

**\*\*\* (Amended) BELLEVUE PLANNING COMMISSION**

Thursday, July 24, 2025 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 26, 2025 Regular Meeting

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

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

**3. CURRENT BUSINESS**

a. Request to amend Section 5.17, Zoning Ordinance, regarding the Planned Subdivision Overlay as it pertains to allowable density. Applicant: Great Lakes Capital. Case #: 188.

b. \*\*\*Request to rezone Lot 6, Tiller's 4th Addition, from BG to RG-8-PS, with site plan approval, for the purpose of multi-family residential development. Applicant: Ehrhart Griffin & Associates. General Location: 1724 Wilshire Drive. Case #: Z-2506-06,

c. Request to approve the 2026-2031 Capital Improvement Plan. Applicant: City of Bellevue. Case #: 187.

**4. ADJOURNMENT**



# MINUTE RECORD

Bellevue Planning Commission Meeting, June 26, 2025, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, June 26, 2025, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Aerni, Bennett, Sims, Taylor-Jones, Hankins, Yoder, and Lasenburg. Absent were Commissioners Ackley and Perrin. Also present were Tammi Palm, Planning Director and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times 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.

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

Yoder requested a revision to the May 22, 2025, minutes in paragraph six by changing the word "peak" to "bottom."

Motion was made by Yoder, seconded by Lasenburg, to approve the minutes of the May 22, 2025, regular meeting with the requested changes. Upon roll call, all present voted yes. Motion carried.

Hankins asked if there were any updates or additions to staff reports. Palm advised there was an update. She stated a letter was received from Hillcrest Freedom Village on agenda item 3.b. This item had been provided to the Planning Commissioners and was displayed publicly with the rest of the agenda packet.

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

Hankins explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone Lots 1 through 7, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and part of the Northeast ¼ of the Southwest ¼, north of the road, from AG and RE to BG and RG-20-PS for the purpose of commercial and multi-family residential development; and preliminary plat Lots 1 through 7, and Outlots A and B, Quail Crossing, Applicant: Quail Crossing, LLC. General location: 42<sup>nd</sup> Street and Hwy 370. Case #'s: Z-2504-05, S-2504-10.

Hankins asked staff for updates. Palm stated there were no updates and gave a summary of the request.

Palm stated several months ago the Planning Commission saw a similar request for this applicant for a preliminary plat that was approved by City Council on March 4, 2025. She stated the developer is back and requesting an amendment to the preliminary plat for Lots 1 through 7, and Outlots A and B Quail Crossing. She stated the applicant is requesting a change to the street alignment and lot configuration. The overall development design would remain the same as previously approved with commercial frontage along Highway 370 and multi-family along the Maass Road frontage. Palm said with this request the access would be through a newly created portion of Shannon Drive between South 42<sup>nd</sup> Street and South 45<sup>th</sup> Street. She said staff is recommending approval of the preliminary plat and rezoning requests based on conformance with the Comprehensive Plan, Subdivision Regulations, and the Zoning Ordinance.

Kyle Vohl, 10909 Mill Valley Road, Omaha, NE, with E&A Consulting Group, was present on behalf of the applicant. Vohl provided a presentation that showed the previously approved preliminary plat. He stated with this request, they are proposing to split one of the larger lots into two lots. This lot is located on the far west end of the development. He stated the road previously approved on the preliminary plat as South 44<sup>th</sup> Street would be eliminated, and Shannon Drive would be extended to the west, connecting with South 45<sup>th</sup> Street. Vohl stated the traffic study was revised, and with that revision came a recommendation to add an additional southbound turn lane on South 42<sup>nd</sup> Street. He noted that revision was incorporated in the revised preliminary plat submittal.

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

MOTION was made by Yoder, seconded by Aerni, to recommend APPROVAL of a request to rezone Lots 1 through 7, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and

# MINUTE RECORD

Bellevue Planning Commission Meeting, June 26, 2025, Page 2

part of the Northeast ¼ of the Southwest ¼, north of the road, from AG and RE to BG and RG-20-PS for the purpose of commercial and multi-family residential development; and preliminary plat Lots 1 through 7, and Outlots A and B, Quail Crossing. Applicant: Quail Crossing, LLC. General location: 42<sup>nd</sup> Street and Hwy 370. Case #'s: Z-2504-05, S-2504-10. APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and Comprehensive Plan, as well as lack of perceived negative impact upon the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING on August 5, 2025.**

PUBLIC HEARING was held on a request to approve the Redevelopment Plan for Lot 6, Tiller's 4<sup>th</sup> Addition. Applicant: Great Lakes Capital. General location: 1724 Wilshire Drive. Case# ECD-65.

Commissioner Aerni declared a conflict and left the chambers at 6:11 P.M.

Hankins asked staff for updates. Palm stated, as previously mentioned, a letter was received from Jim Janicki, owner of Freedom Village of Bellevue, regarding this agenda item, and a copy was presented to each Planning Commissioner. She stated the Redevelopment Plan is for Lot 6, Tiller's 4<sup>th</sup> Addition. She said the site is approximately 1.5 acres in size. Palm stated the applicant is proposing a multi-family development. She said the Redevelopment Plan indicates there are approximately \$2,300,000 of TIF (Tax Increment Financing) eligible redevelopment costs. Palm stated the applicant is proposing the use of TIF to fund \$1,500,000 of those expenses. She said the application has been reviewed by planning staff, the finance director, and the city's legal department. The finance director is comfortable with the interest rate proposed by the applicant. Palm stated the property was declared blighted and substandard in 2007 and has remained vacant for approximately 20 years. Palm said staff recommends approval based on the elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for infill development.

Brent Beller, 11440 West Center Road, Omaha, NE, was present on behalf of the applicant. Beller stated the site was previously designated blighted and substandard at the same time as the Freedom Village property, located just to the west. He stated what is being presented is truly affordable housing. He indicated there are two categories of affordable housing: workforce and low-income. Beller said low-income housing is usually 30% of the AMI (adjusted median income) for the area, and workforce housing could be anywhere between 60% and 70% of the AMI. He stated NIFA (Nebraska Investment Finance Authority) credits would be used in addition to TIF to offset construction costs for this project. Beller said this is a \$28,000,000 project with \$18,000,000 worth of construction costs. Beller stated the project would be 96 units that consist of 22 one-bed, 45 two-bed, 19 three-bed, and 10 four-bed units. He stated they would put emphasis on the three- and four-bed units since options are very low for units of this size. Beller said there is approximately \$2,300,000 of true TIF eligible expenses, but they are only asking for \$1,500,000. He stated the County Assessor's office uses an income value approach and the applicant would not be valued at their true construction cost of \$18,000,000. He said the value will be based on the actual rent charged. Beller stated a one-bed unit would start at \$650 and a four-bed unit would be \$950. He said market-rate three-bed units start at \$3,000. He stated there is a need in the area for affordable housing. Beller said this project would be an 18-month build with construction scheduled to begin in 2026 and be completed by early 2027. Beller stated the surrounding property owners were notified. He said based on data calculations from other projects, he would project that approximately 40 children would reside there. He stated a playground with fencing would be made available.

Kerri Pillen, 1810 Wilshire, stated she was the owner of Bellevue Vision Clinic. She expressed having concerns about traffic with the Bellevue Police Department using Wilshire. Pillen said the proposed playground would not be large enough for 40 children. She stated concerns regarding a once fallen retaining wall located between her property and the proposed site, since the applicant has plans for underground parking. Pillen questioned potential problems with loss of utilities, site obstruction for patients leaving her parking lot, and water runoff. Pillen provided printed documentation for the Commissioners.

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

Palm stated most of Pillen's concerns were specific to site plan, engineering, and rezoning. She said the Redevelopment Plan is what is being presented to the Planning Commission. She stated the redevelopment plan is a general, high-level plan. The Planning Department received a site plan, landscape plan, and engineering documents within the last week and these documents were sent out

# MINUTE RECORD

Bellevue Planning Commission Meeting, June 26, 2025, Page 3

for review; however, will not be discussed at a public hearing until next month. Palm explained the developer is statutorily required to request TIF first. She said there is a "but for" test in statute that says, but for TIF, the developer could not finance the development. Therefore, the TIF request must be presented before any other development request. Palm stated most of the detailed questions asked could be answered in public hearing in July when the rezoning and site plan are presented. She said a traffic report and drainage plans have been required and submitted by the developer.

Beller stated the items for concern stated by Pillen would be addressed by the rezoning and site plan submittals. He stated Great Lakes has hired Earhart Griffin engineering firm and Alley Poyner Architecture firm. He stated the traffic concerns, retaining wall, utilities, and grading would be governed by both the cities and developer's engineers. Palm stated the Redevelopment Plan is step one of the process. She said if the Redevelopment Plan is approved by the City Council, it will be contingent upon the rezoning and site plan being approved.

Yoder asked if LIHTEC (Low-Income Housing Tax Credit) funding would be used and, if so, for how many units. Beller stated that all units would be LIHTEC. He indicated this project is workforce housing. Beller explained how LIHTEC would be used for this project. He stated all the units would be rent-restricted. Yoder asked if it would be possible to amend the site plan and mirror the building based on elevation to address the neighbors' concerns. Nick Goede, 5493 120<sup>th</sup> Ave, Carlisle, IA, was present on behalf of the applicant. Goede stated the scenario to mirror the building had been discussed. He stated the fire department had concerns with the driveway, and if the building were placed on the back side, it would require a hammerhead turning area, which would diminish their ability for space. Goede stated the AMIs for this building would be up to 80%. He stated that 60% of AMI for this area would be approximately \$50,000 per year in income.

MOTION was made by Bennett, seconded by Lasenburg, to recommend APPROVAL of a request to approve the Redevelopment Plan for Lot 6, Tiller's 4<sup>th</sup> Addition. Applicant: Great Lakes Capital. General location: 1724 Wilshire Drive. Case# ECD-65. APPROVAL of the Redevelopment Plan for Lot 6, Tiller's 4<sup>th</sup> Addition, based on the elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for infill redevelopment. Upon roll call, Bennett, Sims, Taylor-Jones, Hankins, Yoder, and Lasenburg all voted yes. Aerni abstained with a conflict. MOTION carried.

**This item will proceed to City Council for PUBLIC HEARING on July 15, 2025.**

Commissioner Aerni returned to the chambers at 6:40 P.M.

Meeting adjourned at 6:41 p.m.



Angela Curry  
Assistant Planning Manager



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**3.a.**

## MEMORANDUM

TO: Planning Commission  
FROM: Tammi Palm, Planning Director  
DATE: July 18, 2025  
RE: Text Amendment to Section 5.17, Planned Subdivision Overlay

Gary Vizioli, on behalf of Great Lakes Capital, has requested an amendment to Section 5.17.02, City of Bellevue Zoning Ordinance, regarding the allowable multifamily residential density in the -PS, Planned Subdivision Overlay.

The applicant states the purpose of the request is in keeping with the intentions of the city's newly updated Comprehensive Plan and will help provide the "necessary residential units for Bellevue."

The space limits of the -PS overlay currently state the average lot area per dwelling unit shall be at least equal to the minimum lot area per dwelling unit required in the primary zone to which the -PS classification is appended. For example, if the zoning is RG-8-PS, the minimum requirements of the RG-8 district would need to be met. The applicant is requesting the minimum lot area per dwelling unit be amended to 675, provided all necessary infrastructure is available as determined by city staff. The -PS overlay requires site plan approval be granted by City Council. Therefore, density would be approved on a case-by-case basis through the public hearing process.

In 2022, the City Council amended Section 5.23.02 (12), BGM (Metropolitan General Business) Zoning District, to allow for the minimum density of 600 square feet of lot area per unit outside of the first four units, provided all necessary infrastructure is available as determined by city staff. The first four units require 2,500 square feet of lot area per unit, which aligns with the RG-8 zoning district. This amendment was allowed as a permitted use, which does not require City Council approval.

The Planning Department researched allowed multifamily density in surrounding cities and jurisdictions:

- The City of Papillion has a R-4 multifamily zoning district which is defined as 3 or more units. The first four units require 3,000 square feet of lot area per unit, with 1,500 square feet of lot area required after that. The minimum required lot area is 10,000 square feet.
- LaVista has a R-3 zoning district which is defined as allowing high density residential in areas providing all public facilities and supporting facilities to maintain a sound environment for inhabitants. This zoning district requires 3,000 square feet of lot area for the first 4 units, and

1,500 square feet of lot area for each additional unit. The maximum building coverage in this zoning district is 40%.

- Sarpy County utilizes an RG-15 zoning district which allows for multifamily residential buildings at a density of 1,500 square feet of lot area per unit, with a minimum lot area of 10,000 square feet.
- The City of Omaha has several multifamily zoning districts, to include R-WRN (Walkable Residential Neighborhood District), R-6, R-7, and R-8. The R-7 zoning district allows 40 units per acre and has a minimum lot size of 1,000 square feet. The R-8 zoning district is a high-density multifamily district “most appropriate in centrally located areas near supporting urban services” and near major institutional, employment, and community centers. This district requires a minimum of 500 square feet of lot area per unit, with a 5,000 square foot minimum lot area. Multifamily uses are also allowed in the NBD and CBD zoning districts. The Neighborhood Business District (NBD) requires 200 square feet of lot area per dwelling unit. The CBD (Central Business District) allows for 100 square feet of lot area per dwelling unit. The City of Omaha also has a provision allowing for multifamily residential projects to exceed density and floor area by approval of a conditional use permit.

A text amendment controlled through an overlay and the site plan approval process to allow for higher density would be beneficial to assist in the redevelopment of certain areas and would be particularly beneficial for infill developments. The -PS overlay would allow for the thoughtful consideration of an increase in density on an individual bases. With any high-density development situation, it is important for the city to make sure infrastructure needs will be met, which is also addressed as part of this text amendment request.

As such, staff is recommending the following amendment to Section 5.17:

## **Section 5.17 PLANNED SUBDIVISION DISTRICT**

**5.17.01 Intent.** The intent of the PS District is to encourage the creative design of new living areas, as distinguished from standard subdivisions. This district is designed to be appended to another basic residential district so as to provide for modifications in the platting of lots and the siting of buildings.

### **5.17.02 Use Regulations.**

**PRINCIPAL PERMITTED USES:** Any principal use permitted in the primary zone to which the PS, Planned Subdivision District, classification is appended.

**PERMITTED ACCESSORY USES:** Any permitted accessory use allowed in the primary zone to which the PS, Planned Subdivision District classification is appended.

**CONDITIONAL USES:** Any conditional use permitted in the primary zone to which the PS, Planned Subdivision District classification is appended.

**SPACE LIMITS:** The average lot area per dwelling unit shall be the total area of the subdivision less the street right-of-way area divided by the number of lots. Such lot area shall be at least equal to ~~the minimum lot area per dwelling unit required in the primary zone to which the PS, Planned Subdivision District classification is appended, and shall also provide that no lot shall be platted with less than three~~

~~fourths (3/4) of the lot area in the primary zoning requirement~~ a minimum of 675 square feet of lot area per dwelling unit, provided all necessary infrastructure is available as determined by city staff.

Any other space limits may be varied from those listed under the primary zone in order to satisfy the purpose of the Planned Subdivision District classification. Additional space limits may be established as required:

Absolute minimum space limits shall be as follows:

Minimum front yard: 20 feet

Minimum side yard: 0 feet

Minimum rear yard: 15 feet

Maximum height of building: as per underlying zoning district

The modified space limits shall be recorded as part of the Planned Subdivision District and shall apply to all lots platted under the zoning classification.

#### **5.17.03 Procedure.**

When a property owner wishes to develop a parcel of property in a manner other than the normal lot arrangement, he may apply for a zoning change to the PS, Planned Subdivision District. Said zoning change shall be an amendment to the zoning map and shall follow all procedural requirements for such changes set forth herein.

As an exhibit accompanying the application for amendment to the zoning map, the owner shall provide a detailed site plan with such other sketches, diagrams, and calculations necessary to determine whether the proposed subdivision conforms with the provisions of this zone and the primary zone to which it is appended. The exhibits shall be prepared in accordance with Chapter 3, Preliminary Plats, of the Subdivision Regulations, together with any requirements as determined by the Planning Director. Such exhibits shall become a part of the amendment and shall form the basis for issuance of building permits in conformity therewith.

Before approving a PS, Planned Subdivision District classification, the Planning Commission and the City Council shall find the following:

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; or
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; or
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; or

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

**PLANNING DEPARTMENT RECOMMENDATION:**

APPROVAL of the amendment as presented.



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**3.b.**

## MEMORANDUM

TO: Planning Commission  
FROM: Tammi Palm, Planning Director  
DATE: July 21, 2025  
RE: Rezoning/Site Plan Approval for Lot 6, Tiller's 4<sup>th</sup> Addition

Nick Goede, on behalf of Great Lakes Capital, is requesting a continuance for Agenda Item 3.b. to the August 28, 2025, Planning Commission meeting.

Mr. Goede and his team would like to take the additional time to resolve the parking concerns. Staff is supportive of this request.

3.b.

**CITY OF BELLEVUE  
PLANNING DEPARTMENT**

**RECOMMENDATION REPORT # 1**

**CASE NUMBER:** Z-2506-06

**FOR HEARING OF:**  
**REPORT #1:** July 24, 2025

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Ehrhart Griffin & Associates  
Attn: Terry Morrison  
3552 Farnam St.  
Omaha, NE 68131

**B. PROPERTY OWNER:**

Great Lakes Capital  
Attn: Gary Vizioli  
7410 Aspect Drive, Suite 100  
Granger, IN 46530

**C. GENERAL LOCATION:**

1724 Wilshire Drive

**D. LEGAL DESCRIPTION:**

Lot 6, Tiller's 4<sup>th</sup> Addition, located in the Northeast ¼ of Section 35, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

**E. REQUESTED ACTIONS:**

1. Rezone Lot 6, Tiller's 4<sup>th</sup> Addition from BG to RG-8-PS, with site plan approval.

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

BG, Parking Lot/Vacant

**G. PURPOSE OF REQUEST:**

The purpose of this request is to obtain a change of zone with site plan approval to allow for the construction of a multifamily residential development.

**H. SIZE OF SITE:**

The site is approximately 1.51 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

Lot 6 is presently vacant and partially covered with a parking lot. This property is the former site of a putt putt golf course, of which the parking lot has remained.

