



Meydenbauer South Reservoir

Community Meeting Summary

Bellevue City Hall, Council Chambers

May 15, 2025

6:30 pm to 8:00 pm

Staff Attendees

Name	Organization	Role
Jay Hummel	Bellevue Utilities	Project Manager
Linda De Boldt	Bellevue Utilities	Assistant Director (Engineering)
Joe Harbour	Bellevue Utilities	Assistant Director (Operations)
Mike Evans	Bellevue Utilities	O&M Manager
Michaelene Fowler	Bellevue Utilities	Public Information Officer
Nathan Rostad	Conсор	Design Team Project Manager
Paige Young	Conсор	Design Team Project Engineer
Zachariah Collom	Bellevue Parks	Bellevue Parks and Recreation
Isaiah Honick	EnviroIssues	Community Engagement
Jaxon Woodfill	EnviroIssues	Community Engagement

Meeting Agenda

- Public arrives
- Introductions
- Review Agenda
- Presentation
 - Project background
 - Scope of project
 - Project schedule, opportunities for input
- Q&A session
- End of event

Summary

On Thursday, May 15, 2025, the City of Bellevue Utilities Department (Utilities) hosted a community meeting to present the upcoming Meydenbauer South Reservoir project. The meeting, which took place at Bellevue City Hall, was open to the public. Prior to the meeting, Utilities sent postcard invitations to residents and businesses within the neighborhoods near the proposed reservoir site and advertised the meeting on its online and virtual channels. Approximately 15 members of the public attended.



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During the meeting, project manager Jay Hummel from Utilities and design team project manager, Nathan Rostad of Consor, led a presentation about the project, providing an introduction and overview about the need for and scope of the project.

Jay and Nathan proceeded to discuss the current design of the proposed reservoir, pump station, and water transmission main, anticipated construction methods, project timeline and anticipated construction impacts neighbors can expect during construction. Jay and Nathan used large images, renderings and maps as supplements to the information they discussed. Large, printed displays of the project's background, renderings for the future reservoir, the landscaping, and maps of the possible haul routes and water main construction were available for audience viewing.

Following the presentation, adequate time was made available for the audience to ask questions, express concerns, and provide input to the project staff. Questions focused on the topics of construction timeline and impacts, design preferences, and whether other streetscape improvements could accompany the project.

Q&A Discussion Topics

Construction impacts

- Attendees shared concerns about the planned excavation haul route along 99th Ave SE-97th Pl SE (near Chism Beach Park), noting the high volume of vehicle and bicycle traffic along that corridor. Attendees also noted that a section of road along this corridor has had steep slope stability issues in the past during the rainy season.
- One attendee mentioned that the increased truck traffic via the proposed haul route could pose a safety risk to the many cyclists that pass through the neighborhood.
- Some participants voiced concerns about the number of vehicles that would be parked in the neighborhood during working hours. Jay noted that the city is open to exploring arrangements with the future contractor where crew members park off-side and carpool to the work zone.
- One attendee asked when the transmission water main alignment would take place. Project staff noted that an official schedule has not been set but at this stage of planning they anticipate the transmission main to be one of the last elements of the project to be completed (subject to the contractor's schedule).
- Participants voiced concerns over increased property crime that could accompany construction and asked for additional Bellevue Police presence in the neighborhood during construction.



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- One attendee asked about the timeframe for and duration of construction of the water mains (a project schedule was shared, and the overall construction of the project is anticipated to be about three years; the water mains would be within that timeframe).

Public access

- Community members continued to express a desire for the site to continue to be accessible when construction is complete. Many neighbors use the current grassy area for minor daily recreation and enjoyment.
- One attendee asked about the parks department involvement with the site. Zachariah Collom of Bellevue Parks and Recreation explained the coordination between Utilities and Parks departments as well as the areas nearby maintained by parks.

Design

- Attendees would like fencing around the reservoir to blend into the natural environment as much as possible and requested that the city investigate designs that minimize the amount of fencing needed, particularly around access hatches (e.g., consider heavy concrete lids on top of the hatches vs. more fencing). The design team noted that it plans to explore different fencing options and present them when ready. Jay noted that all potential fencing designs must meet nationally established security standards to protect the reservoir.
- Some attendees asked if trees could be planted on top of the covered reservoir. Project staff noted that to maintain the structural integrity of the reservoir, any trees planted directly on top of the reservoir structure pose a risk to the reservoir's structural integrity due to root growth and soil settling. However, the staff did mention that grass and small shrubbery could be planted instead to enhance the aesthetics of the site.
- One attendee asked if the city could put grass on top of the west side of the existing reservoir to soften the aesthetics.
- One attendee asked if the diameter of the reservoir could be reduced and offset with a deeper design. Nathan noted that a deeper design is not possible based on practical limitations during construction and operation of the facility. The attendee mentioned the reservoir diameter is larger than what was presented during the siting study phase, and he asked if the diameter could be reduced in order to allow the



