Community Meeting Summary

October 8, 2026

Bellevue City Hall, Room 1E-108

6:30 pm to 8:00 pm

Staff Attendees

Name	Organization	Role
Lucy Liu	Bellevue Utilities Dept	Utilities Director
Joe Harbour	Bellevue Utilities Dept	Utilities Deputy Director
Jay Hummel	Bellevue Utilities Dept	Project Manager
Michaelene Fowler	Bellevue Utilities Dept	Public Information Officer
Ryan Miller	Bellevue Utilities Dept	PM Group Supervisor
Nathan Rostad	Consor	Design Team Project Manager
Paige Young	Consor	Design Team Project Engineer
Mike Evans	Bellevue Utilities Dept	O&M Manager
John Murphy	Bellevue Transportation Dept	Neighborhood Services Manager
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 8, 2026, 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 and email invitations to residents, businesses and neighborhoods near the proposed reservoir site and advertised the meeting through its online and virtual channels. Approximately 17 members of the public attended.

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 of the need for and scope of the project.

Jay and Nathan discussed the current design of the proposed reservoir and adjacent projects like the watermain replacement on 101st Ave SE and vicinity (to be under construction in 2027 ahead of this project), project timeline and anticipated impacts neighbors can expect during construction. Large, printed displays of the project's background and future renderings of reservoir site, were available for audience viewing.

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

Q&A Discussion Topics

Fencing

- Attendees had questions about the need for fencing on the site. Specifically, some community members asked if there were any requirements that mandated fencing be included:
    - Federal law requires that the City of Bellevue do a risk and vulnerability assessment. For this reservoir, the analysis identified fencing as an appropriate security measure.
    - Joe Harbour clarified that the analysis is site-specific and provides guidelines for the best options given the site-specific security vulnerabilities.
- One attendee asked about the possibility of replacing fencing as a security measure with heavy hatches. A discussion ensued about the feasibility of that option and included:
    - Several City of Bellevue staff noted different reasons why heavy hatches were not a suitable option. Most importantly, heavy hatches would not support the site's layered approach to security while fencing provides deterrence and the positive detection of unauthorized access.
    - Other responses from staff included the ability to open the hatches quickly should the need arise, and the need/cost to store a piece of machinery at the site to lift the heavy hatch covers.
- Several attendees sought clarity on why Meydenbauer South required a fence while other reservoirs do not.

- Project staff clarified the difference between some of the sites referenced in the discussion. All the city's reservoir sites include some form of fencing for security purposes. Bellevue's Cherry Crest Park and Reservoir is one example of fencing incorporated alongside accessible public space. At Meydenbauer, more than one acre of the site will remain unfenced open natural space.

Project Cost

- One attendee asked about the project's overall budget.
  - Jay Hummel explained that the project's total overall estimated cost is $68 million, including approximately $5 million associated with placing the reservoir underground compared with an above grade option.

Concerns about Traffic flow and roadway stability.

- Multiple attendees raised concerns that the proposed haul routes could be dangerous for pedestrian traffic and concerns with possible damage of the roadways in the neighborhood
  - One attendee shared specific concerns about the intersection of SE 7th Street/100th Ave SE/SE 8th Street, noted in previous community meetings as well. Jay Hummel responded that minor pavement widening to the inside corner on 7th/100th is planned to aid getting construction trucks around the corner, and that it is very likely that flaggers will be required at that intersection for safety during construction.
  - Dept of Transportation Rep John Murphy noted that the city will continuously monitor the roadways being used for the haul routes to not only adjust traffic control measures but also for coordinating repairs and restoration as needed with the utilities project team.
  - One attendee asked if the City of Bellevue is responsible for the hauling plan and operation. Nathan Rostad clarified, saying that the contractor will provide a plan for hauling and material removal, noting all work will be done within allowable hours outlined by the City of Bellevue.
- Two attendees noted that the hillsides in the area are prone to landslides and requested geotechnical drilling and analysis be completed in the area before construction begins.

    - The project team shared that a geotechnical evaluation had already been completed, which evaluated the subsurface conditions of the proposed reservoir site, and that this comment would also be provided to the geotechnical engineer to determine if further evaluation is necessary.
- Two attendees asked the Department of Transportation to consider pedestrian improvements in the project area, including sidewalks on SE 7th Street between 99th and 100th Avenues SE and a crosswalk across 100th Avenue SE connecting to the informal walking path on SE 8th Street.
    - Department of Transportation representative John Murphy said the streets near the project are currently a low priority for sidewalk improvements. As a result, available resources are directed to locations with higher priority rankings.
- Further discussion about the sequence of roadway construction took place.
    - Bellevue staff answered questions and clarifying details such as construction locations, possible dates, impacts, and duration.

Maintenance

- Two attendees asked about site maintenance when construction is complete. These attendees mentioned that there is little maintenance currently of the field and that the site often becomes overgrown and unusable with waist-high grass.
    - Mike Evans explained that the current plan is for more frequent maintenance at the site after construction. The details won't be determined until after construction is complete as the site's maintenance will be added to an existing contract for landscaping and mowing. Mike added that residents can expect approximately monthly mowing and landscaping in spring, summer, and fall months when the site is complete but that is an estimate.