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

- 1. **North:** Commercial/Office, BG
- 2. **East:** Commercial, BG
- 3. **South:** Commercial, BG
- 4. **West:** Multifamily Residential/Senior Housing, RG-20

**C. RELEVANT CASE HISTORY:**

- 1. On March 12, 2007, the City Council declared Lot 6, Tiller’s 4<sup>th</sup> Addition, as blighted and substandard.
- 2. On June 26, 2025, the Planning Commission recommended approval of a redevelopment plan for Lot 6, Tiller’s 4<sup>th</sup> Addition. The City Council approved this request on July 15, 2025.

**D. APPLICABLE REGULATIONS:**

- 1. Section 5.13, Zoning Ordinance, regarding RG-8 uses and requirements.
- 2. 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 commercial. A motion to approve this request should also include a motion to amend the Future Land Use Map for multifamily residential use.

**B. OTHER PLANS:**

- The applicant has been approved for the use of Tax Increment Financing (TIF) for this project.

**C. TRAFFIC AND ACCESS:**

1. There is no MAPA traffic data information available for this area.
2. Access is proposed from three points: one to the north along Wall Street, one to the east along Wilshire drive, as well as an additional access into the proposed underground parking garage from Wilshire Drive.

**D. UTILITIES:**

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

**E. ANALYSIS:**

1. Terry Morrison, on behalf of Ehrhart Griffin & Associates, has submitted a request for rezoning with site plan approval for Lot 6, Tiller's 4<sup>th</sup> Addition, for the purpose of multi-family residential development.
2. The property is currently zoned BG (General Business). The intent of the RG-8 district is to permit very high-density development, multi-story apartment development, and other uses that are typical and compatible in the operation of apartment houses.

The -PS overlay is typically utilized in multi-family development. The intent is to encourage the creative design of new living areas. Additionally, it allows for modifications in the platting of lots and the siting of buildings.

3. The site plan consists of 96 apartment units in one building. The proposed unit breakdown is as follows: 22 one-bedroom, 45 two-bedroom, 19 three-bedroom, and 10 four-bedroom apartments.

The building will have a level of underground parking, with 4 stories of residential units.

4. In connection with this request, the applicant has submitted a text amendment to allow for the proposed density. Under the current RG-8 guidelines, no more than 73 units would be allowed.

5. The site plan shows 44 standard parking stalls and 2 ADA parking stalls for a total of 46 surface stalls. It also notes 72 lower-level parking garage stalls, for a

total of 118 stalls. This averages 1.2 parking stalls per unit. The ordinance requires two parking stalls per unit. Through the Planned Subdivision Overlay and the site plan approval process, City Council can approve a reduction of the minimum parking requirements.

6. The applicant is proposing a playground area with play panels, a playhouse, and play structure. Details of the playground are provided as part of the proposed landscape plan.

Heber Neighborhood Park is within walking distance of the property and includes a playground, picnic area, and shelter.

7. The landscape plan has been reviewed by staff and meets the minimum requirements of the zoning ordinance; however, the landscape plan needs to be revised to match the site plan as far as access and parking.

8. The proposed buildings will need to meet the requirements of Section 8.12, Zoning Ordinance, regarding design standards. Compliance with this will be reviewed as part of the building permit process.

9. This application was sent out to the following departments for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Public Works, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and stated if the requested department did not have comments pertaining to the application, no response was needed.

John Krager, Public Works Engineer, requested technical revisions to the site plan, drainage plan, and stormwater plan. The applicant's engineer has addressed Mr. Krager's concerns.

JEO (contracted by the city) requested minor revisions to the drainage plan. The applicant's engineer has satisfied these comments.

Chief Building Official Mike Christensen had comments pertaining to the existing retaining wall located on the property to the west in connection with the proposed construction. The applicant's engineer provided the additional information needed to address these comments.

No other comments were received on this case.

10. Per the site plan, sidewalks will be installed as part of this development.

11. A traffic study was done at the request of the Public Works Department. The traffic impact analysis was completed by Felsburg Holt & Ullevig (FHU) in May

2025. Staff has reviewed the study. No street improvements in the study area are being recommended as a result of this development.

11. The Future Land Use Map of the Comprehensive Plan shows this area as commercial. A motion to approve the development should also include a motion to amend the Future Land Use Map.

Staff supports an amendment to the Future Land Use Map. Existing development in the area is a mix of commercial and multifamily, to include multifamily along the Harlan Drive corridor.

12. Staff believes multifamily residential development is compatible with the adjacent neighborhood and that this would be a beneficial development for the city; however, the lack of parking is concerning given the density and larger units being planned.

A 1:1.2 dwelling unit to parking ratio may be justified if the units were studio or one-bedrooms. Staff is concerned that with the number of two-, three-, and four-bedroom apartments planned for there will not be adequate on-site parking.

By contrast, the City of Papillion requires 1.5 stalls per efficiency or one-bedroom unit, 2 spaces per two-bedroom unit, and 2.5 spaces for 3 or more-bedroom units. The City of LaVista requires one space per bedroom. In its multifamily zoning districts, the City of Omaha requires 1 space per unit for efficiencies, 1.5 spaces per unit for 1 bedroom, and 2+ bedrooms require two spaces per unit.

Staff does not believe the applicant has adequately justified how their parking needs will be met for this project.

**F. TECHNICAL DEFICIENCIES:**

1. Revise the landscape plan to match the July 11, 2025, site plan revision.

**IV. DEPARTMENT RECOMMENDATION**

DENIAL based upon the lack of parking provided in conjunction with the density and size of the proposed units.

**V. PLANNING COMMISSION RECOMMENDATION**

Under Review

**VI. ATTACHMENTS TO REPORT**

1. Vicinity Map/Zoning Map
2. 2024 GIS aerial photo of the property
3. Site plan received July 11, 2025
4. Landscape plan (to include playground area detail) received July 11, 2025
5. Justification letter from Brent Beller received July 11, 2025

**VII. COPIES OF REPORT TO:**

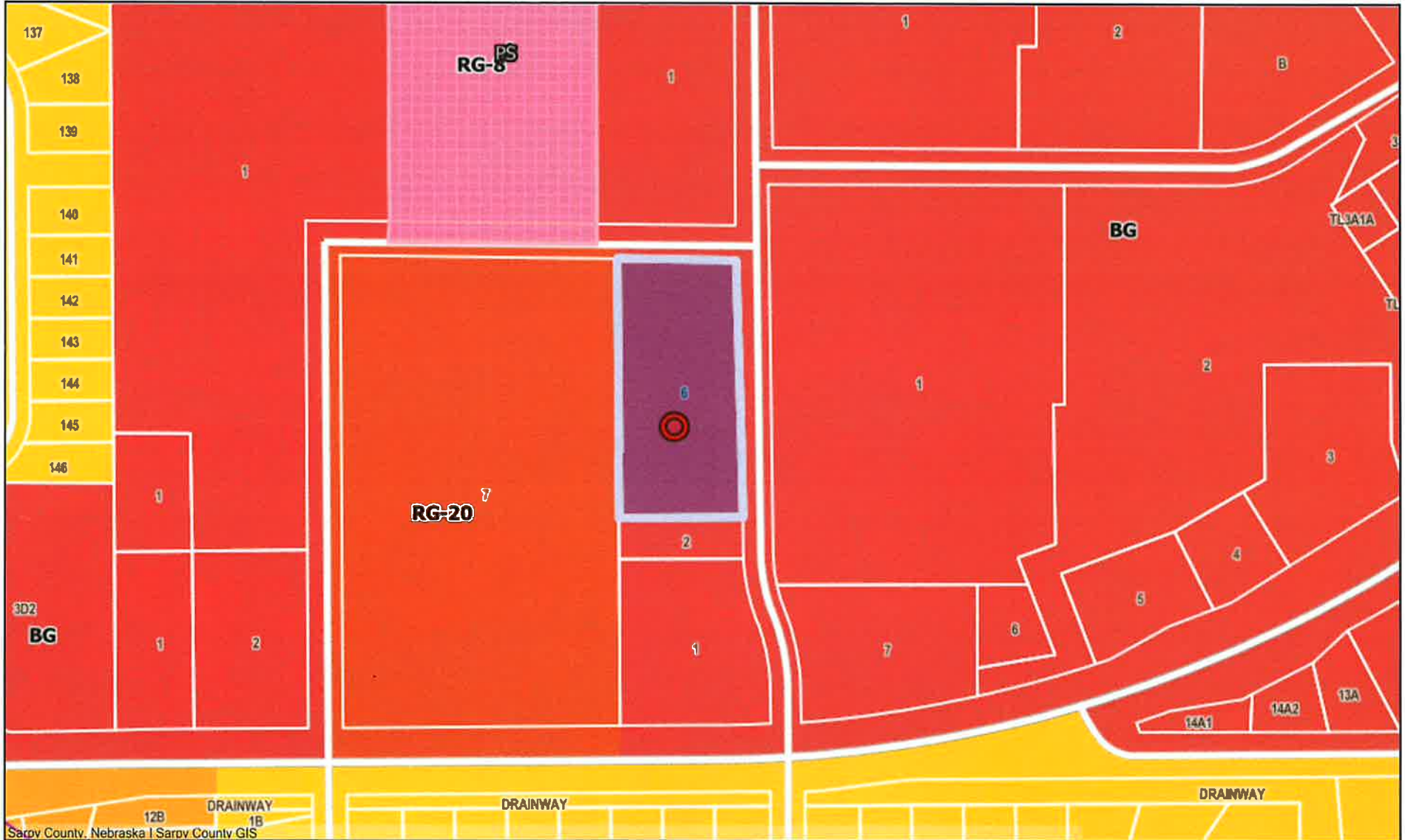
1. Great Lakes Capital
2. Brent Beller
3. Ehrhart Griffin & Associates
4. Public Upon Request

  
Assistant Planning Manager

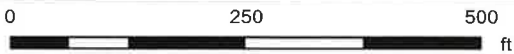
  
Planning Director                      Date of Report



# Lot 6, Tiller's 4th Addition



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 3097

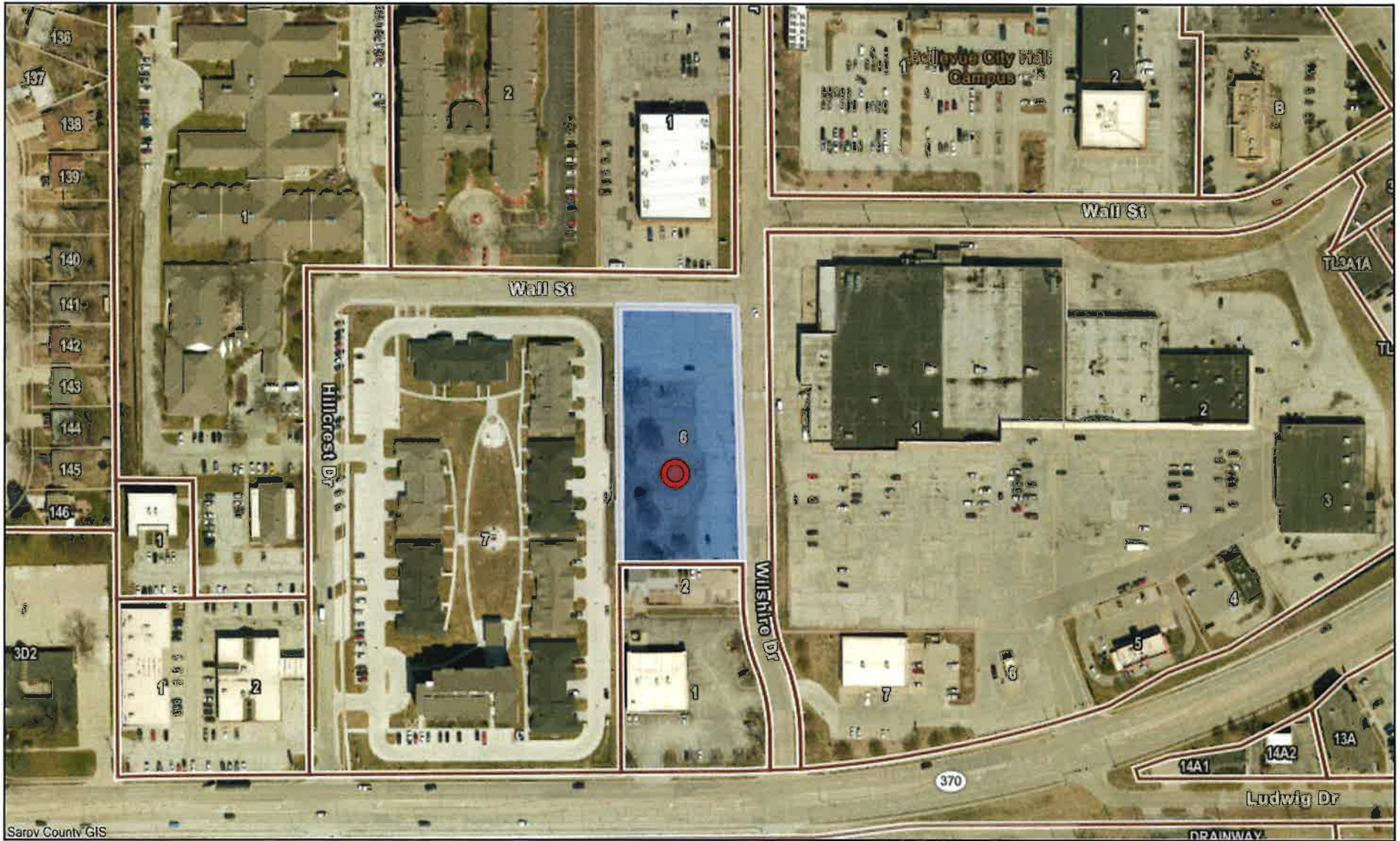
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Notes



# Lot 6, Tiller's 4th Addition



Sarpy County GIS



Map Scale 1: 3097

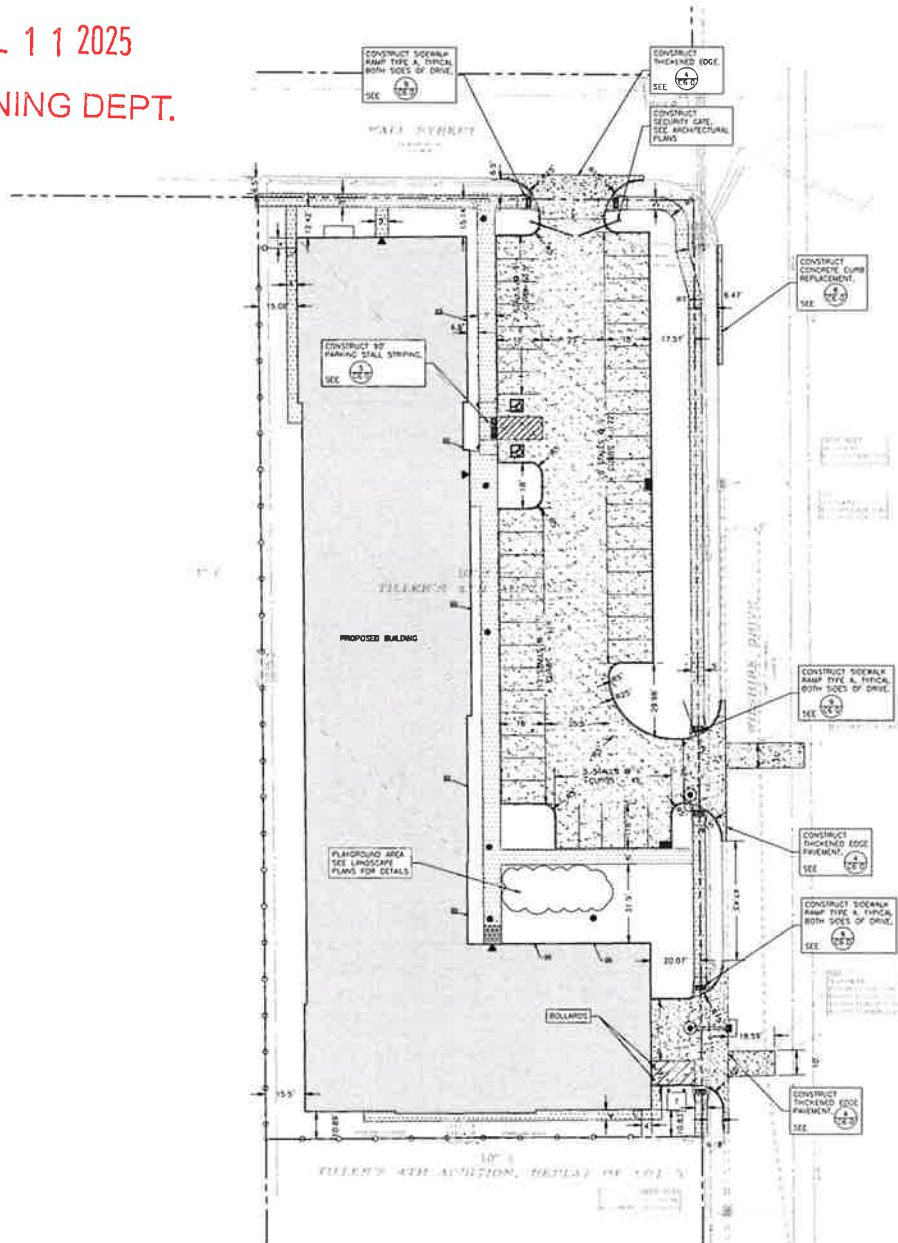
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Notes



RECEIVED  
JUL 11 2025  
PLANNING DEPT.



NOTE:  
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LEGEND

- - - - - PROPERTY LINE
- PROPOSED 9" PCC PAVEMENT SEE [Symbol]
- PROPOSED 1" PCC PAVEMENT WITH INTEGRAL CLUMP SEE [Symbol]
- PROPOSED 5" PCC SIDEWALK PAVEMENT SEE [Symbol]
- PROPOSED COMPACT PARKING STALL
- PROPOSED BUILDING INGRESS/EGRESS
- PROPOSED FENCE
- PROPOSED BOLLARDS

NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. THE CONTRACTOR SHALL ADJUST THE BUILDING LOCATIONS AS NECESSARY TO ACCOMMODATE THE FEATURES ON THE SITE AND MAINTAIN SETBACK REQUIREMENTS. THE CONTRACTOR SHALL ADJUST HIS SUBGRADE PREPARATION BASED ON THE DIMENSIONS OF THE BUILDING PROVIDED BY THE ARCHITECT.
2. CONTRACTOR SHALL CONTACT EMBART DIRTIN & ASSOCIATES (402) 201-0031 FOR COORDINATE FILE FOR CONSTRUCTION STAKING. IF IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL PROPERTY LINES AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION OF ANY IMPROVEMENTS. CONTRACTOR SHALL VERIFY THE BUILDING SETBACK DIMENSIONS MEET ALL APPLICABLE LOCAL AND STATE BUILDING AND FIRE CODES.
3. PROVIDE EXPANSION JOINTS AT ALL LOCATIONS WHERE PAVEMENT ADJUTS BUILDING.
4. THE CONTRACTOR WOULD BE REQUIRED TO INSTALL CITY OF OMAHA APPROVED CAST IRON DETECTABLE CHURNING PANELS FOR WHEELCHAIR RAMP INSERTS ALONG WITH 3/8" INCH EXPANSION JOINT MATERIAL. JOINTS WOULD NEED TO BE SEALED WITH A HOT APPLIED TYPE 2 SEALANT OR A POLYURETHANE SUGGESTION OR BITUMASTIC LIQUID MATERIAL MEETING ASTM D5893.

