



# City of Bellevue

450 110th Avenue NE  
Bellevue, WA 98004

## Meeting Agenda City Council Regular Meeting

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Tuesday, May 12, 2026

6:00 PM

Council Chambers (1E-126)

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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](https://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](https://www.youtube.com/bellevuetelevision)

### 1. Call to Order

### 2. Roll Call, Flag Salute

- [26-339](#) Asian American, Native Hawaiian and Pacific Islander Heritage Month Proclamation
- [26-340](#) National Public Works Week Proclamation
- [26-341](#) National Police Week Proclamation
- [26-342](#) Older Americans Month Proclamation

### 3. Approval of Agenda

#### 4. Oral Communications

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

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

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

#### 5. Reports of Boards and Commissions

#### 6. Report of the City Manager

#### 7. Council Business and New Initiatives

#### 8. Consent Calendar

- a) [26-343](#) Council Minutes  
*Minutes of April 28, 2026*
- b) [26-344](#) Motion to award Bid No. 26022 for the Water Main Replacements 2026 Phase 2 & PRV project to Kar-Vel Construction, as the lowest responsible and responsive bidder, in an amount of \$4,615,958.25, plus all applicable taxes (CIP Plan Nos. W-16 & W-67).
- c) [ORD 6916](#) Ordinance relating to zoning within mixed-use areas within the City; Amending the land use designations for five parcels located within mixed-use areas within the City for consistency with revisions to the City's Comprehensive Plan and the Housing Opportunities in Mixed-Use Areas (HOMA) Land Use Code Amendments; providing for severability; and establishing an effective date.
- d) [RES 10631](#) Resolution authorizing execution of a five-year General Services contract in an amount not to exceed \$513,759.15, plus all applicable taxes, with Guardian Security Systems Inc. for 24/7 fire and security alarm monitoring, annual testing, system maintenance, partial and/or full replacement of system components as needed at all Parks & Community Services facilities.

- e) [RES 10632](#) Resolution authorizing execution of a contract amendment to the agreement with ARC Architects for architectural and engineering services of the new Park Operations Facility in the amount of \$228,672, plus all applicable taxes.
- f) [RES 10633](#) Resolution authorizing the conveyance of a utilities easement and a temporary construction easement located at King County Tax Parcel Number 932360TR-C on Highland Drive to Bellevue School District for underground water, sewer, and storm drainage connections to the adjacent property with King County Tax Parcel Number 222405-9024.

## 9. Public Hearings

## 10. Study Session Items

- a) [26-345](#) Briefing on King County Wastewater Treatment Division 2027 Sewer Rate and Capacity Charge Proposal and 20-Year Forecast
- b) [26-346](#) Council initiation of the High-Density Residential and Planned Unit Development Land Use Code Amendment and Associated Rezones

## 11. Land Use Reports

## 12. Other Ordinances, Resolutions and Motions

- a) [ORD 6917](#) Ordinance defining criminal conduct; adopting a new section 10.06.130 of the Bellevue City Code related to targeted residential protest; and setting an effective date.

## 13. Written Reports

- a) [26-347](#) Intergovernmental Affairs Monthly Update as of April 30, 2026

## 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](mailto:counciloffice@bellevuewa.gov). For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov).**

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

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

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

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

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

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

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

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

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

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

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

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

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



# City of Bellevue | Proclamation

**Whereas:** the City of Bellevue takes pride in recognizing May 2026 as Asian American, Native Hawaiian, and Pacific Islander (AANHPI) Heritage Month, honoring the many generations of AANHPI individuals whose cultures, contributions and legacies have shaped Bellevue and enriched communities across the nation; and

**Whereas:** since its official designation in 1992, AANHPI Heritage Month has provided an opportunity to celebrate the vibrant and diverse AANHPI communities, representing a wide range of countries, islands, languages and lived experiences; and

**Whereas:** this year's recognition highlights the continued leadership, resilience and contributions of AANHPI individuals who are shaping our communities, strengthening our economy and advancing opportunities for future generations; and

**Whereas:** AANHPI communities have faced and continue to confront discrimination, exclusion and xenophobia, yet remain a powerful force for advocacy, cultural expression and progress in Bellevue and beyond; and

**Whereas:** Bellevue is home to a thriving and growing AANHPI population whose achievements in education, science, government, arts, commerce and civic life continue to enrich and strengthen our city; and

**Whereas:** the City of Bellevue remains committed to fostering opportunity, equity and inclusion for all residents while uplifting the voices, leadership and contributions of our AANHPI neighbors.

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

## **Asian American, Native Hawaiian and Pacific Islander Heritage Month**

in Bellevue and encourage all residents to learn from and celebrate the leadership, resilience and cultural heritage of the AANHPI community, both past and present.

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Mo Malakoutian, Mayor  
City of Bellevue



# City of Bellevue | Proclamation

**Whereas:** public works services and the dedicated professionals who provide them are essential to the health, safety and quality of life of Bellevue residents, businesses and visitors; and

**Whereas:** public works professionals plan, design, build, operate and maintain the infrastructure that keeps our city running - including streets, sidewalks, trails, parks, traffic signals, water maintenance and quality, wastewater collection, storm water and surface water systems, public buildings, vehicle fleets and solid waste services; and

**Whereas:** these systems form the foundation of a safe, sustainable and resilient community, supporting daily life and long-term growth while protecting public health and the environment; and

**Whereas:** the 2026 National Public Works Week theme, *“Rooted in Service, Powered by Community,”* recognizes the essential role public works professionals play in serving the public, strengthening communities and delivering reliable services that residents depend on every day; and

**Whereas:** public works professionals serve at all levels - from maintenance crews, operators, frontline staff and engineers - working together to build, maintain and improve the infrastructure that supports Bellevue’s continued growth and success; and

**Whereas:** the City of Bellevue recognizes and thanks the dedicated teams in Transportation, Utilities, Finance & Asset Management and Parks & Community Services for their vital role in delivering high-quality public works services that keep our city safe, connected and thriving.

**Now, therefore, I, Mo Malakoutian, Mayor of the City of Bellevue, Washington, on behalf of the City Council, do hereby proclaim **May 17-23, 2026,** as**

## **National Public Works Week**

in Bellevue and encourage all members of our community to recognize and appreciate the important contributions of public works professionals and to learn more about the essential services they provide every day.

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Mo Malakoutian, Mayor  
City of Bellevue



# City of Bellevue | Proclamation

**Whereas:** in 1962, President John F. Kennedy designated the week of May 15 as National Police Week to recognize the service and sacrifice of law enforcement officers across the nation; and

**Whereas:** since 1786, more than 24,000 law enforcement officers in the United States died in the line of duty; and

**Whereas:** this includes Officer Jordan Jackson and Detective Thomas Wray, two members of the Bellevue Police Department whose lives were tragically lost in the line of duty and whose names are engraved on the National Law Enforcement Officers Memorial in Washington, D.C., where 191 additional fallen officers will be honored this year; and

**Whereas:** the service and sacrifice of these officers will be recognized during the National Law Enforcement Officers Memorial Fund Annual Candlelight Vigil on May 13, 2026; and

**Whereas:** members of the Bellevue Police Department serve as guardians of public safety, protecting the rights, lives and property of community members and demonstrate professionalism, integrity and a commitment to building trust through community engagement, education and partnerships and;

**Whereas:** May 15 is designated as Peace Officers Memorial Day, when flags should be flown at half-staff in honor of fallen officers and their families.

**Now, therefore, I, Mo Malakoutian, Mayor of the City of Bellevue, Washington, and on behalf of its City Council, do hereby proclaim **May 10-16, 2026**, as**

## **National Police Week**

in Bellevue and encourage all residents to honor the service and sacrifice of our law enforcement officers, past and present, and to recognize their role in ensuring a safer, more resilient community.

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Mo Malakoutian, Mayor  
City of Bellevue



# City of Bellevue | Proclamation

**Whereas:** President John F. Kennedy designated May as Senior Citizens Month to honor older adults across the country, and in 1980 President Jimmy Carter renamed it Older Americans Month; and

**Whereas:** each May, Older Americans Month recognizes the valuable contributions of older adults while reinforcing the importance of community, connection and inclusion; and

**Whereas:** the City of Bellevue honors and values its older adult population - individuals who serve as leaders, caregivers, volunteers and mentors, helping to build a more vibrant, resilient and intergenerational community; and

**Whereas:** older adults continue to shape our community through their experience, knowledge and civic engagement, demonstrating that aging is a time of continued growth, purpose and contribution; and

**Whereas:** Bellevue is committed to fostering a city that prioritizes accessibility, belonging and opportunity for people of all ages and abilities; and

**Whereas:** the City of Bellevue works in partnership with local organizations and community members to provide services, programs and resources that support older adults in remaining active, connected and engaged in community life.

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

## **Older Americans Month**

in Bellevue and encourage all residents to recognize the resilience, wisdom and contributions of older adults and to celebrate aging as a valued and dynamic stage of life.

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Mo Malakoutian, Mayor  
City of Bellevue

CITY OF BELLEVUE  
CITY COUNCIL

Summary Minutes of Regular Meeting

April 28, 2026  
6:00 p.m.

Council Chambers  
Bellevue, Washington

PRESENT: Mayor Malakoutian, Deputy Mayor Hamilton and Councilmembers Bhargava, Nieuwenhuis, Robinson<sup>1</sup> and Sumadiwirya

ABSENT: Councilmember Briar

1. Call to Order

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

2. Roll Call; Flag Salute

City Clerk Charmaine Arredondo called the roll and all Councilmembers except Councilmember Briar and Councilmember Robinson were present. Ms. Arredondo noted that Ms. Robinson would join the meeting later. Councilmember Bhargava led the flag salute.

(a) International Firefighters' Day Proclamation

Councilmember Nieuwenhuis read the proclamation recognizing May 4, 2026, as International Firefighters' Day in Bellevue and encouraged residents to show appreciation for the courage and dedication of Bellevue Fire Department firefighters and personnel.

A group of Bellevue Fire Department firefighters and staff accepted and thanked the Council for the proclamation.

(b) Therapeutic Court Month Proclamation

Councilmember Bhargava read the proclamation recognizing May 2026 as Therapeutic Court Month in Bellevue and encouraged everyone to recognize the value of these programs and to support efforts that promote recovery, stability and public safety in the community.

King County District Court Judge Lisa O'Toole thanked the Council for the proclamation and highlighted the new community court in the Bellevue Regional Library providing an alternative and assistance for certain non-violent offenders.

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<sup>1</sup> Councilmember Robinson arrived at 6:57 p.m.

Craig Fritz, Probation Manager, Parks and Community Services Department, commented on the City's involvement with the community court and the community service component of the program.

(c) Public Service Recognition Week Proclamation

Deputy Mayor Hamilton read the proclamation recognizing May 3-9, 2026, as Public Service Recognition Week in Bellevue and encouraged everyone to recognize and thank our public employees for their outstanding contributions to the community.

Deputy City Manager Nathan McCommon thanked the Council for the proclamation and commented on the City's commitment to excellent customer service.

3. Approval of Agenda

- Deputy Mayor Hamilton moved to excuse Councilmember Briar's absence from the meeting, and Councilmember Nieuwenhuis seconded the motion.
- The motion carried by a vote of 6-0.
- Deputy Mayor Hamilton moved to approve the agenda, and Councilmember Nieuwenhuis seconded the motion.
- The motion carried by a vote of 6-0.

4. Oral Communications

City Clerk Arredondo said the total time for oral communications is for a period not to exceed 30 minutes and topics must relate to City of Bellevue government. Individuals speaking to items on the agenda will be called first and if time remains, others will be called. The presiding officer is authorized to give preference to individuals who have not spoken to the Council within the past 60 days or who are speaking to items that will come before the Council in the upcoming 60 days. Each speaker is allowed up to three minutes to speak and a maximum of three speakers are allowed to speak to any one side of a particular topic. In compliance with Washington state campaign laws regarding the use of public facilities, no speaker may support or oppose a ballot measure or candidate.

- (a) Maria Hudson expressed concerns regarding child sex trafficking and urged the Council to order a third party investigation of the Bellevue Police Department.

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

6. Report of the City Manager: None.

7. Council Business and New Initiatives: None.

8. Consent Calendar

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

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

- (a) Council Minutes  
*Minutes of April 14, 2026 Regular Meeting*
- (b) 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) 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) Resolution No. 10620 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) Resolution No. 10621 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) Resolution No. 10622 adopting the 2026-2032 Affordable Housing Strategy.
- (g) Resolution No. 10623 adopting the 2026-2031 Economic Development Plan.
- (h) Resolution No. 10624 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) Ordinance No. 6913 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) Resolution No. 10625 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) Resolution No. 10626 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: None.

10. Study Session Items

- (a) SeattleFWC26 Local Organizing Committee – Global Soccer Tournament Update

Deputy City Manager McCommon introduced the update regarding planning for the FIFA World Cup games in this region in June and July.

Dylan Ordonez, Senior Vice President of External Affairs, SeattleFWC26 local organizing committee, said the tournament involves 48 teams and 104 matches in 16 host cities. He noted the United States team will play in Seattle. He provided information regarding transportation and parking at the stadium and across King County. A portion of Pioneer Square in Seattle will be a designated pedestrian-only zone.

Mr. Ordonez said Bellevue is easily accessible from Seattle via transit and a number of activities are planned in Bellevue and other cities including watch parties, exhibits and sporting events that will be free and open to the public. Fan zones have been established in cities statewide to host events as well. Mr. Ordonez referred everyone to [seattlefwc26.org/event-calendar](http://seattlefwc26.org/event-calendar) for more information.

Responding to Councilmember Nieuwenhuis, Mr. Ordonez said the organization is partnering with BEST (Businesses Ending Slavery and Trafficking) to provide training on identifying and responding to signs of trafficking. He said training slots are still available for businesses and organizations.

Deputy Mayor Hamilton said he appreciated all of the efforts focused on security and public safety. Responding to Mr. Hamilton, Mr. Ordonez said FIFA is in charge of the tournament and everything inside the secure perimeter of the stadium. Mr. Ordonez said all host cities have worked with the federal government in safety and security preparedness.

Mayor Malakoutian thanked Mr. Ordonez for the update.

(b) Preserving Equitable Sewer Rates

Mr. McCommon introduced staff's update regarding the Environmental Services Commission's sewer rate recommendations as part of the overall utility rates to be considered for the upcoming biennial budget.

Lucy Liu, Director, Utilities Department, said staff is seeking Council direction regarding how to move forward with improving fairness in the City's sewer rates, supporting affordability and simplifying billings.

Scott Edwards, Deputy Director, described the rate equity analysis conducted by staff focused on the three customer types: single family (32,600 accounts), multifamily (700 accounts/33,000 dwelling units) and non-residential (1,600 accounts). He noted that multifamily residential customers are paying 23 percent more than what it costs to serve them and, as a result, they are unintentionally subsidizing single family residential and non-residential customers. Mr. Edwards said multifamily average sewer usage has declined since 2005. For overall sewer rates, annual rate adjustments of 9 percent to 11 percent are anticipated through 2032, with wholesale costs from King County as the major rate driver.

Mr. Edwards described recommendations to adjust rates for different customer types and smooth rate adjustments over five years to achieve rate equity. The five-year strategy reflects slightly higher rate adjustments for single family and non-residential customers and smaller increases for multifamily customers. The City anticipates achieving full cost recovery by 2031 so that all customers will have the same percentage rate adjustments in 2032.

Matt Hobson, Fiscal Manager, said the Environmental Services Commission supports the five-year phasing proposal. This approach will simplify the rate structure for single family customers, align multifamily and single family rate structures, and lower the non-residential minimum rate and multifamily fixed rate. Mr. Hobson presented the estimated sewer rates, with and without the equity adjustment, for all customer types through 2032. The rates include a fixed rate plus a charge based on usage.

Ken Wan, Chair of the Environmental Services Commission, commented on the commission's efforts to balance cost and fairness for all customer types. The commission recommends approval of the proposed five-year strategy to enhance equity and affordability.

Ms. Liu requested Council direction regarding the recommended rate strategy.

Mayor Malakoutian thanked staff and the commission for their work.

Councilmember Nieuwenhuis thanked staff for the analysis and expressed support for the commission's recommendation. He expressed concern, however, about the rate increases, noting that they apply only to the sewer component of the utilities bill.

Councilmember Sumadiwirya expressed support for the recommendation. Responding to Ms. Sumadiwirya, Ms. Liu provided additional information regarding the City's bill assistance

program for individuals based on income, disability and age. Ms. Liu said customers are now able to contribute to a fund for assistance to low-income customers.

