

## **BELLEVUE PLANNING COMMISSION**

Thursday, July 27, 2023 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

### **1. CALL TO ORDER:**

a. Pledge of Allegiance

b. Roll Call

c. The Open Meetings Act location

d. Approve Minutes of June 22, 2023 Regular Meeting

e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

### **2. CONSENT AGENDA/PUBLIC HEARINGS:**

#### **3. PUBLIC HEARINGS:**

a. Request to rezone Lot 1, Gregg Road Subdivision, from AG to RG-20-PS for the purpose of multi-family residential development with site plan approval; preliminary plat Lot 1, Gregg Road Subdivision; and final plat Lot 1, Gregg Road Subdivision. Applicant: Gregg & 75, LLC. General location: 1920 Gregg Rd. Case #'s: Z-2304-10, S-2304-06, S-2304-07.

b. Request to rezone Lots 1 through 4, and Outlots A through E, Cardinal Commons Addition, being a replat of Lots 7 and 8, Old Orchard Place, from AG to RG-28-PS for the purpose of senior housing; and preliminary plat Lots 1 through 4, and Outlots A through E, Cardinal Commons Addition. Applicant: Excel Development Group. General location: S. 13th St. and Kasper St. Case #'s: Z-2305-11, S-2305-08, S-2306-10.

c. Request to approve the 2023-2029 Capital Improvement Plan. Applicant: City of Bellevue. Case#: 177.

#### **4. CURRENT BUSINESS**

#### **5. ADJOURNMENT**



# MINUTE RECORD

Bellevue Planning Commission Meeting, June 22, 2023, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, June 22, 2023, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Hankins, Ritz, Sims, Ackley, Bennett, and Perrin. Absent were Commissioners Aerni and Jacobson. Also present was Tammi Palm, Planning Manager, and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Gretna Guide and News and posting in two public places and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Ackley announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Ritz, seconded by Perrin, to approve the minutes of the May 25, 2023, regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Ackley asked if there were any updates or additions to staff reports. Palm advised in regard to Agenda item 3.c. staff received an email with a letter attached from Patricia Kyle, 9503 S. 20<sup>th</sup> St., Bellevue stating concerns regarding drainage. The letter was emailed to the Commissioners today and posted publicly.

Motion was made by Hankins, seconded by Ritz, to accept into the record all staff reports, attachments, memos, and handouts regarding each application including the additional letter. Upon roll call, all present voted yes. Motion carried unanimously.

Ackley explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone Lots 1 and 2, Vacanti Replat, being a replat of Lot 2, Otto's Replat, from BG to BG and RS-72 for the purpose of single family residential and commercial development; and small subdivision plat Lots 1 and 2, Vacanti Replat. Applicant: Puglisi House, LLC. General Location: S. 31st Street and Golden Blvd. Case #'s: Z-2305-12, S-2305-09.

Ackley asked staff for updates. Curry stated the request for rezoning and small subdivision plat is for property located at 31<sup>st</sup> Street and Golden Boulevard. She stated the request for rezoning is for Lot 1 to remain as BG (General Business) and Lot 2 will be rezoned to RS-72 (Single-family residential – 7,200 square foot zone). Curry said the property is currently vacant. She stated staff is recommending approval.

Janelle Vacanti, 3318 S. 10<sup>th</sup> St., Omaha, NE, stated she purchased the property in April. She stated a single-family dwelling will be constructed on Lot 2 and Lot 1 plans are for a small commercial building.

There was no one present to speak in favor of, or in opposition to this request. Subsequently, Ackley closed the public hearing.

MOTION was made by Ritz, seconded by Sims, to recommend APPROVAL of a request to rezone Lots 1 and 2, Vacanti Replat, being a replat of Lot 2, Otto's Replat, from BG to BG and RS-72 for the purpose of single family residential and commercial development; and small subdivision plat Lots 1 and 2, Vacanti Replat. Applicant: Puglisi House, LLC. General Location: S. 31st Street and Golden Blvd. Case #'s: Z-2305-12, S-2305-09. APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, as well as lack of perceived negative impact to the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING ON July 18, 2023.**

PUBLIC HEARING was held on a request to approve the Redevelopment Plan for Lots 7 and 8, Old Orchard Place. Applicant: Excel Development Group. General location: 13th Street and Kasper Street. Case #: ECD-61.

Ackley asked staff for updates. Palm stated Tax Increment Financing (TIF) application is for a project known as Cardinal Commons I. She said this property is generally located at 13<sup>th</sup> Street and Kasper Street. Palm stated the applicant intends to develop 18 duplexes consisting of 36 units for affordable senior housing. She said the property's assessed value upon completion is estimated at 7.6 million dollars. Palm stated the redevelopment plan indicates there is approximately 2.1 million dollars of TIF eligible costs and the applicant is requesting \$280,000.00 in TIF funds to cover those costs. She said the Planning Department is supportive of the request and recommends approval.

# MINUTE RECORD

Bellevue Planning Commission Meeting, June 22, 2023, Page 2

Mike Matejka, 10250 Regency Pkwy. Omaha, NE, was present on behalf of Excel Development. He stated the staff report describes the project well so he will detail the purpose of the project and financing of the project. Matejka stated the TIF is necessary for the project to move forward. He said this is affordable housing for seniors aged 55 and over. Matejka stated this type of housing is need for the city and Sarpy County. He stated the project is financed largely by federal and state low-income tax credits which are allocated by the Nebraska Investment Finance Authority (NIFA). Matejka stated funding sources also include a community block grant which was in direct response to the housing that was lost due to the flooding in the area. He stated the amount of the TIF requested is relatively small both in terms of the cost of the project and TIF eligible expenses but is needed to fill the gap of all other financing. Matejka stated investors are not investing for the normal rate of return in low-income tax credit projects.

There was no one present to speak in favor of, or opposition to this request. Subsequently, Ackley closed the public hearing.

Sims inquired if the cell tower was existing. Palm stated it was existing and would remain on the property. She said if approved for TIF the developer will then apply for rezoning and replatting with site plan approval. Palm stated the tower will be taken into consideration at that time.

Ritz stated on page 6, the project summary seems to show a total investment from investors as one million ninety-two thousand dollars. Matejka stated that is from a lender. Ritz inquired how the federal tax credit equity and state tax credit equity are paid back. Matejka stated they are paid back similar to the TIF. He said the credits are used by the tax credit investors which are syndicators. Matejka stated the money comes in as equity and they get their primary return by receiving those tax credits so in effect they are contributing capital for the project today for tax credit they will receive over ten years. Discussion ensued regarding funding for the project. Ritz stated his interpretation of the plan is the banks will be repaid in the form of tax credits and after fifteen years this property will be sold to investors. Matejka stated the units have to remain affordable which is less than 60% of the area median income and must remain that way for forty-five years under the restriction of NIFA. He said a normal investor would not invest in the property without tax credits. Discussion ensued regarding the sale of the property after fifteen years. Ritz inquired where the \$405,998 investment comes from in the cash flow statement. Connor Menard, 8551 Lexington Ave., Lincoln NE, stated that is an estimate if an investor invested 5% of the total development cost. He stated the non-profit on this project is Midwest Housing Initiatives, a local non-profit that Excel works with a lot throughout the Midwest, and they have the right of first refusal on this project and they will execute that right after year fifteen. He said they will take over the project with the existing debt and it will not be sold. Menard stated all these projects are kept affordable for the forty-five years. Discussion ensued regarding the financing option if the project were to be sold after the fifteen years. Ritz stated the city is going to invest \$280,000 dollars on a project that returns all of the investments, so he does not understand why the TIF is necessary without understanding the return on investment (ROI) calculations.

Ackley stated there is a ton of information missing on the ROI, there are no projections for income or cost management, maintenance expenses, and depreciation would be why some of those numbers are negative. He stated this project was approved for blighted and substandard a few months ago. Ackley stated the question for tonight is does the redevelopment project meet the "but for" test under the Nebraska State Statute and he believes it does meet the statutory requirements for TIF. He stated it's interesting if you look at this project the \$280,000, they are asking for amounts to \$7,800.00 per unit and in a recent project for Jefferson Place with TIF for ten units it amounted to \$75,000.00 per unit. Ritz stated he was opposed to the Jefferson Place development because of the cost and his opinion is that this does not meet the "but for" test of the State Statute. Palm stated this plan was reviewed by the Planning Staff, City Attorney, and the Finance Director and the consensus was that Section 18-2111 of Nebraska State Statute was met in respect to plan contents.

Ackley stated he could not recall the last time a NIFA project was approved because they are so difficult with the forty-five-year holding period on reduced rent. Palm stated the previous NIFA project approved was Deer Creek Apartment on 25<sup>th</sup> Street and Chandler Road which just recently was completed.

MOTION was made by Ackley, seconded by Bennett, to recommend APPROVAL of a request to approve the Redevelopment Plan for Lots 7 and 8, Old Orchard Place. Applicant: Excel Development Group. General location: 13th Street and Kasper Street. Case #: ECD-61. APPROVAL of the Cardinal Commons I Redevelopment Plan based on conformance with the Comprehensive Plan, elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for infill redevelopment. Upon roll call, Hankins, Sims, Ackley, Bennett,

# MINUTE RECORD

Bellevue Planning Commission Meeting, June 22, 2023, Page 3

And Perrin voted yes Ritz voted no. MOTION carried.

**This item will proceed to City Council for PUBLIC HEARING ON July 18, 2023.**

PUBLIC HEARING was held on a request to rezone Lots 154 through 199, and Outlots "F" through "K", Spring Ridge, being a platting of Tax Lot 12, Part of Tax Lot 13A, Part of the Irregular Northeasterly Part of Tax Lot 12B, Lot 2, Bohac Addition, and Outlot B, Green Meadows, all located in the Southwest ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, NE, from AG and BG to RA, RG-8-PS, BG, and BGH, for the purpose of residential development and a billboard; and preliminary plat Lots 154 through 199, and Outlots "F" through "K", Spring Ridge. Applicant: Orchard Valley, Inc. General location: South 21st Street and Gilmore Lake Road. Case #'s: Z-2301-01, S-2301-01.

Ackley asked staff for updates. Palm stated as previously mentioned, a letter from Ms. Patricia Kyle who had concerns regarding drainage with the potential development was received. She stated Mr. Sudbeck is before the Commission with a preliminary plat and zoning with a site plan approval. Palm stated last year Mr. Sudbeck did have a preliminary plat approved for this property that was very similar in nature to this plan. She said the approved plat had some single-family residences and some multi-family components, but Mr. Sudbeck did not move forward with a final plat, so the preliminary plat expired. Palm stated the new preliminary plat has increased density on the northern portion of the plat, adding two additional single-family lots, and on the south portion of the plat the major difference is the proposed outlot configuration and zoning that would be conducive for a digital billboard. Palm stated a traffic study for the area indicated some improvements to 25<sup>th</sup> Street and Gilmore Lake Road would have to be made to city standards. Palm stated with regards to Ms. Kyle's concerns of drainage, that would be corrected with the overall improvements to Gilmore Lake Road. She stated there would be an Memorandum of Understanding (MOU) and subdivision agreement in place to ensure the improvements to Gilmore Lake Road would be completed prior to completion of the multi-family residential component. Palm stated the zoning requested for the outlots is BG (General Business) and BGH (Heavy General Business) which would allow for the construction of a billboard. Palm stated staff is recommending denial based on the configuration of the outlots and the zoning. She said research of the locations of recent digital billboard permits led staff to the decision that these outlots are not an appropriate use for the area given the fact that the requested residential zoning is the highest density residential zoning allowed. Palm stated recent digital billboard permits have been in commercial areas along the Kennedy Freeway, Highway 370 corridor, and also along Cornhusker Road corridor. Palm said an application for the July Planning Commission meeting will have a multi-family residential development to the immediate south of this plat. She said the commercial zoning for these outlot goes against the Comprehensive Plan for this area.

Klancy Peterson, 14747 California St., Ste. 2, Omaha, NE, was present on behalf of the applicant. Peterson stated this is a resubmission of the previous preliminary plat; the two major changes are the addition of three single-family lots on the northern portion of the plat and the outlots. He said the request for the BGH zoning is for a digital billboard providing a significant advertising boost for the proposed development. Peterson stated the Comprehensive Plan recommendation for the northwest district is infill development and this project as a whole is infill development. He said the sign is a small part of that infill development which is consistent with the Comprehensive Plan. Peterson stated one of the city's short-term recommendations is to develop a community signage wayfinding program which is page 113 of the Comprehensive Plan. Peterson said the applicant's position is that Hwy 75 is the appropriate place for such signage which makes the proposed sign consistent with the Comprehensive Plan. He said the majority of the outlot is currently zoned BG so the request for BGH is not a big change. Peterson stated the developer does not want to negatively impact his or any other development in the surrounding area which is why Gary Young the founder of Street Media Group was brought in to identify a digital billboard that would be both effective and have a minimal impact on the surrounding area.

Gary Young, 5747 Nicklaus Dr., Ft. Collins, CO, was present on behalf of the applicant. Young stated there have been improvements on the development of digital signs over the last few years. He stated these developments were initiated because of situations such as Mr. Sudbeck's development. He presented videos of the technology surrounding the new digital signs which showed a shield around each one of the thousands of diodes in a digital sign which then shields the light from going to the sides or up into the sky. Young said this technology would keep the light or the message directed toward the traffic on Hwy 75. Young stated the Nebraska Department of Transportation (NDOT) has strict regulations requiring these signs to be dimmed automatically so between that and the "V" design of the sign those are efforts to address these concerns.

Palm stated she wanted to address Mr. Peterson's comments regarding the wayfinding signs in the

# MINUTE RECORD

Bellevue Planning Commission Meeting, June 22, 2023, Page 4

Comprehensive Plan and how these signs are categorized by Planning. She stated when you go to downtown Omaha and you see the brightly colored blue signs that direct you to the Omaha Children's Museum, the riverfront, or to the stadium, these non-digital, non-animated signs are examples of wayfinding signs. Palm stated the City of Plattsmouth also has wayfinding signs with their logo on them directing people to areas of interest or tourist spots. She stated when the Comprehensive Plan talks about short term recommendations, she would not categorize a billboard that is used for personal profit or gain as a wayfinding sign as described in the Comprehensive Plan. Palm stated the Future Land Use map for this area is clear and the requested zoning goes against that.

There was no one present to speak in favor of, or opposition to this request. Subsequently, Ackley closed the public hearing.

Ackley asked staff if there was a copy of the previous plat available so the Commission could see the changes made. Palm displayed a copy of the previous plat and explained what changes were made. Discussion ensued regarding the changes and the area where the billboard sign would be located. Ackley asked the developer the reason for not moving forward with the previous plat. Mr. Sudbeck stated they were not ready to move forward with the plat at that time. Ackley asked if the plat was approved without the commercial zoning allowed for the billboard would that work for the developer. Mr. Sudbeck stated it would not work for them.

Sims asked staff if the 150' radius is for light pollution. Palm stated that is the Zoning Ordinance requirements.

Ackley asked staff when the last time a billboard was approved. Palm stated typically the sign permitting process would not come before the Planning Commission unless there is associated zoning for it and the most recent billboard application was for one along Cornhusker Road.

Ritz asked staff if it was the billboard type or the digital part of the sign the Planning Department was not in favor of. Palm stated the billboard does not fit the overall residential site plan. Ritz inquired if the deflection of the signs technology also applies to below the sign. Young stated it would deflect from all directions. Discussion ensued regarding options to the sign that might be satisfactory to the developer.

Peterson stated there is going to be an ongoing need to market this development and as Ms. Palm mentioned there is a development request for property directly south of this one, so it is necessary to draw attention to this specific development.

Ritz stated the diagram showing the 150' radius of this sign appears to go past the developer's property lines. Peterson stated the 150' radius is contained on the developer's property. Palm stated a sign would be a separate permit and this plat was not reviewed for the 150' radius or for a sign permit.

Sims inquired if any other entities have jurisdiction with this sign being near the Kennedy Freeway. Palm stated NDOT would have jurisdiction of the Kennedy Freeway. Sims asked if this plat was approved who would be responsible for the drainage issues. Palm stated ultimately the developer would be, but with the required Gilmore Lake Road improvements that will likely be a joint effort between the developer and the city so the city would take the lead as requested by the city's engineers. She said Bellevue is part of the Papio Watershed so through that partnership there are specific rules regarding drainage and run-off. Palm said the Gilmore Lake Road improvements would improve the existing situation because there would be infrastructure constructed to handle the drainage problem.

Ackley stated from his perspective Mr. Sudbeck has been working on this project for ten years and it has always been proposed for residential housing and multi-family. Ackley stated the necessary zoning for that billboard does not fit in the residential neighborhood.

Perrin asked staff if the City Council approves this plat does the developer have to come back to the Planning Commission for a specific billboard. Palm stated no, once the zoning was approved it would clear the way for them to go through the sign permitting process.

MOTION was made by Ritz, seconded by Sims, to recommend DENIAL of a request to rezone Lots 154 through 199, and Outlots "F" through "K", Spring Ridge, being a platting of Tax Lot 12, Part of Tax Lot 13A, Part of the Irregular Northeasterly Part of Tax Lot 12B, Lot 2, Bohac Addition, and Outlot B, Green Meadows, all located in the Southwest ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, NE, from AG and BG to RA, RG-8-PS, BG, and BGH, for the purpose of residential development and a billboard; and preliminary plat Lots 154 through 199, and Outlots "F" through "K".

# MINUTE RECORD

Bellevue Planning Commission Meeting, June 22, 2023, Page 5

Spring Ridge. Applicant: Orchard Valley, Inc. General location: South 21st Street and Gilmore Lake Road. Case #'s: Z-2301-01, S-2301-01. DENIAL of the proposed development based on the outlot configuration and proposed commercial zoning for the purpose of a billboard. DENIAL based upon lack of conformance with the Comprehensive Plan and perceived negative impact to the surrounding development. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING ON July 18, 2023.**

Meeting adjourned at 7:28 p.m.



Dianna Van Horn  
Planning Secretary

**CITY OF BELLEVUE  
PLANNING DEPARTMENT**

**RECOMMENDATION REPORT # 1**

**CASE NUMBERS:** Z-2304-10  
S-2304-06  
S-2304-07

**FOR HEARING OF:**  
**REPORT #1:** July 27, 2023

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Gregg & 75, LLC  
Attn: Willie Douglas  
21008 Cumberland Drive, Ste. 108  
Elkhorn, NE 68022

**B. PROPERTY OWNER:**

Gregg & 75, LLC  
Attn: Willie Douglas  
21008 Cumberland Drive, Ste. 108  
Elkhorn, NE 68022

**C. GENERAL LOCATION:**

1920 Gregg Road

**D. LEGAL DESCRIPTION:**

Lot 1, Gregg Road Subdivision, being a platting of Tax Lots 2A and 3B, located in the Northwest ¼ of Section 27, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

**E. REQUESTED ACTIONS:**

1. Rezone Lot 1, Gregg Road Subdivision, from AG to RG-20-PS with site plan approval.
2. Preliminary Plat Lot 1, Gregg Road Subdivision
3. Final Plat Lot 1, Gregg Road Subdivision

**F. EXISTING ZONING AND LAND USE:**

AG/Vacant

**G. PURPOSE OF REQUEST:**

The purpose of this request is to obtain a change of zone and platting for the purpose of constructing a 156-unit multi-family residential development.

**H. SIZE OF SITE:**

The site is approximately 9.4 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

The site is vacant and most recently used agriculturally.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

- 1. **North:** Single Family Residential/Vacant, RD-60/BG
- 2. **East:** Highway 75 right-of-way
- 3. **South:** Commercial, BG
- 4. **West:** Multi-family residential, RG-28-PS

**C. REVELANT CASE HISTORY:**

There have been no recent requests to plat or rezone this property.

**D. APPLICABLE REGULATIONS:**

- 1. Section 5.14, Zoning Ordinance, regarding RG-20 uses and requirements.
- 2. Section 5.17, Zoning Ordinance, regarding -PS Planned Subdivision uses and requirements.
- 3. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
- 4. Chapter 4, Subdivision Regulations, regarding Final Plats.
- 5. Chapter 7, Subdivision Regulations, regarding Capital Improvements.

### **III. ANALYSIS**

#### **A. COMPREHENSIVE PLAN:**

The Future Land Use Map of the Comprehensive Plan designates this area as multi-family residential.

#### **B. OTHER PLANS:**

None

#### **C. TRAFFIC AND ACCESS:**

1. There is no MAPA traffic data information available for this area.
2. Access is proposed from Gregg Road.

#### **D. UTILITIES:**

All utilities are available or will be constructed to serve this development.

#### **E. ANALYSIS:**

1. Willie Douglas, on behalf of Gregg & 75, LLC, has submitted a request for a rezoning for Lot 1, Gregg Road Subdivision, from AG to RG-20-PS for the purpose of a multi-family residential development.
2. In conjunction with the change of zone, the applicant is also requesting site plan approval for the apartment buildings, a preliminary plat, and a final plat.
3. The RG-20 zoning district is intended to permit moderately high-density development and uses that are typical and compatible in the operation of apartment houses.
4. The proposal consists of 156 units in six buildings. The buildings are a mix of studio, one-, and two-bedroom units. Additionally, eight detached garage structures are proposed.
5. The site plan shows 250 surface parking stalls for the development, in addition to 65 garage spaces, for a total of 315 parking spaces. The ordinance requires a minimum of 312 parking stalls.

7. The landscape plan has been reviewed by staff and meets the minimum requirements of the zoning ordinance.

8. The proposed buildings will need to meet the requirements of Section 8.12, Zoning Ordinance, regarding design standards. Compliance for this will be reviewed at such time a building permit is submitted.

9. This application was sent out to the following departments for review: Public Works, Streets Department, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Public Works, Metropolitan Utilities District, Cox Cable, Black Hills Energy, Sarpy County GIS/911, OPPD, MAPA, Papio Missouri River NRD, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Matt Knight, Public Works Engineer, requested technical revisions to the site plan, civil exhibits, and drainage report. These comments have since been satisfied by the applicant's engineer.