PARKING STALL COUNT	
STANDARD STALLS	44
ADA STALLS	2
PARKING GARAGE	7
TOTAL STALLS	118

AGENCY APPROVAL

ALLEY POYNER  
MACCHIETTO  
ARCHITECTURE

100% DD SUBMITTAL  
NOT FOR CONSTRUCTION  
07/11/2025

REVISION DATE  
Project Number 25010  
Date: 07/11/2025  
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SITE LAYOUT PLAN

C1.1

BG

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
<b>TREES</b>							
AM	8	Aster sp.	Aster sp.	Star Street Maple	8.8	7' Cal	
AG2	4	Aster sp.	Aster sp.	Aster sp.	8.8	7' Cal	
OS2	3	Osage	Osage	Osage	8.8	7' Cal	
OS	2	Osage	Osage	Osage	8.8	7' Cal	
LT	1	Liquidambar	Liquidambar	Liquidambar	8.8	7' Cal	
PP2	3	Prunella	Prunella	Prunella	8.8	12' Cal	
OS	3	Osage	Osage	Osage	8.8	7' Cal	
LA	8	Liquidambar	Liquidambar	Liquidambar	8.8	7' Cal	
<b>EVERGREEN TREES</b>							
AC	8	Arctostaphylos	Arctostaphylos	Arctostaphylos	8.8	8' H	
PSI	8	Pinus strobus	Pinus strobus	Pinus strobus	8.8	8' H	
<b>ORNAMENTAL TREES</b>							
AC	1	Arctostaphylos	Arctostaphylos	Arctostaphylos	8.8	7' Cal	
SR	1	Syringa	Syringa	Syringa	8.8		
<b>SHRUBS</b>							
AA2	18	Aster sp.	Aster sp.	Aster sp.	435 Cor	20" oc	(4.8' H)
BD	18	Berberis	Berberis	Berberis	41 Cor	4" oc	(3.4' H)
OT	18	Osage	Osage	Osage	435 Cor	30" oc	(3.4' H)
LU	18	Liquidambar	Liquidambar	Liquidambar	435 Cor	5" oc	(3.5' H)
JT2	8	Juglans	Juglans	Juglans	45 Cor	48" oc	(4.9' H)
LS	18	Liquidambar	Liquidambar	Liquidambar	41 Cor	72" oc	(4.9' H)
PGA	18	Prunella	Prunella	Prunella	41 Cor	3" oc	2' H
SB	18	Syringa	Syringa	Syringa	41 Cor	30" oc	(2.3' H)
VS	18	Veronica	Veronica	Veronica	41 Cor	12" oc	2' H
<b>SUM TOTAL #1</b>							
					2,875 sf		
					248		
					248		
					426		
					248		
<b>LAWN (SQD)</b>							
					14,000 sf		

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. TREES SHALL BE FIELD POSTMARKED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT AND OWNER OF CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE PLAYING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO PLANTING. DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERSEDE SCHEDULED QUANTITIES.
- PLANT MATERIAL SHALL BE SPECIES QUALITY AND SHALL CONFORM WITH RECOMMENDATIONS AND REQUIREMENTS OF AND ALL THE AMERICAN STANDARD FOR GARDEN STOCK.
- PLANTING BEDS SHALL BE TRENCH EDGED PER THE PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE ADJUSTMENTS ACCORDING TO SPECIFICATIONS.
- DOUBLE GROUND HARDWOOD MULCH PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN PLANTING BEDS, PLANT MASSINGS AND AROUND TREES AS SPECIFIED ON PLANS. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- TREES SHALL BE STAKED AND CURED PER DETAIL AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ONGOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND/OR OWNER REPRESENTATIVE SHALL APPROVE FINAL GRADING AND CONDITION OF SITE PRIOR TO SODDING AND/OR SEEDING OPERATIONS.
- REFERENCE SPEC SECTION 32018 AND 32022 FOR MAINTENANCE AND/OR BARRIERY REQUIREMENTS.

SOIL PREPARATION NOTES:

- AREAS TO RECEIVE SOIL PREPARATION - DEEP CULTIVATION PER SPECIFICATION SECTION 32015.
  - ALL AREAS DESIGNATED FOR TURFGRASS SEEDING OR SODDING THAT WERE AREAS FOR STORAGE, STOCKPILING OR RECEIVED HEAVY EQUIPMENT OR REPEATED CONSTRUCTION DUE TO MOVEMENT OF SUCH EQUIPMENT, VEHICLES OR MATERIALS.
  - ALL SHRUB AND PERENNIAL PLANTING BEDS.
  - ALL TREE PLANTING AREAS.
- CONTRACTOR SHALL PROVIDE SOIL TESTING OF STOCKPILED SOIL TO DETERMINE SUITABILITY FOR FINAL PLACEMENT ACROSS THE SITE. IF REQUIRED, SUITABLE TOPSOIL SHALL BE IMPORTED MEETING SPECIFICATION REQUIREMENTS.

TOP SOIL DEPTH:

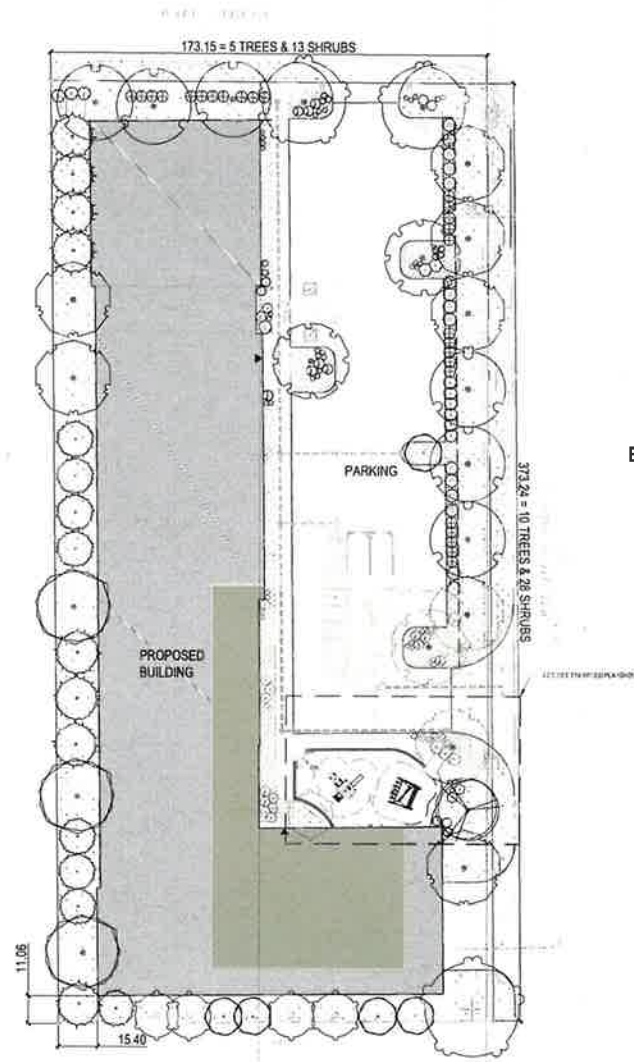
TURF SEED: 1000 AREAS - 8" MIN DEPTH  
PLANTING BEDS - 12" MIN DEPTH  
TREE PLANTING AREAS - 18" MIN DEPTH OR DEPTH OF TREE ROOTBALL, WHICHEVER IS GREATER  
TOPSOIL SHALL BE FREE OF DEBRIS (ROCKS, LIMBS, TRASH, ETC.) GREATER THAN 4" IN SIZE IN ANY DIMENSION.

RG-8 - ZONING - LANDSCAPING REQUIREMENTS

CODE	R.O.W. FRONTAGE	REQUIREMENT	PROVIDED
8-14.05		SPACED LIGHTS	
8-12.04(1)	FRONT YARD YIELD HEIGHT	80" TO 100"	20"
8-12.04(2)	SIDE YARD WALL	80" TO 100"	18"
8-12.04(3)	SIDE YARD SIGN	80" TO 100"	18"
8-12.04(4)	REAR YARD SIGN	80" TO 100"	18"
8-12.05		LANDSCAPE DESIGN CRITERIA	
8-12.05(1)	TREE OR CYPRUS TREE FOR EVERY 200 SQUARE FEET	MINIMUM 7' HIGHER TREES	4"
8-12.05(2)	SHRUBS FOR EVERY 200 SQUARE FEET	MINIMUM 2' HIGHER SHRUBS	10"
8-12.05(3)	STREET YARD LANDSCAPE	18" HIGH - TREE 3" IN DBH (10' TALL) OR 4" IN DBH (12' TALL) OR 5" IN DBH (14' TALL)	
8-12.05(4)	WILSHIRE DR	18" HIGH - TREE 3" IN DBH (10' TALL) OR 4" IN DBH (12' TALL) OR 5" IN DBH (14' TALL)	18 TREES / 18 0" DBH
8-12.05(5)	WALL ST	18" HIGH - TREE 3" IN DBH (10' TALL) OR 4" IN DBH (12' TALL) OR 5" IN DBH (14' TALL)	3 TREES / 29 0" DBH
8-12.05(6)	MINIMUM LOT LANDSCAPING		18
8-12.05(7)	MINIMUM LANDSCAPING PER SETBACK	18" HIGH - TREE 3" IN DBH (10' TALL) OR 4" IN DBH (12' TALL) OR 5" IN DBH (14' TALL)	18 0" DBH
8-12.05(8)	1' HIGH PER 2' NO TOP OF ROAD LANDSCAPE AREA	18" HIGH - TREE 3" IN DBH (10' TALL) OR 4" IN DBH (12' TALL) OR 5" IN DBH (14' TALL)	18
8-12.05(9)	SOFTENING WILSHIRE DR	18" HIGH - TREE 3" IN DBH (10' TALL) OR 4" IN DBH (12' TALL) OR 5" IN DBH (14' TALL)	18 TREES / 29 0" DBH
8-12.05(10)	MINIMUM SETBACK		
8-12.05(11)	WALL ST	18" HIGH - TREE 3" IN DBH (10' TALL) OR 4" IN DBH (12' TALL) OR 5" IN DBH (14' TALL)	18

\* LANDSCAPING DESIGN REQUIREMENTS INCLUDE STREET TREES TO MEET THE TOTAL REQUIRED TREE QUANTITY TO BE 10 LINED SPACE AVAILABLE FOR TREE PLANTINGS  
\* LANDSCAPING DESIGN REQUIREMENTS INCLUDE STREET TREES TO MEET THE TOTAL REQUIRED TREE QUANTITY TO BE 10 LINED SPACE AVAILABLE FOR TREE PLANTINGS

RG-20



BG

OVERALL LANDSCAPE PLAN 01

AGENCY APPROVAL



ALLEY POYNER  
MACCHIETTO  
ARCHITECTURE  
NE Corridor of Administration, CA 013  
Phone: 415.761.1411

RECEIVED  
JUL 11 2025  
PLANNING DEPT.

100% DD  
SUBMITTAL

REVISION DATE  
Project Number: 25010  
Date: 07/09/2025  
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OVERALL LANDSCAPE PLAN

L 1.0

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JUL 11 2025

PLANNING DEPT.

The Wilshire  
Great Lakes Capit

1724 Wilshire Dr  
Bellevue, NE 68005



PLAY PANEL  
MODEL : 345299  
MANUFACTURER: LANDSCAPE STRUCTURE



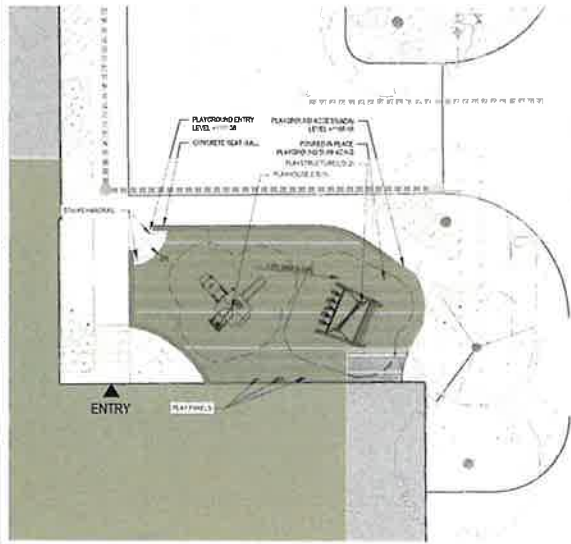
CONCRETE SEAT WALL



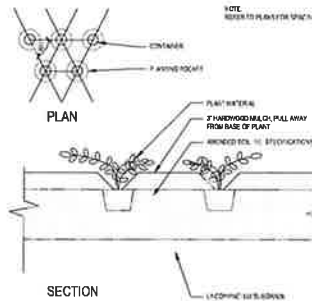
LSI 1 : PLAYHOUSE FIRE STATION  
MODEL : 233073  
MANUFACTURER: LANDSCAPE STRUCTURE



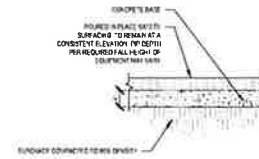
LSI 2 : FOLIO BALANCE CLIMBER  
MODEL : 307423  
MANUFACTURER: LANDSCAPE STRUCTURE



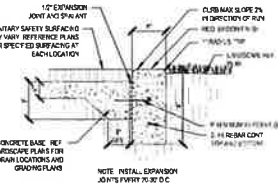
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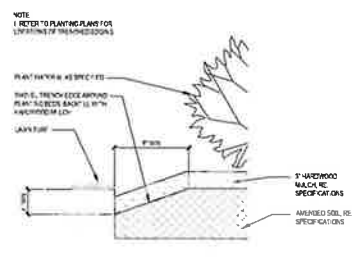
CONTAINER PLANTING 07



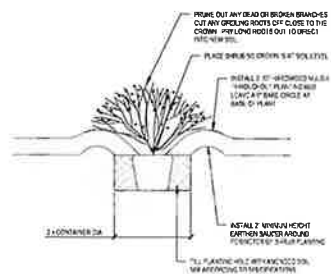
PLAYGROUND SURFACING 06



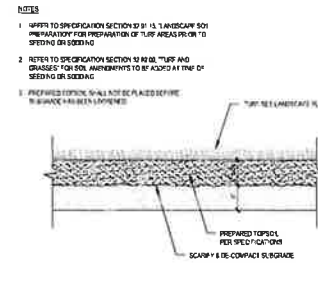
THICKENED EDGE DETAIL 05



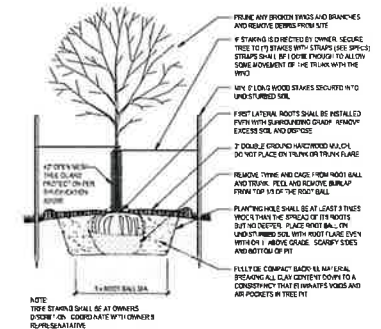
TRENCH EDGE 04



SHRUB PLANTING 03



FESCUE SOD 02



DECIDUOUS TREE PLANTING 01

AGENCY APPROVAL

virec  
Landscape Architecture (Planning) Design  
LANDSCAPE ARCHITECT  
Phone: 402.533.5655

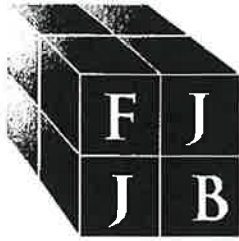
ALLEY POYNER  
MACCHETTO  
ARCHITECTURE  
NE Corridor of Minneapolis, CA-0413  
Phone: 402.341.0433

100% DD  
SUBMITTAL

REVISION DATE  
Project Number: 25010  
Date: 07.09.2025  
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LANDSCAPE DETAIL

L2.0



FULLENKAMP  
JOBEUN  
JOHNSON &  
BELLER LLP

JOHN H. FULLENKAMP  
LARRY A. JOBEUN  
MARK B. JOHNSON  
BRENT W. BELLER  
ROBERT T. GRIFFITH

July 11, 2025

RECEIVED

JUL 11 2025

PLANNING DEPT.

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

RE: The Wilshire – PS Overlay

To Whom It May Concern,

We are outside legal counsel for Great Lakes Capital in connection with their proposed development of the real property located 1724 Wilshire Drive, Bellevue, Nebraska. Great Lakes Capital proposes to develop the 1.49-acre site into a 96-unit low-income multi-family residential apartment building. The project encompasses all of Lot 6 Tiller's 4th Addition, which is currently zoned "BG". In connection therewith, Great Lakes Capital is requesting to rezone the subject property to RG-8, with a PS Overlay, in compliance with the City of Bellevue's zoning ordinance. Per Section 5.17.03, a justification for the PS Overlay request needs to meet one of the subsections of Section 5.17.03. The proposed project proposes to develop a "work force housing" multi-family residential project, that is truly affordable.

Subsection (1) of 5.17.03 provides that "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". Without question, the City of Bellevue, along with the surrounding metro area, are desperately seeking to provide more affordable housing options to the residents of Bellevue. In addition, in order to serve all resident's needs, including those with children, units with multiple bedroom options is a must. This project is one of very few multifamily projects that is considered truly "affordable" (with the utilization of low-income tax credits), and also offers both three and four bedroom units. Having this sort of unit mix is serving a public interest. Further, the surrounding neighbors are also undertaking residential uses (west of the parcel), and to the south is an optical doctor practice that may actually benefit from the development, as it is likely that many residents will be interested in walking next door for their optical needs.

Subsection (2) of 5.17.03 speaks to the configuration of the parcel in question. The parcel in question has remained vacant and un-developed for the better part of 20 years. The parcel has been listed for sale for almost 25 years. Part of the reason this parcel has remained undeveloped is that the parcel is constrained site (1.49 acres), which makes commercial and residential develop difficult, meaning, the developer must be able to utilize as much of the site as is possible. Further the topography of the site slopes hard to the west and south, which further compounds the amount of land that is available for development. The PS overlay allows for the necessary modifications to the zoning code (parking and density) for a development like the proposed to be feasible.