Councilmember Robinson thanked Chair Wan and the commission for their review and recommendation. Ms. Robinson said she was astounded by King County's rate increases. She suggested robust public education to encourage water conservation. She suggested exploring potential federal grants and said she would like to consider creating a local treatment plant if the City was able to receive a substantial grant.

Councilmember Bhargava expressed support for the commission's recommendation. Responding to Mr. Bhargava, Mr. Hobson said the City's rate design for multifamily customers was established in the early 1990s. In further response, Ms. Liu confirmed that the rate adjustments are shifting toward the variable portion of the bill versus the fixed rate. Mr. Bhargava expressed an interest in additional ways to address affordability for customers.

Deputy Mayor Hamilton expressed support for the recommended five-year plan and rate structure.

Councilmember Nieuwenhuis said he liked Councilmember Robinson's idea about establishing a local treatment plant. However, he said the City of North Bend created its own plant and it has not reduced rates because it still ties into the King County system.

→ Deputy Mayor Hamilton moved to direct staff to incorporate the Environmental Services Commission's sewer rate recommendations into the overall utility rates to be considered by the City Council for the upcoming biennial budget. Councilmember Nieuwenhuis seconded the motion.

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

At 7:51 p.m., Mayor Malakoutian declared a short break. The meeting resumed at 8:05 p.m.

- (c) Recommended Amendments to BCC 11.23 and 11.80 to establish Paid On-Street Parking Program as part of the Curb Management Plan

Deputy City Manager McCommon introduced discussion regarding a proposal to establish a paid on-street parking program.

Andrew Singelakis, Director, Transportation Department, said staff is seeking direction to finalize the code amendment and to prepare an ordinance to allow for the establishment and administration of a paid on-street parking program.

Chris Long, Assistant Director, recalled that the Curb Management Plan was adopted by the Council in 2023 and included 28 curb practices or initiatives for consideration. The purpose of a paid on-street parking program is to improve access to street-level businesses that rely on street parking for their customers. Mr. Long described the City's extensive outreach to businesses and the public. He recalled that the curb implementation strategy included staff's recommendation to

implement paid on-street parking and the Council's approval on December 2, 2025, to move forward with code changes.

Mr. Long said the curb pricing program will be structured as a dynamic pricing approach, where the curb pricing could be adjusted by Director Singelakis after evaluating the impacts of the use of the curb. He said the goal is to create one to two open parking spaces on every block face within the study area. The program will include enhanced enforcement and multiple payment options for parking. Mr. Long noted plans to establish a Curb Pricing Advisory Committee (CPAC) to evaluate and inform the program.

Mr. Long said the key performance indicators include parking occupancy, turnover rate and traffic and curb activity monitoring. Staff will gather feedback generated through CPAC meetings, collect input from local businesses, and develop public surveys to evaluate the program as well. Mr. Long said staff researched the concept of offering free 30-minute parking but recommends against a free parking component due to the impact on revenue and confusion for drivers.

Mr. Long described the proposed code changes in which the City Council establishes the payment rate range for paid parking and curb pricing and the transportation director has the administrative authority to adjust rates for the Curb Pricing Zone within the established range. The City's traffic engineer defines curbside uses including parking and no parking zones, loading zones, time-limited zones and paid parking zones.

Mr. Long presented a map of the Curb Pricing Zone. The net program revenue will be used to support the Curb Management Plan including parking studies, traffic safety improvements, street activation and investments supporting access to transit and microtransit services. He noted the potential for late-night Bellhop service in the downtown.

If directed by the Council to move forward, Mr. Long said staff will solicit payment vendors, design new signage and pay stations, hire staff to oversee the program and establish the advisory committee this year. Public notification and outreach will occur in early 2027 before the paid parking program and enhanced enforcement are implemented during the second quarter of 2027.

Mayor Malakoutian thanked staff for their work.

Deputy Mayor Hamilton thanked staff for the presentation and expressed support for the proposed program and code changes. Responding to Mr. Hamilton, Mr. Long provided additional comments regarding the potential uses of the program revenue, including bus stop enhancements and upgrades to ADA parking.

Responding to Councilmember Nieuwenhuis, Mr. Singelakis said the parking rates could be adjusted based on usage of the parking. Mr. Long said any changes would be shared with businesses and the public.

Councilmember Nieuwenhuis said that while he loves street activations, he did not understand how that fits into curb management. Mr. Long said that was included in the code revisions based

on the street dining that emerged during the pandemic. In further response, Mr. Singelakis said one goal of the curb management plan is to mitigate traffic congestion.

Councilmember Robinson said she is not a fan of paid parking. However, she understands the need to try this approach and she appreciates all of the thoughtful analysis and public engagement. She wants to ensure that the program benefits businesses. She encouraged signage that fits well with the adjacent development. She would like to see increased street dining citywide.

Councilmember Sumadiwirya said parking is important for both businesses and safety. Responding to Ms. Sumadiwirya, Mr. Long said the recommended price range for parking is \$1 to \$8 per hour. Ms. Sumadiwirya expressed support for potential street activations. Responding to Ms. Sumadiwirya, Mr. Long said staff met with the Old Bellevue Merchants Association several times as they were developing the code amendments. He said the Bellevue Downtown Association provided input as well. Mr. Singelakis said staff will continue to work with businesses on an ongoing basis.

Responding to Councilmember Bhargava, Mr. Long said the paid on-street parking program will affect one percent of downtown parking. Mr. Long said the objective of the program is to increase access to businesses and to avoid drivers parking all day because it is free.

Councilmember Robinson encouraged exploring options for more affordable employee parking, especially in the evenings.

Responding to Mayor Malakoutian, Mr. Long said that offering 30 minutes of free parking would result in the loss of revenue for reinvestment into items in the Curb Management Plan.

→ Deputy Mayor Hamilton moved to direct staff to finalize the Bellevue City Code amendment and to prepare an ordinance to allow for the establishment and administration of a paid on-street parking program. Councilmember Nieuwenhuis seconded the motion.

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

11. Land Use Reports: None.

12. Other Ordinances, Resolutions and Motions: None.

13. Written Reports: None.

14. Unfinished Business: None.

15. New Business: None.

16. Executive Session: None.

17. Adjournment

At 9:07 p.m., Mayor Malakoutian declared the meeting adjourned.

Charmaine Arredondo, CMC  
City Clerk

/kaw



construction projects of this type usually result in some amount of field changes. Such changes are rigorously reviewed and only those that are clearly necessary to accomplish the intent of the contract, but have not been provided for, will be paid.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

Utilities Department policies: To invest resources as necessary to construct, maintain and renew water system infrastructure and equipment so that Utility customers are provided with consistent, reliable service.

Utilities Department practice:

- Replace small diameter asbestos cement water main installed in the late 1940's through 1960's to reduce the possibility of water main breaks as well as other small diameter water pipes of varying materials determined by city staff to be at high risk of failure; CIP Plan No. W-16 Water Main Replacement Program has been designated to do this.
- Install pressure reducing valves to provide increased water system operational control when needed; CIP Plan No. W-67 Pressure Reducing Valve (PRV) Station Rehabilitation Program has been designated to do this.

Bellevue City Code 4.28.040 requires the city to competitively bid public works in accordance with city codes and state law. Council approval is required to award or reject any bid where the cost exceeds \$350,000.

### **Fiscal Impact**

Awarding this bid commits the city to payment of \$4,615,958.25, plus all applicable taxes. This contract is primarily funded through the Water Main Replacement Program (CIP Plan No. W-16) and partially through the Pressure Reducing Valve (PRV) Station Rehabilitation Program (CIP Plan No. W-67). Sufficient funds have been budgeted to fund this contract in the 2025-2030 Utilities Capital Improvement Program (CIP) Budget.

## **OPTIONS**

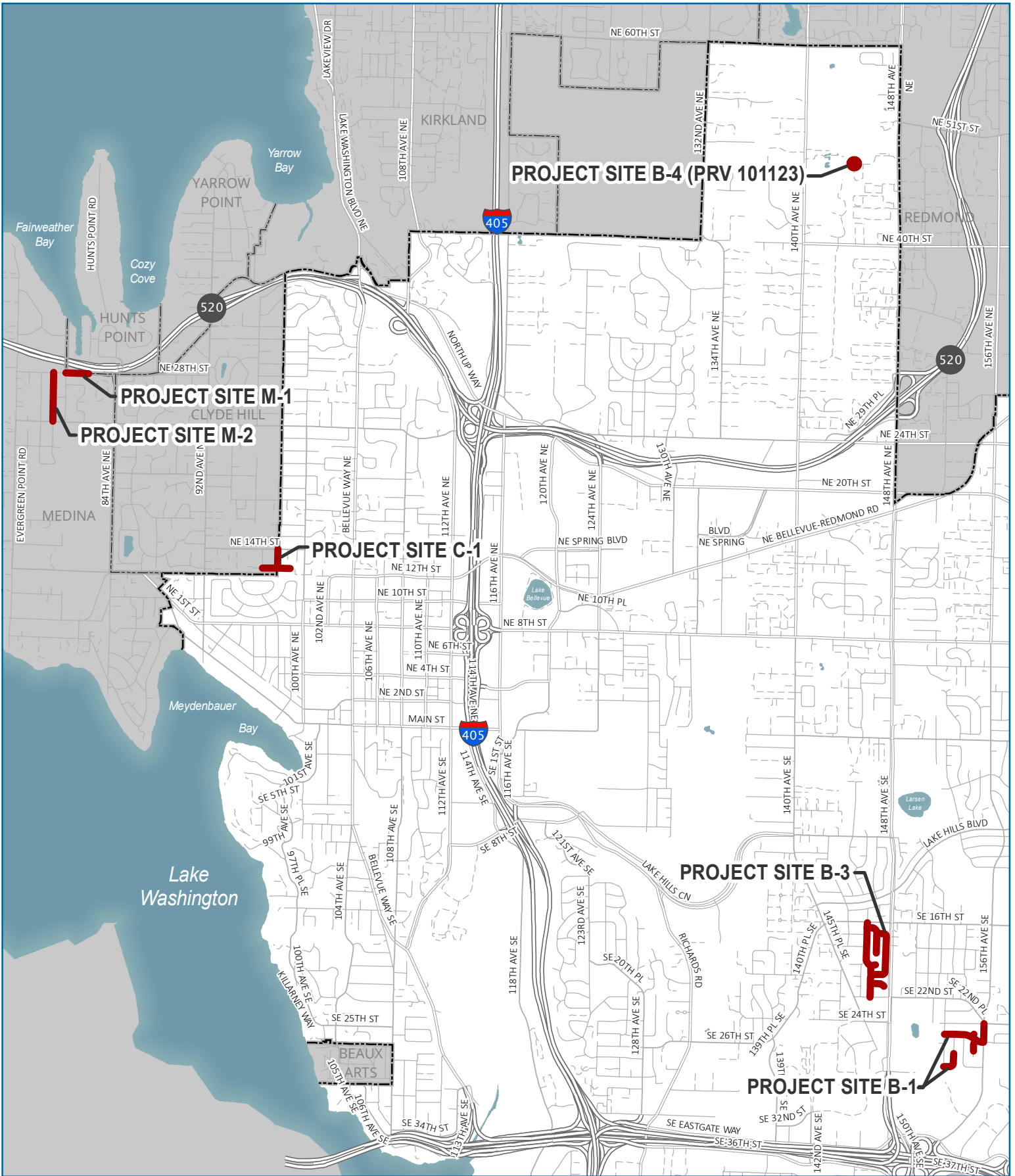
1. Award Bid No. 26022 for the Water Main Replacements 2026 Phase 2 & PRV project to Kar-Vel Construction, as the lowest responsible and responsive bidder, in an amount not to exceed \$4,615,958.25, plus all applicable taxes (CIP Plan Nos. W-16 & W-67).
2. Reject all bids and provide alternate direction to staff.

## **ATTACHMENTS**

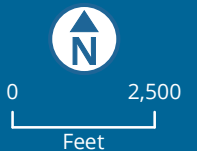
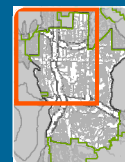
A. Vicinity Map

## **AVAILABLE IN COUNCIL LIBRARY**

N/A



Utilities  
**WATER MAIN REPLACEMENTS 2026 PH 2 & PRV**  
 C.I.P. W-16 AND C.I.P. W-67  
 Council Vicinity Map



**CITY COUNCIL AGENDA TOPIC**

Ordinance relating to zoning within mixed-use areas within the City; Amending the land use designations for five parcels located within mixed-use areas within the City for consistency with revisions to the City's Comprehensive Plan and the Housing Opportunities in Mixed-Use Areas (HOMA) Land Use Code Amendments; providing for severability; and establishing an effective date.

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

**EXECUTIVE SUMMARY****ACTION**

The Housing Opportunities in Mixed-Use Areas (HOMA) Land Use Code Amendment (LUCA) and associated rezones were adopted on March 17 through Ordinance Nos. 6906 (LUCA) and 6907 (rezones). Rezones were applied to any mixed-use property that was inconsistent with the Comprehensive Plan Future Land Use Map. There are several parcels in the Factoria area which were intended to be included in the previous HOMA rezone ordinance which were inadvertently left out from Ordinance No. 6907. This ordinance completes the rezone process for the HOMA initiative.

**RECOMMENDATION**

Move to adopt Ordinance No. 6916

**BACKGROUND/ANALYSIS****Background**

On February 24, Council reviewed the HOMA LUCA and associated rezones. The rezones were targeted and applied to mixed-use parcels that are currently inconsistent with the Future Land Use Map (FLUM) as well as applying two new land use districts, Mixed-Use 8-story (MU 8) and Mixed-Use 16-story (MU 16).

On March 17, Council adopted Ordinance No. 6907 rezoning mixed-use parcels inconsistent with the City's FLUM. Ordinance No. 6907 unintentionally omitted parcels in the Factoria area which are inconsistent with the FLUM. The locations of the five omitted parcels have been outlined in red on the map included as Attachment A. Four of the parcels are currently zoned Factoria 2 (F2), which was eliminated with the HOMA amendments, and the final parcel is currently zoned Community Business (CB). The FLUM shows all of the parcels as "Midrise Mixed-Use" which is inconsistent with the F2 and CB zones.

Through HOMA, all other parcels shown as Midrise Mixed-Use were rezoned to Neighborhood Mixed Use (NMU) in the Land Use Code. This Ordinance rezones the final five parcels to NMU, consistent with the FLUM and stated intent of the HOMA LUCA. Throughout the Planning Commission process, including the Planning Commission public hearing held on December 10, 2025, staff noted that all

current mixed-use parcels which were inconsistent with the FLUM would be rezoned. This Ordinance ensures that the final HOMA amendments are consistent with what was discussed with Planning Commission, Council, and the public throughout the process.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

The proposed rezones are consistent with the Comprehensive Plan and FLUM.

### **Fiscal Impact**

The proposed rezones should have a positive fiscal impact by encouraging redevelopment of parcels into denser, higher value uses, increasing tax revenues from the redeveloped parcels.

