

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

April 25, 2022
6:00 p.m.

Council Chambers
Bellevue, Washington

PRESENT: Mayor Robinson, Deputy Mayor Nieuwenhuis, and Councilmembers Barksdale, Lee, Robertson, Stokes and Zahn

ABSENT: None.

1. Call to Order

The meeting was called to order at 6:06 p.m., with Mayor Robinson presiding.

2. Roll Call; Flag Salute

City Clerk Charmaine Arredondo called the roll and all Councilmembers were present. Councilmember Barksdale led the flag salute.

(a) Distracted Driving Awareness Month Proclamation

Deputy Mayor Nieuwenhuis read the proclamation recognizing April 2022 as Distracted Driving Awareness Month in Bellevue and urged everyone to practice safe driving behaviors.

(b) Internship Awareness Month Proclamation

Mayor Robinson read the proclamation recognizing April 2022 as Internship Awareness Month. She noted a collaboration between the City, Bellevue College's Center for Career Connections, community employment resources and businesses to promote internship opportunities and to encourage businesses to develop internship programs.

(c) National Week of Action Proclamation

Councilmember Zahn read the proclamation recognizing April 29 through May 5, 2022 as the National Week of Action to raise awareness about missing and murdered Indigenous women and girls.

3. Approval of Agenda

→ Deputy Mayor Nieuwenhuis moved to approve the agenda, amended to move Agenda Item 8(b), Ordinance No. 6659, to Agenda Item 12(a). Councilmember Lee seconded the motion.

→ The motion carried by a vote of 7-0.

4. Oral Communications

- (a) Bill Finkbeiner thanked the City for moving forward with the Wilburton planning effort. He said the area is served by freeway ramps and a number of transportation modes including buses, the Eastrail and future light rail. He said the Wilburton Commercial Area Citizen Advisory Committee (CAC) co-chaired by Councilmember Barksdale released its report in 2018 to lay the groundwork for the redevelopment of the neighborhood. He said the area provides opportunities for affordable housing. He thanked Councilmembers for their public service.
- (b) Neal Mulnick said he was speaking on behalf of the owners of the property at the northwest corner of NE 4th Street and 116th Avenue NE. He said the current tenant is a car dealership. However, the owners are interested in potential opportunities for other long-term uses and building forms. He encouraged the Council and the Planning Commission to prioritize the Wilburton commercial area and to assign the necessary resources to complete the planning process as quickly as possible. He noted the transportation infrastructure in the area including light rail and road network improvements. He said the Grand Connection is an important part of the overall redevelopment as well.
- (c) McKenzie Toomey, a 16-year old student at the International School, expressed concern regarding climate change. She noted her involvement with the Bellevue Youth Link and as a high school sustainability ambassador. She encouraged the Council to fully fund the Environmental Stewardship Plan and to work to achieve a 50-percent reduction in greenhouse gas emissions by 2030.
- (d) Jack McCullough recalled that he emailed the Council last month urging the City to expedite redevelopment in the Wilburton area, where the Grand Connection meets the Eastrail. He said the Wilburton planning effort began 15 years ago. He recalled that a special opportunity area was designated at that time on a portion of 116th Avenue, which is the location of the Grand Connection. He encouraged the City to use existing Comprehensive Plan policy, conduct the State Environmental Policy Act (SEPA) review and to adopt a Land Use Code Amendment (LUCA) to enable the adoption of a development agreement for the area. He suggested that the work could be accomplished within a relatively short period of time.
- (e) Court Olson expressed concern regarding climate change, noting that he has been studying the problem and its complexities for a number of years. He said the group known as People for Climate Action reviewed the 77 actions in the City's Environmental

Stewardship Plan and developed comments that have been submitted to the Council in writing. He thanked everyone for their work.