Sarpy County Public Works requested technical revisions to the final plat. These comments have since been satisfied by the applicant's engineer.

No other comments were received on this case.

10. The Future Land Use Map of the Comprehensive Plan shows this area as multi-family residential.

11. This request is in conformance with the Comprehensive Plan and abuts existing multi-family residential to the west and commercial uses to the south. Given the existing development and infrastructure, this is an infill development opportunity for the city.

**F. TECHNICAL DEFICIENCIES:**

None

**IV. DEPARTMENT RECOMMENDATION**

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, Comprehensive Plan, and lack of perceived negative impact to the surrounding area.

**V. PLANNING COMMISSION RECOMMENDATION**

Under Review

**VI. ATTACHMENTS TO REPORT**

1. Vicinity map/Zoning Map
2. 2022 GIS aerial photo of the property
3. Letter from Jeff Stoll, E & A Consulting Group received June 12, 2023
4. Site Plan received July 12, 2023
5. Landscaping Plan received July 12, 2023
6. Preliminary Plat received June 12, 2023
7. Final Plat received June 12, 2023

**VII. COPIES OF REPORT TO:**

1. Gregg & 75, LLC
2. E & A Consulting Group, Inc.
3. Pansing Hogan Ernst & Bachman, LLP
4. Public Upon Request

  
Assistant Planning Manager

 07/20/23  
Planning Director                      Date of Report

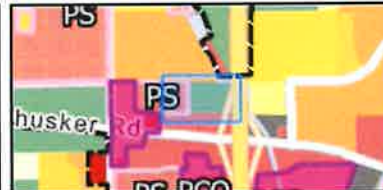


Sarpy County, Nebraska | Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska



Map Scale 1: 2257

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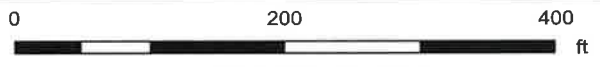


Notes





Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska



Map Scale 1: 2257

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Notes





E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950  
P 402.895.4700 • F 402.895.3599  
www.eacg.com

June 12, 2023

Tammi Palm  
Tammi Palm, Manager  
City of Bellevue Planning Department  
1510 Wall Street  
Bellevue, NE 68005

RECEIVED  
JUN 12 2023  
PLANNING DEPT.

RE: Lot 1, Gregg Road Subdivision - Planned Subdivision District Zoning Justification Letter  
E&A File: P2022.348.001

Dear Tammi,

On behalf of our client, Willie Douglas, please allow this letter serve as the Planned Subdivision District justification letter per Section 5.17 of the City of Bellevue's Zoning Ordinance.

5.17.03(1): The proposed modification of the primary district regulations as to platting of lots and space limits will be in the public interest and in harmony with the purpose of this ordinance, and will not adversely affect nearby properties.

*Response: This section of ground has a future land use designation of MFR, Multi-Family Residential. RG-20-PS zoning should fit within this designation and thus fits the proposed character of this portion of the City of Bellevue's extraterritorial jurisdiction and thusly shouldn't adversely affect neighboring properties. The neighboring property to the west holds an RG-28 zoning designation, the properties to the south of Lot 1 are commercial and the properties to the north and east are single family residential lots. A zoning designation of RG-20-PS would provide a zoning gradation between the commercial and lower density residential zones.*

5.17.03 (2): The configuration, topography, vegetation, drainage, or other natural feature of the parcel is such that the normal lot arrangement would not be appropriate, and the natural state of the parcel can best be preserved by application of the Planned Subdivision District classification.

*Response: The designation of the Planned Subdivision allows this development to better fit the topography and space limitations on this proposed property. Lot 1 has a natural grade of 12%. A normal lot arrangement would not be appropriate for a lot with this topography and therefore a Planned Subdivision District classification will allow for Bellevue's desired Multi Family Residential use of this property while permit the site's overall existing natural drainage rout to remain intact.*

5.17.03 (3): The owner will utilize new and innovation planning methods to develop a subdivision of sound character and in the public interest, and the planned subdivision will be superior to a conventional subdivision.

*Response: This development will utilize newer ideologies and planning methods in that it will allow for higher density living within walkable distance to nearby commercial amenities that are not typically or traditionally available within lower density developments. Community members within this development will be within walking distance of grocery and convenience stores, retail, restaurants, places of worship, banks, Bellevue High School, and other local amenities. This plan also allows for strong internal pedestrian circulation and access to amenities.*

5.17.03 (4): The request for PS, Planned Subdivision District classification is not solely for purposes of convenience, profit, or caprice.

*Response: We do not feel that the requested classification of Planned Subdivision District should be considered for the purposes of convenience, profit or caprice. The developer is creating a development that fits within the future land use designation set by the city of Bellevue. This development will allow for higher density near many of the city's amenities as well as provide for recreational needs of its residents on site such as community spaces, a pool, fitness area and green space that people in this market typically would not likely have access to if they lived in a lower density housing development.*

If you have any questions regarding this justification letter, please contact me at 402-895-4700 or by email at [jstoll@eacg.com](mailto:jstoll@eacg.com).

Sincerely,  
E & A Consulting Group, Inc.



Jeff Stoll  
Platting Services Assistant Manager

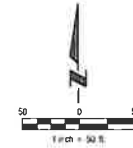
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JUL 12 2023

PLANNING DEPT.



VICINITY MAP



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- SETBACK

RG-20-PS ZONING SETBACK TABLE (LOT 1)	
FRONT YARD	15'
INTERIOR SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	10'
LOT WIDTH	40 MIN.
LOT AREA	EQV. 57.7' x 140' MIN.

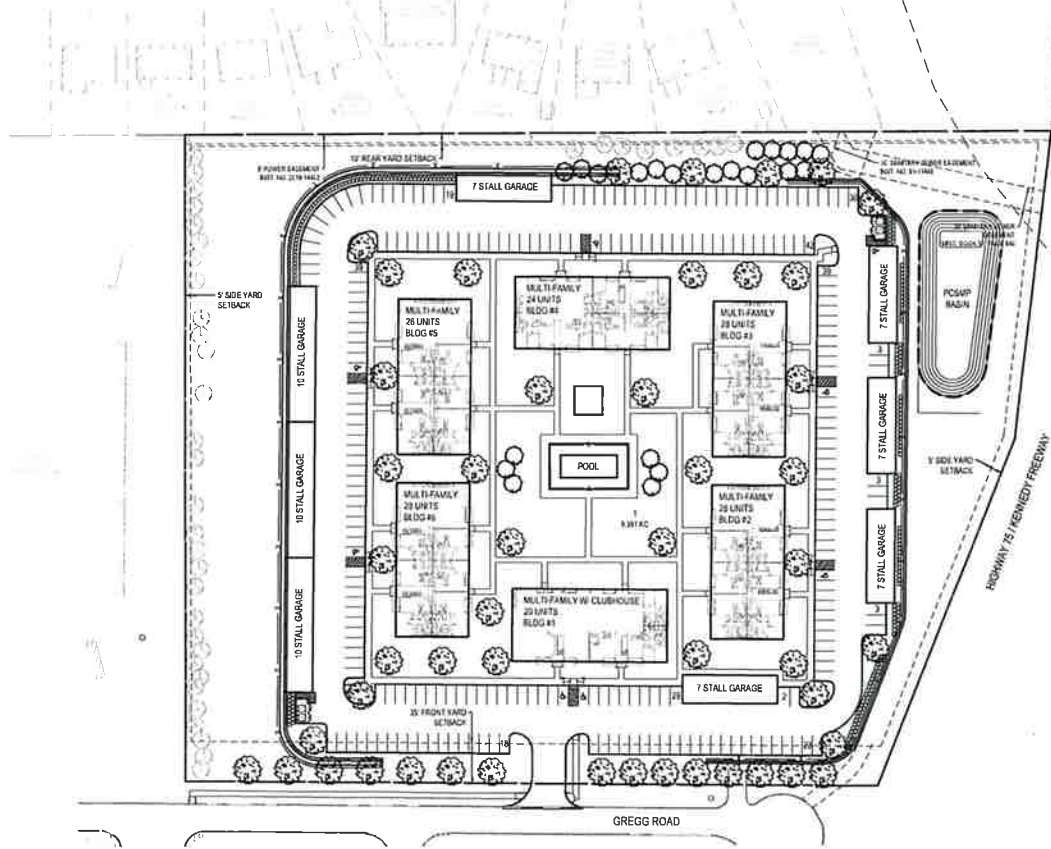
ZONING:

EXISTING AG  
PROPOSED RG-20-PS LOT1

NOTES:

- 1 DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO KENNEDY FREEWAY FROM LOT 1
- 2 TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS
- 3 TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAN

PARKING SUMMARY	
SURFACE STALLS	250
DETACHED GARAGE STALLS	65
PROVIDED STALLS	315
REQUIRED STALLS	
*2 STALLS /APT UNIT	
156 UNITS TOTAL	312
REQUIRED ADA STALLS (201-402)	8
PROVIDED SURFACE ADA STALLS	7
PROVIDED GARAGE ADA STALLS	1
PROVIDED TOTAL ADA STALLS	8



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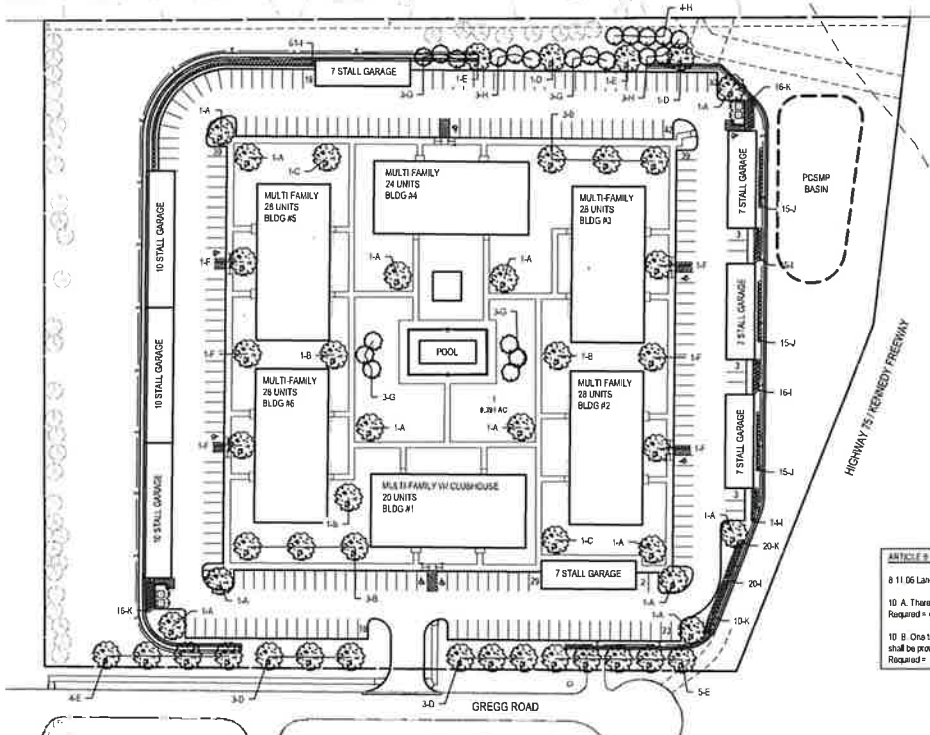


GREGG ROAD SUBDIVISION  
ELECTRIC INFRASTRUCTURE

PLANNED SUBDIVISION  
SITE PLAN

Date	Prepared By	Checked By	Reviewed By
08/20/23	AS	AS	AS
08/20/23	AS	AS	AS
08/20/23	AS	AS	AS
08/20/23	AS	AS	AS

08/20/23 10:00 AM C:\Users\AS\Desktop\Projects\230823\230823\_Plan\230823\_Plan.dwg (P) (1/23/23)



PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	13	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	2"	B&B
B	9	<i>Acer freemanii</i> 'Jeffersred'	Autumn Blaze Maple	2"	B&B
C	2	<i>Acer myriacae</i>	State Street Maple	2"	B&B
D	8	<i>Quercus rubrum</i>	Red Oak	2"	B&B
E	11	<i>Quercus bicolor</i>	Swamp White Oak	2"	B&B
F	6	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	2"	B&B
G	12	<i>Picea pungens</i> 'Glaucu'	Colorado Blue Spruce	6-7'	B&B
H	10	<i>Picea abies</i>	Norway Spruce	6-7'	B&B
I	127	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	3 Gal.	Cont.
J	45	<i>Hydrangea quercifolia</i> 'Snow Queen'	Snow Queen Oakleaf Hydrangea	3 Gal.	Cont.
K	62	<i>Euroyymus alatus compactus</i>	Dwarf Burning Bush	3 Gal.	Cont.

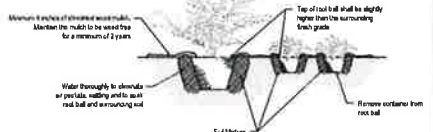
TREE NOTES

- Landscape contractor must coordinate with all utilities and general contractor to verify all utility locations that may conflict with all proposed tree planting locations on the project site.

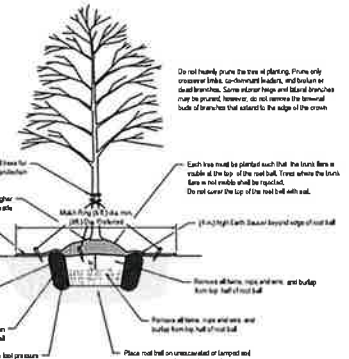
LEGEND

- Existing Trees to Remain (37)

ARTICLE 8 LANDSCAPING SCREENING AND FENCING REGULATIONS  
8 11.06 Landscaping Design Criteria  
10 A. There shall be 19 square feet of landscape area per parking stall  
Required = 4 388 SF (231 stalls x 19) Provided = 4 737 SF  
10 B. One tree which provides shade or is capable of providing shade at maturity shall be provided for every 300 square feet of required landscape area.  
Required = 15 trees (4,387/300 = 14.62) Provided = 15 trees



SHRUB & PERENNIAL PLANTING DETAIL  
NOT TO SCALE



TREE PLANTING DETAIL - B & B TREE  
NOT TO SCALE

LANDSCAPE NOTES

- Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
- All plant material shall be of good quality and sizes shall meet required size specifications.
- All plants are to be watered immediately after planting and then watered once a week for a period of two months from time of planting.
- All plant material shall be guaranteed to be in a live and healthy growing condition for two full growing seasons (trees) and one full growing season (perennials & shrubs) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
- Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and drip-irrigation conflict). All adjustments must be approved by the landscape architect.
- The Landscape Contractor shall remove all construction debris and materials (ironic) to plant growth from planting pits and beds prior to backfilling with planting mix. Field adjustments may be necessary based on field conditions (i.e., root ball and drip-irrigation conflict). All adjustments must be approved by the landscape architect.
- Provide commercially available s/needled hardwood mulch on all trees and in all planting beds to a 3-4 inch minimum depth unless otherwise noted. Mulching to extend 1'-0" minimum beyond planting pit. Mulch shall be reasonably free of leaves, twigs, sawdust, toxic substances, or other foreign materials. Minor site grading to be included if needed.
- All trees are to be staked for a period of not less than one year from time of planting.
- Contractor to coordinate work with other amenities contractors.

IRRIGATION NOTES

- Irrigation bid to include meter pit and MUD loss.
- Irrigate all sodded areas.
- Irrigation contractor to be mounted in a steel utility box with pump for padlock.
- Irrigation system to be guaranteed for 1 year. Written guarantee to be supplied prior to final payment.
- Irrigation contractor responsible to rent/lease system and lines.
- Irrigation contractor to provide as built drawing of the system and catalog cuts of the installed equipment prior to final payment.
- Irrigation contractor to furnish owner and engineer an irrigation plan showing drop and equipment catalog cuts for approval prior to installation.
- Contractor to coordinate work with other amenities contractors.

SEEDING NOTES

- Seeding shall be Superior 500 lbs (just green) Brazil spruce tall fescue Kentucky bluegrass mixture from United Seeds, Inc. Planting method and seeding rate shall be 12 lbs per 1,000 sq ft. Seeding dates: March-June, dormant seeding: December-March.
- Mulch shall be installed over all seeding areas (SFS - MAG Single Net Straw Matting OR EQUIVALENT)

SODDING NOTES

- The contractor shall notify the architect at least forty-eight hours in advance of the time he intends to begin sodding and shall not proceed with such work until permission to do so has been granted. No frozen sod shall be placed. No sodding shall be done on frozen earth.
- Care shall be exercised all times to retain the native sod on the parts of the sod during the process of transferring. Dumping from vehicles will not be permitted. The sod shall be placed within 48 hours from the time it is removed from the field or stored in a secondary manner. All sod in place shall be laid small and shall be protected from exposure to the sun and from heating. No storage longer than three (3) days will be permitted. Sod which becomes dried out or does not meet the specifications will be rejected.
- There shall be a minimum of six inches, after laying of top soil under all sod. Excavations or hoeing shall be made to a sufficient depth below the finished grade of the sod to accommodate the depth of sod as specified and the thickness of sod as specified. Fertilizer shall be applied at a rate to provide 100 pounds of nitrogen per acre unless further instructions are written on this contract to the contrary in the field book. Fertilizer applied under this item shall be incorporated with the sod to a depth of at least six inches before the sod is laid unless otherwise specified or approved. Incorporation shall be accomplished by driving harrows, making ridges or other approved means.
- The sod in which the root is laid shall be thoroughly moist and shall be watered, if directed. The sod shall be laid smooth, edge to edge, and all openings shall be plugged with wet immediately after the sod is laid. It shall be protected from contact with the soil by laying rolling or by other approved methods so as to eliminate all air pockets between and over surfaces, secure lashing and protect all exposed sod edges but the displacement of the sod or deformation of the surface of the sod and wading at the rate of two gallons per square yard of sodded area unless otherwise directed.
- The contractor shall take care of the sodded areas until all work on the entire work has been completed, and sod has been mowed twice and then accepted. Such care shall consist of providing protection against traffic by approved watering, light sanding and the mowing of grass to the height of two inches when the grass starts a maximum height of four inches.
- Sod shall also be watered. When the soil is watered, sufficient water shall be applied to wet the soil at least two inches deep in the sod bed. Watering shall be done in a manner which will not cause erosion or soil damage in the finished surfaces. Any surface which becomes rutted or otherwise damaged shall be repaired to meet the grade and conditions of the soil prior to sodding and shall then be finished and accepted as indicated on the plans.
- In drainage ways or slopes, the sod shall be laid with the longest dimensions parallel to the courses. Such sodding shall begin at the base of slopes or grades and the sodding progress in continuous parallel rows extending upward. Vertical joints between such sodding shall be staggered. All sod shall be laid to the grades specified and the grades finished with special care at the junction of drainage ways.
- Sod shall be laid in place for staves at all drainage ways, on all slopes steeper than 1:1 and elsewhere where specified or as directed. Popping shall be done immediately after laying. At least one strike shall be drawn through each sod to be staked, and the staves shall not be more than two feet apart. Staves shall have their flat sides against the slope and be drawn flush. Blades for popping shall be of steel, approximately one inch by two inches and of sufficient length to penetrate the sod. Its top end shall be a minimum depth of two inches of subsoil.
- The contractor shall keep all sodded areas as long as necessary and as often as required thereafter until the sod has been fully established (two mowings) and accepted by the engineer and owner. Contractor to use temporary irrigation for the watering of the sod. Contractor to supply all necessary hoses, pipes and equipment for all watering needs.
- All sod must be fully established (two mowings) and growing at the time of inspection and acceptance.

**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services  
1800 N. 10th Street, Suite 100 • Omaha, NE 68104  
Phone: 402.335.8800 • Fax: 402.335.2599  
www.eacg.com

**GREGG ROAD SUBDIVISION**  
RELIEVE AEROSOL

**PLANNED SUBDIVISION**  
LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
1	07/12/23	ISSUED FOR PERMIT
2	07/12/23	ISSUED FOR PERMIT
3	07/12/23	ISSUED FOR PERMIT
4	07/12/23	ISSUED FOR PERMIT
5	07/12/23	ISSUED FOR PERMIT
6	07/12/23	ISSUED FOR PERMIT
7	07/12/23	ISSUED FOR PERMIT
8	07/12/23	ISSUED FOR PERMIT
9	07/12/23	ISSUED FOR PERMIT
10	07/12/23	ISSUED FOR PERMIT

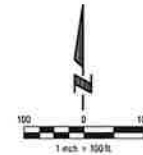
# GREGG ROAD SUBDIVISION

LOT 1

A TRACT OF LAND BEING ALL OF TAX LOTS 2A AND 3B, SAID TAX LOTS LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



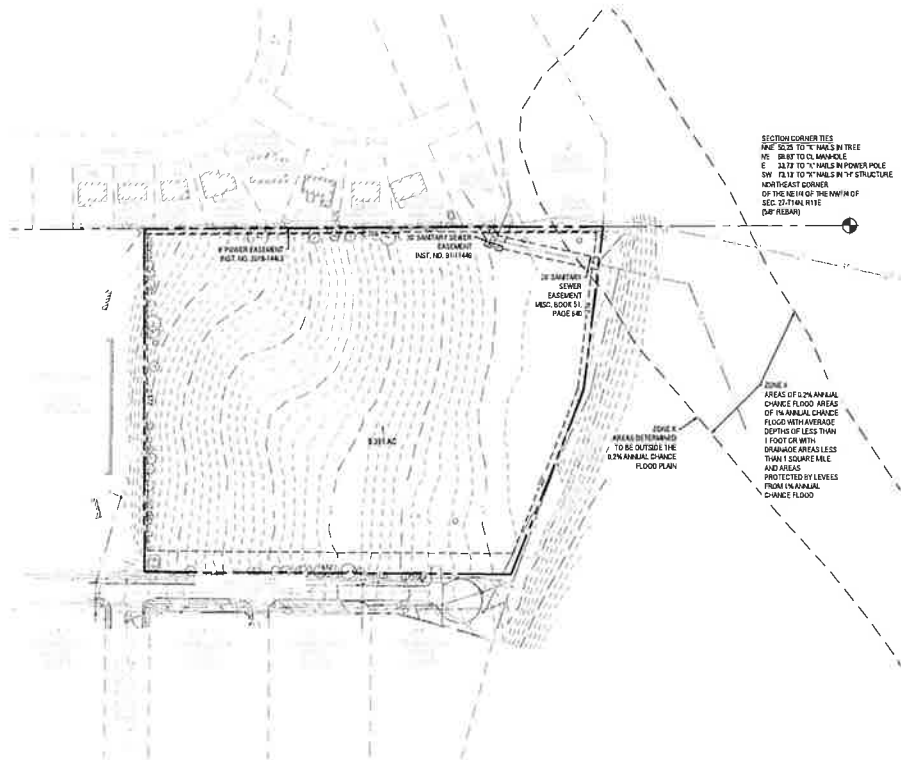
VICINITY MAP



LEGEND

NOTE: FOR REFERENCE ONLY. ITEMS DEPICTED IN LEGEND MAY NOT APPEAR ON PLANS.