## **OPTIONS**

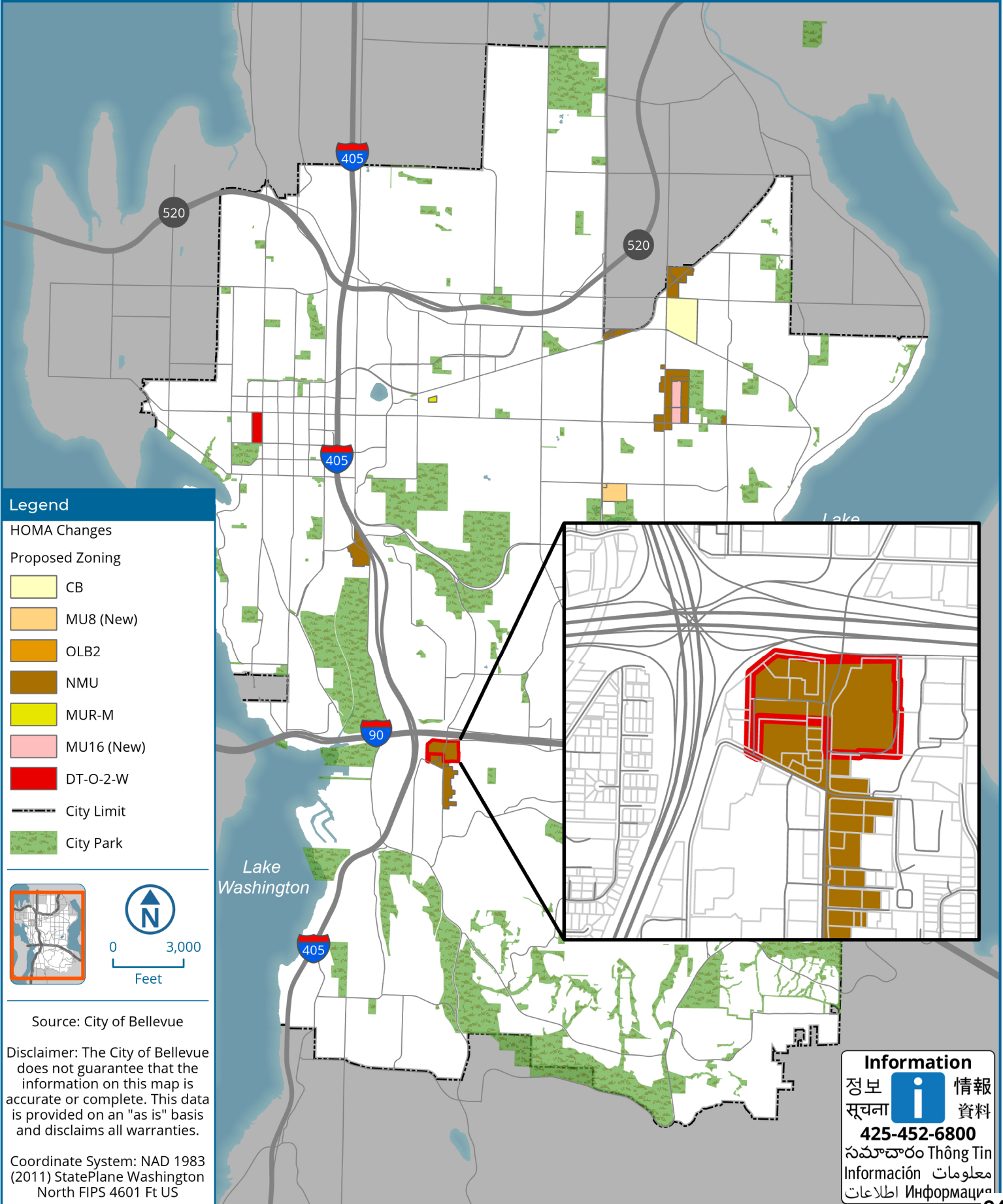
1. Adopt the Ordinance relating to zoning within mixed-use areas within the City; Amending the land use designations for five parcels located within mixed-use areas within the City for consistency with revisions to the City's Comprehensive Plan and the Housing Opportunities in Mixed-Use Areas (HOMA) Land Use Code Amendments; providing for severability; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

## **ATTACHMENTS**

- A. Map of HOMA Rezones  
Proposed Ordinance No. 6916

## **AVAILABLE IN COUNCIL LIBRARY**

N/A



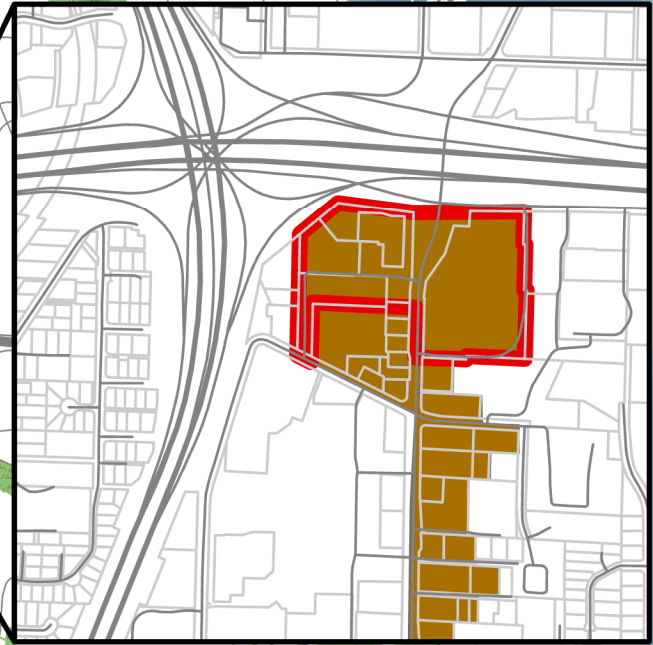
**Legend**

**HOMA Changes**

**Proposed Zoning**

- CB
- MU8 (New)
- OLB2
- NMU
- MUR-M
- MU16 (New)
- DT-O-2-W

- City Limit
- City Park



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

**Information**

정보 情報  
 सूचना 資料  
**425-452-6800**  
 సమాచారం **Thong Tin**  
 Información **معلومات**  
 اطلاعات **Информация**

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6916

AN ORDINANCE relating to zoning within mixed-use areas within the City; Amending the land use designations for five parcels located within mixed-use areas within the City for consistency with revisions to the City's Comprehensive Plan and the Housing Opportunities in Mixed-Use Areas (HOMA) Land Use Code Amendments; providing for severability; and establishing an effective date.

WHEREAS, the City engaged in a multi-year planning process for the Housing Opportunities in Mixed-Use Areas (HOMA) Land Use Code Amendments; and

WHEREAS, the planning effort for the HOMA LUCA began in 2022 as part of the Next Right Work initiative; and

WHEREAS, on October 22, 2024, the City Council adopted Ordinance No. 6811, adopting the citywide 2024-2044 Comprehensive Plan Periodic Update (CPPU) for the City of Bellevue; and

WHEREAS, through adoption of the CPPU, the City Council approved major updates, including the introduction of new land use designations for geographic areas in Crossroads, Factoria, Newport Hills, and other mixed-use areas throughout the City; and

WHEREAS, under LUC 20.35.015, area-wide amendments to the City's Zoning Map must be processed as legislative rezones as a Process IV decision; and

WHEREAS, on December 10, 2025, the Planning Commission held a public hearing on the HOMA LUCA, which included the proposed land use districts rezoned through this Ordinance; and

WHEREAS, on March 17, 2026, the City Council adopted Ordinance No. 6907, amending the land use designations for mixed-use areas throughout the City for consistency with revisions to the City's Comprehensive Plan and the HOMA LUCA; and

WHEREAS, the following five parcels were inadvertently left out of Ordinance No. 6907: 092405-9259; 092405-9257; 092405-9260; 092405-9038; and 092405-9100; and

WHEREAS, four of these parcels are currently zoned F2 and one is currently zoned CB; and

WHEREAS, rezoning of these five parcels to Neighborhood Mixed Use (NMU) was contemplated during the processing of the HOMA LUCA by the Planning Commission and by the City Council; and

WHEREAS, the City Council has considered whether the NMU land use district is appropriate for these five parcels; and

WHEREAS, while not required for legislative rezones, the City Council finds that the proposed land use district for these five parcels is consistent with the criteria contained in LUC 20.30A.140; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and the City's Environmental Procedures Code, Chapter 22.02 BCC; now, therefore,

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

**Section 1.** The foregoing recitals are hereby adopted by the City Council as findings of fact supporting and explaining the legislative intent behind the adoption of this Ordinance.

**Section 2.** Section 6 of Ordinance No. 6907 is hereby amended to read as shown on **Attachment A** to this Ordinance.

**Section 3. Land Use District Map.** As authorized under LUC 20.10.040, the Director of the Development Services Department shall update the City's Land Use District Map established under LUC 20.10.040 to reflect the rezones described in Section 2 of this Ordinance.

**Section 4. Clerk's Receiving No.** The rezones described in Section 2 of this Ordinance are given Clerk's Receiving No. \_\_\_\_\_.

**Section 5. Relationship to Prior Ordinances.** If there is a conflict between any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance and that of a previously adopted ordinance, this Ordinance shall control.

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

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

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

(SEAL)

\_\_\_\_\_  
Mo Malakoutian, Mayor

Approved as to form:  
Trisna Tanus, City Attorney

\_\_\_\_\_  
Robert Sepler, Assistant City Attorney

Attest:

\_\_\_\_\_  
Charmaine Arredondo, City Clerk  
Published \_\_\_\_\_

**Attachment A**  
Amended Section 6 of Ordinance No. 6907

**Section 6. Neighborhood Mixed Use.** The property legally described below is hereby rezoned to the Neighborhood Mixed Use (NMU) land use district, as established by LUC 20.10.020 and described in LUC 20.10.350:

That portion of the SE 1/4, Section 23, Township 25 North, Range 5 East W.M., King County, Washington, described as follows:

**Beginning** at the centerline intersection of 156th Ave NE and NE 28th St; Thence easterly along the centerline of NE 28th St also being the city limits as described in City of Bellevue Ordinance No. 4685 to the SW corner of the SE 1/4 of the NW 1/4 of the SE 1/4 of said Section; Thence northerly along the west line of said subdivision a distance of 106.44 feet to an angle point on said city limits; Thence easterly along said described city limits and the easterly extension to the centerline of Bellevue-Redmond highway; Thence southwesterly along said centerline to the westerly extension of the north line of Lot 1 Bellevue Short Plat 83-10, recorded under recording number 8309209009 records of King County, Washington; Thence easterly along said westerly extension and the north line of said Lot 1 to the northeast corner; Thence southerly along the east line of said Lot 1 to the southeast corner also being north line of Sherwood Gardens Plat filed in Volume 112 of Plats, Pages 56-57, records of King County, Washington; Thence westerly along the north line of said Sherwood Gardens Plat to the northwest corner; Thence southerly along the west line of said plat to the southwest corner also being the north line of Belmoor Plat filed in Volume 163 of Plats, Pages 6-7, records of King County, Washington; Thence westerly along the north line of said Belmoor Plat to the northwest corner; Thence southerly along the west line of said Plat and the southerly extension to the centerline of NE 24th St; Thence westerly along said centerline to the centerline intersection of 156th Ave NE; Thence northerly along the centerline of 156th Ave NE to the **Point of Beginning**.

Together with:

That portion of the SW 1/4 of the NW 1/4, Section 26, Township 25 North, Range 5 East W.M., King County, Washington, described as follows:

**Beginning** at the centerline intersection of 148th Ave NE and NE Redmond-Bellevue Road; Thence northerly along the centerline of 148th Ave NE to the southwesterly extension of the southeasterly right of way margin of vacated NE 18th PL (County Road No. 966) as described in City of Redmond Ordinance No. 394; Thence northeasterly and easterly along said southwesterly extension and said vacated southeasterly margin to the southerly right of way margin of NE 20th St and the city limits as described in City of Redmond Ordinance No. 275; Thence easterly along said southerly

right of way margin and described city limits to easterly line of the west 1/2 of the NW 1/4 of said Section; Thence southerly along said easterly line to the northeasterly extension of the southeasterly right of way margin of NE Redmond-Bellevue Road; Thence southwesterly along said northeasterly extension, said southeasterly right of way margin, and southwesterly extension to the intersection of the centerline of 148th Ave NE; Thence northerly along said centerline to the **Point of Beginning**.

Together with:

That portion of the SW 1/4 and the SE 1/4, Section 26 Township 25 North, Range 5 East W.M., and the NE 1/4 and the NW 1/4, Section 35 Township 25 North, Range 5 East W.M., King County, Washington, described as follows:

**Commencing** at the centerline intersection of 156th Ave NE and NE 15th St; Thence northerly along the centerline of 156th Ave NE to the easterly extension of the south line of Lot A Bellevue Short Plat 96-6781, recorded under recording number 9611209001 records of King County, Washington and the **Point of Beginning**; Thence westerly along said easterly extension and said south line of said Lot A to the southwest corner; Thence northerly along the west line of said Lot A to the northwest corner; Thence easterly along the north line of said Lot A and the easterly extension to the centerline of 156th Ave NE; Thence southerly along said centerline to **Point of Beginning**;

Together with:

**Beginning** at the centerline intersection of 156th Ave NE and NE 15th St Thence easterly along the centerline of NE 15th St to the northerly extension of the east line of the Upton at Crossroads Village Condo filed in Volume 291 of Condos, Pages 87-90 records of King County Washington; Thence southerly along said northerly extension and said east line and the east line of Parcel 1 and Parcel 2 of City of Bellevue Boundary Line Adjustment 22-115531 LW recorded under recording number 20230203900002 records of King County, Washington and the southerly extension to the centerline of NE 8th St; Thence westerly along said centerline to the northerly extension of the west line of Lot 18 of the Hill-Aire Plat filed in Volume 43 of Plats, Page 34, records of King County, Washington; Thence southerly along said northerly extension and the west line of said Lot 18 to the northeast corner of Villa 156 Condo filed in Volume 39 of Condos, Pages 94-97 records of King County Washington; Thence westerly along the north line of said Condo to the northwest corner also being the easterly right of way margin of 156th Ave Ne; Thence southerly along said right of way margin to the easterly extension of the south line of Parcel B of Crossroads Albertson's Store Binding Site Plan filed in Volume 169 of Plats, Pages 37-39; Thence westerly along said easterly extension and the south line of said Parcel B to the southwest corner; Thence northerly along the west line of said Parcel B and the northerly

extension to the centerline of NE 8th St; Thence westerly along said centerline to the southerly extension of the west line of Lot 1 Bellevue Short Plat 07-118587-LN, recorded under recording number 20080821900002 records of King County, Washington; Thence northerly along said southerly extension and west line of said Lot 1 to the northwest corner; Thence easterly along said north line and easterly extension to the centerline of 156th Ave NE; Thence northerly along said centerline to the easterly extension of the north line of The Cascadian Condo filed in Volume 58 of Condos, Pages 69-73, records of King County Washington; Thence westerly along said easterly extension and north line of said Cascadian Condo to the west line of the east 230 feet of the NE 1/4 of the SW 1/4 of said Section; Thence northerly along said west line parallel with centerline of 156th Ave NE a distance of 374.41 feet; Thence northeasterly a distance of 42.54 feet to the west line of the east 190 feet of the NE 1/4 of the SW 1/4 of said Section; Thence northerly along said west line to the north line of the south half of the NE 1/4 of the SW 1/4 of said Section; Thence easterly along said north line to the centerline of 156th Ave NE; Thence northerly along said centerline to the **Point of Beginning**.

**Excepting** therefrom That portion of the SE 1/4, Section 26, Township 25 North, Range 5 East W.M., King County, Washington, described as follows:

**Commencing** at the southwest corner of the Upton at Crossroads Village Condo filed in Volume 291 of Condos, Pages 87-90, records of King County Washington; Thence easterly along the south line of said Condo a distance of 150 feet to the Point of Beginning. Thence continuing easterly along said south line to the intersection of the northerly extension of the west line of Parcel 2 City of Bellevue Boundary Line Adjustment 22-115531 LW recorded under recording number 20230203900002 records of King County, Washington; Thence southerly along said northerly extension and the west line of said Parcel 2 and the southerly extension to the centerline of NE 8th St; Thence westerly along said centerline a distance of 284.9 feet; Thence northerly to the Point of Beginning.

Together with:

That portion of the SE 1/4 of the SE 1/4, Section 26, Township 25 North, Range 5 East W.M., King County, Washington, described as follows:

**Beginning** at the centerline intersection of 164th Ave NE and NE 8th St; Thence westerly along the centerline of NE 8th St to the southerly extension of the west line of west 40 feet of the east 220 feet of southeast 1/4 of the southeast 1/4 of said Section; Thence northerly along said west line to the north line of north 140 feet of the south 170 feet of the southeast 1/4 of the southeast 1/4 of said Section; Thence easterly along said north line to the west line of west 150 feet of the east 180 feet of the southeast 1/4 of the southeast 1/4 said Section; Thence northerly along said west line to the south line of Lot B of City of Bellevue Boundary Line Adjustment 96-7714 recorded

under recording number 9701139005 records of King County, Washington; Thence easterly along said south line of Lot B and the easterly extension to the centerline of 164th Ave NE; Thence southerly along said centerline to the **Point of Beginning**.

Together with:

That portion of the NW 1/4 of Section 4, Township 24 North, Range 5 East W.M, and the NE 1/4, Section 5, Township 24 North, Range 5 East W.M, King County, Washington, described as follows:

**Beginning** at a point of intersection with the easterly extension of the south line of 991 118th Ave Se Condo filed in Volume 347 of Condos, Pages 28-30, records of King County, Washington and the easterly right of way margin of Lake Washington Blvd SE; Thence westerly along said easterly extension and the south line of said Condo to the southwest corner and the east line of Lot 4 Bellefield Office Park filed in Volume 119 of Plats, Pages 81-90, records of King County Washington; Thence southerly along said east line to the southeast corner of said Lot 4; Thence westerly along the south line of said Lot 4 to the southwest corner; Thence northerly along the west line of said Lot 4 to the intersection with the south line of Lot 3 of said Bellefield Office Park; Thence northerly, southwesterly and northwesterly along the south and the west line of said Lot 3 and the northerly extension to the centerline of SE 8th St; Thence northeasterly along the said SE 8th St centerline to the easterly right of way margin of Lake Washington Blvd SE; Thence southeasterly along said right of way to the **Point of Beginning**.

