



Meeting Agenda  
City Council Regular Meeting

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Tuesday, February 25, 2025

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](http://www.zoom.us) and enter Webinar ID: 898 4695 6034, Password: 702876
- 253-215-8782 and enter Webinar ID: 898 4695 6034

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

1. Call to Order
2. Roll Call, Flag Salute
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

- a) [25-214](#) Council Vacancy Process Discussion

## 8. Consent Calendar

- a) [25-215](#) Council Minutes  
*Minutes of February 4, 2025*
- b) [25-216](#) Motion to approve payment of claims and payroll for the period January 1, 2025 - January 31, 2025.
- c) [25-217](#) Motion to award Bid No. 24118, Coal Creek Parkway Corridor Safety Improvements (CIP Plan No. PW-R-46), to Always Active Services, LLC as the lowest responsible and responsive bidder, in the amount of \$647,600.00, plus all applicable taxes. This project is fully funded through a \$1.24 million Highway Safety Improvement Program (HSIP) grant award from WSDOT and will be implemented through CIP Plan No. PW-R-46 Major Safety Improvements Program.
- d) [RES 10473](#) Resolution authorizing the execution of a Pass-Through Funding agreement with King County for acceptance of \$550,000 in grant funds from the Department of Commerce for the purchase and installation of 72 electric vehicle charging ports at City Hall, Bellevue Service Center, and seven Fire Stations.
- e) [RES 10474](#) Resolution determining that an existing Wall Maintenance Easement, located at 13300 SE Eastgate Way, is surplus to the City's needs and authorizing the execution of an easement release.
- f) [RES 10475](#) Resolution authorizing execution of a five-year interlocal agreement with King County for jail services.
- g) [RES 10476](#) Resolution authorizing execution of an agreement with ARC Architects for architectural and engineering services in the amount of \$1,382,957, plus all applicable taxes, to support the development of the new Park Operations Facility.
- h) [RES 10477](#) Resolution authorizing an additional \$378,900 of City funds for the Aventine Apartments Project; approving terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH) and as memorialized in the 2024 ARCH Housing Trust Fund Recommendations memorandum; and authorizing the City Manager, or her designee, to enter into an agreement and execute all documents necessary for the project consistent with approved terms.

- i) [RES 10478](#) Resolution authorizing an additional \$1,432,000 of City funds for the Larus Senior Housing Project; approving revised terms for the project as recommended by the Executive Board for A Regional Coalition for Housing (ARCH) and as memorialized in the 2024 ARCH Housing Trust Fund Recommendations memorandum; and authorizing the City Manager, or her designee, to enter into an agreement and execute all documents necessary for the project consistent with approved terms.
- j) [ORD 6834](#) Ordinance authorizing the City Manager to amend the Concomitant Zoning Agreement entered pursuant to Ordinance 4429 that rezoned the subject property in 1992; providing for severability; and establishing an effective date.
- k) [ORD 6835](#) Ordinance relating to speed limits; amending Chapter 11.32 of the Bellevue City Code to reduce the speed limit on Coal Creek Parkway SE from Factoria Boulevard SE to the south city limits from 40 mph to 35 mph; and establishing an effective date.
- l) [ORD 6836](#) Ordinance amending the Land Use Code (LUC) to create a new Section LUC 20.20.727, Redevelopment of Existing Buildings, to establish applicability, requirements and standards for existing buildings redeveloping into residential uses; amending LUC 20.10.440, Land Use Charts, LUC 20.25A.050, Downtown Land Use Charts, LUC 20.25D.070, Land Use Charts, LUC 20.25P.050, Land Use Chart, and LUC 20.25Q.050, Permitted Uses; providing for severability; and establishing an effective date.
- m) [ORD 6837](#) Ordinance relating administration of the State Environmental Policy Act (SEPA); amending the Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code (BCC), to maximize SEPA categorical exemption flexible thresholds for mixed-use projects up to the state allowances and conform the Environmental Procedures Code to state SEPA rules adopted by the City; amending BCC 22.02.032 to categorically exempt interior redevelopment of existing commercial or mixed-use buildings into residential development from review under the State Environmental Policy Act (SEPA), in accordance with RCW 35A.21.440; providing for severability; and establishing an effective date.
- n) [ORD 6838](#) Ordinance relating to the interior redevelopment of existing commercial or mixed-use buildings into residential development; implementing RCW 35A.21.440; amending BCC 14.10.020 to exempt such redevelopment from concurrency requirements in accordance with RCW 35A.21.440; Providing for severability; and setting an effective date.

## 9. Public Hearings

**10. Study Session Items**

- a) [25-218](#) Council initiation of the Critical Areas Ordinance Update Land Use Code Amendments.
- b) [25-219](#) Council Initiation of the BelRed Look Forward Land Use Code Amendment
- c) [25-220](#) Overview of Centering Communities of Color Community Dialogue Results and Updates to the Diversity Advantage Plan

**11. Land Use Reports**

**12. Other Ordinances, Resolutions and Motions**

**13. Written Reports**

- a) [25-221](#) Micromobility - Current State and Local Laws

**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.