	BOUNDARY LINE
	EASEMENTS
	EXIST. SECTION CORNER
	EXIST. SECTION LINES
	EXIST. PROPERTY LINES
	EXIST. EASEMENTS
	SETBACK LINE
	BUILDING
	POWER RISER
	POWER POLE
	GUY WIRE
	LIGHT POLE
	TELEPHONE RISER
	CABLE TV RISER
	FIRE HYDRANT
	UTILITY VALVE (WATER)
	MANHOLE
	FLARED END SECTION (SIZE NOTED)
	CURB INLET
	UTILITY VALVE (GAS)
	SIGN
	FENCE LINE
	GAS LINE
	WATER LINE
	POWER LINE (OVERHEAD)
	POWER LINE (UNDER GROUND)
	COMMUNICATION LINE (TELEPHONE, TV)
	SANITARY SEWER LINE
	STORM SEWER LINE
	FIBER OPTICS LINE
	DECIDUOUS TREE



RC-20-PS ZONING SETBACK TABLE (LOT 1)

FRONT YARD	25'
INTERIOR SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	10'

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING ALL OF TAX LOTS 2A AND 3B, SAID TAX LOTS LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS A TOTAL AREA OF 429,588 SQUARE FEET OR 9.251 ACRES, MORE OR LESS.

**OWNER DEVELOPER**  
 GREGG & TYLIC  
 2420 CUMBERLAND DRIVE, SUITE 158  
 ELKHORN, NE 68022

**ZONING**  
 EXISTING AD  
 PROPOSED RC-20-PS LOT1

**NOTES:**

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO KENNEDY FREEWAY FROM LOT 1.
- TEMPORARY FURNISHINGS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.

RECEIVED  
 JUN 12 2023  
 PLANNING DEPT.

**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services  
 1095 NW Valley Road, Suite 100 • Omaha, NE 68104  
 Phone: 402.485.4200 • Fax: 402.485.2559  
 State of NE Certificate of Registration #C000000000



GREGG ROAD SUBDIVISION  
 LOT 1  
 BELLEFONTE, NEBRASKA

PRELIMINARY PLAT

Project No.	20230101-001	Drawn By	JLL
Date	6/12/2023	Checked By	JLL
Scale	1" = 100'	Project Manager	JLL
Sheet No.	1 of 1	Project Engineer	JLL



**CITY OF BELLEVUE  
PLANNING DEPARTMENT**

**RECOMMENDATION REPORT # 1**

**CASE NUMBERS:** Z-2305-11  
S-2305-08

**FOR HEARING OF:**  
**REPORT #1:** July 27, 2023

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Excel Development Group  
Attn: Connor Menard  
8551 Lexington Avenue  
Lincoln, NE 68505

**B. PROPERTY OWNER:**

Muriel L Hagmann Trustee  
Attn: Linda Lee  
1012 Kasper Street  
Bellevue, NE 68147

**C. GENERAL LOCATION:**

South 13<sup>th</sup> Street and Kasper Street

**D. LEGAL DESCRIPTION:**

Lots 1 through 4, and Outlots A through E, Cardinal Commons, being a replat of Lots 7 and 8, Old Orchard Place, located in the Southeast ¼ of Section 22, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

**E. REQUESTED ACTIONS:**

1. Rezone Lots 1 through 4, and Outlots A through E, Cardinal Commons, from AG to RG-28-PS, with site plan approval.
2. Preliminary Plat Lots 1 through 4, and Outlots A through E, Cardinal Commons

**F. EXISTING ZONING AND LAND USE:**

AG/Single Family Residential

**G. PURPOSE OF REQUEST:**

The purpose of this request is to obtain a change of zone and preliminary plat for the construction of an affordable senior housing development.

**H. SIZE OF SITE:**

The site is approximately 11 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

The site is presently developed with a single-family residence constructed in 1928, along with several outbuildings. Additionally, there is a telecommunications tower in the northwest corner of the development.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

- 1. **North:** Single-Family Residential, RG-50
- 2. **East:** Multi-Family Residential and Industrial/RG-20 and ML
- 3. **South:** Agriculture and Single-Family Residential/Vacant and RS-120
- 4. **West:** Single Family Residential, RS-72 and AG

**C. REVELANT CASE HISTORY:**

- 1. On July 18, 2023, the City Council approved a redevelopment plan for Lots 7 and 8, Old Orchard Place, for the purpose of an affordable senior housing development.

**D. APPLICABLE REGULATIONS:**

- 1. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
- 2. Chapter 7, Subdivision Regulations, regarding Capital Improvements.
- 3. Section 5.13, Zoning Ordinance, regarding RG-28 uses and requirements.
- 4. Section 5.17, Zoning Ordinance, regarding -PS Planned Subdivision, uses and requirements.

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

The Future Land Use Map of the Comprehensive Plan designates this area as medium density residential.

**B. OTHER PLANS:**

None

**C. TRAFFIC AND ACCESS:**

1. There is no MAPA traffic data information available for this area.
2. Access is proposed from a private drive (Hagmann Plaza) which will connect to South 13<sup>th</sup> Street as well as Kasper Street.

**D. UTILITIES:**

All utilities are available or will be constructed to serve this development.

**E. ANALYSIS:**

1. Connor Menard, on behalf of Excel Development Group, has submitted a request for a rezoning for Lots 1 through 4, and Outlots A through E, Cardinal Commons Addition, from AG to RG-28-PS, for the purpose of an affordable senior housing project.
2. In conjunction with the change of zone, the applicant is also requesting site plan approval, a preliminary plat, and a final plat.
3. The RG-28 zoning district is intended to permit low rise, medium density development that will be compatible when located near and among lower density types of housing, including single-family and two-family on small lots.
4. This project will have 31 duplexes consisting of 62 units of affordable senior housing (55+), as well as a community building.

The development is planned in two phases with 18 duplexes and the community building in phase one, and 13 duplexes in phase two.

5. The applicant is proposing a community building with a kitchen, a community use space for residents, and a storm shelter. The community building will be constructed with phase 1. A community garden is also planned for the second phase of the development.

6. The property is currently designated as blighted and substandard. The applicant is currently pursuing Tax Increment Financing (TIF) for the project.

7. The applicant is proposing private streets and infrastructure for this project. As such, the developer will maintain once constructed.

8. This application was sent out to the following departments for review: Public Works, Streets Department, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Public Works, Metropolitan Utilities District, Cox Cable, Black Hills Energy, Sarpy County GIS/911, OPPD, MAPA, Papio Missouri River NRD, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Matt Knight, Public Works Engineer, requested technical revisions to the plat, civil exhibits, and drainage report. The comments pertaining to the plat and civil exhibits have since been satisfied by the applicant's engineer. There are minor technical revisions that are still necessary to the drainage report.

Sarpy County GIS/911 requested revisions to the private street names. The street names have since been revised.

Don Gifford, Bellevue Fire Department, commented on the placement of fire hydrants. The developer is aware of this comment and has stated they will comply.

No other comments were received on this case.

9. The city is allocating funds to overlay Kasper Street. This will be a temporary fix, likely lasting seven to ten years. Long-term improvements will be necessary in the near future. A Memorandum of Understanding (MOU) and/or interlocal agreement between the developer and city will need to be determined with the final plat. The developer is aware of this and has been in discussions with the city.

10. There is an existing telecommunications tower located on Proposed Lot 4. This tower and leasing area will remain as-is. The purpose of Outlot A is to allow for the proper tower setback from the residences. The circle on the plat depicts the setback area for the tower. The proposed duplexes are shown outside of this area.

11. The Future Land Use Map of the Comprehensive Plan shows this area as medium density residential. This request is in conformance with the Comprehensive Plan.

12. The applicant has submitted a Subdivision Agreement, which is being reviewed by the City Attorney. The Subdivision Agreement will be approved with the final plat.

13. This request is in conformance with the Comprehensive Plan. The requested zoning is compatible with the adjacent neighborhoods and provides a transition between the industrial and multi-family residential development to the east and the single-family residential areas to the west. This will also provide an opportunity for infill development and development of a blighted and substandard area.

**F. TECHNICAL DEFICIENCIES:**

1. There are minor technical revisions necessary to the drainage report. Public Works staff is comfortable with this request moving through Planning Commission and working with the applicant's engineer to correct these deficiencies prior to City Council.

**IV. DEPARTMENT RECOMMENDATION**

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, Comprehensive Plan, and lack of perceived negative impact to the surrounding area; APPROVAL contingent upon satisfaction of the technical deficiencies prior to this case moving forward to the City Council.

**V. PLANNING COMMISSION RECOMMENDATION**

Under Review

**VI. ATTACHMENTS TO REPORT**

1. Vicinity map/Zoning Map
2. 2022 GIS aerial photo of the property
3. Zoning Justification received July 17, 2023.
4. Preliminary plat received July 17, 2023
5. Site plan received July 17, 2023

**VII. COPIES OF REPORT TO:**

1. Excel Development Group
2. REGA Engineering
3. Cline Williams
4. Public Upon Request

  
Assistant Planning Manager

  
Planning Director                      Date of Report

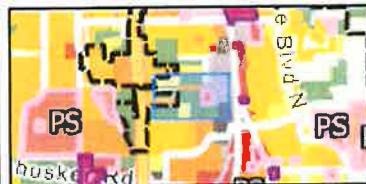


Sarpy County, Nebraska | Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska



Map Scale 1: 4514

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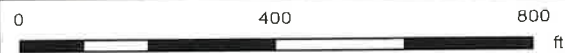


Notes





Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska



Map Scale 1: 4514

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Notes



JUSTIFICATION FOR REZONING  
FOR  
CARDINAL COMMONS I & II

LOTS 7 AND 8, OLD ORCHARD PLACE ADDITION  
BELLEVUE, NEBRASKA  
SUBMITTED: June 23, 2023

Submitted to:  
Chairman and Members of the Planning Board

Submitted by:

Applicant: Excel Development Group  
8551 Lexington Avenue  
Lincoln, NE 68505

Contact: Connor Menard  
402-219-3943  
[connor@exceldg.com](mailto:connor@exceldg.com)

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JUL 17 2023  
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### **Project Background:**

The projects sites are generally located at the Northeast corner of the intersection of South 13th Street and Kasper Street. The project site presently consists of portions of Lots 7 and 8, Old Orchard Place Addition, City of Bellevue, Sarpy County Nebraska, and is approximately 11.3 acres.

Once completed the developments will offer 62 new duplex units for rental to tenant's 55 and older with 80% of the units having incomes below 60% of the applicable medium income. The project will support the continued growth and housing needs of the Bellevue community.

The City of Bellevue was one of the hardest hit areas from the record breaking 2019 floods. The first phase of Cardinal Commons I was awarded \$2 million in Community Development Block Grant Disaster Recovery (CDBG-DR) funds to add much needed affordable housing in Bellevue and to increase community resiliency in the face of future natural disasters by adding affordable housing in non-flood zone areas of Bellevue.

According to the Sarpy County & Communities, Nebraska County-Wide Housing Study with Strategies for Housing Affordability findings a majority of the 399 lost housing units in Sarpy County due to the 2019 disaster, an estimated 340 units, were in areas occupied by low- to moderate-income individuals and families. This includes an estimated 200 manufactured, modular and mobile homes in the City of Bellevue. At least 278 rental units are recommended for very low and low-income Sarpy County households by 2025. An estimated 154 rental housing units should be designated for seniors in the City of Bellevue.

The Bellevue Affordable Housing Action Plan shows a need for 104 affordable housing units for seniors (55+) and a need for 165 affordable housing units for seniors (55+) by 2032. This residential development conforms to the general plan for the City as a whole because it is consistent with the residential uses east and south of the project site. Additionally, the project furthers the City's goal of adding residential development to the area in a manner that is economically feasible.

Redevelopment of this site is anticipated to begin in 2023. It is anticipated that the construction of the first phase of the 18 duplexes consisting of 36 units of affordable senior housing and a separate community building for this project will be completed in 2024. The second phase is anticipated to start construction in 2024 with 13 duplexes consisting of 26 units of affordable senior housing and various other amenities to be completed in 2025.

### **Existing Land Use and Conditions of the Redevelopment Site:**

The project site is currently zoned as AG – Agriculture.

Lots 7 and 8, Old Orchard Place Addition, are currently owned by Muriel Hagmann, Trustee of the Muriel Hagmann Family Trust. Excel Development Group has a binding contract to purchase this property upon the approval of the final plat by the City of Bellevue.

The project site is currently used as a residence with an adjoining acreage. The residence is a single-family house that is 94 years old. There is also a horse barn, pole barn, and tool shed. All of these structures are more than 40 years old and are in a deteriorated condition.

The project site has been declared to be blighted and substandard by the City of Bellevue pursuant to the standards of the Community Development Law, Neb. Rev. Stat. § 18-2101, et. seq. Redevelopment of the property will support the City of Bellevue's elimination of blighted and substandard areas within its boundaries as well as provide needed additional housing in the City.

### **Proposed Use and Project Details:**

The project is proposed to be rezoned to RG-28-PS from the existing AG –Agricultural. To the north of the site is an OPPD Electrical line zoned RG-50 - General Residence. To the west of the site are single-family homes zoned Zoning District: RS-72 - Single Family Residence. To the south of site are single-family acreages zoned RS-120 - Single Family Residence as well as a site for a future Habitat for Humanity project currently zoned AG – Agriculture. To the east of the project is an apartment complex zoned RG-20 - General Residence.

The Preliminary Plat is attached as Exhibit B - Preliminary Plat. The project site for phase I will be the land designated as portions of Lots 1, 2, and Outlot B and all of Outlot C, Cardinal Commons Preliminary Plat. The project site for phase II will be the land designated as portions of Lots 1, 2 & Outlot B as well as all of Lot 3 and Outlot A, D, & E on the Cardinal Commons Preliminary Plat. Lot 4 on the Cardinal Commons Preliminary Plat is where the current cell tower is located and will remain owned by the current owner.

The Applicant proposes to construct a total of 31 duplexes consisting of 62 units of affordable senior housing known as Cardinal Commons I & II. Each unit will have 2 bedrooms and 1 bathroom, and have approximately 1,034 square feet living area, 53 SF storage area, 292 SF single-car garage, total of 1,379 SF. The Applicant will also construct a 2,052 square foot community center which will have a kitchen, a community use space for residents, and a storm shelter. A community garden will be built in the second phase.

Recreational needs of the development will be met with the duplexes offering sidewalks for people to walk through the development. residents will have front and rear patios that will connect to their yards to use for various activities. A community building with a kitchen, a community use space for residents, and a storm shelter will be provided for residents for monthly potlucks and for residents to rent out for birthday parties, card nights, etc. A community garden will be built in the second phase of the development.

The residential structures will be built by a contractor selected by the Applicant. The architectural plans are being designed by Architectural Design Associates (ADA). Engineering services are provided by REGA Engineering.

Applicant anticipates beginning grading and construction of necessary infrastructure in 2023, and anticipates completing the construction of both phases in 2025.

Applicant will operate the project as an affordable senior rental project for with at least one qualifying tenant living in the unit being aged 55 or older. The Applicant has received an allocation of federal and state low-income housing tax credits from the Nebraska Investment Finance Authority (“NIFA”). The project will be subject to a Land Use and Restriction Agreement with NIFA that will require 40% of the units to have overall rents affordable at or below 60% of the applicable median income for a period of 45 years.

#### **Parking Plan for Proposed Project:**

Each residence will have an attached garage and driveway available for parking. There will be parking along the roads within the development as well. There will be a parking lot available for the community building.

#### **Access to the Development by Phase**

Phase I of Cardinal Commons will have access from Kasper Street from the south and from S 13<sup>th</sup> Street from the west. All of Hagmann Plz and S 9<sup>th</sup> Ct will be constructed during the first phase of the development, which will connect Kasper St to S 13<sup>th</sup> St.

Phase II of Cardinal Commons will have access from S 13<sup>th</sup> Street to the west and Kasper Street to the south which goes through phase I of the development. Will look to use S 13<sup>th</sup> St as construction entrance for phase II.

#### **Conclusion**

Rezoning the project site from AG – Agriculture to RG-28-PS will provide a huge economic and social benefit to the City of Bellevue by allowing the Cardinal Commons I & II projects to move forward. It will help address the needs for more high-quality affordable housing for seniors found in both the Bellevue Affordable Housing Action Plan and the Sarpy County Housing Study. It will also increase the communities resiliency in the face of future natural disasters by adding affordable housing in non-flood zone areas of Bellevue. Adding duplexes helps bring missing middle housing to the area and fits right in between the apartment complex to the east and the single-family homes to the west. In conclusion, our seniors deserve a high-quality affordable place to call home and that’s what Cardinal Commons I & II will provide.

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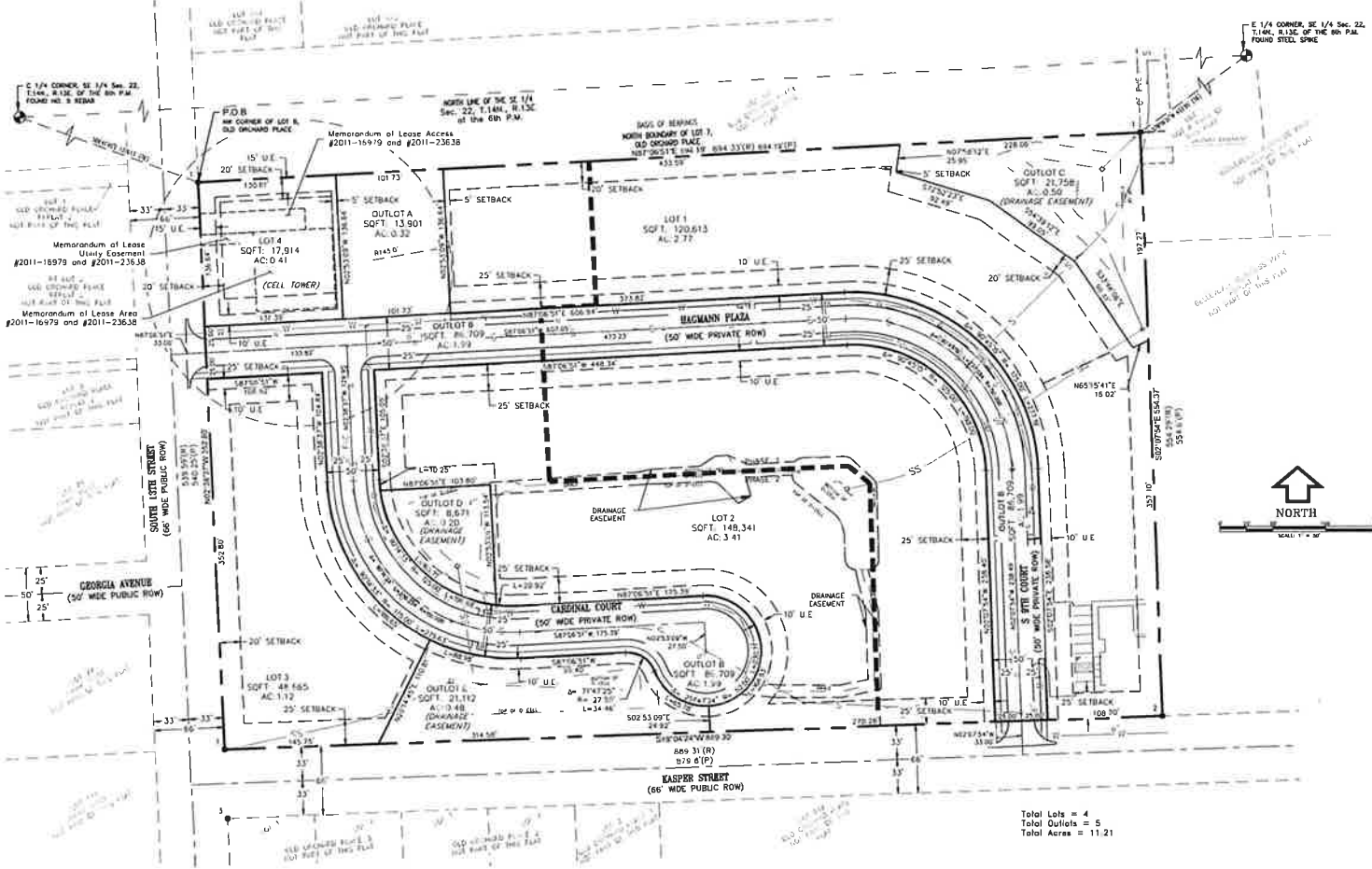
# CARDINAL COMMONS PRELIMINARY PLAT

LOCATED IN THE SE 1/4 OF SEC. 22, T.14N., R.13E. OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

PLANNING DEPT.

