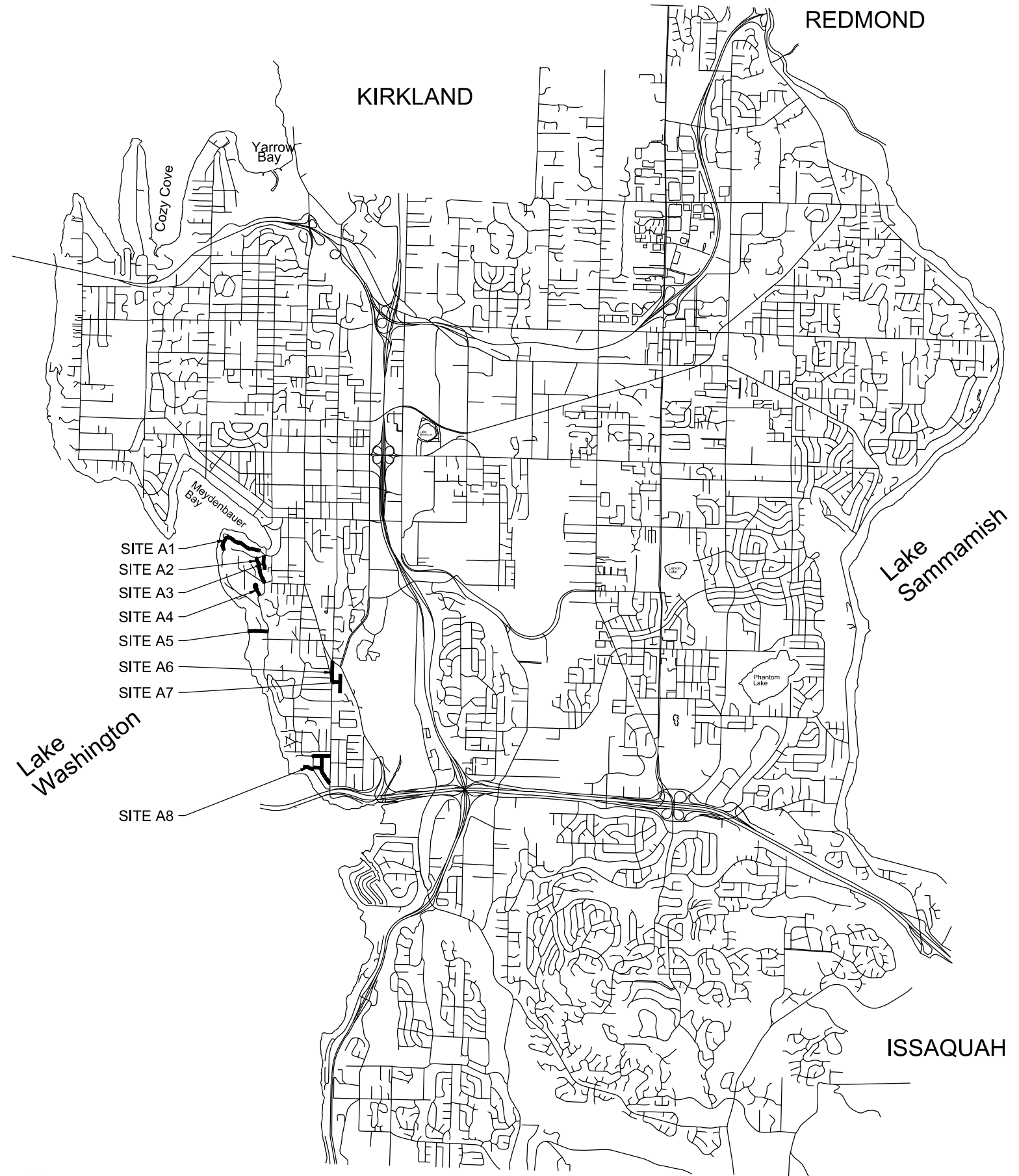
ATTACHMENTS

A. Vicinity Map

AVAILABLE IN COUNCIL LIBRARY

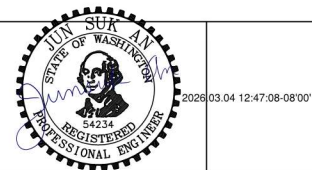
N/A

SITE	SITE NAME	FROM	TO	SHEET#
A1	SE SHORELAND DR	375 SHORELAND DR SE	99TH AVE SE	7 - 8
A2	98TH AVE SE	SE 7TH ST	SE 5TH ST	9 - 10
A3	99TH AVE SE	541 99TH AVE SE	SE 5TH ST	11
A4	97TH AVE SE	97TH PL SE 99TH AVE SE	729 97TH AVE SE	12
A5	SE 15TH ST	9505 SE 15TH ST	100TH AVE SE 97TH PL SE	13
A6	108TH AVE SE	SE 20TH ST	BELLEVUE WAY SE	14
A7	SE 21ST ST 109TH AVE SE	108TH AVE SE SE 22ND ST	109TH AVE SE 1914 109TH AVE SE	15
A8	107TH AVE SE/107TH PL SE SE 32ND ST SE 30TH ST	108TH AVE SE 10519 SE 32ND ST 106TH AVE SE	SE 30TH ST 106TH AVE SE 107TH PL SE 108TH AVE SE	16 - 17



NO.	DATE	BY	APPR.	REVISIONS

D. PHU 02/2026
 DESIGNED BY DATE
 D. PHU 02/2026
 DRAWN BY DATE
 J. AN 02/2026
 CHECKED BY DATE



2026 OVERLAY PROGRAM

VICINITY MAP

CITY COUNCIL AGENDA TOPIC

Resolution authorizing execution of an Interagency Agreement K6819 Amendment 8 and Funding Approval, and all documents necessary, with the Washington State Department of Enterprise Services (DES) to perform construction of electric vehicle infrastructure and charging stations at Bellevue City Hall to support fleet electrification, in an amount not to exceed \$5,993,412, plus all applicable taxes.

Ira McDaniel, Deputy Director
Janeen Loughin, Project Manager Supervisor
Allison Lammerts, Sustainability Planner
Dale Fisher, Capital Projects Coordinator
Finance & Asset Management Department

EXECUTIVE SUMMARY**ACTION**

This action would authorize execution of an Interagency Agreement K6819 Amendment 8 and Funding Approval with DES to construct the necessary electrical infrastructure and charging stations to expand electric vehicle charging to support fleet electrification at City Hall.

RECOMMENDATION

Move to adopt Resolution No. 10620

BACKGROUND/ANALYSIS**Project Site: Bellevue City Hall**

Bellevue City Hall is a 391,839-square-foot civic facility that serves as the city's central operations hub and home to the largest building occupancy and fleet dispatch center for all departments. The site includes two primary garages—the Fleet/Employee Garage and the Public Safety Garage—totaling about 280,114 square feet. While City Hall is already a priority site for electric vehicle (EV) charging under the Sustainable Bellevue Plan, current infrastructure is undersized and not configured to support growing fleet electrification needs. There are presently 17 Level 2 chargers in the Fleet/Employee Garage and one charger in the Visitor Garage, but the system lacks sufficient charging ports, does not include Direct Current (DC) fast charging, and presents capacity risks. To meet future operational requirements, upgrades will expand charging, add smart load management, and strengthen electrical and backup power systems.

Sustainable Bellevue Plan – Green Fleet Strategy

The Sustainable Bellevue Plan directs city staff to reduce greenhouse gas emissions by implementing a Green Fleet Strategy (Strategy M.2 - Action M.1.1) that advances municipal fleet electrification at city-owned facilities. As one of the city's largest facilities and fleet dispatch centers, expanding EV charging at City Hall is critical to delivering on this strategy. This project supports the City Council's vision of being a leader in sustainability, while also ensuring operational reliability, maximizing incentive opportunities, and reducing greenhouse gas emissions.

Department of Enterprise Services (DES) Interagency Agreement (IAA)

In 2021, the City of Bellevue executed an Interagency Agreement (IAA) with DES to utilize the DES Energy Program (RES 9864). This agreement allows the city to contract pre-qualified Energy Service Companies (ESCOs), such as McKinstry Essention, LLC (McKinstry), and provides DES project management oversight. Each project undertaken under this program requires a separate amendment to the IAA to proceed.

Interagency Agreement (IAA) Amendment 3 & 5

In 2024, the city signed IAA “Amendment 3” and “Amendment 5” with DES to engage McKinstry, a pre-qualified ESCO, to conduct an Investment-Grade Audit (IGA) and prepare an Energy Services Proposal for City Hall EV infrastructure. McKinstry completed a comprehensive site assessment, defining the basis of design, determining charger counts and locations, evaluating power strategies, and configuring a smart load-management system.

Interagency Agreement (IAA) Amendment 8

“Amendment 8” outlines the construction scope in the Energy Service Proposal including the installation of 102 32-amp Level 2 ports and one 400-kW DC fast charger with 3 ports in the Fleet/Employee garage, and two 80-amp Level 2 chargers and one 600 kW DC fast charger with 4 ports in the Public Safety garage. The scope also includes electrical distribution upgrades, generator-safe connections, metering/controls, and ADA/signage improvements are also included to ensure the system is reliable and right-sized for long-term growth.

POLICY & FISCAL IMPACTS

Policy Impact

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

Sustainable Bellevue Plan

Strategy M.1: Transition municipal fleet to electric vehicles, equipment and low-carbon fuels.
Action M1.1: Install electrical infrastructure and deploy EV charging stations as outlined in Bellevue’s Green Fleet Strategy to support fleet electrification and vehicle pilots.

Fiscal Impact

If approved, this action authorizes staff to obligate the city to pay DES in the amount of \$74,337 for project management and contract services, and \$5,919,075 to McKinstry to perform construction activities at City Hall, for a total obligation of \$5,993,412, plus all applicable taxes. These expenditures were anticipated and are included in the 2025-2030 General Capital Improvement Program (CIP) Fund within the Electric Vehicle Infrastructure project (CIP Plan No. G-121).

Ongoing operations, maintenance, and staffing impacts associated with this project will be addressed through the 2027–2028 biennial budget process.

OPTIONS

1. Adopt the Resolution authorizing execution of an Interagency Agreement K6819 Amendment 8 and Funding Approval, and all documents necessary, with the Washington State Department of

Enterprise Services (DES) to perform construction of electric vehicle infrastructure and charging stations at Bellevue City Hall to support fleet electrification, in an amount not to exceed \$5,993,412, plus all applicable taxes

2. Do not adopt the Resolution and provide an alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10620

AVAILABLE IN COUNCIL LIBRARY

DES Interagency Agreement K6819 Amendment 8 and Funding Approval
McKinstry – Energy Services Proposal for City Hall

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10620

A RESOLUTION authorizing execution of an Interagency Agreement K6819 Amendment 8 and Funding Approval, and all documents necessary, with the Washington State Department of Enterprise Services (DES) to perform construction of electric vehicle infrastructure and charging stations at Bellevue City Hall to support fleet electrification, in an amount not to exceed \$5,993,412, 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 an Interagency Agreement K6819 Amendment 8 and Funding Authorization with DES, a copy of which shall be the same or substantially similar to the agreement that has been given Clerk's Receiving No. _____, and all documents necessary, to perform construction of electric vehicle infrastructure and charging stations at Bellevue City Hall to support fleet electrification, in an amount not to exceed \$5,993,412, plus all applicable taxes.

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 conveyance of a gas easement to Puget Sound Energy Inc. (PSE) located at 700 148th Ave SE, known as Lake Hills Greenbelt.

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

Camron Parker, Assistant Director
Kim Bui, Parks Property and Acquisition Manager
Parks & Community Services

EXECUTIVE SUMMARY**ACTION**

Adoption of Resolution authorizing the execution of a gas easement to Puget Sound Energy located at 700 148th Ave SE, known as Lake Hills Greenbelt for a new gas distribution system.

RECOMMENDATION

Move to adopt Resolution No. 10621

BACKGROUND/ANALYSIS

Puget Sound Energy (PSE) provides electric and gas services to residents within the Puget Sound area, including the City of Bellevue. The company is in the process of replacing its gas distribution system in the Lake Hills neighborhood. While most of the new gas line will be within the Right-of-Way of 148th Ave SE and SE 8th St, a portion will be located within the city's Lake Hills Greenbelt property near Larsen Lake Farm.

The city has received a request from PSE for a 250 square foot gas easement area to install, maintain, and operate a gas line within the city's property. The gas line will be under existing paved road and sidewalk. Bellevue Parks & Community Services staff have reviewed the easement areas and have found little to no impact to the city's use of the property resulting from granting the easement.

Therefore, staff recommend authorizing the execution of the document within the property located at 700 148th Ave SE, also known as Lake Hills Greenbelt.

POLICY & FISCAL IMPACTS**Policy Impact**Bellevue City Code

Under Bellevue City Code 4.32.060, any sale of real property interests shall be submitted to the city council for approval.

City Procedure

All requests for the conveyance of easements across City-owned property are put through review by the department with custodial authority of the property as well as other departments that may be impacted by the easement. If an offer of financial compensation is involved, the offer and any appraisals are reviewed and as necessary, staff negotiate the value to ensure the City receives fair market value

Fiscal Impact

If this Resolution is approved, Puget Sound Energy will compensate the city for the conveyance of the easement in the amount of \$3,250. Funds will be received in the General Fund for council discretion on future use of the funds

OPTIONS

1. Adopt the Resolution authorizing the conveyance of a gas easement to Puget Sound Energy Inc. (PSE) located at 700 148th Ave SE, known as Lake Hills Greenbelt.
2. Do not adopt the Resolution and provide alternative direction to staff.

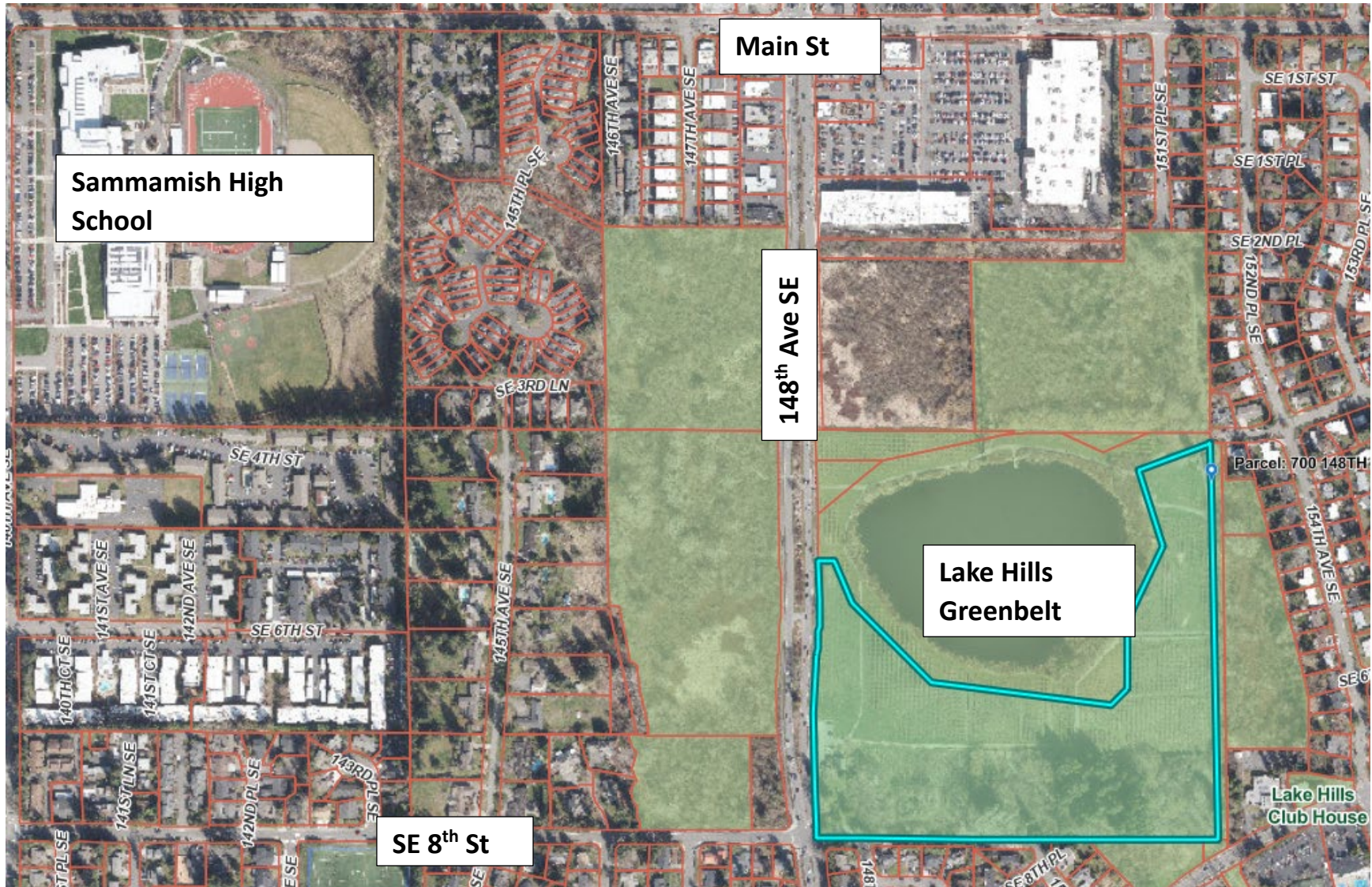
ATTACHMENTS

- A. Easement Exhibit Map
 - B. Vicinity Map
- Proposed Resolution No. 10621

AVAILABLE IN COUNCIL LIBRARY

Proposed gas easement to Puget Sound Energy

VICINITY MAP



CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10621

A RESOLUTION authorizing the conveyance of a gas easement to Puget Sound Energy Inc. (PSE) located at 700 148th Ave SE, known as Lake Hills Greenbelt.

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 gas easement to Puget Sound Energy Inc. (PSE) located at 700 148th Ave SE, known as Lake Hills Greenbelt, a copy of which easement 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 adopting the 2026-2032 Affordable Housing Strategy

Bianca Siegl, Office of Housing Director
 Hannah Bahnmitter, Senior Affordable Housing Planner
City Manager's Office

EXECUTIVE SUMMARY

ACTION

This Resolution adopts the updated Affordable Housing Strategy and initiates its implementation for the 2026-2032 period.

RECOMMENDATION

Move to adopt Resolution No. 10622

BACKGROUND/ANALYSIS

On March 24, the City Council directed the recommended 2026-2032 Affordable Housing Strategy (AHS or Strategy) to return at a subsequent meeting for adoption on the consent calendar. This marks the culmination of a 16-month process that included reviewing the 2017 AHS implementation progress; updating the city's housing goals; analyzing strategies and actions to implement Comprehensive Plan policies; and performing public outreach and engagement.

Background and Approach

The AHS is a short-term action plan that identifies and sequences steps the city can take to continue to address the need for affordable housing in the community.

The council adopted the city's first Affordable Housing Strategy in 2017. It established a goal to build or preserve 2,500 affordable units over 10 years (2017-2027). As of the end of 2023, the original target was met early, and most actions were either complete or in-progress.

In November 2024, the council initiated the update to the Strategy and established a new, more ambitious target to build or preserve 5,700 affordable units in 10 years, based on an assessment of housing needs in Bellevue. The new affordable housing target includes sub-targets for income levels below 80% of area median income (AMI), shown in Table 1.

Table 1: 10-Year Affordable Housing Target (2026-2036)	
0-30% AMI	2,700
30-50% AMI	1,450
50-80% AMI	1,550
Total	5,700

The updated AHS covers the years 2026 to 2032 and aligns the city on a path towards meeting its significant new affordable housing target. It contains a suite of strategies and actions to improve housing affordability and address accessibility, equity, and stability. The Strategy helps the city to build

and preserve affordable housing; implement housing policy direction; and respond to changing market conditions and needs.

The Strategy update was divided into five phases:

1. **Pre-Launch** (June to October 2024) - Engage technical stakeholders on the starting point affordable housing target;
2. **Launch** (November 2024 to April 2025) - Provide information and educational opportunities on affordable housing topics;
3. **Assess** (May to August 2025) - Develop and conduct technical analysis to evaluate possible actions;
4. **Refine** (September to December 2025) - Work with technical stakeholders to prioritize strategies within the update and draft the plan; and
5. **Adopt** (January to April 2026) - Recommended strategy is reviewed by the council.

Robust community engagement is essential to ensuring the AHS appropriately addresses the housing needs of our growing community. Engagement was tailored to three different constituencies:

- **Organizational partners** - technical experts related to housing and services, including affordable housing and market-rate housing developers and social service providers;
- **Those with lived experience** - people needing or utilizing affordable housing in Bellevue, including residents of affordable housing and households seeking affordable housing; and
- **General public** - Bellevue residents, workforce, and other community members.

Since the council launched the update in November 2024, staff have engaged with more than 60 organizations, 340 residents at public events, and over 150 more people through lived experience listening lessons. This input helped the city refine and prioritize the strategies and actions within the recommended Strategy.

Technical Adjustments and Updates

After the March 24 council study session, staff conducted additional public engagement and updated the Strategy and Affordable Housing Action Plan (Action Plan) to incorporate revisions directed by the council.

Recommended 2026-2032 Affordable Housing Strategy Overview and Highlights

The recommended Strategy represents input from the community, organizational partners, and staff from multiple city departments; technical analysis from an experienced consultant team; and consideration of established best practices in housing policy. Since the launch of the update with the council in November 2024, staff have regularly shared updates with the council on the Strategy's structure, goals, and strategies.

The council will be adopting the 2026-2032 AHS with this resolution. The Affordable Housing Action Plan, which is included in the council library, includes the menu of actions associated with each strategy, along with implementation timeline, metrics, estimated costs range, and impacts. Twenty high-priority actions have been identified to emphasize for implementation over the seven years.

The final Strategy is organized into five goals. Under each goal are a set of strategies to help achieve the goal's objectives.

- **Affordable Housing:** Focuses on increasing the supply of income-restricted affordable housing;
- **Housing Equity:** Focuses on eliminating disparate impacts in housing by race, ethnicity, status, sexual orientation, ability, and income;
- **Housing for Unique Needs:** Focuses on having more housing available and affordable for those with unique needs;
- **Housing Stability:** Focuses on the ability of low- and moderate-income households to remain in their home and neighborhood; and
- **Housing Supply and Diversity:** Focuses on having more housing in general and more housing types available to meet the needs of people at all stages of life.

Staff will continue to update the council on Strategy implementation progress on a semiannual cadence, including key performance indicators. The actions within the Action Plan will be further developed and vetted in implementation, and the Action Plan itself may be updated every other year.

POLICY & FISCAL IMPACTS

Policy Impact

The Affordable Housing Strategy is a functional plan that guides implementation of the approved policies in the Housing Element of the Comprehensive Plan and aligns with the “High Quality Built and Natural Environment” and “Thriving People and Communities” Council Strategy Target Areas.

Fiscal Impact

The adopted 2025-2026 City Budget includes funding to support the Affordable Housing Strategy update and ongoing implementation of affordable housing projects and programs. Additional fiscal impacts of implementation actions will be addressed in the city's next biennial budget process.

OPTIONS

1. Adopt the Resolution adopting the 2026-2032 Affordable Housing Strategy.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

A. 2026-2032 Affordable Housing Strategy
Proposed Resolution No. 10622

AVAILABLE IN COUNCIL LIBRARY

2025 Affordable Housing Strategy Engagement Report
Affordable Housing Action Plan



City of Bellevue Affordable Housing Strategy

2026-2032



Forward

Acknowledgements

Core Team

Brooke Brod, Community Development
Hannah Bahnmitter, Project Manager, Office of Housing
Ruth Blaw, Parks & Community Services
Teun Deuling, Community Development
Zachary Luckin, Community Development
Mathieu Menard, Development Services
Mike Stanger, A Regional Coalition for Housing
Sabrina Velarde, Office of Housing

Oversight Team

Linda Abe, Office of Housing
Toni Esparza, Parks & Community Services
Thara Johnson, Community Development
Mike McCormick-Huentelman, Community Development
Bianca Siegl, Office of Housing
Lindsay Masters, ARCH
Nick Whipple, Development Services

Subject Matter Experts

Laura Benjamin-La-Pitz, City Manager's Office
Jadyn Bush, Community Development
Dr. Marcus Johnson, City Manager's Office
Cathy Landry, Finance & Asset Management
Colin Munson, Community Development
Nicholas Quijano, City Manager's Office
Leticia Wallgren, Development Services
Janelle Wetzstein, City Manager's Office
Bryce Williams-Tuggle, Community Development

Project Champions

Genesee Adkins, City Manager's Office
Emil King, Community Development

Project Consulting

Community Attributes, Inc.
PRR, Inc.

Letter from the Mayor

As Bellevue continues to grow, one of our most important responsibilities is making sure it remains a place where people at all income levels, backgrounds and stages of life can truly feel welcomed and make their home in Bellevue.

Housing affordability isn't just a policy issue - it's about people. It's about whether a teacher can live near their school. Whether a young family can stay in the community they love. Whether the people who help make Bellevue work every day can also build a life here.

That's why this work matters.

The 2026-2032 Affordable Housing Strategy reflects Bellevue's continued commitment to taking meaningful, sustained action to address housing affordability. It builds on our original 2017 strategy and incorporates updated policy direction aligned with the Bellevue 2044 Comprehensive Plan.

A key part of the vision is creating complete neighborhoods - places where people can live closer to jobs, transit, childcare, groceries and the services they rely on. Because when people can live near the things they need, it strengthens not only individual households, but our entire community.

This updated strategy was shaped through extensive engagement across Bellevue's diverse and multilingual communities, which helped guide the direction of the plan update and ensure it reflects the needs and priorities of our community.

Looking ahead, this seven-year strategy outlines clear actions that will support expanded access to housing across our city - for people of all incomes and backgrounds.

These actions include implementing housing policies driven by long-range planning strategies, building or preserving 5,700 affordable homes over the next decade and identifying new tools and resources to help meet our community's growing housing needs.

The strategy also includes 20 priority actions that are high-impact and focused on what we can do right now - preserve existing affordable housing, reduce the time and cost to build new homes and explore new ways to support deeply affordable housing in Bellevue.

This is ambitious work, but it builds on the progress we've already made and provides a roadmap for the years ahead.

Because Bellevue's strength has always come from being a place where people can build opportunity, find community and create a sense of belonging.

Thank you to the many community members, partners and city staff who helped shape this strategy and continue to move this work forward so more people can call Bellevue home.

Sincerely,



Mayor Mo Malakoutian

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Introduction

Bellevue is a dynamic and desirable city that welcomes the world. Over the years, our community has seen significant population growth.

For decades, across the region housing production has not kept pace with population growth, and Bellevue is no exception. Today, Bellevue community members – residents, workers, students, and caregivers – are experiencing impacts of unaffordability, housing instability, and limited access. As our community and region’s population continues to increase, we need to create housing for everyone across income bands and for all stages of life.

The City Council Vision, supported through strategic target areas and objectives, includes direction to create a wide variety of housing types and affordability that provide people with a safe, sustainable, inclusive, and accessible community. It recognizes housing contributes to a strong economy and workforce by helping people live close to their jobs and providing a variety of housing options allows people to find housing in their neighborhood of choice throughout their lives.

The purpose of the 2026-2032 Affordable Housing Strategy is to build on Bellevue’s vision for growth in the Bellevue 2044 Comprehensive Plan and identify strategies and actions the city can implement over the next seven years to increase housing affordability across the city. This will require proactive implementation and new resources to meet the city’s housing goals.

WHAT IS AFFORDABLE HOUSING?

For the purposes of this report, affordable housing refers to income-restricted or income-qualified housing for individuals and families earning below 80% of the area median income (AMI) - the midpoint income for an area used as a standard for housing affordability. Housing is defined as unaffordable if its occupant pays more than 30 percent of their income for rent and utilities or for mortgage, taxes, and insurance.

A Strategy for Bellevue’s Future

The City of Bellevue has been at the forefront of addressing the housing crisis in collaboration with its partners. In 2017, Bellevue adopted its first **Affordable Housing Strategy** to guide city actions to expand housing opportunities and affordability. In 2024, it adopted the Bellevue 2044 Comprehensive Plan (Comprehensive Plan). The Housing Element vision defines the city’s long-term goal:

“Bellevue meets the housing needs of its diverse population, strengthening neighborhoods and communities.”

Bellevue is continuing to build on that effort with this updated 2026-2032 Affordable Housing Strategy. The updated Strategy implements recent city policy from the Bellevue 2044 Comprehensive Plan with input from community members, subject-matter experts, and partner organizations, as well as technical analysis to identify new and expanded actions to accelerate the city’s housing progress over the next seven years.

The updated Affordable Housing Strategy is focused on high-impact strategies to put Bellevue on a path towards achieving its affordable housing target and housing policy goals. Bellevue needs more of the right types of housing to meet our growing community's needs.

The **affordable housing target** illustrates need for affordable housing in Bellevue over the next ten years by income level. It complements and supports the broader planning efforts to accommodate housing need allocated to Bellevue within the 2044 Bellevue Comprehensive Plan.

The city's **five housing policy goals** originate from the Housing Element of the Comprehensive Plan and aim to increase the number of deeply affordable homes, decrease housing barriers and instability, and equitably enhance the livability of the city.

The infographic consists of five horizontal bars, each with a distinct color and icon. From top to bottom: 1. Dark blue bar with a white icon of a multi-story building, titled 'Affordable Housing' with the description 'Increase the supply of income-restricted affordable housing in Bellevue.' 2. Purple bar with a white icon of a key and a house, titled 'Housing Equity' with the description 'Eliminate disparate impacts in housing by race, ethnicity, status, sexual orientation, ability and income.' 3. Teal bar with a white icon of a house and a person in a wheelchair, titled 'Housing for Unique Needs' with the description 'Create more available and affordable units for those with unique housing needs like seniors, families with children, and people with disabilities.' 4. Orange-brown bar with a white icon of a house with a heart inside, titled 'Housing Stability' with the description 'Increase the ability of low- and moderate-income households to live stably in their home and neighborhood.' 5. Red bar with a white icon of a house with a flag on a pole, titled 'Housing Supply & Diversity' with the description 'Create more housing in general and more housing types available to meet the needs of people at all stages of life.'

The seven-year Strategy timeframe (2026–2032) enables the city to evaluate early implementation results and adjust to evolving market conditions and housing needs.

The Planning Framework

This Strategy was developed within a city and regional framework that informs what work the update focused on and what goals it aimed to achieve.

The Strategy is aligned to the City's established housing-related vision, goals, and objectives, and seeks to prioritize and accelerate this work. Key guidance within this planning process are the city's Strategic Target Areas, Bellevue 2044 Comprehensive Plan, and Affordable Housing Target.



The Strategy also aligns with the regional planning framework. The Washington State Growth Management Act sets goals and expectations for housing planning that provides an umbrella for regional and local housing actions. Regional policy guidance is distilled within the Bellevue 2044 Comprehensive Plan.

Building On a Strong Foundation

The 2026-2032 plan builds on decades of work to increase housing opportunities and partnership to address affordable housing needs.

Bellevue was among the first cities on the Eastside to acknowledge and address housing unaffordability. The city joined A Regional Coalition for Housing (ARCH) as a founding member in 1992, making annual contributions to the regional Housing Trust Fund.

In 2017, the city adopted its first Affordable Housing Strategy (2017 AHS), launching new housing policies, programs, and investments. The city launched a housing workplan update, the "Next Right Work" initiative, in 2022. The combined work of the 2017 AHS and Next Right Work was implemented or underway by end of 2023.



2017 AHS Implementation

Information below represents a highlight of impact and performance metrics from implementation efforts between 2017-2023. A detailed implementation summary of progress since 2017 is included as Appendix B.

- Produced or preserved over 1,700 affordable homes in-service with an additional 1,000 in the pipeline
- Approved nine projects for Multi-Family Tax Exemptions, including 336 affordable units
- Invested \$27.5 million dollars in affordable housing development and operations
- Attracted over \$540 million in private entity investment in affordable housing
- Bellevue dollars leveraged with private sector investment and other government funders at a rate of 7.5 percent of total development cost
- Reduced development and permitting fees for 367 units of affordable housing
- Permitted 270 new micro-units (homes under 320 square feet)
- Established the city's Housing Stability Program to apply revenue from a one-tenth of one percent

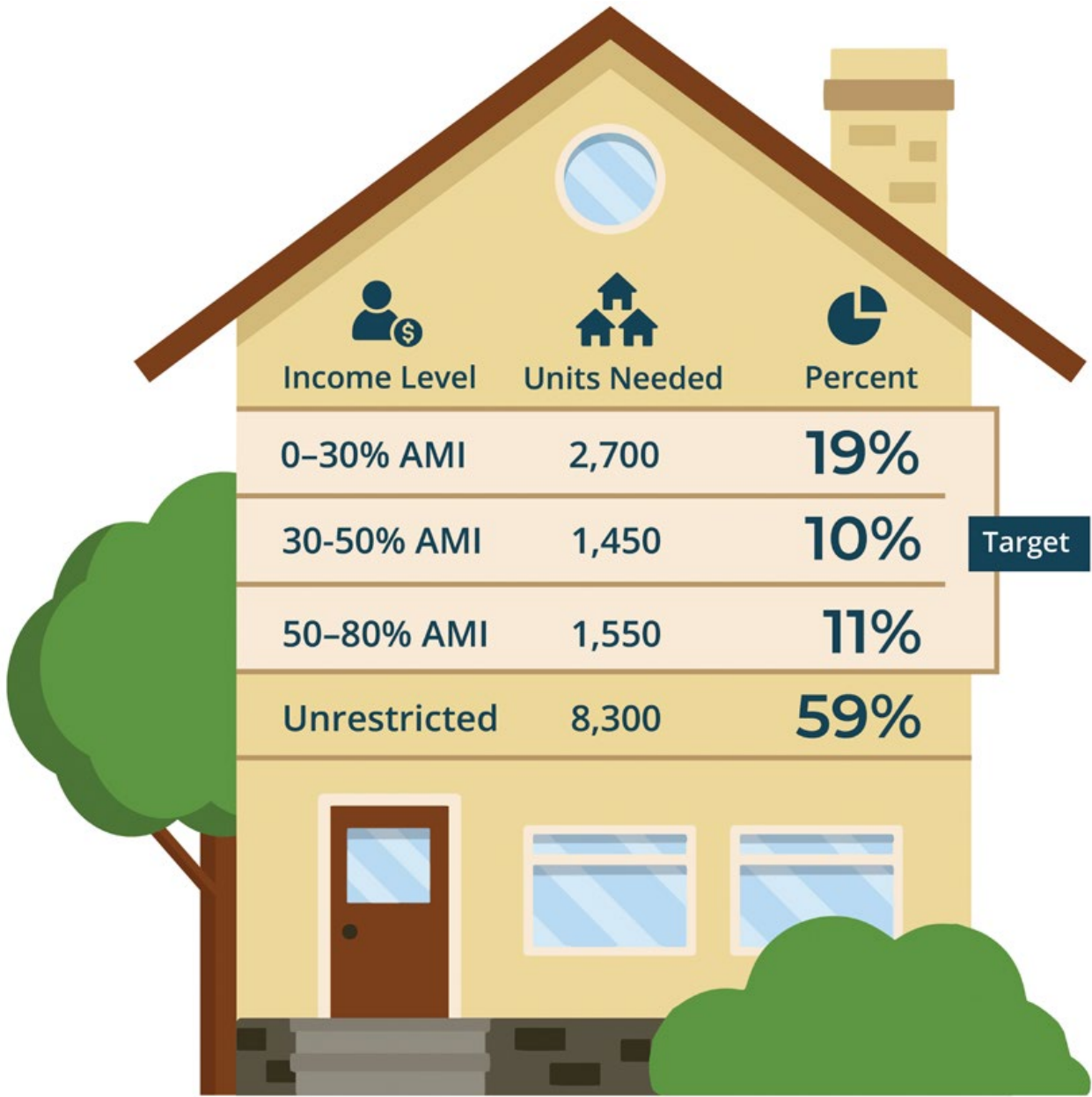
Meeting the Need

The 2022 Housing Needs Assessment documented Bellevue's housing needs and household trends and characteristics. It identified a current and future need for additional affordable housing homes for below median income households.