Subsection (3) of 5.17.03 speaks to new and innovative planning methods that further serve public interest. As stated above this development provides a range of affordable housing options, which will directly benefit the public with the addition of much needed workforce housing. Further, the costs for a project of this scale are the exact same as a market rate project, BUT the rents for this project are far below market rental rates. This development will utilize 4% low-income taxable bonds, sponsored by NIFA. In order to meet the debt service on the 4% bonds, the project must have at least 96 units in order for the project to meet the required bond debt service coverage. Originally the development proposed 120+units, but in discussions with the City the developer was able to lower the unit count to 96 units, which is the lowest amount of units that will be able to meet the debt service coverage requirements. By pursuing and utilizing the low-income tax credit program, the developer will continue to meet and benefit the public by proving truly affordable workforce housing.

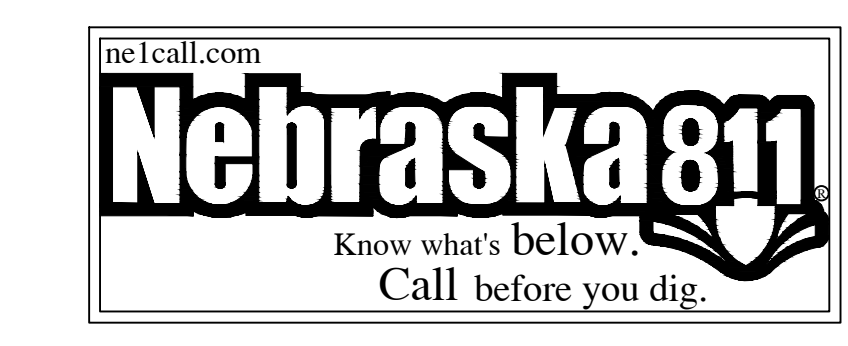
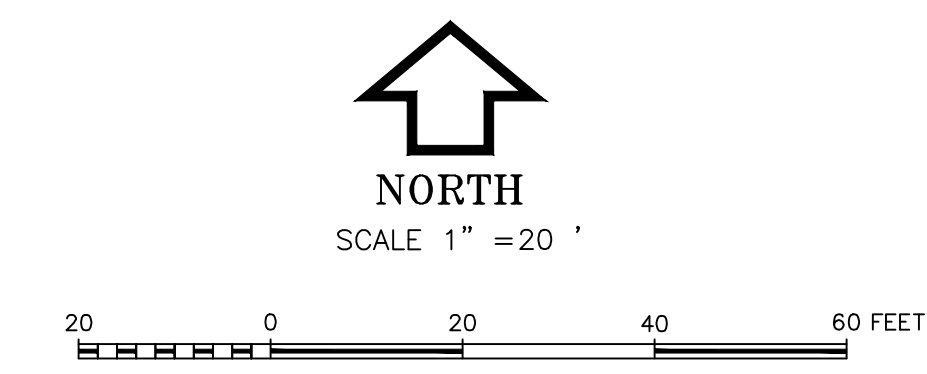
Subsection (4) of 5.17.03 speaks to the PS request not being for “convenience, profit or caprice”. The developer’s interest in this parcel is simply based on the need to provide for workforce housing at price point and location that makes sense on all levels. Developer’s that undertake true “affordable” housing projects have the same costs as market rate projects. It is imperative that the developments like the Wilshire find locations that are fairly priced, because again, costs will always be factor in providing affordable housing. As such, a constrained parcel like this one offers the developer an opportunity to have a lower basis in the land, and then offset that lower land price with increased amenities for the actual above ground improvements. With a smaller parcel like this one, the PS overlay allows for flexibility on zoning standards like density and parking. There are easier parcels to develop, but those parcels are often not located in an areas where the targeted residents may intend to work, live or go to school. Those other parcels also are priced at higher premium which add with the high costs of construction would not allow this project to remain “affordable” under the guidelines of NIFA, and the low-income tax credit program.

We appreciate the City of Bellevue’s consideration of our application, and with this rezoning request, Great Lakes Capital will be able to develop and construct much-needed low-income housing that will provide affordable housing options for the residents of Bellevue.

Thank you.



Brent W. Beller, Esq.



NOTES:  
UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY COMPANIES. UTILITY COMPANIES MAKE NO WARRANTIES OR GUARANTEES REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THEIR DOCUMENTS AND PROVIDES IT ONLY AS GENERAL INFORMATION TO THE RECEIVER. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL "DIGGERS HOTLINE" 1-800-331-5666 (STATEWIDE) PRIOR TO DIGGING.

LEGEND

- - - - - PROPERTY LINE
- PROPOSED 9" P.C.C. PAVEMENT SEE (3) (C6.0)
- PROPOSED 7" P.C.C. PAVEMENT WITH INTEGRAL CURB, SEE (2) (C6.0) (6) (C6.0)
- PROPOSED 5" P.C.C. SIDEWALK PAVEMENT SEE (7) (C6.0)
- PROPOSED COMPACT PARKING STALL
- PROPOSED BUILDING INGRESS/EGRESS
- PROPOSED FENCE
- PROPOSED BOLLARDS

NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. THE CONTRACTOR SHALL ADJUST THE BUILDING LOCATIONS AS NECESSARY TO ACCOMMODATE THE FEATURES ON THE SITE AND MAINTAIN SETBACK REQUIREMENTS. THE CONTRACTOR SHALL ADJUST HIS SUBGRADE PREPARATION BASED ON THE DIMENSIONS OF THE BUILDING PROVIDED BY THE ARCHITECT.
2. CONTRACTOR SHALL CONTACT EHRHART GRIFFIN & ASSOCIATES (402) 551-0631 FOR COORDINATE FILE FOR CONSTRUCTION STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL PROPERTY LINES AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION OF ANY IMPROVEMENTS. CONTRACTOR SHALL VERIFY THAT BUILDING SETBACK DIMENSIONS MEET ALL APPLICABLE LOCAL AND STATE BUILDING AND FIRE CODES.
3. PROVIDE EXPANSION JOINTS AT ALL LOCATIONS WHERE PAVEMENT ABUTS BUILDING.
4. THE CONTRACTOR WOULD BE REQUIRED TO INSTALL CITY OF OMAHA APPROVED CAST IRON DETECTABLE WARNING PANELS FOR WHEELCHAIR RAMP INSERTS ALONG WITH 3/8" INCH EXPANSION JOINT MATERIAL. JOINTS WOULD NEED TO BE SEALED WITH A HOT APPLIED TYPE 2 SEALANT OR A POLYURETHANE, SILICONE, OR BITUMASTIC LIQUID MATERIAL MEETING ASTM D5893.

PARKING STALL COUNT	
STANDARD STALLS.....	44
ADA STALLS.....	2
PARKING GARAGE.....	72
<b>TOTAL STALLS:.....</b>	<b>118</b>

AGENCY APPROVAL

**ALLEY POYNER  
MACCHIETTO  
ARCHITECTURE**

NE Certificate of Authorization: CA-0433  
Phone: 402.341.0433

100% DD SUBMITTAL  
NOT FOR CONSTRUCTION

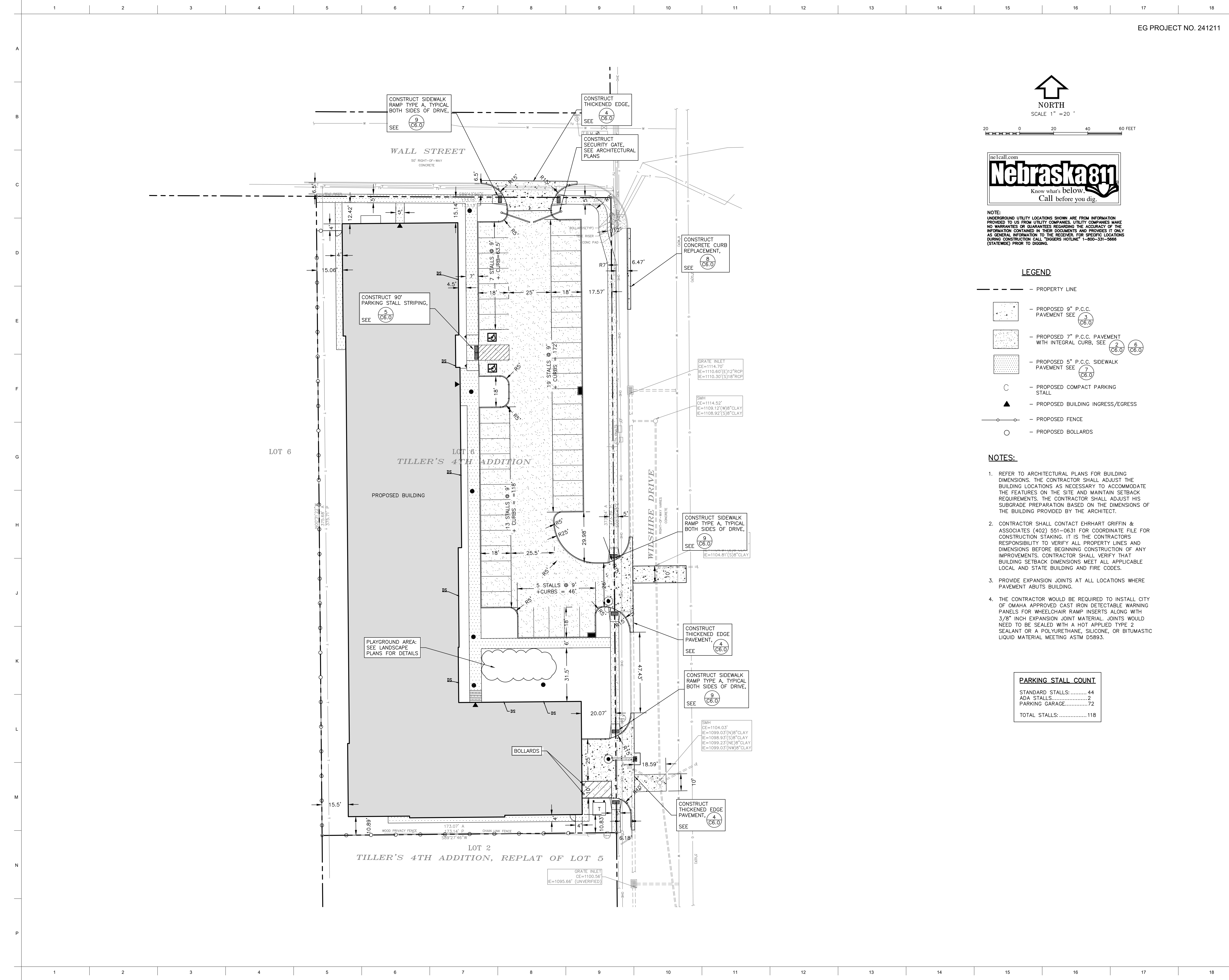
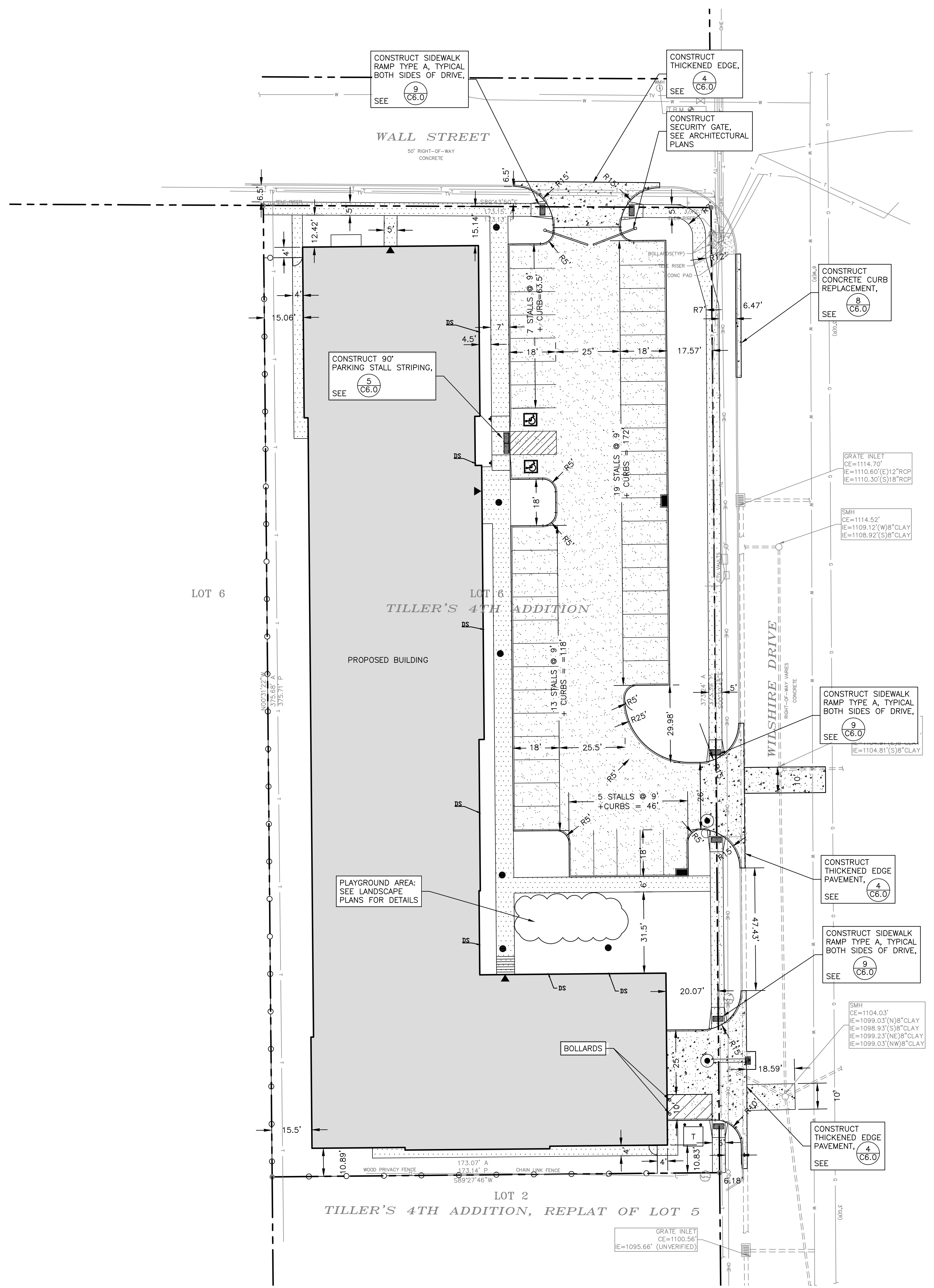
07/11/2025

REVISION	DATE
Project Number:	25010
Date:	07.11.2025
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SITE LAYOUT PLAN

NOT FOR CONSTRUCTION

C1.1



LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT AND OWNER OF CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO PLANTING. DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI A60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- PLANTING BEDS SHALL BE TRENCH EDGED PER THE PLANS.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO SPECIFICATIONS.
- DOUBLE GROUND HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN PLANTING BEDS (PLANT MASSINGS) AND AROUND TREES AS SPECIFIED ON PLANS. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- TREES SHALL BE STAKED AND GUYED PER DETAIL AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE SHALL APPROVE FINE GRADING AND CONDITION OF SITE PRIOR TO SODDING AND/OR SEEDING OPERATIONS.
- REFERENCE SPEC. SECTION 329300 AND 329200 FOR MAINTENANCE AND WARRANTY REQUIREMENTS.

SOIL PREPARATION NOTES:

- AREAS TO RECEIVE SOIL PREPARATION - DEEP CULTIVATION PER SPECIFICATION SECTIONS 329115:
  - ALL AREAS DESIGNATED FOR TURFGRASS SEEDING OR SODDING THAT WERE AREAS FOR STORAGE, STOCKPILING, OR RECEIVED HEAVY EQUIPMENT OR REPEATED COMPACTION DUE TO MOVEMENT OF SUCH EQUIPMENT, VEHICLES OR MATERIALS.
  - ALL SHRUB AND PERENNIAL PLANTING BEDS
  - ALL TREE PLANTING AREAS.
- CONTRACTOR SHALL PROVIDE SOIL TESTING OF STOCKPILED SOIL TO CONFIRM SUITABLE FOR FINAL PLACEMENT ACROSS THE SITE. IF NEEDED, SUITABLE TOPSOIL SHALL BE IMPORTED MEETING SPECIFICATION REQUIREMENTS.