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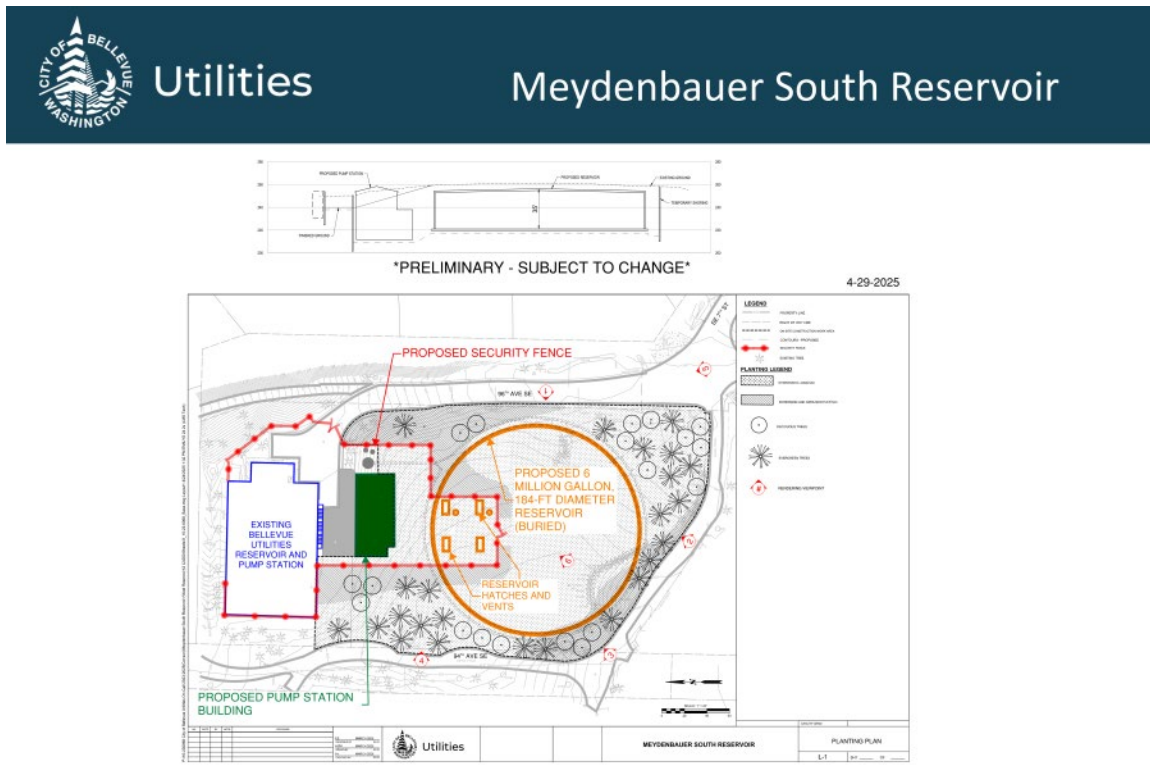
current access easement on his property to be moved to an easement on the City's reservoir property.

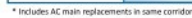
- One attendee had questions about the cost of the project and operating budget. Project staff provided the figures and estimates currently available while noting that more information will become available as the designs progress. Currently, the total estimated project cost (including design, permitting and other related non-construction costs, and construction costs) is approximately \$54 million.

Follow-up needed

- Attendees requested that a representative from the city's Transportation Department attend the next public meeting to address concerns about the intersection of SE 7th St and 100th Ave SE (currently, this intersection is difficult for large trucks to maneuver around without moving into the oncoming lane).
- Attendees would like to see diagrams or renderings showing what to expect during project staging and construction.

Displays







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Utilities

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History of the site

This property, consisting of two parcels, is owned by Bellevue Utilities and located in the Meydenbauer neighborhood. Originally this site was used as a water treatment plant (pictured below).

That structure was torn down in 2004 when the current, partially buried reservoir and pump station, were built on the northern parcel (pictured on the right). The proposed Meydenbauer South Reservoir will be constructed on the larger, southern parcel (the open grassy field pictured on the right).





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Utilities Meydenbauer South Reservoir



① Middle portion of site, facing west



② Southern part of the site, facing northeast



③ Southwestern corner of the site, facing northeast



④ Northern part of the site, facing east



⑤ Eastern side of site and 96th Ave SE, facing northwest



⑥ Elevated view of reservoir access and pump station, facing north



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Utilities

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Project Schedule (Preliminary – subject to change)



Utilities

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Project Overview

As the population grows, Bellevue needs to be able to store more water. Based on anticipated growth projections, the city will need additional reservoir volume by 2030 to meet regulations and industry standards.

The Meydenbauer site was selected for a number of reasons, including, size, location, neighborhood support, and because Bellevue Utilities owns the property (two parcels). Currently, the northern parcel of the property hosts a partially buried reservoir and pump station. The large open field to the south of the current facility is the southern parcel of the property, which is the site of the proposed reservoir. This project will include not only a new reservoir, but also a new pump station building next to the reservoir, and about 7,000 linear feet of new water transmission main pipe to transport water from the new reservoir/pump station facility to the water system in downtown at Bellevue Way and NE 4th Street.

Communication for this project

The city understands that constructing this project will have temporary impacts on the community. Our intention is to communicate early and often to keep you informed and maintain positive dialogue throughout the design and construction process.

The best place to find project information and updates is our website.

Visit our website here: BellevueWa.gov/meydenbauer-south-reservoir



View of proposed Meydenbauer South Reservoir site, looking northeast toward downtown



View of proposed Meydenbauer South Reservoir site, looking northwest on 96th Ave SE