As part of the update to the Affordable Housing Strategy, the city evaluated the number of affordable housing units needed at each income level. Need was estimated by taking a 10-year increment of the city's overall housing growth (14,000 housing units between 2026-2032) and distributing the need for that housing to different income bands based on existing income distributions (Figure 1).

The Affordable Housing Strategy focuses on housing for families and individuals earning under 80 percent AMI. This is the threshold used as the basis for the Strategy's **affordable housing target**. The affordable housing target is based on projected need for affordable housing and represents an ambitious goal to preserve and produce affordable housing.

Figure 1: Distribution of Housing Need by Income, Bellevue (2022 HNA)

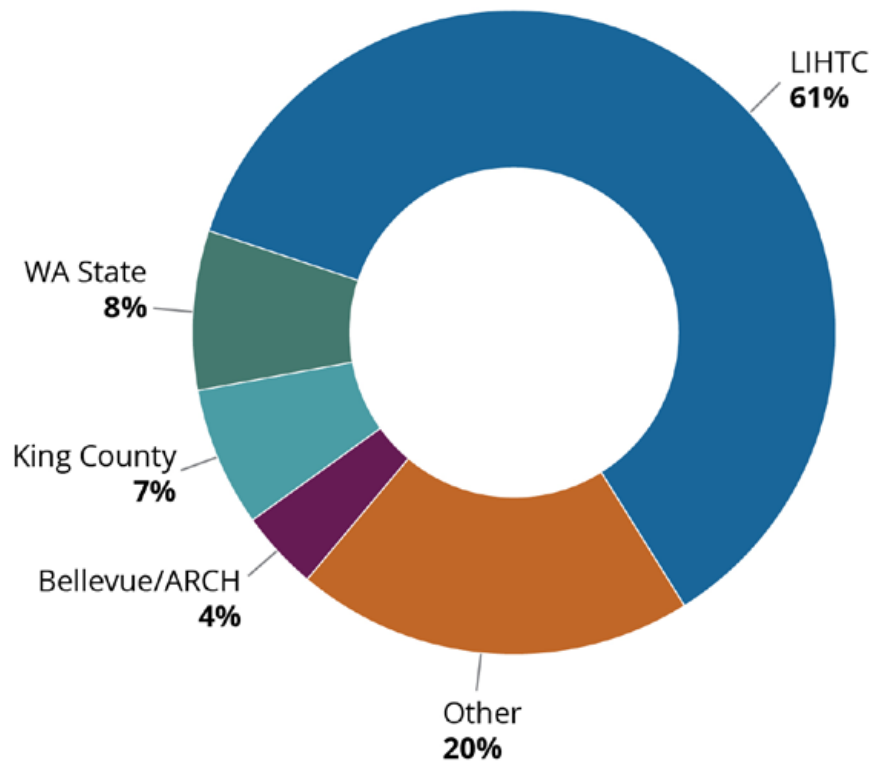


The City's Role

While the city can encourage the production and preservation of affordable housing through policy and funding, many aspects of development are outside city control. Factors like interest rates, land values, and federal policy and funding impact project feasibility and likelihood to proceed. Local governments are essential to create a supportive environment for housing production, but the realization of that housing depends on market forces and the development community.

Similarly, the city is dependent on other public and private investments to fully fund affordable housing. Affordable housing projects combine competitive federal, state, county and local resources with private investments in order to fully fund projects. Federal sources like the Low-Income Housing Tax Credit program, are able to generate large investments into projects. On average, Bellevue's local contribution represents approximately 5 percent of an affordable housing project's total funding. Therefore, while local funds are an important component, it alone is insufficient to meet the overall need.

Figure 2: Example of Funding Sources for 50% AMI Project (2024, ARCH)



Bridging the Gap

While Bellevue is committed to supporting the creation of housing that is attainable to people at a variety of income levels, it currently has a deficit of homes that are affordable to those making below 80 percent AMI (approximately \$100,000 for a household of two). This need is even greater for those who need deeply affordable housing, under 50 percent AMI.

The level of need for affordable housing in Bellevue currently outpaces the supply pipeline. There are significant barriers to meeting the need, and additional tools and resources will be necessary to accelerate progress towards an adequate supply of housing at all income levels. Specifically, the city will need to:

- **Increase overall production of affordable homes.** Between 2017 and 2023, approximately 250 affordable homes were produced each year in Bellevue. The city has implemented new tools and programs that have helped to increase the current pipeline to an average of 370 affordable units annually. Still, these efforts are not keeping pace with the large need for affordable housing in our region. Meeting the target will require significantly increasing overall level of creation of affordable units.
- **Prioritize deeply affordable homes.** As of 2024, there are approximately 4,300 affordable homes in Bellevue. Only 13 percent are affordable to households earning below 30 percent AMI. Bellevue's current programs are structured to reach a range of AMI levels. To address the need for homes for lower incomes households, additional funding sources are required to accelerate the pipeline of projects serving below 50 percent AMI. Prioritized local funding for deeply affordable projects can be used to leverage and to advocate for deeper levels of affordability during funding processes.
- **Bridge the capital and operating funding gap.** Bellevue does not have sufficient funding sources to address the funding gap for 0-50 percent AMI unit production. For example, the estimated funding for capital and ongoing services to produce 1,000 additional deeply affordable homes is approximately \$70 million dollars. Meeting this need at the portfolio scale would require fully allocating current affordable housing revenues to 0-50 percent AMI households and still increasing overall funding.

While the approaches in this Strategy are designed to address these barriers, it will take many years of purposeful actions and increased development to meet the affordable housing target. With accelerated implementation of priority strategies, the city can achieve an over 4,000 unit increase in affordable housing by 2036.





Engaging the Community

Building an affordable city takes everyone. The voices of our community are critical to ensure this work effectively addresses the needs of our growing community. Throughout the planning process, the Affordable Housing Strategy team sought to listen and engage community members and partners across the spectrum to understand their needs and priorities. These groups were engaged through a wide range of activities throughout the project phases.

The engagement process was guided by three objectives and builds upon policy guidance within the Bellevue 2044 Comprehensive Plan.

- **Provide information on affordable housing.** Everyone comes to the subject of affordable housing with their own knowledge and experience. The project team worked to provide a foundation of information for interested community members to engage through activities like a short-story film festival and affordable housing 101 event and video series.
- **Invite community members to inform the Strategy.** The project created opportunities for a broad array of voices to be heard at different stages in the process through activities like public information sessions and a public survey.
- **Elevate diverse and representative voices in the process.** The process aimed to elevate the voices of those with lived experience of housing insecurity, limited resources, or have other barriers to participation, through the use of a community facilitators pilot program.

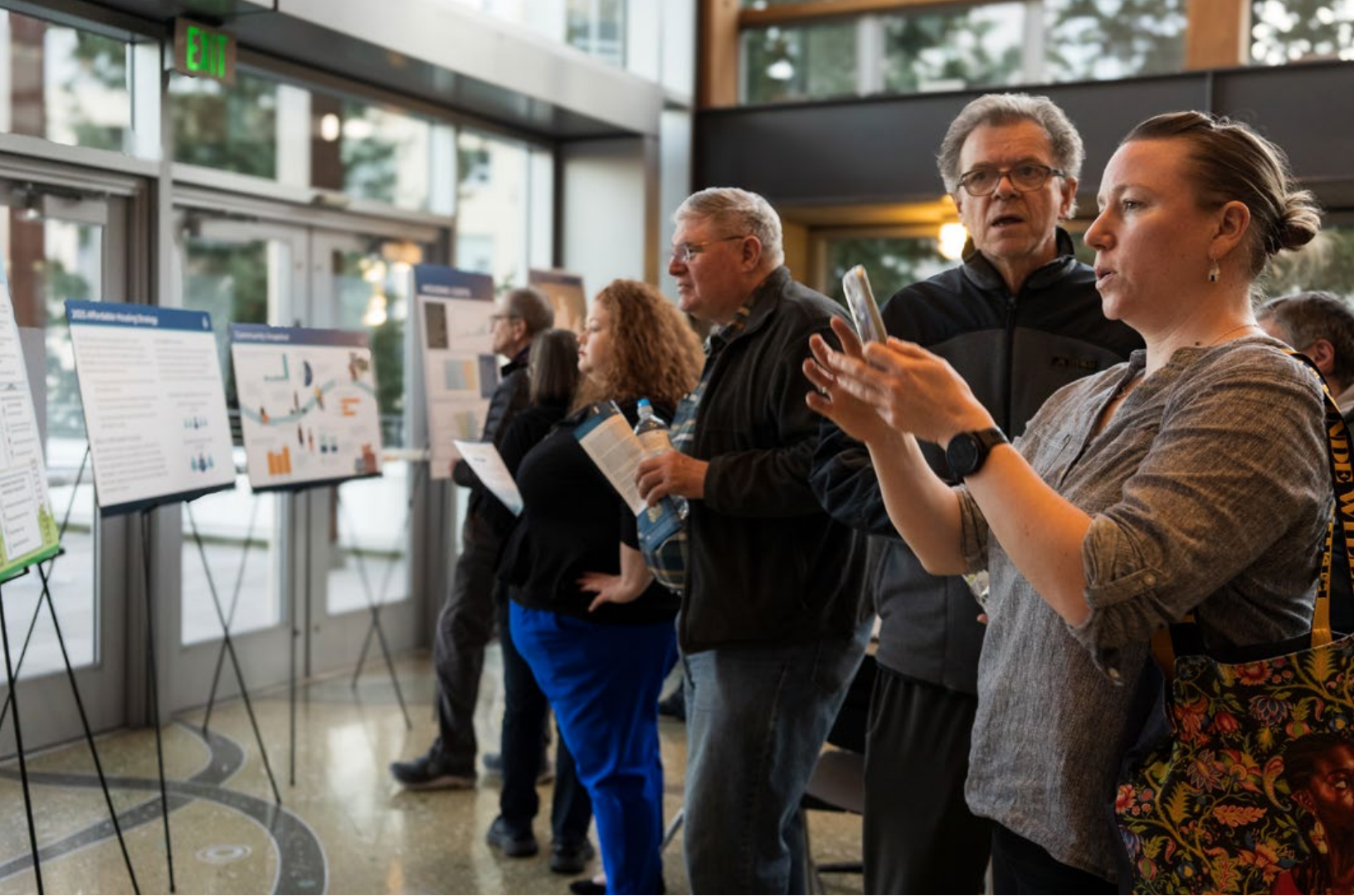
OVERALL THE CITY ENGAGED

- 325 community members at 4 public events
- 60 organizational partners through workshops and presentations
- 209 public survey respondents
- 96 organization survey respondents across two surveys
- 150 people with lived experience through over 30 listening sessions held by 9 community facilitators
- Over 2,000 visitors to the Affordable Housing Strategy online engagement hub



Community feedback strongly affirmed the lack of affordable housing options across income levels. Frequently heard themes across engagement efforts are summarized below, with detailed findings in Appendix C.

- The city should address housing needs urgently through bold and decisive actions and new funding options.
- The city should focus efforts on those who are least served by the private market (<50 percent AMI).
- The ability to stay in one place – either the same home or neighborhood – through one’s life helps people feel like they belong and that they can contribute to their community.
- Housing solutions need to be paired with access to supports, services and neighborhood amenities.
- A variety of affordable housing types are needed to address the needs of different populations, including seniors, families, and those with disabilities.
- Affordable housing needs to be sited, designed and operated with the residents in mind and to enhance the surrounding neighborhood.
- Navigating the process of finding affordable housing is complex and even more challenging for those in crisis or do not speak English as a first language.



- The city needs to simplify codes and regulations to help developers and providers to focus on meeting affordable housing needs.
- The city should actively seek out public-private partnerships to scale up the production of affordable housing.
- The city has an opportunity to build community-wide support for more housing through education and information

The feedback and stories provided were used to give context for the Strategy, identify challenges and opportunities, and refine and prioritize actions. The themes are reflected and incorporated throughout the Strategy.

The Context

What is an Affordable Housing Strategy?

An Affordable Housing Strategy is a strategic plan that helps a city meet the housing needs of people at all income levels and life stages and implements the vision, goals, policies contained in the City's Comprehensive Plan. It connects broad community priorities with practical actions to ensure that Bellevue's efforts align with regional housing needs and support equity and quality of life.

The Affordable Housing Strategy draws on the City's Strategic Target Areas and is closely tied to the Housing Element of the Comprehensive Plan. The Comprehensive Plan provides overall direction for increasing housing choices, maintaining affordability and supporting residents with unique needs. The Strategy builds on this direction by outlining specific steps the city can take to advance its housing goals.

Implementation of the Affordable Housing Strategy is carried out by multiple city departments. Progress is centrally tracked to ensure work responds to short- and long-term needs and actions can be adjusted as needed. Implementation happens in close collaboration with nonprofit organizations, private developers, service providers, employers, and regional partners.

Why Have a Strategy?

Under the Growth Management Act, Bellevue is required to plan for and accommodate housing affordable to all income levels and reduce barriers to affordable housing. The Comprehensive Plan includes high-level policy direction on ways to meet the housing needs of the entire community including for those requiring subsidized or supportive housing options.

Beyond these requirements, housing is a community and council priority, and the need for more affordable housing is felt locally. The availability of housing that meets their needs and housing that people can afford are some of the top concerns expressed by Bellevue residents and community members.

WHAT IS A STRATEGIC PLAN?

A strategic plan, also called a functional plan, translates the City's Comprehensive Plan into action. It turns broad policy goals into steps that guide daily decisions, program design and public and private investments. Strategic plans give clear direction for a specific topic. They list actions, timelines and priorities based on the Comprehensive Plan's long-term vision. These plans offer focused, specific and actionable direction to turn that vision into real progress. The Affordable Housing Strategy is one of the City of Bellevue's strategic plans.

WHAT IS AREA MEDIAN INCOME?

Area Median Income (AMI) is calculated and published annually by the U.S. Department of Housing and Urban Development (HUD) annually and is used as a standard measure of affordability.

Eligibility for housing reserved for extremely low, very low, and low income households is based on household income. (AMI) is the benchmark used to determine what a household earns and what they can afford.

Area Median Income is the midpoint income where half of households make more and half of households make less. It is calculated for different household sizes so, for example, the AMI for a single-person household is less than the AMI for a household with 3 people.

Bellevue's AMI is based on King, Pierce, and Snohomish counties. In 2025, AMI for a household of four is \$157,100. The AMI in this region is high due to the constrained housing market and high-wage earners.

Household Size	30% AMI	50% AMI	80% AMI
1 person	\$33,050	\$55,000	\$84,850
2 person	\$37,750	\$62,850	\$96,950
3 person	\$42,450	\$70,700	\$109,050
4 person	\$47,150	\$78,550	\$121,150

Figure 3: Area Median Income by Household Size, Seattle-Bellevue Metro Area (HUD, 2025)

Implementation of the 2017 Affordable Housing Strategy demonstrated the city's ability to meet a moderate housing target when guided by clear goals and coordinating with many partners. The 2026-2032 Affordable Housing Strategy provides a roadmap that supports community priorities and helps expand access to housing in Bellevue for residents across all income levels.

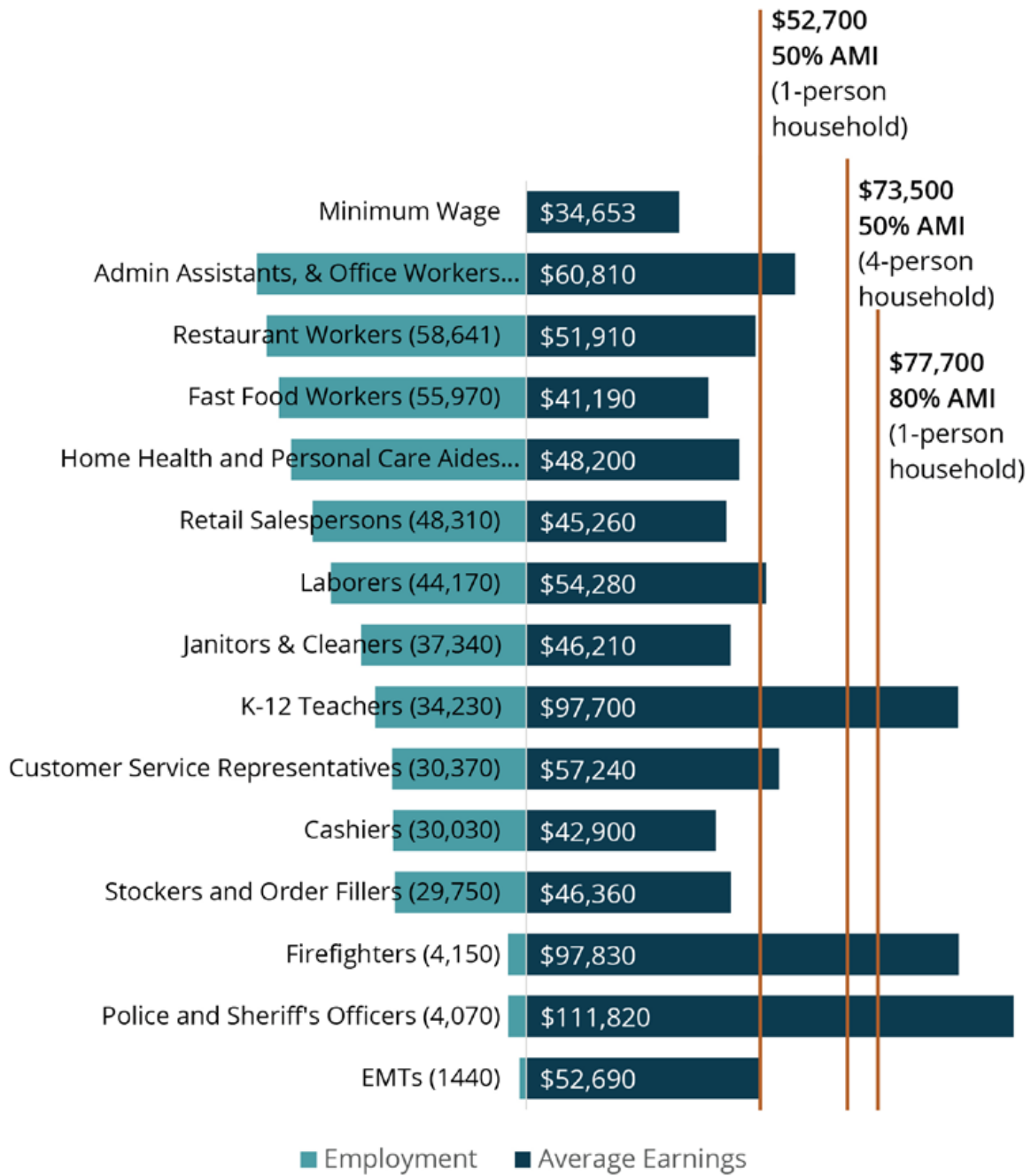
The Need for Affordable Housing

Bellevue's and the region's growth over the past decades have put pressure on the housing market as supply has not kept up with demand. Housing costs have been increasing much faster than people's incomes, causing more and more people to be overly burdened by the cost of housing.

Because of this, Bellevue community members – residents, workers, students, and caregivers – are experiencing impacts of unaffordability, housing instability, and limited access to housing that meets their needs. Even those who work full time jobs that support the Bellevue community may struggle to afford housing to rent on the private market. For those with limited or fixed incomes or those experiencing hardship, options in Bellevue are few and far between.

Additionally, for a growing proportion of residents, homeownership in Bellevue is out of reach, even for those with moderate incomes. This reinforces persisting inequities of ownership rates, with the lowest homeownership rates for Black or African American and Hispanic or Latino households.

Figure 4: Occupation Employment and Wages, Seattle-Tacoma-Bellevue (2024, BLS)





The Spectrum of Need

There are a spectrum of housing needs that cities plan for and support. While most people rent or own their home through the private real estate market, the affordability crisis is making that increasingly difficult. Cities need to provide more supportive housing options for people who are experiencing crisis or hardship.

The spectrum of support may include a person renting through a non-profit or social housing program that provides additional services and supports. It may also be a household renting a unit reserved for lower incomes in a market-rate building. Or, a household looking to buy a home might participate in an affordable homeownership program that allows them to purchase a home at a lower price point in exchange for a cap on ownership equity to limit the resale price.

Meeting the affordable housing need expands the spectrum of options available to serve those needing different types of housing and supports at various life stages and circumstances.

Figure 5: Spectrum of Housing

Type of Housing	Housing Category	Type of Structure	Who it Serves	General Income Levels
NON-MARKET HOUSING	Emergency Shelters	Nightly shelters, extreme weather/warming shelters	People in crisis, people with insufficient housing resources	0-30% AMI
	Transitional Housing	Temporary housing *(under a year) with supportive services	People move out of homelessness	0-30% AMI
	Supportive Housing	Group homes, assisted living, long term housing with supportive services	People needing assistance to live independently	0-80% AMI
	Non-Market Rental Housing	Nonprofit and public rental housing	People who can't afford market rate rents	30-80% AMI
	Non-Market Affordable Homeownership	Nonprofit and public affordable homeownership	People who can't afford homeownership on the market	60-120% AMI
MARKET HOUSING	Rental Housing	Apartment buildings, rented condos, housings, ADUs, etc.	People who prefer renting or can't afford home ownership	80% -120% AMI
	Home Ownership	Condos, single-family homes, duplexes, etc.	People who can afford homeownership on the market	120% AMI and over

Affordable Housing Strategy

DOES THE AHS ADDRESS HOMELESSNESS?

The Affordable Housing Strategy is one part of the city's larger effort to prevent homelessness and keep people housed by increasing the supply of deeply affordable housing.

Nationwide, studies have shown that lack of affordable housing is a primary cause of homelessness. While various difficulties can contribute to an individual becoming homeless, the only factors that consistently predict homelessness rates in cities across the United States are the cost of housing and vacancy rates. Without fail, where housing costs more and there are less vacancies, there is more homelessness. This indicates that affordable and accessible housing is the key to addressing homelessness.

While the Affordable Housing Strategy will likely prevent homelessness through permanent housing solutions, it is not intended to be a strategy for comprehensive homelessness response. Some additional actions that the city is taking to prevent and respond to homelessness include:

- Funding for nonprofit organizations serving people experiencing homelessness
- Funding for shelters
- Funding for subsidized housing and related supportive services
- Employing outreach staff to connect people experiencing homelessness to housing and services
- Partnering with neighboring communities and regional agencies
- implements supportive services including a safe parking program
- Piloting initiatives to address emerging issues including safe parking
- Collaborating with the King County Regional Homelessness Authority on cold weather response and other regional homelessness interventions

To update the Affordable Housing Strategy, the city engaged with community members, subject matter experts, and partner organizations; reviewed progress to date and best practices; and updated targets and goals to align with housing needs and new policy direction from the Comprehensive Plan.

The Affordable Housing Strategy Update is focused on **strategies** to put Bellevue on a path towards achieving its housing goals. The Strategy builds on Bellevue's efforts to date and focuses on new and expanded strategies to implement over the next seven years while allowing for flexibility to make adjustments as conditions change. This plan does not include a comprehensive list of every housing initiative across Bellevue.

The strategies are divided into the five goal areas: **Affordable Housing, Housing Equity, Housing for Unique Needs, Housing Stability, and Housing Supply and Diversity.**

Each strategy is supported by one or more specific actions, ranging from code amendments to new or modified city programs, advocacy efforts, and enhanced communication tools. Actions are outlined with the separate **Affordable Housing Action Plan**, the companion document to the Strategy.

All strategies were evaluated to determine the approximate estimated cost and benefit of implementation. **High-priority actions** are identified within the Affordable Housing Action Plan to implement over the seven-year planning period. These are highest impact action that are closely aligned with city goals.

The following chapters outline the strategies and illustrate how implementation over the next seven years can put Bellevue on a path to achieving its goals.





Affordable Housing

Goal Statement

Increase the supply of income-restricted affordable housing in Bellevue.

What is this goal about?

This goal is about addressing Bellevue's shortage of housing affordable to people earning less than 80 percent AMI by creating and preserving more income-restricted affordable housing. The largest need for affordable housing is for households who make under 50 percent AMI.

As a local government, three important ways in which the city can influence affordable housing production and preservation is through its resources, regulations and affordable housing programs. This strategy focuses on ways to leverage these elements to build more, and more deeply affordable, housing as fast as possible.

Strategies within this goal area include:

- Preserving buildings and acquiring land for affordable housing
- Finding new resources and financing mechanisms affordable housing
- Reducing costs and timelines for affordable housing
- Expanding affordable housing programs, which include affordability requirements, density bonuses, and multi-family tax exemptions.

Why is this goal important?

Additional tools and resources are needed in order to achieve the city's affordable housing target and meet the local need for affordable housing.

The high cost of housing has wide-ranging impacts on the Bellevue community. As housing instability increases, families may face challenges such as impacts on children's wellbeing and academic performance. Seniors may struggle to remain in the community they have called home for decades. Workers who cannot afford to live near their jobs often face long commutes adding to congestion, while employers face difficulties retaining staff. These are just a few examples of the way that housing unaffordability can impact the well being of a community.

NATURALLY OCCURRING AFFORDABLE HOUSING

Naturally occurring affordable housing (NOAH) refers to housing that is not income-restricted or subsidized by public programs and that is priced relatively affordably compared to the regional housing market. This housing usually includes older apartment complexes, older single-family homes, and housing in manufactured housing communities, all of which typically have lower rent or purchase prices than newer developments.



Building more quality affordable housing, including both deeply affordable and more supportive options to those targeted toward the workforce, helps more people to be able to contribute to the Bellevue community. It also reduces displacement and supports aging-in-place by providing affordable options for people and households to stay in their community as their needs evolve.

Metrics

Outcome	Metric	Target
Increase housing affordable for extremely low-income households	Build or preserve units affordable under 30% AMI	2,700 affordable units between 0-30% AMI (2026-2036)
Increase housing affordable to very low-income households	Build or preserve units affordable at 30-50% AMI	1,450 affordable units between 30-50% AMI (2026-2036)
Increase housing affordable to low-income households	Build or preserve units affordable at 50-80% AMI	1,550 affordable units between 50-80% AMI (2026-2036)

Strategies

AH.1 Acquire and rehabilitate Naturally Occurring Affordable Housing (NOAH)

Provide loans, funding, and proactive tools to acquire, preserve, and rehabilitate at-risk homes affordable naturally on the market.

AH.2 Acquire property to bank and develop for affordable housing

Establish processes to identify, purchase and hold properties for affordable housing development.

AH.3 Assess and shore up existing affordable housing portfolio

Evaluate operations and maintenance needs of existing affordable housing and prevent loss of units through organizational partnerships and policy development.

AH.4 Create a permissible land use code for affordable housing

Update land use code to reduce barriers, increase flexibility, and streamline development of affordable, middle, supportive, and homeless housing.

AH.5 Ensure affordable housing around new light rail stations

Acquire and assemble properties near transit to ensure future affordability and support equitable TOD development.

AH.6 Support affordable housing development on property owned by public agencies, faith-based, and non-profit housing entities

Provide incentives, funding, and pre-development support to nonprofit, public agency, and faith communities for projects that create affordable housing.

AH.7 Explore new local revenue sources and financing tools

Explore ways to get new funding through mechanisms like credit programs, partnerships, bonding, levies and state advocacy to expand affordable housing resources.

AH.8 Reduce costs and timelines for affordable housing

Streamline permitting, expand fee waivers, exempt projects from review, and provide technical support to lower development costs and improve development timelines for affordable projects.

AH.9 Strengthen partnerships within the affordable housing system

Support partnerships and tenant services within and across the affordable housing system through advocacy, coordination, and working with diverse partners to support affordable housing outcomes and the workforce.

AH.10 Expand and monitor affordable housing programs

Broaden existing programs into more zones, adopt tax incentives, and evaluate performance to improve program outcomes.

AH.11 Leverage city resources for affordable housing

Prioritize surplus land, funding, and capital projects to advance affordable housing and maintain a strategic 5-year financial plan.



Housing Equity

Goal Statement

Eliminate disparate impacts in housing by race, ethnicity, status, sexual orientation, ability and income.

What is this goal about?

True housing equity means that a person's identity (White, female, disabled, etc.) does not predict housing outcomes, like rates of cost-burden, homeownership or eviction. As a goal, housing equity is about removing systemic barriers that reinforce disparate housing outcomes and discriminatory practices (past or present) that keep people from obtaining housing that is suitable for their needs. Housing equity recognizes that marginalized and underserved communities have systemically excluded from or underserved by local government and community decisions and have faced systemic disadvantages and discrimination due to their identity.

Geographic equity of affordable units is a key factor in promoting housing equity. One's income limits the locations where they can afford housing. Those with lower incomes are often subject to locations with higher environmental hazards such as air and noise pollution or cannot live in their chosen neighborhood in proximity to family, work, linguistic or social groups.

State and regional planning policies require jurisdictions to identify housing policies and regulations that result in racially disparate impacts, displacement, or exclusion and to engage in the work of undoing those impacts. Local governments are obligated to counteract this long history of discrimination and ensure that in the future nobody's race, ethnicity, status, sexual orientation, ability or income determines their access to housing that is both affordable and meets their needs.

Strategies within this goal area include:

- Enhancing community, education, information and resources
- Local fair housing efforts to reduce instances of housing discrimination
- Affordable homeownership and alternative ownership models

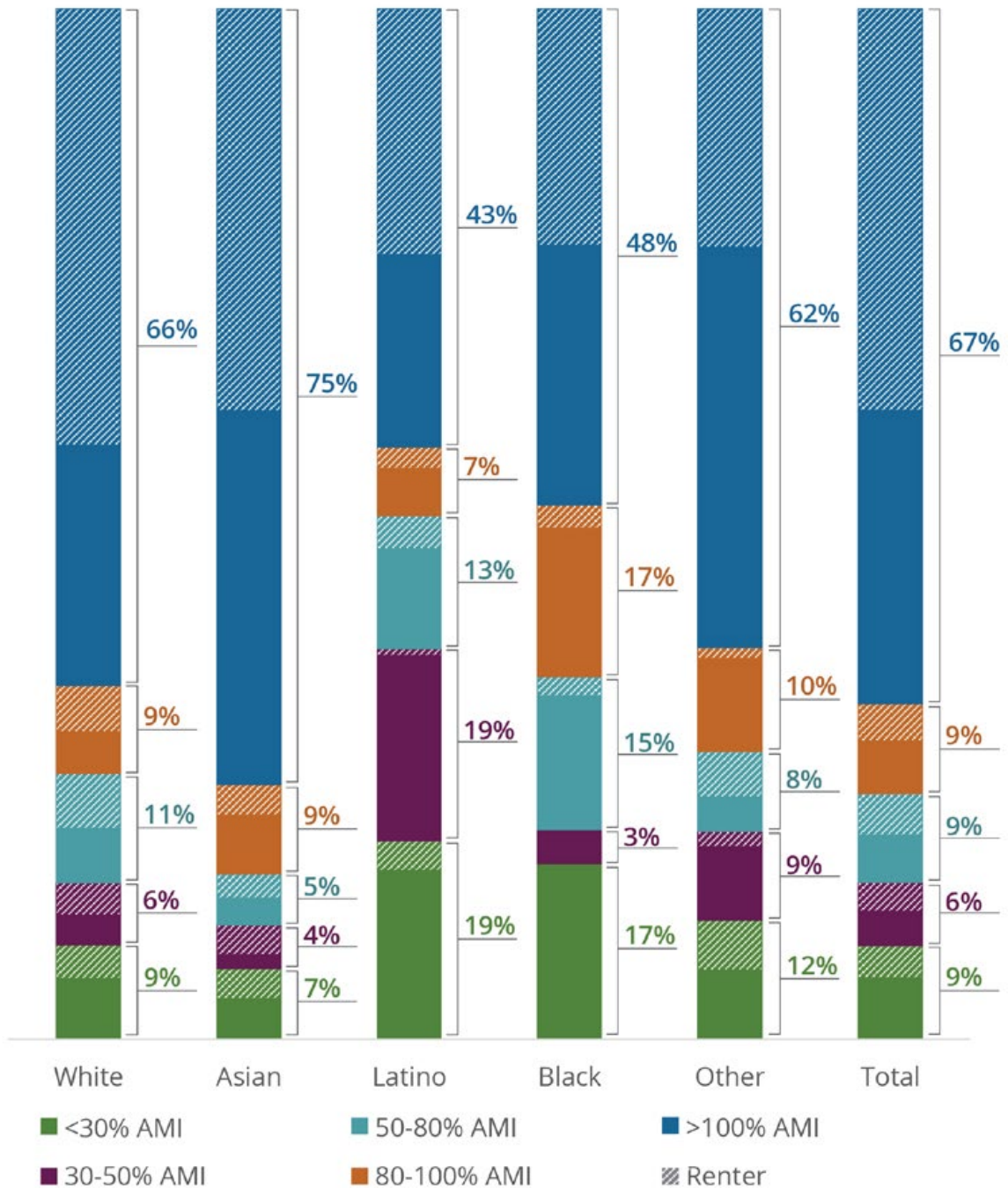
Why is this goal important?

This work is important because historic patterns of discrimination continue to drive differences in housing outcomes between income, racial and ethnic groups. Bellevue acknowledges past and present housing discrimination, inequity and injustice and works to promote housing equity for all moving forward.

In Bellevue, Black and Hispanic residents have, on average, significantly lower incomes than White and Asian residents. Due to a lack of affordable housing, Bellevue's lower-income Black and Hispanic residents are more likely to face difficulties finding housing, housing insecurity or homelessness and displacement.

Housing insecurity is associated with negative impacts to quality-of-life, including stress and individual health, social, and educational impacts. Black and Hispanic families are also less likely to own their home as compared to their White and Asian neighbors, missing out on a key opportunity to build equity and generational wealth (Figure 6).

Figure 6: Income by Race & Ethnicity, Bellevue (2017-2021 CHAS)



In the time-period of the data (2017-2021) people who identified as non-Hispanic black represented 2.7% ($\pm 0.7\%$) of the City of Bellevue’s total population. As such, the data represented in that category has a high margin of error.

While formalized discrimination based on factors such as race, ethnicity, religion and gender were outlawed through the National Fair Housing Act, adopted in 1968, less explicit forms of discrimination have continued to occur nationwide to the present day. Many of these more subtle forms of discrimination can be found in housing practices, whether that is through realtors steering prospective buyers away from specific neighborhoods or through land use laws. Figure 7 illustrates a timeline of racial inequities in Bellevue’s past.

Metrics

Outcome	Metric	Target
Increase affordable homeownership opportunities	Build or preserve affordable homeownership units	75 affordable homeownership units (2026-2032)
Ensure affordable housing is available in every neighborhood	Each of Bellevue’s 16 neighborhoods have housing units affordable to those making <80% AMI	At least 10% affordable to those making <10% AMI

Strategies

HE.1 Community education, information, and resources

Improve communication and educational tools to build understanding, track progress, and increase housing stability across Bellevue.

HE.2 Ensure fair housing outcomes in Bellevue

Assess, update, and enforce fair housing codes and practices to eliminate disparities and reduce exclusionary barriers.