Together with:

That portion of the SE 1/4, Section 9, Township 24 North, Range 5 East W.M. and the NE 1/4, Section 16, Township 24 North, Range 5 East W.M, King County, Washington, described as follows:

**Beginning** at the centerline intersection of Factoria Blvd SE (128th Ave SE) and SE 38th St; Thence northwesterly along the centerline of SE 38th St to the southerly extension of the west line of Lot 2 City of Bellevue Boundary Line Adjustment 995313 recorded under recording number 20000228900003 records of King County, Washington; Thence northerly along said southerly extension and west line of said Lot 2 and the west line of Lot 4 of said Boundary line Adjustment to the northwest line of said Lot 4; Thence northeasterly along the northwest line of said Lot 4 and the northwest line of Lot 3 of said Boundary Line Adjustment to the northeast line of said Lot 3; Thence southeasterly along said northeast line to the east line of said Lot 3; Thence southerly along the east line of said Lot 3 to the south line of said Lot 3; Thence easterly along the easterly extension of the south line of said Lot 3 to the west line of Parcel A City of Bellevue Boundary Line Adjustment 16-123804 LW recorded under recording number 20160805900002 records of

King County, Washington; Thence north along the west line of said Parcel A to the north line of said Parcel A; Thence easterly along the north line of said Parcel A to the east line of said Parcel A; Thence southerly along the east line of said Parcel A to the south line of said Parcel A; Thence westerly along the south line of said Parcel A to the northwest corner of Lot 5 of the Newport Corporate Center Binding Site Plan filed in Volume 244 of Plats, Pages 62-71, records of King County, Washington; Thence southerly along the west line of said Lot 5 and the southerly extension to the centerline of SE 38th Pl; Thence easterly along said centerline to the northerly extension of the east line of Lot 2 King County Short Plat 781037 recorded under recording number 8208120471 records of King County, Washington; Thence southerly along said northerly extension and east line of said Lot 2 also being the westerly right of way margin for 129th Ave NE to the northeast corner of Newport Court Condo filed in Volume 123 of Condos, Pages 29-32, records of King County, Washington; Thence westerly along the north line said Newport Court Condo to the northwest corner; Thence southerly along said west line to the southwest corner also being the north line of Chateau Ville Condo filed in Volume 32 of Condos, Pages 78-80, records of King County, Washington; Thence westerly along north line of said Chateau Condo to the northwest corner; Thence southerly along the west line of said Chateau Condo to the southwest corner; Thence easterly along the south line of said Chateau Condo to the northerly extension of the most westerly line of Newport Commons Condo filed in Volume 297 of Condos, Pages 64-67, records of King County Washington also known as the west line of 40th Lane NE; Thence southerly along said northerly extension and the west line of said 40th Lane NE to the southwest corner; Thence easterly along the said south line of 40th Lane NE to the east line of west 170 feet of the easterly 270 feet of the west 1/2 of the NE 1/4 of the NE 1/4 of said Section; Thence southerly along said east line to the northerly right of way margin of SE 40th Pl as described in Warranty Deed recording number 20020312000882 records of King County, Washington; Thence westerly along said north margin to the northerly extension of the east line of Lot 2 of Bellevue Binding Site Plan 16-129277 LF filed in Volume 274 of Plats, Page 94, records of King County, Washington; Thence southerly along said northerly extension and east line of said Lot 2 to the north line of Wensley Court Condo filed in Volume 66 of Condos, Pages 84-86, records of King County, Washington; Thence westerly along the north line of said Wensley Condo to the northwest corner; Thence southerly along the west line of said Wensley Condo to the southwest corner; Thence easterly along the south line of said Wensley Condo to the west line of the east 660 feet of the NE 1/4 of the NE 1/4 of said Section; Thence southerly along said west line to the northwest corner of Ballantrae Square Condo filed in Volume 37 of Condos, Pages 88-94, records of King County Washington; Thence westerly and southerly along the north line of said Ballantrae Condo and the westerly extension to the centerline of Factoria Blvd SE; Thence northerly along said centerline to the **Point of Beginning**.

APPROVED - DVogt 04/07/2026



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**CITY COUNCIL AGENDA TOPIC**

Resolution authorizing execution of a five-year General Services contract in an amount not to exceed \$513,759.15, plus all applicable taxes, with Guardian Security Systems Inc. for 24/7 fire and security alarm monitoring, annual testing, system maintenance, partial and/or full replacement of system components as needed at all Parks & Community Services facilities.

Shelley McVein, Acting Director  
Thomas Purcell, Structural Operations Manager  
Jae Mandanas, Contract Administrator  
*Parks & Community Services Department*

**EXECUTIVE SUMMARY****DIRECTION**

Adoption of a resolution authorizing execution of a five-year General Services contract with Guardian Security for 24/7 fire and security alarm monitoring, annual testing, and system maintenance for all Parks & Community Services facilities.

**RECOMMENDATION**

Move to adopt Resolution No. 10631

**BACKGROUND/ANALYSIS**

The Parks and Community Services Department utilizes skilled contractors to provide 24/7 monitoring, confidence testing, maintenance and support for the fire and alarm systems located at all Park facilities. This contract will provide for the support of such systems. The contract includes local monitoring and emergency dispatch, annual inspections and confidence testing of equipment, emergency service, maintenance, repair and replacement of system components.

The city conducted a competitive request for proposals (RFP) process in March 2026. Structural Operations staff reviewed and evaluated proposals from the four companies: Guardian Security Systems Inc, Cosco Fire Protection Inc, Fire Protection Inc., and Performance System Integration. Final selection was based on several factors including municipal experience, references, processes, price, live answering and dispatching, ability to respond promptly, and adequate inventory to meet the city's needs. It was determined through the evaluation process that Guardian Security Systems Inc. met all criteria and is the only qualified vendor that provides both security and fire monitoring services. The company has historically performed satisfactorily as a vendor.

**POLICY & FISCAL IMPACTS****Policy Impact**

Bellevue City Code Chapter 4.28 provides for the fair and equitable treatment of all persons involved in the purchasing process. Council approval is required to execute a contract in excess of \$350,000.

**Fiscal Impact**

This action will oblige the city to a contract amount not to exceed \$513,759.15, plus all applicable taxes, for a five-year General Services Contract with Guardian Security Systems Inc. If approved, the contract term is July 1, 2026, through June 30, 2031. These services are used for ongoing operations, and sufficient funds are budgeted in the remainder of fiscal year 2026 Parks & Community Services operating budget. Additional funding for future years will be requested in subsequent budget processes and will be subject to final budget appropriation.

**OPTIONS**

1. Adopt the Resolution authorizing execution of a five-year General Services contract in an amount not to exceed \$513,759.15, plus all applicable taxes, with Guardian Security Systems Inc. for 24/7 fire and security alarm monitoring, annual testing, system maintenance, partial and/or full replacement of system components as needed at all Parks & Community Services facilities.
2. Do not adopt the Resolution and provide alternative direction to staff.

**ATTACHMENTS**

Proposed Resolution No. 10631

**AVAILABLE IN COUNCIL LIBRARY**

Contract with Guardian Security Agreements

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10631

A RESOLUTION authorizing execution of a five-year General Services contract in an amount not to exceed \$513,759.15, plus all applicable taxes, with Guardian Security Systems Inc. for 24/7 fire and security alarm monitoring, annual testing, system maintenance, partial and/or full replacement of system components as needed at all Parks & Community Services facilities.

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

Section 1. The City Manager or designee is hereby authorized to execute a five-year General Services contract in an amount not to exceed \$513,759.15, plus all applicable taxes, with Guardian Security Systems Inc. for 24/7 fire and security alarm monitoring, annual testing, system maintenance, partial and/or full replacement of system components as needed at all Parks & Community Services facilities, which shall be substantially in the form of the copy of which contract has been given Clerk's Receiving No. \_\_\_\_\_.

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

(SEAL)

\_\_\_\_\_  
Mo Malakoutian, Mayor

Attest:

\_\_\_\_\_  
Charmaine Arredondo, City Clerk

**CITY COUNCIL AGENDA TOPIC**

Resolution authorizing execution of a contract amendment to the agreement with ARC Architects for architectural and engineering services of the new Park Operations Facility in the amount of \$228,672, plus all applicable taxes.

Shelley McVein, Acting Director,  
Camron Parker, Assistant Director  
Wyatt Thompson, Planning and Development Manager,  
Ariel Mieling, Project Manager,  
*Parks & Community Services Department*

**EXECUTIVE SUMMARY****ACTION**

Authorize a resolution to execute a contract amendment in the amount of \$228,672, plus all applicable taxes, for a total contract amount of \$1,677,616 to the Professional Services Agreement with ARC Architects for required scope changes to the design of the new Park Operations Facility.

**RECOMMENDATION**

Move to adopt Resolution No. 10632

**BACKGROUND/ANALYSIS**

Parks & Community Services Resource Management and Natural Resources Divisions manage and maintain the city's growing parks and open spaces system to ensure that all facilities within the system are safe, enjoyable places for the public. This project seeks to address long-standing deficiencies identified in existing Parks Operation & Maintenance (O&M) facilities that include insufficient staff office and workshop space, deteriorating conditions in aged facilities, inadequate material storage capacity, as well as ADA and land use compliance issues.

In 2018, the Citywide Property & Facilities Long Range Plan concluded that the existing operations center site at the Bellevue Golf Course could be expanded and re-planned as the department's consolidated field operations center. The study further concluded that the site could be planned in a way to accommodate additional capacity, better fulfilling future growth demands of the Parks & Community Services department and offering efficiencies in consolidating operations. Moving Parks & Community Services staff to the new facility would in turn create additional capacity for Transportation and Utilities maintenance and operations teams at existing city facilities.

The City Council authorized Resolution 10029 on November 22, 2021, for execution of a Phase 1 agreement with ARC Architects for architectural and engineering services for the proposed Parks Operations facility. The contract evaluated programing, operations space needs, and provided alternative design configurations through schematic design and design development phases of the Parks Operations Facility. On February 25, 2025, the council authorized Resolution 104676 for execution of a phase 2 agreement with ARC Architects to provide architectural and engineering

services for construction documentation, permitting, public bid, construction administration and warranty work.

In the course of conducting that design work, an in-depth Land Use Code review identified a complicated array of different allowed uses among the multiple parcels that make up the project site. This triggered unplanned, but necessary, facility redesign steps in order to assure a project that will be compliant with the current code and conditions of past land use code approvals and actions at the golf course. This contract amendment creates scope for that additional architectural and engineering work and allows for additional construction phasing study to allow the golf course to remain operational while the existing golf maintenance facility is disrupted throughout construction.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

Bellevue City Code

- BCC 4.28 provides for the fair and equitable treatment of all persons involved in the purchasing process. Council approval is required when Contract values exceed \$350,000.

Procurement Policy Guide

- Council approval is required when total value of changes required exceeds 10% of the original contract.

### **Fiscal Impact**

Authorizing this contract will obligate the city to a contract increase of \$228,672, plus all applicable taxes. This project is funded in the 2025-2030 General Capital Improvement Program (CIP) by the Parks Operations Facility (CIP Plan No. G-117).

## **OPTIONS**

1. Adopt the Resolution authorizing execution of a contract amendment to the agreement with ARC Architects for architectural and engineering services of the new Park Operations Facility in the amount of \$228,672, plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

## **ATTACHMENTS**

A. Vicinity Map

Proposed Resolution No. 10632

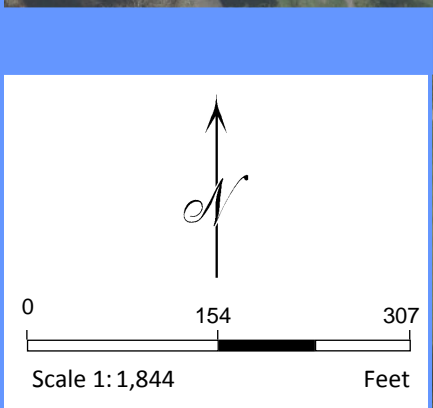
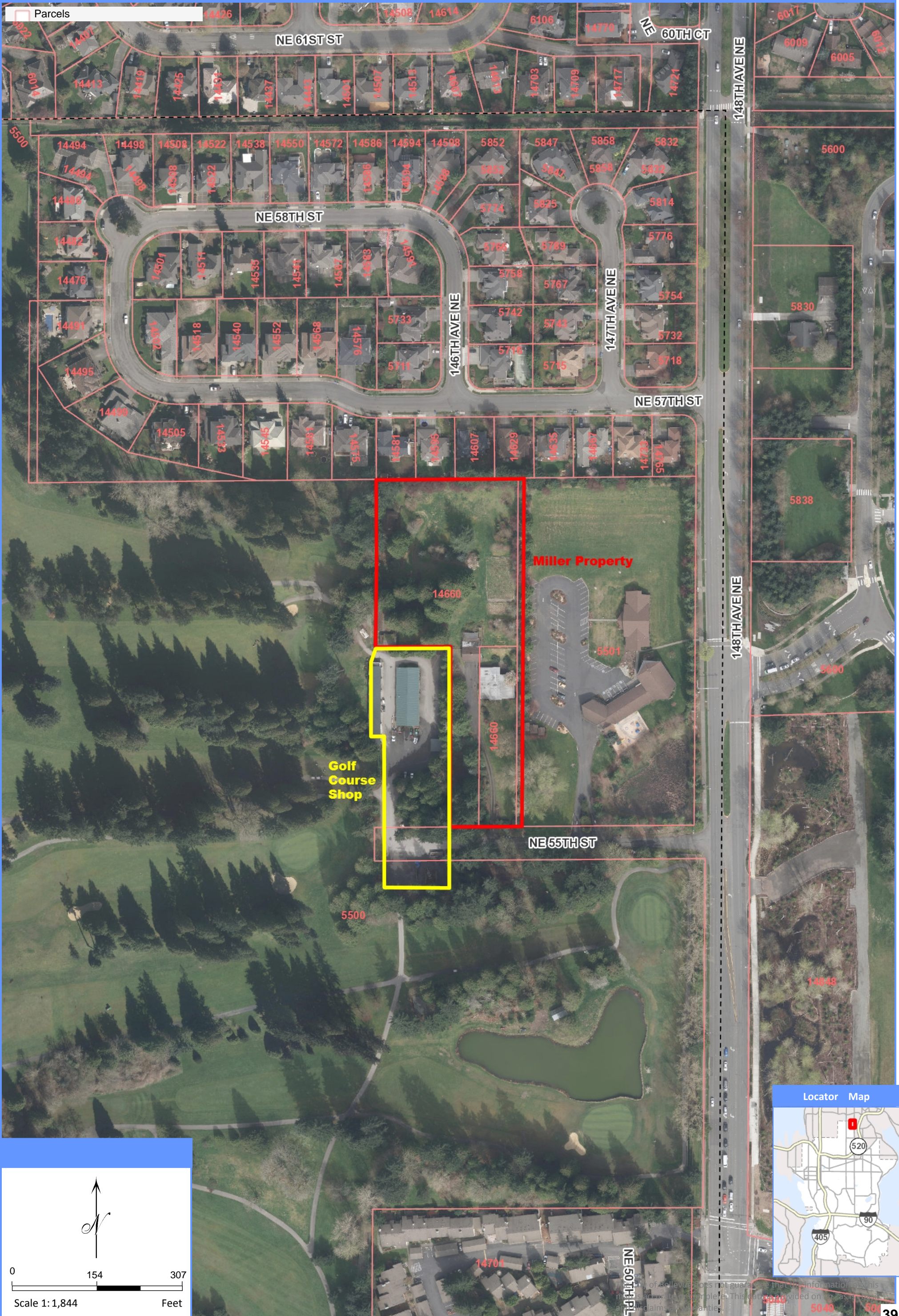
## **AVAILABLE IN COUNCIL LIBRARY**

Professional Services Contract and Amendments 1-5

Professional Services Contract Amendment #6



# Site Vicinity



The City of Bellevue does not guarantee the information in this map is accurate or complete. This data is provided on an "as is" basis with no warranty or liability.

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10632

A RESOLUTION authorizing execution of a contract amendment to the agreement with ARC Architects for architectural and engineering services of the new Park Operations Facility in the amount of \$228,672, 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 contract amendment to the agreement with ARC Architects for architectural and engineering services of the new Park Operations Facility in the amount of \$228,672, plus all applicable taxes, which shall be substantially in the form of the copy of which contract amendment 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 conveyance of a utilities easement and a temporary construction easement located at King County Tax Parcel Number 932360TR-C on Highland Drive to Bellevue School District for underground water, sewer, and storm drainage connections to the adjacent property with King County Tax Parcel Number 222405-9024.