- (f) TJ Woosley thanked the City for initiating the Wilburton implementation work. He said his family has been involved in providing business locations in the area since 1968. He said the Wilburton area is Bellevue's next growth area and he encouraged the City to move forward as quickly as possible.
- (g) Marguerite Richard expressed concern regarding Mayor Bruce Harrell of Seattle. She asked how she can help elected officials help her and others. She encouraged equity for people of all races.
- (h) Cutzi Jobes said her husband is a 19-year employee with the Bellevue Fire Department who submitted a religious exemption for the COVID-19 vaccine and has not been allowed to work since October 19, 2021. She said they drove to Bellevue to attend the previous week's Council meeting but were unable to speak due to the number of other speakers. She said the Bothell City Council and Redmond City Council allow unlimited comments from the public on any topic during a meeting. She commented on the scientific method and raised the following questions: What was the rate of transmission of COVID-19 from the fire department before the vaccine was available? What was the rate of transmission in the department after the vaccine was available and only vaccinated firefighters remained? How long does natural immunity from COVID-19 last? How long lasting and robust is vaccine immunity compared to natural immunity? How has the department compared vaccinated employees' antibodies to unvaccinated employees' natural antibodies, and what were the results? Do unvaccinated employees actually pose a greater threat to the community? She said studies from the United Kingdom indicate that vaccinated individuals are five times more likely to catch COVID-19. She said the director of King County Emergency Medical Services (EMS) said that properly fitting personal protection equipment (PPE) provides nearly 100 percent protection from transmission or infection in first responders, including when working with COVID-positive patients.
- (i) Honorable Michael Fuller expressed concern regarding illegal and unconstitutional laws for unauthorized, undocumented individuals while veterans are sleeping on the streets. He said his father served in the U.S. Air Force during the Korean and Vietnam wars, and his stepfather served in World War II. He said the Council should not think they are above the law. He expressed concern regarding Mayor Harrell in Seattle. He encouraged change that Black Lives Matter can believe in.
- (j) Alex Zimmerman said King County Councilmembers earn full-time salaries for a part-time job, which he feels is not appropriate for government. He said the King County Council does not want to hold hybrid meetings. He said the City of Seattle is not responsive to the public.

City Clerk Arredondo indicated that the oral communications period had reached its 30-minute limit and encouraged others to email their comments to Council@bellevuewa.gov.

5. Reports of Community Councils, Boards, and Commissions: None.

6. Report of the City Manager

(a) Introduction of New Staff

City Manager Brad Miyake introduced Diane Carlson, who was recently hired as Deputy City Manager. Mr. Miyake said Ms. Carlson worked for the City of Bellevue from 2002 to 2012 before working with both the King County Executive's Office and Metro.

Mr. Miyake introduced Genesee Adkins, who was hired to fill the newly created position of Chief of External Affairs. Her duties will include aligning the City's strategic efforts in governmental affairs and communications as well as providing leadership on certain high-priority issues. She previously worked for two engineering firms and in leadership positions with the State, King County, University of Washington, City of Seattle and a number of nonprofit organizations.

Mr. Miyake introduced Mike Kattermann as the new Director of the Community Development Department. Mr. Kattermann worked for the City of Bellevue from 2007 to 2018 and most recently served as the Community Development Director for the City of Bothell. While at Bellevue, he led a number of high-priority projects including East Main Station Area planning, the development of Eastlink light rail best practices, and the development of the Affordable Housing Strategy.

Mr. Miyake thanked Mike Brennan, Director of the Development Services Department, who has been helping out in the City Manager's Office as Bellevue is faced with many challenging issues related to growth and planning.

7. Council Business and New Initiatives: None.

8. Consent Calendar

→ Deputy Mayor Nieuwenhuis moved to approve the Consent Calendar, amended to remove item 8(b). Councilmember Stokes seconded the motion.

→ The motion to approve the Consent Calendar carried by a vote of 7-0, and the following items were approved:

(a) Council Minutes

Minutes of April 11, 2022 Regular Meeting

(c) Resolution No. 10086 authorizing execution of an agreement with Owen Equipment Company for the purchase of two replacement street sweepers for the City's Transportation Department, in the amount to not exceed \$691,480.20, plus all applicable taxes.

Item moved to Agenda Item 12(a):

- (b) Ordinance No. 6659 amending Sections 3.55.030, 3.56.030, 3.61.030, 3.62.030, 3.63.030, and 3.64.030 of the Bellevue City Code to reinstate limitations on members of commissions and boards attending meetings remotely.

9. Public Hearings: None.

10. Study Session Items

- (a) Environmental Stewardship Initiative (ESI) Quarterly Update

City Manager Miyake introduced staff's update regarding the Environmental Stewardship Initiative (ESI).

Emil King, Assistant Director, Community Development Department, introduced staff's update regarding the City's progress on implementing the Environmental Stewardship Plan, including the first quarter 2022 accomplishments.

Jennifer Ewing, Environmental Stewardship Program Manager, recalled that the last presentation to the Council was in early February. She said staff continues to engage with the community, including through the sustainability leaders group of experts and the general public. The Clean Buildings Act technical support program has exceeded its first goal of completing 80 energy benchmarks by the end of March, and staff is working with three building owners to support their efforts to comply with the state law and to apply for early adopter incentives. Additional accomplishments include the Mobility Implementation Plan, initiation of the tree canopy assessment and an analysis of best practices related to air pollution and long-term land use planning.