**SHEET LEGEND:**

COVER & PROPOSED LAYOUT	1
PROPOSED GRADING	2 & 3
PROPOSED UTILITY	4
STREET PROFILE (HAGMANN PL. & S 9TH CT)	5
STREET PROFILE (CARDINAL CT.)	6
EROSION / SEDIMENT CONTROL	7



**ZONING INFORMATION**  
CURRENT ZONING: O1 - SINGLE FAMILY  
FUTURE ZONING: RC - 28

**BUILDING SETBACK RESTRICTIONS**  
FRONT YARD - 25 FEET  
SIDE YARD - 5 FEET  
REAR YARD - 20 FEET

**OWNER/DEVELOPER:**  
EXCEL DEVELOPMENT GROUP  
8551 Lexington Avenue  
Lincoln, NE 68505

**SURVEYOR:**  
LYLE L. LOTH  
REGA ENGINEERING GROUP INC.  
601 OLD CHENEY RD., SUITE 'A'  
LINCOLN, NE 68512 (402) 484-7342

**ENGINEER:**  
NATHANIEL P. BURNETT  
REGA ENGINEERING GROUP INC.  
601 OLD CHENEY RD., SUITE 'A'  
LINCOLN, NE 68512 (402) 484-7342

**Section Corner Ties**  
E 1/4 Corner of Sec. 22-T14N-R13E  
Fnd. 75.00'x75.00'x1.00' Steel Stake in Asphalt  
WSW 44.53' Fnd. D.I.H. Hole on East Rim of Manhole  
WNW 69.81' Fnd. Nail and Washer in Top of Curb  
NW 44.09' Fnd. Nail and Washer in Top of Curb  
C 1/4 Corner of Sec. 22-T14N-R13E  
Fnd. No. 5 Rebar  
N 48.50' Fnd. 4" Open Top Pipe  
S 49.50' Fnd. 5/8" Rebar  
SW 11.11' Fnd. "X" Nails in East Face of P.P. 1'0" to A.G.

Total Lots = 4  
Total Outlots = 5  
Total Acres = 11.21

**MONUMENT SYMBOL LEGEND**

- 1 FOUND CAPPED REBAR WITH 1-1/4" PLASTIC CAP STAMPED "LS 478"
  - 2 FOUND 1-1/2" PIPE
  - 3 FOUND 1" PINCHED PIPE
  - (R) RECORD PER W.D. #07-036
  - (P) RECORD PER OLD ORCHARD PLACE
- NOTE: OUTLOT B IS AN ACCESS EASEMENT IN IT ENTIRETY

**GENERAL NOTES**

1. OUTLOT B WILL BE A COMMON INGRESS-EGRESS EASEMENT IN ITS ENTIRETY.
2. LOTS 1, 2 AND 3 DO NOT HAVE DIRECT PHYSICAL ACCESS TO KASPER STREET OR SOUTH 13TH STREET
3. RETAINING WALLS ARE ALLOWED WITHIN PROPOSED OUTLOTS

COVER & PROPOSED LAYOUT

REGA ENGINEERING GROUP, INC. 601 OLD CHENEY RD., SUITE A LINCOLN, NE 68512 402-484-7342 OFFICE		<p>REGA ENGINEERING GROUP, INC. 601 OLD CHENEY RD., SUITE A LINCOLN, NEBRASKA 68512 (402) 484-7342</p> <ul style="list-style-type: none"> <li>• ENGINEERING</li> <li>• PLANNING</li> <li>• LANDSCAPE ARCHITECTURE</li> <li>• LAND SURVEYING</li> <li>• INSPECTION</li> </ul>
JOB NAME: CARDINAL COMMONS LOCATION: BELLEVUE-NEBRASKA	DRAWN BY: RCH SCALE: 1"=50' DATE: 06/28/2023 JOB NUMBER: 2211054	
SHEET 1 OF 7		

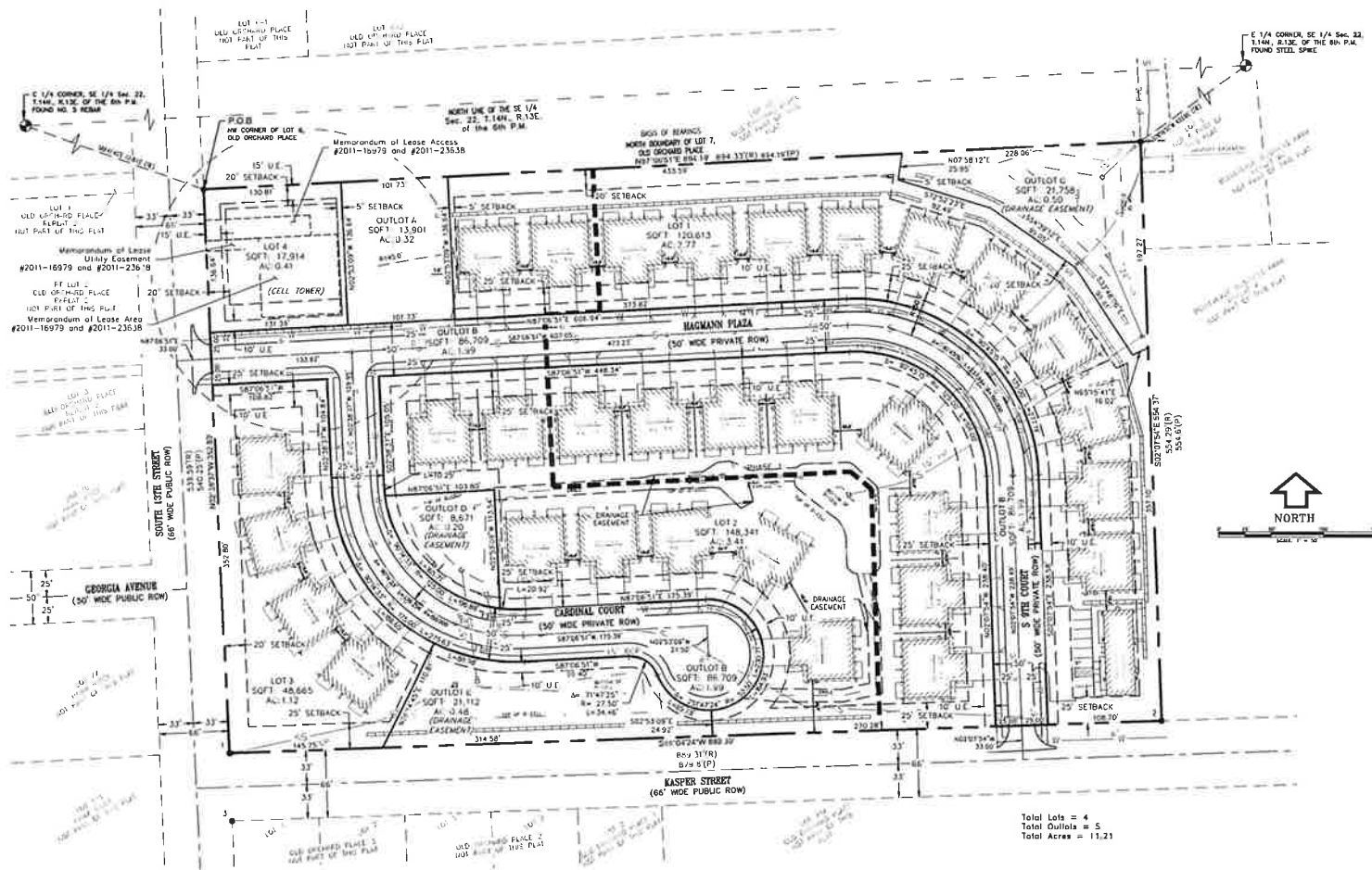
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# CARDINAL COMMONS PRELIMINARY PLAT

LOCATED IN THE SE 1/4 OF SEC. 22, T.14N., R.13E. OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



- SHEET LEGEND:**
- 1 COVER & PROPOSED LAYOUT
  - 2 PROPOSED GRADING
  - 3 PROPOSED UTILITY
  - 4 STREET PROFILE (MAGNANN PL. & S 5TH CT.)
  - 5 STREET PROFILE (CARDINAL CT.)
  - 6 FINISH / SEWAGE CONTROL
  - 7



**ZONING INFORMATION**  
CURRENT ZONING: O1 - SINGLE FAMILY  
FUTURE ZONING: RC - 28

**BUILDING SETBACK RESTRICTIONS**  
FRONT YARD - 25 FEET  
SIDE YARD - 5 FEET  
REAR YARD - 20 FEET

**OWNER/DEVELOPER:**  
EXCEL DEVELOPMENT GROUP  
6551 Lexington Avenue  
Lincoln, NE 68505

**SURVEYOR:**  
LYLE L. LOYD  
REGA ENGINEERING GROUP INC.  
601 OLD CHENEY RD., SUITE 'A'  
LINCOLN, NE 68512 (402) 484-7342

**ENGINEER:**  
MATTHEW P. BURNETT  
REGA ENGINEERING GROUP INC.  
601 OLD CHENEY RD., SUITE 'A'  
LINCOLN, NE 68512 (402) 484-7342



**Section Corner Ties**  
S 1/4 Corner of Sec. 22, T.14N., R.13E.  
First SURVEY MARK: Steel Spike in Asphalt  
W5W 44.53' Find. Drill Hole on East R.M. of Main Road  
W5W 80.81' Find. Nail and Washer in Top of Curb  
NW 44.00' Find. Nail and Washer in Top of Curb  
C 1/4 Corner of Sec. 22, T.14N., R.13E.  
Find No. 5 Rebar  
N 49.20' Find. 4" Open Top pipe  
S 49.50' Find. 1/2" Rebar  
SW 17.11' Find. "X" Nail in East Face of P.P. 10 to A.D.

Total Lots = 4  
Total Outlots = 5  
Total Area = 11.21

**MONUMENT SYMBOL LEGEND**

- 1 FOUND CAPPED REBAR WITH 1-1/4" PLASTIC CAP STAMPED "LS 478"
- 2 FOUND 1-1/2" PIPE
- 3 FOUND 1" PINCHED PIPE
- (R) RECORD PER W.O. #07-036
- (P) RECORD PER OLD ORCHARD PLACE NOTE OUTLOT B IS AN ACCESS EASEMENT IN II EMBEITY

**GENERAL NOTES**

- 1. OUTLOT B WILL BE A COMMON INGRESS-EGRESS EASEMENT IN ITS ENTIRETY
- 2. LOTS 1, 2 AND 3 DO NOT HAVE DIRECT PHYSICAL ACCESS TO KASPER STREET OR SOUTH 13TH STREET
- 3. RETAINING WALLS ARE ALLOWED WITHIN PROPOSED OUTLOTS

**COVER & PROPOSED LAYOUT**

REGA ENGINEERING GROUP INC. 601 OLD CHENEY RD., SUITE A LINCOLN, NE 68512 402-484-7342 OFFICE		<b>REGA ENGINEERING</b> 601 OLD CHENEY RD., SUITE A LINCOLN, NEBRASKA 68512 (402) 484-7342 • ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • LAND SURVEYING • INSPECTION	
JOB NAME: CARDINAL COMMONS	DRAWN BY: RCH	CHECKED BY: LLL/ANP	DATE: 05/16/2023
LOCATION: BELLEVUE, NEBRASKA	SCALE: 1"=20'	DATE: 05/16/2023	SHEET 1 OF 7

3.c.

# MEMORANDUM

**TO:** Planning Commission  
**FROM:** Angela Curry, Assistant Planning Manager  
**DATE:** July 19, 2023  
**SUBJECT:** Proposed FY 2024-2029 City of Bellevue Capital Improvement Plan

Attached for your review is the proposed City of Bellevue Capital Improvement Plan for Fiscal Years 2024 through 2029.

As with past CIPs, the document lists projects by department for each of the years of the plan. For each project, the total cost is shown along with any outside funding sources and the amount of the funding. The source of City funding is the General Fund unless otherwise shown. Same as in past years, a "cap" of \$50,000 was placed on each project submitted. However, there are several Street Department projects listed for less than this amount because they currently use the CIP as a 1 and 6; this will be the last year. For projects beyond the upcoming annual budget, the funding sources are shown where they have been identified. The total for each department, as well as the yearly total, is also included. Following the list of projects and costs is a list of the projects with a brief description.

The first year of the CIP corresponds with the proposed annual budget. For FY 2024 the proposed Capital Projects total is \$62,574,000 with \$54,974,200 being funded by the City and \$7,599,800 being funded from outside sources. For FY 2025, the proposed Capital Projects total \$77,728,675 with \$59,983,675 being funded by the City and \$17,745,000 being funded from outside sources. The total cost of all capital projects shown in the CIP is \$274,309,665 with \$231,368,365 being funded by the City and \$58,079,800 coming from outside sources.

The CIP includes several major future projects. Major projects include a Library Renovation (\$3,200,000), Phase 1 Reconstruction/Streetscape of Mission Ave, Hancock St to Washington St (\$8,530,000), and Hayworth and Heroes Park Sanitary upgrade(\$1,400,000). Other significant road improvement projects within the plan include Phase 2 Reconstruction/Streetscape Mission Ave, Hancock St to Washington St (\$1,706,000).

Funding for the upcoming fiscal year includes an allocation of \$750,000 for projects within the designated LB 840 area. This amount is carried over into each year of the plan.

Attached are the proposed fiscal year 2024-2029 Capital Improvement Plan (CIP) spreadsheets showing current projected expenditures.

**EXPENDITURES BY DEPARTMENT BY YEAR**

<u>DEPARTMENT</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>FY 2027-28</u>	<u>FY 2028-29</u>	<u>TOTAL</u>
Administrative Services	156,000	-	-	-	-	-	156,000
Building Maintenance	420,000	-	-	-	-	-	420,000
Cemetery	60,000	-	-	-	-	-	60,000
Code Enforcement	-	-	-	-	-	-	-
Fire	685,000	1,115,000	1,339,990	2,010,000	1,515,000	1,635,000	8,299,990
Fleet Maintenance	212,000	176,175	-	-	-	-	388,175
Information Technology(IT)	-	-	-	-	-	-	-
Library	3,200,000	250,000	250,000	-	-	-	3,700,000
Non Departmental	-	-	-	-	-	-	-
Parks	2,635,000	1,200,000	-	-	-	-	3,835,000
Permits & Inspections	60,000	-	-	-	-	-	60,000
Police	300,000	712,000	712,000	620,000	2,000,000	-	4,344,000
Public Works	20,385,000	19,470,000	-	-	-	-	39,855,000
Recreation	-	-	-	-	-	-	-
Streets	29,026,000	52,945,500	38,858,000	35,545,000	20,401,000	35,259,500	212,035,000
Wastewater	4,685,000	1,110,000	1,020,000	2,820,000	2,160,000	-	11,795,000
Economic Development	750,000	750,000	750,000	750,000	750,000	750,000	4,500,000
<b>TOTAL</b>	<b>62,574,000</b>	<b>77,728,675</b>	<b>42,929,990</b>	<b>41,745,000</b>	<b>26,826,000</b>	<b>37,644,500</b>	<b>289,448,165</b>
<b>City funding</b>	<b>54,974,200</b>	<b>59,983,675</b>	<b>30,034,990</b>	<b>35,105,000</b>	<b>26,826,000</b>	<b>24,444,500</b>	<b>231,368,365</b>
<b>Funding from others</b>	<b>7,599,800</b>	<b>17,745,000</b>	<b>12,895,000</b>	<b>6,640,000</b>	<b>-</b>	<b>13,200,000</b>	<b>58,079,800</b>

## CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN

### EXPENDITURES BY DEPARTMENT BY YEAR

**FISCAL YEAR 2023-24**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
<b>Administrative Services</b>				
AS 24(1) HS Mini Bus Replacement (Vans) (2)	156,000	31,200	124,800	
Total	156,000 -	31,200 -	124,800	
<b>Building Maintenance</b>				
BM 24(1) Replacement windows for Dist 3 Fire Station #7040	120,000	120,000		
BM 24(2) Replace restroom building in Washington Park	250,000	250,000		
BM 24(3) Replace 4 Heat Pumps in 1510 (bid acquired)	50,000	50,000		
Total	420,000	420,000	-	
<b>Cemetery</b>				
CE 24(1) Front Entryway retaining wall project	60,000	60,000	-	
Total	60,000	60,000	-	
<b>Code Enforcement</b>				
No capital projects this fiscal year			-	
Total	-	-	-	
<b>Economic Development Fund</b>				
ED 24(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment

Total	750,000	750,000	-
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**Fire**

FI 24 (1) Replace Bunker gear lockers-50 years old	55,000	55,000	-
FI 24 (2) Replace Fire Car 3 1997 Chevy 2500	65,000	65,000	-
FI 24 (3) Replace Utility 1 2004 F450	80,000	80,000	-
FI 24 (4) Replace Fire Car 1 - 2011 Tahoe	65,000	65,000	-
FI 24 (5) Replace Fire Car 2	65,000	65,000	-
FI 24 (6) Purchase Pickup and Topper	55,000	55,000	-
FI 24 (7) Half of the Police/Fire Command Post-2 years out	300,000	300,000	-
Total	685,000	685,000	-

**Fleet**

FLT 24 (1) Ford F350 crew cab FWD Diesel standard Package	75,000	75,000	-
FLT 24 (2) Ford F250 standard cab FWD Diesel standard Package	65,000	65,000	-
FLT 24 (3) 4-18,500 lb. Steril Koni wireless mobile equipment/vehicle heavy-duty lifts - 4 x \$18,000 ea.	72,000	72,000	-
Total	212,000	212,000	-

**Information Technology (IT)**

No capital projects this fiscal year.	-	-	-
Total	-	-	-

**Library**

LI 24(1) Renovation - 2206 Longo Drive	3,200,000	3,200,000	-
Total	3,200,000	3,200,000	-

**Parks**

PK 23(1) Bike/Hike Trail Renovations-Banner Park & College Heights	325,000	325,000	
PK 23(2) New Playground Equipment & Shelter (Everett Park),Shelter (Swanson) Restroom-(Stonecroft)	2,050,000	2,050,000	
PK 23(3) Vehicles and Equipment (1-Chipper F-550 Outfitted)	60,000	60,000	
PK 24(4) Ballfield Light Fixture replacement (Haworth & Baldwin)	200,000	200,000	
Total	<u>2,635,000</u>	<u>2,635,000</u>	<u>-</u>

**Permits & Inspections**

PI 24(1) 2024 Ford Explorer (replace 2013 Explorer)	60,000	60,000	-
Total	<u>60,000</u>	<u>60,000</u>	<u>-</u>

**Police**

PO 24(1) Command Trailer and Truck (shared cost with BFD)	300,000	300,000	
Total	<u>300,000</u>	<u>300,000</u>	<u>-</u>

**Public Works**

PW 24 (1) Replace/Upgrade GPS Unit	50,000	50,000	-
PW 24 (2) Replace Dept Explorer with Full Size PU	70,000	70,000	
PW 24 (3) MUD water main Extension	8,000,000	8,000,000	-
PW 24 (4) Public Works Maintenance Facility (Design & Construction)	5,800,000	5,800,000	
PW 24 (5) Metro Transit InterModel Study-Fort Crook Road	115,000	25,000	90,000
PW 24 (6) American Heroes Park Amphitheater(Engineering & Construction)	650,000	650,000	
PW 24 (7) Hayworth Park Drainage Ditch (Engineering & Construction)	700,000	700,000	
PW 24 (8) Entertainment District (Engineering & Construction)	5,000,000	5,000,000	
Total	<u>20,385,000</u>	<u>20,295,000</u>	<u>90,000</u>

**Recreation**

No capital projects this fiscal year	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>

**Streets**

ST 24(1) Major Street Resurfacing (MAPA/NDOT AC Funding)	1,415,000	1,415,000	-	AC Funding
ST 24(2) 2024 Concrete Projects	2,540,000	2,540,000	-	See Detail Listing
ST 24(3) 2024 Overlay Projects	1,730,000	1,730,000	-	See Detail Listing
ST 24(4) 2024 Reconstruction Projects	11,854,000	10,389,000	1,465,000	See Detail Listing
ST 24(5) South 36th Street-Sheridan Rd to Plattview Rd	4,500,000	900,000	3,600,000	NDOT 80% cost share
ST 24(6) Bridge Repairs	3,025,000	1,045,000	1,980,000	See Detail Listing
ST 24(7) Drainage Improvements	2,250,000	1,910,000	340,000	See Detail Listing
ST 24(8) Facilities	315,000	315,000	-	See Detail Listing
ST 24(9) Road Construction	210,000	210,000	-	See Detail Listing
ST 24(10) Signal Improvements	212,000	212,000	-	See Detail Listing
ST 24(11) Vehicles and Equipment	975,000	975,000	-	See Detail Listing
<b>Total</b>	<b>29,026,000</b>	<b>21,641,000</b>	<b>7,385,000</b>	

**Wastewater**

WW 24 (1) CCTV Van Replacement	425,000	425,000		
WW 24 (2) Quail Creek Lift Station Removal	650,000	650,000		Construction estimated carryo
WW 24 (3) Bluff Street lift station and force main replacement	850,000	850,000		May carry over or be deferred,
WW 24 (4) CIPP Pipeline Rehab, Industrial area	160,000	160,000		
WW24 (5) South Bellevue Sanitary Upgrades (Mission)	1,200,000	1,200,000		Known admin directive, unkno
WW24 (6) Haworth and American Heroes Park Sanitary	1,400,000	1,400,000		Known admin directive, unkno
<b>Total</b>	<b>4,685,000</b>	<b>4,685,000</b>	<b>-</b>	

**CAPITAL TOTAL ALL DEPARTMENTS 62,574,000 54,974,200 7,599,800**

**PROJECT DESCRIPTIONS**

AS 24(1) HS Mini Bus Replacement (Vans) (2)	156,000	156,000	124,800
(1) a. Mini Bus - \$78,000			
(1) b. Mini Bus - \$78,000			
	<b>156,000</b>	<b>156,000</b>	<b>124,800</b>
BM 24(1) Replacement windows for Dist 3 Fire Station #7040	120,000	120,000	
BM 24(2) Replace restroom building in Washington Park	250,000	250,000	