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 Department*

**EXECUTIVE SUMMARY****ACTION**

This action authorizes the execution of both a utility easement and a temporary construction easement on City of Bellevue Park's property. The request supports future development by enabling underground utility connections for water, sewer, and storm drainage for the Bellevue School District property.

**RECOMMENDATION**

Move to adopt Resolution No. 10633

**BACKGROUND/ANALYSIS**

Westwood Highlands was platted in 1978 and parcel 932360TR-C was dedicated to the City of Bellevue as a public walkway (Tract C of the plat). Bellevue School District is the owner of the property adjacent to Tract C with King County Tax Parcel Number 222405-9024 and is planning to redevelop their property. The new development needs utility connections from Highland Drive across the city's Tract C property to the district's property.

The city has received a request from the school district for a utility easement and a temporary construction easement for underground water, sewer, and storm drainage connections with a duration of up to three years for utility connections across the city's Tract C property. Staff have reviewed the request and have found little impact to the city's use of the property resulting from granting the easements. The utility connections will be underground, allowing the surface of the property to continue to be available as a walkway. Furthermore, there is existing subsurface sewer line on the property as the city has granted a sewer easement to a neighboring property under Resolution No. 5693 on August 2, 1993. Therefore, staff recommend authorizing the execution of the documents for a utilities easement and a temporary construction easement located within Tract C of Westwood Highlands with King County tax parcel number 932360TR-C.

## **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, Bellevue School District will compensate the city for the conveyance of the easements in the amount of \$25,000. Funds will be receipted in the General Fund for council discretion on future use of the funds

## **OPTIONS**

1. Adopt the Resolution authorizing the conveyance of a utilities easement and a temporary construction easement located at King County Tax Parcel Number 932360TR-C on Highland Drive to Bellevue School District for underground water, sewer, and storm drainage connections to the adjacent property with King County Tax Parcel Number 222405-9024.
2. Do not adopt the Resolution and provide alternative direction to staff.

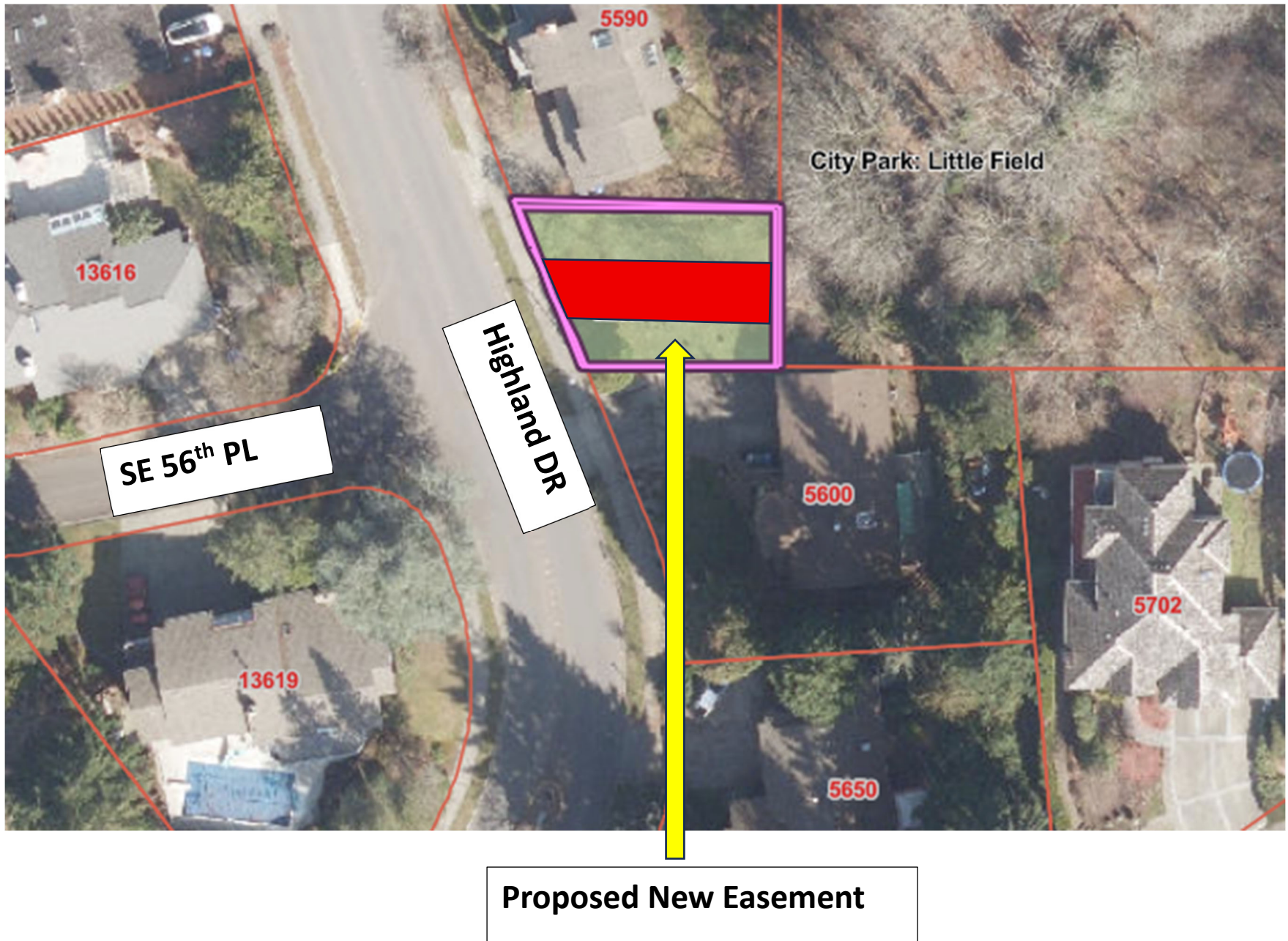
## **ATTACHMENTS**

- A. Easement Exhibit Map
  - B. Vicinity Map
- Proposed Resolution No. 10633

## **AVAILABLE IN COUNCIL LIBRARY**

Proposed utilities easement to Bellevue School District  
Proposed temporary construction easement to Bellevue School District

EASEMENT EXHIBIT MAP





CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10633

A RESOLUTION authorizing the conveyance of a utilities easement and a temporary construction easement located at King County Tax Parcel Number 932360TR-C on Highland Drive to Bellevue School District for underground water, sewer, and storm drainage connections to the adjacent property with King County Tax Parcel Number 222405-9024.

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 the conveyance of (1) a utilities easement, which shall be substantially in the form of the copy of which easement has been given Clerk's Receiving No. \_\_\_\_\_ and (2) a temporary construction easement, which shall be substantially in the form of the copy of which easement has been given Clerk's Receiving No. \_\_\_\_\_, both of which easements shall be located at King County Tax Parcel Number 932360TR-C on Highland Drive and conveyed to Bellevue School District for underground water, sewer, and storm drainage connections to the adjacent property with King County Tax Parcel Number 222405-9024.

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**

Briefing on King County Wastewater Treatment Division 2027 Sewer Rate and Capacity Charge Proposal and 20-Year Forecast

Kamuron Gurol, Director  
*King County Wastewater Treatment Division*

Lucy Liu, Director  
Scott Edwards, Deputy Director  
Matt Hobson, Fiscal Manager  
*Utilities Department*

Ella Williams, Intergovernmental Policy Advisor  
*City Manager's Office*

**EXECUTIVE SUMMARY****INFORMATION  
ONLY**

Kamuron Gurol, King County Wastewater Treatment Division (WTD) Director, will brief the Council on the County's proposed 2027 sewer rate and capacity charge, the 20-year sewer rate forecast, and ongoing work related to long-term forecasting and the Regional Wastewater Services Plan (RWSP) update. Bellevue staff recommend communicating the City's position concerning the proposed 2027 sewer rate through the Sound Cities Association (SCA) sewer rate letter, which will be voted on at the May 13 Public Issues Committee (PIC) meeting.

**RECOMMENDATION**

Consider directing staff to communicate the city's position concerning the King County proposed 2027 sewer rate through the Sound Cities Association sewer rate letter, which will be voted on at the May 13 Public Issues Committee meeting.

**BACKGROUND/ANALYSIS**

On April 23, King County Executive Girmay Zahilay transmitted the 2027 sewer rate and capacity charge proposal for WTD. Along with the annual rate proposal, the Executive also shared a 20-year sewer rate forecast that would increase rates over the next 20 years from \$62.66 per month per average residential customer in 2026 to \$160.70 in 2036 and \$197.23 in 2046, equating to a 156 percent increase over the next 10 years and a 215 percent increase over the next 20 years.

Per City Council's adopted Wastewater System Plan and Comprehensive Financial Policies, increases to the County's sewer rate are passed directly to Bellevue's customers. The City's sewer utility rates are designed to recover the full cost of service, including the conveyance and treatment costs charged by WTD. Bellevue's sewer utility rates must also cover the City's costs to maintain, operate and improve local sewer infrastructure. This rate-setting authority provides City Council with the ability to establish rates and rate structures that reflect the City's financial, service, and policy goals.

By way of background, WTD Director Gurol presented to the Council on May 6, 2025, regarding the 2026 rate proposal. Last year's agenda memo can be found here: [Study Session Item 25-362](#).

### **Regional Sewer Contracts and Rates**

King County provides regional sewer conveyance and treatment services to 34 local sewer agencies ("contract agencies"), including Bellevue, spread over 424 square miles in King, Snohomish and Pierce counties. King County's major system assets include three large regional and two small wastewater treatment plants, almost 400 miles of sewer pipelines, 15 miles of reclaimed water lines, 39 combined sewer overflow (CSO) outfalls, and 48 pump stations.

King County's wastewater contracts define the roles and responsibilities between the County and its contract agencies. Under these contracts, King County is responsible for setting sewer rates each year that are charged to the contract agencies to cover the operating and capital costs of the regional sewer system. The amount is based on the County's adopted monthly rate and the number of Residential Customer Equivalent (RCEs) of each local jurisdiction. One RCE represents the assumed wastewater use of a single-family home in a typical month and is used to convert commercial and multifamily uses for billing purposes.

The King County Council must adopt an annual sewer rate for the following year by June 30. After the Executive transmits his proposal, the King County Council makes the final decision under advisement from the Regional Water Quality Committee (RWQC) and the Metropolitan Water Pollution Abatement Advisory Committee (MWPAAC). Deputy Mayor Dave Hamilton serves on the RWQC on behalf of the Sound Cities Association (SCA). MWPAAC is comprised of contract agency staff and elected officials; Bellevue Utilities staff represent Bellevue on MWPAAC.

### **20-Year Sewer Rate Forecast**

The King County Executive proposed a 2027 monthly sewer rate of \$70.65 to the King County Council. WTD forecasts increases between 0.00 percent and 12.75 percent annually between 2027 and 2046. These drastic rate increases are largely due to the Mouth of the Duwamish combined sewer overflow (CSO) project and other regulatory project cost estimate updates.

WTD has briefed RWQC and MWPAAC on the proposed 2027 monthly sewer rate and 20-year rate forecast. Many RWQC and MWPAAC members have expressed concern over the affordability of the 10-year forecast, given the region's rising costs of living and inflation, and over the reliability of the 20-year forecast.

Table 1. King County WTD Sewer Rate Forecast 2026-2046

Year	Rate Increase (%)	Monthly Sewer Rate	Year	Rate Increase (%)	Monthly Sewer Rate
2026*		\$62.66			
2027	12.75%	\$70.65	2037	1.75%	\$163.52
2028	12.75%	\$79.66	2038	3.75%	\$169.66
2029	12.75%	\$89.82	2039	3.75%	\$176.03
2030	12.75%	\$101.28	2040	3.75%	\$182.64
2031	11.25%	\$112.68	2041	2.25%	\$186.75
2032	11.25%	\$125.36	2042	2.25%	\$190.96
2033	8.00%	\$135.39	2043	2.25%	\$195.26
2034	8.00%	\$146.23	2044	0.50%	\$196.24
2035	8.00%	\$157.93	2045	0.50%	\$197.23
2036	1.75%	\$160.70	2046	0.00%	\$197.23

\* Adopted

### Regional Wastewater Services Plan (RWSP) Update

The current RWSP was adopted in November 1999 to ensure the continuation of high-quality wastewater treatment services through 2030. Many of the major projects outlined in the RWSP have been completed or are underway. As such, WTD is working to update the RWSP and its associated policies, including financial policies and WTD’s eight categories of capital investment (treatment, asset management, separated system conveyance including infiltration/inflow, combined system management, climate impact preparedness and natural disaster resiliency, pollution, resource recovery, and odor control).

WTD is working with the RWSP Working Group, MWPAAC, and RWQC to develop draft policy options for discussion at RWQC through 2026. Financial information for the policy options will be available beginning in Fall 2026, while draft financial policies will be discussed in early to mid-2027. WTD anticipates a draft plan to be developed by the end of 2027, after which it will go through environmental review. RWQC and the King County Council will consider the RWSP for final approval, prior to submittal to the Department of Ecology.

## POLICY & FISCAL IMPACTS

### Policy Impact

Per Bellevue’s Wastewater System Plan and Comprehensive Financial Policies, payments to King County for sewer services are passed through to Bellevue’s sewer customers via Bellevue Sewer Utility rates.

Bellevue's adopted Comprehensive Plan states that utility services should be provided in a way that balances public concerns about infrastructure safety and health impacts, consumer interest in paying a fair and reasonable price for service, potential impacts on the natural environment, and aesthetic compatibility with surrounding land uses.

### **Fiscal Impact**

The 2026 typical Bellevue residential utility bill for water, sewer, and stormwater services is \$229.48 per month, with sewer representing \$108.63, or 47 percent, of the total bill. The 2026 King County sewer charge is \$62.66 per month, which is 58 percent of Bellevue's typical residential sewer bill or 27 percent of the typical total residential utility bill. The remaining 42 percent of the residential sewer bill, approximately \$45.97, supports maintaining, operating, and improving the City's local sewer system.

The proposed WTD rate increase of 12.75 percent would increase Bellevue's sewer rate by 7.4 percent, or \$7.99 per month for the typical residential sewer customer in 2027. For 2028 through 2032, WTD's projected rate increases would result in Bellevue's sewer rate increasing by approximately 8.0 percent each year, or \$9.01 to \$12.68 per month for the typical residential sewer bill. These projected sewer rate increases do not include adjustments necessary to address Bellevue's costs to maintain, operate, and improve the local sewer system.

### **OPTIONS**

1. Direct staff to communicate the city's position concerning the proposed 2027 sewer rate through the Sound Cities Association sewer rate letter, which will be voted on at the May 13 Public Issues Committee meeting.
2. Provide alternative direction.

### **ATTACHMENTS**

- A. Draft SCA 2027 Proposed Sewer Rate Response Letter

### **AVAILABLE IN COUNCIL LIBRARY**

N/A

**SCA Public Issues Committee – April 8, 2026 – Item 7 – Attachment A**

**Draft SCA 2027 Proposed Sewer Rate Response Letter**

Metropolitan King County Council  
516 3<sup>rd</sup> Ave.  
Seattle, WA 98104

Dear Chair Sarah Perry and King County Councilmembers,

On behalf of the Sound Cities Association (SCA), I am writing regarding Proposed Ordinance 2026-0103 2027 Proposed Sewer Rate and Capacity Charge. SCA is deeply concerned about the affordability of the sewer rates proposed for 2027 and forecasted in the near-term. Ratepayers are facing the compounding impacts of multiple years of double-digit sewer rate increases and sharp rate increases from other utilities. This trend is unsustainable. We request that WTD continue its Sewer Rate and Capital Work Plan including third-party review and multi-year rate options, incorporate a longer-range financial outlook, provide transparent reporting on system health and policy alignment, and clearly articulate the steps taken to identify and achieve cost savings.

We are aware of the 2027 proposed monthly sewer rate of \$70.65, a 12.75% increase over the current monthly sewer rate of \$62.66. Currently, monthly sewer rates are projected to double by 2033 and triple over the course of the forecasting period. These increases only account for the regional portion of the sewer rate, as cities and sewer districts levy their own rate increases to fund their local systems, further adding to ratepayer burden. In light of this, we encourage WTD to more holistically incorporate an understanding of the significant impact of rates on people living in the County. Sharp wholesale rate increases mean cities need to more acutely track their own ability to increase rates to address local system needs. We request that rate examinations not be siloed, such that increases to other utilities' rates, especially by the County, are factored into future sewer rate proposals.

We are committed to the health of Puget Sound and the people living around it. We understand the importance of maintaining dependable infrastructure to ensure the system continues to protect public and environmental health and acknowledge that rate increases may be necessary to do so. However, rate increases must be balanced with ratepayer needs.