Ms. Ewing said the City is partnering with the cities of Issaquah, Kirkland, Mercer Island and Redmond to encourage residents through the Eastside heat pump campaign to upgrade their heating systems to energy efficient heat pumps. The heat pumps can also provide air conditioning, which is especially important for vulnerable populations. She noted efforts to support low-income residents and affordable housing properties to identify opportunities for improving energy efficiency. The City is also exploring partnerships with Imagine Housing and Hopelink to distribute incentive funds for the program.

In another partnership with Eastside cities, the community climate challenge was launched the previous week. She said there is an Eastside climate challenge as well as Bellevue's own climate challenge. The intent of the program is to engage residents and workers in helping to meet climate change goals.

Ana Hagerup, Resource Conservation Program Manager, Finance and Asset Management Department, said she oversees sustainability in municipal operations and her priority has been to focus on the largest sources of emissions, which are transportation and buildings. She said the

Green Fleet strategy allows the City to use electric light duty fleet vehicles to meet the target of 100 percent electrification by 2040. Ms. Hagerup said there was extensive stakeholder engagement to understand operational requirements, and a consultant helped staff analyze current options and opportunities. The consultant also analyzed City facilities that house light duty vehicles to better understand what building upgrades might be needed at the Bellevue Service Center (BSC) and City Hall. The Green Fleet strategy was finalized in January 2022 and will be implemented through a phased approach. The strategy focuses on underutilized vehicles, light duty vehicles, parking assignments at City facilities, and electric options for medium duty and heavy duty vehicles. She said the City is on track to meet its electrification targets for 2030 and 2040.

Ms. Hagerup said the City installed six new electric charging ports at the BSC and has now reached its charging port capacity at that facility and at City Hall. Staff is exploring energy audits and retrofit opportunities to make the BSC more efficient. The City has completed lighting upgrades at the BSC and is applying for an energy efficiency grant through the Washington State Department of Commerce for additional improvements. Ms. Hagerup said staff is working to implement projects that previously received grant funding including the replacement of the HVAC system at Fire Station 2 and lighting upgrades for five fire stations. She said solar grant opportunities will become available within the next two months, and staff will conduct site assessments to determine the best locations for solar energy. The City is also working with Puget Sound Energy (PSE) through the community solar program.

Ms. Hagerup said the work currently underway will reduce greenhouse gas emissions by approximately 290,000 carbon pounds per year. Staff will continue to secure future grants for the next round of funding. The City continues to move forward with LEED (Leadership in Energy and Environmental Design) certification of new facilities including Fire Station 5, Fire Station 10 and the resource management office. The City is conducting 17 building audits with MacDonald Miller. Ms. Hagerup said the City has voluntarily complied with the Clean Buildings Act program. Six of the City's properties are required to comply and three properties have already complied. Ms. Hagerup said the City will pursue grant funding to help achieve compliance where needed.

Ms. Ewing said the City is in the second year of implementing the five-year Environmental Stewardship Plan. She said staff actively uses the plan to guide and prioritize their work. She said data related to the greenhouse gas emissions inventory and environmental metrics will be provided during the July update to the Council. Upcoming projects include the climate vulnerability assessment as part of the periodic update to the Comprehensive Plan and code updates related to tree regulations and the tree canopy.

Ms. Ewing said the City recently applied for congressionally designated spending to receive funding for the home energy retrofit program focused on affordable housing units. The City will apply for a grant from the Washington State Department of Transportation (WSDOT) for electric vehicle charging stations accessible to the public.

Mayor Robinson thanked staff for the presentation.

Councilmember Zahn said she looks forward to reviewing the performance metric data and greenhouse gas emissions inventory to be presented in July. She suggested considering sustainability with all City equipment purchases. Ms. Zahn expressed an interest in addressing single-use plastic products. Referring to the Parks and Open Space System Plan, she questioned whether there are things that could be incorporated into the potential levy that would help expedite fleet improvements within parks operations. She thanked staff for their hard work and expressed an interest in learning more about the potential impact of adding staff during the budget process. Ms. Ewing said she would follow up regarding the State's single-use plastics ban.

Councilmember Robertson suggested using compostable products for items to be used internally and with the public.