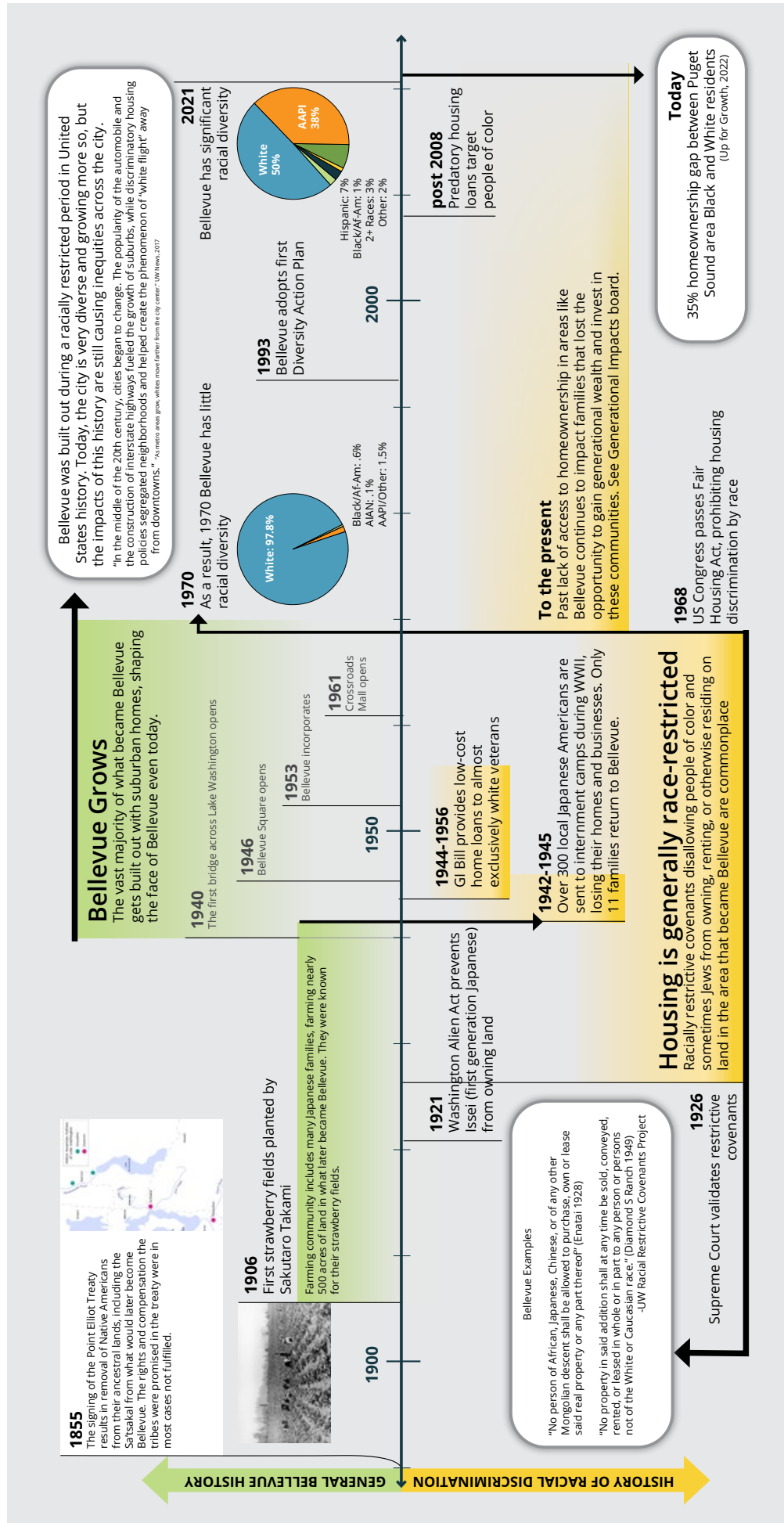
HE.3 Support alternative ownership models

Expand affordable homeownership through funding, insurance reform, incentives, and support for cooperative or community-led housing models.

HE.4 Develop inclusive policy making structures

Engage those most affected by housing challenges in decision making by reducing barriers to participation.

Figure 7 Timeline of racial inequities in Bellevue's past





Housing Stability

Goal Statement

Increase the ability of low- and moderate-income households to live stably in their home and neighborhood.

What is this goal about?

Housing stability is about the ability to live stably and safely in their home and neighborhood. This goal is about programs and policies to assist people to remain stably housed and minimize risks of displacement and homelessness.

People may lose their housing for a variety of reasons, such as redevelopment or rent increases beyond their ability to pay. Comparable affordable housing may not be available in Bellevue. Lower-income and fixed-income people, especially seniors, who have owned their homes for a long time but can no longer afford to live there because of increased costs (e.g. maintenance, taxes, utilities) may be unable to find an affordable alternative that allows them to remain in their communities.

Strategies within this goal area include:

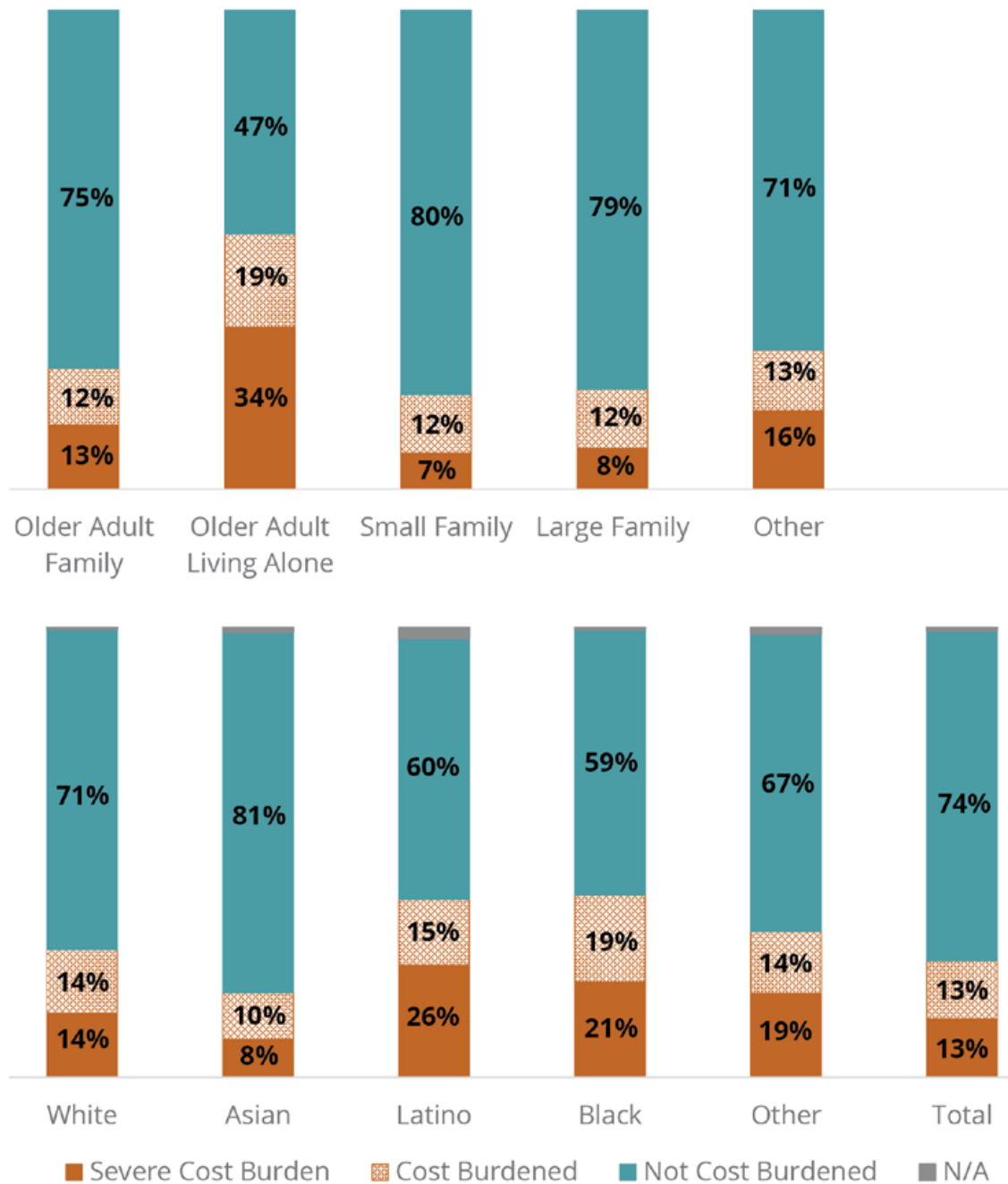
- Policies and programs to support individual stability
- Easing access into the affordable housing system
- Creating and expanding programs to support those on limited incomes like seniors and those experiencing homelessness
- Requirements for landlords to ensure health and safety of rental units

Why is this goal important?

Housing stability is foundational to personal well-being and economic mobility. In Bellevue, increasing rental prices and the limited supply of affordable units have created significant challenges for low-income residents, particularly families with children, older adults, and disabled individuals.

Housing instability affects nearly every aspect of life – from physical and mental health to employment and family stability. In Bellevue, many people are at risk of housing instability by being cost-burdened, meaning they spend more than 30 percent of their household income on housing costs. This is especially true for those making <50 percent AMI, seniors, renters, and Black and Hispanic households (Figure 8 and 9).

Figure 8: Cost Burden by Race & Ethnicity, Bellevue; Cost Burden by Household Type (2017-2021 CHAS)



In the time-period of the data (2017-2021) people who identified as non-Hispanic black represented 2.7% ($\pm 0.7\%$) of the City of Bellevue's total population. As such, the data represented in that category has a high margin of error.



At an individual level, having stable, affordable housing results in better health and quality of life and more household resources for other needs such as groceries, gas, childcare, and school supplies.

At a systems level, stability-focused strategies complement the production and preservation of affordable units by ensuring that existing households can remain securely housed. Housing stability tools reduce strain on social services, promote neighborhood cohesion, and ensure that investments in affordable housing are sustained over time.

Metrics

Outcome	Metric	Target
Decrease cost burden for lowest income households	Reduce the number of below 50 percent AMI households experiencing severe cost burden	At least 2% decrease (2026-2032)

Strategies

HS.1 Expand supports for individual stability

Strengthen tenant protections, rental assistance, repair programs, and conflict resolutions to prevent displacement.

HS.2 Increase access to pathways into the affordable housing system

Improve navigation, expand voucher access, streamline applications, and support community-based housing navigation pathways.

HS.3 Strengthen supports for those on limited incomes and at risk of homelessness

Expand funding, rental assistance, vouchers, and relocation programs for extremely low-income residents, seniors, and people with disabilities.



Housing for Unique Needs

Goal Statement

Create more housing available and affordable to those with unique housing needs like seniors, families with children, and people with disabilities.

What is this goal about?

Housing for unique needs refers to housing that meets the needs of populations with specialized requirements such as senior housing or housing for people with disabilities. It also includes housing for unique household types – like families with children or single adults.

As a goal, housing for unique needs is about supporting the development of housing that meets the needs of different households, often through universal design and visitability standards.

- **Universal design** is a system of design that helps ensure that buildings and public spaces are accessible to people with or without disabilities and regardless of age or ability. Examples include step-free entryways and thresholds to ensure that entrances are accessible for wheelchairs, strollers, and mobility devices; wide hallways and doorways which provide circulation space for mobility assistance; and flexible home layouts or designed multi-functional spaces that can adapt over time to different household needs.
- **Visitability** is an element of universal design that focuses on incorporating core accessibility features as a routine construction practice into newly built homes that allow homes to be visited by and/or retrofitted to meet the needs of those with disabilities. The three core visitability features are zero-step entrance, doorways with 32 inches of clear passage space, and at least a half bath on the main floor with adequate maneuvering room.

In general, populations in need of these housing types are those who require some assistance in their day-to-day living due to disability, health, age or other circumstances. They may also require housing that is affordable to those on limited or fixed

SUPPORT FOR AGING IN PLACE

Bellevue has a growing and aging community. Housing for older adults was one of the most frequently mentioned community needs in engagement.

Aging in place describes the ability of seniors to be able to remain stable in their home or neighborhood and is reflected throughout the strategies in this document.

Universal design and visitability standards provide long-term benefits by supporting the ability of seniors to find housing options as their mobility, health, or other needs change.

Other strategies address the needs of seniors by creating more affordable housing options, supporting home repair and weatherization efforts, and supporting rental assistance for those on fixed incomes.

incomes. Providing housing types that are affordable, accessible and available to people at any stage of life means that any individual or household can find a home that meet their needs.

Strategies within this goal area include:

- Requirements or incentives for integrating inclusive design standards in new development
- Supporting the construction and preservation of family-sized units to meet community demand
- Promoting accessible design standards

Why is this goal important?

Housing supporting unique needs advances social inclusion by ensuring that people with disabilities, older adults, and families with children can equally access housing without barriers.

In Bellevue, different populations have unique housing needs. For example, approximately 8 percent of Bellevue’s population is living with a reported disability. Of these, about 40 percent are individuals able to live independently, but who may still require inclusive housing features. Families with children and seniors are fast growing demographics, almost doubling since 1990. While the average household size in Bellevue is smaller than King County, larger families struggle to find housing options, especially affordable to low- and moderate-income households. Seniors living alone is another growing demographic with unique housing needs. These individuals experience high rates of cost burden. Seniors often cannot afford to downsize as there are no comparably priced options that meet their needs in Bellevue.

By designing homes to be inclusive of unique needs, the pool of potential buyers and renters is broadened, making homes more adaptable to a diverse range of household types and life stages.

Metrics

Outcome	Metric	Target
Increase housing opportunities for those with disabilities	Build or preserve units for those with Intellectual and Developmental Disabilities (IDD)	130 affordable IDD units (2026-2032)
Increase housing opportunities for families and large households	Build or preserve affordable family-sized units	800 affordable units with 2 or more bedrooms (8.7% of target) (2026-2032)

Strategies

UN.1 Encourage inclusive design

Promote universal and accessible design standards to make housing more inclusive.

UN.2 Support family sized affordable housing

Prioritize funding and incentives for larger units that meet the needs of families.



Housing Supply & Diversity

Goal Statement

Create more housing in general and more housing types available to meet the needs of people at all stages of life.

What is this goal about?

Bellevue and the Puget Sound Region have an undersupply of housing. An adequate supply of market-rate housing reduces upward pressure on average rents and home prices. This goal is about promoting the development of market-rate housing of various types throughout the city through incentives and regulatory updates. Having a variety of housing types means promoting a spectrum of development that includes accessory dwelling units, cottage housing, townhomes, small-plexes, and apartment buildings of all sizes.

Strategies within this goal area include:

- reducing regulatory and permitting barriers to housing development
- encourage a wide variety of housing types and sizes

Why is this goal important?

Bellevue needs to accommodate new residents through the supply of additional housing units. The Comprehensive Plan sets a goal of 35,000 additional housing units within the city between 2019 and 2044. These homes will serve households across the income spectrum, from deeply affordable units to market-rate and beyond. Maintaining a housing supply which keeps pace with housing demand can ensure that market rents remain stable.

Public input demonstrates support for diversifying Bellevue’s housing stock to encourage a greater mix of housing types throughout the city. A diversity of housing options allows individuals and families to choose the housing that best suits their needs. Housing diversity also allows for various housing arrangements to meet social and cultural needs, such as multi-generational households, as well as aging-in-place as individuals’ needs change over time. Allowing individuals and families to age-in-place encourages strong social connections and support systems, promoting both a more robust community and improved life-outcomes.

Metrics

Outcome	Metric	Target
Increase the supply of market rate housing	Build market-rate units	8,300 units (2026-2036)

Strategies

SD.1 Encourage smaller and more homes in low-density residential areas

Revise zoning and streamline lot-splitting to allow more and smaller homes in single-family districts.

SD.2 Reduce costs to build using new models

Encourage innovative construction methods, code changes, and design partnerships to lower housing costs and speed development.

SD.3 Support middle housing in all neighborhoods

Expand access to middle housing by addressing condominium restrictions, offering pre-approved plans, and partnering with lenders.



Conclusion

Implementation and Monitoring

The strategies included in the Affordable Housing Strategy are span multiple departments, policy areas, and goals. They involve changes to city processes and support the achievement of ambitious goals.

The Affordable Housing Strategy provides a framework for the city to align its efforts across the city and its partners. Implementation of the strategies is a One-City effort – actions will be identified on department level work plans and coordinated by a lead department, identified within the Affordable Housing Action Plan.

Implementing departments and partners for the Affordable Housing Strategy include:

- A Regional Coalition for Housing (ARCH)
- Community Development (CD)
- Development Services (DSD)
- Finance and Asset Management (FAM)
- Office of Housing (OOH)
- Parks and Community Services (PCS)
- City Manager’s Office (CMO)

Implementation efforts will be prioritized to reflect available resources and current opportunities.

To assess performance and impact of implementation, each goal area includes outcome metrics, which measures overall impact toward the goal, and implementation metrics, which measure progress of activities.

Prioritizing the Work

Implementation of the Affordable Housing Strategy will prioritize high-impact actions that align to the following objectives:

- Creating or preserving under 50 percent AMI units
- Remediating or addressing inequitable outcomes or results
- Improving the effectiveness of existing tools

These objectives were identified and refined with organizational partners during strategy development and used to identify high-priority actions in the Affordable Housing Action Plan. The action plan provides a clear framework for how the city will prioritize actions, phase implementation and track progress.



Conclusion

Creating a more affordable Bellevue is not just about more housing units. It is about creating a more livable, equitable, and welcoming community. The Affordable Housing Strategy aims to create a community where everyone has access to opportunities – a Bellevue meets the housing needs of its diverse population, strengthening neighborhoods and communities.

Building that future will take all of us – city staff, our development community, regional partners, and residents. Together and with bold action, a commitment to a more affordable Bellevue is possible.



Appendix A: Glossary

Accessory Dwelling Unit: A subordinate dwelling unit attached or detached to a single-family structure, duplex, triplex, townhome or other housing unit

Affordable Housing: Housing that is reserved for a household that earns up to 80 percent of the area median income, adjusted for household size; to be considered “affordable,” the monthly housing costs, including utilities other than telephone, must not exceed thirty percent of the household’s income. See: Extremely Low-Income Housing, Very Low-Income Housing, Low-Income Housing and Moderate-Income Housing.

Area Median Income: The annual household income for the Seattle-Bellevue Metropolitan Area as published on an annual basis by the U.S. Department of Housing and Urban Development.

A Regional Coalition for Housing (ARCH): A cooperative undertaking pursuant to an interlocal agreement, whose members include Bellevue, King County and other cities in east King County, formed to preserve and increase the supply of housing for extremely low-, very low-, low- and moderate-income households on the Eastside.

Comprehensive Plan: The city’s long-range plan prepared following the requirements of the Washington Growth Management Act, containing policies to guide local actions regarding land use, transportation, housing, capital facilities and economic development in ways that will accommodate at least the adopted 2019-2044 targets for housing and employment growth.

Disability: Disability, according to the social model, is a condition that arises when the physical, sensory, cognitive or psychological differences of an individual interact with societal structures, norms and environments that are not designed for their inclusion or success. It emphasizes that disability is not solely a consequence of a person’s condition. It is shaped by individuals and systems that place value on people’s bodies and minds based on societally

constructed ideas of normalcy, intelligence and excellence and is also shaped by the extent to which society removes or constructs barriers, promotes or denies inclusion and fosters or denies equal opportunities for those with disabilities

Disparity: A situation in which one group is systematically faring worse than another for reasons that are not due to the group’s needs, eligibility or preferences.

Eastside: A geographic area that includes the King County communities east of Lake Washington

Equity: Equity means that a person’s identity (White, female, disabled, etc.) does not predict personal and social outcomes like income or health. Equitable outcomes are outcomes that are not related to a person’s identity

Extremely Low-income Housing: Housing that is affordable to a household that earns less than 30 percent of the area median income, adjusted for household size. (see also “Low-income Housing” and “Very Low-income Housing”).

Faith-based Organization: An organization that meets the federally protected practice of a recognized religious assembly, school or institution that owns or controls real property including land and permanent and temporary buildings

Homelessness: Broadly speaking, homelessness is the situation of an individual, family or community that lacks stable, safe, permanent, appropriate housing, or the immediate means and ability of acquiring it.

Housing for Unique Needs: Housing that meets the needs of populations with specialized requirements such as senior housing or housing for people with disabilities.

Incentives (Non-Regulatory): Provisions offered by the city to encourage a private property owner to conduct voluntary improvement projects.

Incentives (Regulatory): Regulatory relief or options offered by the city to reduce the adverse economic impact to a property owner from complying with regulations intended to protect the functions and values of critical areas.

Low-income Housing: Housing that is affordable to a household that earns between 50 and 80 percent of the area median income, adjusted for household size. (see also “Extremely Low-income Housing” and “Very Low-income Housing”).

Marginalized Communities: Communities that have been systemically excluded from local government and community decisions and have faced systemic disadvantages and discrimination due to their identity, including Black, Indigenous and People of Color (BIPOC), LGBTQIA2S+ individuals, immigrants and refugees, individuals with limited English proficiency, households with low incomes and people with disabilities. These communities often experience limited access to resources, opportunities and equitable services, leading to disparities in areas such as housing, education, employment and healthcare.

Moderate-Income Housing: Housing that is affordable to a household that earns between 80 percent and 100 percent of the area median income, adjusted for household size.

Nonprofit Organizations: Organizations that operate for a public benefit as defined in 26 USC 501

Qualifying Properties: Multifamily property that is owned by faith-based or non-profit housing entities; or surplus property owned by public entities; or single-family property that is owned by faith-based entities.

Supportive and Transitional Housing: A residential facility intended to house individuals and families experiencing homelessness, or at imminent risk of homelessness and paired with on-site or offsite supportive services designed to maintain long-term or permanent tenancy, or transition the residents to other living arrangements, if appropriate.

Underserved Communities: Communities that have been systemically underserved due to their identity, including but not limited to Black, Indigenous and People of Color (BIPOC), LGBTQIA2S+ individuals, immigrants and refugees, individuals with limited English proficiency, households with low incomes and people with disabilities. The lack of service has often resulted in limited access to resources, opportunities and equitable services, leading to disparities in areas such as housing, education, employment and healthcare.

Universal Design: A system of design that helps ensure that buildings and public spaces are accessible to people with or without disabilities and regardless of age or ability

Visitability: A design approach that incorporates a few core accessibility features as a routine construction practice into newly built homes that allow homes to be visited and/or retrofitted to meet the needs of those with disabilities.

Very Low-income Housing: Housing that is affordable to a household that earns between 30 and 50 percent of the area median income, adjusted for household size. (see also “Extremely Low-income Housing” and “Low-income Housing”).



Appendix B: Implementing the 2017 Strategy



CITY OF BELLEVUE

Implementing the 2017 Affordable Housing Strategy

2017-2023



Implementing the 2017 Affordable Housing Strategy

The Bellevue City Council adopted its Affordable Housing Strategy (AHS) in 2017. The 2017 strategy included 5 overarching strategies and 21 actions to expand affordable housing opportunities in Bellevue. In 2022, Council approved the Next Right Work (NRW) to continue the affordable housing work plan. Next Right Work includes 5 actions with various steps and phases.

The 2017 strategy identified both implementation and performance tracking as key components of the monitoring program. Implementation monitoring tracks which of the AHS actions are being implemented and the extent to which city partners – including other public agencies and private sector entities – are participating. Performance monitoring identifies whether AHS actions are achieving the desired results. Performance indicators for each strategy were identified in the 2017 AHS.

This document summarizes implementation and performance of the five overarching strategies. Each strategy include four components:

1. **Overview:** a summary of key implementation actions and challenges
2. **Performance Metrics:** report of metrics identified as performance measures in the 2017 AHS. Note: Full performance metrics tables reported in Appendix.
3. **Implementation Actions:** list of efforts by AHS actions, includes status and where quantifiable, estimated impact.



Complete



**Ongoing or
Continuous**



No Action

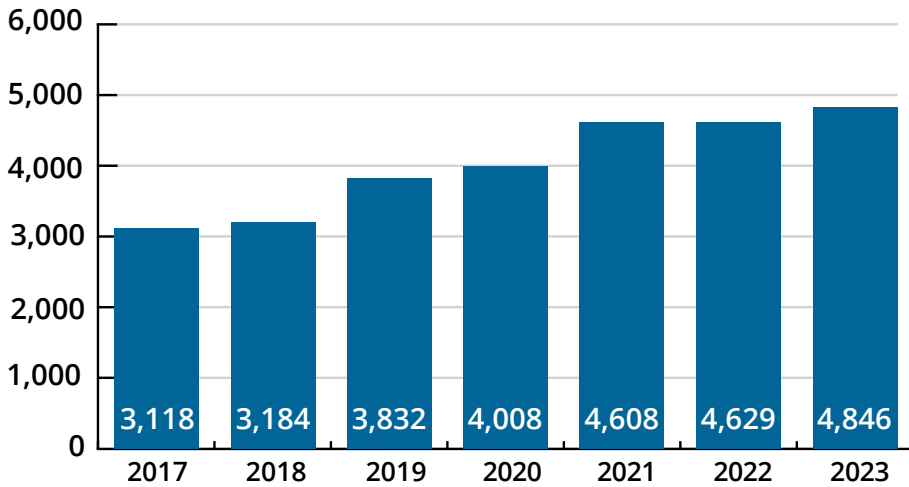
4. **Impact Summary:** cumulative impact of actions reported implementation actions as these can have impact beyond those reported in the performance metrics.

A. Help People Stay in Affordable Housing

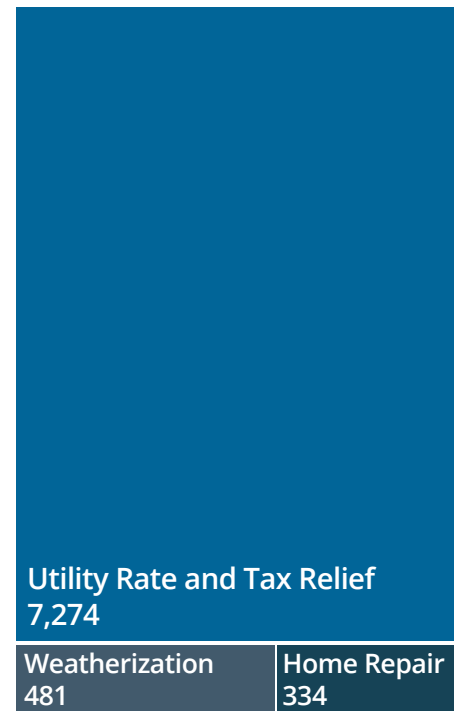
Strategy A addresses issues of housing stability and access with a suite of actions aimed to preserve existing affordable housing and help to stabilize housing costs. The City implements this strategy through a number of actions focused on partnering with nonprofits, preservation and acquisition, and supporting housing stability and improvement programs. Challenges included responding to the COVID-19 pandemic and navigating limited funding availability.

2017 Performance Metrics:

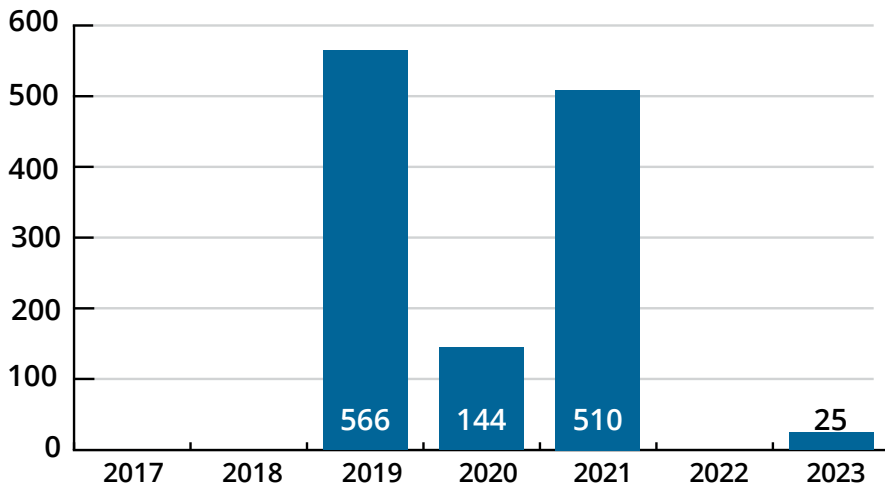
**Total number of affordable housing
2017-2023**















**Households served
by program
2017-2023**







**Number of existing affordable apartments preserved
2017-2023**



Implementation Actions:

A. Help People Stay in Affordable Housing			
Status	Strategy/Action	Year	Impact (If quantified)
	A-1. Partner with non-profit organizations and housing agencies to fund the purchase of existing, affordable multi-family housing to preserve it for the long term		
	<ul style="list-style-type: none"> Partnered with LIHI to acquire Aventine Apartments (66 units) 	2024	66 in-service affordable units
	<ul style="list-style-type: none"> Partnered with KCHA to acquire Illahee Apartments (36 units) 	2021	36 in-service affordable units
	A-2. Advocate for state legislation to extend property tax exemptions to existing multi-family properties that agree to set aside some apartments as affordable		
	<ul style="list-style-type: none"> Supported state legislation to allow conversion projects to be eligible for MFTE; passed by Legislature ESSSB 6175 	2024	
	A-3. Promote programs that provide social and physical support to help seniors and disabled people remain in their homes		
	<ul style="list-style-type: none"> Change to “Human services contract provided to agencies to support services to seniors and disabled people 	2017-2024	
	A-4. Increase funding and expand eligibility for the city’s home repair and weatherization programs		
	<ul style="list-style-type: none"> Funding is determined by HUD. Loan repayments have naturally grown the amount of funding available. 	2017-2024	815 households served
	A-5. Promote energy efficiency in design and construction of affordable units to reduce costs for residents		
	<ul style="list-style-type: none"> Implementing green building requirements and incentives in Wilburton TOD Area as part of Sustainable District Opportunity Assessment 	Ongoing	
	<ul style="list-style-type: none"> Established the Energy Smart Eastside program to provide heat pumps to low- and moderate-income homeowners in Bellevue and across the Eastside. Program includes retrofits of affordable housing units 	2022	100 Bellevue households served

Status	Strategy/Action	Year	Impact (If quantified)
	<ul style="list-style-type: none"> ▪ Land Use Code Amendments for <ul style="list-style-type: none"> ▫ East Main Amenity Incentive for Sustainability Factor (LUC 20.25Q.070) ▫ East Main Green and Sustainability Factor (LUC 20.25Q.120) 	2021	
	<ul style="list-style-type: none"> ▪ Land Use Code Amendments <ul style="list-style-type: none"> ▫ Downtown Amenity Incentive for Sustainability Factor (LUC 20.25A.070) ▫ Downtown Green and Sustainability Factor (LUC 20.25A.120) ▫ BelRed Amenity Incentive for Sustainability Factor (LUC 20.25D.090) 	2017	
	A-6. Promote existing utility rate relief, utility tax relief, and property tax relief programs for income-eligible residents		
	<ul style="list-style-type: none"> ▪ Review and extension of utility rate relief and utility tax relief programs 	2018	7,274 households served (duplicates included)

Impact Summary

While not every action has a quantifiable impact, information below highlights some of the impact:



102 Affordable Units Preserved under Actions



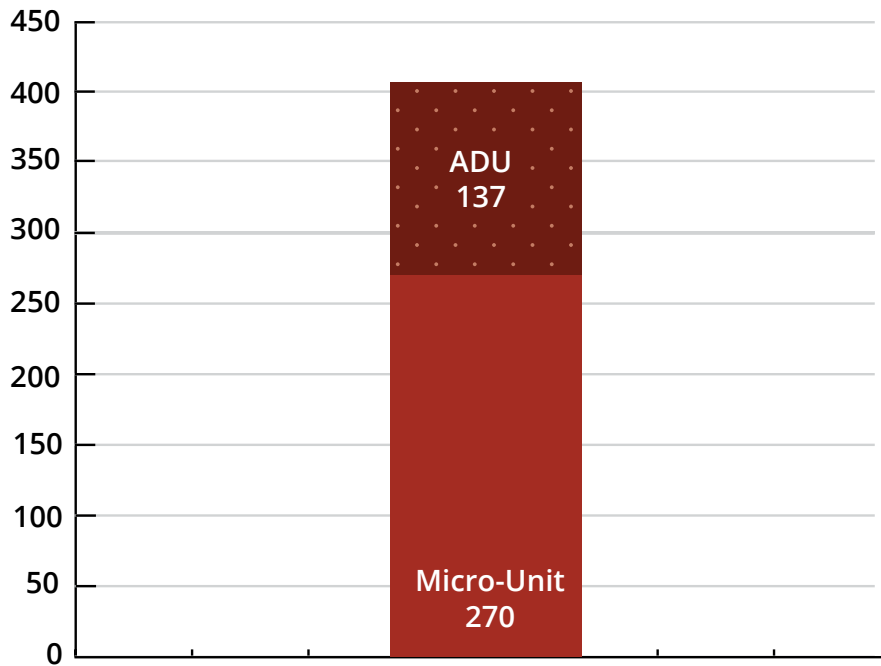
8,189 Households Served under Actions (may be duplicated)

B. Create a Variety of Housing Choices

This strategy focuses on providing for diverse individual housing needs at all stages of life, help to ensure new residents are welcomed, and to ensure that long-term residents have the opportunity to remain in Bellevue. The City continues to implement this strategy primarily by advancing code amendments to encourage diverse housing types.

2017 Performance Metrics:

Number of middle housing permits issued by type
2017-2023



Implementation Actions:

B. Create a Variety of Housing Choices			
Status	Strategy/Action	Year	Impact (If quantified)
✓	B-1. Encourage micro-apartments around light rail stations through actions such as reduced parking requirements		
✓	<ul style="list-style-type: none"> Adopted LUCA to remove barriers to micro-apartments (NRW) 	2023	270 permits
✓	<ul style="list-style-type: none"> Adopted MFTE code provisions for micro-apartments 	2023	

Status	Strategy/Action	Year	Impact (If quantified)
	B-2. Update accessory dwelling unit standards and allow detached units in self-selected neighborhoods		
	<ul style="list-style-type: none"> Advancing LUCA to revise regulations to allow DADUS and up to 2 ADUs per lot 	Ongoing, completion by 6/2025	
	<ul style="list-style-type: none"> Adopted LUCA to reduce barriers for ADUs and allow AADUs to be sold separately (NRW) 	2023	137 permits
	B-3. Promote design in affordable units that ensures accessibility for all ages and abilities (e.g. “universal design”)		
	<ul style="list-style-type: none"> No actions identified 		
	B-4. Consider changes to the down payment assistance program for low-income and first-time homebuyers		
	<ul style="list-style-type: none"> ARCH working with King County and WSHFC on changes to loan terms to increase utilization 	Ongoing	
	<ul style="list-style-type: none"> ARCH conducted analysis on the utilization of the downpayment assistance program but no changes were advanced <p><i>Note: Program utilization has been low across East King County due to loan terms, limited resources, and high home prices.</i></p>	2020	1 Bellevue household served

Impact Summary

While not every action has a quantifiable impact, information below highlights some of the impact:



1 Household Served Under Actions (may be duplicated)



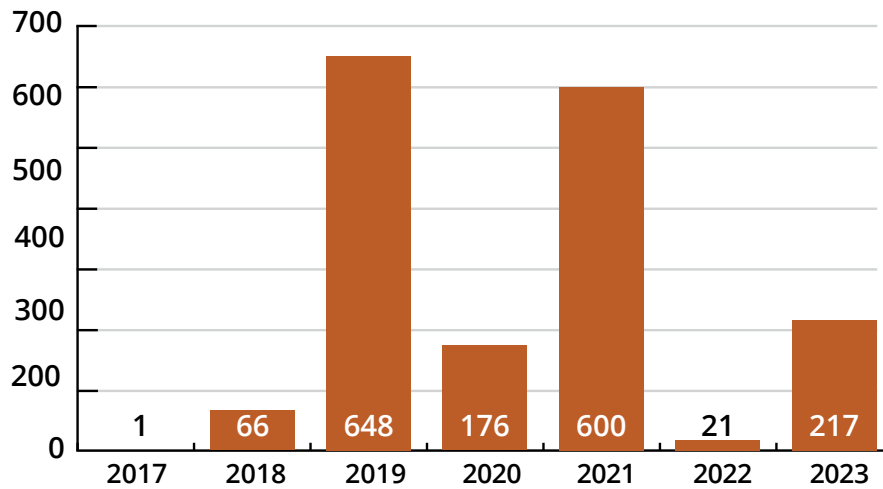
407 Permits Issued Under Actions

C. Create More Affordable Housing

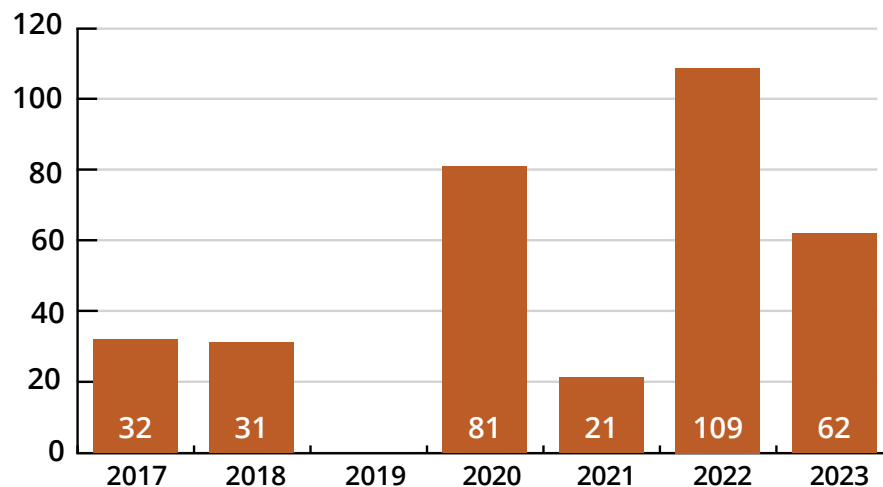
This strategy intends to increase the amount of housing affordable to people at lower and moderate-income levels. The City continues to implement this strategy by leveraging resources for affordable housing development and recalibrating the City's affordable housing incentive programs.