To address these concerns, we support the recommendations proposed in letters by the Metropolitan Water Pollution Abatement Advisory Committee (MWPAAC) and Regional Water Quality Committee (RWQC). We therefore request WTD:

- Continue the work on the Sewer Rate and Capital Work Plan, including third-party capital program review and work towards multi-year rate options.
- Ensure future rate conversations include a focus on a longer-range view beyond the current 10- to 20-year window.
- Continue to consider and present information on the needs of the system and whether rates have kept up with those needs.
- Articulate steps WTD has taken to find savings across its categories of expenditure and the communicate the amount of those savings.
- Provide clear reporting on how WTD has aligned with its adopted policies. While we appreciate the inclusion of multiple rate scenarios in this year's process, exact policy levers available to affect sewer rates remain unclear, as does how policy choices made thus far have contributed to rate growth.
- Work with the RWQC to determine policies regarding rate affordability for future cycles.
- Collaborate with regulators to develop a data-informed regulatory approach to achieve meaningful environmental outcomes. Alternative pathways for regulatory capital projects should also provide relief from the stacking of expensive projects.

Thank you for your increased transparency during this year's sewer rate development process and for your continued partnership. We look forward to continuing to collaborate on ways to address the growing affordability crisis for our ratepayers.

Sincerely,

[SCA Board of Directors]

Cc: Girmay Zahilay, King County Executive

John Taylor, Director, Department of Natural Resources and Parks

Kamuron Gurol, Director, Wastewater Treatment Division

Sharman Herrin, Government Relations, Wastewater Treatment Division

Regional Water Quality Committee Members

**CITY COUNCIL AGENDA TOPIC**

Council initiation of the High-Density Residential and Planned Unit Development Land Use Code Amendment and Associated Rezones

Jake Hesselgesser, Acting Director  
Nick Whipple, Code and Policy Director  
Shawn Edghill, Senior Planner  
*Development Services Department*

**EXECUTIVE SUMMARY****DIRECTION**

This Land Use Code Amendment (LUCA) and associated rezones will implement updates to the Future Land Use Map in the Comprehensive Plan to align with new land use designations. The LUCA will create a high-density residential district that exceeds the city's current highest multifamily district, Medium Density Residential 2 (MDR-2), which allows about 30 dwelling units per acre, and the new district will apply in designated areas within Crossroads and Factoria. It will also update the planned unit development (PUD) provisions to allow greater flexibility on large sites and on sites redeveloped with affordable housing.

Following discussion, staff requests that Council initiate work on the High Density Residential and Planned Unit Development LUCA and direct the Planning Commission to review and process it.

**RECOMMENDATION**

Consider directing staff to initiate work on the High Density Residential and Planned Unit Development LUCA and direct the Planning Commission to review and process the LUCA.

**BACKGROUND/ANALYSIS****Background**

This LUCA and associated rezones implement updates to the Comprehensive Plan's Future Land Use Map to align with new land use designations. The LUCA has three primary components: creation of a new high density residential district for designated areas in Crossroads and Factoria; updates to PUD provisions to provide greater flexibility on large sites and sites redeveloped with affordable housing; and legislative rezones of property to the new high density residential district and of Overlake Farms property within Bridle Trails neighborhood to the low density residential 3 district.

**High-Density Residential Land Use District**

The proposed LUCA implements recent updates to the Comprehensive Plan's Future Land Use Map, which introduced a high-density residential land use designation. The Environmental Impact Statement (EIS) for the recent update to the Comprehensive Plan studied densities up to 60 dwelling units per acre in the high-density residential land use designations. Establishing a corresponding Land Use

District and associated dimensional standards is necessary to implement this policy change. The current Land Use Code lacks a standalone zone to accommodate this level of residential intensity outside of mixed-use areas. A new zoning tier is therefore needed to align zoning with the Future Land Use Map, expand housing capacity, and provide a predictable pathway for high-density residential development. The Future Land Use Map with locations for these high-density residential districts highlighted is included as Attachment A.

The new land use district will build on the structure of the existing medium-density framework and introduce updated dimensional standards to support broader housing typologies and increased development capacity. The LUCA will also consider transition standards and compatibility with adjacent lower-density areas.

### **Planned Unit Development (PUD) Code Update**

Bellevue's PUD regulations have remained largely unchanged since the mid-1990s and have been used infrequently, with fewer than ten PUDs processed over the past two decades. This limited utilization indicates that the current framework does not adequately support contemporary development patterns or provide sufficient flexibility to be a practical tool for applicants.

In Washington State, PUDs are an established land use mechanism that can enable more flexible and efficient site planning than conventional zoning. They allow for clustering of development, modification of dimensional standards, and coordinated design across a site, which can result in better environmental outcomes, preservation of open space and tree canopy, and a wider range of housing types while maintaining overall density targets.

The proposed update is supported by multiple policy directives in the recently adopted Comprehensive Plan. Policy HO-24 encourages regulatory approaches that maximize housing variety and achievable density. Policy LU-41 directs the City to provide opportunities for increased density and height on larger sites to support clustering, efficient site planning, and preservation of trees and open space. Additionally, the Affordable Housing Strategy (Action AH.4.3) calls for amendments to the PUD code to allow greater flexibility to facilitate affordable housing development.

These updates are intended to make the PUD framework a more effective implementation tool that aligns with current policy direction, expands housing opportunities, and enables more integrated and site-responsive development outcomes.

### **Legislative Rezones**

The legislative rezones accompanying this LUCA will rezone lots designated in the Future Land Use Map as high-density residential to the new high density residential district created through this LUCA.

The legislative rezones accompanying this LUCA will also include a rezone of the Overlake Farms property within the Bridle Trails neighborhood. The Future Land Use Map designates a portion of the property as Low Density Residential, which supports multifamily development. To align with the Future Land Use Map, the property will be rezoned to a multifamily land use district. In addition, proposed PUD code amendments are intended to facilitate redevelopment of the site while requiring the retention of a substantial number of existing trees and the provision of meaningful open space.

## **Proposed Scope of Code Amendments**

1. High Density Residential LUCA
  - a. Establish a new high density residential district consistent with the Future Land Use Map designation.
  - b. Amend LUC 20.20.010 (dimensional requirements) to establish:
    - i. Increased height limits
    - ii. Reduced setbacks
    - iii. Floor Area Ratio (FAR) to support up to 60 units per acre.
  - c. Develop transition and compatibility standards to address adjacency to lower-density land use districts.
  - d. Conduct a comprehensive review of cross-referenced code sections to ensure consistency and alignment amongst code provisions.
2. Planned Unit Development LUCA
  - a. Expand applicability thresholds and criteria to increase flexibility on larger parcels over 10 acres.
  - b. Replace subjective "compatibility" criteria with clear and objective standards.
  - c. Expand flexibility in development standards, including modifications to setbacks, lot coverage, and building placement; and clarify increased height and density limits allowed through the PUD process.
  - d. Strengthen provisions for clustering to concentrate development on portions of a site, and preserve significant trees, open space, and natural features.
  - e. Incorporate incentives to support affordable housing development.
  - f. Clarify and streamline the review and permitting process to reduce procedural complexity and improve predictability
  - g. Align PUD provisions with current environmental regulations, including critical areas and tree retention standards.
  - h. Review and reconcile cross-references throughout the Land Use Code to ensure internal consistency and eliminate conflicts
3. Legislative Rezones
  - a. Rezone Overlake Farms from Large Lot Residential (LL-1) to Low Density Residential 3 (LDR-3).
  - b. Rezone lots designated as high-density residential in the Future Land Use Map to the new high-density residential district created through this LUCA.

## **Public Engagement**

Staff have developed a public engagement plan with five modes of outreach to ensure the public, stakeholders, and interested parties have the opportunity to be informed and to provide comments.

- Process IV Requirements. Consistent with Chapter 20.35 LUC procedural requirements, public input will be solicited by a notice of application, notice of public hearing and the required public hearing.
- Public Notice. Staff will provide public notice within a 1,000-foot radius of any site proposed for a rezone. The typical citywide legislative rezone notice process does not require mailed public notice to nearby properties, but this proposal would include such notice to ensure

nearby residents are informed of any rezone proposal to high-density residential.

- Public Information Sessions. At least two public information sessions will be held either in person, virtually, or both.
- Direct Engagement and Feedback. Direct engagement with residents, neighborhood associations, and the development community, including through Bellevue Development Committee (BDC) meetings.
- Online Presence. The city webpage will provide the public information about the project, who to direct questions to, and how to submit comments.



## POLICY & FISCAL IMPACTS

### Policy Impact

These code amendments and associated rezones are proposed to increase the consistency of the Land Use Code and the recently adopted Comprehensive Plan by implementing the Future Land Use Map and advancing policies that promote housing diversity, flexibility, and density (HO-24), as well as increased density and height on larger sites to support clustering and the preservation of open space and trees (LU-41). In addition, the LUCA advances the Affordable Housing Strategy (Action AH.4.3) by introducing greater flexibility in the PUD code to facilitate affordable housing development.

### Fiscal Impact

There is no fiscal impact associated with implementing these changes.

## OPTIONS

1. Direct staff to initiate work on the High Density Residential and Planned Unit Development LUCA and direct the Planning Commission to review and process the LUCA.
2. Provide alternative direction to staff regarding scope or timing

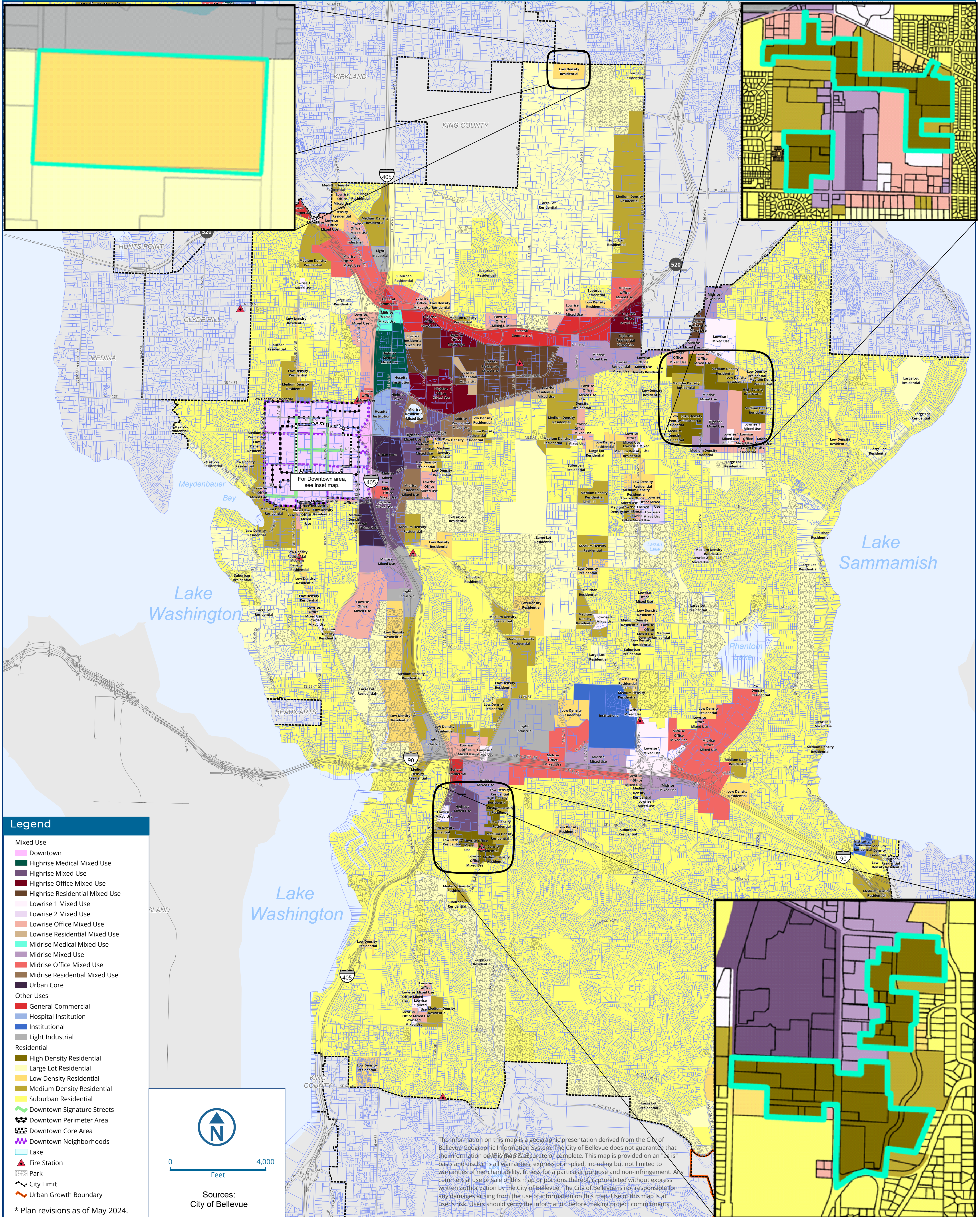
## ATTACHMENTS

- A. Future Land Use Map Showing New High-Density Residential Designation in Factoria and Crossroads and Low Density Residential applied to Overlake Farms

## AVAILABLE IN COUNCIL LIBRARY

N/A

# Future Land Use



The information on this map is a geographic presentation derived from the City of Bellevue Geographic Information System. The City of Bellevue does not guarantee that the information on this map is accurate or complete. This map is provided on an "as is" basis and disclaims all warranties, express or implied, including but not limited to warranties of merchantability, fitness for a particular purpose and non-infringement. Any commercial use or sale of this map or portions thereof, is prohibited without express written authorization by the City of Bellevue. The City of Bellevue is not responsible for any damages arising from the use of information on this map. Use of this map is at user's risk. Users should verify the information before making project commitments.

**CITY COUNCIL AGENDA TOPIC**

Ordinance defining criminal conduct; adopting a new section 10.06.130 of the Bellevue City Code related to targeted residential protest; and setting an effective date.

Diane Carlson, City Manager  
*City Manager's Office*

Trisna Tanus, City Attorney  
*City Attorney's Office*

**EXECUTIVE SUMMARY****ACTION**

The City Council is being asked to consider an ordinance to establish a new criminal conduct for targeted residential protest. This ordinance places a reasonable limit on protests that target specific occupants or residences located in residential land use districts, thus balancing and reconciling the rights of protesters to express their views and the rights of residents to enjoy privacy and tranquility in their homes.

**RECOMMENDATION**

Move to adopt Ordinance No. 6917

**BACKGROUND/ANALYSIS**

The First Amendment of the United States Constitution protects the rights of protestors and demonstrators to peacefully communicate and express their ideas and opinions. These constitutional rights are fundamental to our democracy and the values of the people of Bellevue. The city operates and provides services consistent with these constitutional protections.

There have been recent occurrences of protests and demonstrations in the city that target specific occupants of a residence or the residence itself. These targeted protests and demonstrations render the occupants as captive audience to offensive speech in their homes since the occupants cannot readily move to another residence or avoid the unwelcome speech.

The United States Supreme Court has determined that the government's protection of privacy and tranquility in the home to be a government interest of the highest order. The Court also has held that the government may prohibit offensive speech as intrusive when the captive audience cannot avoid the objectionable speech (*Frisby v. Schultz*, 487 US 474 (1988)). The current law in Bellevue does not adequately protect the rights of residents to privacy and tranquility in their homes when they or their residence are the subject of targeted protest.

The ordinance being presented to the council defines a new criminal conduct for targeted residential protest. If adopted, a person who participates with three or more people in a protest targeted at a particular occupant of a residence or the residence itself in a residential land use district may be criminally charged with gross misdemeanor. Targeted protest is defined as posting of persons, focused

course, or route in front of, around, or directly adjacent to the residences. If convicted, this crime carries a possible maximum jail sentence of 364 days and \$5,000 in fine.

The intent of the new regulation is to balance and reconcile the right of protesters to express their views and the right of residents to enjoy privacy and tranquility in their homes. The ordinance is not intended to be applied in a manner that restricts First Amendment activities within a residential neighborhood which does not target a particular residence or an occupant therein.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

This ordinance enacts new regulations that place a reasonable limit on targeted residential protest. The new regulations balance and reconcile the rights under the First Amendment for protesters and demonstrators to peacefully communicate and express their opinions and ideas with the right of residents to enjoy privacy and tranquility in their homes.

### **Fiscal Impact**

There is no fiscal impact associated with implementing these changes.

## **OPTIONS**

1. Move to adopt the Ordinance defining criminal conduct; adopting a new section 10.06.130 of the Bellevue City Code related to targeted residential protest; and setting an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

## **ATTACHMENTS**

Proposed Ordinance No. 6917

## **AVAILABLE IN COUNCIL LIBRARY**

N/A

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6917

AN ORDINANCE defining criminal conduct; adopting a new section 10.06.130 of the Bellevue City Code related to targeted residential protest; and setting an effective date.