Responding to Ms. Robertson, Ms. Ewing said the tree canopy assessment will occur before the review and update of tree regulations. Ms. Ewing said the City is waiting to receive the 2021 data. Councilmember Robertson said she is interested in reviewing the history of Bellevue's tree canopy.

Regarding the conversion to electric vehicles, Councilmember Robertson said it is important to have vehicles that will continue to operate in the case of a major event (e.g., earthquake) that interrupts electrical service. She wondered about the possibility of converting larger vehicles to natural gas as an interim measure until more large electric vehicles are available. She said many fleets nationwide are converting to natural gas. Ms. Hagerup confirmed that this issue was discussed by the stakeholders group to ensure that the use of electric vehicles does not adversely impact the City's level of service. She acknowledged the use of natural gas vehicles in other areas and said the consultant has provided information on interim options for larger vehicles.

Councilmember Stokes thanked staff for the presentation. He said that while the City is doing well in implementing the Environmental Stewardship Plan, it would be helpful to have a clearer picture of what more needs to be done to achieve the City's goals. He suggested providing more information to help the public better understand the City's progress. Mr. King said information on key metrics will be presented in July.

Deputy Mayor Nieuwenhuis thanked staff for their efforts with other cities. He requested more information regarding Puget Sound Energy's commercial rooftop program. He thanked the People for Climate Action group for their review and input regarding the City's plan, and asked staff to comment regarding their analysis. Mr. Nieuwenhuis acknowledged the City's tree giveaway events and suggested exploring additional ways to encourage tree plantings, including a partnership with the Bellevue Farmer's Market.

Ms. Hagerup said this is the second time the City submitted an application for the PSE community solar program. Last year's program was focused on larger solar installations, and this year's program focuses on smaller properties. The City requested assistance for five properties last year. Ms. Hagerup said that eligibility for solar projects is based on the condition and life span of the roof. She said the PSE program fully finances solar energy. The City leases the rooftop space to PSE to install solar. PSE pays for the installation and maintenance and uses the

program to generate community solar projects. Ms. Hagerup said Fire Station 3 has a new roof and might be a good candidate for solar energy. She said an engineering analysis is required to determine whether a building qualifies for solar panels.

Ms. Ewing said the current plan for tree giveaways is to hold a City-led event in the fall, while the 300 Trees group is focused on a spring tree giveaway. 300 Trees had a tree giveaway at the end of March and the City worked closely with them for that event.

Ms. Ewing said that she and Ms. Hagerup are continuing to review the submittal from People for Climate Action. She noted the group's interest in the City moving faster and doing more. She said some of the comments did not reflect up-to-date information regarding the City's progress.

Councilmember Lee acknowledged the urgency of addressing climate change and thanked staff for their efforts. He noted the widespread use of solar-heated water tanks in Taiwan and expressed support for PSE's solar program. He looks forward to the July update regarding emissions data and other performance metrics.

Councilmember Barksdale asked whether a review of the data in July is anticipated to lead to changes to the Environmental Stewardship Plan. He said it would be helpful to be able to review different options of staffing levels and the anticipated impact on expediting the implementation of the plan.

Ms. Ewing said staff intends to continue the actions currently defined in the 2021-2025 plan. While the greenhouse gas emissions inventory is a useful tool, it is not typically used by cities to adjust their plans on an annual basis. She noted that data during the pandemic will differ from pre-pandemic data, and the next couple of years will show trends resulting from employees transitioning back into the workplace and/or working hybrid schedules. Ms. Ewing suggested waiting until after the Comprehensive Plan periodic update is completed by 2024 before updating the Environmental Stewardship Plan.

Ms. Hagerup noted that some cities use a 20-year plan, and the City of Bellevue established a five-year plan to encourage a more frequent updates to the goals and policies.

Mayor Robinson thanked staff for their efforts with other cities and noted the enhanced benefit of coordinating regional actions. She said Silver Glen is an affordable senior independent-living community in Bellevue. She asked whether the City could consider the installation of heat pumps at that location. Ms. Ewing said staff would follow up.

Responding to Ms. Robinson, Ms. Ewing said residents may sign up for the climate challenge at BellevueClimateChallenge.org.

Following up on Councilmember Barksdale's interest in the timing for updating the plan, Councilmember Zahn expressed concern about the City's ability to move fast enough. She would like staff to provide staffing level options in July to discuss what could be accomplished with more staff. She encouraged looking at items from the Environmental Stewardship Plan that could be implemented through the potential parks levy.

At 7:40 p.m., Mayor Robinson declared a break. The meeting resumed at 7:50 p.m.