2017 Performance Metrics:













Total number of affordable housing units produced/preserved in Bellevue 2017-2023













Number of affordable apartments created through MFTE 2017-2023



Implementation Actions:

C. Create More Affordable Housing			
Status	Strategy/Action	Year	Impact (If quantified)
	C-1. Increase development potential on suitable land owned by public agencies, faith-based and nonprofit housing entities for affordable housing		
	<ul style="list-style-type: none"> Adopted Phase 2 LUCA for C-1 faith-based properties 	2023	25 pipeline affordable units
	<ul style="list-style-type: none"> Adopted Phase 1 LUCA for C-1 faith-based properties 	2021	7 pipeline affordable units
	<ul style="list-style-type: none"> Provided funding for workforce affordable housing and permanent supportive housing at the Eastgate campus, on what was originally surplus county land 	2019, 2020	452 in-service affordable units
	C-2. Develop affordable housing on suitable surplus public lands in proximity to transit hubs		
	<ul style="list-style-type: none"> Evaluating surplus sites, including the BelRed, Metro, and Lincoln sites, for development potential and exploring development partners 	Ongoing	
	<ul style="list-style-type: none"> Provided funding for Bridge Housing’s project on surplus Sound Transit OMFE site 	2023/2024	234 pipeline affordable units
	<ul style="list-style-type: none"> Evaluated city-owned property for surplus potential and suitability for affordable housing 	2018	
	<ul style="list-style-type: none"> Updating facilities plan to assess municipal operations and opportunities for colocation of housing with capital facilities. 	Ongoing, est. completion by 3/2025	
	C-3. Update existing tax exemption programs for affordable housing to increase participation by developers of new housing		336 in-service and pipeline affordable units
	<ul style="list-style-type: none"> Updated and simplified MFTE program for affordable housing 	2021	
	<ul style="list-style-type: none"> Updated and expanded MFTE program for affordable housing 	2018	

Status	Strategy/Action	Year	Impact (If quantified)
	C-4. Inclusionary zoning: increase zoning as incentive to provide affordable units in new development		
	<ul style="list-style-type: none"> Advancing code amendment to increase residential FAR in targeted mixed-use areas of the City including implementation of a voluntary or mandatory affordable housing program 	Ongoing, est. completion fall 2025	
	<ul style="list-style-type: none"> Adoption of Downtown Interim Official Control to increase production of residential and affordable housing units in Downtown 	2023	~287 pipeline affordable units
	<ul style="list-style-type: none"> East Main LUCA incentives for affordable housing 	2021	
	<ul style="list-style-type: none"> Eastgate LUCA incentives for affordable housing 	2017	
	<ul style="list-style-type: none"> Downtown Livability LUCA including incentives for affordable housing 	2017	44 in-service affordable units
	C-5. Reduce costs of building affordable housing (e.g. code amendments, lower fees, reduced parking, city-funded street improvements)		
	<ul style="list-style-type: none"> Developing an expedited permitting program for affordable housing (NRW) 	Ongoing, est. completion in 2025	
	<ul style="list-style-type: none"> Lowered permit and inspection fees for affordable housing through the Affordable Housing Fee Reduction program (See NRW) 	2023	367 pipeline affordable units
	<ul style="list-style-type: none"> Reduced parking minimum requirements near transit stations 	2021, Ongoing, estimated completion in 2025	

Impact Summary

While not every action has a quantifiable impact, information below highlights some of the impact:



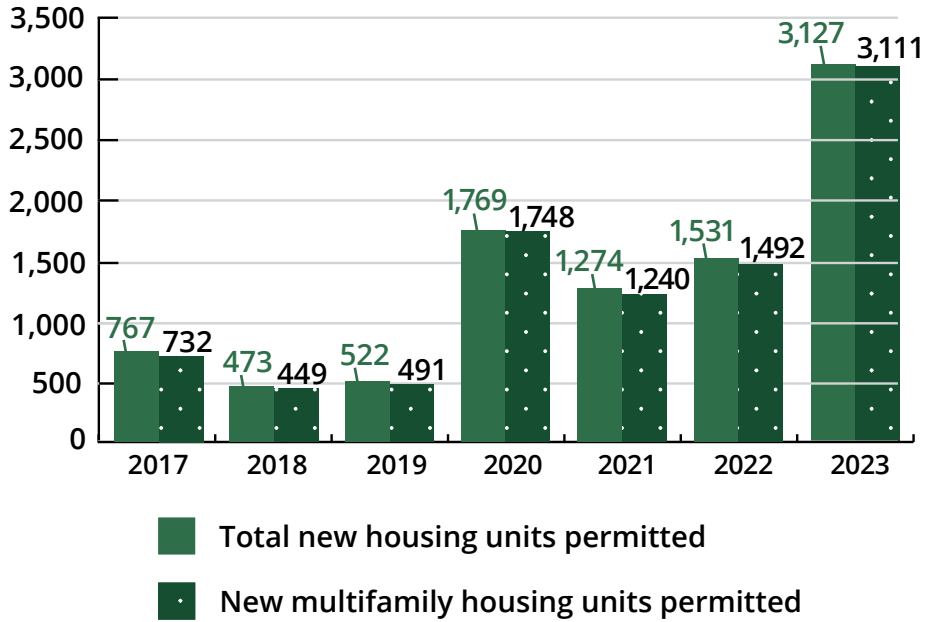
1,593 Affordable Units Produced Under Actions

D. Unlock Housing Supply by Making It Easier to Build

This strategy seeks to increase the total amount of housing in Bellevue to better meet market demand and relieve pressure on overall cost of housing. The City continues to implement this strategy through actions that streamline processes and reduce the cost and time to build

2017 Performance Metrics:

Number of new housing units permitted
2017-2023



Implementation Actions:

D. Unlock More Housing Supply by Making It Easier to Build

Status	Strategy/Action	Year	Impact (If quantified)
	D-1. Revise codes to reduce costs and process time for building multi-family housing		
	<ul style="list-style-type: none"> Establishing clear and objective design standards and reducing process time LUCA 	Ongoing, completion by 6/2025	
	<ul style="list-style-type: none"> Reducing regulatory barriers for converting existing commercial buildings to residential, or adding additional density within existing residential buildings LUCA 	Ongoing, est. completion 3/2025	

Status	Strategy/Action	Year	Impact (If quantified)
✓	<ul style="list-style-type: none"> Reduced parking minimums near transit 	2021	
✓	<ul style="list-style-type: none"> LUCA for zero lot line townhome regulations 	2021	
✓	D-2. Advocate for amendments to state condo statutes to rekindle interest in condominium development		
✓	<ul style="list-style-type: none"> Amendments to state condominium statutes to increase condo development passed 	2019	
↔	D-3. Change the city's approach to density calculations in multifamily zones to allow more flexibility in unit size and type		
↔	<ul style="list-style-type: none"> Advancing code amendment to increase residential FAR in targeted mixed-use areas of the City including implementation of a voluntary or mandatory affordable housing program 	Ongoing, est. completion by fall 2025	
✓	<ul style="list-style-type: none"> Adoption of Downtown Interim Official Control to increase production of residential and affordable housing units in Downtown 	2023	~287 pipeline affordable units

Impact Summary

While not every action has a quantifiable impact, information below highlights some of the impact:



287 Affordable Units Produced by Actions

E. Prioritize State, County and Local Funding for Affordable Housing

This strategy expands the type and amounts of funding available to support affordable housing. The City continues to implement this strategy by authorizing new local funding sources for affordable housing, partnering with local institutions, and through state and federal advocacy.

2017 Performance Metrics:



For every \$1 spent from the ARCH Housing Trust Fund, over \$13 were leveraged from other public and private investments.













Bellevue dollars invested by funding program 2017-2024



Implementation Actions:

E. Prioritize State, County, and Local Funding for Affordable Housing

Status	Strategy/Action	Year	Impact (If quantified)
	E-1. Tap additional local sources to dedicate more funding to affordable housing (e.g. reallocation of general fund and/or REET, increase of property tax and/or business & occupation tax, bonds)		
	<ul style="list-style-type: none"> Contributed \$2 million/year for capital investment contingency funds for affordable housing through 2027 	2022 -2024	
	<ul style="list-style-type: none"> Committed SHB 1406 revenue to the ARCH Housing Trust Fund 	2023-2024	\$1,538,000 dollars invested

Status	Strategy/Action	Year	Impact (If quantified)
	<ul style="list-style-type: none"> Established the Housing Stability Program annual award process using HB 1590 revenue 	2022-2024	\$21,821,579 capital dollars invested
	<ul style="list-style-type: none"> Committed general funds to the ARCH Housing Trust Fund 	2017-2024	\$2,184,000 dollars invested
	E-2. Pursue funding partnerships with employers, financial institutions, foundations, and others		
	<ul style="list-style-type: none"> Amazon partnered with LIHI and City to fund acquisition of Aventine in downtown Bellevue 	2024	66 in-service affordable units
	<ul style="list-style-type: none"> Amazon and Microsoft partnered with KCHA to rehab and extend affordability of KCHA properties 	2019-2021	1,132 in-service affordable units
	<ul style="list-style-type: none"> Microsoft's Urban Housing Ventures fund helped acquire and preserve two properties 	2021	52 in-service affordable units
	<ul style="list-style-type: none"> Microsoft committed investments to Plymouth Crossing and Porchlight 	2021	95 in-service affordable units and 100 in-service shelter beds
	<ul style="list-style-type: none"> Amazon partnered with City and KCHA to acquire and rehabilitate Illahee Apartments 	2020	36 in-service affordable units
	E-3. Advocate for legislative actions that expand state and local funding tools.		
	<ul style="list-style-type: none"> Included locally authorized REET as legislative priority 	2024	
	<ul style="list-style-type: none"> Authorized SHB 1406, allowing the city to collect ~\$650,000/year for 20 years to fund affordable housing for those making <60% AMI 	2020	\$31,618,122 of revenue collected
	<ul style="list-style-type: none"> Authorized HB 1590, allowing the city to collect ~\$11 million/year to fund affordable housing and services for certain populations making <60% AMI 	2020	\$1,931,288 of revenue collected

Impact Summary

While not every action has a quantifiable impact, information below highlights some of the impact:



95 Affordable Units Produced Under Actions










1,251 Affordable Units Preserved Under Actions








21,825,301 Dollars Invested Under Actions

Next Right Work & Other Housing-Related Implementation

Next Right Work was initiated in 2022, following the completion of the majority of the 2017 Affordable Housing Strategy. These actions intend to further increase housing opportunities and diversity. The City has ongoing work on three actions, but anticipate these to be completed in 2025. Other notable housing-related implementation beyond the scope of the Affordable Housing Strategy actions are also noted below

Status	Strategy/Action	Year	Impact (If quantified)
	Next Right Work		
	<ul style="list-style-type: none"> Increased FAR Phase 2: Mixed Use Areas 	Ongoing, est. completion fall 2025	
	<ul style="list-style-type: none"> Encourage Middle Housing Phase 2: Middle Housing <p><i>Note: included above as "Advancing code amendment to increase residential FAR in targeted mixed-use areas of the City including implementation of a voluntary or mandatory affordable housing program (NRW)"</i></p>	Ongoing, completion by 6/2025	
	<ul style="list-style-type: none"> Internal process improvements to simplify and expedite permitting for affordable housing <p><i>Note: included above as "Developing an expedited permitting program for affordable housing (NRW)"</i></p>	Ongoing, est. completion in 2025	
	<ul style="list-style-type: none"> Micro apartment LUCA 	2023	270 permits
	<ul style="list-style-type: none"> Increased FAR Phase 1: Downtown; <p><i>Note: Included above as Adoption of Downtown Interim Official Control to increase production of residential and affordable housing units in Downtown</i></p>	2023	~287 pipeline affordable units
	<ul style="list-style-type: none"> Reduced fees for affordable housing <p><i>Note: included above as "Lowered permit and inspection fees for affordable housing through the Affordable Housing Fee Reduction program (NRW)"</i></p>	2023	367 pipeline affordable units
	<ul style="list-style-type: none"> Encourage Middle Housing Phase 1: ADU Reform <p><i>Note: included above as "Adopted LUCA to reduce barriers for ADUs and allow AADUs to be sold separately (NRW)"</i></p>	2023	137 permits
	<ul style="list-style-type: none"> Maximize SEPA categorical exemptions to simplify and expedite permitting for affordable housing 	2023	

Status	Strategy/Action	Year	Impact (If quantified)
	<ul style="list-style-type: none"> Align city code for unit lot subdivisions to simplify and expedite permitting for affordable housing 	2023	
	Other Notable Housing-Related Implementation		
	<ul style="list-style-type: none"> Reestablished Housing ACCORD Program in Bellevue Dispute Resolution Center 	2020, 2023	3,713 households served (duplicates included)
	<ul style="list-style-type: none"> Adopted permanent supportive housing, transitional housing, emergency housing, and emergency shelter land use code amendments to allow these use types in more land use districts 	2022	
	<ul style="list-style-type: none"> Requested and received state earmark for Illahee acquisition 	2022	36 in-service affordable units

Impact Summary

While not every action has a quantifiable impact, information below highlights some of the impact:



690 Affordable Units Produced/Preserved Under Actions



3,713 Household Served Under Actions (may be duplicated)



407 Permits Issued Under Actions

Full 2017 Implementation Metrics

Strategy A Metrics	2017	2018	2019	2020	2021	2022	2023	Total
Total number of affordable housing units	3,118	3,184	3,832	4,008	4,608	4,629	4,846	1,728
Number of existing affordable apartments preserved	-	-	566	144	510	-	25	1,245
Number of households served by home repair	32	72	65	37	39	36	53	334
Number of households served by weatherization (single family)	-	3	6	1	1	1	1	13
Number of households served by weatherization (multifamily)	131	337	-	-	-	-	-	468
Number of households served by utility rate and tax relief	1,062	1,004	1,068	1,040	1,003	1,044	1,053	7,274
Number of households served by property tax relief	<i>Note: Data not available; No response received from King County Assessor's Office.</i>							

Strategy B Metrics	2017	2018	2019	2020	2021	2022	2023	Total
Number of micro-apartments permitted	0	0	0	0	0	0	0	0 <i>Note: 270 microunits permitted to date in 2024</i>
Number of accessory dwelling units permitted	21	17	15	16	26	30	12	137
Number of Bellevue participants in the ARCH East King County Down Payment Assistance Program	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1

Strategy C Metrics	2017	2018	2019	2020	2021	2022	2023	Total
Number of new affordable housing units permitted	<i>Note : Data not available as permit software does not identify all affordable housing units; comparable data is available on units put into service, included below.</i>							
Number of new affordable housing units built/preserved	1	66	648	176	600	21	217	1,729
Number of affordable apartments created through MFTE <i>Notes: Reflects year project received MFTE Summary of Decision; units overlap with line above. 58 units received Summary of Decision in 2024</i>	32	31	-	81	21	109	62	336

Strategy D Metrics	2017	2018	2019	2020	2021	2022	2023	Total
Number of total new housing units permitted	767	473	522	1,769	1,274	1,531	3,127	11,607
Number of new multifamily housing units permitted	732	449	491	1,748	1,240	1,492	3,111	11,407

Strategy E Metrics	2017	2018	2019	2020	2021	2022	2023	Total
Bellevue housing dollars leveraged by state, county, and other affordable housing funders	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.52% of total development cost
Total investment by the City of Bellevue	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$27,461,017
Total investment by private entities for affordable housing in Bellevue	<i>Note: figure reflects 1) estimated capital investments in twelve affordable housing projects by philanthropic corporate entities and 2) LIHTC equity and tax-exempt bond investments through the 4% and 9% LIHTC program.</i>							~\$540 million, including ~\$270 million from philanthropic corporate entities



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Appendix C: Engagement Report



CMO-26-70145



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CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10622

A RESOLUTION adopting the 2026-2032 Affordable Housing Strategy.

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

Section 1. The City Council hereby adopts the 2026-2032 Affordable Housing Strategy, a copy of which strategy 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 adopting the 2026-2031 Economic Development Plan

Emil A. King AICP, Director
Jesse R. Canedo, Chief Economic Development Officer
Corbin Hart, Business Development Manager
Ellie He, Economic Development Specialist
Community Development Department

EXECUTIVE SUMMARY**ACTION**

This Resolution adopts the 2026-2031 Economic Development Plan, which sets policy to guide the city's economic development efforts over the next six years (2026-2031).

RECOMMENDATION

Move to adopt Resolution No. 10623

BACKGROUND/ANALYSIS

The Resolution reflects February 10 City Council direction on the recommended 2026-2031 Economic Development Plan (EDP) to return at a subsequent meeting for adoption. The EDP incorporates findings from ongoing engagement with businesses and community engagement completed over the past 14 months, along with data analysis and feedback from city staff and councilmembers, all of which together inform a recommended plan for council action.

Background and Approach

Bellevue's Economic Development Plan was last updated in 2020. Since then, the city has experienced rapid growth, global economic disruptions, and evolving trends such as remote work and artificial intelligence. In December 2024, the council directed staff to update the plan to ensure Bellevue remains competitive and aligned with the 2044 Comprehensive Plan and Strategic Target Areas (STAs).

The update process began in early 2025 with consultant onboarding (Ernst & Young), followed by economic research, benchmarking, community engagement, and strategies development. Community engagement for the plan involved connecting with more than 400 interested parties through interviews and focus groups. Positive indicators noted by the community included Bellevue's high quality of life, economic growth potential, strategic location, and accessibility. Identified challenges that could slow growth in Bellevue included cost of living, cost of doing business, permitting barriers, and traffic congestion.

Significant economic opportunities include re-envisioning Eastgate's future through zoning and regulatory changes, growing emerging industry sectors to further diversify our economy, and working more intentionally with our partners on future-focused workforce development initiatives.

Staff provided progress updates in May and September 2025. Council provided feedback on issues such as small business displacement, permitting process, tax competitiveness, and AI preparedness.

The recommended 2026–2031 EDP presented to the council in February 2026 reflects this input and provides a strategic framework and actionable strategies to address these priorities.

Recommended 2026-2031 Economic Development Plan Overview and Highlights

The final 2026-2031 EDP (Attachment A) and the more detailed Action Plan (available in the council library) serve to enact the vision and objectives of the city established in both the council’s STAs and Comprehensive Plan (Figure 1).

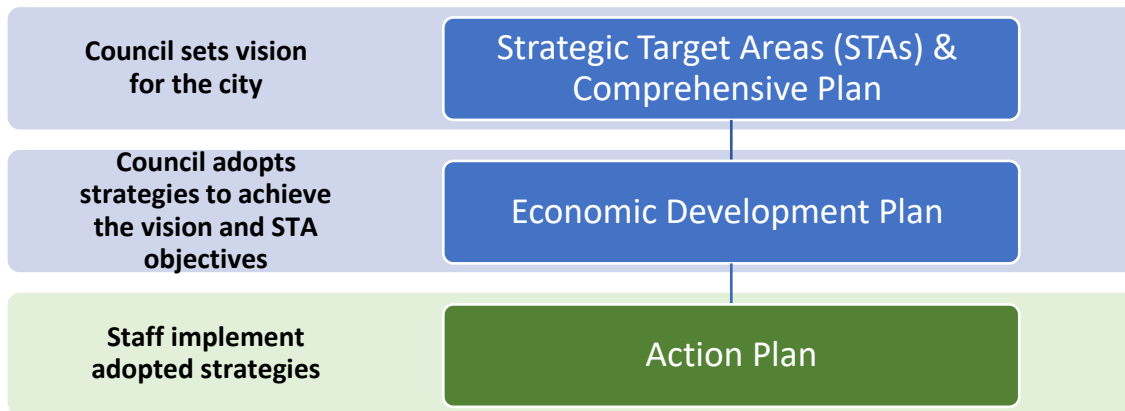


Figure 1: A simplified diagram illustrating the relationship between the 2026-2031 Economic Development Plan, the Action Plan, and the council-adopted STAs and Comprehensive Plan.

Council will be adopting the 2026-2031 EDP with this resolution. The EDP Action Plan, which is included in the council library, includes the actions associated with each strategy, along with implementation timeline, metrics, estimated cost range, and impacts.

The 2026-2031 EDP includes strategies nested under each of the six objectives that the council has previously identified within the Vibrant Economy STA:

- **Diversify Bellevue’s Economy (Objective 2.1):** Attract emerging industries such as life sciences and climate tech through targeted recruitment and partnerships with regional organizations. Expand business retention programs to support existing employers and mitigate risks from sector-specific downturns.
- **Support Small Businesses (Objective 2.2):** Create and expand programs to address small business displacement and affordability challenges. Expand Startup 425 programming to strengthen the entrepreneurial ecosystem.
- **Enhance Investment Tools (Objective 2.3):** Implement changes to catalyze mixed-use redevelopment in Eastgate commercial area. Pursue public-private partnerships and advocate for new financing mechanisms.
- **Advance Workforce Development (Objective 2.4):** Collaborate with partners to address disruptions and skills gaps in technology and healthcare. Support programs to reduce employment barriers.
- **Promote Equity and Inclusion (Objective 2.5):** Expand programs connecting historically marginalized communities to training and entrepreneurship resources. Track progress through metrics on median household income, educational attainment, and minority business ownership.

- **Strengthen Arts and Cultural Tourism (Objective 2.6):** Develop affordable creative spaces for arts organizations and events. Collaborate with partners to increase overnight visitors from 2.2 million to 3 million by 2031 and grow admissions tax revenue.

Staff will continue to update the council on plan implementation progress twice a year and will inform the council about any action plan changes every two years.

POLICY & FISCAL IMPACTS

Policy Impact

The EDP aligns with Bellevue’s 2044 Comprehensive Plan and develops City policies for economic resilience and inclusive growth. It supports the council’s STAs for Vibrant Economy, High Quality Built & Natural Environment, and Thriving People & Communities. The Plan also complements housing, transportation, and other citywide plans and initiatives.

Fiscal Impact

The Economic Development Plan aims to catalyze further activity in Bellevue that creates jobs, fosters economic activity, and attracts new businesses in ways that support individuals and City revenues. The adopted 2025-2026 City Budget includes funding to support the implementation of projects and programs through the biennium. Future fiscal impacts will be considered as part of the 2027-2028 biennium budget.

OPTIONS

1. Adopt the Resolution adopting the 2026-2031 Economic Development Plan.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

A. 2026-2031 Economic Development Plan
Proposed Resolution No. 10623

AVAILABLE IN COUNCIL LIBRARY

Economic Development Action Plan

2026-2031

CITY OF BELLEVUE

Economic Development Plan



January 2026

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Executive Summary

Bellevue's economy is an engine for the Pacific Northwest and the world. Shaped by years of visionary planning, intentional business-friendly policies, and a high quality of life, Bellevue has become the second-largest employment hub in Washington and one of the most desirable places to live in the country. Most recently, despite economic and social disruption caused by the COVID-19 pandemic, Bellevue continued to attract new development and employers in high-wage industries, such as technology and headquarters operations.

While Bellevue's attractiveness as a place to live and work continues to attract new residents and businesses, this also contributes to increasing concerns about affordability and mobility across the city. Additionally, evolving global trade dynamics, changes in state tax policy, and new technologies like artificial intelligence (AI) are disrupting business operations and creating both new challenges and opportunities for Bellevue to continue its high-growth economic trajectory, enhance its cultural offerings, and provide robust services for residents.

In December 2024, the Bellevue City Council launched this update to the Economic Development Plan to examine these evolving trends in greater detail and identify new strategies for the city to advance top priorities for the community, address persistent challenges, and further explore emerging opportunities. Building directly on the City Council's 2024 Vision & Priorities, which identified a Vibrant Economy as a Strategic Target Area (STA), this updated plan provides a strategic roadmap to achieve the STA objectives in alignment with Bellevue's 2044 Comprehensive Plan:

Building a Livable City for All.

To the right are the objectives from the Vibrant Economy STA, which serve as the goals for this plan.

Vibrant Economy

Bellevue is a city where innovation thrives.

- 2.1** Maintain and grow a diverse, thriving economy that can better withstand fluctuating regional, national and global conditions.
- 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.
- 2.3** Identify and strategically implement financial mechanisms to spur/initiate growth in public and private investment.
- 2.4** Identify and enhance workforce development partnerships and efforts and actively serve as a conduit to residents, businesses and resource partners to attract, retain and engage a talented workforce of various ages, skill sets and backgrounds to support a diverse, inclusive and growing economy.
- 2.5** Strategically invest in services and systems that support residents, entrepreneurs, workers and learners from historically marginalized communities, ensuring they have access to resources and opportunities that enable them to achieve their economic potential.
- 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.

Introduction



Although total job growth has slowed over the past five years, partially due to COVID-19 disruptions, some of the world's leading technology companies continue to invest in Bellevue, creating high-paying jobs for residents. The rapid development of high-quality office space and housing in downtown, along with the burgeoning opportunities in neighborhoods like Wilburton and BelRed further demonstrate the attractiveness of Bellevue for investment and new development. As a result of this economic growth in Bellevue and the broader Puget Sound Region, the median household income in Bellevue increased by 39% from 2018-2023, much higher than benchmark communities and the U.S. overall.

Bellevue's highly rated school system and reputation for safety and cleanliness have been key factors in supporting the city's attractiveness as a destination for both people and business. Bellevue's strong economy could be further bolstered by the new light rail line, which is expected to improve transportation connectivity to Seattle and could spur additional transit-oriented development in strategic locations that align with Bellevue's long-term vision. This critical connection will further integrate Bellevue into the Puget Sound Region and improve access to the University of Washington and other regional economic development assets that could support the development of emerging industries, such as life sciences, in Bellevue.

Rapid growth has brought new challenges to Bellevue. The city's desirability has exacerbated

affordability concerns for residents, small businesses, artists, cultural organizations, and non-profits. While this problem is not new, it calls for renewed focus and collaborative strategies. Bellevue is also not immune to broader economic trends brought on by the evolving landscape of remote work and changing preferences among office tenants. This has created challenges, especially in Eastgate, where vacancy rates in older office space are relatively high.

Recognizing these complexities, Bellevue engaged EY to assist in updating its Economic Development Plan. Having developed the previous economic development plan in Bellevue, along with extensive experience throughout the country, EY brought a comprehensive understanding of both the local context and national best practices. EY assisted the city with both economic research and stakeholder engagement to develop a strategy that reflects issues on the ground and helps align priorities to address the city's challenges. Through this approach, this strategy will support Bellevue in navigating the opportunities and challenges of the next six years.

Key Findings

EY conducted a thorough economic and demographic analysis of the City of Bellevue to understand the city’s competitive positioning among similar cities in the U.S. To provide context to Bellevue’s performance, Bellevue was compared to five cities of similar size and economic and demographic makeup: Arlington, VA; Cambridge, MA; Irvine, CA; Sunnyvale, CA; and Plano, TX. Similar to Bellevue, these highly educated, tech-oriented cities are in major metropolitan areas and provide useful context related to business development, housing, transportation, tourism attraction, and cultural amenities. The section below outlines key findings from this benchmarking analysis, while the attached data appendix contains additional data and findings in greater detail.

Key Finding 1

Bellevue has seen positive employment growth over the long term but has been affected by macroeconomic conditions

Bellevue continued to see employment growth over the past decade, but growth has slowed in recent years partly due to the pandemic. Bellevue has also seen both the arrival and departure of major employers over the past few years, which causes some fluctuations in the year-to-year data even while the broader growth trend remains positive.

- New additions or large increase in employment
- No longer a significant presence in Bellevue
- No longer a top 10 employer in Bellevue

2024

EMPLOYER	RANK	EMPLOYEES
Amazon	1	14,300
T-Mobile USA	2	7,800
Meta/Facebook	3	5,400
Overlake Hospital Medical Center	4	3,800
Bellevue School District	5	2,900
City of Bellevue	6	1,800
Tik-Tok	7	1,700
Salesforce	8	1,500
Bellevue College	9	1,100
Pokémon	10	1,000

2019

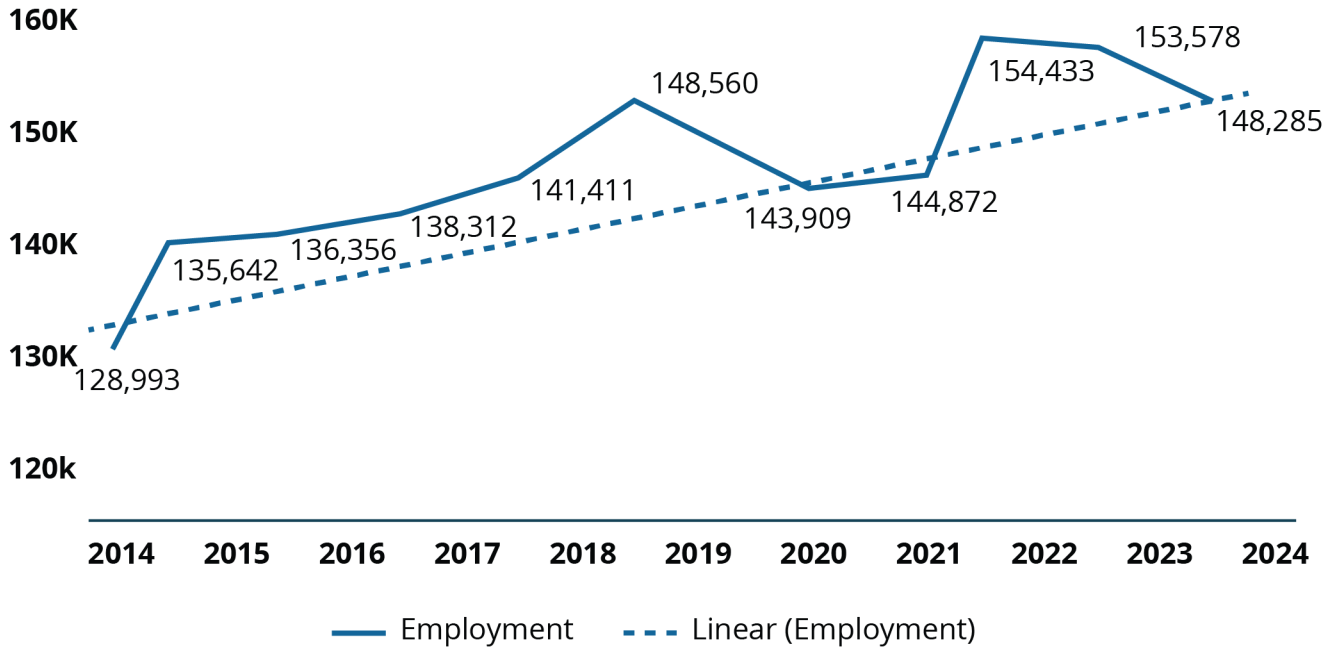
EMPLOYER	RANK	EMPLOYEES
Microsoft Corporation	1	8,700
T-Mobile USA	2	6,300
Overlake Hospital Medical Center	3	3,100
Bellevue School District	4	2,800
Amazon	5	2,500
Bellevue College	6	1,900
City of Bellevue	7	1,700
Boeing	8	1,500
Concur	9	1,300
Symetra Financial	10	1,000

Source: Bellevue, Comprehensive Financial Reports

Key Findings

Employment in Bellevue, 2014-2024

Source: Puget Sound Regional Council



Data suggests and is validated by qualitative feedback, that technology and professional services firms have been driving a significant portion of employment growth in the City of Bellevue. Businesses regularly report that access to highly skilled talent, a strong reputation for welcoming businesses, and a high level of public safety and cleanliness have been key factors in attracting companies from all over the world to Bellevue.

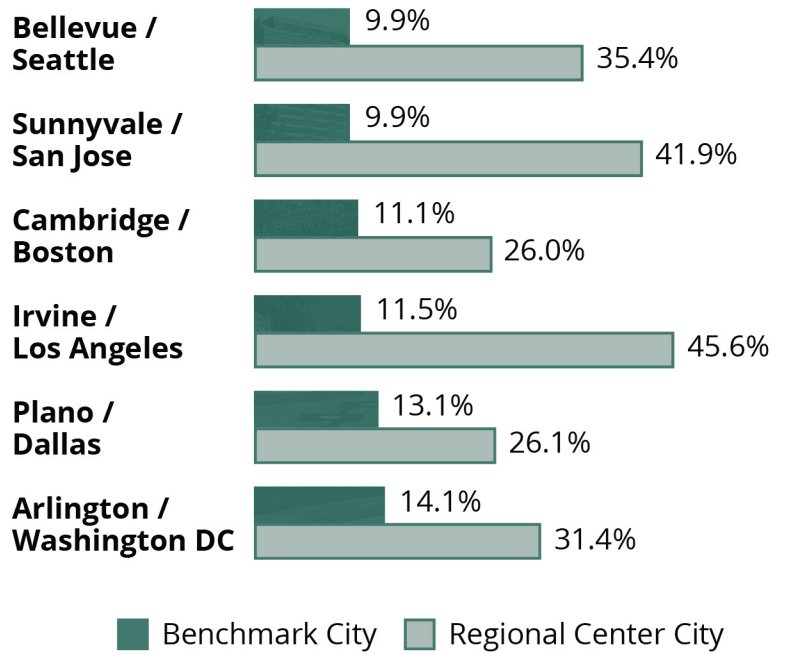
Key Finding 2

Bellevue is deeply integrated into the Puget Sound Region, drawing talent from the region while serving as a significant source of employment.

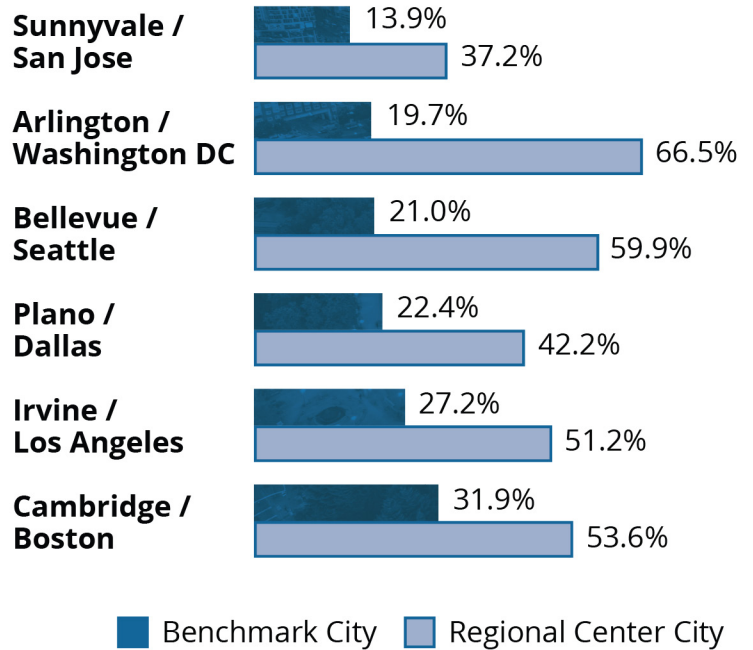
In 2022, approximately 90% of jobs in Bellevue were filled by non-residents, while only 21% of Bellevue residents worked locally – the remaining 79% commuted out to jobs in other regional cities. These dynamics are similar to most other benchmarks, which highlights the deeply integrated nature of metropolitan economies like the Puget Sound. As a key employment hub within the region, Bellevue will likely continue to have more jobs than can be supported by its residents alone. As a highly desirable place to live, Bellevue will also likely remain a place where people choose to live while working for employers in other cities. These dynamics reinforce the need for collaboration at the regional level on key issues such as transportation, workforce development, and housing.