BM 24(3) Replace 4 Heat Pumps in 1510 Wall St bldg (bid acquired)	50,000	50,000		
	<u>420,000</u>	<u>420,000</u>	<u>-</u>	
CE 24(1) Front Entryway retaining wall project	60,000	60,000		
	<u>60,000</u>	<u>60,000</u>	<u>-</u>	
ED 24(1) Infrastructure--Funding for LB 840 program, possible projects to be determined	750,000	750,000		
FI 24(1) Replace Bunker gear lockers - 50 years Old	55,000	55,000		Community Betterment
FI 24(2) Replace Fire Car 3 1997 Chev 2500	65,000	65,000		
F1 24(3) Replace Utility 1 2004 F450	80,000	80,000		
FI 24(4) Replace Fire Car 1-a 2011 Tahoe	65,000	65,000		
FI 24(5) Replace Fire Car 2	65,000	65,000		
F1 24(6) Purchase Pickup and Topper Communications	55,000	55,000		
FI 24(7) Half of the Police/Fire Command post - 2 Years Out	300,000	300,000		
	<u>685,000</u>	<u>685,000</u>	<u>-</u>	
FLT 24 (1) Ford F350 crew cab FWD Diesel standard Package	75,000	75,000		
FLT 24 (2) Ford F250 standard cab FWD Diesel standard Package	65,000	65,000		
FLT 24 (3) 4-18,500 lb. Steril Koni wireless mobile equipment/vehicle heavy-duty lifts - 4 x \$18,000 ea.	72,000	72,000		
	<u>212,000</u>	<u>212,000</u>	<u>-</u>	
LI 24 (1) Renovation - 2206 Longo Drive	3,200,000	3,200,000		
PK 23(1) Bike/Hike Trail Renovations-Banner Park & College Heights	325,000	325,000		
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	<u>2,635,000</u>	<u>2,635,000</u>	<u>-</u>	

PI 24(1) 2024 Ford Explorer (replace 2013 Chevy Colorado)	60,000	60,000	-
	<u>60,000</u>	<u>60,000</u>	<u>-</u>
PO 24(1) Command Trailer and Truck (shared cost with BFD)	300,000	300,000	-
	<u>300,000</u>	<u>300,000</u>	<u>-</u>
PW 24 (1) Replace/Upgrade GPS Unit	50,000	50,000	-
PW 24 (2) Replace Dept Explorer with Full Size PU	70,000	70,000	-
PW 24 (3) MUD water main Extension	8,000,000	8,000,000	-
PW 24 (4) Public Works Maintenance Facility (Design & Construction)	5,800,000	5,800,000	-
PW 24 (5) Metro Transit InterModel Study-Fort Crook Road	115,000	25,000	90,000
PW 24 (6) American Heroes Park Amphitheater(Engineering & Construction)	650,000	650,000	-
PW 24 (7) Hayworth Park Drainage Ditch (Engineering & Construction)	700,000	700,000	-
PW 24 (8) Entertainment District (Engineering & Contrsuction)	5,000,000	5,000,000	-
Total	<u>20,385,000</u>	<u>15,295,000</u>	<u>90,000</u>

ST24

<b>CIPST24(01) Total - Major Street Resurfacing</b>	<b>1,415,000.00</b>	<b>1,415,000.00</b>	<b>-</b>
CIPST24(01) - Major Street Resurfacing - 11 - M146(245A,B) - Kayleen Dr; Gregg Rd E to Harvell Dr - - REHAB ADVANCED CONCRETE REPAIRS / RESURFACING (MAJOR)	535,000	535,000	-
CIPST24(01) - Major Street Resurfacing - 14 - M146(270B) - Giles Rd; 42nd to 48th St - - RESURFACING (MAJOR)	285,000	285,000	-
CIPST24(01) - Major Street Resurfacing - 18 - M146(281B) - Freeman Dr/Jackson St; Harvell Dr to Mission Ave - - RESURFACING (MAJOR)	355,000	355,000	-
CIPST24(01) - Major Street Resurfacing - 19 - M146(282B) - Cascio Addition; Kings Dr, Cascio Dr -- - RESURFACING (MAJOR *CASCIO)	240,000	240,000	-
<b>CIPST24(02) Total - Concrete Projects</b>	<b>2,670,000.00</b>	<b>2,540,000.00</b>	<b>-</b>
CIPST24(02) - Concrete Projects - 7 - M146(233A) - Area: 36th to 42nd St, Suburban Dr to Giles Rd - REHAB ADVANCED CONCRETE REPAIRS	315,000	315,000	-
CIPST24(02) - Concrete Projects - 21 - M146(286A) - Ft Crook Rd; Cornhusker Rd to Capehart Rd - - REHAB ADVANCE CONCRETE REPAIRS	410,000	410,000	-

CIPST24(02) - Concrete Projects - 22 - M146(289A) - Blue Ridge Addition; Oak Ridge Dr to 36th St, Sherwood Dr to Cornhusker Rd - - REHAB, ADVANCED CONCRETE REPAIRS	670,000	670,000	-
CIPST24(02) - Concrete Projects - 23 - M146(292A) - Area: Harrison St to Borman St, 45th to 48th St - - REHAB ADVANCE CONCRETE REPAIRS	205,000	205,000	-
CIPST24(02) - Concrete Projects - 24 - M146(293A) - Birchcrest Rd/Lloyd St; Harvell Dr to Betz Rd - - REHAB ADVANCE CONCRETE REPAIRS	165,000	165,000	-
CIPST24(02) - Concrete Projects - 25 - M146(296A) - S 36th St; Harrison to Chandler - - REHAB ADVANCED CONCRETE REPAIRS	130,000	130,000	-
CIPST24(02) - Overlay Projects - 27 - M146(298A) - Fairfax Rd; Harvell Dr to Wilroy Rd - - REHAB ADVANCE CONCRETE REPAIRS	130,000	130,000	-
CIPST24(02) - Concrete Projects - 31 - M146(316A) - 25th St; 625' N/ Sautter Ave to Cornhusker Rd - - REHAB ADVANCE CONCRETE REPAIRS	645,000	645,000	-
<b>CIPST24(03) Total - Overlay Projects</b>	<b>1,600,000</b>	<b>1,600,000</b>	<b>-</b>
CIPST24(03) - Overlay Projects - 9 - M146(241) - Kasper St; City limits to Ft Crook Frontage Rd - - RESURFACING	340,000	340,000	-
CIPST24(03) - Overlay Projects - 10 - M146(242) - Twin Ridge II Addition; Bryan Ave, Victoria Ave - - RESURFACING	735,000	735,000	-
CIPST24(03) - Overlay Projects - 20 - M146(285B) - Valleyview, 39th St - - RESURFACING	175,000	175,000	-
CIPST24(03) - Overlay Projects - 26 - M146(297B) - St Andrews Rd; Lincoln Rd to Birchcrest Rd - - RESURFACING	165,000	165,000	-
CIPST24(03) - Overlay Projects - 43 - M146(375) - City-wide; Various - SURFACE PRESERVATION/MAINTENANCE; CHIP-SEALS	185,000	185,000	-
<b>CIPST24(04) Total - Reconstruction Projects</b>	<b>11,854,000.00</b>	<b>10,389,000.11</b>	<b>1,464,999.89</b>
CIPST24(04) - Reconstruction Projects - 1 - M146(74A) - Capehart Rd; 27th to 36th St - - ROW, ENG/DESIGN --> RECONSTRUCTION	125,000	125,000	-
CIPST24(04) - Reconstruction Projects - 3 - M146(194A) - Gilmore Lake Rd e/ 25th St - - ENG/ DESIGN --> RECONSTRUCTION, DRAINAGE IMPROVEMENTS (JEO)	110,000	110,000	-
CIPST24(04) - Reconstruction Projects - 5 - M146(215A) - Fontenelle Hills Addition; Ridgewood Ct, Bayberry Dr, Laurel Dr, Laurel Cir - - YR 1 ENG/DESIGN --> RECONSTRUCT ASPHALT STREETS	190,000	190,000	-
CIPST24(04) - Reconstruction Projects - 6 - M146(216A) - Forest Hills Addition; Shagbark Ct, Redbud Ln, Forestview Cir - - YR 1 ENG/DESIGN -- > RECONSTRUCT ASPHALT STREETS	35,000	35,000	-
CIPST24(04) - Reconstruction Projects - 8 - M146(236A) - 36th & Chandler intersection - - ENG/DESIGN YR 1; --> INTERSECTION IMPROVEMENTS; DRAINAGE STRUCTURES, SIDEWALKS, PAVING	150,000	150,000	-

CIPST24(04) - Reconstruction Projects - 29 - M146(305A) - 36th St; Cornhusker to 370 - - ENG/DESIGN WORK --> RECONSTRUCTION (FINAL DESIGN, PS &E)	425,000	425,000	-
CIPST24(04) - Reconstruction Projects - 30 - M146(312A) - So 32nd St; Chandler Rd to City Limits S/Evelyn St - - ENG/DESIGN --> RECONSTRUCTION	85,000	85,000	-
CIPST24(04) - Reconstruction Projects - 33 - M146(324A) - Cornhusker Rd; Ft Crook to 25th St - - YR 1/3 - ENG/DESIGN --> COORIDOR WIDENING	250,000	250,000	-
CIPST24(04) - Reconstruction Projects - 37 - M146(338A) - Mission Ave, Hancock St to Washington St - - YR 2/2 ENG/DESIGN --> RECONSTRUCTION/STREETSCAPE (BENESCH)	1,706,000	1,706,000	-
CIPST24(04) - Reconstruction Projects - 38 - M146(338B) - Mission Ave, Hancock St to Washington St - - YR 1/2 - RECONSTRUCTION/STREETSCAPE	8,530,000	7,241,000	1,289,000
CIPST24(04) - Reconstruction Projects - 40 - M146(345A) - Childs Rd W; Ft Crook Rd to Nebraska Dr - - YR 1/2 ENG/DESIGN --> RECONSTRUCTION (30% PLANS)	28,000	28,000	-
CIPST24(04) - Reconstruction Projects - 44 - M146(376A) - Lincoln Rd; Mission Ave to W 24th Ave - ENG/DESIGN --> LANE RE-CONFIGURATION, TRAFFIC IMPROVEMENTS	220,000	44,000	176,000
<b>CIPST24(05) Total - South 36th St</b>	<b>4,500,000.00</b>	<b>900,000.00</b>	<b>3,600,000.00</b>
CIPST24(05) - South 36th St - 2 - M146(171B) - So 36th St - Sheridan Rd to Platteview Rd - - PHASE 2; CONSTRUCTION, YR 1/2 (OLSSON)	4,500,000	900,000	3,600,000
<b>CIPST24(06) Total - Bridge Repairs</b>	<b>3,025,000.00</b>	<b>1,045,000.00</b>	<b>1,980,000.00</b>
CIPST24(06) - Bridge Repairs - 28 - M146(301B) - Schilling Dr; 9th St to 13th St - BRIDGE #U023031235 - BRIDGE REMOVAL	550,000	550,000	-
CIPST24(06) - Bridge Repairs - 45 - M146(377A) - Ft Crook Rd; Capehart Rd to Fairview Rd - YR 1/3 ENG/DESIGN --> BRIDGE RECONSTRUCTION, BRIDGE#U023004325P, #U023004324P	2,475,000	495,000	1,980,000
<b>CIPST24(07) Total - Drainage Improvements</b>	<b>2,250,000.00</b>	<b>1,910,000.00</b>	<b>340,000.00</b>
CIPST24(07) - Drainage Improvements - 4 - M146(205A) - Drainage area west of Harlan Lewis Rd, Industrial Dr to Paradise Park - - YR 1 ENG/DESIGN --> DRAINAGE IMPROVEMENTS, DRAINAGE STRUCTURES	55,000	55,000	-
CIPST24(07) - Drainage Improvements - 12 - M146(253A) - Area 19th to 18th, Chandler Rd - - ENG/DESIGN, CONSTRUCTION ADMIN --> DRAINAGE STRUCTURES (JACOBS)	80,000	80,000	-

CIPST24(07) - Drainage Improvements - 13 - M146(253B) - Area 19th to 18th, Chandler Rd - - DRAINAGE STRUCTURES	545,000	435,000	110,000
CIPST24(07) - Drainage Improvements - 15 - M146(271A) - Whitted Creek; E/25th St, Lynnwood Dr to Blackhawk Dr - ENG/DESIGN --> DRAINAGE DITCH REHAB (JACOBS)	600,000	400,000	200,000
CIPST24(07) - Drainage Improvements - 16 - M146(274A) - NE Corner of Harvell Dr & Lincoln, NE for 0.16 Mi toward Lila Ave - - ENG/DESIGN --> STORMWATER; PIPE REPAIR/REHAB (JACOBS)	245,000	245,000	-
CIPST24(07) - Drainage Improvements - 17 - M146(276A) - College Heights; 407 MMK (Lot 177B) - - ENG/DESIGN, EASEMENTS --> EROSION MITIGATION, DRAINAGE IMPROVEMENTS (JACOBS)	155,000	125,000	30,000
CIPST24(07) - Drainage Improvements - 32 - M146(318) - Ft Crook Rd; Chandler to Capehart - DRAINAGE STRUCTURE REHAB, YR 2	100,000	100,000	-
CIPST24(07) - Drainage Improvements - 35 - M146(336A,B) - Avian Forest; Cobblestone Lane Cir - ENG/DESIGN; EASEMENT --> STORM SEWER REPAIRS	95,000	95,000	-
CIPST24(07) - Drainage Improvements - 39 - M146(339A) - Copper Creek - YR 1 ENG/DESIGN --> DRAINAGE IMPROVEMENTS, BANK STABILIZATION (JACOBS)	125,000	125,000	-
CIPST24(07) - Drainage Improvements - 41 - M146(347A) - Squaw Creek/Big Elk Creek; Area of 30th & Childs Rd to Old 36th St - YR 1 ENG/DESIGN --> STORM SEWER REHAB, DRAINAGE IMPROVEMENTS (JACOBS)	125,000	125,000	-
CIPST24(07) - Drainage Improvements - 46 - M146(380) - Granada Pkwy & 37th St - REPLACE STORM PIPE	125,000	125,000	-
<b>CIPST24(08) Total - Facilities - - - -</b>	<b>315,000</b>	<b>315,000</b>	<b>-</b>
CIPST24(08) - Facilities - 55 - M146(325A) - PHASE 2 - 8252 CEDAR ISLAND RD RENOVATIONS - RENOVATIONS	315,000	315,000	-
<b>CIPST24(09) Total - Road Construction</b>	<b>210,000.00</b>	<b>210,000.00</b>	<b>-</b>
CIPST24(9) - Road Construction - 34 - M146(335A) - Area; 21st - 25th St s/Cornhusker ENG/DESIGN --> E/W ACCESS RD CONSTRUCTION	210,000	210,000	-
<b>CIPST24(10) Total - Signal Improvements</b>	<b>212,000.00</b>	<b>212,000.00</b>	<b>-</b>
CIPST24(10) - Signal Improvements - 36 - M146(337) - 36th & Bline - - SIGNAL IMPROVEMENTS	140,000	140,000	-
CIPST24(10) - Signal Improvements - 42 - M146(372A) - Ft Crook Rd & Fairview Rd - YR 1/3 ENG/DESIGN --> INTERSECTION IMPROVEMENTS	72,000	72,000	-
<b>CIPST24(11) Total - Vehicles and Equipment</b>	<b>975,000.00</b>	<b>975,000.00</b>	<b>-</b>

CIPST24(11) - Vehicles and Equipment - 47 - N/A - OPERATIONS - NON-ROAD - REPLACE LOW BOY TRAILER	75,000	75,000	-
CIPST24(11) - Vehicles and Equipment - 48 - N/A - OPERATIONS - NON-ROAD - REPLACE ASPHALT HOT BOX TRAILER	65,000	65,000	-
CIPST24(11) - Vehicles and Equipment - 49 - N/A - OPERATIONS - NON-ROAD - 4 UTILITY TRAILERS	60,000	60,000	-
CIPST24(11) - Vehicles and Equipment - 50 - N/A - OPERATIONS - NON-ROAD - REPLACE ASPHALT TACK TRAILER	15,000	15,000	-
CIPST24(11) - Vehicles and Equipment - 51 - N/A - OPERATIONS - NON-ROAD - REPLACE PICK-UPS; #3,#33,w#10	225,000	225,000	-
CIPST24(11) - Vehicles and Equipment - 52 - N/A - OPERATIONS - NON-ROAD - MOTOR GRADER	225,000	225,000	-
CIPST24(11) - Vehicles and Equipment - 53 - N/A - OPERATIONS - NON-ROAD - PICK UP #1 & #41 (FOR ASPHALT CREW)	160,000	160,000	-
CIPST24(11) - Vehicles and Equipment - 54 - N/A - OPERATIONS - NON-ROAD - LOW BOY TRACTOR (150K)	150,000	150,000	-
<b>CIPST24(11) Total - Vehicles and Equipment - - - -</b>	<b>975,000</b>	<b>975,000</b>	<b>-</b>
	<b>29,026,000</b>	<b>21,641,000</b>	<b>7,385,000</b>

WW 24 (1) CCTV Van Replacement	425,000	425,000	
WW 24 (2) Quail Creek Lift Station Removal	650,000	650,000	
WW 24 (3) Bluff Street lift station and force main replacement	850,000	850,000	
WW 24 (4) CIPP Pipeline Rehab, Industrial area	160,000	160,000	
WW24 (5) South Bellevue Sanitary Upgrades (Mission)	1,200,000	1,200,000	
WW24 (6) Haworth and Hero Park Sanitary	1,400,000	1,400,000	
	<u>4,685,000</u>	<u>4,685,000</u>	<u>7,599,800</u>

## CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN

### EXPENDITURES BY DEPARTMENT BY YEAR

**FISCAL YEAR 2024-25**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
<b>Administrative Services</b>				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
<b>Building Maintenance</b>				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
<b>Cemetery</b>				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
<b>Code Enforcement</b>				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
<b>Economic Development Fund</b>				
ED 25(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
Total	750,000	750,000	-	
<b>Fleet</b>				
FL 25(1) Vehicles and Equipment	-	-	-	

	176,175	176,175	-
	-	-	-
Total	<u>176,175</u>	<u>176,175</u>	<u>-</u>
<b>Fire</b>			
FI 25 (1) Replace Fire Car 4	60,000	60,000	-
FI 25 (2) Replace Utility 3	975,000	975,000	-
FI 25 (3) Replace Brush 23	80,000	80,000	-
Total	<u>1,115,000</u>	<u>1,115,000</u>	<u>-</u>
<b>Information Technology (IT)</b>			
No capital projects this fiscal year.			
Total	<u>-</u>	<u>-</u>	<u>-</u>
<b>Library</b>			
LI 25 (1) Renovation - 2206 Longo Drive	200,000	200,000	-
LI 25 (2) Public Lockers - 2206 Longo Drive	50,000	50,000	-
Total	<u>250,000</u>	<u>250,000</u>	<u>-</u>
<b>Parks</b>			
PK 24(1) American Heroes Park (Restrooms & Playground Equipment)	1,200,000	1,200,000	-
Total	<u>1,200,000</u>	<u>1,200,000</u>	<u>-</u>
<b>Permits and Inspections</b>			
Total	<u>-</u>	<u>-</u>	<u>-</u>
<b>Police</b>			
PO 25(1) Fleet Purchase	390,000	390,000	-
PO 25(2) Technology Update (Radios and Laptops)	322,000	322,000	-
Total	<u>712,000</u>	<u>712,000</u>	<u>-</u>

**Public Works**

PW 24 (1) Replace/Upgrade GPS Unit	50,000	50,000	-
PW 24 (2) Replace Dept Explorer with Full Size PU	70,000	70,000	-
PW 24 (3) MUD water main Extension	8,000,000	8,000,000	-
PW 24 (4) Public Works Maintenance Facility (Design & Construction)	10,000,000	10,000,000	-
PW 24 (5) American Heroes Park Amphitheater(Engineering & Construction)	650,000	650,000	-
PW 24 (6) Hayworth Park Drainage Ditch (Engineering & Construction)	700,000	700,000	-
<b>Total</b>	<b>19,470,000</b>	<b>19,470,000</b>	<b>-</b>

**Recreation**

No capital projects this fiscal year.	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Streets**

ST 25(1) Major Street Resurfacing (MAPA/NDOT AC Funding)	5,550,000	5,550,000	-	AC Funding
ST 25(2) 2025 Concrete Projects	5,265,000	5,265,000	-	See Detail Listing
ST 25(3) 2025 Overlay Projects	2,910,000	2,910,000	-	See Detail Listing
ST 25(4) 2025 Reconstruction Projects	17,837,500	12,097,500	5,740,000	See Detail Listing
ST 25(5) South 36th Street	10,500,000	2,100,000	8,400,000	NDOT 80% cost share
ST 25(6) Bridge Repairs	2,475,000	495,000	1,980,000	See Detail Listing
ST 25(7) Drainage Improvements	4,900,000	4,400,000	500,000	See Detail Listing
ST 25(8) Signal Improvements	2,370,000	1,245,000	1,125,000	See Detail Listing
ST 25(9) Vehicles and Equipment	1,138,000	1,138,000	-	See Detail Listing
<b>Total</b>	<b>52,945,500</b>	<b>35,200,500</b>	<b>17,745,000</b>	

**Wastewater**

WW 25 (1) Asset Management Software	60,000	60,000	-	
WW 25 (2) Sewer Modeling	75,000	75,000	-	
WW 25 (3) CIPP Pipeline Rehab South Bellevue	300,000	300,000	-	
WW 25 (4) WW Facility Expansion	450,000	450,000	-	Budgeted due to unknown outcome of Public Works campus concept
WW 25 (5) Tractor Replacement	225,000	225,000	-	Depending on condition and results of overhaul, if favorable may be able to be pused one additional season
<b>Total</b>	<b>1,110,000</b>	<b>1,110,000</b>	<b>-</b>	

**CAPITAL TOTAL ALL DEPARTMENTS 77,728,675 59,983,675 17,745,000**

**PROJECT DESCRIPTIONS**

ED 25(1) Infrastructure--Funding for LB 840 program, possible projects to be determined	750,000	750,000	
FI 25 (1) Replace Fire Car 4			
FI 25 (2) Replace Utility 3			
F1 25 (3) Replace Brush 23			
<b>FL 25(1) Vehicles and Equipment</b>			
FLT-4 2018 Ford Transit Van Parts Pickup			
Above Ground Truck Lifts	<u>176,175</u>	<u>176,175</u>	
	176,175	176,175	
LI 25(1) Library Renovation - 2206 Longo Drive	200,000	200,000	
LI 25(2) Public Lockers - 2206 Longo Drive	<u>50,000</u>	<u>50,000</u>	
	250,000	250,000	
PK 25 (1) American Heroes Park Restrooms and Playground Equipment	<u>1,200,000</u>	<u>1,200,000</u>	
	1,200,000	1,200,000	
PO 25(1) Fleet Purchase	390,000	390,000	
PO 25(2) Technology Update (Radios and Laptops)	<u>322,000</u>	<u>322,000</u>	
Total	712,000	712,000	
PW 24 (1) Replace/Upgrade GPS Unit	50,000	50,000	-
PW 24 (2) Replace Dept Explorer with Full Size PU	70,000	70,000	
PW 24 (3) MUD water main Extension	8,000,000	8,000,000	
PW 24 (4) Public Works Maintenance Facility (Design & Construction)	10,000,000	10,000,000	
PW 24 (5) American Heroes Park Amphitheater(Engineering & Construction)	650,000	650,000	
PW 24 (6) Hayworth Park Drainage Ditch (Engineering & Construction)	<u>700,000</u>	<u>700,000</u>	
Total	<u>19,470,000</u>	<u>19,470,000</u>	-
<b>ST25</b>			
CIPST25(01) - Major Street Resurfacing - 20 - M146(286B) - Ft Crook Rd; Cornhusker Rd to Capehart Rd - - RESURFACING (MAJOR)	3,930,000	3,930,000	-
CIPST25(01) - Major Street Resurfacing - 27 - M146(293B) - Birchcrest Rd/Lloyd St; Harvell Dr to Betz Rd - - RESURFACING (MAJOR)	300,000	300,000	-
CIPST25(01) - Major Street Resurfacing - 28 - M146(296B) - S 36th St; Harrison to Chandler - - RESURFACING (MAJOR)	355,000	355,000	-
CIPST25(01) - Major Street Resurfacing - 34 - M146(316B) - 25th St, 625' N/ Sautter Ave to Cornhusker Rd - - RESURFACING (MAJOR)	965,000	965,000	-
<b>CIPST25(01) Total - Major Street Resurfacing - - - -</b>	<b><u>5,550,000</u></b>	<b><u>5,550,000</u></b>	<b>-</b>

CIPST25(02) - Concrete Projects - 9 - M146(235) - Bellevue Blvd North; Prairie Ave to 13th St - - BRICK PAVER REHAB	275,000	275,000	-
CIPST25(02) - Concrete Projects - 12 - M146(257A) - Southern Valley Addition; 45th-48th St, Suburban Dr to Greene Ave - - REHAB, ADVANCE CONCRETE REPAIRS	195,000	195,000	-
CIPST25(02) - Concrete Projects - 13 - M146(263) - Bellaire Heights: Crestridge Dr, Hillside Dr, Valleyview Dr, Kirby Ave, Bellaire Blvd - REHAB REPAIRS	240,000	240,000	-
CIPST25(02) - Concrete Projects - 16 - M146(269A) - Hancock St.; E Mission Ave to E 29th Ave - - REHAB ADVANCED CONCRETE REPAIRS	335,000	335,000	-
CIPST25(02) - Concrete Projects - 21 - M146(286C) - Ft Crook Rd, 13th St; Harrison to Cornhusker Rd - - REHAB ADVANCE CONCRETE REPAIRS	1,670,000	1,670,000	-
CIPST25(02) - Concrete Projects - 22 - M146(287A) - Willow Springs -- Lewis and Clark Rd, Hogantown Dr east of 25th St - REHAB ADVANCE CONCRETE REPAIRS	225,000	225,000	-
CIPST25(02) - Concrete Projects - 24 - M146(290A) - BBN; Prairie Ave to Gregg Rd - - REHAB ADVANCE CONCRETE REPAIRS	260,000	260,000	-
CIPST25(02) - Concrete Projects - 25 - M146(291A) - BBS, Lord Blvd; Lincoln Rd to Franklin St - - REHAB ADVANCE CONCRETE REPAIRS	215,000	215,000	-
CIPST25(02) - Concrete Projects - 31 - M146(309A) - Gregg Rd, Bellevue Blvd N to Galvin Rd - - REHAB ADVANCE CONCRETE REPAIRS	265,000	265,000	-
CIPST25(02) - Concrete Projects - 32 - M146(310A) - Harlan Dr, Galvin Rd to Arboretum Dr - - REHAB ADVANCE CONCRETE REPAIRS	550,000	550,000	-
CIPST25(02) - Concrete Projects - 33 - M146(311A) - 25th St, Lynnwood Dr to Fairview Rd - - REHAB ADVANCE CONCRETE REPAIRS	235,000	235,000	-
CIPST25(02) - Concrete Projects - 35 - M146(322A) - Harvell Dr; Birchcrest Rd to Ft Crook Rd - - REHAB ADVANCE CONCRETE REPAIRS	530,000	530,000	-
CIPST25(02) - Concrete Projects - 42 - M146(346A) - Childs Rd W; Kennedy Frwy to 25th St - - REHAB ADVANCE CONCRETE REPAIRS	45,000	45,000	-
CIPST25(02) - Concrete Projects - 45 - M146(374) - Capehart Rd; Ft Crook to Base Gate, Ft Crook Ramps - PAVEMENT REHAB	225,000	225,000	-
<b>CIPST25(02) Total - Concrete Projects - - - -</b>	<b>5,265,000</b>	<b>5,265,000</b>	<b>-</b>
CIPST25(03) - Overlay Projects - 7 - M146(227) - Kirby Addition; Englewood Dr, Garden Ave, Westridge Ave - - RESURFACING	435,000	435,000	-
CIPST25(03) - Overlay Projects - 8 - M146(233B) - Area: 36th to 42nd St, Suburban Dr to Giles Rd - RESURFACING	825,000	825,000	-
CIPST25(03) - Overlay Projects - 11 - M146(250) - Area Sarpy Ave to 30th St, Harrison St to Chandler Rd - - RESURFACING	705,000	705,000	-
CIPST25(03) - Overlay Projects - 23 - M146(289B) - Blue Ridge Addition; Oak Ridge Dr to 36th St, Sherwood Dr to Cornhusker Rd - - RESURFACING	475,000	475,000	-
CIPST25(03) - Overlay Projects - 26 - M146(292B) - Area: Harrison St to Borman St, 45th to 48th St - - RESURFACING	335,000	335,000	-
CIPST25(03) - Overlay Projects - 29 - M146(298B) - Fairfax Rd; Harvell Dr to Wilroy Rd - - RESURFACING	135,000	135,000	-
<b>CIPST25(03) Total - Overlay Projects - - - -</b>	<b>2,910,000</b>	<b>2,910,000</b>	<b>-</b>
CIPST25(04) - Reconstruction Projects - 1 - M146(74B) - Capehart Rd; 27th to 36th St - - RECONSTRUCTION - YR 1/2	4,500,000	900,000	3,600,000

CIPST25(04) - Reconstruction Projects - 3 - M146(194B) - Gilmore Lake Rd e/ 25th St - - RECONSTRUCTION, DRAINAGE IMPROVEMENTS	1,800,000	1,440,000	360,000
CIPST25(04) - Reconstruction Projects - 5 - M146(215A) - Fontenelle Hills Addition; Ridgewood Ct, Bayberry Dr, Laurel Dr, Laurel Cir - - YR 2 ENG/DESIGN --> RECONSTRUCT ASPHALT STREETS	190,000	190,000	-
CIPST25(04) - Reconstruction Projects - 6 - M146(216A) - Forest Hills Addition; Shagbark Ct, Redbud Ln, Forestview Cir - - YR 2 ENG/DESIGN --> RECONSTRUCT ASPHALT STREETS	35,000	35,000	-
CIPST25(04) - Reconstruction Projects - 10 - M146(236A) - 36th & Chandler intersection - - ENG/DESIGN YR 2; ROW --> INTERSECTION IMPROVEMENTS; DRAINAGE STRUCTURES, SIDEWALKS, PAVING	225,000	225,000	-
CIPST25(04) - Reconstruction Projects - 30 - M146(305B) - 36th St, Cornhusker to 370 - - ROW, UTILITIES	1,125,000	225,000	900,000
CIPST25(04) - Reconstruction Projects - 36 - M146(324A) - Cornhusker Rd; Ft Crook to 25th St - YR 2/3 - ENG/DESIGN --> COORIDOR WIDENING	250,000	250,000	-
CIPST25(04) - Reconstruction Projects - 37 - M146(338B) - Mission Ave, Hancock St to Washington St - - YR 2/2 - RECONSTRUCTION/STREETSCAPE	8,530,000	8,530,000	-
CIPST25(04) - Reconstruction Projects - 40 - M146(345A) - Childs Rd W; Ft Crook Rd to Nebraska Dr - ENG/DESIGN --> RECONSTRUCTION YR 2/2 (100% PLANS, PS&E)	82,500	82,500	-
CIPST25(04) - Reconstruction Projects - 46 - M146(376B) - Lincoln Rd; Mission Ave to W 24th Ave - LANE RE-CONFIGURATION, TRAFFIC IMPROVEMENTS	1,100,000	220,000	880,000
<b>CIPST25(04) Total - Reconstruction Projects - - - -</b>	<b>17,837,500</b>	<b>12,097,500</b>	<b>5,740,000</b>
CIPST25(05) - South 36th St - 2 - M146(171C) - So 36th St - Sheridan Rd to Platteview Rd - - PHASE 2; CONSTRUCTION, YR 2/2 (OLSSON)	10,500,000	2,100,000	8,400,000
<b>CIPST25(05) Total - South 36th St - - - -</b>	<b>10,500,000</b>	<b>2,100,000</b>	<b>8,400,000</b>
CIPST25(06) - Bridge Repairs - 47 - M146(377A) - Ft Crook Rd; Capehart Rd to Fairview Rd - YR 2/3 ENG/DESIGN --> BRIDGE RECONSTRUCTION, BRIDGE#U023004325P, #U023004324P	2,475,000	495,000	1,980,000
<b>CIPST25(06) Total - Bridge Repairs - - - -</b>	<b>2,475,000</b>	<b>495,000</b>	<b>1,980,000</b>
CIPST25(07) - Drainage Improvements - 4 - M146(205A) - Drainage area west of Harlan Lewis Rd, Industrial Dr to Paradise Park - - YR 2 ENG/DESIGN --> DRAINAGE IMPROVEMENTS, DRAINAGE STRUCTURES	55,000	55,000	-
CIPST25(07) - Drainage Improvements - 14 - M146(266A) - Fontenelle Hills Addition near 502 Edgewood Ct - - ENG/DESIGN --> STORM SEWER REPAIRS AND DRAINAGE IMPROVEMENT (JACOBS)	120,000	120,000	-
CIPST25(07) - Drainage Improvements - 15 - M146(268A) - Quail Creek; Outlot 2 Twin Creek Plaza, Parcel ID #011317434 - YR 2/2 ENG/DESIGN, PROPERTY --> DRAINAGE IMPROVEMENTS (JACOBS)	490,000	290,000	200,000
CIPST25(07) - Drainage Improvements - 17 - M146(271B) - Whitted Creek; E/25th St, Lynnwood Dr to Blackhawk Dr - DRAINAGE DITCH REHAB	1,550,000	1,250,000	300,000

CIPST25(07) - Drainage Improvements - 18 - M146(274B) - NE Corner of Harvell Dr & Lincoln, NE for 0.16 Mi toward Lila Ave - - STORMWATER; PIPE REPAIR/REHAB (JACOBS)	1,520,000	1,520,000	-
CIPST25(07) - Drainage Improvements - 19 - M146(276B) - College Heights; 407 MMK (Lot 177B) -- EROSION MITIGATION, DRAINAGE IMPROVEMENTS (JACOBS)	795,000	795,000	-
CIPST25(07) - Drainage Improvements - 38 - M146(339A) - Copper Creek - YR 2 DRAINAGE IMPROVEMENTS, BANK STABILIZATION (JACOBS)	125,000	125,000	-
CIPST25(07) - Drainage Improvements - 39 - M146(340A) - S 30th St; Harrison St to Chandler Rd - - ENG/DESIGN --> STORM SEWER REHAB @ LILLIAN ST (JACOBS)	120,000	120,000	-
CIPST25(07) - Drainage Improvements - 41 - M146(347A) - Squaw Creek/Big Elk Creek; Area of 30th & Childs Rd to Old 36th St - YR 2 ENG/DESIGN --> STORM SEWER REHAB, DRAINAGE IMPROVEMENTS (JACOBS)	125,000	125,000	-
<b>CIPST25(07) Total - Drainage Improvements - - - -</b>	<b>4,900,000</b>	<b>4,400,000</b>	<b>500,000</b>
CIPST25(8) - Signal Improvements - 43 - M146(372A) - Ft Crook Rd & Fairview Rd - YR 2/3 ENG/DESIGN --> INTERSECTION IMPROVEMENTS	120,000	120,000	-
CIPST25(8) - Signal Improvements - 44 - M146(373) - 48th & Capehart - INTERSECTION RECONSTRUCTION, SIGNALS - YR 1/2	2,250,000	1,125,000	1,125,000
<b>CIPST25(8) Total - Signal Improvements - - - -</b>	<b>2,370,000</b>	<b>1,245,000</b>	<b>1,125,000</b>
CIPST25(9) - Vehicles and Equipment - 48 - N/A - OPERATIONS - NON-ROAD - INDUCTOR TRUCK	195,000	195,000	-
CIPST25(9) - Vehicles and Equipment - 49 - N/A - OPERATIONS - NON-ROAD - SINGLE AXLE TRUCK REPLACEMENT (X2)	473,000	473,000	-
CIPST25(9) - Vehicles and Equipment - 50 - N/A - OPERATIONS - NON-ROAD - 1 UTILITY TRAILER	15,000	15,000	-
CIPST25(9) - Vehicles and Equipment - 51 - N/A - OPERATIONS - NON-ROAD - MATERIAL SIFTER	115,000	115,000	-
CIPST25(9) - Vehicles and Equipment - 52 - N/A - OPERATIONS - NON-ROAD - REPLACE PICK-UPS (X2)	150,000	150,000	-
CIPST25(9) - Vehicles and Equipment - 53 - N/A - OPERATIONS - NON-ROAD - LOW BOY TRACTOR (150K)	150,000	150,000	-
CIPST25(9) - Vehicles and Equipment - 54 - N/A - OPERATIONS - NON-ROAD - TRENCH ROLLER	40,000	40,000	-
<b>CIPST25(9) Total - Vehicles and Equipment - - - -</b>	<b>1,138,000</b>	<b>1,138,000</b>	<b>-</b>
	<b>52,945,500</b>	<b>35,200,500</b>	<b>17,745,000</b>

## CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN

### EXPENDITURES BY DEPARTMENT BY YEAR

**FISCAL YEAR 2025-26**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
<b>Administrative Services</b>				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
<b>Building Maintenance</b>				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
<b>Cemetery</b>				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
<b>Code</b>				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
<b>Economic Development Fund</b>				
ED 26(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
Total	750,000	750,000	-	
<b>Fire</b>				
FI 26 (1) Replace Brush 23	95,000	95,000	-	
FI 26 (2) Replace G1	16,000	16,000	-	

FI 26 (3) Replace Medic 31 (ordered 2023)	319,540	319,540	-
FI 26 (4) Replace Engine 41 (ordered 2023)	909,450	909,450	-
Total	<u>1,339,990</u>	<u>1,339,990</u>	<u>-</u>
<b>Fleet</b>			
No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>
<b>Information Technology (IT)</b>			
No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>
<b>Library</b>			
LI 26 (1) RFID System - 2206 Longo Drive	200,000	200,000	-
LI 26 (2) Public Lockers - 2206 Longo Drive	50,000	50,000	-
Total	<u>250,000</u>	<u>250,000</u>	<u>-</u>
<b>Parks</b>			
No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>
<b>Permits and Inspections</b>			
No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>
<b>Police</b>			
PO 26(1) Fleet Purchase	390,000	390,000	-
PO 26 (2) Technology Update (Radios and Laptops)	322,000	322,000	-
Total	<u>712,000</u>	<u>712,000</u>	<u>-</u>



FI 26 (1) Replace Brush 23  
 FI 26 (2) Replace G1  
 FI 26 (3) Replace Medic 31 (ordered 2023)  
 FI 26 (4) Replace Engine 41 (ordered 2023)

**FL 26(1) Vehicles and Equipment**

FLT-3 2012 Ford F250 Service Truck  
 FLT-8 2013 Ford F350 Fabrication Welding Service Truck

LI 26(1) RFID System  
 LI 26(2) Public Lockers

PO 26 (1) Fleet Purchase  
 PO 26(2) Technology Update (Radios and Laptops)

**ST26**

CIPST26(01) - Major Street Resurfacing - 10 - M146(269B) - Hancock St.; E Mission Ave to E 29th Ave - - RESURFACING (MAJOR)	270,000	270,000	-
CIPST26(01) - Major Street Resurfacing - 12 - M146(286D) - Ft Crook Rd, 13th St; Harrison to Cornhusker Rd - - RESURFACING (MAJOR)	3,325,000	3,325,000	-
CIPST26(01) - Major Street Resurfacing - 14 - M146(290B) - BBN; Prairie Ave to Gregg Rd - - RESURFACING (MAJOR)	775,000	775,000	-
CIPST26(01) - Major Street Resurfacing - 15 - M146(291B) - BBS, Lord Blvd; Lincoln Rd to Franklin St - - RESURFACING (MAJOR)	665,000	665,000	-
CIPST26(01) - Major Street Resurfacing - 17 - M146(309B) - Gregg Rd, Bellevue Blvd N to Galvin Rd - - RESURFACING	105,000	105,000	-
CIPST26(01) - Major Street Resurfacing - 18 - M146(310B) - Harlan Dr, Galvin Rd to Arboretum Dr - - RESURFACING	1,865,000	1,865,000	-
CIPST26(01) - Major Street Resurfacing - 19 - M146(311B) - 25th St, Lynnwood Dr to Fairview Rd - - RESURFACING	575,000	575,000	-
CIPST26(01) - Major Street Resurfacing - 23 - M146(322B) - Harvell Dr; Birchcrest Rd to Ft Crook Rd - - RESURFACING (MAJOR)	870,000	870,000	-
CIPST26(01) - Major Street Resurfacing - 30 - M146(346B) - Childs Rd W; Kennedy Frwy to 25th St - - RESURFACING (MAJOR)	410,000	410,000	-
<b>CIPST26(01) Total - Major Street Resurfacing - - - -</b>	<b>8,860,000</b>	<b>8,860,000</b>	<b>-</b>
CIPST26(02) - Concrete Projects - 3 - M146(228C) - City-wide, various locations - - CONCRETE PAVEMENT REHAB; YR 3	350,000	350,000	-
CIPST26(02) - Concrete Projects - 5 - M146(238A) - Childs Rd E; Camp Gifford Rd to Ft Crook Rd - - REHAB ADVANCED CONCRETE REPAIRS	275,000	275,000	-
CIPST26(02) - Concrete Projects - 27 - M146(340C) - S 30th St; Harrison St to Chandler Rd - - REHAB ADVANCE CONCRETE REPAIRS	205,000	205,000	-
<b>CIPST26(02) Total - Concrete Projects - - - -</b>	<b>830,000</b>	<b>830,000</b>	<b>-</b>
CIPST26(03) - Overlay Projects - 4 - M146(233B) - Area: 36th to 42nd St, Suburban Dr to Giles Rd - - RESURFACING	740,000	740,000	-
CIPST26(03) - Overlay Projects - 6 - M146(240) - 43rd St; Harrison to Margo St - - RESURFACING	180,000	180,000	-

CIPST26(03) - Overlay Projects - 7 - M146(257B) - Southern Valley Addition; 45th-48th St, Suburban Dr to Greene Ave - - RESURFACING	235,000	235,000	-
CIPST26(03) - Overlay Projects - 13 - M146(287B) - Willow Springs – Lewis and Clark Rd, Hogantown Dr east of 25th St - RESURFACING	265,000	265,000	-
<b>CIPST26(03) Total - Overlay Projects - - - -</b>	<b>1,420,000</b>	<b>1,420,000</b>	<b>-</b>
CIPST26(04) - Reconstruction Projects - 1 - M146(74C) - Capehart Rd; 27th to 36th St - - RECONSTRUCTION - YR 2/2	4,500,000	900,000	3,600,000
CIPST26(04) - Reconstruction Projects - 2 - M146(215B) - Fontenelle Hills Addition; Ridgewood Ct, Bayberry Dr, Laurel Dr, Laurel Cir - - RECONSTRUCTION YR 1/4	790,000	790,000	-
CIPST26(04) - Reconstruction Projects - 16 - M146(305C) - 36th St, Cornhusker to 370 - - YR 1 RECONSTRUCTION	7,050,000	1,410,000	5,640,000
CIPST26(04) - Reconstruction Projects - 20 - M146(313A) - S 42nd St, south of Giles to City Limits - - ENG/DESIGN --> RECONSTRUCTION	100,000	100,000	-
CIPST26(04) - Reconstruction Projects - 21 - M146(314A) - Area 19th to 25th St, Cornelia St to Childs Rd - - ENG/DESIGN --> RECONSTRUCTION	150,000	150,000	-
CIPST26(04) - Reconstruction Projects - 22 - M146(315A) - Area west fo 36th St, Giles Rd to Marie St - - ENG/DESIGN --> RECONSTRUCTION	150,000	150,000	-
CIPST26(04) - Reconstruction Projects - 24 - M146(324A) - Cornhusker Rd; Ft Crook to 25th St - YR 3/3 - ENG/DESIGN --> COORIDOR WIDENING	345,000	345,000	-
CIPST26(04) - Reconstruction Projects - 25 - M146(338B) - Mission Ave, Hancock St to Washington St - - RECONSTRUCTION/STREETSCAPE - YR 1/2 (BENESCH)	4,375,000	4,375,000	-
CIPST26(04) - Reconstruction Projects - 29- M146(345A) -Childs Road West; Ft Crook Rd to Nebraska Dr. Eng/Design--> RECONSTRUCTION/STREETSCAPE - YR 1/2 (BENESCH)	28,000	28,000	-
<b>CIPST26(04) Total - Reconstruction Projects - - - -</b>	<b>17,488,000</b>	<b>8,248,000</b>	<b>9,240,000</b>
CIPST26(05) - Bridge Repairs - 33 - M146(377A) - Ft Crook Rd; Capehart Rd to Fairview Rd - YR 3/3 ENG/DESIGN --> BRIDGE RECONSTRUCTION, BRIDGE#U023004325P, #U023004324P	2,475,000	495,000	1,980,000
<b>CIPST26(05) Total - Bridge Repairs - - - -</b>	<b>2,475,000</b>	<b>495,000</b>	<b>1,980,000</b>
CIPST26(06) - Drainage Improvements - 8 - M146(266B) - Fontenelle Hills Addition near 502 Edgewood Ct - - STORM SEWER REPAIRS, DRAINAGE IMPROVEMENT (JACOBS)	825,000	825,000	-
CIPST26(06) - Drainage Improvements - 9 - M146(268B) - Quail Creek; Outlot 2 Twin Creek Plaza, Parcel ID #011317434 - DRAINAGE IMPROVEMENTS	1,360,000	1,060,000	300,000
CIPST26(06) - Drainage Improvements - 11 - M146(271B) - Whitted Creek; E/25th St, Lynnwood Dr to Blackhawk Dr - DRAINAGE DITCH REHAB	3,280,000	2,280,000	1,000,000
CIPST26(06) - Drainage Improvements - 26 - M146(340B) - S 30th St; Harrison St to Chandler Rd - - STORM SEWER, DRAINAGE IMPROVEMENTS @ LILLIAN ST (JACOBS)	830,000	830,000	-
CIPST26(06) - Drainage Improvements - 28 - M146(342A) - 1200 Lord Blvd - - ENG/DESIGN --> STORM SEWER REHAB, DRAINAGE IMPROVEMENTS (JACOBS)	120,000	120,000	-
<b>CIPST26(06) Total - Drainage Improvements - - - -</b>	<b>6,415,000</b>	<b>5,115,000</b>	<b>1,300,000</b>

CIPST26(07) - Signal Improvements - 31 - M146(372A) - Ft Crook Rd & Fairview Rd - YR 3/3 ENG/DESIGN --> INTERSECTION IMPROVEMENTS	120,000	120,000	-
CIPST26(07) - Signal Improvements - 32 - M146(373) - 48th & Capehart - INTERSECTION RECONSTRUCTION, SIGNALS - YR 2/2	750,000	375,000	375,000
<b>CIPST26(07) Total - Signal Improvements - - - -</b>	<b>870,000</b>	<b>495,000</b>	<b>375,000</b>
CIPST26(08) - Vehicles and Equipment - 34 - N/A - OPERATIONS - NON-ROAD - DEPT EQUIPMENT REPLACEMENT	500,000	500,000	-
<b>CIPST26(08) Total - Vehicles and Equipment - - - -</b>	<b>500,000</b>	<b>500,000</b>	<b>-</b>
<b>Total</b>	<b>38,858,000</b>	<b>25,963,000</b>	<b>12,895,000</b>
WW 26 (1) Maintenance Truck Replacement	65,000	65,000	-

# CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN

## EXPENDITURES BY DEPARTMENT BY YEAR

**FISCAL YEAR 2026-27**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
<b>Administrative Services</b>				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
<b>Building Maintenance</b>				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
<b>Cemetery</b>				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
<b>Code</b>				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
<b>Economic Development Fund</b>				
ED 27(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
Total	750,000	750,000	-	
<b>Fire</b>				
FI 27 (1) Replace Truck 21	1,950,000	1,950,000	-	
FI 27 (2) Replace FC 8	60,000	60,000	-	

	-	-	-
Total	<u>2,010,000</u>	<u>2,010,000</u>	<u>-</u>

**Information Technology (IT)**

No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>

**Library**

No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>

**Parks**

No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>

**Permits and Inspections**

No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>

**Police**

PO 27(1) Fleet Purchase	390,000	390,000	-
PO 27(2) Technology Update (Radios and LPR)	230,000	230,000	-
Total	<u>620,000</u>	<u>620,000</u>	<u>-</u>

**Public Works**

No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>

0

**Recreation**

No capital projects this fiscal year.

Total	-	-	-	
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**Streets**

ST 27(1) Major Street Resurfacing (MAPA/NDOT AC Funding)	1,660,000	1,660,000	-	AC Funding
ST 27(2) 2027 Concrete Projects	5,525,000	5,525,000	-	See Detail Listing
ST 27(3) 2027 Overlay Projects	325,000	325,000	-	See Detail Listing
ST 27(4) 2027 Reconstruction Projects	16,002,500	10,362,500	5,640,000	See Detail Listing
ST 27(5) Bridge Repairs	92,500	92,500	-	See Detail Listing
ST 27(6) Drainage Improvements	5,465,000	4,465,000	1,000,000	See Detail Listing
ST 27(7) Road Construction	5,100,000	5,100,000	-	See Detail Listing
ST 27(8) Signal Improvements	700,000	700,000	-	See Detail Listing
ST 27(9) Asset Management	175,000	175,000	-	See Detail Listing
ST 27(10) Vehicles and Equipment	500,000	500,000	-	See Detail Listing
<b>Total</b>	<b>35,545,000</b>	<b>28,905,000</b>	<b>6,640,000</b>	

**Wastewater**

WW 27 (1) Sanitary Generator Install	250,000	250,000	-	
WW 27 (2) Collections Truck Replacement	70,000	70,000	-	
WW 27 (3) Olde Towne Sanitary CIPP	1,500,000	1,500,000	-	
WW 27 (4) Trunkline Replacement and Extension	1,000,000	1,000,000	-	
<b>Total</b>	<b>2,820,000</b>	<b>2,820,000</b>	<b>-</b>	

<b>CAPITAL TOTAL ALL DEPARTMENTS</b>	<b>41,745,000</b>	<b>35,105,000</b>	<b>6,640,000</b>	
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**PROJECT DESCRIPTIONS**

ED 27(1) Infrastructure--Funding for LB 840 program, possible projects to be determined	750,000	750,000	-	
FI 27 (1) Replace Truck 21	1,950,000	1,950,000	-	

FI 27 (2) Replace FC 8	60,000	60,000	-
	-	-	-
	<u>2,010,000</u>	<u>2,010,000</u>	<u>-</u>
PO 27(1) Fleet Purchase	390,000	390,000	-
PO 27(2) Technology Update (Radios and LPR)	230,000	230,000	-
	-	-	-
	<u>620,000</u>	<u>620,000</u>	<u>-</u>

**ST27**

CIPST27(01) - Major Street Resurfacing - 6 - M146(238B) - Childs Rd E; Camp Gifford Rd to Ft Crook Rd - - RESURFACING (MAJOR)	475,000	475,000	-
CIPST27(01) - Major Street Resurfacing - 23 - M146(331) - Harlan Lewis Rd ; 29th & Hancock to City Limits s/Cunningham Rd - - RESURFACING (MAJOR)	480,000	480,000	-
CIPST27(01) - Major Street Resurfacing - 27 - M146(340D) - S 30th St; Harrison St to Chandler Rd - - RESURFACING	705,000	705,000	-
<b>CIPST27(01) Total - Major Street Resurfacing - - -</b>	<b>1,660,000</b>	<b>1,660,000</b>	<b>-</b>
CIPST27(02) - Concrete Projects - 4 - M146(228D) - City-wide, various locations - - CONCRETE PAVEMENT REHAB; YR 4 (DIST 3)	350,000	350,000	-
CIPST27(02) - Concrete Projects - 7 - M146(246A) - Marian Ave.; Bellevue Blvd S to Lincoln Rd - - REHAB ADVANCED CONCRETE REPAIRS	315,000	315,000	-
CIPST27(02) - Concrete Projects - 9 - M146(277A) - S 28th Ave; Capehart Rd to Leawood Dr - - REHAB ADVANCED CONCRETE REPAIRS	110,000	110,000	-
CIPST27(02) - Concrete Projects - 10 - M146(278A) - S 29th Ave; Capehart Rd to Southdale Plaza - - REHAB ADVANCED CONCRETE REPAIRS	95,000	95,000	-
CIPST27(02) - Concrete Projects - 13 - M146(308A) - Galvin Rd/Lincoln Rd; Birchcrest Rd to Bellevue Gate - - REHAB ADVANCE CONCRETE REPAIRS	430,000	430,000	-
CIPST27(02) - Concrete Projects - 24 - M146(332) - Cornhusker Rd; 25th to City Limits w/ 36th St - STREET REHAB REPAIRS, MEDIANS, STREETScape	1,225,000	1,225,000	-
CIPST27(02) - Concrete Projects - 31 - M146(350A) - Bellaire Heights Addition - REHAB, ADVANCE CONCRETE REPAIRS	285,000	285,000	-
CIPST27(02) - Concrete Projects - 32 - M146(351A) - Kirby Addition; Englewood Dr, Wilshire Dr - REHAB, ADVANCE CONCRETE REPAIRS	230,000	230,000	-
CIPST27(02) - Concrete Projects - 33 - M146(352A) - Green Meadows Addition; 20th St to 25th St, Lucille Dr to Morrie Dr - - REHAB, ADVANCE CONCRETE REPAIRS	470,000	470,000	-

CIPST27(02) - Concrete Projects - 34 - M146(353A) - Quail Creek Addition - REHAB, ADVANCE CONCRETE REPAIRS	465,000	465,000	-
CIPST27(02) - Concrete Projects - 36 - M146(355) - 48th St; Harrison St to Schroeder Dr - PAVEMENT REHAB, INLETS, CURB RAMPS	400,000	400,000	-
CIPST27(02) - Concrete Projects - 37 - M146(356) - Cornhusker Rd; 25th to City Limits w/ 36th St - PAVEMENT REHAB, MEDIANS, INLETS, CURB RAMPS	720,000	720,000	-
CIPST27(02) - Concrete Projects - 38 - M146(357A) - Normandy Hills Addition - REHAB, ADVANCE CONCRETE REPAIRS	430,000	430,000	-
<b>CIPST27(02) Total - Concrete Projects - - - -</b>	<b>5,525,000</b>	<b>5,525,000</b>	<b>-</b>
CIPST27(03) - Overlay Projects - 19 - M146(323) - Camp Brewster Rd; Prairie Ave to Ft Crook Rd - RESURFACING	325,000	325,000	-
<b>CIPST27(03) Total - Overlay Projects - - - -</b>	<b>325,000</b>	<b>325,000</b>	<b>-</b>
CIPST27(04) - Reconstruction Projects - 3 - M146(215B) - Fontenelle Hills Addition; Ridgewood Ct, Bayberry Dr, Laurel Dr, Laurel Cir - RECONSTRUCTION YR 2/4	790,000	790,000	-
CIPST27(04) - Reconstruction Projects - 5 - M146(236B) - 36th & Chandler intersection - YR1; INTERSECTION IMPROVEMENTS; DRAINAGE STRUCTURES, SIDEWALKS, PAVING	1,112,500	1,112,500	-
CIPST27(04) - Reconstruction Projects - 12 - M146(305C) - 36th St, Cornhusker to 370 - YR 2 RECONSTRUCTION	7,050,000	1,410,000	5,640,000
CIPST27(04) - Reconstruction Projects - 14 - M146(313B) - S 42nd St, south of Giles to City Limits - RECONSTRUCTION	560,000	560,000	-
CIPST27(04) - Reconstruction Projects - 15 - M146(314B) - Area 19th to 25th St, Cornellia St to Childs Rd - RECONSTRUCTION; YR 1/2	675,000	675,000	-
CIPST27(04) - Reconstruction Projects - 16 - M146(315B) - Area west fo 36th St, Giles Rd to Marie St - RECONSTRUCTION; YR 1/2	725,000	725,000	-
CIPST27(04) - Reconstruction Projects - 20 - M146(327A) - W 24th Ave; Lincoln Rd to Calhoun St - ENG/DESIGN --> RESURFACING, INTERSECTION IMPROVEMENT, CURBING, STORM SEWERS	35,000	35,000	-
CIPST27(04) - Reconstruction Projects - 21 - M146(329A) - S 25th St; Lynnwood Dr to Fairview Rd - YR 1 ENG/DESIGN, ROW --> RECONSTRUCTION	287,500	287,500	-
CIPST27(04) - Reconstruction Projects - 26 - M146(338B) - Mission Ave, Hancock St to Washington St - RECONSTRUCTION/STREETSCAPE - YR 2/2 (BENESCH)	4,375,000	4,375,000	-
CIPST27(04) - Reconstruction Projects - 30 - M146(345A) - Childs Rd W; Ft Crook Rd to Nebraska Dr - YR 2 ENG/DESIGN --> RECONSTRUCTION YR 2/2	82,500	82,500	-

CIPST27(04) - Reconstruction Projects - 35 - M146(354A) - BBS, BBS; 13th & Harrison to Lord Blvd - ENG/DESIGN; PRELIM CONCEPT--> CORRIDOR REHAB/STREETSCAPE	105,000	105,000	-
CIPST27(04) - Reconstruction Projects - 40 - M146(379A) - Capehart Rd; 36th St west to City Limits - YR 1/3 ENG/DESIGN --> RECONSTRUCTION	205,000	205,000	-
<b>CIPST27(04) Total - Reconstruction Projects - - - -</b>	<b>16,002,500</b>	<b>10,362,500</b>	<b>5,640,000</b>
CIPST27(05) - Bridge Repairs - 22 - M146(330A) - Twin Creek Dr; 36th to 42nd St - ENG/DESIGN --> STREET REHAB, BRIDGE REPAIRS	92,500	92,500	-
<b>CIPST27(05) Total - Bridge Repairs - - - -</b>	<b>92,500</b>	<b>92,500</b>	<b>-</b>
CIPST27(06) - Drainage Improvements - 1 - M146(157A) - Betz Ditch, south of Lloyd St - ENG/DESIGN ----> DRAINAGE IMPROVEMENTS (JACOBS)	400,000	400,000	-
CIPST27(06) - Drainage Improvements - 2 - M146(205B) - Drainage area west of Harlan Lewis Rd, Industrial Dr to Paradise Park - - DRAINAGE IMPROVEMENTS, DRAINAGE STRUCTURES - YR 1/2	475,000	475,000	-
CIPST27(06) - Drainage Improvements - 8 - M146(268B) - Quail Creek; Outlot 2 Twin Creek Plaza, Parcel ID #011317434 - DRAINAGE IMPROVEMENTS	2,680,000	1,680,000	1,000,000
CIPST27(06) - Drainage Improvements - 17 - M146(318) - Ft Crook Rd; Chandler to Capehart - DRAINAGE STRUCTURE REHAB, YR 3	100,000	100,000	-
CIPST27(06) - Drainage Improvements - 28 - M146(341A) - Ft Crook Rd; Avery Rd to Peoples Rd - YR 1 ENG/DESIGN --> DRAINAGE IMPROVEMENTS (JACOBS)	1,010,000	1,010,000	-
CIPST27(06) - Drainage Improvements - 29 - M146(342B) - 1200 Lord Blvd - - STORM SEWER REHAB, DRAINAGE IMPROVEMENTS (JACOBS)	800,000	800,000	-
<b>CIPST27(06) Total - Drainage Improvements - - - -</b>	<b>5,465,000</b>	<b>4,465,000</b>	<b>1,000,000</b>
CIPST27(07) - Road Construction - 11 - M146(294B) - Willow Springs; s/15th St, west to 25th St - - ACCESS ROAD	3,000,000	3,000,000	-
CIPST27(07) - Road Construction - 25 - M146(335B) - Area; 21st - 25th St s/Cornhusker - E/W ACCESS RD CONSTRUCTION	2,100,000	2,100,000	-
<b>CIPST27(07) Total - Road Construction - - - -</b>	<b>5,100,000</b>	<b>5,100,000</b>	<b>-</b>
CIPST27(08) - Signal Improvements - 39 - M146(372B) - Ft Crook Rd & Fairview Rd - YR 1/2 INTERSECTION IMPROVEMENTS	700,000	700,000	-
<b>CIPST27(08) Total - Signal Improvements - - - -</b>	<b>700,000</b>	<b>700,000</b>	<b>-</b>
CIPST27(09) - Asset Management - 18 - M146(319) - Pavement Management System - DATA COLLECTION, IMPLEMENTATION; YR 1	175,000	175,000	-
<b>CIPST27(09) Total - Asset Management - - - -</b>	<b>175,000</b>	<b>175,000</b>	<b>-</b>

CIPST27(10) - Vehicles and Equipment - 41 - N/A - OPERATIONS - NON-ROAD - DEPT			
EQUIPMENT REPLACEMENT	500,000	500,000	-
<b>CIPST27(10) Total - Vehicles and Equipment - - - -</b>	<b>500,000</b>	<b>500,000</b>	<b>-</b>
	<b>35,545,000</b>	<b>28,905,000</b>	<b>6,640,000</b>
WW 27 (1) Sanitary Generator Install	250,000	250,000	-
WW 27 (2) Collections Truck Replacement	70,000	70,000	-
WW 27 (3) Olde Towne Sanitary CIPP	1,500,000	1,500,000	
WW 27 (4) Trunkline Replacement and Extension	1,000,000	1,000,000	
Total	<u>2,820,000</u>	<u>2,820,000</u>	<u>-</u>

## CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN

### EXPENDITURES BY DEPARTMENT BY YEAR

**FISCAL YEAR 2027-28**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
<b>Administrative Services</b>				
No capital projects this fiscal year				
Total	-	-	-	
<b>Building Maintenance</b>				
No capital projects this fiscal year				
Total	-	-	-	
<b>Cemetery</b>				
	-	-	-	
Total	-	-	-	
<b>Code</b>				
No capital projects this fiscal year				
Total	-	-	-	
<b>Economic Development Fund</b>				
ED 28(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
Total	750,000	750,000	-	
<b>Fire</b>				
FI 28 (1) Replace Fire Car 5	65,000	65,000		
FI 28 (2) Replace Brush 33 2002 Chevy 3500	100,000	100,000	-	
FI 28 (3) Replace Engine 4 2000 Segrave Tanker /Pumper	1,000,000	1,000,000		
F1 28 (4) Replace 2019 Medic 42	350,000	350,000	-	

Total	1,515,000	1,515,000	-
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**Information Technology (IT)**

No capital projects this fiscal year	-	-	-
Total	-	-	-

**Library**

No capital projects this fiscal year	-	-	-
Total	-	-	-

**Parks**

No capital projects this fiscal year.	-	-	-
Total	-	-	-

**Permits and Inspections**

No capital projects this fiscal year	-	-	-
Total	-	-	-

**Police**

PO 28 (1) Fleet Purchase	400,000	400,000	-
PO 28 (2) Technology Update (LPR)	100,000	100,000	-
PO 28(3) Range	1,500,000	1,500,000	-
Total	2,000,000	2,000,000	-

**Public Works**

Total	-	-	-
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0

**Recreation**

Total	-	-	-
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**Streets**

ST 28(1) Major Street Resurfacing (MAPA/NDOT AC Funding)	3,180,000	3,180,000	-	AC Funding
ST 28(2) 2028 Concrete Projects	2,755,000	2,755,000	-	See Detail Listing
ST 28(3) 2028 Overlay Projects	2,030,000	2,030,000	-	See Detail Listing
ST 28(4) 2028 Reconstruction Projects	5,275,000	5,275,000	-	See Detail Listing
ST 28(5) Bridge Repairs	925,000	925,000	-	See Detail Listing
ST 28(6) Drainage Improvements	4,370,000	4,370,000	-	See Detail Listing
ST 28(7) Signal Improvements	1,166,000	1,166,000	-	See Detail Listing
ST 28(8) Asset Management	200,000	200,000	-	See Detail Listing
ST 28(9) Vehicles and Equipment	500,000	500,000	-	See Detail Listing
<b>Total</b>	<b>20,401,000</b>	<b>20,401,000</b>	<b>-</b>	

**Wastewater**

WW 28 (1) VFD Replacements	65,000	65,000	
WW 28 (2) Enductor Truck Replacements	595,000	595,000	
WW 28 (3) Olde Towne Sanitary Replacements	1,500,000	1,500,000	
<b>Total</b>	<b>2,160,000</b>	<b>2,160,000</b>	<b>-</b>

**CAPITAL TOTAL ALL DEPARTMENTS** **26,826,000** **26,826,000** **-**

**PROJECT DESCRIPTIONS**

ED 28(1) Infrastructure--Funding for LB 840 program, possible projects to be determined

FI 28 (1) Replace Fire Car 5	65,000	65,000	
FI 28 (2) Replace Brush 33 2002 Chevy 3500	100,000	100,000	
FI 28 (3) Replace Engine 4 2000 Segrave Tanker /Pumper	1,000,000	1,000,000	
F1 28 (4) Replace 2019 Medic 42	350,000	350,000	
<b>Total</b>	<b>1,515,000</b>	<b>1,515,000</b>	<b>-</b>

PO 28 (1) Fleet Purchase	400,000	400,000	
PO 28 (2) Technology Update (LPR)	100,000	100,000	
PO 28(3) Range	1,500,000	1,500,000	
	<u>3,515,000</u>	<u>3,515,000</u>	<u>-</u>

ST28

CIPST28(01) - Major Street Resurfacing - 11 - M146(308B) - Galvin Rd/Lincoln Rd; Birchcrest Rd to Bellevue Gate - - RESURFACING	1,490,000	1,490,000	-
CIPST28(01) - Major Street Resurfacing - 17 - M146(326) - Childs Rd W; 19th to 25th St - - RESURFACING (MAJOR)	340,000	340,000	-
CIPST28(01) - Major Street Resurfacing - 18 - M146(327B) - W 24th Ave; Lincoln Rd to Calhoun St - - REHAB/RESURFACING, INTERSECTION IMPROVEMENT, CURBING, STORM SEWERS	535,000	535,000	-
CIPST28(01) - Major Street Resurfacing - 24 - M146(348) - Ft Crook Rd - Capehart Rd to Fairview Rd - RESURFACING	400,000	400,000	-
CIPST28(01) - Major Street Resurfacing - 28 - M146(353B) - Quail Creek Addition; Quail Dr - RESURFACING (MAJOR)	415,000	415,000	-
<b>CIPST28(01) Total - Major Street Resurfacing - - - -</b>	<b>3,180,000</b>	<b>3,180,000</b>	<b>-</b>

CIPST28(02) - Concrete Projects - 32 - M146(360) - College Heights - PAVEMENT REHAB, INLETS, CURB RAMPS	605,000	605,000	-
CIPST28(02) - Concrete Projects - 33 - M146(362) - Castle Ridge Addition - PAVEMENT REHAB, INLETS, CURB RAMPS	385,000	385,000	-
CIPST28(02) - Concrete Projects - 34 - M146(363) - Pine Ridge Addition - PAVEMENT REHAB, INLETS, CURB RAMPS	305,000	305,000	-
CIPST28(02) - Concrete Projects - 35 - M146(364) - Samson Way, Golden Blvd to 26th St - PAVEMENT REHAB, INLETS, STORM PIPE REPAIR, CURB RAMPS	190,000	190,000	-
CIPST28(02) - Concrete Projects - 36 - M146(365) - 42nd St; Mark St to Quail Dr - PAVEMENT REHAB, INLETS, CURB RAMPS	130,000	130,000	-
CIPST28(02) - Concrete Projects - 37 - M146(366) - Fairview Rd; Ft Crook to 25th St - PAVEMENT REHAB, INLETS, CURB RAMPS	285,000	285,000	-
CIPST28(02) - Concrete Projects - 39 - M146(369) - Harrison St; 48th St west to City limits - PAVEMENT REHAB, INLETS, CURB RAMPS	290,000	290,000	-
CIPST28(02) - Concrete Projects - 40 - M146(370A) - Sun Valley Addition - REHAB, ADVANCED CONCRETE REPAIRS < RESURFACING	475,000	475,000	-
CIPST28(02) - Concrete Projects - 43 - M146(378A) - Pratt Ave east of 21st St - REHAB, ADVANCE CONCRETE REPAIRS	90,000	90,000	-
<b>CIPST28(02) Total - Concrete Projects - - - -</b>	<b>2,755,000</b>	<b>2,755,000</b>	<b>-</b>

CIPST28(03) - Overlay Projects - 7 - M146(246B) - Marian Ave.; Bellevue Blvd S to Lincoln Rd - - RESURFACING	300,000	300,000	-
CIPST28(03) - Overlay Projects - 9 - M146(277B) - S 28th Ave; Capehart Rd to Leawood Dr - - RESURFACING	135,000	135,000	-
CIPST28(03) - Overlay Projects - 10 - M146(278B) - S 29th Ave; Capehart Rd to Southdale Plaza - - RESURFACING	90,000	90,000	-
CIPST28(03) - Overlay Projects - 25 - M146(350B) - Bellaire Heights Addition; W Mission Ave, Bellaire Blvd - RESURFACING	395,000	395,000	-

CIPST28(03) - Overlay Projects - 26 - M146(351B) - Kirby Addition; Englewood, Wilshire - RESURFACING	320,000	320,000	-
CIPST28(03) - Overlay Projects - 27 - M146(352B) - Green Meadows Addition; 20th St to 25th St, Lucille Dr to Morrie Dr - RESURFACING; LUCILLE DR, MORRIE DR, 20TH ST	405,000	405,000	-
CIPST28(03) - Overlay Projects - 30 - M146(357B) - Normandy Hills Addition - RESURFACING; GRENOBLE DR, BORDEAUX AVE, NORMANDY BLVD, VERSAILLE ST	385,000	385,000	-
<b>CIPST28(03) Total - Overlay Projects - - - -</b>	<b>2,030,000</b>	<b>2,030,000</b>	<b>-</b>

CIPST28(04) - Reconstruction Projects - 3 - M146(215B) - Fontenelle Hills Addition; Ridgewood Ct, Bayberry Dr, Laurel Dr, Laurel Cir - - RECONSTRUCTION YR 3/4	790,000	790,000	-
CIPST28(04) - Reconstruction Projects - 5 - M146(236B) - 36th & Chandler - - YR 2; INTERSECTION IMPROVEMENTS; DRAINAGE STRUCTURES, SIDEWALKS, PAVING	1,112,500	1,112,500	-
CIPST28(04) - Reconstruction Projects - 12 - M146(312B) - S 32nd St; Chandler Rd to City Limits S/Evelyn St - - RECONSTRUCTION	850,000	850,000	-
CIPST28(04) - Reconstruction Projects - 13 - M146(314B) - Area 19th to 25th St, Cornelia St to Childs Rd - - RECONSTRUCTION; YR 2/2	675,000	675,000	-
CIPST28(04) - Reconstruction Projects - 14 - M146(3115B) - Area west fo 36th St, Giles Rd to Marie St - - RECONSTRUCTION; YR 2/2	725,000	725,000	-
CIPST28(04) - Reconstruction Projects - 16 - M146(324B) - Cornhusker Rd; Ft Crook to 25th St - Y1; ROW, UTILITIES--> COORIDOR WIDENING	420,000	420,000	-
CIPST28(04) - Reconstruction Projects - 19 - M146(329A) - S 25th St; Lynnwood Dr to Fairview Rd - - YR 2 ENG/DESIGN, ROW --> RECONSTRUCTION	287,500	287,500	-
CIPST28(04) - Reconstruction Projects - 29 - M146(354A) - BBN, BBS; 13th & Harrison to Lord Blvd - ENG/DESIGN; PRELIM CONCEPT--> CORRIDOR REHAB/STREETSCAPE	105,000	105,000	-
CIPST28(04) - Reconstruction Projects - 44 - M146(379A) - Capehart Rd; 36th St west to City Limits - YR 2/3 ENG/DESIGN --> RECONSTRUCTION	310,000	310,000	-
<b>CIPST28(04) Total - Reconstruction Projects - - - -</b>	<b>5,275,000</b>	<b>5,275,000</b>	<b>-</b>

CIPST28(05) - Bridge Repairs - 20 - M146(330B) - Twin Creek Dr; 36th to 42nd St - - BRIDGE REPAIRS, APPROACH; STREET REHAB, CURB RAMPS, INLET REPAIRS	925,000	925,000	-
<b>CIPST28(05) Total - Bridge Repairs - - - -</b>	<b>925,000</b>	<b>925,000</b>	<b>-</b>

CIPST28(06) - Drainage Improvements - 1 - M146(157B) - Betz Ditch, south of Lloyd St - - DRAINAGE IMPROVEMENTS	2,700,000	2,700,000	-
CIPST28(06) - Drainage Improvements - 2 - M146(205B) - Drainage area west of Harlan Lewis Rd, Industrial Dr to Paradise Park - - DRAINAGE IMPROVEMENTS, DRAINAGE STRUCTURES - YR 2/2	225,000	225,000	-
CIPST28(06) - Drainage Improvements - 8 - M146(258) - Willow Springs Addition; s/Hogantown Dr, b/t Lots 198,40 - - DRAINAGE IMPROVEMENTS	95,000	95,000	-
CIPST28(06) - Drainage Improvements - 21 - M146(341A) - Ft Crook Rd; Avery Rd to Peoples Rd - YR 2 ENG/DESIGN --> DRAINAGE IMPROVEMENTS (JACOBS)	675,000	675,000	-

CIPST28(06) - Drainage Improvements - 22 - M146(343B) - Spring Creek north of Gilmore Lake Rd - DRAINAGE IMPROVEMENTS, BANK STABILIZATION - YR 1	145,000	145,000	-
CIPST28(06) - Drainage Improvements - 23 - M146(347B) - Squaw Creek; Area of 30th & Childs Rd to Old 36th St - STORM SEWER REHAB, DRAINAGE IMPROVEMENTS - YR 1/2	435,000	435,000	-
CIPST28(06) - Drainage Improvements - 41 - M146(371A) - Olde Towne Area; Warren St to Lincoln Rd, 13th Ave to 33rd Ave - YR 1/2 ENG/DESIGN --> STORMWATER SYSTEM REHAB; INLETS, STORM SEWER	95,000	95,000	-
<b>CIPST28(06) Total - Drainage Improvements - - - -</b>	<b>4,370,000</b>	<b>4,370,000</b>	<b>-</b>
CIPST28(07) - Signal Improvements - 4 - M146(232A) - City-wide Traffic Signal Communication Upgrades - ENG/DESIGN --> COMMUNICATION LINES, VIDEO, CONTROLLERS, BATTERY BACK-UP, MONITORING/DIAG.	120,000	120,000	-
CIPST28(07) - Signal Improvements - 6 - M146(243B) - Chandler Rd; Ft Crook Rd to 25th St - ENG/DESIGN ----> SIGNAL REPLACEMENT	225,000	225,000	-
CIPST28(07) - Signal Improvements - 31 - M146(358A) - Galvin Rd & Pelton Ave/Wall St - ENG/DESIGN --> SIGNAL REPLACEMENT, INTERSECTION IMPROVEMENTS, CURB RAMPS	42,000	42,000	-
CIPST28(07) - Signal Improvements - 38 - M146(368A) - Galvin Rd & Harlan Dr - ENG/DESIGN --> SIGNAL IMPROVEMENTS; DETECTION, CONTROLLER/CABINET, PRE-EMPT, BATT BACK-UP	79,000	79,000	-
CIPST28(07) - Signal Improvements - 42 - M146(372B) - Ft Crook Rd & Fairview Rd - YR 2/2 INTERSECTION IMPROVEMENTS	700,000	700,000	-
<b>CIPST28(07) Total - Signal Improvements - - - -</b>	<b>1,166,000</b>	<b>1,166,000</b>	<b>-</b>
CIPST28(08) - Asset Management - 15 - M146(319) - Pavement Management System - DATA COLLECTION, IMPLEMENTATION; YR 2	200,000	200,000	-
<b>CIPST28(08) Total - Asset Management - - - -</b>	<b>200,000</b>	<b>200,000</b>	<b>-</b>
CIPST28(09) - Vehicles and Equipment - 45 - N/A - OPERATIONS - NON-ROAD - DEPT EQUIPMENT REPLACEMENT	500,000	500,000	-
<b>CIPST28(09) Total - Vehicles and Equipment - - - -</b>	<b>500,000</b>	<b>500,000</b>	<b>-</b>
	<b>20,401,000</b>	<b>20,401,000</b>	<b>-</b>
WW 28 (1) VFD Replacements	65,000	65,000	
WW 28 (2) Enductor Truck Replacements	595,000	595,000	
WW 28 (3) Olde Towne Sanitary Replacements	1,500,000	1,500,000	
Total	<u>2,160,000</u>	<u>2,160,000</u>	<u>-</u>

## CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN

### EXPENDITURES BY DEPARTMENT BY YEAR

**FISCAL YEAR 2028-29**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
<b>Administrative Services</b>				
No capital projects this fiscal year				
Total	-	-	-	
<b>Building Maintenance</b>				
No capital projects this fiscal year				
Total	-	-	-	
<b>Cemetery</b>				
No capital projects this fiscal year.				
Total	-	-	-	
<b>Code</b>				
No capital projects this fiscal year				
Total	-	-	-	
<b>Economic Development Fund</b>				
ED 28(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
Total	750,000	750,000	-	
<b>Fire</b>				
FI 28 (1) Replace Fire Car 6	70,000	70,000	-	
FI 28 (2) Replace Van 1	65,000	65,000	-	
FI 28 (3) Replace Engine 4	1,500,000	1,500,000	-	
Total	1,635,000	1,635,000	-	

Information Technology (IT)

No capital projects this fiscal year

Total

-	-	-
-	-	-

Library

No capital projects this fiscal year

Total

-	-	-
-	-	-

Parks

No capital projects this fiscal year.

Total

-	-	-
-	-	-

Permits and Inspections

No capital projects this fiscal year

Total

-	-	-
-	-	-

Police

No capital projects this fiscal year.

Total

-	-	-
-	-	-

Public Works

No capital projects this fiscal year.

Total

-	-	-
-	-	-

Recreation

Total

-	-	-
-	-	-

0

Streets				
ST 29(1) 2028 Concrete Projects	2,360,000	2,360,000	-	See Detail Listing
ST 29(2) 2028 Overlay Projects	880,000	880,000	-	See Detail Listing
ST 29(3) 2028 Reconstruction Projects	2,482,500	2,482,500	-	See Detail Listing
ST 29(4) Bridge Repairs	17,160,000	3,960,000	13,200,000	See Detail Listing
ST 29(5) Drainage Improvements	10,420,000	10,420,000	-	See Detail Listing
ST 29(6) Wall Rehabilitation	112,000	112,000	-	See Detail Listing
ST 29(7) Signal Improvements	1,345,000	1,345,000	-	See Detail Listing
ST 29(8) Vehicles and Equipment	500,000	500,000	-	See Detail Listing
<b>Total</b>	<b>35,259,500</b>	<b>22,059,500</b>	<b>13,200,000</b>	

Wastewater				
No capital projects this fiscal year.	-	-	-	
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	

**CAPITAL TOTAL ALL DEPARTMENTS 37,644,500 24,444,500 13,200,000**

**PROJECT DESCRIPTIONS**

ED 28(1) Infrastructure--Funding for LB 840 program, possible projects to be determined	750000	750000		
FI 28 (1) Replace Fire Car 6	70,000	70,000		
FI 28 (2) Replace Van 1	65,000	65,000		
FI 28 (3) Replace Engine 4	1,500,000	1,500,000		

ST29

CIPST29(01) - Concrete Projects - 7 - M146(280A) - Fontenelle Hills; Martin Dr and Ridgewood Dr -- REHAB ADVANCED CONCRETE REPAIRS	\$ 380,000.00	\$ 380,000.00	\$ -	
CIPST29(01) - Concrete Projects - 8 - M146(284) - Mission Ave; Bellevue Toll Bridge to Lincoln Rd - - PAVEMENT REHAB, INLETS, CURB RAMPS	\$ 440,000.00	\$ 440,000.00	\$ -	
CIPST29(01) - Concrete Projects - 15 - M146(359) - Area: N/Harrison, S/Robin Dr; W/48th St - PAVEMENT REHAB, INLETS, CURB RAMPS - YR 1/3	\$ 500,000.00	\$ 500,000.00	\$ -	
CIPST29(01) - Concrete Projects - 16 - M146(367A) - Galvin Rd; Ft Crook Rd to Birchcrest Rd - REHAB, ADVANCE CONCRETE REPAIRS	\$ 420,000.00	\$ 420,000.00	\$ -	
CIPST29(01) - Concrete Projects - 23 - M146(381A) - Area between 36th-42nd, Harrison St to Bartmn Dr - REHAB, ADVANCE CONCRETE REPAIRS	\$ 620,000.00	\$ 620,000.00	\$ -	
<b>CIPST29(01) Total - Concrete Projects - - - -</b>	<b>\$ 2,360,000.00</b>	<b>\$ 2,360,000.00</b>	<b>\$ -</b>	

CIPST29(02) - Overlay Projects - 18 - M146(370B) - Sun Valley Addition - RESURFACING	\$	640,000.00	\$	640,000.00	\$	-
CIPST29(02) - Overlay Projects - 21 - M146(378B) - Pratt Ave east of 21st St - RESURFACING	\$	240,000.00	\$	240,000.00	\$	-
<b>CIPST29(02) Total - Overlay Projects - - - -</b>	<b>\$</b>	<b>880,000.00</b>	<b>\$</b>	<b>880,000.00</b>	<b>\$</b>	<b>-</b>
CIPST29(03) - Reconstruction Projects - 1 - M146(215B) - Fontenelle Hills Addition; Ridgewood Ct, Bayberry Dr, Laurel Dr, Laurel Cir -- RECONSTRUCTION YR 4/4	\$	790,000.00	\$	790,000.00	\$	-
CIPST29(03) - Reconstruction Projects - 2 - M146(216B) - Forest Hills Addition; Shagbark Ct, Redbud Ln, Forestview Cir -- RECONSTRUCT ASPHALT STREETS	\$	575,000.00	\$	575,000.00	\$	-
CIPST29(03) - Reconstruction Projects - 10 - M146(324B) - Cornhusker Rd; Ft Crook to 25th St - Y2; ROW, UTILITIES--> COORIDOR WIDENING	\$	420,000.00	\$	420,000.00	\$	-
CIPST29(03) - Reconstruction Projects - 11 - M146(329A) - S 25th St; Lynnwood Dr to Fairview Rd - YR 3 ENG/DESIGN, ROW --> RECONSTRUCTION	\$	287,500.00	\$	287,500.00	\$	-
CIPST29(03) - Reconstruction Projects - 22 - M146(379A) - Capehart Rd; 36th St west to City Limits - YR 3/3 - ENG/DESIGN --> RECONSTRUCTION	\$	410,000.00	\$	410,000.00	\$	-
<b>CIPST29(03) Total - Reconstruction Projects - - - -</b>	<b>\$</b>	<b>2,482,500.00</b>	<b>\$</b>	<b>2,482,500.00</b>	<b>\$</b>	<b>-</b>
CIPST29(04) - Bridge Repairs - 13 - M146(345B) - Childs Rd W; Ft Crook Rd to Nebraska Dr - - YR1 RECONSTRUCTION	\$	660,000.00	\$	660,000.00	\$	-
CIPST29(04) - Bridge Repairs - 20 - M146(377B) - Ft Crook Rd; Capehart Rd to Fairview Rd - YR 1/3 BRIDGE RECONSTRUCTION, BRIDGE#U023004325P, #U023004324P	\$	16,500,000.00	\$	3,300,000.00	\$	13,200,000.00
<b>CIPST29(04) Total - Bridge Repairs - - - -</b>	<b>\$</b>	<b>17,160,000.00</b>	<b>\$</b>	<b>3,960,000.00</b>	<b>\$</b>	<b>13,200,000.00</b>
CIPST29(05) - Drainage Improvements - 9 - M146(300) - Area west of 26th St, N of Chandler Rd - - ENG/DESIGN, DRAINAGE IMPROVEMENTS, STRUCTURES, PAVING (JACOBS)	\$	4,050,000.00	\$	4,050,000.00	\$	-
CIPST29(05) - Drainage Improvements - 12 - M146(341B) - Ft Crook Rd; Avery Rd to Peoples Rd - DRAINAGE IMPROVEMENTS; STRUCTURES (JACOBS)	\$	6,200,000.00	\$	6,200,000.00	\$	-
CIPST29(05) - Drainage Improvements - 14 - M146(349A) - Fairview South Addition - YR 1 ENG/DESIGN --> STORMWATER IMPROVEMENTS, REHAB; OUTLOT	\$	75,000.00	\$	75,000.00	\$	-
CIPST29(05) - Drainage Improvements - 19 - M146(371A) - Olde Towne Area; Warren St to Lincoln Rd, 13th Ave to 33rd Ave - YR 2/2 ENG/DESIGN --> STORMWATER SYSTEM REHAB; INLETS, STORM SEWER	\$	95,000.00	\$	95,000.00	\$	-
<b>CIPST29(05) Total - Drainage Improvements - - - -</b>	<b>\$</b>	<b>10,420,000.00</b>	<b>\$</b>	<b>10,420,000.00</b>	<b>\$</b>	<b>-</b>
CIPST29(06) - Wall Rehabilitation - 3 - M146(230A) - Lincoln Rd., Ludwig Dr to Mission Ave - - ENG/DESIGN --> WALL, SIDEWALK INSTALLATION, DRAINAGE STRUCTURES	\$	54,000.00	\$	54,000.00	\$	-
CIPST29(06) - Wall Rehabilitation - 4 - M146(231A) - Lincoln Rd., Lorraine Ave to Lorraine Dr - - ENG/DESIGN --> WALL, PAVING, SIDEWALK INSTALLATION	\$	58,000.00	\$	58,000.00	\$	-
<b>CIPST29(06) Total - Wall Rehabilitation - - - -</b>	<b>\$</b>	<b>112,000.00</b>	<b>\$</b>	<b>112,000.00</b>	<b>\$</b>	<b>-</b>
CIPST29(07) - Signal Improvements - 5 - M146(232A) - City-wide Traffic Signal Communication Upgrades - ENG/DESIGN --> COMMUNICATION LINES, VIDEO, CONTROLLERS, BATTERY BACK-UP, MONITORING/DIAG.	\$	120,000.00	\$	120,000.00	\$	-

CIPST29(07) - Signal Improvements - 6 - M146(243B) - Chandler Rd; Ft Crook Rd to 25th St - COORIDOR SIGNAL REPLACEMENTS - YR 1/2	\$	700,000.00	\$	700,000.00	\$	-
CIPST29(07) - Signal Improvements - 17 - M146(368B) - Galvin Rd & Harlan Dr - SIGNAL IMPROVEMENTS; DETECTION, CONTROLLER/CABINET, PRE-EMPT, BATT BACK-UP	\$	525,000.00	\$	525,000.00	\$	-
<b>CIPST29(07) Total - Signal Improvements - - - -</b>	<b>\$</b>	<b>1,345,000.00</b>	<b>\$</b>	<b>1,345,000.00</b>	<b>\$</b>	<b>-</b>
CIPST29(08) - Vehicles and Equipment - 24 - N/A - OPERATIONS - NON-ROAD - DEPT EQUIPMENT REPLACEMENT	\$	500,000.00	\$	500,000.00	\$	-
<b>CIPST29(08) Total - Vehicles and Equipment - - - -</b>	<b>\$</b>	<b>500,000.00</b>	<b>\$</b>	<b>500,000.00</b>	<b>\$</b>	<b>-</b>
	<b>\$</b>	<b>35,259,500.00</b>	<b>\$</b>	<b>22,059,500.00</b>	<b>\$</b>	<b>13,200,000.00</b>