WHEREAS, the First Amendment of the United States Constitution protects the rights of protestors and demonstrators to peacefully communicate and express their ideas and opinions; and

WHEREAS, these constitutional rights are fundamental to our democracy and values of the people of Bellevue; and

WHEREAS, there have been recent occurrences of protests and demonstrations in the city that target specific residences; and

WHEREAS, these protests and demonstrations have involved posting of persons, focused course, or route in front of, around, or directly adjacent to the residence, targeting the specific residence and captive audience therein; and

WHEREAS, protest and demonstration activity that is targeted at the occupants of a particular residence, who do not welcome such activity, may harass and intimidate the occupants, is inherently and unreasonably offensive to and intrusive upon the right to privacy in the home, and may cause emotional distress to the occupants; and

WHEREAS, unwelcome and targeted protest creates a captive audience because the occupants of a residence cannot readily move to another residence in order to avoid the unwelcome protest, demonstration or picketing being directed at them in their home; and

WHEREAS, the preservation and protection of the right to privacy in the home and the enjoyment of tranquility, well-being and sense of security in the home constitute public interest and are critically important to the public health, safety and welfare; and

WHEREAS, the United States Supreme Court has upheld the government's protection of privacy and tranquility of the home as a government interest of the highest order and has held that the government may prohibit offensive speech as intrusive when the captive audience cannot avoid the objectionable speech, *Frisby v. Schultz*, 487 US 474 (1988); and

WHEREAS, existing law does not adequately safeguard the rights of residents to privacy and tranquility in their homes, and

WHEREAS, new reasonable regulations related to targeted residential protests and demonstrations are necessary; and

WHEREAS, these new regulations must be balanced with the rights under the First Amendment for protesters and demonstrators to peacefully communicate and express their opinions and ideas; and

WHEREAS, these new regulations is not intended to be applied in a manner that restricts First Amendment activities within a residential neighborhood which does not target particular residences or occupants therein; and

WHEREAS, the City Council desires to enact a reasonable limit on residential protest that reconciles and protects the right of protesters to express their views and the right of residents to enjoy privacy and tranquility in their homes; now, therefore,

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

Section 1. A new section 10.06.130 of the Bellevue City Code is hereby adopted to read as follows:

**10.06.130 Targeted Residential Protest.**

A. This section enacts a limited prohibition against targeted protest focused on a particular occupant of a residence or residence itself. The limited purpose of this prohibition is to reconcile constitutional rights of free expression and to peacefully protest with the targeted resident’s rights to privacy and enjoyment of tranquility, well-being and sense of security in their home.

B. It is unlawful for any person to commit targeted residential protest.

C. *Definitions.* As used in this section:

1. “Targeted residential protest” means knowingly participating with three (3) or more persons in a protest that is targeted, directed or focused at a particular occupant of the residence or the residence itself, as shown by posting of persons, focused course, or route, in front of, around, or directly adjacent to the residence.

2. “Protest” means any protest, demonstration or picketing activity, including but not limited to, marching, congregating, standing, posting, parading, demonstrating, picketing, or patrolling of persons, with or without signs, and with or without making audible or amplified noise.

3. “Residence” means any permanent building being used by one or more occupants for non-transient residential uses, located in a residential land use district.

D. Any person who engages in targeted residential protest as prohibited by this section shall be guilty of a gross misdemeanor and upon conviction, may be fined and imprisoned as provided by Title 10 BCC. This section does not and shall not be interpreted to restrict protest, demonstration or picketing in a residential area that is not targeted at a particular occupant or residential dwelling.

Section 2. Effective Date. This Ordinance shall take effect and be in force thirty (30) 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 \_\_\_\_\_



DATE: May 12, 2026

TO: Mayor Malakoutian and City Councilmembers

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

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

### **DISCUSSION/ACTION ITEMS**

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

### **LEGISLATIVE STATUS REPORTS**

**State Legislative Update:** Staff has provided a written summary of recent state legislative activities. This includes a preview of candidate filing occurring in May, updates to the state's credit rating, legal challenges to recently adopted legislation, and work of state task forces. The Association of Washington Cities (AWC) is preparing for the 2027 session by gathering feedback and identifying key policies to focus on in 2027 with early coalescing around elevating financial stability and city budgets as a central priority.

**Federal Legislative Update:** Staff presented on Bellevue's 2026-2027 Federal Agenda during the May 5 Council Meeting, with an agenda memo that can be found [here](#). Bellevue's 2026-2027 Federal Agenda outlines the city's top federal funding and policy priorities, focusing on transportation and mobility, essential water infrastructure, as well as housing and safety-net programs. It positions Bellevue to pursue federal investments, advocate on major policy issues expected in the 120th Congress and strengthen relationships with the congressional delegation and federal agencies. The next Federal Legislative Update will be included in the May 2026 Intergovernmental Affairs Monthly Update.

### **STAFF REPORTS / INFORMATION ITEMS**

**Monthly Council Summary Background Briefings:** Included are updated background briefings on the King County Regional Committees and those of the Puget Sound Regional Council (PSRC).



City of Bellevue

City Manager's Office

**DATE:** May 12, 2026

**SUBJECT:** State Legislative Update, April 2026

**May Filing Week:** Candidate filing window opened May 4 at 8:00 a.m., and closed May 8 at 5:00 p.m. All 98 House seats and 24 of 49 Senate seats are up for election. In addition to legislators seeking re-election, 14 House seats and five Senate seats are open due to retirements or members seeking other offices. Several notable open seats have emerged from retiring incumbents, including Rep. Timm Ormsby (D-3rd LD), Rep. Suzanne Schmidt (R-4th LD), Rep. Mike Volz (R-6th LD), Rep. Jenny Graham (R-6th LD), Rep. Steve Tharinger (D-24th LD), Rep. Michelle Valdez (R-26th LD), Rep. Larry Springer (D-45th LD), Rep. Sharon Wylie (D-49th LD), Sen. Rebecca Saldana (D-37th LD), Rep. Carolyn Eslick (R-39th LD), Sen. Sharon Shewmake (D-42nd LD), Sen. Steve Conway (D-27th LD), Sen. Matt Boehnke (R-8th LD), and Sen. Judy Warnick (R-13th LD). All have announced that they will not seek re-election and either plan to retire or pursue a position outside the Legislature. In many cases, members serving in the House of Representatives are choosing to run for the Senate, creating more open seats in the House.

Five of the nine Washington Supreme Court seats are on the ballot, a detail of relevance given that the Court will ultimately rule on the constitutionality of the millionaire's tax, making judicial races unusually prominent in this cycle's political conversation. Additionally, nine of Washington's ten congressional seats are contested, with the 4th Congressional District representing the only open seat following Rep. Dan Newhouse's retirement. The 3rd Congressional District is shaping up as a competitive race with candidates from both parties and an intra-party Democratic challenge.

The ideological fault lines within the Democratic caucus are expected to play out visibly in several legislative primary races where incumbent Democrats face challenges from within their own party. The outcome of those intra-party contests will signal the direction of the caucus on issues including housing, taxation and local government authority heading into 2027.

**State Credit Rating:** On April 24, Moody's revised Washington's financial outlook from stable to negative, stopping short of lowering the state's triple-A bond rating but issuing a formal warning that the rating is at risk if current state budgeting practices continue. The agency's concern centers on a recurring pattern of spending more than the state takes in and filling the gap with reserves and one-time maneuvers. Total reserves are projected to fall from \$2 billion last July to just \$558 million by July 2027, well below State Treasurer Mike Pellicciotti's recommended floor of 10% of general fund revenues. Not all credit analysts share that level of alarm, though. S&P Global issued its own report maintaining a stable outlook, acknowledging that draining reserves could limit the state's flexibility in a downturn but concluding that the state remains well-positioned to maintain its credit stability.

**Legal Challenge to the Income Tax:** As expected, a legal challenge has been filed against the millionaire's tax, [Senate Bill 6346](#), that was approved by the 2026 Legislature and is assumed in the four-year budget outlook to provide approximately \$3 billion annually beginning in 2029. The income tax is scheduled to take effect January 1, 2028, with payments due the following year. Revenue uses include expanding the Working Families Tax Credit to an estimated 810,000 lower-income households, dedicating 5% of annual proceeds to the Fair Start for Kids Act beginning in 2029, exempting businesses grossing less than \$300,000 from the state's main business and occupation tax, as well as eliminating sales taxes on diapers, personal care products, and many over-the-counter drugs starting January 1, 2029.

The Citizen Action Defense Fund has filed a legal challenge against SB 6346 in Klickitat County Superior Court arguing it is unconstitutional under the 1933 Culliton precedent, which held that income is property under the state constitution and is therefore subject to the uniformity clause, meaning that the same rate would need to apply to all income levels. Former Attorney General Rob McKenna is leading the litigation. Senate Majority Leader Jamie Pedersen, the bill's prime sponsor, acknowledged the challenge was "expected and welcomed," noting that a central purpose of the legislation was to invite the Supreme Court to revisit the century-old precedent.

Separately, Brian Heywood of Let's Go Washington filed a referendum on the day of signing, but because the law contains a "necessity clause" preventing a referendum, the Secretary of State's Office formally rejected the filing. Heywood proceeded to bring litigation to remove the language and has indicated he will pursue an initiative to derail the law either this year or next if the referendum route fails. The Supreme Court issued their ruling on May 4, denying the request to pursue a referendum. Those seeking to overturn the proposal by voter may still utilize the initiative process, but that path to challenging the law requires twice as many signatures to advance.

SB 6346 has a direct connection to local government revenues. The bill's sales tax reductions, including the elimination of sales taxes on diapers, personal care products, over-the-counter drugs, and most retail sales taxes on services beginning January 1, 2029, will reduce local sales tax collections, as local sales taxes are tied to the state base. The Legislature acknowledged this impact directly in Section 1(12) of the bill, which states the Legislature's intent is to create a City and County Fiscal Health Account for future transfers from the general fund to mitigate a portion of the revenue loss to local governments. Any transfers to local governments from this account would be unrestricted and available for general use. However, this is currently a statement of legislative intent only, not an enacted appropriation. The final budget's four-year outlook (FY 2027–29) does include a line item titled "Local Government Fiscal Health" with an intent to transfer \$200 million from the general fund to the new account. If the law is struck down by the courts, both the sales tax reductions and the associated local fiscal health mitigation would not take effect.

**Legal Challenge to the LEOFF 1 Pension Transfer:** On April 30, retired police officers and firefighters filed a federal class action lawsuit challenging [House Bill 2034](#), approved during the

2026 session. The legislation dissolves the existing LEOFF 1 fund in mid-2029 and reconstitutes it at 110% of projected member obligations, freeing up an estimated \$3.9 billion in surplus, \$880 million of which was earmarked to replenish the Budget Stabilization Account that state credit rating agencies flagged as dangerously low. The system is available to police officers and firefighters hired before Oct. 1, 1977. A separate pension fund, unaffected by the new law, covers those who started work after that date. There are approximately 6,000 members in the plan. The plan was funded 80% by the state, and 20% by local governments and plan members. The Office of the State Actuary, in its fiscal note on the legislation, warned that restructuring elevates the probability of an unfunded liability emerging by 2045 from 5% to 40%. The legal challenge argues that the bill violates state contract law and that the funds within the pension account can only be spent on the account's beneficiaries.

**Association of Washington Cities (AWC) Legislative Priorities Committee (LPC):** The LPC met on May 1 to begin developing AWC's 2027 Legislative Agenda. Councilmember Sumadiwiryra represents Bellevue on the LPC. The LPC will continue meeting throughout the spring and summer to develop a draft agenda for consideration by the AWC Board in September. At this initial meeting, committee members reflected on the 2026 Legislative Session, expressing a consistent concern that cities are being left out of key legislative discussions, particularly on land use, tax policy, public safety, and other high-impact issues. There was also broad concern about the pace and volume of land use changes, with members noting that continual policy shifts make long-term planning difficult for cities, create uncertainty for local builders, and consume significant local government resources. Members emphasized the importance of greater predictability and more meaningful engagement with cities before major policy proposals are advanced.

Looking ahead to 2027, the Committee coalesced around elevating **financial stability and city budgets** as a central priority. Members emphasized the need for a focused and disciplined fiscal strategy, recognizing that many policy issues — including public safety, infrastructure, and economic development — ultimately tie back to city revenue capacity and long-term budget sustainability. There was strong alignment around prioritizing revenue, defending against unfunded mandates, and pursuing both short-term mitigation strategies and longer-term structural reforms to improve the stability of city budgets.

Members also discussed the impacts of recent state tax policy decisions, with specific discussion of the impacts of the adopted Millionaires' Tax (SB 6346). In addition to advocating for full mitigation of these impacts, members emphasized the need for a broader conversation around long-term budget stability for cities. This includes exploring structural tax reform, potential statewide workgroups to evaluate new fiscal models, and identifying a small number of widely supported, high-impact priorities that can unify cities. There was also interest in improving legislative process and accountability, including earlier stakeholder engagement and tools to better track and communicate how legislative actions impact cities.

Other major themes and topics that were raised included rising utility rates and underlying regulatory drivers, public safety funding pressures (including police staffing and public defense),

infrastructure and Public Works Assistance Account protection, flexibility in existing revenue tools (such as lodging tax), emerging policy areas like short-term rentals and [kratom](#), and the need for state investment in local government technology to improve permitting timelines and service delivery.

**Department of Housing Task Force:** In December 2025, Governor Ferguson signed [Executive Order 25-12](#), creating the Washington State Task Force on the establishment of a Department of Housing. The Task Force is charged with developing recommendations for a new cabinet-level housing agency focused on expanding housing supply, better aligning state housing programs and addressing housing needs across Washington. The Task Force must deliver a final report to the governor and Legislature by November 15.

The Task Force includes 19 members appointed by state leaders, representing the Governor's Office, key state agencies, the Legislature, AWC, Washington State Association of Counties, housing authorities, tribal governments, and both nonprofit and for-profit housing development sectors. Task Force meetings are held virtually on the second Wednesday of each month, with the next meeting scheduled for May 13.

A new Department of Housing could fundamentally reshape how the state develops, funds and enforces housing policy. Cities would need to engage with a new agency, understand its regulatory authority, and monitor whether its creation shifts more state housing mandates onto local governments. [Click here](#) to learn more.

**Paid Family & Medical Leave:** Governor Ferguson signed [House Bill 2345](#) on March 11, making technical changes to Washington's Paid Family and Medical Leave (PFML) program in response to IRS guidance issued last year pertaining to state-run paid leave programs. The legislation was requested by the Employment Security Department (ESD).

The core change is a technical accounting adjustment that moves employer contributions from the medical leave portion of the program's premiums to the family leave portion. Total premium contributions for both workers and employers are unchanged for the current year. Without the adjustment, certain medical leave payments from the state would have been subject to federal employment taxes such as Social Security, creating tax liabilities of up to \$30 million annually that would have either been drawn from the state's Paid Leave Trust Fund or passed on to employers. Because employer contributions for paid family leave are not subject to federal employment taxes, shifting employer contributions from the medical to the family leave side eliminates that federal tax exposure.

The new law will affect the 2027 premium rate split but does not change the current premium rate or contribution structure. ESD will announce the 2027 premium and detailed premium calculations by mid-November for employer implementation. ESD has noted it will provide additional guidance to employers on implementing the new premium split later this year.

## **Policy Highlights**

**Liability Reform Recommendations:** Liability reform was a significant topic during session, with multiple bills considered addressing civil liability exposure for public and private entities across multiple policy areas, including housing development, public safety and infrastructure. The Legislature allocated \$50,000 to the Office of the Administrative Hearings for the purpose of exploring, reviewing and considering options to improve existing systems and processes related to adjudicating claims for tortious conduct against the state or its political subdivisions. A report from this committee is due November 1, 2026.

**E-Motos – Department of Licensing Workgroup:** [Senate Bill 6110](#), sponsored by Sen. Sharon Shewmake (D-Bellingham), was signed by Governor Ferguson on March 23, with an effective date of June 11. It addresses the growing use of high-powered electric motorcycles, commonly called "e-motos", that are frequently marketed as similar to electric-assisted bicycles but are significantly faster and more powerful, creating confusion about how each type of vehicle should be regulated.