Share of Jobs Filled by Residents, 2022



Share of Employed Residents Working Locally, 2022



Source: US Census, OntheMap

Key Findings

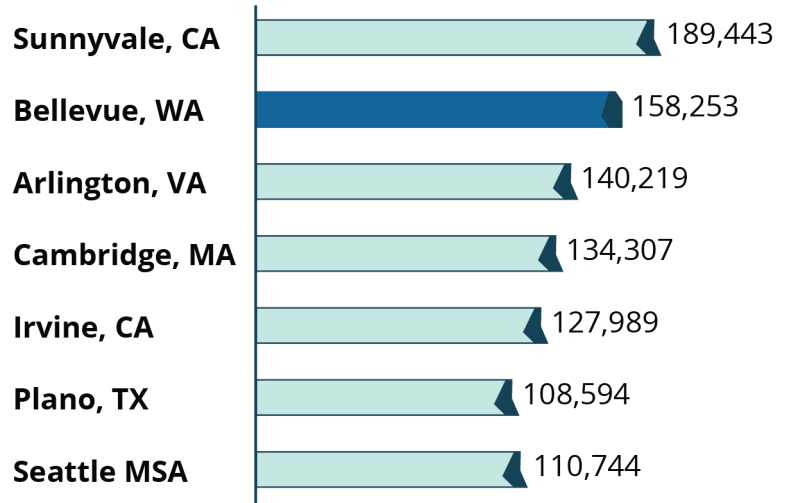
Key Finding 3

Household income is high and growing quickly, while housing costs also rise.

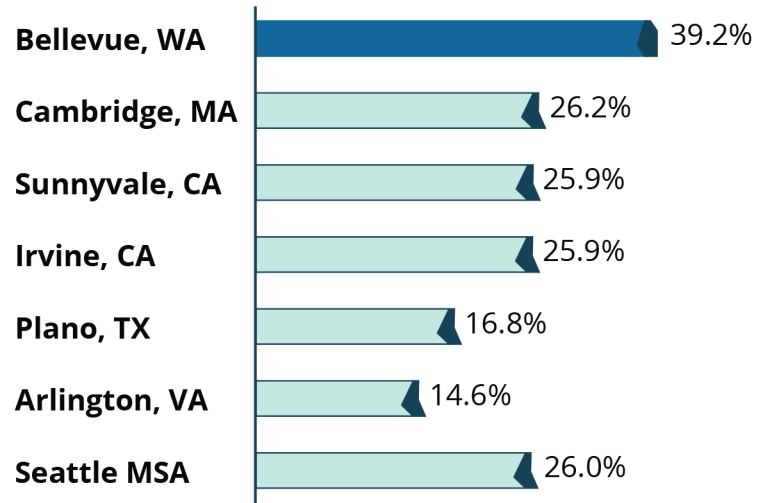
At \$158,000, Bellevue's median income is higher than most benchmarks, and local income levels have been growing rapidly. In 2023, **the median household income was approximately 40% higher than the Seattle metro area, and at 39%, local income growth surpassed all the benchmark communities from 2018 to 2023.** The high median household income is reflective of the city's highly educated residents, many of whom have high-paying jobs across the region.



Median Household Income, 2023



Median Household Income Growth, 2018-2023



Source: US Census, American Community Survey

Bellevue's attractive quality of life continues to attract wealthier individuals, who can afford housing, which in turn contributes to increasing housing costs, which have risen sharply. While the median household income is 40% higher than the Seattle MSA, the typical home costs twice as much as the regional average. Rapidly rising housing costs are reflected in increasing concerns over affordability for long-time residents and those aspiring to live in Bellevue. It is a notable challenge for many employers as well, especially those seeking to hire critical lower-wage workers in areas such as retail, restaurants, arts, and culture.

Key Finding 4

The Creative Sector remains a key driver of the economy in Bellevue, bolstered by high-paying, technology-driven industries.

The City of Bellevue has a high share of employment in the creative sector and **it contributes an estimated 37% of the gross regional product**. The technology industries which are highly concentrated in the City of Bellevue provide most of the employment and economic activity in the Creative Sector. Technology is a diverse industry, and within it are video game developers, social media companies, and artificial intelligence firms among others.

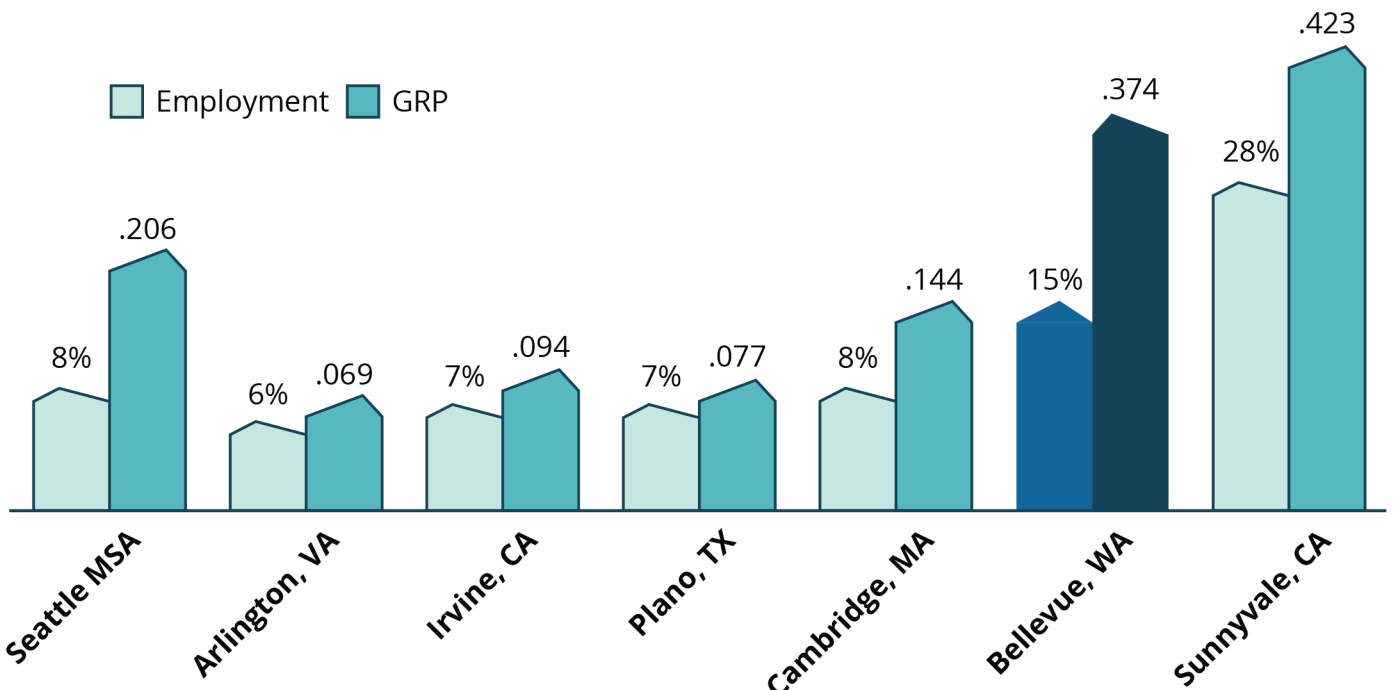
The Creative Sector overall is diverse as well, and wages vary dramatically. While careers in the technology industry tend to be high-paying, more traditional artists make much less than the average wage in Bellevue. This highlights the challenge for many traditional artists operating

in the city. While there is a throughline of innovation and originality in the work of the sector, the needs of firms and opportunities to support them vary by their sub-sector. Among the most pressing challenges among traditional artists is the ability to find affordable space. BelRed, the heart of the arts community in the city, may redevelop over the next few years given its proximity to the lightrail which could exacerbate affordability challenges.

*The State of Washington Creative Economy Working Definition was used for this analysis. This includes traditional artists, technology firms, and digital creatives like graphic designers among others. A full list of the industries included can be found on the <http://choosewashingtonstate.com/wp-content/uploads/2023/04/Creative-Economy-Definition-Final-7-15-22.pdf> document.

Creative Sector Share of Employment and GRP, 2024

Source: Lightcast



Key Finding 5

There are opportunities to strategically reenvision business districts throughout the city, especially Eastgate.

Remote and hybrid work have decreased overall demand for office space nationwide. While many office users have adopted strong return to office policies, office tenants have shown an increased preference for amenity-rich properties which are modern, adaptable, and support a collaborative work environment. These trends have contributed to increased office vacancies in many areas, especially districts with older office buildings, such as Eastgate along the I-90 corridor. These evolving office trends present the city an opportunity to reimagine Eastgate's future that through zoning and regulatory changes may unlock a new mixed-use environment that can accommodate residential, creative uses, retail, restaurants, and office space. This complementary development can

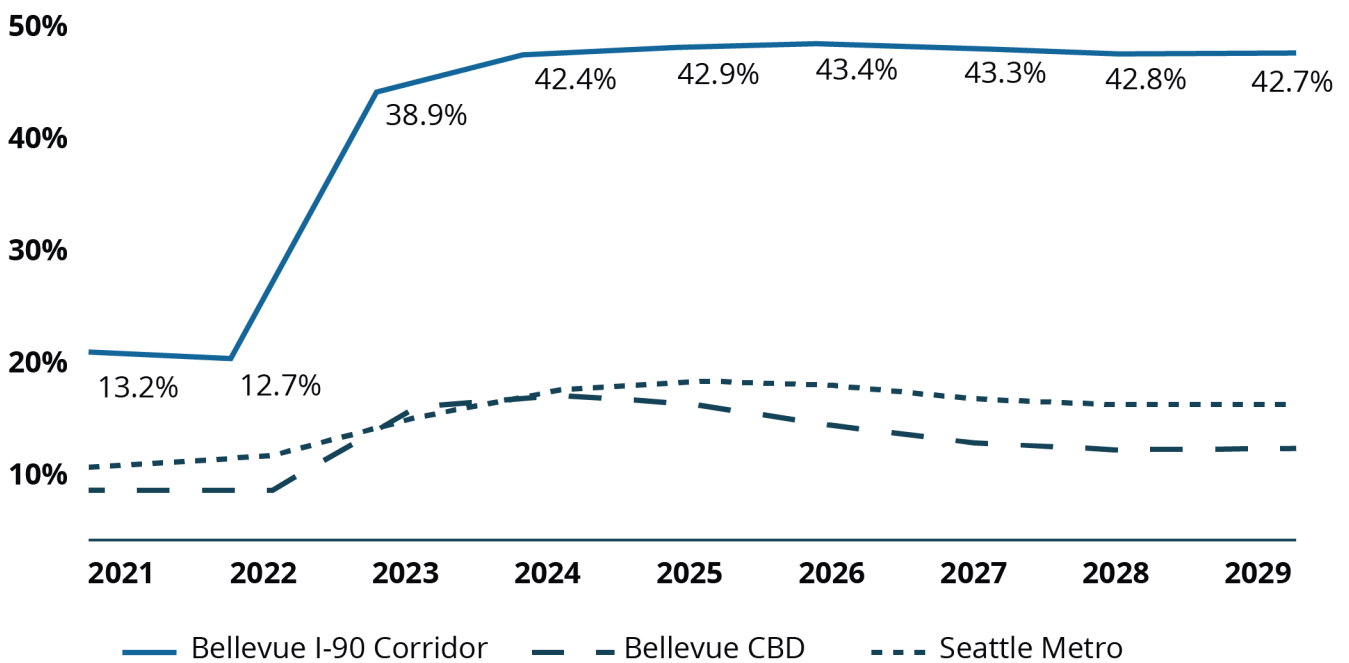


foster greater interest in remaining office space while creating new space in high demand uses.

In addition to the potential to reenvision Eastgate, opportunities exist in additional neighborhoods such as BelRed, Factoria, Crossroads and the neighborhood shopping centers. Support in these areas could include greater organizational capacity for placemaking efforts, programming to attract visitors, and regulatory or zoning changes if applicable.

Office Vacancy Rate by Market (Including Projections based on current projected trends without action)

Source: CoStar



Key Findings

Key Finding 6

Retail sales are relatively high in Bellevue compared to other major markets in Washington. However, many local, small businesses are experiencing challenges opening and operating in Bellevue.

Bellevue has relatively strong retail sales on a per-capita basis compared to other major markets in Washington. This highlights Bellevue as a destination for both regional and international visitors who come to Bellevue for high-end retail, cultural experiences, and unique culinary opportunities.

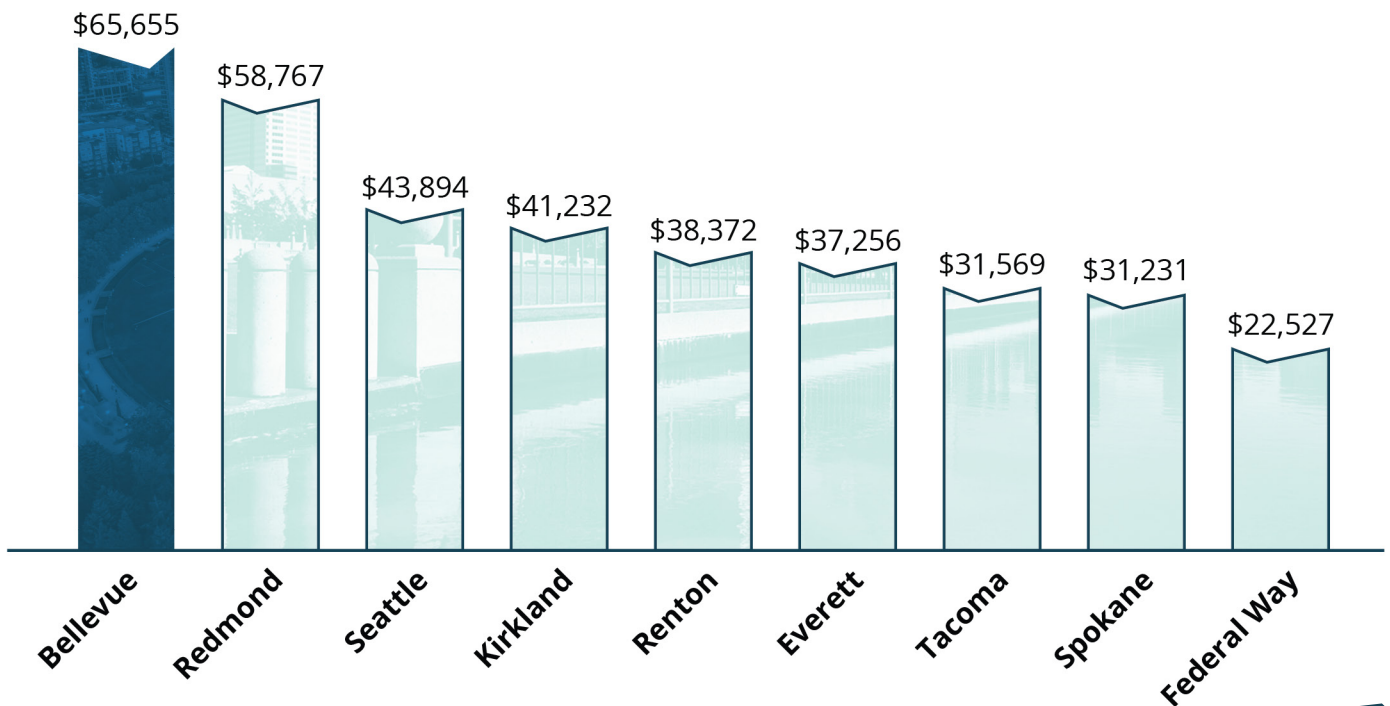
Nonetheless, some small businesses in Bellevue, which help create the cultural vibrancy that serves residents and attracts visitors, experience challenges with finding affordable space, navigating local permitting, and hiring the



workforce that they need to succeed in Bellevue. These challenges are complex and will require collaboration between the city, neighboring communities, regional organizations, and other partners to overcome.

Retail Sales Per Capita in Select Cities, 2023

Source: State of Washington, Department of Revenue



Vision & Goal

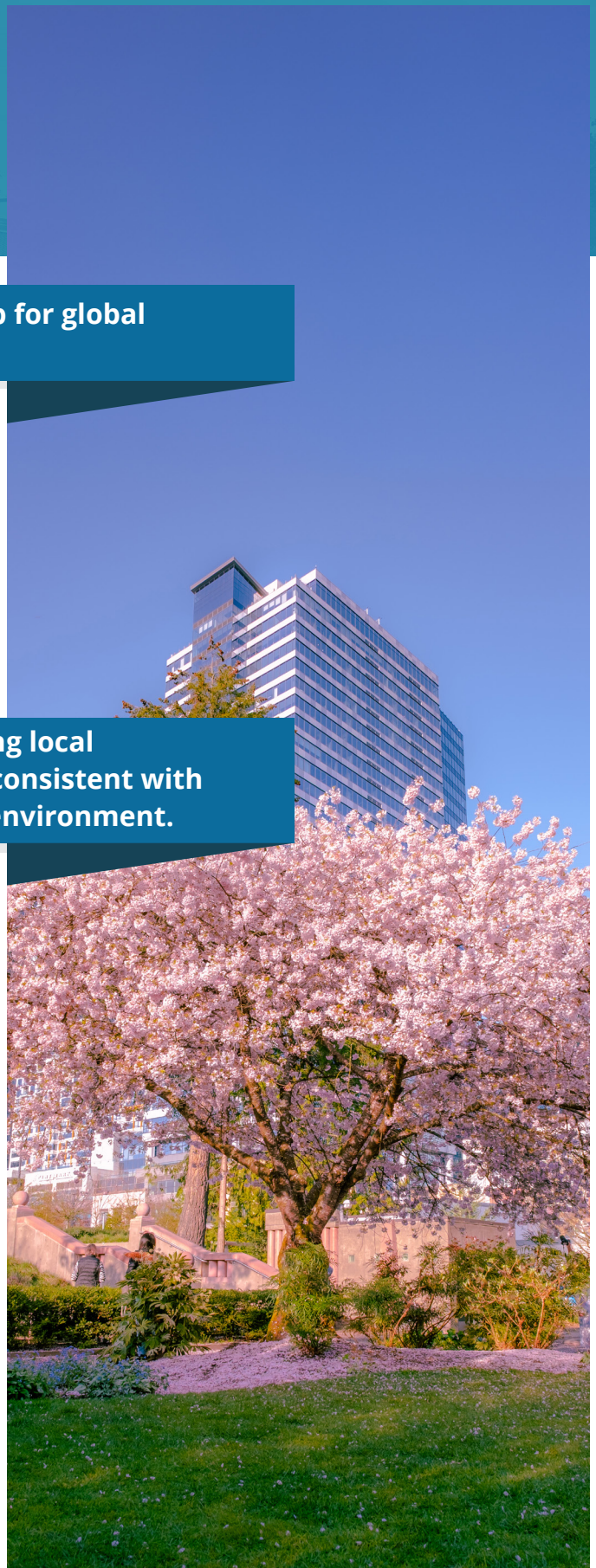
Economic Development Vision: Bellevue is a hub for global business and innovation.

Through the Bellevue 2044 Comprehensive Plan, the city has articulated a clear economic development vision of being a hub for global business and innovation. This vision has been supported by years of planning and investment by the city and serves as the long-term directional guidance for economic and community development activities.

Economic Development Goal: To support a strong local economy with opportunities for all to prosper, consistent with a high quality of life and a sustainable natural environment.

While the vision statement describes the long-term future state of the city, through the 2044 Comprehensive Plan, the city has adopted a wide range of policies in support of the economic development goal of supporting a strong local economy with opportunities for all to prosper consistent with a high quality of life and sustainable natural environment.

This goal is further supported by specific objectives identified in City Council's 2024-2026 Vision and Priorities Vibrant Economy Strategic Target Area. In turn, this economic development plan contains specific strategies to accomplish the overarching vision, goal, and STA objectives and aligns with complementary functional plans implemented by other city departments in support of other Strategic Target Areas. The strategies in this plan are in turn implemented through a detailed action plan that is reviewed and updated every two years by city staff and the City Manager.



Economic Development Approach

Strategic Target Areas

In 2024, the Bellevue City Council identified six Strategic Target Areas (STAs) that reflect their priorities and serve as a guide for staff to align their work to City Council's vision. These STAs are:

- 1. High Performance Government:** Bellevue's well-managed government is foundational to the success of the Council's Vision and city service.
- 2. Vibrant Economy:** Bellevue is a city where innovation thrives.
- 3. Safe & Efficient Transportation System:** Transportation is sustainable, reliable, and predictable. Mode choices are abundant, clean and safe.
- 4. High Quality Built & Natural Environment:** Bellevue is a livable city with world-class places to live, work, play and learn.
- 5. Community Safety & Health:** All people feel safe, valued and welcome. Our systems and infrastructure are resilient and secure.
- 6. Thriving People & Communities:** Bellevue is an equitable and caring community where everyone can thrive and belong.

This plan supports the Vibrant Economy objective, but the other STAs play an important role in

There are several themes that run throughout the strategy that reinforce how the city approaches economic development in alignment with its broader vision and goals

Strategic Themes

Collaboration engages with public and private partners to leverage collective resources and strengths, achieving greater economic development outcomes through strategic public-private partnerships that result in the city achieving its economic development goals.

Regionalism recognizes that Bellevue's economy, workforce, and multicultural community are interconnected with the Eastside and Puget Sound regions. The city will lead through collaboration on regional priorities such as transportation, housing, business attraction, tourism, and innovation.

Internationalism acknowledges Bellevue as a global city enriched by a diverse population. Bellevue will celebrate and leverage its international connections to attract new businesses, talent, and investment, enhancing its multicultural fabric and economic vitality.

Connection prioritizes the development of robust transportation and public spaces, such as light rail, parks, and pedestrian walkways, to foster greater connectivity among residents, businesses, and other areas of the city.

Communication fosters a shared identity among Bellevue's diverse community, facilitating dialogue that brings together residents and stakeholders to share stories, address common needs, and promote the city's narrative both regionally and globally.

supporting the foundations of a strong economy as well. Economic development efforts do not occur in isolation; helping businesses and residents thrive economically requires an integrated local and regional approach to infrastructure, housing, transportation, and quality of life.

As a result, while topics such as housing are crucial for Bellevue's economy, this plan does not address objectives that are covered in detail under other STAs, and being led by other city departments,

Vibrant Economy Objectives

The City Council identified six objectives within the Vibrant Economy STA that reflect their top priorities for achieving their vision for the city. These objectives are:

- 2.1** Maintain and grow a diverse, thriving economy that can better withstand fluctuating regional, national and global conditions.
- 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.
- 2.3** Identify and strategically implement financial mechanisms to spur/initiate growth in public and private investment.
- 2.4** Identify and enhance workforce development partnerships and efforts and actively serve as a conduit to residents, businesses and resource partners to attract, retain and engage a talented workforce

such as the Office of Housing through the city's new housing plan, public safety through the Police and Fire Departments, transportation through the transportation Department, or others. The city, however, recognizes the complementary nature of all these efforts and works to provide an integrated, "One City" approach to addressing key objectives that support the city's overall vision.

of various ages, skill sets and backgrounds to support a diverse, inclusive and growing economy.

- 2.5** Strategically invest in services and systems that support residents, entrepreneurs, workers and learners from historically marginalized communities, ensuring they have access to resources and opportunities that enable them to achieve their economic potential.
- 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.

The following sections outline the city's strategies to achieve these objectives, including metrics by which the city will measure its progress. Each strategy is further refined in the associated action plan which provides specific tactics to guide staff's implementation of the strategy over the next six years.

Strategies & Metrics

Objective 2.1: Maintain and grow a diverse, thriving economy that can better withstand fluctuating regional, national and global conditions.

Growing the economy is the core objective of economic development, recognizing that business growth is critical to wealth-creating opportunities for residents and to supporting revenue for the city's operations in a manner that does not overly burden residents.

Bellevue's position as a premier destination for business is anchored by its longstanding reputation for being business-friendly, safe, clean, and having world-class talent. Over recent years, the city has witnessed remarkable growth in high-wage sectors, reinforcing its reputation as a center of innovation and at the cutting-edge of industry. Some of the world's largest and most innovative technology companies have invested in Bellevue, a testament to its thriving technology ecosystem. The technology industry that has developed in Bellevue is diverse – including leaders in software development, artificial intelligence, video games, and telecommunications.

Despite these strengths in the technology sector, **the city recognizes a need to continue diversifying the economy to better withstand disruptions in technology industries**, which can be seen playing out as AI potentially reduces employment in some areas while creating new opportunities in others. Diversification of the economy will require a focus on nurturing



emerging industries such as Life Sciences and Climate Tech, and increasing employment in established but smaller local sectors such as finance and healthcare. These industries align with strengths in the broader Puget Sound Region and the values of the community. By deepening partnerships with regional marketing and business development organizations, the city aims to broaden its reach in growing employment opportunities in strategic sectors.

While attracting new businesses and developing emerging industries will be important for future growth and diversification, existing businesses are the foundation of the economy and the primary source of new job creation. Actively supporting the retention and growth of existing businesses will remain a top priority for the city. All these efforts are bolstered through ongoing work to maintain a business-friendly environment throughout the city and enhance policies and services that help small and large businesses open, operate, and thrive in Bellevue.



Strategies

- 2.1.1** Leverage partnerships with regional and state organizations and actively recruit businesses from out-of-market.
- 2.1.2** Support the growth of emerging industry sectors, such as artificial intelligence, life sciences, and climate tech, to increase employment and investment in Bellevue.
- 2.1.3** Strengthen business retention and expansion initiatives to support employment growth and investment from current employers.

Core Metrics

Each of these strategies are intended to increase Bellevue's total employment and improve its economic diversity. In implementation of the Plan, the city will track the following metrics to measure its progress.

METRIC	CURRENT	TARGET
Employment growth*	2019-2024: (275)	2025-2031: 22,000
Economic diversity index**	0.098	0.081 (US average)

*Employment from 2019-2024 was impacted by COVID-19 and the loss of a major employer.

**Economic diversity index is a measure of how concentrated employment is within a few industries. A higher index indicates it is more concentrated and a lower index indicates that it is more distributed.

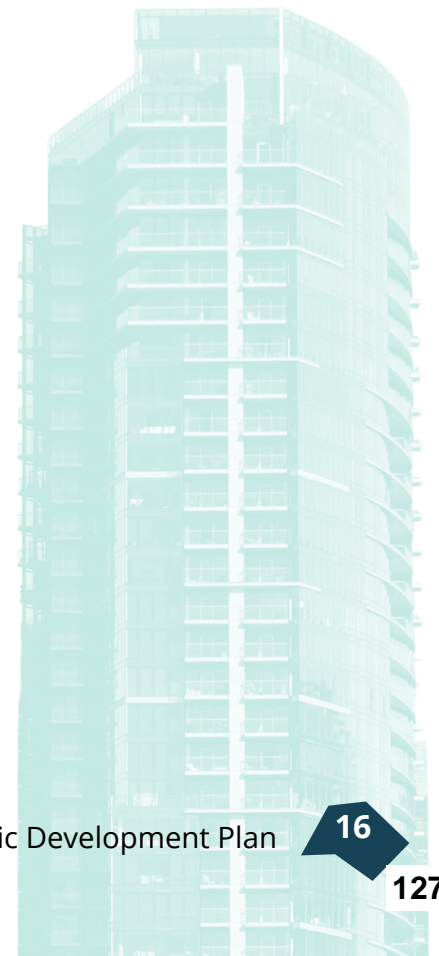


Leading Practice

Arlington, VA, targeting AI and Machine Learning

Companies: Arlington, VA, leveraging the concentration of AI firms and industry assets in their community and broader region is strategically targeting AI and Machine Learning firms in business recruitment. Their website includes competitive advantages of the community, including key employers, concentration of talent, research organizations, and market opportunity. More information can be found on the <https://www.arlingtoneconomicdevelopment.com/Key-Industries/IT-Emerging-Tech/Artificial-Intelligence-Machine-Learning> website.

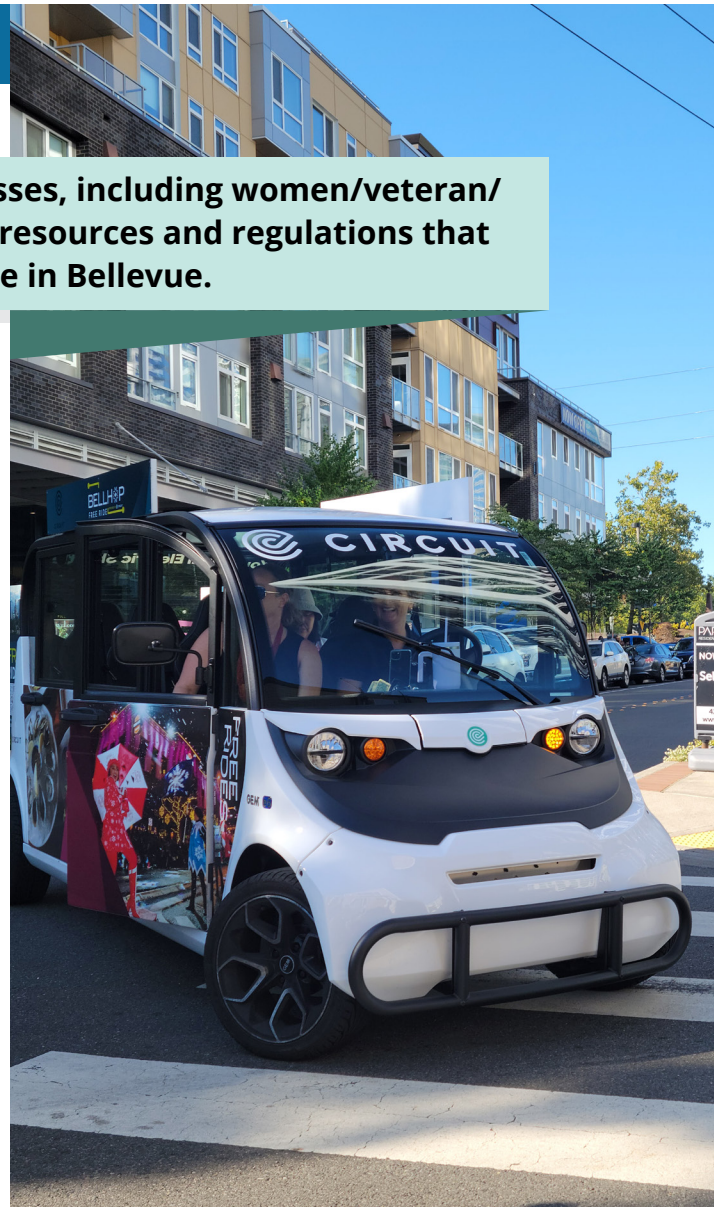
mHUB (Chicago): A manufacturing and technology incubator which has deep partnerships with the private sector and venture capital to facilitate connections, mentorships, and pilot innovations alongside corporate partners. The program also runs several sector-specific accelerators. Accelerator sectors include MedTech, Energy Tech, and Sustainable Manufacturing. The mHub has supported 200 manufacturers deliver over 1,700 hardtech solutions. More information can be found on the <https://www.mhubchicago.com/> website.



Objective 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.

Creating an environment where businesses of all sizes can thrive, including women, veteran, and minority-owned business, is foundational to the values of the City of Bellevue. This objective requires a multi-pronged approach with strategies to address the challenges faced by small businesses. Small businesses in Bellevue, which provide much of the cultural texture and vibrancy of the city, face challenges around finding affordable space, workers, and navigating permitting and government regulation. These are challenges that can become more acute for businesses with less resources and staff to dedicate time to solving them.

Small businesses are the majority of businesses in Bellevue: 97% of establishments have fewer than 100 employees. Residents, City Council, and other businesses in the community value both the economic foundation they provide for the community and the vibrant culture they bring. Collaborating with partners to deepen the entrepreneurial ecosystem will create a more dynamic and resilient economy, building on the success of Startup 425. The strategies below outline approaches to help mitigate some of the challenges faced by small businesses and continue to foster an environment that supports their growth.



Strategies

- 2.2.1 Create and expand strategies, services, and structural changes to address small business displacement and affordability challenges.
- 2.2.2 Further develop the entrepreneurship ecosystem to encourage more high-growth and scalable businesses.
- 2.2.3 Expand small business retention and expansion efforts to share and improve utilization of resources.

97% of establishments have fewer than 100 employees

Core Metrics

These strategies seek to expand the number of new businesses in the city through mitigating common challenges among small businesses, strengthening the entrepreneurship ecosystem, and increasing connection with small businesses. The performance of these strategies will be tracked against the metrics below.

METRIC	CURRENT	TARGET
Annual New Business licenses	1,130 (2024)	1,375 (2025-2031 annual average)
Business Diversity (# and % by size and number)	6,300 with less than 25 employees	7,100 by 2031 or Directional growth in businesses of all size, but especially small business

Leading practice

Rockford, IL “Business First” program: Allows small-business owners to make a 30-minute appointment at City Hall and meet with relevant departments to answer their questions around starting their business or redeveloping a property. The meeting includes staff from the zoning and permitting department, the county health department, sanitation, and the Small Business Development Center. This allows the business owner to get their questions answered from the various relevant parties within 30 minutes, increasing efficiency. More information can be found on the <https://rockfordil.gov/222/Business-First> website.

City of Austin leveraging AI for permit review: To help streamline permit review and reduce timelines for permit approval, the City of Austin is leveraging AI. AI-powered permit review software allows for a pre-check assessment completed by AI, improving the efficiency of the permit review process and the services provided to the community. While the program is currently for residential permitting, it is expected to be expanded to additional uses in the future.



More information can be found on the <https://www.archistar.ai/blog/city-of-austin-partners-with-archistar-to-revolutionise-building-permit-approvals/> website.

City of San Antonio fee waiver program: The City of San Antonio waives fees for eligible projects, including affordable housing, small businesses, and historic building rehabilitation. Small business fee waivers are awarded on a first-come, first-served basis, funded by the General Fund. From FY 2021 to FY 2025, an annual amount of \$3 million was allocated for fee waivers, with the majority going to affordable housing projects. More information can be found on the <https://www.sanantonio.gov/NHSD/Programs/COSAFeeWaivers> website.

Objective 2.3: Identify and strategically implement financial mechanisms to spur/initiate growth in public and private investment.

Public-private partnerships align shared interests to accelerate investment and community development through combined resources and expertise. The public and private sectors working in partnership enable projects to be completed which would otherwise be infeasible or be delayed. Supporting this collaboration can facilitate the growth of the city and can be done through leveraging existing tools or advocating for additional mechanisms to finance or otherwise facilitate development and infrastructure. Sources of funding outside of the general fund along with non-financial changes to the regulatory framework can entice development and support the transformation of the city.

These types of partnerships are particularly important in areas of the city that are at an inflection point, such as Eastgate. Public support for revitalization can include strategic changes in zoning, regulatory framework, or additional incentives to spur development by the private sector. This collaboration between the public and private sectors is critical to further develop business districts throughout the city.



Strategies

- 2.3.1** Leverage existing tools and public private partnerships to improve the environment for business owners, workers, visitors, learners, and residents.
- 2.3.2** Explore and advocate for new tools that will catalyze growth throughout the city.
- 2.3.3** Actively support the revitalization of Eastgate through land use and financial tools.



Core Metrics

The strategies above seek to leverage existing tools, advocate for new tools, and support the revitalization of Eastgate which is experiencing high vacancy rates in its office space. The metrics below will help to measure the success of those strategies leveraging investment outside of the General Fund and revitalizing Eastgate.

METRIC	CURRENT	TARGET
Growth in non-General Fund dollars used to support growth	\$5.06M (2024)	\$10M (Annual, 2031)
Office Vacancy Rate in Eastgate	41%	20%

Leading practice

Park Eight Place in Houston, Texas: Park Eight Place adopted regulatory changes to enable the redevelopment of a former office park into a dynamic, walkable, mixed-use development that prioritizes the pedestrian experience. The development will leverage their proximity to transportation and recreation infrastructure by connecting to an adjacent 200-acre park, the greenway system, and the METRO system. More information can be found on the <https://www.parkeightplace.com/news/houston-city-council-gives-park-eight-place-walkable-places-designation> website.

U District Partnership in Seattle, WA: As the official Business Improvement Area (BIA) for the Seattle University District, The U District Partnership enhances economic development, marketing of the district, maintaining cleanliness

and safety, placemaking, and advocates for the infrastructure and cultural needs of the neighborhood. The BIA is funded through an assessment of local property owners based on the value of the property and whether they are included in “enhanced cleaning areas”. It is governed by a Ratepayer Advisory Board (RAB). More information can be found on the <https://udistrictpartnership.org/about/ratepayer-advisory-board/> website.