(b) Initiation of Wilburton Vision Implementation – Comprehensive Plan Amendment (CPA) and Land Use Code Amendment (LUCA)

City Manager Miyake introduced discussion regarding the implementation of the Wilburton plan.

Mr. King said staff is seeking Council direction to initiate work, including a Comprehensive Plan Amendment (CPA) and Land Use Code Amendment (LUCA), to implement the Wilburton Vision outlined by the Wilburton Commercial Area Citizens Advisory Committee (CAC). He said the Wilburton area provides the opportunity to be one of the most successful transit-oriented, livable, sustainable and equitable communities in the region. He noted that Bellevue continues to experience significant office development and expanding the housing capacity and housing options is essential. He said there is an aggressive schedule to complete the CPA and LUCA work for the Wilburton area by mid-2024. He said the proposed approach will address emerging needs, including incorporating the Mobility Implementation Plan and the Eastrail Framework Plan.

The Wilburton area is the last planning area within the transit growth corridor. The area covers 300 acres and is largely commercial development. The vision calls for a sustainable and equitable mixed-use neighborhood. Mr. King said the redevelopment of the Wilburton area will connect the BelRed area to the Downtown.

Trisna Tanus, Consulting Attorney, said there have been significant changes in Bellevue since the Wilburton guiding principles were adopted in 2015 and the Draft Environmental Impact Statement (DEIS) was completed in 2018. She said the Wilburton work coincides with the major periodic update to the Comprehensive Plan. Staff anticipates completing the CPA in 2023 and the LUCA in 2024 after the adoption of the Comprehensive Plan update. The CPA will update the Wilburton-NE 8th Street subarea plan and a portion of the BelRed plan to support the vision for the planning area. The LUCA sets the standards for development and the design guidelines to implement the vision, goals and policies in the CPA. Ms. Tanus said an additional objective is to adopt a legislative rezone to create new land use districts for the Wilburton area.

Ms. Tanus said staff will coordinate the Wilburton environmental work with the environmental analysis for the citywide periodic Comprehensive Plan update to enhance staff and resource efficiencies. She said staff is committed to moving this effort forward as quickly as possible. The CPA and LUCA will incorporate the Wilburton Eastrail Framework Plan, increase housing and help to create a sustainable and equitable neighborhood.

The implementation of the Wilburton Vision has an important role in complying with the housing and employment targets related to the Growth Management Act (GMA). The plan envisions diverse and connected neighborhoods, the extension of NE 6th Street and the development of the Grand Connection. Elements to address sustainability and equity include enhanced natural systems, sustainable transportation and economic opportunities, especially for small businesses.

Ms. Tanus said the environmental review will be conducted through the EIS process and will assess probable adverse environmental impacts from the proposed changes in the areas of land use, housing, transportation, aesthetics, public services and utilities, and the natural environment (e.g., air, water, geology). There has been significant growth in office development since the DEIS was issued in 2018, and the new housing targets exceed the housing supply.

Janet Shull, Strategic Planning Manager, Community Development Department, said the Eastrail Framework Plan is expected to be completed during the second quarter. She highlighted a timeline depicting the three phases of the implementation process: 1) community reengagement, 2) future land use and policy development, and 3) development of the LUCA. She said the proposed timeline efficiently moves major City initiatives forward simultaneously and will provide policy direction for both the Wilburton and BelRed areas.

Ms. Shull said the community engagement effort will align with the three phases of the process. The community reengagement phase will inform the community about the Wilburton Vision and reengage with stakeholders. The work will continue through September and will include briefings to the Boards and Commissions, stakeholder presentations and discussions, and broad outreach. From October 2022 through September 2023, the community engagement process will gather input regarding the CPA and the LUCA policies to implement the plan. This phase will include a focus on the EIS public comment process and an alignment with the development of Comprehensive Plan land use alternatives. During the third phase, June 2023 to June 2024, staff will work with the community to address the proposed land use districts, development standards and design guidelines.

The next steps include briefings with Boards and Commissions, updating and expanding the lists of stakeholders and interested parties, project launch, identifying equity outcomes to be considered during policy development and affirming the Wilburton Vision to align with citywide goals and growth targets.

Mayor Robinson noted that Councilmember Barksdale served as the Co-Chair of the Wilburton Commercial Area CAC.