Future meetings:

- Updates on the reservoir design and the project schedule.
- Updates and sharing of the landscaping plan from the project's landscape architect for feedback from residents.

Meydenbauer South Reservoir

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.

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

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

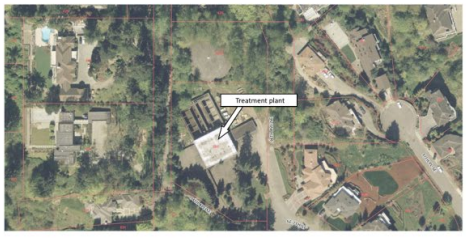
View of proposed Meydenbauer South Reservoir site, looking northwest on 96th Ave SE

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).

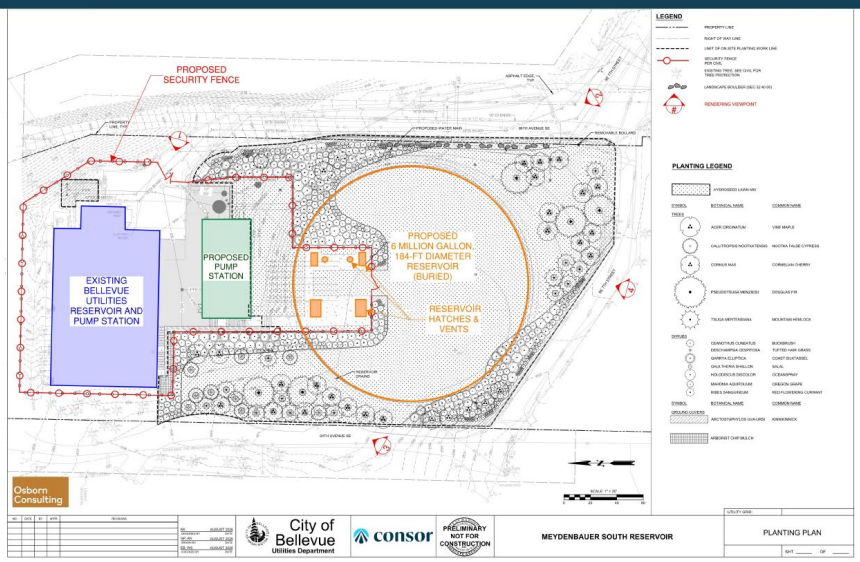
That structure was torn down in 2004 when the current, partially buried reservoir and pump station, were built on the northern parcel (pictured on the right). The proposed Meydenbauer South Reservoir will be constructed on the larger, southern parcel (the open grassy field pictured on the right).



North

Meydenbauer South Reservoir

Utilities — Meydenbauer South Reservoir

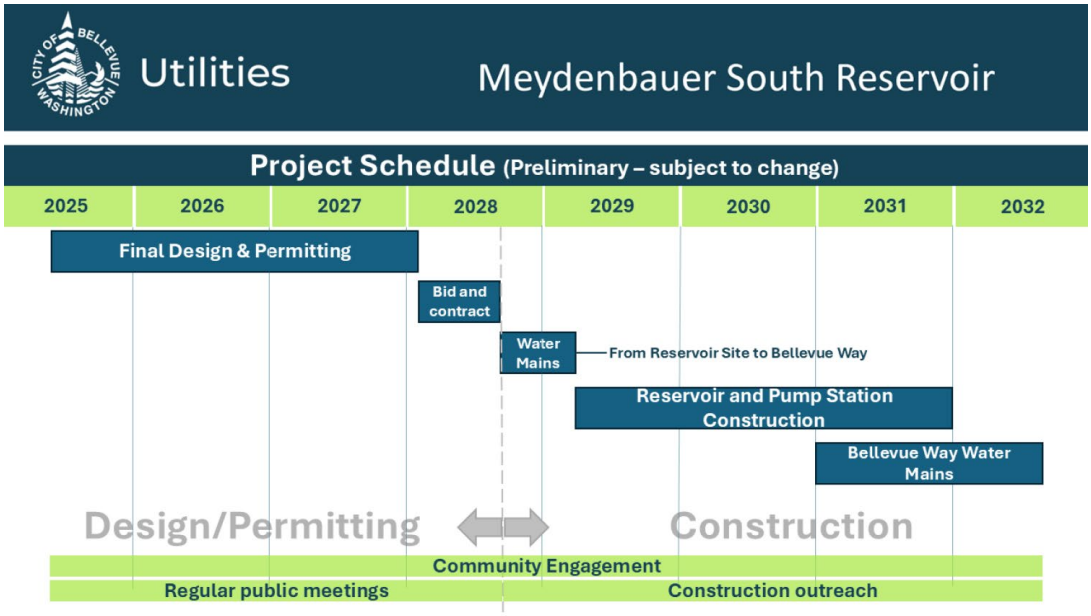


Utilities — Meydenbauer South Reservoir

1 Site driveway off of 96th Ave SE, facing West.

2 Eastern side of site and 96th Ave SE, facing NW

3 Western side of site from 94th Ave SE, facing NE.

4 Aerial view from the South of site, facing North.

Meydenbauer South Reservoir