SB 6110 does not define "e-moto", which cities had hoped to see enacted this session, but takes an important first step by updating the definition of electric-assisted bicycle to explicitly exclude two categories of vehicles: any vehicle capable of exceeding 20 miles per hour on its electric motor alone, and any vehicle designed or easily configured by the manufacturer or seller to fall outside the legal definition of an e-bicycle. The bill directs the Department of Licensing to convene a stakeholder workgroup representing transportation, safety, state, local and tribal government, law enforcement, parks, trails, bicycles, and motorcycles. The workgroup must submit an interim report with recommendations and draft legislation defining "e-moto" to the Legislature and governor by December 15, with a final report due by October 31, 2027. AWC staff and city members will actively participate in the workgroup.

**Court Unification Task Force:** The Legislature passed [House Bill 1909](#), sponsored by Rep. Jamila Taylor (D-Federal Way), effective June 11. It establishes a nearly 40-member Court Unification Task Force to conduct a comprehensive review of the current court structure, which includes separately managed supreme, appellate, superior, district, and municipal courts, and evaluate whether centralizing some or all court administration would improve access, consistency and cost efficiency for those navigating the legal system.

The Legislature found that Washingtonians face real barriers from the current fragmented structure, including inconsistent local court rules, uneven adoption of technology for remote filing and hearings, and funding disparities that produce inequitable outcomes across jurisdictions, particularly for rural residents, low-income litigants, and those relying on public defenders. The bill was also prompted in part by the mounting pressure cities and counties face in funding their share of courts as new indigent defense standards take effect. The Task Force is co-chaired by the Chair of the House Civil Rights and Judiciary Committee and the Chief Justice of the Washington Supreme Court. It must submit a preliminary report by June 30, a final report by June 30, 2027, and the authorizing statute expires December 31, 2029. The Task

Force may form subcommittees on topics including court technology, capacity and funding, and small and rural courts.

AWC appoints three city members to the Task Force, one representing a city of 500,000 or more, one representing a city between 100,000 and 500,000, and one representing a city under 100,000, ensuring cities of all sizes have a direct voice in the process. Cities that operate municipal courts have a direct financial and operational stake in whatever the Task Force recommends. Municipal courts are primarily city-funded and handle the bulk of traffic infractions, misdemeanor offenses, and civil violations arising from city code enforcement. Any restructuring that consolidates municipal courts into district courts could shift costs and responsibilities in ways that significantly affect city budgets and the ability to prosecute local ordinance violations.

***Sheriff Standards Law Partially Blocked by Court:*** [Senate Bill 5974](#), sponsored by Sen. John Lovick (D-Mill Creek), establishes standards for county sheriffs, police chiefs, and town marshals, and extends to elected law enforcement executives the same certification requirements that already apply to rank-and-file officers. Governor Ferguson signed the bill into law on April 1, but it has since been blocked by two separate preliminary injunctions from a Thurston County judge, leaving it effectively on hold as the state prepares to appeal.

On April 29, Thurston County Superior Court Judge Christine Schaller issued the first injunction in a lawsuit brought by four eastern Washington sheriffs. That ruling blocked Section 9 of the bill, which is the decertification and removal provisions, along with the new candidate eligibility requirements, including the minimum age of 25 and five years of law enforcement experience requirement.

On May 2, Judge Schaller issued a second injunction in a separate case brought by the Washington State Sheriffs' Association and two candidates for sheriff. Neither would meet the five-year experience requirement under the new law. Though both cases were randomly assigned to the same judge, Schaller noted the cases raised overlapping but distinct challenges and said her Friday ruling was made independently of her Wednesday decision.

The state constitution, she found, sets only limited eligibility requirements for county sheriffs as constitutionally created positions, and only a constitutional amendment, not legislation, can impose additional qualifications for those offices. Schaller contrasted the new sheriff standards with every other elected county position in the state, which requires only residency and voter registration to file, and noted that no similar professional qualifications are imposed on legislators or the governor. While acknowledging that the Legislature's stated goals of professionalism and public trust in law enforcement were reasonable, Schaller concluded that the approach taken suggested the Legislature did not trust Washington voters to make those judgments themselves at the ballot box.

The state, represented by an assistant attorney general, defended the Legislature's authority to impose eligibility criteria and argued the law did not determine the outcome of any election but simply established a baseline qualification standard. The state intends to appeal both rulings.

**Automated License Plate Readers (ALPR):** [Senate Bill 6002](#), sponsored by Sen. Yasmin Trudeau (D-Tacoma) with a companion House bill sponsored by Rep. Osman Salahuddin (D-Redmond), passed and was signed into law with an emergency clause, taking effect immediately. The law creates the state’s first regulatory structure for ALPR systems. Key provisions include:

- ALPR data must be deleted within 21 days, with specific shorter retention periods for parking enforcement (12 hours), commercial vehicle enforcement (four hours), and traffic studies (30 days);
- ALPR use is prohibited for immigration investigation or enforcement, tracking protected activities such as free speech, or collecting data near protected health care or immigration facilities;
- data is generally exempt from public records disclosure except for research purposes;
- and by July 1, 2027, the state Attorney General must develop model ALPR policies, which agencies must adopt by December 2027.

The bill was prompted by multiple concerns, including federal immigration enforcement agencies accessing ALPR data in potential violation of the Keep Washington Working Act, a Skagit County court ruling that ALPR data is a public record subject to broad disclosure (prompting a surge of records requests), and documented cases of ALPR data being misused to stalk individuals. AWC worked with the Legislature and bill sponsors to refine the bill to balance privacy concerns with public safety needs.

More than 80 cities, six counties, and three tribal governments in Washington contracted with Flock Safety and other ALPR vendors as of 2025. Cities operating ALPR systems must now comply with the new data retention, use, and sharing requirements. All agencies must adopt Attorney General model policies by December 2027.

### **May Look Ahead**

- Candidate filing on May 4 – May 8
- [East King Chambers Coalition’s Legislative Wrap-up on May 5](#)
- Last day to file a declaration of candidacy on May 8
- Final day to withdraw from the ballot on May 11



**DATE:** May 12, 2026

**SUBJECT:** King County Regional Committees Update, April 2026

### **Regional Policy Committee (RPC)**

The RPC did not meet in April. The next RPC meeting is scheduled for May 13. Councilmember Lynne Robinson serves on the RPC representing the Sound Cities Association.

### **Regional Transit Committee (RTC)**

At its April 21 joint meeting with the King County Transportation, Economy and Environment (TrEE) Committee, the RTC:

- **Received a briefing on transportation planning for the World Cup.** Seattle will host six FIFA World Cup matches this summer between June 15 and July 6 at Seattle Stadium (Lumen Field), as well as nine events at Seattle Center. The FIFA Seattle Organizing Committee (Seattle FWC) has been coordinating with Metro, Sound Transit and local jurisdictions to coordinate transit and transportation planning for the FIFA events. Seattle FWC is expecting every match to be at full capacity, with approximately 63,000 people attending, including foreign dignitaries. Enhanced security protocols will be in effect. Attendees are encouraged to use transit to travel to the games and to fan celebration locations.

The RTC will not meet in May; the next RTC meeting is scheduled for June 17. Councilmember Vishal Bhargava serves on the RTC.

### **Regional Water Quality Committee (RWQC)**

At its April 1 meeting, the RWQC:

- **Discussed policy options related to source control and legacy pollution as part of the Regional Wastewater Services Plan (RWSP) update.** Committee members requested additional information on relative costs and possible outcomes of the policy options.
- **Received a briefing on the Wastewater Treatment Division (WTD) recommended 2027 sewer rate and capacity charge.** WTD recommended a rate increase of 12.75% for 2027, which would bring WTD portion of the monthly rate to \$70.65. Committee members expressed concern about ratepayers' ability to pay and requested more information be provided around all utility rate increases.
- **Heard about draft proposed changes to the capacity charge methodology.** This

proposal is in response to a 2016 King County Auditor's report recommending a more transparent model for developing the capacity charge. The proposal would align WTD's methodology with industry standards and align with Washington State RCW 35.58.570 principle of "equitable share."

The next RWQC meeting is scheduled for May 6. Deputy Mayor Dave Hamilton serves on the RWQC representing the Sound Cities Association.

### **Growth Management Planning Council (GMPC)**

The GMPC did not meet in April. The next GMPC meeting is scheduled for May 27. Councilmember Jared Nieuwenhuis represents Bellevue on the GMPC.

### **Affordable Housing Committee (AHC)**

The AHC did not meet in April. The next AHC meeting is scheduled for May 7. Councilmember Claire Sumadiwiryra serves on the AHC on behalf of the Sound Cities Association.

### **Eastrail Regional Advisory Council (RAC)**

At its April 23 meeting, the RAC:

- **Approved a memorandum of understanding (MOU) to remove the Eastside Greenway Alliance (EGA) from RAC membership.** The EGA was formerly made up of several nonprofit organizations that united as the EGA to support development of Eastrail and engage private sector stakeholders. Since then, the roles of the EGA have been absorbed by other entities and it is no longer operating as a separate entity. The EGA sent a letter to King County asking to be removed from RAC membership. As a next step, each of the RAC members will be asked to sign the MOU.
- **Discussed the March 26 Eastrail Visioning Session.** Eastrail RAC members were invited to participate in a 2035 Eastrail Visioning exercise with the Eastrail Partners Board of Directors. Eastrail Partners staff will summarize the themes of the workshop into a Eastrail Vision 2035 document. Eastrail Partners expects to solicit stakeholder and community feedback on the draft in June. In July, Eastrail Partners plans to present a revised version to the RAC, with the document adoption scheduled for October. Eastrail Partners staff intend this to be a living document that is updated at regular intervals, such as every two years.
- **Received a briefing on Sound Transit's Enterprise Initiative.** Sound Transit is facing an estimated \$35 billion funding gap driven by lower-than-expected revenues, rising construction costs, and continued uncertainty related to tariffs and federal funding commitments. In response, the Enterprise Initiative is a process to update the Sound Transit 3 (ST3) plan and the agency's long-range financial plan. By May, the Sound Transit Board anticipates making decisions on potential cost-containment strategies, including project delays, scope reductions, and other adjustments. The 2 Line and

Stride bus rapid transit program projects are not impacted by the Enterprise Initiative, although the Board could change their operating characteristics like frequency, hours of service, etc. The South Kirkland to Issaquah Link project — also known as the future 4 Line — is vulnerable to delays and scope reductions under the Enterprise Initiative.

- **Discussed 2027-2028 service agreements with Eastrail Partners.** RAC members reviewed a draft scope for the funding agreements, which includes coalition building for trail funding. Trail activation and engagement, and shared communications. Feedback from the RAC was positive. RAC member staff will work with Eastrail Partners to develop the funding agreements.
- **Received a briefing on upcoming RAC co-chair elections.** The current co-chair terms end in October. King County staff requested that any members interested in serving as co-chair for the November 2026 – October 2028 term notify the Co-Chairs before or at the July 31 RAC meeting. Per the adopted MOU between RAC members, one co-chair must be a member of the King County Council and the other co-chair must be an Eastrail owner jurisdiction. Bellevue councilmembers are therefore ineligible to serve as Co-chair.

The next RAC meeting is scheduled for July 31. Councilmember Claire Sumadiwirya represents Bellevue on the RAC.



**DATE:** May 12, 2026

**SUBJECT:** Puget Sound Regional Committees Update, April 2026

### **Transportation Policy Board (TPB)**

At its April 9 meeting, the TPB:

- **Approved a routine amendment to the 2025-2028 Transportation Improvement Program (TIP).** Six agencies submitted nine projects:
  - Everett Transit:
    - 2023 Everett Station Heating, Ventilating, and Air Conditioning (HVAC) Replacement
    - 2026 Operations Base Generator Enhancements
  - Kenmore: NE 155th Street Pedestrian-Bicycle (81st Avenue NE – Simonds Road NE)
  - King County Department of Transit:
    - King County Metro Bus Acquisition 2023-2024
    - Vehicle, Equipment and Facilities Maintenance 2021-2024
  - Kitsap Transit: Kitsap Transit Training Facility
  - Puyallup: Meeker Pedestrian Improvements
  - Washington State Department of Transportation (WSDOT):
    - State Route (SR) 99 Northbound Duwamish River Bridge – Grid Deck Replacement
    - SR 16/Burley Creeks – Remove Fish Barriers
- **Recommended certifications of comprehensive plans for Bonney Lake, Pacific and Seattle.** The plans were reviewed by PSRC staff, who found the plans to be substantially consistent with VISION 2050 and the Regional Transportation Plan (RTP) and to conform to transportation planning requirements in the Growth Management Act.
- **Recommended authorizing a change in the RTP project status for Auburn's East Valley Highway Widening Project from "candidate" to "conditionally approved."** Conditional approval will allow for expedited processing of the right-of-way phase while the city finalizes the environmental review of the project; these actions are allowed to occur concurrently because the right-of-way phase is locally funded. This project will widen East Valley Highway between Lakeland Hills Way and East Valley Access Road
- **Recommended the Executive Board approve the 2026 project extensions and exceptions.** This includes a one-year extension for Bellevue's Eastrail – Mountains to Sound Greenway Regional Trails Connection. Additional right-of-way needs have been identified for this project that were not originally anticipated. This action also recommends approval of three requests for an exception to allow additional time under PSRC's adopted Project Tracking Policies.
- **Recommended the Executive Board approve the bridge pilot program and**

**contingency awards.** The bridge funding pilot program would be funded as part of PSRC's adopted project tracking program and the provision by which a supplemental funding action is required to achieve the annual delivery target for PSRC's Federal Highway Administration (FHWA) funds. The pilot would be for a two-year period and begin with the four counties, focused on immediately ready-to-go bridge replacement, rehabilitation or maintenance projects. Three bridge projects were recommended for funding under the parameters of the pilot program. In addition, the TPB recommended allocating \$300,169 in returned project funding to City of Sumner's Puyallup River Trail Crossing Planning Study.

- **Recommended approval of the 2026-2050 Regional Transportation Plan (RTP).** Over the last two years, work to develop the 2026-2050 RTP included extensive public outreach and engagement, comprehensive discussions of investment levels and transportation finance, and review of detailed analyses reflecting system performance and ongoing needs. Adoption of the draft RTP benefits Bellevue by keeping PSRC eligible for federal funding, which Bellevue competes for.

The TPB will not meet in May; the next TPB meeting is scheduled for June 11. Councilmember Jared Nieuwenhuis represents Bellevue on the TPB.

### **Growth Management Policy Board (GMPB)**

At its April 16 meeting, the GMPB:

- **Received a briefing on the 2026 State Legislative Session.** Staff from the State Department of Commerce provided a recap of the legislative session, focused on land use, housing and other planning-related bills. Council heard a recap of the state legislative session at the [March 24 meeting](#).
- **Provided input on future implementation of the Comprehensive Climate Action Plan (CCAP).** The Puget Sound Clean Air Agency (PSCAA) presented on the CCAP and potential next steps for implementation. Board members expressed interest in regional coordination and the need for technical support and incentives to encourage widespread engagement.
- **Received a briefing on redesignation of Manufacturing/Industrial Centers (M/ICs).** PSRC staff walked through the proposed process for redesignation of M/ICs. They also shared draft redesignation reports for five M/ICs all of which have substantial conditions highlighting the challenges for industrial lands and industries in the region. Bellevue does not have an M/IC and no areas in the city are eligible for designation.

The next GMPB meeting is scheduled for May 21. Councilmember Vishal Bhargava represents Bellevue on the GMPB.

## **Executive Board**

At its April 23 meeting, the Executive Board:

- **Heard a briefing on the newly launched University of Washington Housing Futures Center.** Gregg Colburn, Executive Director, shared information on the vision of the newly launched center. The primary focus is the development of a "real time" housing inventory dashboard funded by Challenge Seattle and Microsoft. An eviction database, supported by the state Attorney General, is also forthcoming.
- **Recommended the Fiscal Year 2026-27 Supplemental Budget and Work Plan for adoption at the PSRC General Assembly.** The budget and work plan were unanimously recommended for approval at the General Assembly. The supplemental budget does not include a change in Bellevue's membership dues. The supplemental budget continues the regional planning, data and funding work that supports Bellevue's local work and goals.
- **Recommended the 2026 Regional Transportation Plan (RTP) for adoption at the PSRC General Assembly.** The plan was unanimously recommended for approval at the General Assembly. To meet federal requirements, PSRC must update the region's transportation plan every four years. The 2026 plan meets this requirement. Bellevue staff provided both policy and technical comments that were well received by PSRC and incorporated into the draft plan and proposed future work plan.
- **Approved Bridge Pilot and Contingency Funding.** The new pilot program allocates any federal funding that remains at the end of a funding cycle be allocated to bridge projects to provide funding for the region's failing bridge infrastructure. This pilot project will be reevaluated in the future. The pilot does not add or take away federal funding from Bellevue transportation projects.

The next Executive Board meeting is scheduled for June 25. Mayor Mo Malakoutian represents Bellevue on the Executive Board.