Councilmember Barksdale said he enjoyed his work with the CAC, stakeholders and staff and he is excited to see this move forward. He said the Wilburton Vision includes multiple modes of transportation including walking, biking and light rail. At the time of the CAC's work, residents aged 20-39 years old made up the majority of the Wilburton area. Mr. Barksdale noted the elements intended to create a vibrant community including small businesses, festivals, day and night activities, and other services and amenities. He expressed support for moving forward with the proposed approach.

Deputy Mayor Nieuwenhuis thanked Councilmember Barksdale and the CAC for their work and expressed support for continuing to move the effort forward. Noting that the work will not be completed for two years, he expressed concern about missing opportunities to create housing and multimodal infrastructure. Mr. Nieuwenhuis stated his understanding that a development agreement was received by the City but it did not move forward. His understanding is that the

development agreement reflected opportunities for developing housing and transportation facilities. Deputy Mayor Nieuwenhuis asked whether it would be possible to shorten the timeline or to accelerate certain aspects of the work (e.g., housing, transportation). He does not want to miss opportunities to address growth because the growth is already here.

Mr. King said that one of the key changes over the past few years has been the significant growth in office development. However, Bellevue is expecting the addition of 25,000-30,000 jobs over the next 4-5 years. He said housing production has not kept pace with the City's goals and 9,000-10,000 housing units are needed to meet growth targets. He said the work to develop the Eastrail has accelerated and the City is working with Sound Transit, King County and Eastrail partners in that effort. He noted the goal of creating trail-oriented development along the Eastrail.

Mr. King said the DEIS looked out to 2035. However, he noted the need to expand that horizon to 2044 to incorporate the new growth targets. He said the implementation of the Wilburton Vision will incorporate multiple travel modes, and the development of affordable housing is even more important than it was four years ago. He said staff believes that the timeline is the most efficient path for delivering the CPA and LUCA and for conducting the appropriate environmental analysis and planning. Mr. King said the City is working with consultants to move forward as efficiently as possible. He said the City's interest and ability to continue to work with stakeholders is as strong now as ever, including to work on the bridge feature of the Grand Connection.

In continued response to Deputy Mayor Nieuwenhuis, Ms. Tanus acknowledged the proposed development agreement reflecting a four step process to allow redevelopment to occur. She said staff needs to analyze the proposal and they are always looking for opportunities to gain efficiencies. She said staff will review the proposal to determine whether it would enable housing, including affordable housing, to be completed with a shorter timeline.

Councilmember Stokes recalled that the Wilburton area was named after a lumber company. He noted that another portion of the area includes an established neighborhood. He said the commercial area provides a fantastic opportunity similar to what has been developing in the BelRed area. Mr. Stokes expressed support for staff's proposed process and timeline, noting that it is an aggressive schedule for such a comprehensive effort. He said it is great to see Wilburton planning, light rail, Eastrail and other efforts all coming together.

Councilmember Robertson welcomed Mike Kattermann, Director of the Community Development Department, back to the City of Bellevue and welcomed Janet Shull to her new role. Ms. Robertson expressed support for moving forward as expeditiously as possible and recalled early discussions envisioning the Wilburton area as an urban village. She said she believes the timeline can be compressed in certain areas. She suggested basing major milestones on specific dates instead of quarters. Councilmember Robertson said that, as the Planning Commission liaison, she would support the commission holding more meetings to make the effort a priority. She suggested that setting specific dates as deadlines will encourage the community and stakeholders to provide their input and suggestions in a timely manner and well in advance of certain decisions.

Councilmember Robertson said it is important to clearly define the scope of the effort. She suggested using the CAC's preferred alternative as the baseline for density and as the starting point for the implementation work. She said it is important to ensure that the Wilburton area does its share in meeting the housing and jobs growth targets and that the implementation efforts look at the impacts and integration of the Grand Connection, sustainability and equity in the redevelopment, and transportation impacts. She said light rail will begin operating before the Wilburton implementation process is completed and a new I-405 access ramp is proposed at the Lake Hills Connector. She said if the scope is clearly defined, the work can be completed more quickly.

Ms. Robertson said she would like to see private investment in the Grand Connection if the privately funded elements are part of the first phase and are engineered for future expansion. Regarding development agreements, she recalled that she has advocated for creating a development agreement chapter in the code.

Councilmember Zahn expressed support for the proposed timeline coordinating the work of a number of related initiatives. She expressed support for the references to sustainable and equitable mixed use development and suggested adding the word "walkable." She said this effort is about vibrant placemaking and creating inclusive multicultural space. She asked whether the guiding principles created in 2015 should be reviewed. She asked whether it would be possible to move faster by combining the task of affirming and refining the vision with the evaluation of future land use alternatives. She questioned whether any early wins could be adopted. She asked whether the guiding principles are provided to the public as part of the community engagement process.