Kendall Square Association (Cambridge, MA): A non-profit membership organization founded by leaders in Cambridge seeking to elevate the tremendous innovation assets in Kendall Square through increased connection, advocacy, and storytelling. Advocacy work is focused on sustainability, vibrancy, transportation, workforce, and housing. More information can be found on the <https://kendallsquare.org/> website.



Objective 2.4: Identify and enhance workforce development partnerships and efforts and actively serve as a conduit to residents, businesses and resource partners to attract, retain and engage a talented workforce of various ages, skill sets and backgrounds to support a diverse, inclusive and growing economy.

A thriving economy and community requires an aligned workforce that has the necessary skills for local businesses and provides opportunities for residents. Businesses in the city have access to one of the highest educated workforces in the nation. The world-class talent has drawn employers from all over the world to invest in Bellevue, and it is a competitive advantage moving forward. Businesses can draw not only from the city, but the broader Puget Sound Region, with 90% of workers in Bellevue commuting into the city. This highlights Bellevue's position as a primary employment hub in the region.

However, challenges remain. Many employers who require positions that are lower paid, such as hospitality, the arts and certain healthcare positions, have difficulty with staffing. Workers in those occupations may not be able to afford to live in proximity to their job in Bellevue and could face transportation and childcare barriers. While there are both internal and external partners which may be leading on these challenges, they are interwoven with economic development and should be supported where possible.

The quickly evolving economy also creates challenges to the workforce. Many workers may be impacted AI, automation, or broader economic forces. Working with workforce partners and educational institutions to support residents who require upskilling or reskilling will be important to maintaining a healthy economy, a robust talent pipeline, and opportunities for residents.

Strategies

2.4.1 Work with local and regional partners to develop a future-focused, long-term workforce strategy that addresses disruptive technologies such as artificial intelligence.

2.4.2 Collaborate with internal and external partners to address barriers to employment, including in housing, transportation, and childcare among others.

2.4.3 Support workforce organizations and higher education institutions in providing industry certifications, skilled-trade credentials, apprenticeships, degrees, and job placement in the Puget Sound Region.



Core Metrics

The strategies above look to address challenges to the workforce from disruptive technology, barriers to employment and obtaining secondary education. These are significant challenges that will need to be addressed by the City of Bellevue and its partners. The metrics below will provide insight into their success in supporting the workforce in Bellevue and the broader region.

METRIC	CURRENT	TARGET
Workforce participation rate	82.1%	83.1% (Seattle MSA)
Postsecondary completion rate (ages 25+)	81%	85%

Leading practice

Michigan Tri-Share Program: Michigan Tri-Share program splits the cost of childcare between the employer, the state, and the employee. The program has grown since it was launched as a pilot program in 2021, with a total of 195 employers and 351 childcare providers participating as of March 2024. Noble County in Indiana used this program as a model for their own pilot program and committed \$50,000 in economic development funds to the effort in 2023. More information can be found on the <https://www.uschamberfoundation.org/education/childcare-innovation-through-public-private-partnerships> website.

Carnegie Mellon University Silicon Valley (CMU-SV): Carnegie Mellon University developed a satellite campus in Mountain View, CA to further develop partnerships with major technology companies and NASA. Mountain View, located at the heart of Silicon Valley, presented an opportunity for the University to be in proximity of major partners and collocate with NASA and other technology firms at the NASA Research Park at Moffett Field. The campus only provides graduate level coursework and partners on research projects with NASA, private firms, and other universities. More information can be found on the <https://montgomeryplanning.org/wp-content/uploads/2021/03/MNCPPC-Report--Research-Universities-Case-Studies.pdf> website.



Objective 2.5: Strategically invest in services and systems that support residents, entrepreneurs, workers and learners from historically marginalized communities, ensuring they have access to resources and opportunities that enable them to achieve their economic potential.

The City of Bellevue is a diverse community, with about 60% of the population identifying as non-White or Hispanic. The city celebrates this diversity and it is deeply integrated into its values. The city's diversity brings a richness to the community which benefits everyone. As such, the city seeks to support residents, entrepreneurs, workers, and learners from historically marginalized communities. While some of the challenges are not unique to these communities, such as obtaining the required training, overcoming barriers to entering the workforce or completing educational programs, or support in starting a business, they may require specialized interventions. This results in strategies that are complementary to other objectives but are specific to the experiences of those from historically marginalized communities.

Strategies

2.5.1 Implement programs to reduce barriers to workforce participation and connect individuals in underserved populations to higher-wage career pathways.

2.5.2 Work with local and regional educational institutions, workforce partners, and local employers to increase enrollment and completion of training programs and degrees among underserved populations.

2.5.3 Connect entrepreneurs from communities that have experienced systemic barriers to resources that can assist their growth.

Core Metrics

The strategies above seek to support those from historically marginalized communities and reduce the disparity in income, educational attainment, and business ownership. The metrics below will be tracked throughout the course of the plan to measure the strategies’ success.

METRIC	CURRENT	TARGET
Median Household Income	Black: \$82,125 Hispanic: \$94,258 Two or More Races: \$106,386 White: \$149,784 Asian: \$190,838	Positive upward movement
Educational attainment	Hispanic: 37.7% Black: 47.3% Two or more races: 49.9% White: 68.3% Asian: 82.7% Male: 75.5% Female: 67.2%	Positive upward movement
Business diversity (ownership by race/ethnicity)	36% (minority); 64% (nonminority)	50% (minority); 50% (nonminority)

Leading practice

Alamo Promise: The Alamo Promise in Bexar County, Texas (San Antonio) covers tuition for graduating high school seniors at community colleges within the community for up to three years. The program seeks to mitigate the financial barriers to furthering secondary education and has supported over 23,000 students since 2020, over 88% of which are students of color. The program is funded through public and private support. More information can be found on the <https://www.alamo.edu/promise> website.



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.

The City of Bellevue recognizes the critical role that arts play in the community. A vibrant arts community contributes to the quality of life for residents and reflects the priorities of many members of the community and City Council. The arts also serve as one of the primary draws for visitors who boost the local economy. Continuing to support the arts along with the broader cultural ecosystem, such as restaurants, events, and entertainment, contributes to a well-rounded economy.

However, the arts and broader tourism sector was severely impacted by COVID-19. The tourism sector, which was directly impacted by the effects of COVID-19, had almost recovered by 2023, according to the latest available data. Looking ahead, there are opportunities for the city to collaborate with partnering organizations, like Visit Bellevue, to support the implementation of the Destination Development Plan (<https://acrobat.adobe.com/id/urn:aaid:sc:US:9cc816db-d1cd-479d-a474-cfa3b1f44c9b>) and continue to explore opportunities to support the development of additional space for arts, cultural groups, and conventions.

While the desirability of the community for businesses and residents does provide an audience for the arts, it also results in affordability challenges. Some artists and arts organizations have challenges finding space, and as the city continues to grow, those challenges may intensify. The issue is of particular importance in the BelRed Arts District which is the heart of the arts community in Bellevue. As the lightrail extension connects the



district to the broader Puget Sound Region, the district may continue to redevelop, potentially displacing some of the artists and organizations that are located within it. Seeking opportunities to maintain affordable space and incentivize additional space for the arts community will be important to allow it to continue to grow.

Strategies

2.6.1 Help create and utilize spaces and venues for the arts, cultural organizations, and events – focusing on those that reinforce Bellevue's identity as a diverse city in a park where arts, education, outdoor adventure, and culinary exploration are valued.

2.6.2 Support the expansion of destination and creative retail, restaurant, and entertainment options to enhance cultural tourism throughout the city.

2.6.3 Collaborate with regional partners to improve access and draw more visitors to experience the city's existing cultural assets and amenities.

2.6.4 Actively work to build and support the development of the BelRed Arts District and additional arts clusters around the city.

Core Metrics

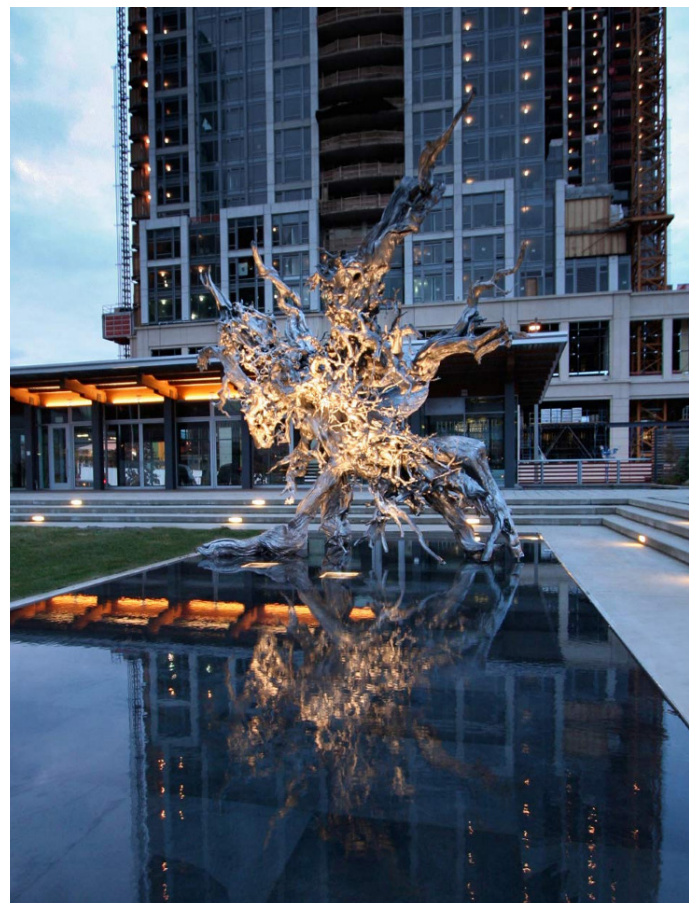
Fostering a vibrant arts and cultural tourism economy is a priority for the City of Bellevue. The strategies above seek to bolster the arts, increase the number of destinations (retail, dining, and entertainment), and events taking place in the city.

METRIC	CURRENT	TARGET
Number of overnight visitors to Bellevue	2.2M (2024)	3.0M (2031)
Event attendance	33.9M (Downtown, 2023)	8% Annual increase
Admissions tax revenue	\$361,250 (2024)	\$767,000 (2031)

Leading practice

Pittsburgh Arts Landing: The Pittsburgh Cultural Trust, with support from public partners, are developing a new outdoor civic space that will host public art displays, host performances and festivals, support pickleball courts and recreation area, and provide valuable outdoor space in downtown for residents and visitors. More information can be found on the https://trustarts.org/pct_home/visit/facilities/arts-landing website.

Siler Yard: Arts + Creative Center (Santa Fe, NM): Siler Yard is an affordable housing development for creatives in Santa Fe. It was created to respond to the increasingly challenging rental market for creatives in Santa Fe. The development of 65 units houses 265 residents and partners with MAKE Santa Fe to provide access to workshops and supplies. The City of Santa Fe donated 5 acres of land for the project and it benefited from federal tax credits and securing a National Endowment for the Arts planning grant. More information can be found on the <https://creativesantafe.org/initiative/dc-siler-yard/> website.



For more information regarding charts and graphs, please contact the following staff member:

Corbin Hart

Business Development Manager

Community Development, City of Bellevue

425 452 5241 | chart@bellevuewa.gov

2026-2031

CITY OF BELLEVUE

Economic Development Plan



CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10623

A RESOLUTION adopting the 2026-2031 Economic Development Plan.

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

Section 1. The City Manager or designee is hereby authorized to adopt the 2026-2031 Economic Development Plan, a copy of which plan 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 authorizing the execution of a Professional Services Agreement with MacLeod Reckord, PLLC in the amount not to exceed \$1,112,378.15, plus all applicable taxes, to provide the construction design, permitting support, and construction administration for the development of Ashwood Park.

Camron Parker, Assistant Director
Wyatt Thompson, Planning and Development Manager
Zachariah Collom, Capital Projects Coordinator
Parks & Community Services Department

EXECUTIVE SUMMARY**ACTION**

This Resolution authorizes the execution of a contract for the Professional Services Agreement with Macleod Reckord, PLLC to provide construction design, permitting support and construction administration for the development of Ashwood Park.

RECOMMENDATION

Move to adopt Resolution No. 10624

BACKGROUND/ANALYSIS

In March 2024, Parks & Community Services initiated public engagement for the Ashwood Park master plan update process. Through a rigorous interactive process with the public, both external and internal stakeholders, and the Parks & Community Services Board, multiple concept designs were reviewed and refined. On February 19, 2025, the Parks & Community Services Board recommended a preferred plan to Council. At that meeting, the City Council supported the preferred plan and directed staff to proceed through environmental review. The preferred master plan received a Determination of Non-Significance in November 2025. On December 2, 2025, City Council formally adopted the preferred plan as the updated master plan for Ashwood Park.

Upon adoption of the Master Plan, Macleod Reckord was selected through a competitive procurement process to complete the schematic design phase. The next step in the design process is to move from schematic design to construction design. This scope of work will provide architectural and engineering services to support the design and construction of Ashwood Park, including project administration during the construction phase of this project. Continued work with MacLeod Reckord through the permitting and construction phase brings continuity, institutional knowledge and deep understanding of the adopted master plan for Ashwood Park.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue Comprehensive Plan

- **PA-4** Design parks and facilities to maximize available space and benefits for users, including offering parks with multiple functions and implementation of shared use facilities.
- **PA-17** Use a community informed planning process to guide substantial development or redevelopment of a park property.
- **PA-43** Develop parks and facilities in a quality manner to assure attractiveness, full utilization and long-term efficiency.
- **CE-10** Encourage and support engagement with the entire community, including residents, employees, business owners and visitors to the city or area of the city under consideration.

Bellevue Parks and Open Space System Plan

- **URB-4** Develop Ashwood Park

Fiscal Impact

This action will obligate the City to an amount not to exceed \$1,112,378.15, plus all applicable taxes. Sufficient funds for this contract are included in the 2025-2030 General Capital Improvement Program (CIP) Fund in the Ashwood Park Development project (CIP Plan No. P-AD-107), which is supported by the 2022 Levy for Parks and Open Space.

OPTIONS

1. Adopt a Resolution authorizing the execution of a Professional Services Agreement with MacLeod Reckord, PLLC in the amount not to exceed \$1,112,378.15, plus all applicable taxes, to provide the construction design, permitting support and construction administration for the development of Ashwood Park.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. Vicinity Map
Proposed Resolution No. 10624

AVAILABLE IN COUNCIL LIBRARY

Contract with MacLeod Reckord, PLLC
2025 Ashwood Park Master Plan



Ashwood Park Master Plan Update

Vicinity Map



0 60 Feet

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10624

A RESOLUTION authorizing the execution of a Professional Services Agreement with MacLeod Reckord, PLLC in the amount not to exceed \$1,112,378.15, plus all applicable taxes, to provide the construction design, permitting support, and construction administration for the development of Ashwood Park.

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 Professional Services Agreement with MacLeod Reckord, PLLC in the amount not to exceed \$1,112,378.15, plus all applicable taxes, to provide the construction design, permitting support, and construction administration for the development of Ashwood Park, a copy of which contract shall be substantially in the form of the document that 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

Ordinance amending the ethics code in chapters 3.90 and 3.92 of the Bellevue City Code to improve clarity, consistency and implementation; providing for severability; and setting an effective date.

Trisna Tanus, City Attorney
City Attorney's Office

EXECUTIVE SUMMARY**ACTION**

This Ordinance amends the city's ethics code in chapters 3.90 and 3.92 in the Bellevue City Code (BCC) to improve clarity, consistency and implementation.

RECOMMENDATION

Move to adopt Ordinance No. 6913

BACKGROUND/ANALYSIS

The city's ethics code are in chapters 3.90 and 3.92 BCC. Chapter 3.90 BCC establishes ethical standards for city employees in the performance of their city work; and chapter 3.92 BCC applies to members of the city council and council-appointed boards, commissions and committees to achieve the highest ethical standards and best practices.

The recommended amendments to the ethics code are to improve clarity, consistency and implementation. Both chapters 3.90 and 3.92 BCC have not been updated in many years since their original adoption in 1977 and 2013 respectively—and contain inconsistent and outdated provisions and references. Below are summaries of the recommended amendments.

Chapter 3.92 BCC – Code of Ethics for City council and City Boards, Commissions and Committees (Attachment A)

1. Increasing the aggregate value limit for gifts to \$100 from a single source in a calendar year
2. Clarifying that officials are required (not encouraged) to comply with ethical standards
3. Streamlining procurement of ethics officer position
4. Correcting outdated references and general clean-ups

Chapter 3.90 BCC – Code of Ethics (Attachment B)

1. Adding a list of exceptions to gifts that can be presumed to not create a conflict of interest to cover common scenarios, e.g., unsolicited plaque or trophy, food items that are shared with other employees, discounts based on occupation or similar broad-based category
2. Adding an aggregate value limit for gifts to \$100 from a single source in a calendar year
3. Updating provisions related to political activities for consistency with protected individual rights
4. Correcting outdated references and general clean ups

POLICY & FISCAL IMPACTS**Policy Impact**

The recommended amendments will improve clarity and implementation of the city's ethics code. The amendments align with the intent of the ethics code to promote public confidence in the integrity of local government and its fair operation.

Fiscal Impact

There is no fiscal impact associated with implementing these changes.

OPTIONS

1. Move to adopt the Ordinance amending the ethics code in chapters 3.90 and 3.92 of the Bellevue City Code to improve clarity, consistency and implementation; providing for severability; and setting an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS

- A. Chapter 3.92 BCC Redlined Strike-Draft
 - B. Chapter 3.90 BCC Redlined Strike-Draft
- Proposed Ordinance No. 6913

AVAILABLE IN COUNCIL LIBRARY

N/A

Chapter 3.92

CODE OF ETHICS – CITY COUNCIL AND CITY BOARDS, COMMISSIONS AND COMMITTEES

Sections:

- 3.92.010 Policy.
- 3.92.020 Definitions.
- 3.92.030 Prohibited conduct.
- 3.92.040 Ethical standards.
- 3.92.050 No right of action created – Effective date.
- 3.92.060 Ethics officer.
- 3.92.070 Advisory opinions.
- 3.92.080 Complaint procedure.

3.92.010 Policy.

A. Purpose. The Bellevue city council has adopted a code of ethics for members of the city council and council-appointed public bodies to promote public confidence in the integrity of local government and its fair operation. This code of ethics will provide the basis for education and training for city officials, both elected and appointed, to ensure that the highest standards and best practices with regard to ethics will be followed.

B. Intent. The ~~people~~citizens and businesses of Bellevue are entitled to have fair, ethical and accountable local government that has earned the public’s full confidence. It is further the intent that city officials be permitted to fulfill their duties to represent the public to the greatest extent possible unless circumstances exist where such engagement is impermissible. Nothing in this chapter is intended to reduce, limit, or restrict the pool of available candidates for service on the council or service on council-appointed public bodies, all of which are either part-time or volunteer positions. It is in the public interest to ensure that barriers to ~~resident~~citizen public service are not created by the provisions of this chapter. In keeping with the city of Bellevue’s commitment to excellence, the effective functioning of democratic government therefore requires that:

1. Public officials, both elected and appointed, comply with the laws and policies affecting the operations of government;
2. Public officials be independent, impartial and fair in their actions;
3. Public office be used for the public good, not for personal gain; and
4. Public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

3.92.020 Definitions.

A. "Official" means a member of the city council or a member of council-appointed city boards and commissions and other council-appointed task groups or committees.

B. "Relative" means spouse, domestic partner, child, step-child, parent, step-parent, parent-in-law and sibling.

3.92.030 Prohibited conduct.

A. Conflicts of Interest. Officials shall not participate in quasi-judicial or site-specific land use city decisions, the purchase or condemnation of property, or city decisions involving the awarding of a grant or contract in which any of the following has an interest:

1. The official;
2. A relative;
3. An individual with whom the official resides; or
4. An entity that the official serves as an officer, director, trustee, partner or employee.
Officials shall abstain from participating in deliberations and decision-making where conflicts exist. RCW 42.23.040 shall apply to conflicts or potential conflicts with respect to remote interests in city decisions involving the awarding of a contract.

B. Misuse of Public Position or Resources. Except for infrequent use at little or no cost to the city, officials shall not use public resources that are not available to the public in general, such as city staff time, equipment, supplies or facilities, for other than a city purpose.

C. Representation of Third Parties. Except in the course of official duties, officials shall not appear on behalf of the financial interests of third parties before the bodies on which the officials serve or in interaction with the body's assigned staff. Further, the members of the city council shall not appear on behalf of the financial interest of third parties before the council or any board, commission or proceeding of the city, or in interaction with staff.

D. Solicitation of Charitable Contributions. No official may make direct personal solicitations for charitable contributions from city employees.

E. Gifts and Favors. Officials shall not take any special advantage of services or opportunities for personal gain, by virtue of their public office, which are not available to the public in general. They may not solicit or receive any thing of monetary value from any person or entity where the thing of monetary value has been solicited or received or given, or to a reasonable person would appear to have been solicited or received or given, with intent to give or obtain special consideration or influence as to any action by the official in their official capacity; provided, that nothing shall prohibit campaign contributions which are solicited or received and reported in accordance with applicable law. They shall not accept or solicit any gifts, favors or promises of future benefits except as follows:

1. No official may accept gifts, other than those specified in subsection (E)(2) of this section, with an aggregate value in excess of ~~\$50-00100.00~~ from a single source in a calendar year or a single gift from multiple sources with a value in excess of ~~\$50-00100.00 in accordance consistent with RCW 42.52.150, as now or hereafter amended(13); provided, that if the \$50.00100.00 limit in RCW 42.52.150(13) is amended, this section shall be deemed to reflect the amended amount.~~ For purposes of this section, “single source” means any person, corporation, or entity, whether acting directly or through any agent or other intermediary, and “single gift” includes any event, item, or group of items used in conjunction with each other or any trip including transportation, lodging, and attendant costs. The value of gifts given to an official’s family member or guest shall be attributed to the official for the purpose of determining whether the limit has been exceeded, unless an independent business, family, or social relationship exists between the donor and the official, family member or guest.

Commented [TT1]: Revised per new limits in RCW.

2. The following items are presumed not to influence the vote, action, or judgment of the official, or be considered as part of a reward for action or inaction, and may be accepted without regard to the limit established by subsection (E)(1) of this section:

- a. Unsolicited flowers, plants and floral arrangements;
- b. Unsolicited advertising or promotional items of nominal value, such as pens and note pads;
- c. Unsolicited tokens or awards of appreciation in the form of a plaque, trophy, desk item, wall memento, or similar item;
- d. Unsolicited items received by an official for the purpose of evaluation or review, if the official has no personal beneficial interest in the eventual use or acquisition of the item;
- e. Informational materials, publications or subscriptions related to the recipient’s performance of official duties;
- f. Food and beverages consumed at hosted receptions where attendance is related to the official’s duties for the city;
- g. Admission to, and the cost of food and beverages consumed at, events sponsored by or in conjunction with a civic, charitable, governmental or community organization;
- h. Unsolicited gifts from dignitaries from another state or a foreign country which are intended to be personal in nature;
- i. Food and beverages on infrequent occasions in the ordinary course of meals where attendance by the official is related to the performance of official duties; and
- j. Any gift which would have been offered or given to the official if they were not an official.

3. The presumption in subsection (E)(2) of this section is rebuttable and may be overcome based on the circumstances surrounding the giving and acceptance of the item.

F. *Confidential Information.* Officials shall not knowingly disclose or use any confidential information gained by reason of their official position for other than a city purpose nor may the officer use such information for their personal benefit, nor may the officer engage in business or professional activity that the officer might reasonably expect would induce them by reason of their official position to disclose such confidential information. “Confidential information” means:

1. Specific information, rather than generalized knowledge, that is not available to a person who files a public records request; ~~and/or~~
2. Information made confidential by law.

3.92.040 Ethical standards.

A. In addition to BCC 3.92.030, which shall be administered by the ethics officer, officials shall comply with the following standards:

Commented [TT2]: Updated RCW references

1. Compliance with Other Laws. Officials shall comply with federal, state and city laws in the performance of their public duties. These laws include, but are not limited to: the United States and Washington Constitutions; laws pertaining to conflicts of interest, election campaigns, financial disclosures and open processes of government; and city ordinances and policies. See Appendix A of this section. Officials shall comply with the requirements of RCW 42.17A.020005 through 42.17A.060220 regarding contract interests. As required by RCW 42.17A.750565, no official shall knowingly solicit or encourage, directly or indirectly, any political contribution from any city employee. Except under limited circumstances described in RCW 42.17A.130555, no official may use or authorize the use of the facilities of the city for the purpose of assisting a campaign for the election of any person to office, or form the promotion of or opposition to any ballot proposition in a manner not available to the general public on the same terms.

B. Officials ~~are shall~~ also ~~encouraged to~~ comply with the following standards:

Commented [TT3]: Revised for clarity/consistency

1. Personal Integrity. The professional and personal conduct of officials must be above reproach and avoid even the appearance of impropriety. Officials shall refrain from abusive conduct, threats of official action, personal accusations or verbal attacks upon the character or motives of other members of council, boards and commissions, the staff or public. Officials shall maintain truthfulness and honesty and not compromise themselves for advancement, honor, or personal gain. Additionally, officials shall not directly or indirectly induce, encourage or aid anyone to violate this code of ethics and it is incumbent upon officials to make a good faith effort to address apparent violations of this code of ethics.

-
2. **Working for the Common Good.** Recognizing that stewardship of the public interest must be their primary concern, officials will work for the common good of the people of Bellevue and not for any private or personal interest, and they will ensure fair and equal treatment of all persons, claims and transactions coming before the city council, boards and commissions.
 3. **Respect for Process.** Officials shall perform their duties in accordance with the processes and rules of order established by the city council and boards and commissions governing the deliberation of public policy issues, meaningful involvement of the public, and implementation of policy decisions of the city council by city staff.
 4. **Commitment to Transparency.** Transparency, openness and accountability are fundamental values of the city and are also required by the laws of the state of Washington. The public has a right to inspect and copy public records unless exempt by law from disclosure. All materials relating to the conduct of city government that are prepared, possessed, used or retained by any official, including email and other electronic records, are subject to requirements for retention, protection and disclosure. Officials may assume that all copies of materials received from city staff have already been archived and do not need to be retained. Officials shall not discard, damage or destroy the original copy of any public record unless the city complies with the record retention schedules established under Chapter 40.14 RCW. In accordance with the requirements of state law officials shall promptly provide any records requested by the public records officer in response to a disclosure request under the Public Records Act, Chapter 42.56 RCW. It is the responsibility for the public records officer together with the city attorney to decide which records meet the definition of “public record” and whether or not such records are exempt from disclosure; officials must not take it upon themselves to decide whether a record meets the definition of a public record, that a record is exempt from disclosure, or to otherwise conceal a record.
 5. **Conduct of Public Meetings.** Officials shall prepare themselves for public issues; listen courteously and attentively to all public discussions before the body; and focus on the business at hand. They shall refrain from interrupting other speakers; or otherwise interfering with the orderly conduct of meetings.
 6. **Decisions Based on Merit.** Officials shall base their decisions on the merits and substance of the matter at hand and on greater public policy considerations, rather than on unrelated considerations.
 7. **Ex Parte Communications.** In quasi-judicial matters, officials shall publicly disclose substantive information that is relevant to a matter under consideration by the council or boards and commissions, which they may have received from sources outside of the public decision-making process.
 8. **Attendance.** As provided in RCW 35A.12.060, a council member shall forfeit their office by failing to attend three consecutive regular meetings of the council without being excused by the

council. Unless excused, members of boards and commissions are expected to attend all meetings.

9. Nepotism. The city council will not appoint relatives of city council members to boards or commissions or other appointed positions.

10. Advocacy. When acting in an official capacity as a city official representing the city, officials shall represent the official policies or positions of the city council, board or commission to the best of their ability when the city council, board or commission has taken a position or given an instruction. When a city official is appointed to fill an official role on a governing body in a capacity that is not dependent upon their status as a city of Bellevue official, but, for example, as a representative of a geographic area, the official shall endeavor to represent the policies or positions consistent with those of the constituency they have been appointed to represent. When presenting their individual opinions and positions, members shall explicitly state they do not represent their body or the city of Bellevue, nor will they allow the inference that they do. Officials have the right to endorse candidates for all council seats or other elected offices. It is inappropriate to make or display endorsements during council meetings, board/commission meetings, or other official city meetings. However, this does not preclude officials from participating in ceremonial occasions, community events or other events sponsored by civic groups.

11. Role of Legislative Officials. The council shall have all the powers and authority granted to legislative bodies, except insofar as such power and authority is vested in the city manager in accordance with Chapter 35A.13 RCW.

Appendix A

~~Chapter 9A.72 RCW — Perjury and interference with official proceedings~~

~~RCW 35A.12.060 — Vacancy for nonattendance~~

~~Chapter 35A.13 RCW — Council-manager plan of government~~

~~RCW 35A.13.020 — Incompatible offices~~

~~Chapter 40.13 RCW — Preservation and destruction of public records~~

~~RCW 42.17.130 — Use of public office or agency facilities in campaigns — Prohibition — Exceptions~~

~~RCW 42.17.750 — Solicitation of contributions by public officials or employees~~

~~Chapter 42.23 RCW — Code of ethics for municipal officers — Contract interests~~

Commented [TT4]: Removed because unnecessary.

~~Chapter 42.36 RCW — Appearance of fairness doctrine — Limitations~~

~~Chapter 42.56 RCW — Public Records Act~~

3.92.050 No right of action created – Effective date.

A. Nothing in this chapter shall be construed as creating or providing a basis for a private cause of action against the city or against any official by third parties.

B. No retroactive application is intended by the adoption of this chapter which shall only apply to acts that occur after the effective date thereof.

3.92.060 Ethics officer.

A. The city council creates the position of ethics officer. ~~The city council will interview and choose the ethics officer(s) who shall operate under contract with the city of Bellevue. Such selection shall be by unanimous vote, and the~~The ethics officer shall be admitted to the practice of law and shall have sufficient experience and training. ~~The services of the ethics officer may be terminated only by a supermajority vote of the council. The ethics officer shall at all times maintain the impartiality of the office by revealing information provided to the officer only in the context of rendering opinions to the city and its officials and staff, as necessary or in response to legal process.~~

Commented [TT5]: Revised for more streamlined procurement and operation.

Commented [TT6]: Moved from section B for clarity.

B. ~~As needed, the~~The ethics officer will provide for ~~annual~~ review of this code of ethics ~~and~~; review of training materials ~~provided~~ for education regarding the code of ethics. ~~The ethics officer is also responsible for, and~~ advisory opinions concerning the code of ethics ~~as provided in BCC 3.92.070 and~~. ~~The ethics officer shall also be responsible~~ for the prompt and fair enforcement of its provisions ~~as provided in BCC 3.92.080. In issuing opinions or orders under BCC 3.92.070 and BCC 3.92.080, the ethics officer shall consider the purpose and intent section described contained in BCC 3.92.010 and RCW 42.23.010,~~ when necessary, and ~~shall at all times maintain the impartiality of the office by revealing information provided to the officer only in the context of rendering opinions to the city and its officials and staff as necessary or in response to legal process.~~

Commented [TT7]: Moved from section D below for clarity.

~~C.—The ethics officer, in addition to other duties, shall conduct a review of this ethics code in 2015 and again in 2017 and may recommend changes or additions to this code of ethics to the city council designed to improve the effectiveness and efficiency of processing ethics questions.~~

Commented [TT8]: Removed because outdated.

~~D.—In rendering opinions under BCC 3.92.070 or 3.92.080, the ethics officer shall consider the intent section contained in BCC 3.92.010 and in RCW 42.23.010.~~

Commented [TT9]: Moved this to subsection B for clarity.

3.92.070 Advisory opinions.

A. Upon request of any official, the ethics officer shall render written advisory opinions concerning the applicability of BCC 3.92.030 and 3.92.040 to hypothetical circumstances and/or situations solely related to the persons making the request. The ethics officer will not render opinions on

matters that are the purview of other government agencies such as the public disclosure commission or the King County prosecutor.

B. Upon request of any official, the ethics officer may also render written advisory opinions concerning the applicability of the code of ethics to hypothetical circumstances and/or situations related to a matter of city-wide interest or policy.

C. The ethics officer will endeavor to respond to requests for advisory opinions within 14 days of submission of the request, or more rapidly if the requester expresses urgency in the request.

D. An official's conduct based in reasonable reliance on an advisory opinion rendered by the ethics officer shall not be found to violate this code of ethics, as long as all material facts have been fully, completely, and accurately presented in a written request for an advisory opinion, the ethics officer issues an advisory opinion that the described conduct would not violate the code of ethics, and the official's conduct is consistent with the advisory opinion. The ethics officer reserves the right to reconsider the questions and issues raised in an advisory opinion and, where the public interest requires, rescind, modify, or terminate the opinion, but a modified or terminated advisory opinion will not form the basis of a retroactive enforcement action against the original requestor. Advisory opinions will contain severability clauses indicating that, should portions of the opinion be found to be unenforceable or not within the ethics officer's authority, the remainder of the opinion shall remain intact.

E. All officials subject to this chapter are strongly encouraged to seek advisory opinions from the ethics officer at the earliest possible opportunity whenever an official has reason to believe that their circumstances could present a conflict of interest or the appearance of a conflict of interest or any other violation of this chapter.

F. Advisory opinions are subject to the attorney-client privilege.

3.92.080 Complaint procedure.

A. Complaint Procedures.

1. Any ~~natural~~ person who believes an official has committed a violation of ~~this~~ the code of ~~ethics~~ may file a complaint with the city clerk. Complaints shall be subject to the following requirements:

- a. The complaint must be based upon facts within the personal knowledge of the complainant;
- b. The complaint must be submitted in writing and signed under oath by the complainant;
- c. The complaint must include a detailed factual description of the alleged violation including the date, time and place of each occurrence and the name of the person or

persons who are alleged to have committed a violation. The complaint must also refer to the specific provisions of the code of ethics which are alleged to have been violated;

d. The complaint must be accompanied by all available documentation or other evidence known to the complainant to support the allegations of the complaint; **and**

e. The complaint must be filed within two years of the date of the occurrence or occurrences alleged to constitute a violation of the code of ethics.

2. Complaints shall be filed with the city clerk who shall forward the complaint and any accompanying documentation and evidence to the ethics officer and the respondent official within two business days. The ethics officer shall review the complaint for compliance with the requirements of subsection (A)(1) of this section. Should the ethics officer find that:

a. The complaint is untimely; or

b. The complaint has not been signed under oath; or

c. The complaint does not, on its face, state facts which, if proven to be true, constitute a violation of the provision of this code of ethics referred to in the complaint; or

d. The complaint fails to refer to a specific provision of the code of ethics which is alleged to have been violated,

the ethics officer shall, within 10 working days of the filing of the complaint, enter a written order stating the ethics officer's findings and, except as hereinafter provided, dismissing the complaint. The written order shall be transmitted to the complainant, the official that is the subject of the complaint, and the city council. If the ethics officer finds that the complaint is deficient pursuant to the findings in subsection (A)(1)(b) or (A)(1)(d) of this section, the ethics officer shall issue an order notifying the complainant that unless a corrected complaint is filed within five days of the issuance of such order, the complaint shall be dismissed. The complainant may appeal the dismissal of a complaint under this subsection by filing an action in the King County superior court for a writ of certiorari pursuant to Chapter 7.16 RCW within 10 days of the date of issuance of the order dismissing the complaint.

3. The respondent official shall, within 20 days of the date of mailing or personal service of the complaint by the clerk, file with the clerk any response to the complaint the respondent official wishes to make. A response to a complaint shall be made in writing signed under oath by the respondent. A response may include a detailed statement of facts pertaining to the complaint made on personal knowledge of the respondent and may include any matter constituting a defense to the complaint. A response should be accompanied by all available documentation or other evidence known to the respondent official which the respondent wishes the ethics officer to consider. The respondent official may stipulate to some or all of the facts alleged in the complaint and shall either admit or deny the alleged violation. If the violation is admitted,

the respondent may also submit an explanatory statement and may request a particular disposition.

4. Upon receipt of a response to a complaint, the ethics officer shall review the complaint and response, together with all supporting documentation and evidence submitted by the complainant and the respondent official. Within 10 days of receipt of the response (or, if no timely response is submitted, within 30 days of the date of mailing the complaint to the respondent official by the city clerk), the ethics officer shall issue a decision in writing, including findings of fact, conclusions of law and a determination of whether any violation of the code of ethics has been established. The final written decision shall be signed and dated by the ethics officer. The city clerk shall deliver a copy of the final written decision to the complainant, the respondent official, the city council and to any other person who has submitted a written request therefor.

5. A complaint for ethical violations filed under this chapter shall be considered a claim filed against an official pursuant to Chapter 3.81 BCC.

6. Either the complainant or respondent official may, within 30 days of the date of the written decision, appeal to the King County superior court by writ of certiorari pursuant to Chapter 7.16 RCW.

7. If the final decision of the ethics officer contains a determination that one or more violations of this code of ethics have occurred, the decision shall also contain any recommendations of the ethics officer to the city council for any remedial action or sanction that the council may find appropriate and lawful under the council's rules. If no appeal is filed in superior court, the council in consultation with the city attorney shall, within 45 days of the date of the decision, determine what, if any, of the recommendations of the ethics officers to adopt. Such determination shall be adopted at an open public meeting by a majority vote of those officials who are not respondents to the complaint or complaints.

**Chapter 3.90
CODE OF ETHICS**

Sections:

- 3.90.010 Declaration of policy.**
- 3.90.020 Definitions.**
- 3.90.030 Use of public property.**
- 3.90.040 Conflict of interest.**
- 3.90.050 Political activities.**
- 3.90.060 Penalties.**

3.90.010 Declaration of policy.

This chapter is enacted to establish ~~guidelines for~~ ethical standards ~~of conduct~~ which shall govern the ~~performance~~conduct of city employees in ~~the performance of their city~~ ~~the conduct of public~~ ~~project~~ work and other city business, and to prevent potential conflicts of interest.

3.90.020 Definitions.

Definitions as used in this chapter, unless additional meaning clearly appears from the context, shall have the meanings subscribed:

- A. "Employee" means any person holding a regularly compensated position of employment with the city but does not include members of the city council and persons who serve without compensation on city boards and commissions.
- B. "Interest" means direct or indirect pecuniary or material benefit accruing to a city employee as a result of a contract or transaction which is or may be the subject of an official act or action by or with the city except for such contracts or transactions which confer similar benefits to all other persons and/or property similarly situated. For the purpose of this chapter, an employee is deemed to have an interest in the affairs of:
 - 1. Any person of the employee's immediate family as that term is now or hereafter defined by BCC 3.79.040(V);
 - 2. Any business entity in which the city employee is an officer, director, or employee;
 - 3. Any business entity in which the stock of, or legal or beneficial ownership of, in excess of five percent of the total stock or total legal and beneficial ownership, is controlled or owned directly or indirectly by the employee;

4. Any person or business entity with whom a contractual relationship exists with the employee; provided, that a contractual obligation of less than \$500.00, or a commercially reasonable loan made in the ordinary course of business or a contract for a commercial retail sale shall not be deemed to create an interest in violation of this chapter.

3.90.030 Use of public property.

No city employee shall request or permit the use of city owned vehicles, equipment, materials or property for personal convenience or profit. Use is restricted to such services as are available to the public generally, for the authorized conduct of official business, and for such purposes and under such conditions as are directed by administrative order of the city manager; provided, the use of a city vehicle by a city employee participating in a carpooling program established by the city, and for a purpose authorized under such program, shall not be considered a violation of this section or of any other provision of this code of ethics.

3.90.040 Conflict of interest.

No city employee shall engage in any act which is in conflict with, or creates an appearance of conflict with, the performance of official duties. An employee is deemed to have a conflict of interest if the employee:

A. Receives or has any financial interest in any sale to the city of any service or property when such financial interest was received with the prior knowledge that the city intended to purchase such property or obtain such service;

B. Solicits, accepts or seeks anything of economic value as a gift, gratuity, or favor, other than officially on behalf of the city, from any person, firm or corporation involved in a contract or transaction which is or may be the subject of official action of the city; provided, that the prohibition against gifts or favors shall not apply to:

1. Attendance of an employee at a hosted meal or event when it is provided in conjunction with a meeting or event directly related to the conduct of city business or where official attendance by the employee as a staff representative is appropriate;

2. Unsolicited tokens or awards of appreciation in the form of a plaque, trophy, desk item, wall memento, or similar item;

3. Unsolicited flowers, plants, floral arrangements, or food items that are shared with other employees;

4. An award publicly presented in recognition of public service; ~~or~~

5. Any gift which would have been offered or given to the employee if they were not a city employee;

Commented [TT1]: Updated the exceptions to cover common scenarios that have come up in the past, in alignment with RCW

6. Discounts available to an individual as a member of an employee group, occupation, or similar broad-based group;

7. Payments by a governmental or nongovernmental entity of reasonable expenses incurred in connection with a speech, presentation, appearance, or trade mission made in an official capacity. As used in this subsection, "reasonable expenses" are limited to travel, lodging, and subsistence expenses incurred the day before through the day after the event; or

8. Gifts of fifty dollars or less for bona fide, nonrecurring, ceremonial occasions;

No city employee may accept gifts, other than those specified in this subsection, with an aggregate value in excess of \$100.00 from a single source in a calendar year or a single gift from multiple sources with a value in excess of \$100.00 consistent with RCW 42.52.150, as now or hereafter amended. For purposes of this section, "single source" means any person, corporation, or entity, whether acting directly or through any agent or other intermediary, and "single gift" includes any event, item, or group of items used in conjunction with each other or any trip including transportation, lodging, and attendant costs. The value of gifts given to a city employee's family member or guest shall be attributed to the official for the purpose of determining whether the limit has been exceeded, unless an independent business, family, or social relationship exists between the donor and the employee, family member or guest.

C. Participates in their capacity as a city employee in the making of a contract in which they have a private pecuniary interest, direct or indirect, or performs in regard to such a contract some function requiring the exercise of discretion on behalf of the city;

D. Influences the city's selection of, or its conduct of business with, a corporation, person or firm having business with the city if the employee has financial interest in or with the corporation, person or firm;

E. Engages in, accepts private employment from or renders services for private interest when such employment or service is incompatible with the proper discharge of official duties or would tend to impair independence of judgment or action in the performance of official duties;

F. Appears on behalf of a private person, other than themselves or an immediate family member or except as a witness under subpoena, before any regulatory governmental agency or court of law in an action or proceeding to which the city or a city officer in an official capacity is a party, or accepts a retainer or compensation that is contingent upon a specific action by the city;

G. Discloses or uses, without legal authorization, confidential information concerning the property or affairs of the city to advance a private interest with respect to any contract or transaction which is or may be the subject of official action of the city;

H. Has a financial or personal interest in any legislation coming before the city council and participates in discussion with or gives an official opinion to the city council unless the employee discloses on the record of the council the nature and extent of such interest;

I. Holds, directly or indirectly, for purposes of personal financial gain, investment or speculation, any interest in real property situated within the city, if such employee in the course of their official duties performs any function requiring the exercise of discretion on behalf of the city in regard to the regulation of land use or development; provided, that this prohibition shall not apply to:

1. Real property devoted to the personal use or residence of the employee or member of the employee's immediate family; or
2. Any other interest in real property held by the employee on the date of enactment of this chapter.

3.90.050 Political activities.

A. No city employee shall use their official authority or influence for the purpose of interfering with or affecting the result of an election for a position on the Bellevue city council.

~~B. No city employee shall take an active part in the political management or political campaign of a candidate for a position on the Bellevue city council.~~

~~B.C. Nothing in this chapter section shall prevent an employee from fully exercising their constitutional and lawful those rights to participate in political activities granted by the provisions of RCW 41.06.250.~~

3.90.060 Penalties.

~~A. The violation or failure to comply with any of the provisions of this chapter is declared to be a misdemeanor, and upon conviction shall be punishable by a fine not exceeding \$350.00, in addition to any other penalties authorized by law.~~

~~A.B. The city, through the authorized agents, may initiate appropriate civil action against any person who violates or fails to comply with any provision of this chapter.~~

~~B.C. Any employee whose conduct is determined by the city manager to be in violation of this chapter may be terminated from employment and/or temporarily suspended with loss of pay up to and including 30 days by the city manager.~~

~~C.D. Any contract or transaction which is the subject of an official act or action of the city in which there is an interest prohibited by this chapter or which involves the violation of a provision of this chapter, shall be voidable at the option of the city.~~

Commented [TT2]: This section revised for clarity and consistency with protected legal rights.

Commented [TT3]: Removed outdated section.

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6913

AN ORDINANCE amending the ethics code in chapters 3.90 and 3.92 of the Bellevue City Code to improve clarity, consistency and implementation; providing for severability; and setting an effective date.

WHEREAS, Bellevue's ethics code in chapters 3.90 and 3.92 of the Bellevue City Code (BCC) establishes ethical standards for city employees in the performance of their city work and for members of the city council and council-appointed boards, commissions and committees to achieve the highest ethical standards and best practices; and

WHEREAS, chapters 3.90 and 3.92 BCC have not been substantively updated since their original adoption in 1977 and 2013, respectively, and contain inconsistent and outdated provisions; and

WHEREAS, the City Council desires to amend chapters 3.90 and 3.92 BCC to correct inconsistent and outdated provisions and to improve clarity, consistency and implementation of these chapters; now, therefore,

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

Section 1. Section 3.90.010 of the Bellevue City Code is hereby amended to read as follows:

3.90.010 Declaration of policy.

This chapter is enacted to establish ethical standards which shall govern the conduct of city employees in the performance of their city work and other city business, and to prevent potential conflicts of interest.

Section 2. Section 3.90.040.B of the Bellevue City Code is hereby amended to read as follows:

B. Solicits, accepts or seeks anything of economic value as a gift, gratuity, or favor, other than officially on behalf of the city, from any person, firm or corporation involved in a contract or transaction which is or may be the subject of official action of the city; provided, that the prohibition against gifts or favors shall not apply to:

1. Attendance of an employee at a hosted meal or event when it is provided in conjunction with a meeting or event directly related to the conduct of city business or where official attendance by the employee as a staff representative is appropriate;

2. Unsolicited tokens or awards of appreciation in the form of a plaque, trophy, desk item, wall memento, or similar item;
3. Unsolicited flowers, plants, floral arrangements, or food items that are shared with other employees;
4. An award publicly presented in recognition of public service;
5. Any gift which would have been offered or given to the employee if they were not a city employee;
6. Discounts available to an individual as a member of an employee group, occupation, or similar broad-based group;
7. Payments by a governmental or nongovernmental entity of reasonable expenses incurred in connection with a speech, presentation, appearance, or trade mission made in an official capacity. As used in this subsection, "reasonable expenses" are limited to travel, lodging, and subsistence expenses incurred the day before through the day after the event; or
8. Gifts of fifty dollars or less for bona fide, nonrecurring, ceremonial occasions

No city employee may accept gifts, other than those specified in this subsection, with an aggregate value in excess of \$100.00 from a single source in a calendar year or a single gift from multiple sources with a value in excess of \$100.00 consistent with RCW 42.52.150, as now or hereafter amended. For purposes of this section, "single source" means any person, corporation, or entity, whether acting directly or through any agent or other intermediary, and "single gift" includes any event, item, or group of items used in conjunction with each other or any trip including transportation, lodging, and attendant costs. The value of gifts given to a city employee's family member or guest shall be attributed to the official for the purpose of determining whether the limit has been exceeded, unless an independent business, family, or social relationship exists between the donor and the employee, family member or guest.

Section 3. Section 3.90.050 of the Bellevue City Code is hereby amended to read as follows:

3.90.050 Political activities.

A. No city employee shall use their official authority or influence for the purpose of interfering with or affecting the result of an election for a position on the Bellevue city council.

B. Nothing in this chapter shall prevent an employee from fully exercising their constitutional and lawful rights to participate in political activities.

Section 4. Section 3.90.060 of the Bellevue City Code is hereby amended to remove subsection A and renumber the remaining subsections, to read as follows:

3.90.060 Penalties.

A. The city, through the authorized agents, may initiate appropriate civil action against any person who violates or fails to comply with any provision of this chapter.

B. Any employee whose conduct is determined by the city manager to be in violation of this chapter may be terminated from employment and/or temporarily suspended with loss of pay up to and including 30 days by the city manager.

C. Any contract or transaction which is the subject of an official act or action of the city in which there is an interest prohibited by this chapter or which involves the violation of a provision of this chapter, shall be voidable at the option of the city.

Section 5. Section 3.92.010.B of the Bellevue City Code is hereby amended to read as follows:

B. Intent. The people and businesses of Bellevue are entitled to have fair, ethical and accountable local government that has earned the public's full confidence. It is further the intent that city officials be permitted to fulfill their duties to represent the public to the greatest extent possible unless circumstances exist where such engagement is impermissible. Nothing in this chapter is intended to reduce, limit, or restrict the pool of available candidates for service on the council or service on council-appointed public bodies, all of which are either part-time or volunteer positions. It is in the public interest to ensure that barriers to resident public service are not created by the provisions of this chapter. In keeping with the city of Bellevue's commitment to excellence, the effective functioning of democratic government therefore requires that:

1. Public officials, both elected and appointed, comply with the laws and policies affecting the operations of government;
2. Public officials be independent, impartial and fair in their actions;
3. Public office be used for the public good, not for personal gain; and
4. Public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

Section 6. Section 3.92.030.E.1 of the Bellevue City Code is hereby amended to read as follows:

1. No official may accept gifts, other than those specified in subsection (E)(2) of this section, with an aggregate value in excess of \$100.00 from a single source in a calendar year or a single gift from multiple sources with a value in excess of \$100.00 consistent with RCW 42.52.150, as now or hereafter amended. For purposes of this section, “single source” means any person, corporation, or entity, whether acting directly or through any agent or other intermediary, and “single gift” includes any event, item, or group of items used in conjunction with each other or any trip including transportation, lodging, and attendant costs. The value of gifts given to an official’s family member or guest shall be attributed to the official for the purpose of determining whether the limit has been exceeded, unless an independent business, family, or social relationship exists between the donor and the official, family member or guest.

Section 7. Section 3.92.030.F.1 of the Bellevue City Code is hereby amended to read as follows:

1. Specific information, rather than generalized knowledge, that is not available to a person who files a public records request; or

Section 8. Section 3.92.040.A of the Bellevue City Code is hereby amended to read as follows:

A. In addition to BCC 3.92.030, which shall be administered by the ethics officer, officials shall comply with the following standards:

1. Compliance with Other Laws. Officials shall comply with federal, state and city laws in the performance of their public duties. These laws include, but are not limited to: the United States and Washington Constitutions; laws pertaining to conflicts of interest, election campaigns, financial disclosures and open processes of government; and city ordinances and policies. See Appendix A of this section. Officials shall comply with the requirements of RCW 42.17A.005 through 42.17A.220 regarding contract interests. As required by RCW 42.17A.565, no official shall knowingly solicit or encourage, directly or indirectly, any political contribution from any city employee. Except under limited circumstances described in RCW 42.17A.555, no official may use or authorize the use of the facilities of the city for the purpose of assisting a campaign for the election of any person to office, or form the promotion of or opposition to any ballot proposition in a manner not available to the general public on the same terms.

Section 9. Section 3.92.040.B of the Bellevue City Code is hereby amended to read as follows:

B. Officials shall also comply with the following standards:

...

Section 10. Section 3.92.040 of the Bellevue City Code is hereby amended to remove Appendix A in its entirety.

Section 11. Section 3.92.060 of the Bellevue City Code is hereby amended to read as follows:

3.92.060 Ethics officer.

A. The city council creates the position of ethics officer. The ethics officer shall be admitted to the practice of law and shall have sufficient experience and training. The ethics officer shall at all times maintain the impartiality of the office by revealing information provided to the officer only in the context of rendering opinions to the city and its officials and staff, as necessary or in response to legal process.

B. As needed, the ethics officer will provide for review of this code of ethics and review of training materials for education regarding the code of ethics. The ethics officer is also responsible for advisory opinions concerning the code of ethics as provided in BCC 3.92.070 and for the prompt and fair enforcement of its provisions as provided in BCC 3.92.080. In issuing opinions or orders under BCC 3.92.070 and BCC 3.92.080, the ethics officer shall consider the purpose and intent described in BCC 3.92.010 and RCW 42.23.010.B.

Section 12. Section 3.92.080.A of the Bellevue City Code is hereby amended to read as follows:

A. Complaint Procedures.

1. Any -person who believes an official has committed a violation of this code of ethics may file a complaint with the city clerk. Complaints shall be subject to the following requirements:

...

- d. The complaint must be accompanied by all available documentation or other evidence known to the complainant to support the allegations of the complaint; and

...

Section 13. 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 14. Effective Date. 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

Trisna Tanus, City Attorney

Attest:

Charmaine Arredondo, City Clerk
Published _____

CITY COUNCIL AGENDA TOPIC

Resolution authorizing execution of a three-year agreement with Cornerstone OnDemand for licensing, ongoing maintenance, hosting, and upgrades of Software as a Service (SaaS) products and services to support a city-wide learning management and performance evaluation system, in the amount of \$388,902.66, plus all applicable taxes.

Bindi Lassige, Human Resources Director
Human Resources Department

EXECUTIVE SUMMARY**ACTION**

This Resolution authorizes execution of a three-year agreement with Cornerstone for a city-wide learning management and performance evaluation system, in the amount of \$388,902.66, plus all applicable taxes.

RECOMMENDATION

Move to adopt Resolution No. 10625

BACKGROUND/ANALYSIS

Cornerstone OnDemand provides a comprehensive learning and development management system as well as maintenance and support services. The City of Bellevue has used Cornerstone for employee learning and development since 2018 when City Council authorized a one-year agreement with Cornerstone with the option to renew for up to four additional years. The city later amended the agreement to add new services, remove unnecessary services, and extend the contract end date. In 2025, the city further amended the agreement to increase the number of licenses due to workforce growth and to add integrations that further enhance the learning experience for staff such as LinkedIn Learning.

The new proposed three-year agreement will allow the city to continue using the Cornerstone system for employee learning and development as well as for performance management.

POLICY & FISCAL IMPACTS**Policy Impact**

Continuing to offer the Cornerstone platform as a tool to provide learning and development opportunities and deliver a fair and consistent performance evaluation system is a crucial component of the City's core value of commitment to employees.

Fiscal Impact

The proposed three-year agreement with Cornerstone for a city-wide learning management and performance evaluation system will cost the city \$388,902.66, plus all applicable taxes. The Information Technology operating budget secured the necessary funds to cover year 1 within the 2026 budget year. Funding for years 2 and 3 will be requested in the 27-28 budget process. Year 1 costs are \$125,820.83

plus all applicable taxes. Year 2 costs are \$129,596.97 plus all applicable taxes. Year 3 costs are \$133,484.86 plus all applicable taxes.

OPTIONS

1. Adopt the Resolution authorizing execution of a three-year agreement with Cornerstone OnDemand for licensing, ongoing maintenance, hosting, and upgrades of Software as a Service (SaaS) products and services to support a city-wide learning management and performance evaluation system, in the amount of \$388,902.66, plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10625

AVAILABLE IN COUNCIL LIBRARY

Proposed agreement with Cornerstone OnDemand

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10625

A RESOLUTION authorizing execution of a three-year agreement with Cornerstone OnDemand for licensing, ongoing maintenance, hosting, and upgrades of Software as a Service (Saas) products and services to support a city-wide learning management and performance evaluation system, in the amount of \$388,902.66, 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 three-year agreement with Cornerstone OnDemand for licensing, ongoing maintenance, hosting, and upgrades of Software as a Service (SaaS) products and services to support a city-wide learning management and performance evaluation system, in the amount of \$388,902.66, 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 authorizing additional funds in the amount of \$139,014.32 plus applicable taxes to continue a 5-year Software as a Service agreement with Freshworks Inc., to continue to provide a cloud-based platform for IT Service Management and Customer Service Management, in an amount not to exceed \$757,107.87 plus all applicable taxes.

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

EXECUTIVE SUMMARY**ACTION**

This Resolution authorizes adding additional funds to continue the purchasing agreement with Freshworks Inc. This agreement provides a cloud-based platform for IT Service Management and Customer Service Management. The additional costs cover the increase in licenses required.

This resolution authorizes the city to add funds for additional licenses to continue services through the remainder of the purchase agreement, for a total additional cost of \$139,014.32 plus all applicable taxes.

The total five-year expenditure of this Software as a Service agreement with Freshworks Inc. is \$757,107.87 plus all applicable taxes.

RECOMMENDATION

Move to adopt Resolution No. 10626

BACKGROUND/ANALYSIS

In January 2023, the city conducted a competitive process to replace an end of life Information Technology Service Management (ITSM) system with a modern and scalable service management platform that could be expanded to other services. Multiple proposals were received and Freshworks, Inc was selected and initially implemented in 2023.

Freshworks provides a service management platform allowing IT to effectively track and manage support tickets, incidents, assets, and changes.

Since the initial implementation three years ago, additional departments across the city have also adopted Freshworks as a service request and customer service tool. The expanded adoption resulted in a need for additional licenses.

POLICY & FISCAL IMPACTS**Policy Impact**

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

Fiscal Impact

This action increases the cost of the Freshworks contract by \$139,014.32 to a total of \$757,107.87 plus taxes. The first three years of the agreement were funded as part of the 2023-2024 and 2025-2026 biennium budgets. Subsequent years of the agreement will be addressed through future budget processes. The estimated total cost for five years of service to include 10% true-up costs in years 4 and 5 will be approximately \$757,107.87, plus all applicable taxes.

OPTIONS

1. Adopt the Resolution authorizing additional funds in the amount of \$139,014.32 plus applicable taxes to continue a 5-year Software as a Service agreement with Freshworks Inc., to continue to provide a cloud-based platform for IT Service Management and Customer Service Management, in an amount not to exceed \$757,107.87 plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. Freshworks Data Sheet
Proposed Resolution No. 10626

AVAILABLE IN COUNCIL LIBRARY

2023 Freshworks Master Services Agreement

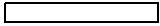
Attachment A

Original Agreement
PO 2310217

Item	Service Term	Cost
Freshservice	5/23/2023-5/22/2024	\$ 66,807.00
Unlimited Assets	5/23/2023-5/22/2024	\$ 14,035.09
Customer Engagement	5/23/2023-5/22/2024	\$ 43,750.00
Enterprise OmniChannel	11/1/23-5/24/24	\$ 15,224.70
Customer Engagement Plat	11/1/23-5/24/24	\$ 43,750.00
Enterprise Annual	5/23/2024-5/22/2025	\$ 66,807.00
Unlimited Assets	5/23/2024-5/22/2025	\$ 14,035.09
Enterprise OmniChannel	5/23/2024-5/22/2025	\$ 27,789.60
Enterprise Annual	5/23/2025-5/22/2026	\$ 66,807.00
Unlimited Assets	5/23/2025-5/22/2026	\$ 14,035.09
Enterprise OmniChannel	5/23/2025-5/22/2026	\$ 27,789.60
Enterprise Annual	5/23/2026-5/22/2027	\$ 66,807.00
Enterprise OmniChannel	5/23/2026-5/22/2027	\$ 27,789.60
Unlimited Assets	5/23/2026-5/22/2027	\$ 14,035.09
Enterprise Annual	5/23/2027-5/22/2028	\$ 66,807.00
Unlimited Assets	5/23/2027-5/22/2028	\$ 14,035.09
Enterprise OmniChannel	5/23/2027-5/22/2028	\$ 27,789.60
Subtotal		\$ 618,093.55
Sales Tax		\$ 61,009.90
TOTAL		\$ 679,103.45

New Cost	Notes	Increase
\$ 93,529.80	Quote 26252526, plus tax	\$ 26,722.80
\$ 43,192.35	Quote 26252526, plus tax	\$ 15,402.75
\$ 93,529.80	estimated based on Quote 26426552, plus tax	\$ 26,722.80
\$ 43,192.35	Quote 26252526, plus tax	\$ 15,402.75
\$ 93,529.80	estimated based on Quote 26426552, plus tax	\$ 26,722.80
\$ 43,192.35	Quote 26252526, plus tax	\$ 15,402.75
	subtotal of new costs	\$ 126,376.65
	true-up 10% years 4 & 5 combined	\$ 12,637.67
	subtotal	\$ 139,014.32
	Sales Tax	\$ 14,318.4744
	TOTAL	\$ 153,332.7894

increase request from Council for additional licenses
 increase request from Council for additional licenses
 increase request from Council for additional licenses
 increase request from Council for additional licenses
 increase request from Council for additional licenses
 increase request from Council for additional licenses



CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10626

A RESOLUTION authorizing additional funds in the amount of \$139,014.32 plus applicable taxes to continue a 5-year Software as a Service agreement with Freshworks Inc., to continue to provide a cloud-based platform for IT Service Management and Customer Service Management, in an amount not to exceed \$757,107.87 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 additional funds in the amount of \$139,014.32 plus applicable taxes to continue a 5-year Software as a Service agreement with Freshworks Inc., to continue to provide a cloud-based platform for IT Service Management and Customer Service Management, in an amount not to exceed \$757,107.87 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

SeattleFWC26 – Local Organizing Committee – Global Soccer Tournament Update

Emil A. King AICP, Department Director
Lizzette Flores, Cultural Tourism Specialist
Community Development Department

Carl Lunak, Emergency Manager
Fire Department

Dylan Ordonez, Senior Vice President of External Affairs
SeattleFWC26 - Local Organizing Committee

EXECUTIVE SUMMARY**INFORMATION
ONLY**

SeattleFWC26 is the local organizing committee for Seattle's participation as one of the 16 host cities selected for the FIFA World Cup 26™ (FWC26). SeattleFWC26 staff will share regional 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 participating in matches in 16 cities. Seattle will host six matches at Lumen Field between June 15–July 6. On April 14, city staff presented Bellevue-specific items and tonight will cover the regional context and SeattleFWC26 coordination efforts.

Role of the Local Organizing Committee

SeattleFWC26 serves as Seattle's official local organizing committee for the 2026 FIFA World Cup, coordinating everything from Seattle operations and safety planning to community legacy projects and fan experiences. It acts as the central hub connecting FIFA, regional government agencies, and local partners to ensure the tournament runs smoothly and leaves long-term benefits for the region.

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.

Fiscal Impact

The budget for Bellevue's programming and support during the tournament is part of the city's approved 2025-2026 budget. Visit Bellevue estimates net new economic impact could reach up to \$23

million within the city.

OPTIONS

N/A

ATTACHMENTS

N/A

AVAILABLE IN COUNCIL LIBRARY

N/A

CITY COUNCIL AGENDA TOPIC

Preserving Equitable Sewer Rates

Lucy Liu, Director

Scott Edwards, Deputy Director

Matt Hobson, Fiscal Manager

Utilities

EXECUTIVE SUMMARY**DIRECTION**

Briefing on the results of the financial equity analysis completed in 2025 for the sewer utility, including recommended annual rate adjustments from 2027 to 2031 to improve equity between the Single-Family Residential, Multi-Family Residential, and Non-Residential (e.g., Commercial, Government, Nonprofit) customer classes. In addition, three rate design changes are recommended to simplify the existing rate structure, better align it with rate design goals outlined in the city's financial policies, and provide customers greater control over their bill.

RECOMMENDATION

Consider directing staff to incorporate the Commission's sewer rate recommendations into the submitted utility rates to be considered by City Council as part of the upcoming biennial budget.

BACKGROUND/ANALYSIS

State law (i.e., RCW 35.67.020 and RCW 35.92.020) and city financial policy (CFP 7.10.2.1) require sewer rates to be based on the cost-of-service.

Additionally, sewer rates are often informed by a financial equity analysis, commonly referred to as a cost-of-service study, which is an industry best practice to ensure rates recover the cost of providing service to customer "classes" or "types" in an equitable fashion. The process to determine equity for customer types is commonly based on recommended methodologies widely used in the public utility industry and documented in publications like the American Water Works Association's manual on rates, fees, and charges. These analyses are generally completed every three (3) to five (5) years to account for changes in utility demand, population, and financial requirements. The previous financial equity analysis for the sewer utility was completed in 2019.

Department staff completed a financial equity analysis for the sewer utility in 2025. The results of the analysis were presented to the Environmental Services Commission (ESC) over three work sessions in October 2025, November 2025, and January 2026.

Although the city's current rate classifications comply with RCW 35.67.020 and RCW 35.92.020, providing uniform rates for customers within the same class and for services/facilities furnished, the recent analysis suggests that rates could be refined to improve equitable cost recovery for the customer types. The results of the analysis indicate that rate revenues collected from the Multi-Family Residential customer types are proportionally higher relative to their share of the utility system costs (123% cost

recovery). In contrast, revenues collected from the Single-Family Residential and Non-Residential customer types are lower relative to their respective shares of system costs (91% cost recovery). As a result, the Multi-Family Residential customers presently subsidize the rates of the other two customer types.

An equity analysis is a snapshot in time – as costs fluctuate each year, the needed increase by customer class may also fluctuate. As such, rate adjustments to improve equity should be considered if the cost recovery level for a customer type is consistently outside a reasonable range. In this case, the 2019 and 2025 equity analyses demonstrate a consistent and on-going trend; therefore, it is recommended that the city implement a rate strategy to improve equity for the three customer types.

Rate adjustments to enhance customer equity

Implementing rate adjustments in a single year to eliminate the unintentional subsidies across the customer classes would require a one-time 20% increase to Single-Family Residential rates. To reduce the impact on customers’ bills while still improving equity, staff developed three multi-year phase-in options to improve alignment and ensure full cost recovery within three (3), five (5), and seven (7) years, respectively.

The ESC voted to recommend a five-year phase-in strategy to achieve 100% cost recovery for each customer type by 2031 (Attachment A).

The following table outlines the estimated annual rate adjustments for the customer type, based on the overall rate revenue requirements for the sewer utility as projected in the preliminary 2027-2032 Early Outlook Forecast. Adopted rate adjustments would be approved by the council as part of the upcoming biennial budget process.

Customer Type	2027	2028	2029	2030	2031	2032
<i>Single-Family Residential</i>	12.4%	12.2%	13.5%	13.3%	10.2%	9.2%
<i>Non-Residential</i>	12.0%	12.0%	13.0%	13.0%	12.0%	9.2%
<i>Multi-Family Residential</i>	5.5%	5.5%	6.0%	6.0%	5.5%	9.2%
<i>Utility-wide Revenue Increase</i>	9.9%	9.9%	11.0%	11.0%	9.2%	9.2%

Rate structure changes to support affordability

The ESC also voted to recommend three changes to the sewer utility rate structure. The proposed rate design recommendations simplify the existing rate structure, better align it with rate design goals outlined in the city’s financial policies, and provide customers greater control over their bill by recovering more revenue from variable charges and less revenue from fixed charges. The first and third recommendations would be implemented in 2027. The second recommendation would be phased in over the next five years to manage adverse bill impacts that would occur if this change were implemented in a single year.

- Recommendation #1: Establishes a uniform volumetric rate for the Single-Family Residential customer class. The existing rate structure includes two volumetric rates (flow up to 50 CCF is assessed a rate, flow above 50 CCF is assessed a slightly higher rate). Less than 1% of

Single-Family Residential sewer flow is assessed the higher tier, and there is not a strong cost basis for assessing this higher rate.

- Recommendation #2: Aligns the Multi-Family Residential rate structure to the Single-Family Residential rate structure. The existing fixed rate assessed to Multi-Family Residential customers is the key reason for the high-cost recovery rate for the Multi-Family Residential customer class as identified in the equity analysis. This recommendation lowers the fixed charge to align it closer to the basis for the Single-Family Residential fixed charge (e.g., recovers King County Metro treatment costs). The recommendation also structures the variable rate for this class to align with the Single-Family Residential class. To help reduce the range of bill impacts, staff recommend adjusting the fixed charge gradually over the five-year phase-in period.
- Recommendation #3: The existing rate structure for the Non-Residential (e.g., Commercial, Government, Non-Profits, etc.) customer class includes a minimum charge that exceeds the actual flow for many commercial customers with relatively low sewer flows, such as small businesses. To improve equity for these customers with lower flow, this recommendation lowers the minimum charge to align it with the King County Metro rate that is assessed to Single-Family Residential customers.

Staff will periodically monitor the impact of these rate design recommendations to validate that collected rate revenue is consistent with the cost recovery targets for each customer class. Following industry best practice, the city would complete the next equity analysis at the end of the five-year phase-in period to monitor progress towards equitable cost recovery and make adjustments as needed.

POLICY & FISCAL IMPACTS

Policy Impact

RCW 35.92 requires cities to set water, wastewater, and stormwater utility rates for customer classes that are commensurate with the cost of service.

The city's comprehensive financial policies provide additional guidance for utility rate-setting. Rates are based on a financial analysis that considers the cost-of-service for both current and future expenses as well as required reserves and contingencies. Cost increases to wholesale services (e.g., sewer transmission and treatment by King County) are passed directly to Bellevue customers. And rates will provide equity between customers based on their use of the system and services provided.

Fiscal Impact

The equity analysis and rate design recommendations are revenue-neutral with respect to the overall funding requirements of the sewer utility. In other words, the recommendations are designed to improve equity in the allocation of the sewer utility financial requirements to the three customer classes. As such, the recommendations are not anticipated to generate more or less revenue than would otherwise be collected if these recommendations were not approved by the council.

While the recommendations are revenue neutral to the utility, they are not revenue neutral to all three customer classes or to individual customers. The impacts on the typical monthly sewer bills from 2027 to 2031 from the proposed rate structure changes are shown in the following tables:

Table 1: Single-Family Residential Projected Monthly Sewer Bill, 2026-2031 (5.5 CCF per month)

Year	Bill	\$ Increase	% Increase
2026	\$108.63	N/A	N/A
2027	\$122.16	\$13.53	12.5%
2028	\$137.06	\$14.90	12.2%
2029	\$155.61	\$18.55	13.5%
2030	\$176.40	\$20.79	13.4%
2031	\$194.29	\$17.89	10.1%

Table 2: Multi-Family Residential Projected Monthly Sewer Bill, 2026-2031 (50 dwelling units; 3 CCF per dwelling unit per month)

Year	Bill per Dwelling Unit	\$ Increase	% Increase
2026	\$80.51	N/A	N/A
2027	\$85.33	\$4.82	6.0%
2028	\$88.94	\$3.61	4.2%
2029	\$93.10	\$4.16	4.7%
2030	\$97.53	\$4.43	4.8%
2031	\$101.85	\$4.32	4.4%

Table 3: Multi-Family Residential Projected Monthly Sewer Bill, 2026-2031 (25 dwelling units; 4 CCF per dwelling unit per month)

Year	Bill per Dwelling Unit	\$ Increase	% Increase
2026	\$80.51	N/A	N/A
2027	\$87.33	\$6.82	8.5%
2028	\$92.52	\$5.19	5.9%
2029	\$98.44	\$5.92	6.4%
2030	\$104.72	\$6.28	6.4%
2031	\$110.83	\$6.11	5.8%

Table 4: Multi-Family Residential Projected Monthly Sewer Bill, 2026-2031 (10 dwelling units; 5 CCF per dwelling unit per month)

Year	Bill per Dwelling Unit	\$ Increase	% Increase
2026	\$80.51	N/A	N/A
2027	\$89.32	\$8.81	10.9%
2028	\$96.09	\$6.77	7.6%
2029	\$103.78	\$7.69	8.0%
2030	\$111.90	\$8.12	7.8%
2031	\$119.82	\$7.92	7.1%

Table 5: Non-Residential Projected Monthly Sewer Bill, 2026-2031 (5 CCF per month)

Year	Bill	\$ Increase	% Increase
2026	\$123.78	N/A	N/A
2027	\$92.72	-\$31.06	-25.1%
2028	\$103.80	\$11.08	11.9%
2029	\$117.30	\$13.50	13.0%
2030	\$132.55	\$15.25	13.0%
2031	\$148.47	\$15.92	12.0%

Table 6: Non-Residential Projected Monthly Sewer Bill, 2026-2031 (50 CCF per month)

Year	Bill	\$ Increase	% Increase
2026	\$795.36	N/A	N/A
2027	\$927.22	\$131.86	16.6%
2028	\$1,037.98	\$110.76	11.9%
2029	\$1,173.00	\$135.02	13.0%
2030	\$1,325.43	\$152.43	13.0%
2031	\$1,484.71	\$159.28	12.0%

OPTIONS

1. Direct staff to incorporate the Commission's sewer rate recommendations into the submitted utility rates to be considered by City Council as part of the upcoming biennial budget.
2. Provide alternative direction to staff.

ATTACHMENTS

- A. ESC Recommendation to City Council on Preserving Equitable Sewer Rates

AVAILABLE IN COUNCIL LIBRARY

N/A

MEMORANDUM



City of Bellevue

DATE: April 28, 2026

TO: Mayor Malakoutian and Councilmembers

FROM: Ken Wan, Chair, Environmental Services Commission *Keneth Wan*

SUBJECT: Environmental Services Commission Recommendation on Preserving Equitable Sewer Rates

The Environmental Services Commission's (ESC) received the results of the sewer financial equity analysis (i.e., cost-of-service study) at three meetings, including October 2, 2025, November 6, 2025, and January 8, 2026. As part of our role, the ESC has confirmed the analysis was conducted according to best practice in the public utility industry and was used to set cost-based rates that promote equity across the three customer classes. The results of the analysis indicate rate adjustments are necessary to ensure customer equity and to improve alignment with the city's comprehensive financial policies and state requirements.

After thoughtful discussion over the three meetings, the ESC supports the following recommendations in response to the sewer financial equity analysis.

- Adjust the Single-Family Residential, Multi-Family Residential, and Non-Residential sewer rates to achieve full cost equity for each customer class, which should be phased in over a five-year period (2027-2031).
- Establish a uniform volumetric rate for the Single-Family Residential customer class.
- Align the Multi-Family Residential rate structure to the Single-Family Residential rate structure, which should be adjusted gradually over the five-year phase-in period to reduce the range of bill impacts.
- Lower the minimum charge for the Non-Residential (i.e., Commercial) customer class, aligning it with the King County Wastewater Treatment Division's rate assessed to Single-Family Residential customers.

MEMORANDUM



City of Bellevue

The ESC is aware that implementing these recommendations and corresponding rate impacts coincide with anticipated wholesale sewer treatment cost increases from King County. Achieving equity between the three customer classes remains a priority as the department works to balance the rising cost of Bellevue's utility services.

While the Commission believes the recommendations will help to achieve this balance, the ESC offers the following for consideration.

- Phase-In Strategy: A five-year phase-in strategy will help mitigate the annual rate increases to Single-Family Residential and Non-Residential customers. However, it does require Multi-Family Residential customers continue to pay more than their fair share of utility costs for the next five years. For this reason, the ESC considered a more accelerated three-year phase-in period.
- Monitor Progress: To help mitigate the rate impacts to customers of future financial equity analyses, the Commission recommends that the city provide periodic updates on progress towards full cost equity over the next five years. Additionally, the city should conduct a full sewer equity analysis at the end of the five-year phase-in period in 2031.

The ESC appreciates the opportunity to provide this recommendation to City Council concerning the financial equity analysis, which promotes cost equity and affordability for Bellevue's sewer utility customers.

CITY COUNCIL AGENDA TOPIC

Recommended amendments to Chapters 11.23 and 11.80 of the Bellevue City Code to allow for the establishment and administration of a paid on-street parking program in support of Bellevue's Curb Management Plan

Andrew Singelakis, Director
Chris Long, Assistant Director
Transportation Department

EXECUTIVE SUMMARY**DIRECTION**

Staff will present the recommended Bellevue City Code Amendment (BCCA) that outlines the city's approach to establishing conditions for a paid on-street parking program. Following discussion, staff seeks Council direction to prepare an ordinance for final action at a future meeting.

RECOMMENDATION

Consider directing staff to finalize the Bellevue City Code amendments and prepare an ordinance to allow for the establishment and administration of a paid on-street parking program in Bellevue.

BACKGROUND/ANALYSIS**Curb Management Program Overview**

Work began on the curb management program in 2022, which included a council adopted Comprehensive Policy Amendment (CPA) creating a policy foundation for curb management strategies. These policies were maintained with the adoption of the Bellevue 2044 Comprehensive Plan.

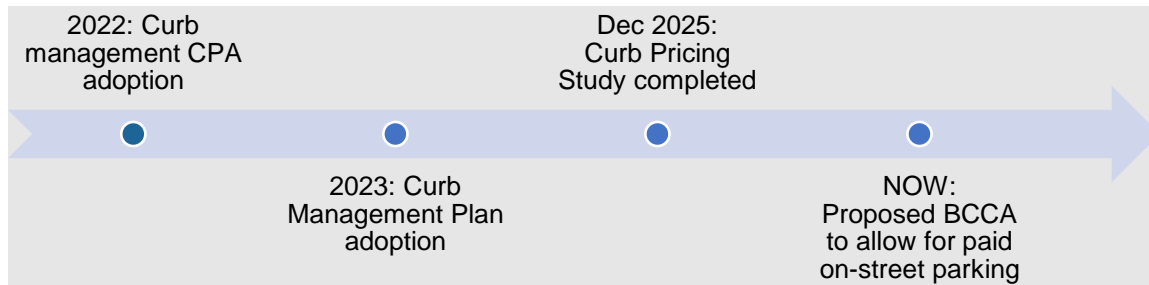
Work continued into 2023, with the adoption of the Curb Management Plan (CMP) in July of that year. The CMP provides long-range guidance on how to manage and operate curbside spaces within transportation right-of-way. One high-priority practice in the CMP aims to explore the implementation of a paid on-street parking system for Bellevue to better manage curbside demands.

The Transportation Department launched the Curb Pricing Study in 2024 in support of this practice. This was a multiyear study that collected existing parking behavior data and conducted robust public engagement to understand current uses of the curb and how paid on-street could support improved management of the curb in the densest neighborhoods of Bellevue. Data collection showed that existing on-street parking areas are overcapacity during many times of the day in areas like Downtown, Old Bellevue and the Spring District. National best practice demonstrates that paid parking is an effective strategy to properly manage curbside parking demand.

At the December 2, 2025 Council meeting, staff presented the Curb Pricing Implementation Strategy which summarized work completed during the Curb Pricing Study throughout 2024 and 2025. The document outlined a recommendation to implement paid on-street parking with a goal to achieve an 80% occupancy target for on-street parking areas in Bellevue's Urban Core neighborhoods of Downtown, BelRed, East Main, and Wilburton. At that meeting, Council moved unanimously to direct staff to prepare an ordinance and draft Bellevue City Code amendments to allow the advent of a paid

on-street parking program for consideration at a future meeting.

The recommended Bellevue City Code amendments (BCCA) to Chapters 11.23 and 11.80 provide the conditions to implement a paid on-street parking program in the City's Urban Core neighborhoods of Downtown, BelRed, Wilburton, and East Main. The proposed BCCA supports adopted policies and practices in both the Comprehensive Plan and the CMP.



Recommended Code Amendments

To allow for the advent of a paid on-street parking, local codes must be updated to establish the administrative conditions for initiating and maintaining a curbside pricing program. Amendments to Chapters 11.23 and 11.80 in the Bellevue City Code are proposed.

The recommended BCCA (Attachment A) would:

-
- Amend Chapter 11.23:
 - Create Council authority to set rate ranges for paid on-street parking areas.
 - Define the area in which paid on-street parking can be considered (“Curb Pricing Zone” – see Attachment B).
 - Delegate authority to the Transportation Director to set specific rates within the Council-established rate range and adjust rates as necessary to achieve the target occupancy goal.
 - Authorize the Traffic Engineer or designee to create curbside regulations, such as parking zones, loading zones, and shared micromobility parking zones.
 - Add provisions for payment options, enforcement, and penalties.
 - Add provisions for public notice of changes to curbside policies.
 - Establish conditions for the use of net revenues generated from the program to ensure funds are directly reinvested back into the curbside management program.
- Amend Chapter 11.80:
 - Delete WAC 308-330-270(5) from the city’s adoption of the Model Traffic Ordinance to avoid conflicting code provisions.

Additionally, existing practices in Bellevue require an ad-hoc approach to establishing curbside rules on a block-by-block basis. The proposed amendments would streamline this practice by providing authority to the Traffic Engineer to manage curbside rules without the need for block-by-block ordinance creation. Previously adopted ordinances regulating the curbside would be repealed in this process.

Streets within the Curb Pricing Zone that will initially receive paid on-street parking are shown in the map provided in Attachment C. As proposed in the BCCA, this map would be updated regularly as paid parking areas are added, modified, or removed over time.

POLICY & FISCAL IMPACTS

Policy Impact

The Curb Pricing Study and proposed implementation are aligned with the following Comprehensive Plan policies:

- TR-34: Consider implementation of a pay-for curb use program.
- TR-39: Develop and implement a curb management plan that designates a curb typology, establishes a pay-for curb use program recommendation, facilitates dynamic curbside management and accounts for various movement, access, and placemaking functionalities.

Fiscal Impact

Establishing a curb pricing program will require initial capital investment for installation of payment stations, signage, mobile-based subscriptions and increased enforcement. For 2026, initial program implementation costs for design (approximately \$300,000) will be funded through PW-R-46 (Traffic Safety Implementation) in the existing 2025-2026 Capital Improvement Program (CIP) budget.

Construction and contract expenses incurred in 2027 are anticipated to be recouped through revenue generated from the program within one year of full operation. This program will ultimately provide an ongoing source of revenue to reinvest in the Curb Management Program.

OPTIONS

1. Consider directing staff to finalize the Bellevue City Code amendments and prepare an ordinance to allow for the establishment and administration of a paid on-street parking program in Bellevue.
2. Provide alternative direction to staff.

ATTACHMENTS

- A. BCCA strike draft
- B. Map of proposed Curb Pricing Zone
- C. Map of streets to receive paid on-street parking during initial program launch

AVAILABLE IN COUNCIL LIBRARY

SEPA Environmental Checklist and SEPA Determination

Chapter 11.23

PARKING

Sections:

11.23.005	Purpose.
11.23.007	Parking restricted – General.
11.23.010	Parking restricted – Specified streets – Residential permit parking zones.
<u>11.23.011</u>	<u>Curb Pricing Zones and implementation of curb pricing.</u>
<u>11.23.012</u>	<u>Curb pricing authority and rates.</u>
<u>11.23.013</u>	<u>Notice of curb pricing rates and payment collection.</u>
<u>11.23.014</u>	<u>Use of curb pricing-related revenue.</u>
11.23.015	Traffic engineer – Authority.
11.23.020	Parking over 24 hours prohibited.
11.23.022	Time limit zone <u>violations</u>.
<u>11.23.023</u>	<u>Curb Pricing Zone violations.</u>
11.23.025	Stopping, standing or parking.
11.23.026	For hire vehicle stopping, standing, parking.
11.23.027	Vehicle with an expired registration of more than 45 days parked on a public street.
11.23.028	Vehicle parking in front of mailbox.
11.23.029	Illegal sale or production of RPZ permit.
11.23.030	When vehicle may be impounded.
11.23.035	Parking on municipal property.
11.23.040	Penalties.
<u>11.23.050</u>	<u>Severability.</u>

11.23.005 Purpose.

The provisions of this chapter regulate parking, standing and stopping of vehicles upon streets and ways open to the public within the city and provide for the establishment of residential parking zones, curb pricing zones, and associated restrictions thereto. Pursuant to Chapters [11.80](#) and [11.82](#) BCC, the city has adopted by reference sections of certain state statutes,

including sections of the Model Traffic Ordinance, which provide for regulation of parking in addition to the provisions of this chapter. (Ord. 5176 § 1, 1999; Ord. 4611 § 3, 1993.)

11.23.007 Parking restricted – General.

General parking restrictions are adopted to regulate parking with respect to common concerns found on city streets and ways and are generally applied. General parking restrictions include, but are not limited to, parking setback distances from driveways, intersections, fire hydrants, crosswalks, stop signs, yield signs, signals, and railroad crossings. General parking restrictions also prohibit the parking of any vehicle on a sidewalk, crosswalk, within an intersection, on a bridge, within a tunnel, on railroad tracks, or in roadway medians. General parking restrictions are adopted by the city council in the Model Traffic Ordinance, Chapter [11.80](#) BCC, which contains a complete description of these parking restrictions as well as additional restrictions placed on the stopping or standing of vehicles. (Ord. 5176 § 2, 1999.)

11.23.010 ~~Parking restricted – Specified streets – Residential permit parking zones.~~

~~The city council may by ordinance establish parking restrictions, including but not limited to no-parking anytime, time of day restrictions, and time limits on all or portions of specified streets. A copy of such parking restrictions adopted by the city council, in the form in which they were adopted and suitably marked to indicate amendments, additions, deletions or exceptions, shall be authenticated and filed in the office of the city clerk. In addition, copies thereof shall be available for use and examination by the public during regular business hours. Such parking restrictions for specified streets may also carry restrictions on the stopping or standing of a vehicle.~~

The city council may ~~also~~ by ordinance establish residential permit parking zones which restrict parking on specified streets except by permits issued to area residents. Such zones allow for time-limited parking or time of day restrictions for vehicles without a permit. ~~A copy of such ordinance establishing a residential permit parking zone and restrictions applicable thereto shall be authenticated and filed in the office of the city clerk. In addition, copies thereof shall be~~

~~available for use and examination by the public during regular business hours. (Ord. 5176 § 3, 1999; Ord. 4611 § 4, 1993.)~~

11.23.011 Curb Pricing Zones and implementation of curb pricing

~~A. The City Council may establish, modify, or dissolve Curb Pricing Zones where the city may implement curb pricing, which is defined as charging a fee for on-street parking, standing, or loading of a vehicle at the curb or edge of the roadway along public right-of-way.~~

~~B. Within the City Council adopted Curb Pricing Zone(s), the city may establish curb pricing. Prior to establishing curb pricing rates in a particular area, the city must notify adjacent property owners, residents, and businesses.~~

11.23.012 Curb pricing authority and rates

~~A. The City Council may establish a range of rates that the city may charge for on-street parking, standing, or loading of vehicles within the Curb Pricing Zone. From time to time, the City Council may modify the allowed rates.~~

~~B. For on-street paid parking, standing, or loading, the minimum hourly rate shall be \$1.00 and the maximum hourly rate shall be \$8.00.~~

~~C. For parking device removal and reinstallation due to construction, project owners shall remove and replace devices to the city's satisfaction, or the city shall charge a fee per station approximating the actual associated costs.~~

~~D. The Director of Transportation or designee is hereby authorized:~~

- ~~1. To establish rates for on-street parking, standing, or loading in a curb pricing schedule consistent with the limits set by the City Council with the aim of achieving an 80 percent curbside occupancy rate where curb pricing is implemented; and~~
- ~~2. To establish rates that vary based on the time of day, the day of the week, the type of curb use, and any other factors deemed relevant by the Director of Transportation to effectively manage demand at the curb.~~

3. To raise or lower rates, no more than twice a year, based on measured parking occupancy and curb use data; and
4. To make recommendations to the City Council for updates to the limits set forth in Section 11.23(B) as needed.

11.23.013 Notice of curb pricing rates and payment collection

A. In areas where payment is required to park, stand, or load vehicles, appropriate signs shall be posted at reasonable intervals to provide notice that payment is required.

B. The city shall collect curb pricing fees through a payment collection system(s), such as parking pay stations, parking payment mobile applications, or any similar technology. The payment collection system signage or stations shall be clearly marked and spaced at reasonable intervals. The payment collection system will disclose the rate, time limits, and days and hours of enforcement. Payment collection systems may require users to input information, such as a parking stall number or license plate number, and provide evidence of payment, such as displaying receipt of payment on dashboard.

C. The city shall maintain a website identifying the following information (1) the current Curb Pricing Zones established by the City Council; (2) the areas in which payment is required, and (3) the effective rates by location.

D. The city will publicize on a city website anticipated changes to curb pricing rates prior to adjustment.

11.23.014 Use of curb pricing-related revenue

Curb pricing revenue includes the proceeds from (1) parking or curb use payments; and (2) fines collected as a result of any parking-related infractions issued in the Curb Pricing Zone. Curb pricing revenue will fund eligible expenses related to the installation, maintenance, management, and enforcement of the curb pricing program. Remaining curb pricing revenue beyond the cost of administering the curb pricing program shall be reinvested in the Curb Pricing Zone to support eligible activities such as parking studies, traffic safety improvements, street activation, investment concepts identified within the Curb Management Plan, and investments that support access and ridership for transit and microtransit services.

11.23.015 Traffic engineer – Authority.

A. The City Manager or their designee is authorized to exercise the powers and duties of Traffic Engineer as authorized pursuant to RCW 46.90.260 and 46.90.270, and Chapter 308-330 WAC, the Model Traffic Ordinance, all as now or hereafter amended.

B. WAC 308-330-265(13) of the Model Traffic Ordinance is modified to read as follows:

The City Manager or their designee is authorized to determine and designate by proper traffic control signs zones not exceeding 300 feet in length for no parking, stopping, or standing of vehicles where the primary basis of such zone is safety or spill over parking concerns.

C. WAC 308-330-265(15) of the Model Traffic Ordinance is modified to read as follows:

The City Manager or their designee is authorized to establish, modify, or remove transit layover zones, private shuttle zones, bus stops, taxicab stands, and stands for other for hire vehicles on such highways in such places and in such number as they shall determine to be of the greatest benefit and convenience to the public. Every such zone, stop, or stand shall be designated by appropriate signs or by curb markings supplemented with the appropriate words stenciled on the curb;

D. In addition to the powers and duties authorized pursuant to Chapter 308-330 WAC, the City Manager or their designee may:

1. Establish, modify, or remove no parking zones, time-limited parking zones, and curb pricing within the Curb Pricing Zone along public right-of-way. In such areas, the city shall place and maintain appropriate signs or curb markings supplemented with the appropriate words stenciled on the curb; and
2. Determine the location of and install or remove payment collection systems or devices and micromobility parking corrals within public right of way.

11.23.020 Parking over 24 hours prohibited.

~~Unless otherwise posted by official signs~~~~Except for authorized time limit zones (BCC 11.23.022),~~ no person may park or re-park a vehicle on either side of a public street within the same block for a period exceeding 24 consecutive hours. A vehicle shall be deemed to be parked in violation of this section unless the vehicle is moved to a different block every 24 hours. For purposes of this ~~chapter~~~~section~~, a block is defined as the stretch of roadway between the two closest public street intersections on either end of the stretch. For cases where a roadway ends, a block is defined as the stretch of roadway between the end of the roadway and the closest public street intersection. (Ord. 6686 § 1, 2022; Ord. 6383 § 1, 2017; Ord. 4611 § 6, 1993.)

11.23.022 Time limit zone violations.

No person having control over a vehicle may park or stand such vehicle beyond the time limit permitted by official signs.

Where a time limit is established by official signs, but no payment is required, no person having control over a vehicle may repark that vehicle on either side of the same street in order to extend the vehicle's parking time beyond the time limits established. For purposes of this section, a vehicle shall be deemed to be reparked and in violation of this section despite any movement of the vehicle unless the vehicle is moved to a street with a different street name than the street the vehicle was originally parked upon. (Ord. 5176 § 5, 1999.)

11.23.023 Curb Pricing Zone violations.

A. Where official signs establish curb pricing, no person having control over a vehicle shall park, stand, or load a vehicle:

1. Without proper payment. Proper payment includes, remitting the appropriate amount, correctly inputting any required information, and providing any required evidence of payment, as directed by the payment collection system.
2. After the period for which payment was made has expired, unless additional payment is properly made; provided, however, that no person shall park, stand, or load a vehicle for longer than allowed by posted time restrictions.

3. On a block, or portion thereof, for a consecutive period of time longer than the limited period of time for which parking is lawfully permitted on the block as indicated on the payment collection system, regardless of the amount paid.

B. Parking, standing, or loading a vehicle beyond a time restriction or failing to make proper payment when required, is a violation under this section and subject to the penalties set forth in Section 11.23.040.

C. The prohibitions in subsection A of this section shall not apply to:

1. The act of parking.

2. The act of paying for parking through a payment collection system, or

3. The act of expeditious loading or unloading of persons.

11.23.025 Stopping, standing or parking.

A. In addition to provisions of the Washington Model Traffic Ordinance adopted by Chapters [11.80](#) or [11.82](#) BCC, no person may park or leave any vehicle, whether attended or unattended, upon the traveled portion of the roadway in such a manner as to block or obstruct the flow of vehicular traffic.

1. Subsection [A](#) of this section does not apply to the driver of any vehicle which is disabled in such a manner and to such extent that it is impossible to avoid stopping and temporarily leaving the vehicle in such a position. The driver shall nonetheless arrange for the prompt removal of the vehicle as required by subsection [B](#) of this section.

2. Subsection [A](#) of this section does not apply to the driver of a public transit vehicle who temporarily stops the vehicle upon the roadway for the purpose of and while actually engaged in receiving or discharging passengers at a marked transit vehicle stop zone, or to the driver of a vehicle when actually engaged in the collection of solid waste, recyclables, or yard waste under authority of the city, so long as the vehicle is not parked or left for a longer time than reasonably necessary.

B. It is unlawful for the operator of a vehicle to leave the vehicle unattended within the limits of the roadway unless the operator of the vehicle arranges for the prompt removal of the vehicle. (Ord. 4611 § 7, 1993.)

11.23.026 For hire vehicle stopping, standing, parking.

The operator of a for hire vehicle shall not stop, stand, or park such vehicle upon any street at any place other than in a designated taxicab stand [or loading zone](#). This provision shall not prevent the operator of a for hire vehicle from temporarily stopping in accordance with other stopping, standing, and parking regulations at any place for the purpose of and while actually engaged in the expeditious loading and unloading of passengers. This provision does not apply to vehicles or companies that have leases or other such agreements with the city for use of its rights-of-way. (Ord. 6082 § 2, 2012.)

11.23.027 Vehicle with an expired registration of more than 45 days parked on a public street.

As an alternative to towing a vehicle with expired registration of more than 45 days when parked on a public street (per RCW [46.55.113](#)), such a vehicle may be issued a parking infraction per BCC [11.23.040](#). (Ord. 6276 § 1, 2016.)

11.23.028 Vehicle parking in front of mailbox.

No person shall park any vehicle unattended on a public street within 10 feet of a mailbox or any portion of a mailbox stand between the hours of 8:00 a.m. and 6:00 p.m. on days the United States Postal Service is scheduled to deliver mail. (Ord. 6276 § 2, 2016.)

11.23.029 Illegal sale or production of RPZ permit.

No person shall sell, transfer, purchase, counterfeit, or otherwise acquire for value a residential parking zone permit or decal issued by the city and to subsequently use or display the permit to park in a residential parking zone. (Ord. 6276 § 3, 2016.)

11.23.030 When vehicle may be impounded.

Any vehicle parked or used so as to endanger any user or potential user of any street or way open to the public or parked or used in violation of BCC Title [11](#), any regulation or restriction established thereunder, or any other applicable provision of the Bellevue City Code or of any ordinance, is declared to be a nuisance which may be summarily abated by the impounding and removal of the vehicle as herein provided. Any vehicle which is stolen, or which is required by the police department for evidence or investigation, or which is unoccupied or unattended and in the judgment of any police officer in danger of being stripped or stolen, or any wrecked and unattended vehicle, may be impounded and removed as provided by state law. (Ord. 4927 § 7, 1996; Ord. 4611 § 8, 1993.)

11.23.035 Parking on municipal property.

A. Motor vehicle parking or standing on property owned, leased or operated by the city is subject to the following restrictions:

1. Only motor vehicles belonging to persons who work for the city, who are transacting business with the city or who otherwise have specific permission from the city, may be parked upon such property; and
2. Where pavement markings or signs designate parking stalls on such property, all motor vehicles must be parked within such stalls and not elsewhere on such property; and
3. Where pavement markings designate a parking stall or stalls, any motor vehicle parked in a stall must be parked within the designated limits as indicated by the pavement markings; and
4. Where signs or pavement markings prohibit or restrict parking without authority or permission, no motor vehicle may be parked or left standing without such permission.

B. Any motor vehicle parked or standing on such property which is not complying with the restrictions set forth herein is declared to be a nuisance. Such nuisance may be summarily abated by impounding as provided by state law. The impounding of a motor vehicle does not prevent or preclude the institution and prosecution of charges in the district court or other appropriate court for violation of any provision of this chapter. (Ord. 4611 § 9, 1993.)

11.23.040 Penalties.

Failure to comply with any parking restriction adopted pursuant to BCC [11.23.007](#), [11.23.010](#), [11.23.015](#), [11.23.020](#), [11.23.022](#), [11.23.023](#), [11.23.025](#), [11.23.026](#), [11.23.027](#), [11.23.028](#), or [11.23.029](#), [11.23.035](#) or any other provision of this chapter is a parking infraction and shall be cited under the applicable section of this chapter.

A. Violators are required to respond within ~~30~~¹⁵ days, of the date of the issuance of the notice of infraction, ~~or if the notice is mailed, within 33 days~~, by:

1. Paying a penalty in the amount set forth in subsection [C](#) of this section for each infraction cited on the infraction notice; or
2. Requesting a hearing in the manner described in the notice of infraction.

B. Failure to respond to an infraction notice within ~~30~~¹⁵ days of the date of the infraction, ~~or 33 days if the notice was mailed, may~~~~shall~~ result in:

1. An additional monetary penalty of \$25.00 imposed as a default penalty for each parking infraction cited on the notice; and
2. The loss of the right to a hearing on the parking infraction ~~and the determination shall be final; and-~~
- ~~3. In addition, a criminal charge may be filed against the vehicle owner for failure to respond to a notice of infraction and, C~~consistent with applicable state law, the Department of Licensing may place a hold on the renewal of the vehicle ~~license registration~~ for the vehicle involved in the violation, ~~and-~~
- ~~4. Referral of the case to a collection agency.~~

C. The amount of the penalty for all parking infractions shall be kept in a [table](#) available to the public by the director of the transportation department, or their designee. The penalties in this table shall be updated per subsection [D](#) of this section.

D. The penalties established in subsection [C](#) of this section shall be established on May 1, 2016. Penalties in subsection [C](#) of this section shall next be adjusted on January 1, 2018, by

multiplying the penalty amount then in effect times one plus the Consumer Price Index for all urban customers (Seattle-Everett area) for 2016, then taking the resultant amount (not rounded) and multiplying it by one plus the Consumer Price Index for all urban customers (Seattle-Everett area) for 2017 and rounding the result to the nearest dollar.

Penalties in subsection [C](#) of this section shall next be adjusted on January 1, 2020, and on each succeeding January 1st of even-numbered years thereafter by multiplying the penalty amount then in effect times one plus the Consumer Price Index for all urban customers (Seattle-Everett area) for the even number year two years proceeding, then taking the resultant amount (not rounded) and multiplying it by one plus the Consumer Price Index for all urban customers (Seattle-Everett area) for the odd-numbered year proceeding, and rounding the result to the nearest dollar; provided, that the maximum penalty amount shall not exceed the penalty limit set forth in any applicable state law or court rules.

E. The inflation adjustment outlined in subsection [D](#) of this section may be suspended by the city manager based on their discretion for special circumstances such as poor economic conditions or other unforeseen events.

F. The penalty for illegal sale or production of RPZ permit per BCC [11.23.029](#) shall be \$250.00 and shall not be adjusted per subsection [D](#) of this section. (Ord. 6276 § 4, 2016; Ord. 5176 § 6, 1999; Ord. 4611 § 10, 1993.)

11.23.050 Severability.

If any one or more sections, subsections or sentences of this chapter are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this chapter and the same shall remain in full force and effect.

Chapter 11.80

MODEL TRAFFIC ORDINANCE

11.80.020 Sections deleted.

The following sections or portions of sections of the MTO are not adopted by reference and are expressly deleted:

WAC [308-330-142](#)

WAC [308-330-145](#)

WAC [308-330-148](#)

WAC [308-330-172](#)

WAC [308-330-225](#)

WAC [308-330-250](#)

WAC [308-330-255](#)

~~WAC [308-330-270\(5\)](#)~~

WAC [308-330-400](#)

WAC [308-330-469](#)

WAC [308-330-472](#)

WAC [308-330-500](#)

WAC [308-330-505](#)

WAC [308-330-510](#)

WAC [308-330-515](#)

WAC [308-330-520](#)

WAC [308-330-525](#)

WAC [308-330-530](#)

WAC [308-330-535](#)

WAC [308-330-540](#)

WAC [308-330-555](#)

WAC [308-330-560](#)

WAC [308-330-600](#)

WAC [308-330-610](#)

WAC [308-330-620](#)

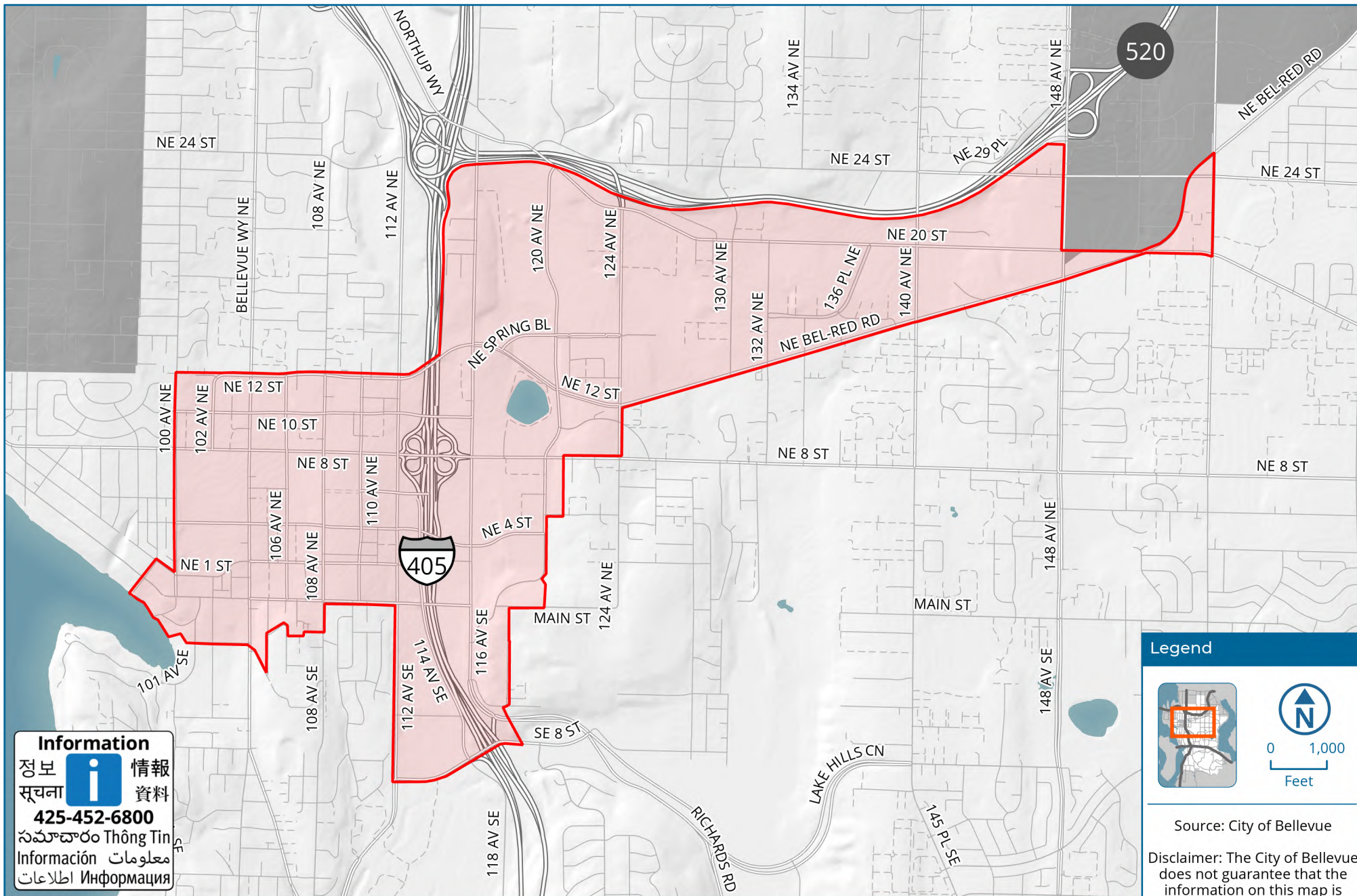
WAC [308-330-630](#)

WAC [308-330-640](#)

WAC [308-330-650](#)



WAC [308-330-660](#)

WAC [308-330-710](#)



Information
 정보  情報
 सूचना  資料
425-452-6800
 సమాచారం Thông Tin
 Información معلومات
 اطلاعات Информация

Legend

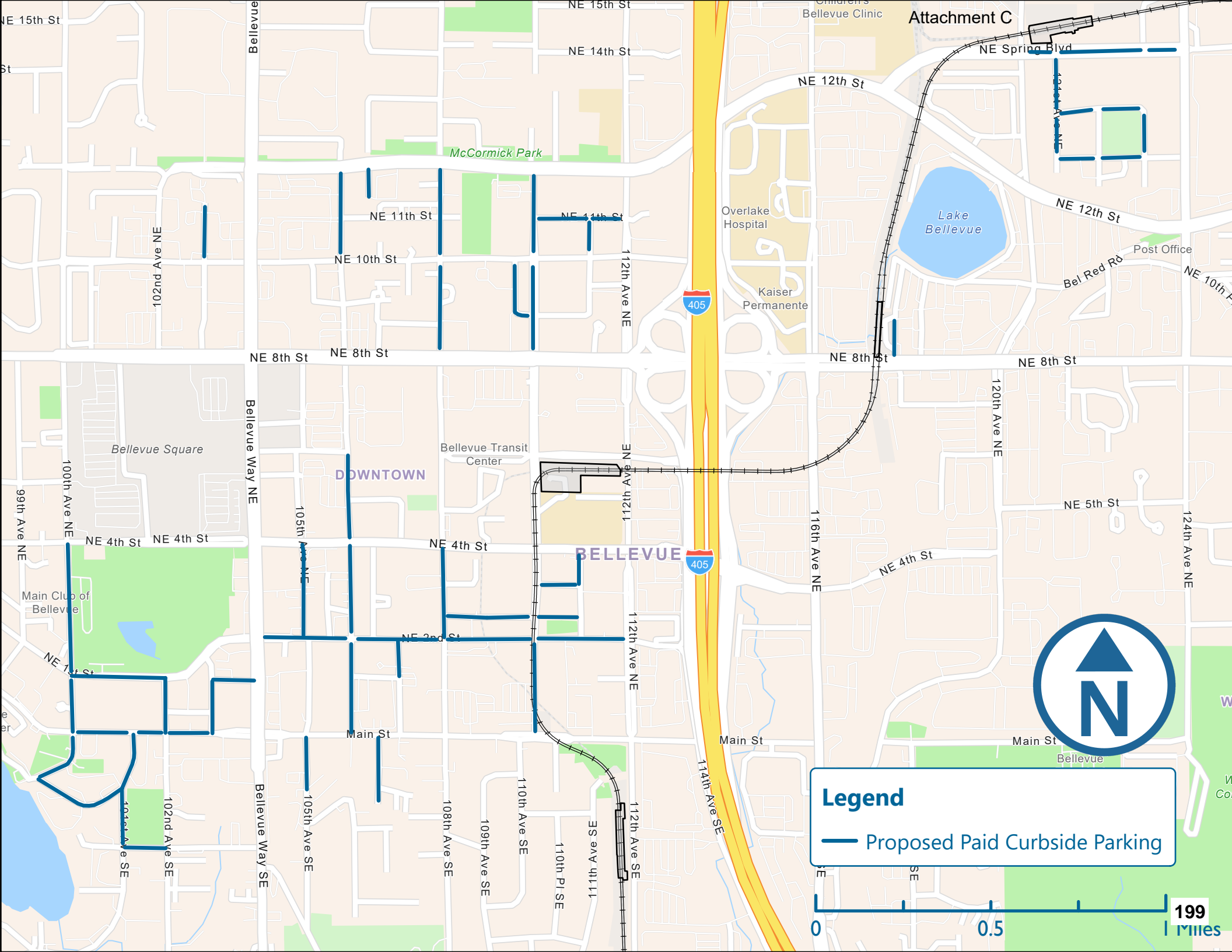
Source: City of Bellevue

Disclaimer: The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Coordinate System: NAD 1983 (2011) StatePlane Washington North FIPS 4601 Ft US



Curb Pricing Zone



Attachment C

DOWNTOWN

BELLEVUE

Legend

— Proposed Paid Curbside Parking

