



# Meydenbauer South Reservoir

## Community Meeting Summary

Bellevue City Hall

October 30, 2025

6:30 pm to 8:00 pm

### Staff Attendees

Name	Organization	Role
Jay Hummel	Bellevue Utilities	Project Manager
Michaelene Fowler	Bellevue Utilities	Public Information Officer
Dave Baisch	Bellevue Utilities	Assistant Director of Engineering for Bellevue Utilities
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
- Q&A session
- End of event

### Summary

On Thursday, October 30, 2025, the City of Bellevue Utilities Department 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 to the neighborhoods near the proposed reservoir site and advertised the meeting through its online and virtual channels. Approximately 17 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, fencing options, pump station and water transmission main, anticipated construction methods, project timeline and anticipated impacts neighbors can expect during construction. Large, printed displays of the project's background, future renderings of reservoir site, landscaping options, as well as maps showing potential haul routes and future water main construction were available for audience viewing.

Following the presentation, time was made available for the audience to ask questions, express concerns, and provide input to the project staff. Questions focused on the design preferences, site security, construction impacts, and project timeline.

## **Q&A Discussion Topics**

### **Facility design**

- Attendees had questions about the new two-story facility on the site. Specifically, members asked if there were any requirements that the aesthetic character of the facility match the buildings in the surrounding neighborhood.
  - Nathan noted that characteristics should match the aesthetics of the neighborhood per city permitting code. Nathan cited the Cherry Crest and Horizon View projects as past examples in Bellevue where the aesthetic nature of the surrounding neighborhoods was integrated into design.
- One attendee requested a close-up rendered view of the new building and siding for the next meeting.
- Additional questions centered around the proposed fence height, area of fencing, and possibility of removing existing power lines. Nathan and Jay noted that more specific details will be shared as design progresses.

### **Fencing:**

- The City of Bellevue is required to do a risk and vulnerability assessment every 5 years, and Bellevue Utilities facilities must adhere to established security standards. These standards require fencing to ensure the security of the specific site and entirety of the Bellevue water supply.



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- Two attendees shared that they are concerned that the current fencing design will obscure views of downtown Bellevue and reduce the usable space in the reservoir area. They asked for the following:
  - Different design options for the site that do not include a fence, including how such options would affect cost.
  - To note the aesthetic concerns with the current fence design.

## **Concerns about Traffic flow**

- One attendee raised concerns that the proposed haul routes could be dangerous for bicyclists, school buses, and pedestrian traffic.
  - Two people shared specific concerns about the intersection of SE 7th Street and SE 8th Street.
- Attendees flagged the need for the City of Bellevue and contractor to coordinate with Republic Services for trash pickup, noting that trash pickup sometimes lapses when cars or trucks are blocking the local roads.
- One attendee asked if Bellevue Public Utilities can work with the Bellevue Department of Transportation to make the existing traffic flow safer before construction begins and the haul routes are in use.
- Attendees requested that the Bellevue Department of Transportation attend the next community meeting.
- One attendee asked if the design could change so that there are only fences to protect the hatch covers while another member asked if the design team had considered ultra heavy hatch covers or hydraulic hatch covers to prevent break-ins.
- One attendee asked how many contractors will be onsite on a daily basis and if there are plans for where crew members will park.
  - Jay responded that the future contractor will likely use every square foot of the site available for staging where possible. Jay added that the contractor may require its crew members to carpool to the site and park from an offsite location.
  - One attendee shared that they are very concerned about access to their driveway being cut off if there are too many parked vehicles on 96th Ave SE.

## **Ongoing maintenance and public access**

- Attendees had questions about the site's potential designation as a park how that affects maintenance responsibility.



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- Zachariah Collom with Bellevue Parks and Recreation noted that a formal park designation is unlikely to happen and that maintenance will likely be divided between the parks department and utilities maintenance. He noted that more details will follow as the design progresses.
- One person asked if there a set of maintenance requirements that can be shared with attendees. Jay and Zach noted that there are no specific maintenance guidelines outlined for the site at this point. The City of Bellevue will develop a more detailed maintenance plan as design and construction continue.

## **Site Security**

- One attendee noted that the alarm system in place at the current reservoir was beeping for multiple days. Jay and David noted that residents can always call the City of Bellevue Utility hotline should this incident occur again.

## **Future meetings:**

- Additional details on traffic flow along the proposed haul routes.
- Include visual examples of possible hatch covers in the next slide show.
- Organize smaller group meeting with neighbors prior to the next community meeting.
- Request to have a representative from transportation attend the next meeting.



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## Displays



## Utilities

## Meydenbauer South Reservoir

### 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](http://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



## Utilities

## Meydenbauer South Reservoir

### 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).





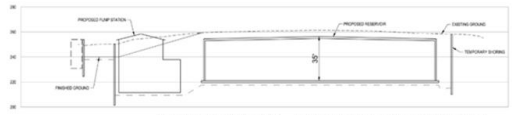


# Meydenbauer South Reservoir

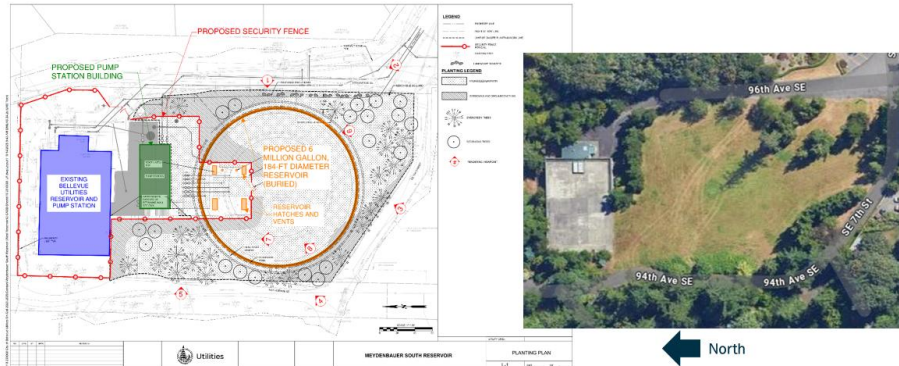


## Utilities

## Meydenbauer South Reservoir



\*PRELIMINARY - SUBJECT TO CHANGE\*



## Utilities

## Meydenbauer South Reservoir



① Middle portion of site, facing west from 96th SE



North



② Southeast corner of site at 94th Ave SE, facing northwest



③ Southern edge of site, facing northeast



# Meydenbauer South Reservoir



## Utilities

## Meydenbauer South Reservoir



④ Southwest corner of site at 94th Ave SE, facing northeast



⑤ Northwest portion of site at 94th Ave SE, facing east



⑥ Southeast portion of site, facing northwest



## Utilities

## Meydenbauer South Reservoir



⑦ Middle western edge of site, facing north



⑧ High angle view from southwest portion of site, facing northeast



# Meydenbauer South Reservoir



Utilities

Meydenbauer South Reservoir