Ms. Zahn said she learned at the National League of Cities (NLC) conference that there are grants available for reconnecting communities utilizing lids over freeways. She wondered if the community outreach could go beyond engaging the residents and businesses already in Bellevue to gathering input from those that are not here but would like to be.

Councilmember Lee said this is a very important issue and he is ready to move forward. However, he would like further discussion between the Council and staff. He concurred with the idea of establishing a baseline. He noted that he has ideas about community engagement. He encouraged moving forward aggressively to avoid having to catch up to job growth. He said it is important to ensure that redevelopment meets the needs of future residents and businesses. He encouraged talking to stakeholders to understand what is needed to attract economic development opportunities.

Mayor Robinson said the Wilburton area is a unique opportunity to address the sustainable and equitable design of housing and commercial buildings as well as transportation and utilities infrastructure. She expressed support for the proposed timeline and concurred with her colleagues about shortening the timeline if at all possible. She encouraged universal design and sustainable development and infrastructure. She said one developer has talked about creating an eco district tapping into the deep sewer system of King County. She said King County has a similar pilot project and she would love to see that in Bellevue. Mr. King said staff spoke with King County staff the previous week to explore the concept and will continue those discussions.

Deputy Mayor Nieuwenhuis asked how often staff will provide updates to the Council. He asked about the potential for stakeholders to fund portions of the consultant's work to expedite the process. Mr. King said the clearest path is using City funds for the consultants. However, staff is exploring ways to expedite the coordination between City staff and the consultants. Mr. King said he would follow up with proposed dates for updates to the Council.

Councilmember Robertson referred to slide 8 of the presentation as representing the general scope and some of the principles supported by her and other Councilmembers. She suggested including in the motion references to additional information about using the CAC preferred alternative as the baseline for the implementation work and to setting the scope to address housing policy, affordable housing, growth targets, Grand Connection, sustainability, equity, universal design and multimodal transportation (including light rail, Eastrail, walkability). She suggested that setting that scope would allow compressing the first two phases for efficiency and for providing more guidance for stakeholders, staff and the Boards and Commissions.

Councilmember Zahn suggested refining the vision based on tonight's discussion instead of waiting until later this summer to do that work. She believes that would shorten the overall process and inform the public about where the City is headed.

Councilmember Lee said he supports having a baseline but he does not want it to be prescriptive at this time.

Councilmember Stokes concurred with Councilmember Robertson's proposed motion language.

Responding to Councilmember Zahn, Mr. King confirmed that staff will look for opportunities to compress the first two phases of the process. He said staff will explore grants as well and he thanked Ms. Zahn for mentioning earlier the federal grants for projects that reconnect communities over freeways.

→ Deputy Mayor Nieuwenhuis moved to direct staff to initiate work on the Wilburton Vision Implementation Comprehensive Plan Amendment (CPA) and Land Use Code Amendment (LUCA), and to use the Citizen Advisory Committee's preferred alternative as a baseline. This will be the starting point with a scope of work being to evaluate that preferred alternative to determine whether updates need to be considered in the areas of housing policy, growth targets, Grand Connection, impacts and integration, sustainability, equitable access, and multimodal transportation such as Eastrail, walkability and the proposed Lake Hills Connector access ramp. Councilmember Robertson seconded the motion, with a friendly amendment to include affordable housing in the housing policy and to add universal design as a consideration. Deputy Mayor Nieuwenhuis accepted the friendly amendment.

Councilmember Lee said he would not support the motion. He said he was not sure whether the CAC preferred alternative is the right baseline for the work.

→ The motion carried by a vote of 6-1, with Councilmember Lee dissenting.

11. Land Use: None.

12. Other Ordinances, Resolution, and Motions

- (a) Ordinance No. 6659 amending Sections 3.55.030, 3.56.030, 3.61.030, 3.62.030, 3.63.030, and 3.64.030 of the Bellevue City Code to reinstate limitations on members of commissions and boards attending meetings remotely.

Mr. Miyake noted that this item was moved from the earlier Consent Calendar.

→ Deputy Mayor Nieuwenhuis moved to adopt Ordinance No. 6659, and Councilmember Zahn seconded the motion.