TOP SOIL DEPTH:

TURF SEED / SOD AREAS = 6" MIN. DEPTH  
PLANTING BEDS = 12" MIN. DEPTH  
TREE PLANTING AREAS = 18" MIN. DEPTH OR DEPTH OF TREE ROOTBALL, WHICHEVER IS GREATER  
TOPSOIL SHALL BE FREE OF DEBRIS (ROCKS, LIMBS, TRASH, ETC.) GREATER THAN 2" IN SIZE IN ANY DIMENSION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
<b>TREES</b>							
	AM	8	Acer miyabei 'Morton' TM	State Street Miyabe Maple	B & B	2" Cal.	
	AG2	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	B & B	2" Cal.	
	GS2	3	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	B & B	2" Cal.	
	GS	3	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	B & B	2" Cal.	
	LT	1	Liriodendron tulipifera	Tulip Tree	B & B	2" Cal.	
	PP2	5	Populus tremuloides 'NE Arb' TM	Prairie Gold Quaking Aspen	B & B	1.5" Cal.	
	QS	2	Quercus shumardii	Shumard Red Oak	B & B	2" Cal.	
	UA	6	Ulmus x 'Morton' TM	Accolade Elm	B & B	2" Cal.	
<b>EVERGREEN TREES</b>							
	AC	8	Abies concolor	White Fir	B & B	6'-7" Ht.	
	PS2	8	Picea pungens glauca 'Hoopsii'	Hoopsii Blue Spruce	B & B	6'-7" Ht.	
<b>ORNAMENTAL TREES</b>							
	AG	1	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	B & B	2" Cal.	
	SR	1	Syringa reticulata	Japanese Tree Lilac	B & B		
<b>SYMBOL</b>	<b>CODE</b>	<b>QTY</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>CONT</b>	<b>SPACING</b>	<b>REMARKS</b>
<b>SHRUBS</b>							
	AA2	15	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	#3/5 Cont.	36" o.c.	(4-6)' Ht.
	BG	14	Buxus x 'Green Velvet'	Green Velvet Boxwood	#1 Cont.	4" o.c.	(3-4)' Ht.
	CF	28	Cornus stolonifera 'Farrow'	Arctic Fire® Red Twig Dogwood	#3/5 Cont.	36" o.c.	(3-4)' Ht.
	HJ	15	Hydrangea paniculata 'Jane' TM	Little Lime Panicle Hydrangea	#3/5 Cont.	5" o.c.	(3-5)' Ht.
	JT2	15	Juniperus chinensis 'Trautman'	Trautman Juniper	#1 Cont.	48" o.c.	15' Ht.
	JS	17	Juniperus x pfitzeriana 'Sea Green'	Sea Green Pfitzer Juniper	#1 Cont.	72" o.c.	(4-6)' Ht.
	RG4	13	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#1 Cont.	5" o.c.	2' Ht.
	SB	11	Spiraea betulifolia 'Tor'	Tor Birchleaf Spiraea	#1 Cont.	30" o.c.	(2-3)' Ht.
	WS	33	Weigela florida 'Bokraspiw' TM	Spilled Wine Weigela	#1 Cont.	42" o.c.	2' Ht.
<b>SUN MIX #1</b>							
			Amsonia tubricornis 'String Theory' / String Theory Bluestar		248		2,675 sf
			Deschampsia cespitosa 'Tulsi' Hair Grass		248		
			Geranium sanguineum 'Max Frie' / Max Frie Bloodred Geranium		496		
			Heuchera richardsonii / Prairie Alum Root		248		
<b>LAWN (SOD)</b>							
							14,000 sf

**SUN MIX #1**  
Amsonia tubricornis 'String Theory' / String Theory Bluestar 248  
Deschampsia cespitosa 'Tulsi' Hair Grass 248  
Geranium sanguineum 'Max Frie' / Max Frie Bloodred Geranium 496  
Heuchera richardsonii / Prairie Alum Root 248

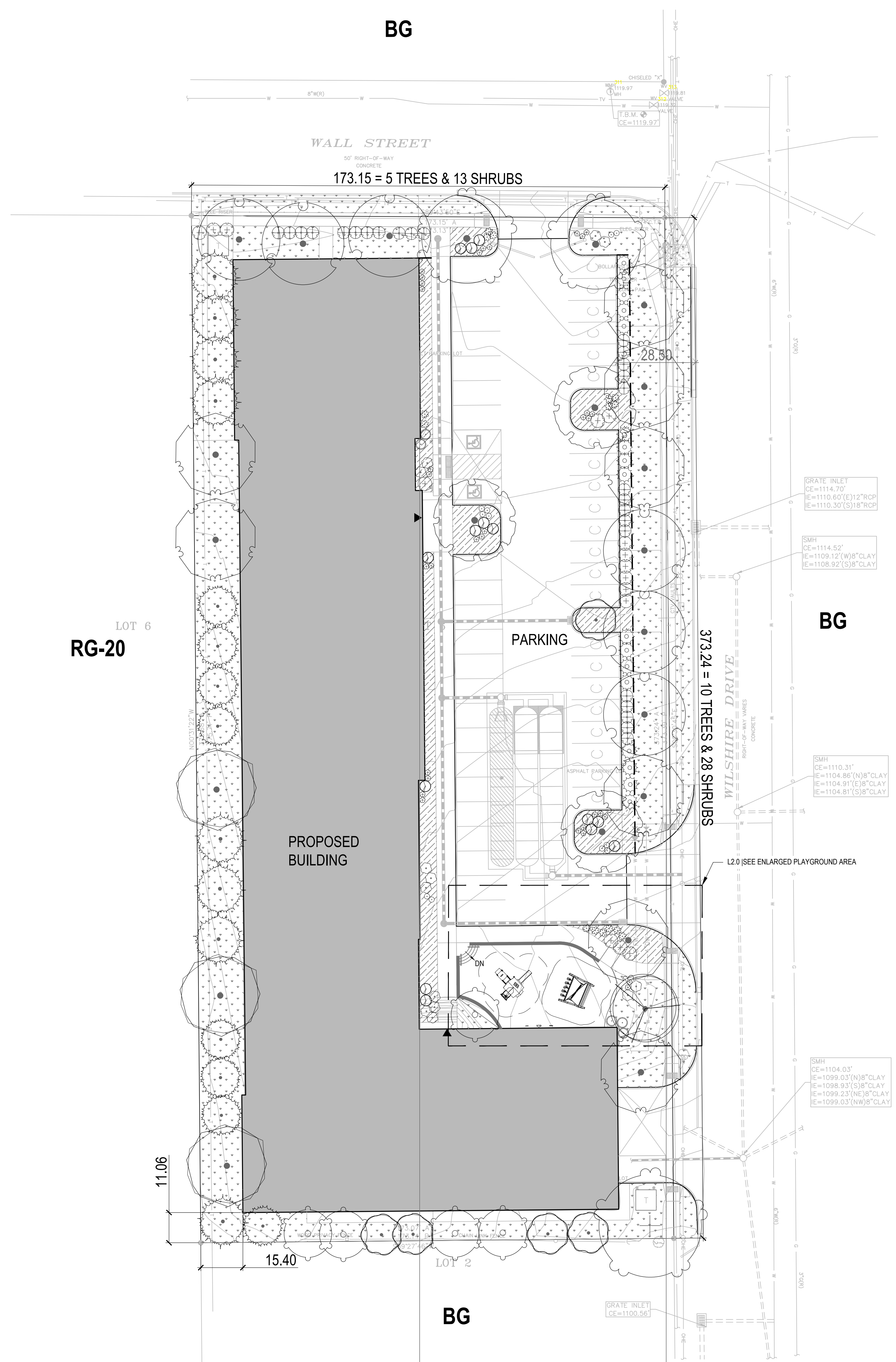
**LAWN (SOD)** 14,000 sf

RG-8 - ZONING - LANDSCAPING REQUIREMENTS

CODE	R.O.W FRONTAGE	REQUIREMENT	PROVIDED
5.15.05 SPACE LIMITS			
5.22.05(4)	FRONT YARD - WILSHIRE DR.	BG: 25	28.5'
5.22.05(6)	SIDE YARD - WALL ST.	BG: 5	15.13'
5.22.05(6)	SIDE YARD-SOUTH	BG: 3'	11'
5.22.05(5)	REAR YARD-WEST	RG-20: 10'	15.40'
8.12.06 LANDSCAPE DESIGN CRITERIA			
8.12.06(8)	1 DEC. OR EVERGR. TREE FOR EVERY 2 DWELLING UNITS	96 DU / 2 = 48 TREES	48*
8.12.06(8)	3 SHRUBS FOR EVERY 2 DWELLING UNITS	96 DU / 2 = 48 * 3 = 144 SHRUBS	149**
8.12.06(9)	STREET YARD LANDSCAPE	15' WIDE, 1 TREE & 3 SHRUBS PER 40 LF OF FRONTAGE	
8.12.06(9)	WILSHIRE DR.	373' / 40' = 9.3 = 10 TREES 9.3 * 3 = 27.9 = 28 SHRUBS	10 TREES / 44 SHRUBS
8.12.06(9)	WALL ST.	173' / 40' = 4.3 = 5 TREES 4.3 * 3 = 12.9 = 13 SHRUBS	5 TREES / 29 SHRUBS
8.12.06(10)	PARKING LOT LANDSCAPE		10'
	19 SF OF LANDSCAPE PER STALL	46 STALLS * 19 = 874 SF	976 SF
	1 TREE PER 300 SF OF REQ. LANDSCAPE AREA	874 / 300 = 3 TREES	3
9.06.06	SCREENING - WILSHIRE DR.	NOT LESS THAN 3' HEIGHT SHRUBS	MIN. HEIGHT 3'
9.05.03	BUFFERYARD		
TABLE 9A	WEST (RG-20)	15' MIN. NO SCREENING REQ.	15.4'

\* LANDSCAPE DESIGN REQUIREMENTS INCLUDE STREET TREES TOO TO MEET THE TOTAL REQUIRED TREE QUANTITY DUE TO LIMITED SPACE AVAILABLE FOR TREE PLANTINGS.

\*\* LANDSCAPE DESIGN REQUIREMENTS INCLUDE STREET YARD LANDSCAPE TOO TO MEET THE TOTAL REQUIRED SHRUBS QUANTITY DUE TO LIMITED SPACE AVAILABLE FOR SHRUB PLANTINGS.



OVERALL LANDSCAPE PLAN 01  
1" = 20'-0"

AGENCY APPROVAL

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**ALLEY POYNER  
MACCHIETTO  
ARCHITECTURE**  
NE Certificate of Authorization: CA-0433  
Phone: 402.341.0433

100% DD  
SUBMITTAL

REVISION DATE  
Project Number: 25010  
Date: 07.09.2025  
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OVERALL LANDSCAPE PLAN

L 1.0

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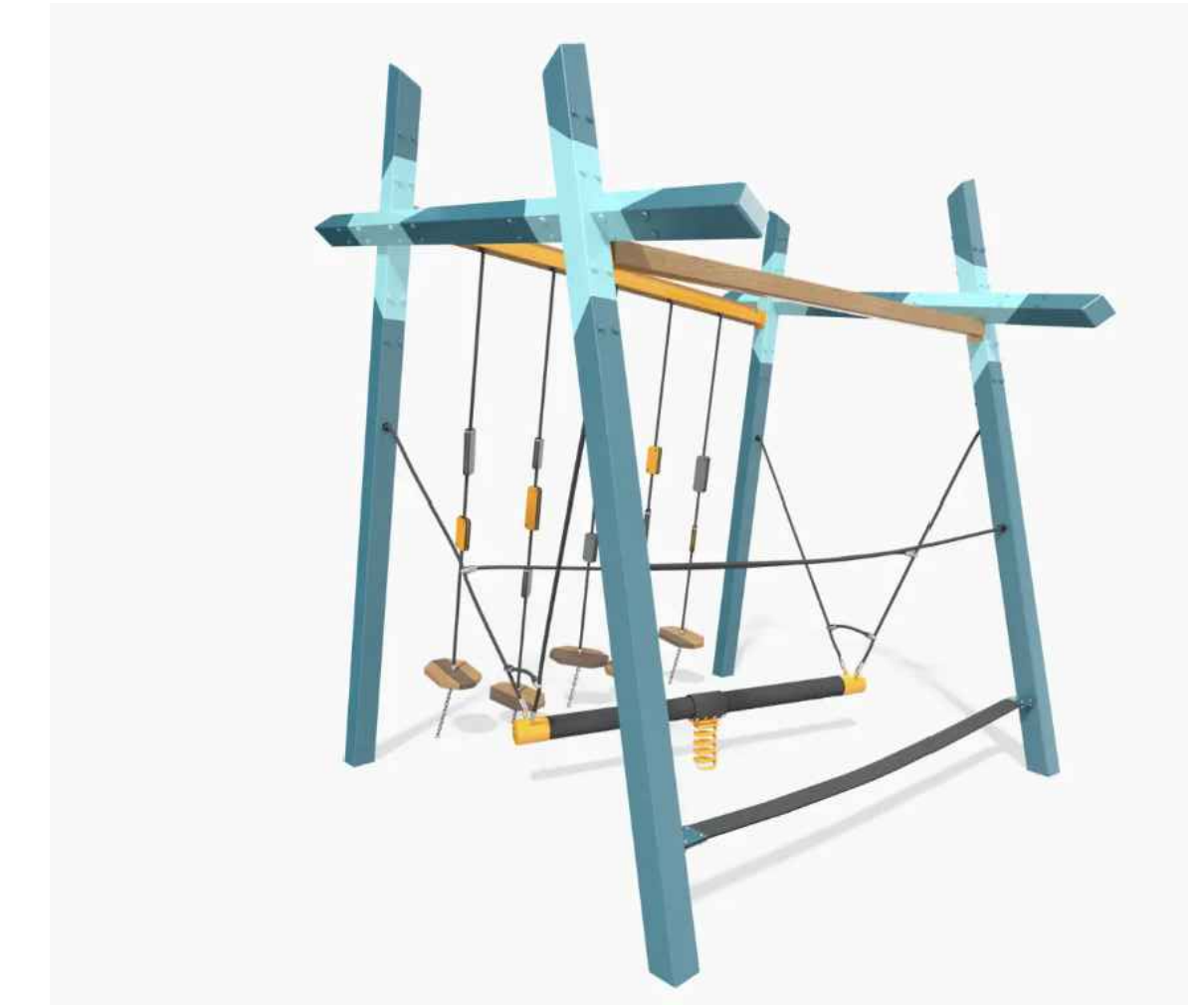
PLAY PANEL  
MODEL : 345299  
MANUFACTURER: LANDSCAPE STRUCTURE



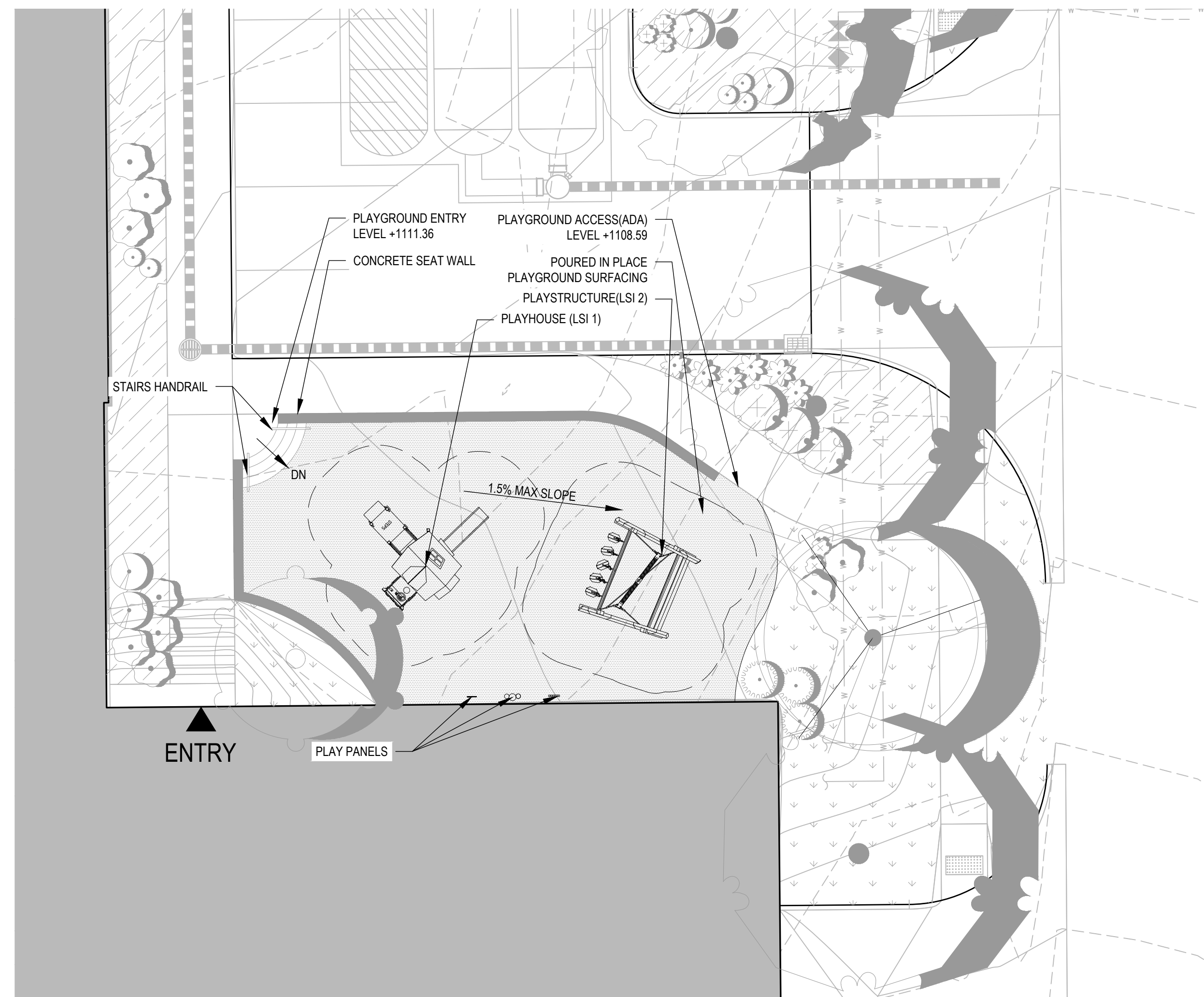
CONCRETE SEAT WALL



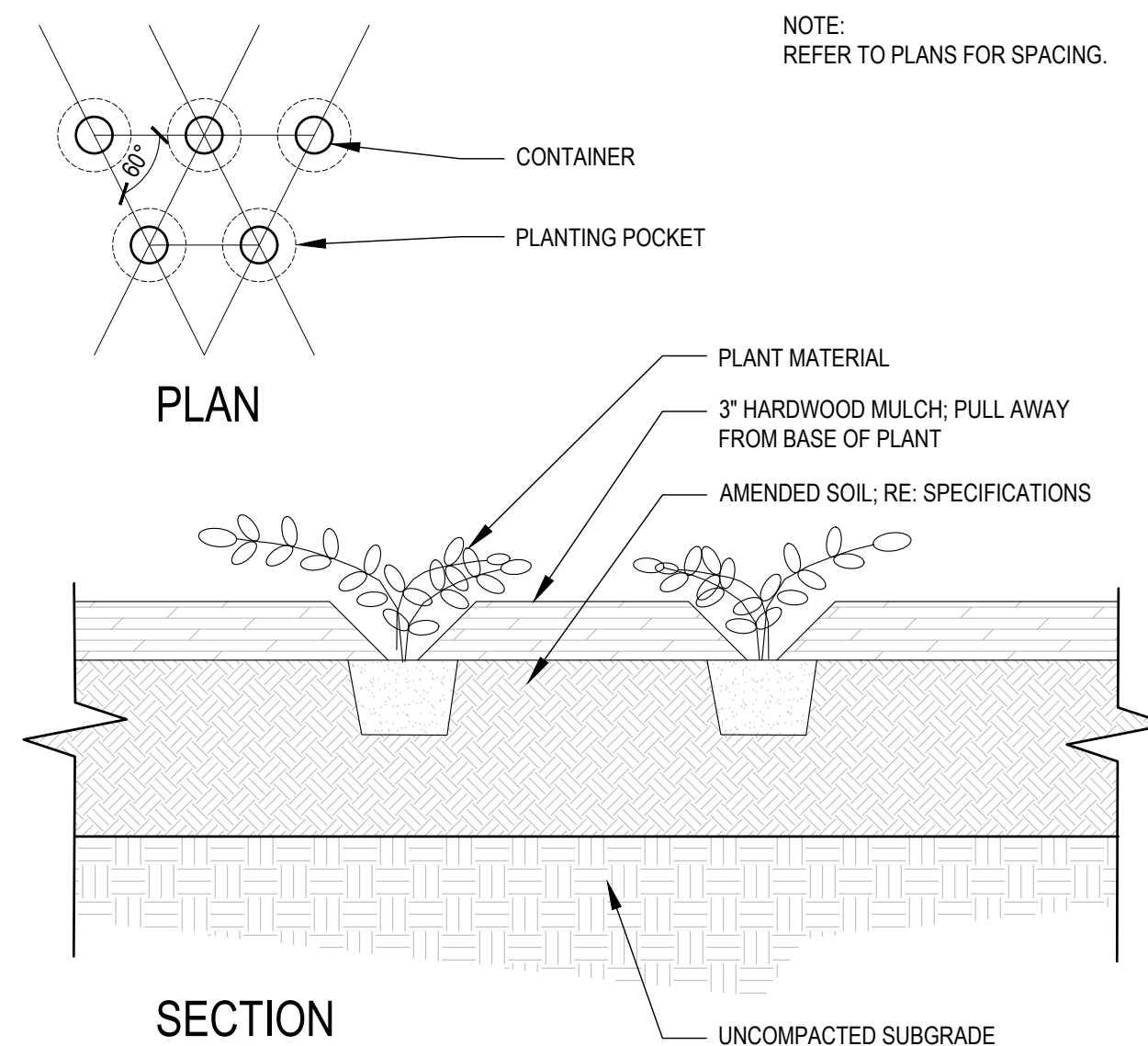
LSI 1 : PLAYHOUSE FIRE STATION  
MODEL : 233073  
MANUFACTURER: LANDSCAPE STRUCTURE



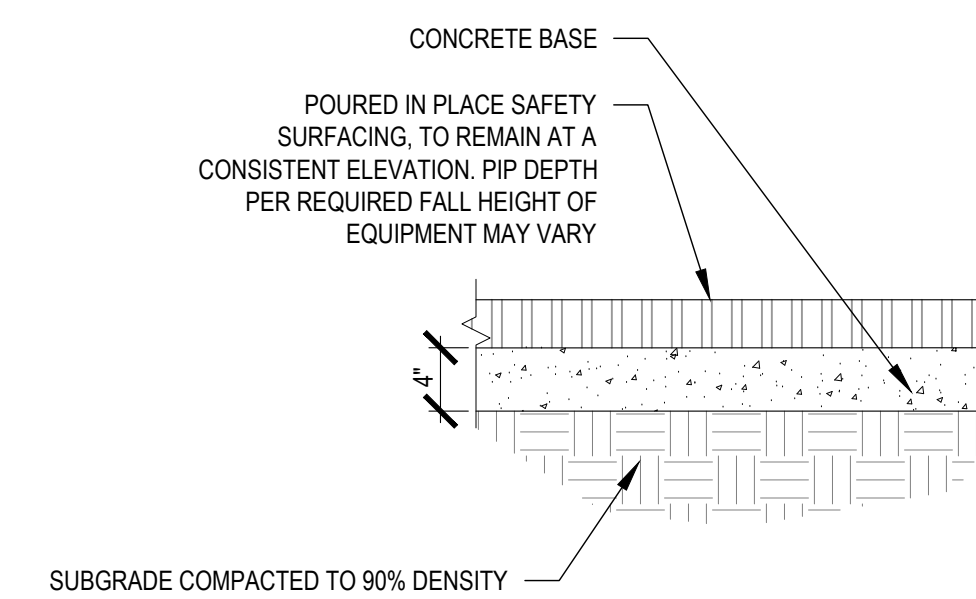
LSI 2 : FOLIO BALANCE CLIMBER  
MODEL : 307423  
MANUFACTURER: LANDSCAPE STRUCTURE



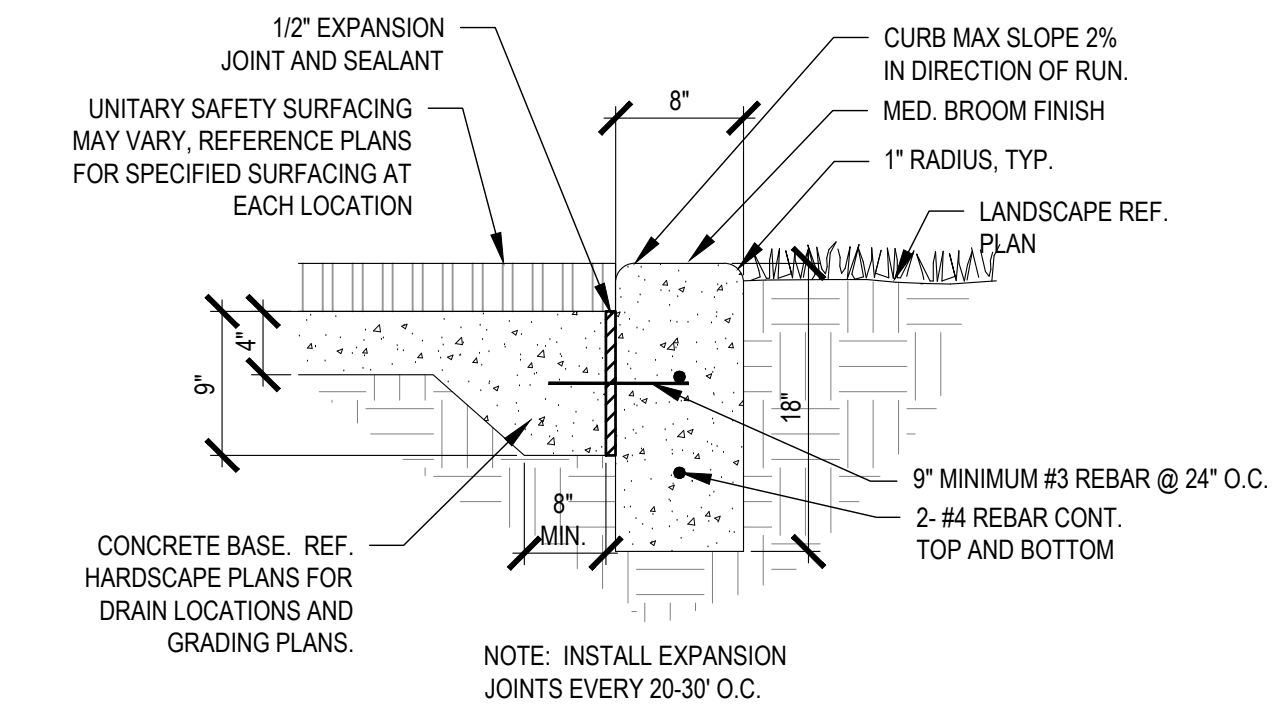
ENLARGED PLAYGROUND AREA 08  
N.T.S.



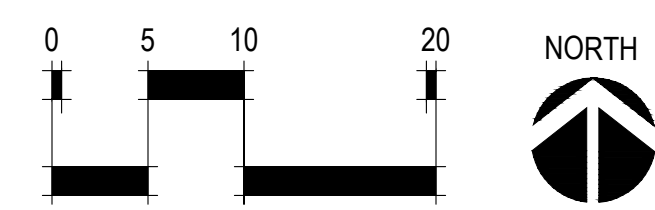
CONTAINER PLANTING 07  
N.T.S.



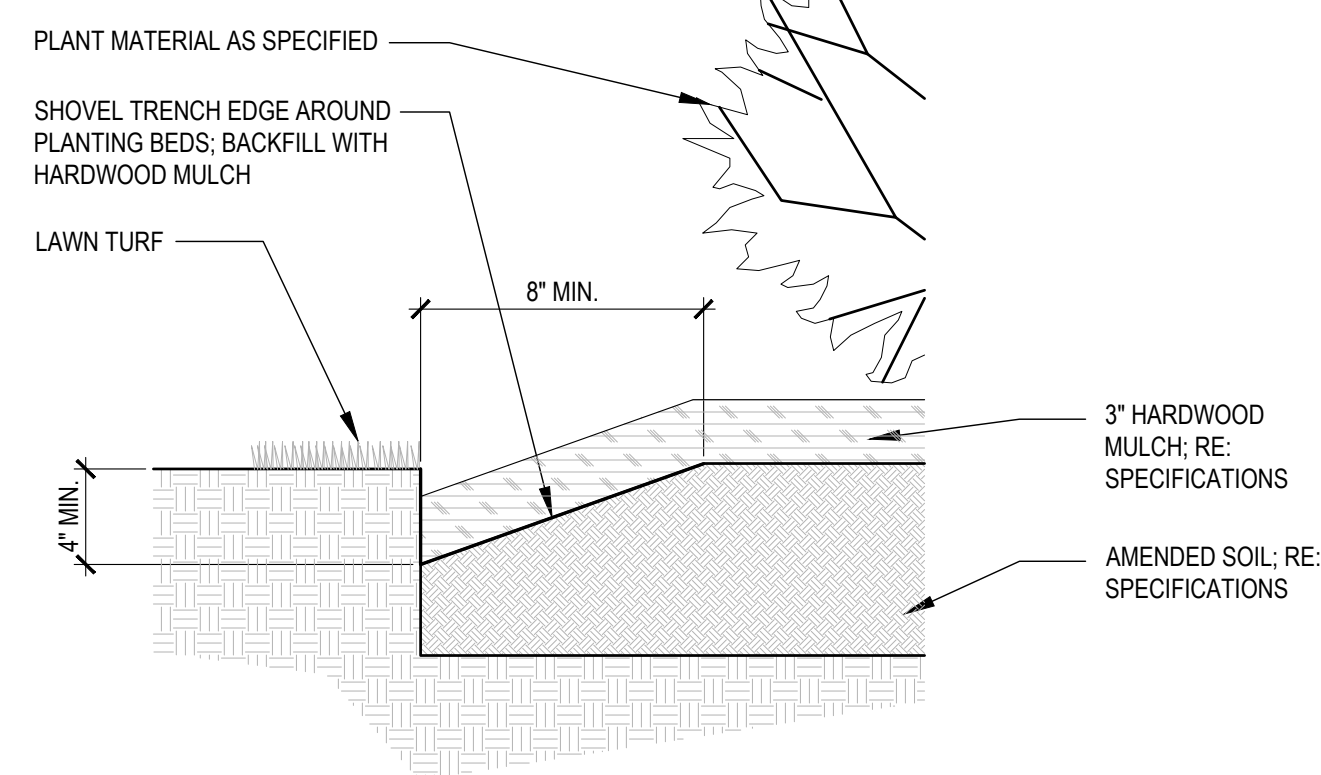
PLAYGROUND SURFACING 06  
N.T.S.



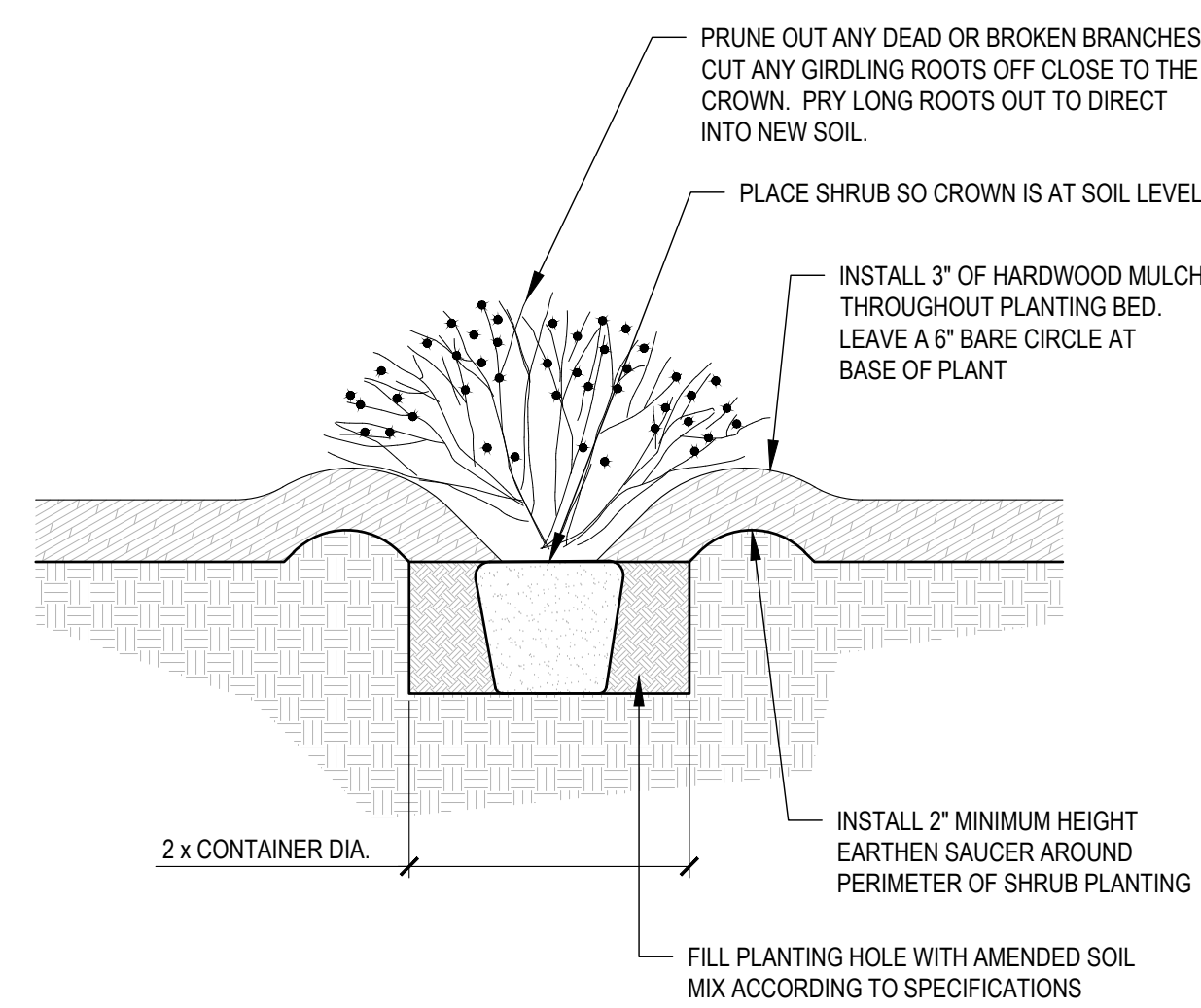
THICKENED EDGE DETAIL 05  
N.T.S.



NOTE:  
1. REFER TO PLANTING PLANS FOR LOCATIONS OF TRENCHED EDGING.



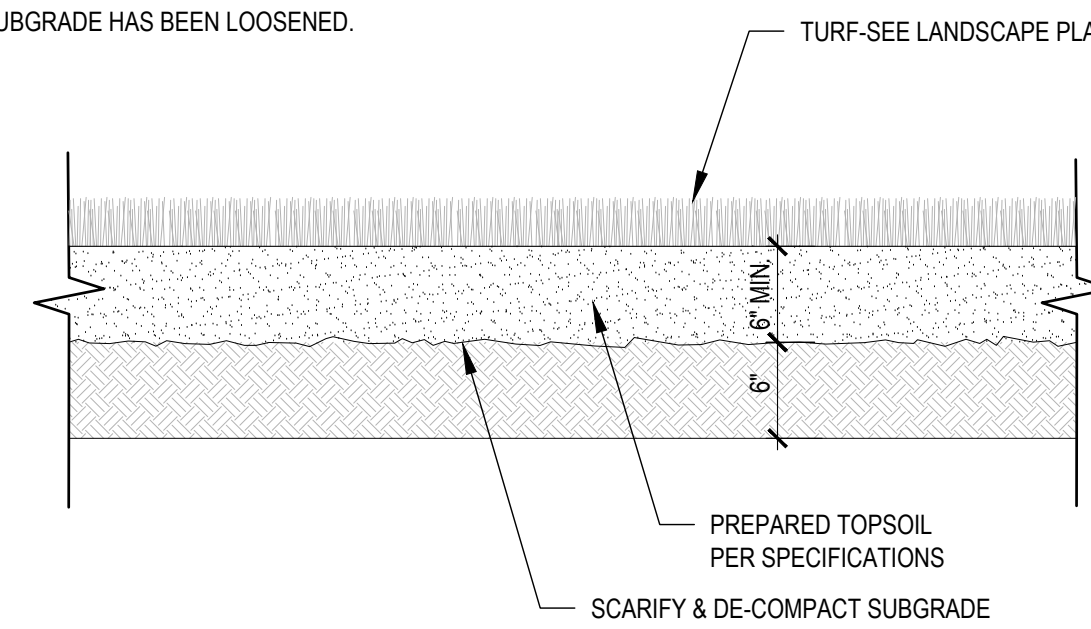
TRENCH EDGE 04  
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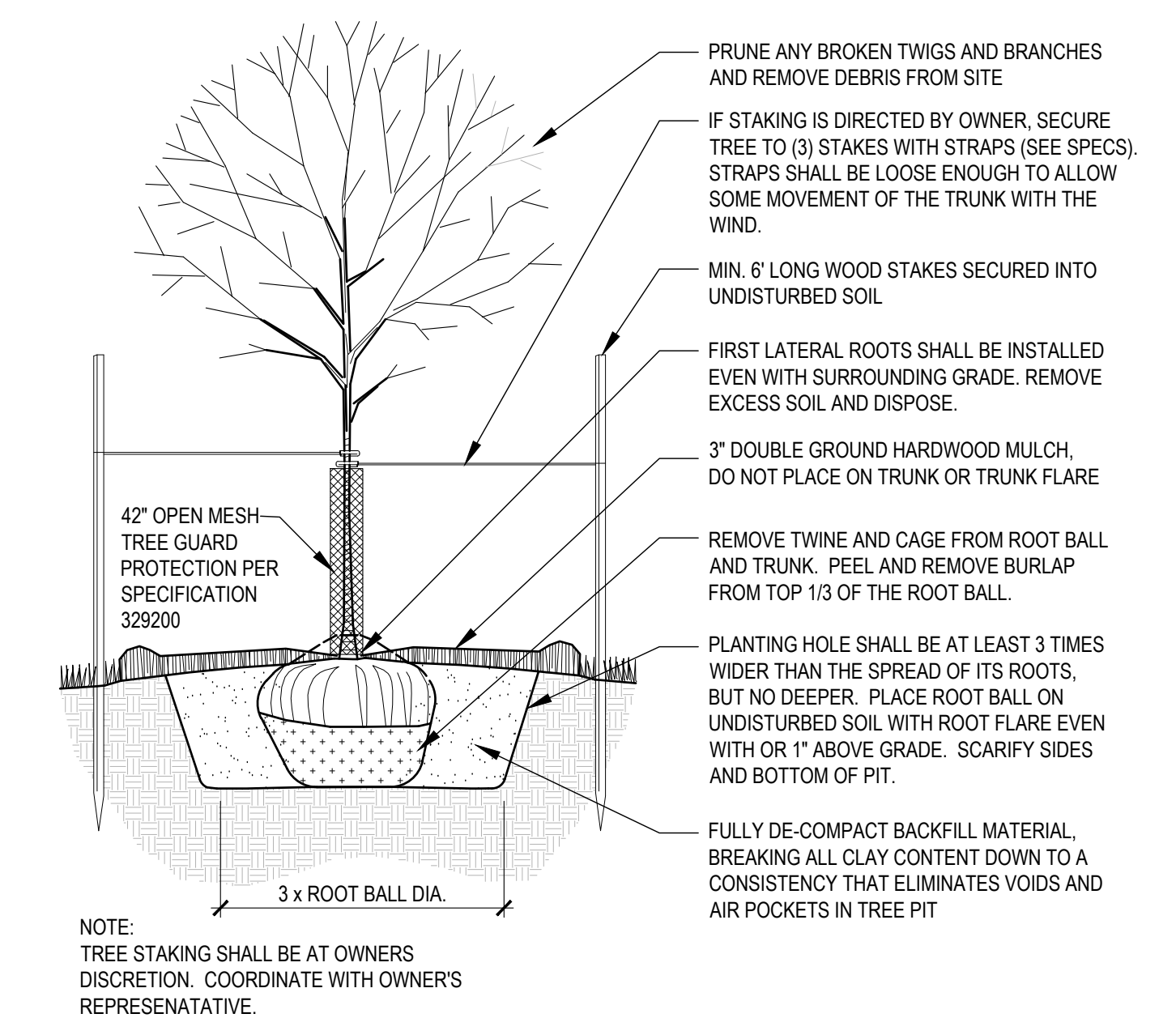
SHRUB PLANTING 03  
N.T.S.

NOTES:

- REFER TO SPECIFICATION SECTION 32 91 15, "LANDSCAPE SOIL PREPARATION" FOR PREPARATION OF TURF AREAS PRIOR TO SEEDING OR SODDING.
- REFER TO SPECIFICATION SECTION 32 92 00, "TURF AND GRASSES" FOR SOIL AMENDMENTS TO BE ADDED AT TIME OF SEEDING OR SODDING.
- PREPARED TOPSOIL SHALL NOT BE PLACED BEFORE SUBGRADE HAS BEEN LOOSENEED.



FESCUE SOD 02  
N.T.S.



DECIDUOUS TREE PLANTING 01  
N.T.S.

AGENCY APPROVAL

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SUBMITTAL

REVISION DATE  
Project Number: 25010  
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LANDSCAPE DETAIL

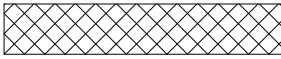
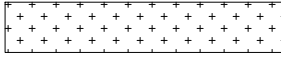
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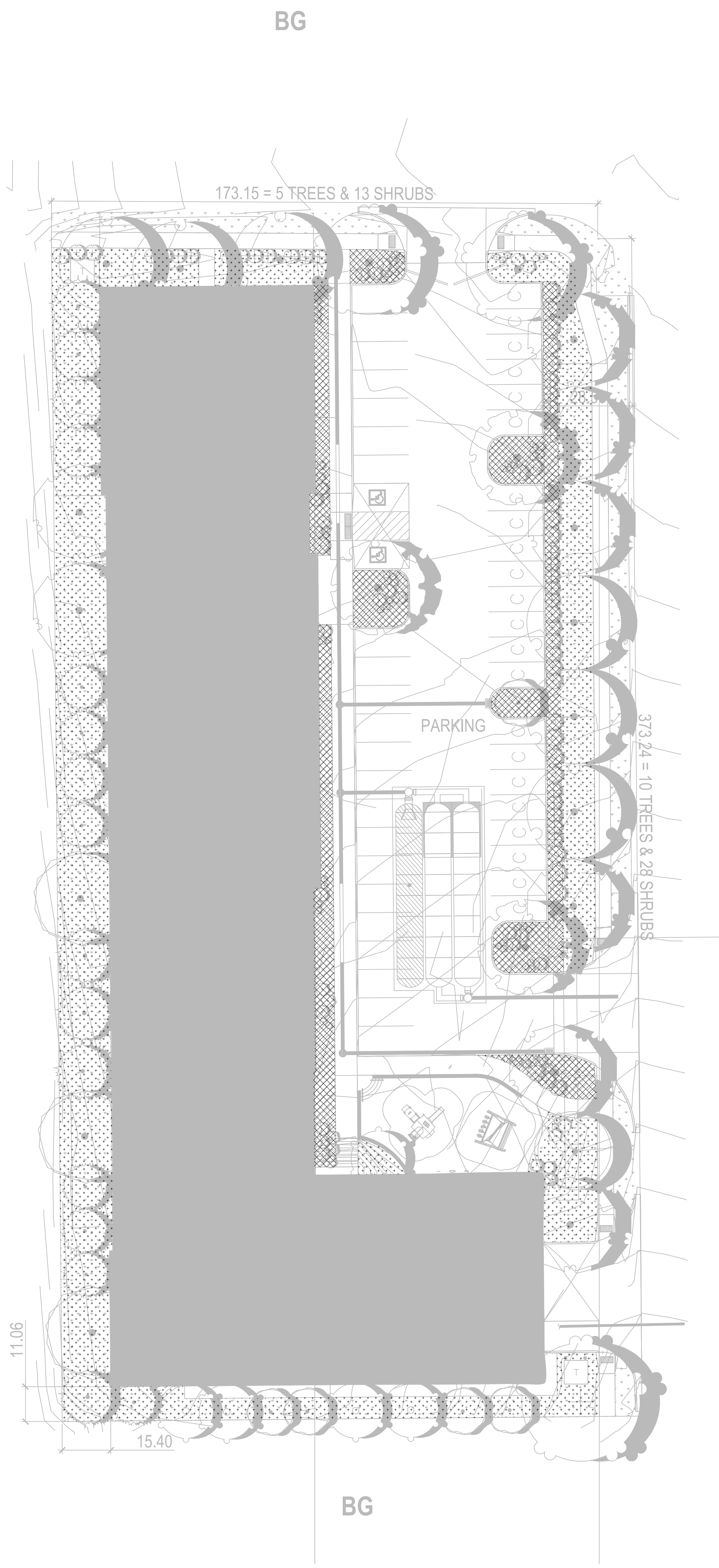
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### IRRIGATION NOTES

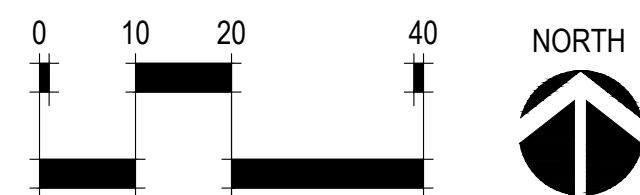
1. ALL PLANTED OR SODDED AREAS OF THE SITE TO RECEIVE IN-GROUND IRRIGATION SYSTEM. POINT OF CONNECTION SHALL BE DOWNSTREAM OF THE IRRIGATION WATER LINE AND DEDUCT METER INSTALLED BY OTHERS AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY, MEETING ALL LOCAL CODES AND REQUIREMENTS.
2. ALL PLANTING BED AREAS SHALL RECEIVE 12" POP UP ROTARY HEAD IRRIGATION.
3. ALL TURF AREAS SHALL RECEIVE 6" POP UP SPRAY HEAD IRRIGATION.
4. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH ZONE.
5. ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB, OR STRUCTURE, MAINTAINING EVEN COVERAGE OF PLANTED AREAS.
6. INSTALL HEADS 6" FROM CURBS, WALKS AND WALLS. TRENCHING SHALL BE DONE 2' FROM ALL WALL STRUCTURES.
7. VERIFY EXISTING PRESSURE AND FLOW RATES TO SITE WITH THE LOCAL WATER DEPARTMENT AND ADJUST IRRIGATION SYSTEM AS NEEDED.
8. OVERSPRAY ON BUILDINGS OR PAVEMENT IS NOT ACCEPTABLE. HEADS SHALL BE ADJUSTED PRIOR TO FINAL INSPECTION.
9. THIS IRRIGATION SYSTEM IS DESIGNED TO BE PURGED OF ALL RESIDUAL WATER WITH COMPRESSED AIR FOR THE WINTER. PROVIDE MANUAL DRAIN VALVES AT IRRIGATION SYSTEM LOW POINTS.
10. THE CONTRACTOR SHALL SUBMIT A FULL IRRIGATION PLAN SHOWING HEAD LOCATIONS, PIPES, PIPE SIZES, ETC. PER THE SPECIFICATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
11. ALL IRRIGATION PIPING BENEATH PAVEMENT SHALL BE INSTALLED IN PIPE SLEEVES. ALL CONTROL WIRING BENEATH PAVEMENT SHALL BE INSTALLED IN SEPARATE 2.5-INCH PIPE SLEEVES. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
12. THE IRRIGATION CONTROLLER IS TO BE LOCATED MOUNTED TO WALL IN MECHANICAL OR UTILITY ROOM IN APPROXIMATE LOCATION SHOWN ON PLAN. DEDICATED CIRCUITS SHALL BE PROVIDED FOR THE IRRIGATION CONTROLLER. THE FINAL LOCATION AND EXACT POSITIONING OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER. COORDINATE ELECTRICAL POWER TO THE CONTROLLERS WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLERS IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM PUBLIC VIEW.
13. CONTRACTOR SHALL PROVIDE 'AS-BUILT' DRAWINGS TO THE OWNER PER SPECIFICATION REQUIREMENTS PRIOR TO FINAL ACCEPTANCE.
14. CONTRACTOR SHALL WARRANTY THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

### IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	AREAS TO RECEIVE AUTOMATIC SHRUB ROTARY IRRIGATION
	AREAS TO RECEIVE AUTOMATIC TURF ROTARY IRRIGATION



IRRIGATION COVERAGE PLAN 01  
1" = 20'-0"



AGENCY APPROVAL



ALLEY POYNER  
MACCHIETTO  
ARCHITECTURE  
NE Certificate of Authorization: CA-0433  
Phone: 402.341.0433

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SUBMITTAL

REVISION	DATE
Project Number:	25010
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IRRIGATION COVERAGE  
PLAN

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We Influence The World!

City of Bellevue  
Planning Department  
1510 Wall St. • Bellevue, Nebraska • 68005 • 402-293-3026

**3.c.**

July 18, 2025

To: Planning Commission  
From: Angela Curry, Assistant Planning Manager  
Subject: Proposed 2026-2031 Capital Improvement Plan

Attached is the proposed fiscal year 2026-2031 Capital Improvement Plan (CIP) showing current projected expenditures.

The CIP is a community planning and fiscal management tool used to coordinate the timing and financing of capital improvements over a multi-year period (usually 5-6 years). The document includes major projects and expenditures (\$50,000 and above) submitted by departments for each year of the plan. The total cost is shown for each project along with any outside funding sources and the amount of that funding. The source of city funding represents the General Fund unless otherwise shown.

The first year of the CIP corresponds with the proposed annual budget. For FY 2025-26 the proposed Capital Projects total is \$56,961,781 with \$53,816,500 being funded by the city and \$3,145,281 being funded from outside sources. For FY 2026-27, the proposed Capital Projects total is \$96,687,500 with \$81,245,000 being funded by the City and \$15,442,500 being funded from outside sources.

The total cost of all capital projects shown in the CIP is \$351,811,781 with \$292,381,500 being funded by the City and \$59,430,281 coming from outside sources.

Please note some changes may occur as the budget process progresses.

Attachments: 2026-2031 Capital Improvement Plan Spreadsheet

**EXPENDITURES BY DEPARTMENT BY YEAR**

<u>DEPARTMENT</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>FY 2027-28</u>	<u>FY 2028-29</u>	<u>FY 2029-30</u>	<u>FY 2030-31</u>	<u>TOTAL</u>
Administrative Services	-	-	-	-	-	-	-
Building Maintenance	1,115,000	110,000	-	-	-	-	1,225,000
Cemetery	230,000	-	-	-	-	-	230,000
Code Enforcement	-	-	-	-	-	-	-
Fire	340,000	1,950,000	1,100,000	360,000	3,560,000	3,300,000	10,610,000
Fleet Maintenance	-	-	-	-	-	-	-
Information Technology(IT)	-	-	-	-	-	-	-
Library	100,000	-	-	-	-	-	100,000
Non Departmental	-	-	-	-	-	-	-
Parks	2,240,500	875,000	495,000	-	-	-	3,610,500
Permits & Inspections	-	-	-	-	-	-	-
Police	1,305,281	50,000	50,000	50,000	50,000	-	1,505,281
Public Works	11,325,000	14,750,000	-	-	-	-	26,075,000
Recreation	-	-	-	-	-	-	-
Streets	19,576,000	70,697,500	40,174,000	59,709,000	77,179,500	-	267,336,000
Wastewater	9,980,000	5,505,000	3,725,000	1,035,000	500,000	-	20,745,000
Economic Development	10,750,000	2,750,000	2,750,000	1,750,000	1,750,000	750,000	20,500,000
<b>TOTAL</b>	<b>56,961,781</b>	<b>96,687,500</b>	<b>48,294,000</b>	<b>62,904,000</b>	<b>83,039,500</b>	<b>4,050,000</b>	<b>351,936,781</b>
<b>City funding</b>	<b>53,816,500</b>	<b>81,245,000</b>	<b>48,294,000</b>	<b>49,704,000</b>	<b>55,397,000</b>	<b>4,050,000</b>	<b>292,506,500</b>
<b>Funding from others</b>	<b>3,145,281</b>	<b>15,442,500</b>	<b>-</b>	<b>13,200,000</b>	<b>27,642,500</b>	<b>-</b>	<b>59,430,281</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>					
BldgMtn 26 (1) Tuck Point Brick Exterior 1510/1500 Wall Street	295,000	295,000			
BldgMtn 26 (2) Install Mini Split HVAC System, District 3 Fire Station	180,000	180,000			
BldgMtn 26 (3) Add Backup Boiler at 1500 Wall Street	150,000	150,000			
BldgMtn 26 (4) Add Additional Custodian at 1510 Wall Street	100,000	100,000			
BldgMtn 26 (5) Replace Retractable Walls at Fire Training Site	85,000	85,000			
BldgMtn 26 (6) Replace Deteriorated Concrete Drive North Side Police Station	60,000	60,000			
BldgMtn 26 (7) Replace Furnace at Fire Training Site	50,000	50,000			
BldgMtn 26 (8) Replace Three Heat Pumps at 1510 Wall Street	50,000	50,000			
BldgMtn 26 (9) Replace Utility Truck Box	20,000	20,000			
BldgMtn 26 (10) Rebuild Detention Cell 1500 Wall Street (Design/Const)	125,000	125,000			
Total	1,115,000	1,115,000	-		
<b>Cemetery</b>					
CM 26 (1) Replace Cemetery One Ton, F350 Plow Truck and Plow	85,000	85,000			
CM 26 (2) Replace Cemetery F450 Dump Truck	85,000	85,000			
CM 26 (3) Complete Cemetery Lighting Project	25,000	25,000			
CM 26 (4) Replace Deteriorated Entrance Wall	25,000	25,000	-		
CM 26 (5) Seed, Fertilizer, and Weed Control	10,000	10,000			
Total	230,000	230,000	-		
<b>Code Enforcement</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
ED 26 (2) Entertainment District Improvements-Covered Walkways		10,000,000	10,000,000		
	Total	10,750,000	10,750,000	-	
<b>Fire</b>					
FI 26 (1) Replace Medic 31 2006 International		340,000	340,000		
	Total	340,000	340,000	-	
<b>Fleet</b>					
		-	-	-	
	Total	-	-	-	
<b>Library</b>					
LI 26 (1) Shading System - 2206 Longo Drive		100,000	100,000	-	
				-	
	Total	100,000	100,000	-	
<b>Parks</b>					
PK 26 (1) Bike and Trail Renovations - Everett Park		600,000	600,000		
PK 26 (2) Bike and Trail Renovations - Willow Springs Park		425,000	425,000		
PK 26 (3) American Heroes Park Restrooms		785,000	785,000		
PK 26 (4) New Playground and Shelter - Twin Ridge 2 Park		180,500	180,500		
PK 26 (5) New Playground and Shelter - Willow Springs Park		250,000	250,000	-	
	Total	2,240,500	2,240,500	-	

<b>Permits and Inspections</b>							
No capital projects this fiscal year							
Total					-	-	
<b>Police</b>							
PD 26 (1) Firearms Range Concrete Work	552,062	496,781	55,281	Asset Forfeiture Funds			
PD 26 (2) Firearms Range 8,000 SF Trainng Center-Pre Engineered Bldg Installed	427,644	427,644					
PD 26 (3) Training Center Interior Finish	325,575	325,575					
Total					1,305,281	1,250,000	55,281
<b>Public Works</b>							
PW 26 (1) Strategic Plan Consulting	50,000.00	50,000.00					
PW 26 (2) Public Works Facility (Design)	500,000.00	500,000.00					
PW 26 (3) Public Works Facility (Construction)	1,500,000.00	1,500,000.00					
PW 26 (4) American Heroes Park Amphitheater (Design)	125,000.00	125,000.00					
PW 26 (5) Entertainment District (Engineering)	500,000.00	500,000.00					
PW 26 (6) Entertainment District (Construction)	5,500,000.00	5,500,000.00					
PW 26 (7) Highway 75/34 Interchange (Engineering)	300,000.00	300,000.00					
PW 26 (8) Highway 75/34 Interchange (Construction) Year One	2,500,000.00	2,500,000.00					
PW 26 (9) Land Purchase/Easement (as Necessary)	100,000.00	100,000.00					
PW 26 (10) Prairie Hills Farm Infrastructure (Design)	200,000.00	200,000.00					
PW 26 (11) Purchase Plotter/Scanner	50,000.00	50,000.00					
Total					11,325,000	11,325,000	-
<b>Recreation</b>							
No capital projects this fiscal year.							
Total					-	-	-
<b>Streets</b>							
ST 26 (1) Major Street Resurfacing	776,000	776,000	-				
ST 26 (2) Concrete Projects	3,555,000	3,505,000	50,000				
ST 26 (3) Overlay Projects	370,000	370,000	-				
ST 26 (4) Reconstruction Projects	5,175,000	3,775,000	1,400,000				

ST 26 (5) Bridge Repairs	600,000	160,000	440,000
ST 26 (6) Drainage Improvements	6,665,000	5,465,000	1,200,000
ST 26 (7) Signal Improvements	1,140,000	1,140,000	-
ST 26 (8) Asset Management	490,000	490,000	-
ST 26 (9) Operations and Equipment	805,000	805,000	-
Total	19,576,000	16,486,000	3,090,000
<b>Wastewater</b>			
WW 26 (1) Quail Creek Lift Station	1,200,000	1,200,000	
WW 26 (2) Bluff Street Lift Station Replacement	300,000	300,000	
WW 26 (3) Haworth and American Heros Park Sanitary	1,970,000	1,970,000	
WW 26 (4) Bellevue Sanitary Upgrades - Mission Ave	650,000	650,000	-
WW 26 (5) Twin Creek Siphon Stabilization - Design	60,000	60,000	-
WW 26 (6) SCCWA SB-11 Basin Build out (Ent Dist)	3,000,000	3,000,000	
WW 26 (7) Olde Towne Sanitary Rehabilitation	900,000	900,000	
WW 26 (8) Landings Lift Station Upgrade	1,500,000	1,500,000	-
WW 26 (9) Maintence Truck Replacement	100,000	100,000	
WW 26 (10) GIS Upgrades, Sewershed B and C	300,000	300,000	
Total	9,980,000	9,980,000	-
<b>CAPITAL TOTAL ALL DEPARTMENTS</b>			
	<b>56,961,781</b>	<b>53,816,500</b>	<b>3,145,281</b>
<b>ADDITIONAL PROJECT DESCRIPTIONS:</b>			
ED 26(1) Infrastructure--Funding for LB 840 program, possible projects to be determined			

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN**

**EXPENDITURES BY DEPARTMENT BY YEAR**

<b>FISCAL YEAR 2026-27</b>					
<b>DEPARTMENT/PROJECT</b>	<b>TOTAL COST</b>	<b>CITY COST</b>	<b>OTHER AGENCY COST</b>	<b>NOTES</b>	
<b>Administrative Services</b>					
No capital projects this fiscal year.	-	-			
<b>Building Maintenance</b>					
BldgMtn 27 (1) Replace District 3 Fire Station Roof Top HVAC Unit	\$ 60,000.00	\$ 60,000.00			
BldgMtn 27 (2) Replace 3 Heat Pumps, 1510 Wall Street	\$ 50,000.00	\$ 50,000.00			
<b>Total</b>	<b>110,000</b>	<b>110,000</b>			
<b>Cemetery</b>					
No capital projects t his fiscal year.					
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>			
<b>Code</b>					
No capital projects this fiscal year.	-	-	-		
<b>Total</b>	-	-	-		
<b>Economic Development Fund</b>					
ED 27 (1) LB 840 Infrastructure improvements	750,000	750,000	-		Community Betterment
ED 27 (2) Entertainment District Improvements	2,000,000	2,000,000			
<b>Total</b>	<b>2,750,000</b>	<b>2,750,000</b>	-		
<b>Fire</b>					
FI 27 (1) Replace Truck 21 2018 Pierce	1,950,000	1,950,000	-		

Total	1,950,000	1,950,000	-
<b>Fleet</b>			
No capital projects this fiscal year.	-	-	-
Total	-	-	-
<b>Information Technology (IT)</b>			
No capital projects this fiscal year.	-	-	-
Total	-	-	-
<b>Library</b>			
No capital projects this fiscal year.	-	-	-
Total	-	-	-
<b>Parks</b>			
PK 27 (1) Light Daniel Trail Loop 11.5 Miles	500,000	500,000	
PK 27 (2) New Playground, Retaining Wall & ShelterG- Golden Hills Park	250,000	250,000	
PK 27 (3) New Shelter, Everett Park	60,000	60,000	
PK 27 (4) Resurface Tennis/Pickleball Courts, Sorensen Haworth & Normandy Hills	65,000	65,000	
	-	-	-
Total	875,000	875,000	-
<b>Permits and Inspections</b>			
No capital projects this fiscal year.	-	-	-
Total	-	-	-
<b>Police</b>			
PD 27 (1) Equipment - License Plate Readers	50,000	50,000	-
	-	-	-
Total	50,000	50,000	-
<b>Public Works</b>			

PW 27 (1) Public Works Facility (Construction)	7,000,000	7,000,000.00		
PW 27 (2) American Heroes Park Amphitheater (Construction)	2,000,000	2,000,000.00		
PW 27 (3) Entertainment District (Engineering/Construction)	5,000,000	5,000,000.00		
PW 27 (4) Industrial Drive Ditch (Construction)	750,000	750,000.00		
	-	-	-	
<b>Total</b>	<b>14,750,000</b>	<b>14,750,000</b>	<b>-</b>	
<b>Recreation</b>				
No capital projects this fiscal year.				
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Streets</b>				
ST 27 (1) Major Street Resurfacing	12,460,000	12,460,000	-	
ST 27 (2) Concrete Projects	5,255,000	5,255,000	-	
ST 27 (3) Overlay Projects	2,730,000	2,730,000	-	
ST 27 (4) Reconstruction Projects	35,762,500	21,320,000	14,442,500	
ST 27 (5) Bridge Repairs	1,010,000	1,010,000	-	
ST 27 (6) Drainage Improvements	8,515,000	7,515,000	1,000,000	
ST 27 (7) Signal Improvements	1,880,000	1,880,000	-	
ST 27 (8) Asset Management	320,000	320,000	-	
ST 27 (9) Operations and Equipment	2,765,000	2,765,000	-	
<b>Total:</b>	<b>70,697,500</b>	<b>55,255,000</b>	<b>15,442,500</b>	
<b>Wastewater</b>				
WW 27 (1) Bellevue Sanitary Upgrades - Mission Ave	300,000	300,000		
WW 27 (2) SCCWA SB-11 Basin Build out (Ent Dist)	3,000,000	3,000,000	-	
WW 27 (3) Landings Lift Station Upgrade	500,000	500,000		
WW 27 (4) 8902 Cedar Island Road Facility Updates - Design	40,000	40,000		
WW 27 (5) 8902 Cedar Island Road Facility Updates - Const	150,000	150,000		
WW 27 (6) Loader/Backhoe	200,000	200,000	-	
WW 27 (7) Emergency Power Plan City Wide - Design	75,000	75,000		
WW 27 (8) Emergency Power Plan City Wide - Phase I	350,000	350,000		
WW 27 (9) Olde Town Sanitary Sewer Rehabilitation - Phase 3	600,000	600,000		
WW 27 (10) Whispering Timbers Lift Station Upgrade - Design	80,000	80,000		
WW 27 (11) Interceptor Connection C Site Sanitary Replacement - Design	60,000	60,000		
WW 27 (12) GIS Updates Sewershed D and E	150,000	150,000		
<b>Total</b>	<b>\$ 5,505,000</b>	<b>\$ 5,505,000</b>	<b>-</b>	

<b>CAPITAL TOTAL ALL DEPARTMENTS</b>		<b>96,687,500</b>	<b>81,245,000</b>	<b>15,442,500</b>		
<b>ADDITIONAL PROJECT DESCRIPTIONS</b>						
ED 27 Infrastructure--Funding for LB 840 program, possible projects to be determined						

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN**

**EXPENDITURES BY DEPARTMENT BY YEAR**

<b>FISCAL YEAR 2027-28</b>				
<b>DEPARTMENT/PROJECT</b>	<b>TOTAL COST</b>	<b>CITY COST</b>	<b>OTHER AGENCY COST</b>	<b>NOTES</b>
<b>Administrative Services</b>				
No capital projects this fiscal year.				
<b>Building Maintenance</b>				
No capital projects this fiscal year				
<b>Total</b>	-	-	-	
<b>Cemetery</b>				
No capital projects this fiscal year				
<b>Total</b>	\$ -	\$ -		
<b>Code</b>				
No capital projects this fiscal year.	-	-	-	
<b>Total</b>	-	-	-	
<b>Economic Development Fund</b>				
ED 28 (1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
ED 28 (2) Mission Ave Economic Development-Transportation & Accessibility Improvements	2,000,000	2,000,000		
<b>Total</b>	2,750,000	2,750,000	-	
<b>Fire</b>				

FI 28 (1 ) Replace Engine 31 1997 Seagrave	1,100,000	1,100,000	-
Total	1,100,000	1,100,000	-
<b>Fleet</b>			
No capital projects this fiscal year			
Total	-	-	-
<b>Information Technology (IT)</b>			
No capital projects this fiscal year.	-	-	-
Total	-	-	-
<b>Library</b>			
No capital projects this fiscal year.	-	-	-
Total	-	-	-
<b>Parks</b>			
PK 28 (1) Resurface Tennis/Pickleball Courts, Everett, Thompson, McCann, Lakewood Villages	85,000	85,000	
Pk 28 (2) Trail Renovation - Oakhurst Trail .765 Miles	210,000	210,000	-
Pk 28 (3) Trail Renovation - Lookingglass Trail .75 Miles	200,000	200,000	
Total	495,000	495,000	-
<b>Permits and Inspections</b>			
No capital projects this fiscal year.	-	-	-
Total	-	-	-

<b>Police</b>							
PD 28 (1) Equipment - License Plate Readers	50,000	50,000	-				
Total	50,000	50,000	-				
<b>Public Works</b>							
No capital projects this fiscal year							
Total	-	-					
<b>Recreation</b>							
No capital projects this fiscal year.							
Total	-	-	-				
<b>Streets</b>							
ST 28 (1) Major Street Resurfacing	4,052,000	4,052,000	-				
ST 28 (2) Concrete Projects	4,300,000	4,300,000	-				
ST 28 (3) Overlay Projects	4,300,000	4,300,000	-				
ST 28 (4) Reconstruction Projects	15,645,000	15,645,000	-				
ST 28 (5) Bridge Repairs	1,355,000	1,355,000	-				
ST 28 (6) Drainage Improvements	5,825,000	5,825,000	-				
ST 28 (7) Signal Improvements	1,807,000	1,807,000	-				
ST 28 (8) Operations and Equipment	2,765,000	2,765,000	-				
ST 28 (9) Asst Management	125,000	125,000					
Total	40,174,000	40,174,000	-				
<b>Wastewater</b>							
WW 28 (1) Arctic Jet Replacment	300,000	300,000					
WW 28 (2) Interceptor Monitoring Sites with GIS/SCADA Integration - Design	450,000	450,000	-				
WW 28 (3) Sewer Master Plan Update	75,000	75,000	-				
WW 28 (4) SCCWWA - SB-5 Build Out - Design	75,000	75,000					
WW 28 (5) Whispering Timbers Lift Station Upgrades - Constrction Y1 of I	300,000	300,000					



## 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					
<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 29 (1) LB 840 Infrastructure improvements	750,000	750,000	-		Community Betterment
ED 29 (2) Mission Ave Economic Improvement Funding-Transportation & Accessibility Improvements	1,000,000	1,000,000			
Total	1,750,000	1,750,000	-		
<b>Fire</b>					
FI 29 (1) Replace Medic 21 2019 Ford	360,000	360,000			

Total		360,000	360,000	-	
<b>Fleet</b>					
No capital projects this fiscal year				-	
Total		-	-	-	
<b>Information Technology (IT)</b>					
No capital projects this fiscal year		-	-	-	
Total		-	-	-	
<b>Library</b>					
No capital projects this fiscal year		-	-	-	
Total		-	-	-	
<b>Parks</b>					
No capital projects this fiscal year.		-	-	-	
Total		-	-	-	
<b>Permits and Inspections</b>					
No capital projects this fiscal year		-	-	-	
Total		-	-	-	
<b>Police</b>					
PD 29 (1) Equipment - License Plate Readers		50,000	50,000	-	
Total		50,000	50,000	-	
<b>Public Works</b>					
No capital projects this fiscal year				-	

Total	-	-	-
Recreation			
Total	-	-	-
Streets			
ST 29 (1) Major Street Resurfacing	2,980,000	2,980,000	-
ST 29 (2) Concrete Projects	3,779,000	3,779,000	-
ST 29 (3) Overlay Projects	715,000	715,000	-
ST 29 (4) Reconstruction Projects	14,135,000	14,135,000	-
ST 29 (5) Bridge Repairs	16,500,000	3,300,000	13,200,000
ST 29 (6) Drainage Improvements	12,765,000	12,765,000	-
ST 29 (7) Signal Improvements	645,000	645,000	-
ST 29 (8) Asset Management	125,000	125,000	-
ST 29 (9) Operations and Equipment	8,065,000	8,065,000	-
Total	59,709,000	46,509,000	13,200,000
Wastewater			
WW 29 (1) Interceptor Connection C Site Sanitary Replacement - Construction Y1 of	600,000	600,000	-
WW 29 (2) 25th and 370 Forcemain Rehabilitation -Design	60,000	60,000	-
WW 29 (3) 51st and Bernadette Forcemain and Lift Station	375,000	375,000	-
Total	\$ 1,035,000	\$ 1,035,000	-
<b>CAPITAL TOTAL ALL DEPARTMENTS</b>	<b>62,904,000</b>	<b>49,704,000</b>	<b>13,200,000</b>
<b>ADDITIONAL PROJECT DESCRIPTIONS</b>			
ED 29(1) Infrastructure--Funding for LB 840 program, possible projects to be determined			

## CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN

### EXPENDITURES BY DEPARTMENT BY YEAR

FISCAL YEAR 2029-30					
DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST		NOTES
Administrative Services					
No capital projects this fiscal year					
Building Maintenance					
	-	-	-		
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>		
Cemetery					
No capital projects this fiscal year.	-	-	-		
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>		
Code					
No capital projects this fiscal year	-	-	-	-	
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Economic Development Fund</b>					
ED 30 (1) LB 840 Infrastructure improvements	750,000	750,000	-		Community Betterment
ED 30 (2) Mission Ave Economic Improvement Funding-Transportation & Accessibility Improvements	1,000,000	1,000,000			
<b>Total</b>	<b>1,750,000</b>	<b>1,750,000</b>	<b>-</b>		
<b>Fire</b>					
FI 30 (1) Replace Utility 3	1,985,000	1,985,000	-		Ordered in 2024-205 Budget year

Fl 30 (2) Replace Engine 4 (Pumper tanker)		1,575,000	1,575,000			Ordered in 2024-205 Budget year
Total		3,560,000	3,560,000	-		
<b>Information Technology (IT)</b>						
No capital projects this fiscal year		-	-	-		
Total		-	-	-		
<b>Library</b>						
No capital projects this fiscal year		-	-	-		
Total		-	-	-		
<b>Parks</b>						
No capital projects this fiscal year.		-	-	-		
		-	-	-		
Total		-	-	-		
<b>Permits and Inspections</b>						
No capital projects this fiscal year		-	-	-		
Total		-	-	-		
<b>Police</b>						
PD 30 (1) Equipment - License Plate Readers		50,000	50,000			
		-	-			
Total		50,000	50,000			
<b>Public Works</b>						
No capital projects this fiscal year.		-	-	-		
Total		-	-	-		

Recreation					
Total		-	-	-	
Streets					
ST 30 (1) Major Street Resurfacing		7,860,000	7,860,000	-	
ST 30 (2) Concrete Projects		3,875,000	3,875,000	-	
ST 30 (3) Overlay Projects		1,535,000	1,535,000	-	
ST 30 (4) Reconstruction Projects		36,082,500	21,640,000	14,442,500	
ST 30 (5) Bridge Repairs		16,500,000	3,300,000	13,200,000	
ST 30 (6) Drainage Improvements		2,550,000	2,550,000	-	
ST 30 (7) Signal Improvements		600,000	600,000	-	
ST 30 (8) Wall Rehabilitation		112,000	112,000		
ST 30 (9) Operations and Equipment		8,065,000	8,065,000		
Total		77,179,500	49,537,000	27,642,500	
Wastewater					
WW 30 (1) Kennedy Lift Station and Forcemain - Design		50,000	50,000		
WW 30 (2) 25th and 370 Forcemain Rehabilitation - Construction Y1 of 1		450,000	450,000		
Total		\$ 500,000	\$ 500,000	-	
<b>CAPITAL TOTAL ALL DEPARTMENTS</b>		<b>83,039,500</b>	<b>55,397,000</b>	<b>27,642,500</b>	
<b><u>ADDITIONAL PROJECT DESCRIPTIONS</u></b>					
ED 30 (1) Infrastructure--Funding for LB 840 program, possible projects to be determined		750,000	750,000		

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN**

**EXPENDITURES BY DEPARTMENT BY YEAR**

<b>FISCAL YEAR 2030-31</b>				
<b>DEPARTMENT/PROJECT</b>	<b>TOTAL COST</b>	<b>CITY COST</b>	<b>OTHER AGENCY COST</b>	<b>NOTES</b>
<b>Administrative Services</b>				
No capital projects this fiscal year				
<b>Total</b>	-	-	-	
<b>Building Maintenance</b>				
No capital projects this fiscal year	-	-	-	
<b>Total</b>	-	-	-	
<b>Cemetery</b>				
No capital projects this fiscal year.	-	-	-	
<b>Total</b>	-	-	-	
<b>Code</b>				
No capital projects this fiscal year	-	-	-	
<b>Total</b>	-	-	-	
<b>Economic Development Fund</b>				
ED 31 (1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
<b>Total</b>	750,000	750,000	-	
<b>Fire</b>				
FI 31 (1) Replace Engine 15 2013 Spartan	1,400,000	1,400,000		
FI 31 (2) Replace Truck 31 202 Pierce Aerial	1,900,000	1,900,000	-	
<b>Total</b>	3,300,000	3,300,000		

<b>Library</b>									
No capital projects this fiscal year		-		-		-			
Total		-		-		-			
<b>Parks</b>									
No capital projects this fiscal year.		-		-		-			
Total		-		-		-			
<b>Permits and Inspections</b>									
No capital projects this fiscal year		-		-		-			
Total		-		-		-			
<b>Police</b>									
No capital projects this fiscal year.		-		-		-			
Total		-		-		-			
<b>Public Works</b>									
No capital projects this fiscal year.									
<b>Recreation</b>									
No capital projects this fiscal year.									
Total		-		-		-			
<b>Streets</b>									

Total		-		-		-		
Wastewater								
Total		-		-		-		
<b>CAPITAL TOTAL ALL DEPARTMENTS</b>		<b>4,050,000</b>		<b>4,050,000</b>		<b>-</b>		
<b><u>ADDITIONAL PROJECT DESCRIPTIONS</u></b>								
ED 31 (1) Infrastructure--Funding for LB 840 program, possible projects to be determined		750000		750000				