Councilmember Robertson commented on the value of being back in City Hall in person to connect with each other, staff and the public. She opined that the ordinance as proposed does not honor that commitment to public service and to working with colleagues. She suggested that equity can be met by allowing Board and Commission members to participate in meetings remotely as an accommodation on an ongoing basis. It can also be met by the policy followed by the City Council, in which two people may participate remotely per meeting and each member may participate remotely for up to four times annually. She expressed concern that the policy would allow a situation in which three Board or Commission members are participating remotely and only one person is physically in the meeting room. She suggested that it would be less effective to have the chair participating remotely.

Ms. Robertson expressed concern that a person would choose to serve on a Board or Commission with the intention of participating remotely on a regular basis, without a need for an accommodation. She is not confident that would serve the needs of the public or be conducive to productive interactions between Board and Commission members. Ms. Robertson said she would not be supporting the motion.

Councilmember Lee said that when individuals agree to serve on a Board or Commission, it is important that they understand the need for a commitment to the public and the Council. He said specific situations can be accommodated. However, he said it is important to ensure that the commitment is there. Mr. Lee concurred with Councilmember Robertson's interest in revising the proposed ordinance.

Mayor Robinson clarified that the ordinance refers to a maximum of three Board or Commission members participating remotely per meeting. She expressed support for the motion. She said there are a number of people who would like to participate in local government but have not been able to do so due to physical disabilities.

Councilmember Barksdale said the proposed policy creates the opportunity for access despite a physical disability or another issue that prevents someone from attending a meeting in person.

He said he would prefer to proceed as proposed and to not micromanage the Boards and Commissions on this issue, and to reevaluate the policy after one year.

Deputy Mayor Nieuwenhuis suggested an amendment indicating that in-person attendance is preferred but that it is possible to hold a meeting with up to three people participating remotely. He suggested encouraging people to attend in person if at all possible.

→ Deputy Mayor Nieuwenhuis moved to amend the ordinance to include an understanding that in-person attendance at Board and Commission meetings is preferred.
Councilmember Robertson seconded the motion.

Councilmember Lee said he concurred with Councilmember Barksdale about the need to make accommodations. However, Mr. Lee opined that the amendment is not adequate. He said his amendment would be to make every effort to accommodate.

Councilmember Stokes said he would prefer to postpone the issue for continued future discussion and decision.

Councilmember Robertson expressed support for the motion and for postponing a Council decision. She would support another amendment stating that at least four Board or Commission members must be participating in person for every meeting.

Councilmember Zahn said the amendment states that the Council prefers Board and Commission members to attend meetings in person and that the City would be prepared to make accommodations. She said universal design is not just about spaces but it is also about process and inclusion. She expressed concern that stating a preference for in-person meetings implies that individuals who cannot participate in person are somehow treated as less than others because they need an accommodation.

Mayor Robinson proposed taking all motions off the table and continuing this discussion at a future meeting.

→ Deputy Mayor Nieuwenhuis moved to withdraw all motions, and Councilmember Robertson seconded the motion.

→ The motion carried by a vote of 7-0.

Councilmember Robertson said she would like the ordinance to include: 1) allowing remote participation, either as an accommodation for a longer time period or for up to four times per year per member for individuals not seeking an accommodation; 2) allowing up to two members to participate remotely per meeting; and 3) requiring four members present in person per meeting.

Councilmember Stokes concurred, noting that some of the Boards and Commissions have had issues related to the lack of attendance.

Councilmember Zahn said she wants to ensure that universal design refers to participation and not only to in-person participation. She said Board and Commission members should be committed, engaged and interested in participating. She does not believe that being physically present is the only way to measure whether someone is participating and engaged. She expressed concern about labeling people needing an accommodation and suggested a process that welcomes them regardless of in-person or remote participation. She does not want to elevate physically able people over others.

Mayor Robinson concurred with Councilmember Zahn.

Deputy Mayor Nieuwenhuis said he wants to accommodate as much accessibility as possible, while also recognizing that there is value to participating and interacting in person. He suggested highlighting that concept while also accommodating individuals as needed on either a temporary or ongoing basis.

Councilmember Lee concurred with Mr. Nieuwenhuis. Mr. Lee suggested inviting feedback from the Boards and Commissions one year after the new policy has been in place.

Councilmember Barksdale said he would like to see an equity assessment of the policy options.

Mayor Robinson asked staff to return with a proposed ordinance based on the Council's discussion.

13. Unfinished Business: None.

14. New Business: None.

15. Executive Session: None.

16. Adjournment

At 9:10 p.m., Mayor Robinson declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw