

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

February 5, 2024
6:00 p.m.

Council Chambers
Bellevue, Washington

PRESENT: Mayor Robinson, Deputy Mayor Malakoutian and Councilmembers Hamilton, Lee, Nieuwenhuis, Stokes and Zahn

ABSENT: None.

1. Call to Order

The meeting was called to order at 6:00 p.m., with Mayor Robinson presiding.

2. Roll Call; Flag Salute

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

(a) Debra Kumar Commendation

Mayor Robinson read the commendation in memory of Debra Kumar, who served on the Parks and Community Services Board and was involved with other organizations and projects including Bridle Trails Neighborhood Park, Hidden Valley Sports Park/Boys and Girls Clubs of Bellevue partnership and Newport Hills Woodlawn Park. Ms. Kumar served on the Wilburton Commercial Area Citizen Advisory Committee (CAC) and in the City's Master Naturalist Program.

Mayor Robinson presented the commendation to Ms. Kumar's husband and two sons.

Councilmember Nieuwenhuis said he was glad to see the Council issue the commendation. He said he felt honored to know Ms. Kumar and to serve with her on the Parks and Community Services Board. He said it was sad to hear of her passing. He offered his condolences to the family.

Councilmember Hamilton said he also served on the Parks Board with Ms. Kumar when she was the chair. Mr. Hamilton said Ms. Kumar was passionate about the Board's mission and work and brought a fresh planning perspective. He said he was glad to have known her.

Deputy Mayor Malakoutian said he did not know Ms. Kumar personally but he knew of her work and activism. He said it was sad to lose someone so willing to go above and beyond on behalf of her community.

Councilmember Lee said he is sad and he knows the community is as well. He commented on the importance of having volunteers and people willing to serve the community. He offered his condolences to Ms. Kumar's family and expressed appreciation for her impact on the community.

Councilmember Stokes said his time with Ms. Kumar goes back to the 1990s when they both were involved with the Bellevue School District and school levy campaigns. Mr. Stokes said Ms. Kumar was always engaged and inspiring and contributed a great legacy through her work with the community.

Councilmember Zahn said Ms. Kumar was always positive and energetic and her legacy will be remembered. Ms. Zahn said she first met Ms. Kumar through volunteer activities and she was the Council liaison to the Parks and Community Services Board while Ms. Kumar was serving on the board. Ms. Zahn said Ms. Kumar was dedicated to parks and environmental issues. Noting that Ms. Kumar had an impact on both large and small issues, Ms. Zahn recalled Ms. Kumar's advocacy for compostable dog waste bags.

Mayor Robinson recalled that the only thing Ms. Kumar loved more than dogs was her family. She said Ms. Kumar will be greatly missed.

(b) Lunar New Year Proclamation

Councilmember Zahn read the proclamation declaring February 10, 2024, as Lunar New Year in Bellevue and encouraged everyone to join in celebrations of the Year of the Dragon.

Rocky Fong, Board Chair for the Chinese Information and Service Center (CISC), thanked the Council for the proclamation and the opportunity to continue to share the traditions of the Lunar New Year.

Gazel Tan, a member of the Bellevue Network on Aging, wished everyone happiness, good health, good fortune, love, joy, peace and prosperity during this Year of the Dragon.

(c) Updates from King County Councilmembers Claudia Balducci and Reagan Dunn

Mayor Robinson welcomed King County Councilmembers Claudia Balducci and Reagan Dunn to provide updates to the Council.

Councilmember Dunn said he serves as Vice Chair of the King County Council, Chairman of the Board of Supervisors for the King County Flood Control District, and on the following committees: Local Services and Land Use, Law and Justice, Government Accountability and Oversight and Regional Water Quality. He recalled that redistricting in 2021 resulted in a new District 9 including all Bellevue neighborhoods south of I-90 and a new portion of the Enumclaw Plateau. Mr. Dunn said District 9 no longer includes Kent or a portion of Renton that was formerly in the district but does include Covington, Maple Valley and Black Diamond. He recalled that he grew up in Newport Shores in Bellevue.

Councilmember Dunn said substance use and mental/behavioral health are one of the top issues for King County. He highlighted the significant annual increases in drug and alcohol poisoning deaths since 2019, due largely to the introduction of fentanyl into illegal and counterfeit drugs. He said there are approximately six non-fatal overdoses for every fatal overdose. He said the King County Council declared fentanyl to be a public health crisis in July 2022. The crisis care levy will establish five crisis care facilities in King County.

Mr. Dunn said the King County Council launched its Laced and Lethal overdose prevention campaign in 2023 to raise awareness among youth about the dangers of fentanyl. He said the County held a conference on substance use disorders on May 11 at Bellevue College with nearly 700 registrants. Mr. Dunn said that 90 percent of individuals suffering from a drug or alcohol addiction will not seek treatment due to their fear of the stigma often associated with substance use.

Councilmember Dunn presented information regarding the increase in violent crime in recent years including firearms violations and a 73 percent increase in homicides since 2019. He said the caseload of the King County Superior Court has become severely backlogged and record levels of felony cases have been left pending due to the impact of the COVID pandemic and a lack of funding. He said King County has roughly 100 vacancies in law enforcement positions. He noted the need for a multipronged approach including public health, law enforcement, gun trigger locks, gun safes and other measures that work together to reduce gun violence.

Mr. Dunn said recent investments in the King County Sheriff's Office include 14 new positions to support gun violence prevention, community programs, special operations and major crimes investigations. The biennial budget funded a new helicopter for the Sheriff's Office, a park ranger program and increased staff work related to the use of police body cameras.

Councilmember Dunn said King County is facing a \$100 million revenue shortfall in the 2025-2026 budget. The 2023 community grants include \$9.24 million to the City of Bellevue to support its Cougar Mountain Connections project and additional grants for the Eastside Heritage Center, Bellevue Schools Foundation, Bellevue Thunderbirds, and Get Active/Stay Active programs in Bellevue schools. The King County Flood Control District approved \$6.8 million for the Factoria Boulevard Storm Conveyance Improvements project. The Lower Coal Creek Project to address culverts that caused neighborhood flooding and blocked fish passage has been completed. Mr. Dunn noted that Mayor Robinson has been persistent and effective in advocating for infrastructure improvements that have received funding from the district.

Councilmember Balducci, former Bellevue City Councilmember and Mayor, said she is Chair of the Regional Water Quality Committee, where she serves with Councilmember Lee, Chair of the King County Council Committee of the Whole, Chair of Sound Transit's System Expansion Committee and Chair of the Growth Management Planning Council (GMPC) Affordable Housing Committee. She noted that redistricting in 2021 extended District 6 to the north and south and it now includes Downtown Bellevue, Downtown Redmond, Downtown Kirkland and Mercer Island. Ms. Balducci represents approximately two-thirds of Bellevue residents and businesses.

Councilmember Balducci acknowledged workmanship challenges on the I-90 bridge for Sound Transit light rail and recalled that she began advocating approximately one year ago to open the light rail line between Downtown Bellevue and the Redmond technology center as soon as possible. She said Sound Transit has been testing the trains on the Eastside Starter Line, which will begin operating this spring. Ms. Balducci said Sound Transit's goal is to open the full line across I-90 in mid-2025.

Ms. Balducci said she completed her term as president of the Puget Sound Regional Council (PSRC) in 2022. She noted PSRC's progress related to road safety, equity and climate change issues. She said nearly \$750 million in federal funding will prioritize safety by requiring that every jurisdiction start to use a safe system approach to their transportation system, such as Bellevue's Vision Zero program.

Councilmember Balducci said the top focus related to housing and homelessness will be to implement newly updated Countywide Planning Policies (CPPs) through local governments' Comprehensive Plan periodic updates.

Ms. Balducci said Mayor Robinson is an actively engaged member of the GMPC Affordable Housing Committee. Ms. Balducci said the greatest need for housing is for lower-income households. She said all of the cities in King County will submit their Comprehensive Plan Housing Elements to the Affordable Housing Committee for review and feedback, and a five-year review is planned to monitor the progress.

Ms. Balducci said the King County Regional Homelessness Authority has a new finance director and department and is recruiting to hire a permanent executive director. She said there will be a focus this year on outreach and subregional planning.

Ms. Balducci noted a new collaborative effort of King County, City of Seattle and the Sound Cities Association (SCA) called the Executive Leadership Advisory Group to address gun violence prevention. She said the King County Prosecutor assigned a gun violence prevention deputy to work in the areas of prosecution and community outreach.

Councilmember Balducci highlighted the crisis care centers levy and community investments in the Willowmoor project, Eastside Pathways, Boys and Girls Clubs of Bellevue, Jubilee REACH, The Sophia Way, Chinese Information and Service Center (CISC) and Indian American Community Services (IACS).

Ms. Balducci said Councilmember Stokes serves on the Regional Policy Committee that will address the implementation of the crisis care centers. She noted ongoing work related to the King County Executive's commitment to close the juvenile detention facility by 2025. She said numerous studies indicate that incarceration is associated with worse outcomes for youths.

Councilmember Balducci said King County approved an arts and culture levy last year. She looks forward to working with the City of Bellevue to secure funding for educational and cultural experiences. She said the first project of the Bellevue Japanese American Legacy Project is art on the pedestrian bridge over NE 8th Street near 116th Avenue NE and the Wilburton light rail station.

Mayor Robinson thanked Councilmembers Balducci and Dunn for the updates. Ms. Robinson thanked them for the contribution to the Bellevue Arts Museum last year. Noting her work with the Mental Illness and Drug Dependency (MIDD) advisory committee, Ms. Robinson reiterated the danger of even one pill containing fentanyl. She said that while overdose deaths have increased significantly, the estimated number of people using illegal substances has remained about the same.

Ms. Robinson thanked Councilmember Balducci for her significant effort related to the light rail starter line to open between Downtown Bellevue and the Redmond technology center and for her work to secure additional community investments for Bellevue.

Responding to Councilmember Nieuwenhuis, Councilmember Balducci confirmed that data collection and analysis remains a primary focus of the King County Regional Homelessness Authority. She said service-related data have been collected to document every organization providing services related to homelessness in King County. She said ongoing outreach is critical and the agency will continue to collect data to evaluate the impact of policies and services.

Responding to Mr. Nieuwenhuis regarding the crisis care centers and overall mental health services, Councilmember Dunn said the King County Council unanimously approved an initiative to conduct a needs assessment and review to determine the existing public health addiction infrastructure. Mr. Dunn acknowledged that there is a significant lack of care facilities in King County. He said the King County Council approved a Harborview bond measure that adds beds for behavioral/mental health patients. However, he said there needs to be a variety of service delivery methods including outpatient care.

Councilmember Lee thanked Councilmembers Balducci and Dunn for their longtime community engagement with Bellevue. Mr. Lee raised the issue of youth mental health in immigrant populations and encouraged the collection of data in that area. Mr. Lee thanked the King County Flood Control District for its funding to Bellevue. He thanked Councilmembers Balducci and Dunn for their attention to mental health and homelessness.

Mr. Lee encouraged the Regional Water Quality Committee (RWQC) to address increasing water and wastewater utility rates. He commented on the importance of economic development, noting that he serves on the PSRC Economic Development District Board (EDDB). Regarding

the collection of data related to homelessness, Mr. Lee said every community has different needs and ideas. He encouraged a strong focus on data to determine specific local housing needs.

Councilmember Balducci said the RWQC's approach is consistent with Bellevue's history of good long-range planning, strategic planning and responsible budgeting related to the sewer system.

Councilmember Dunn said Bellevue continues to grow and is the largest majority-minority city in the state. He concurred with Councilmember Lee's concern about youth mental health, including an increase in teen suicides. Mr. Dunn said the crisis care centers will conduct community outreach to youth populations.

Councilmember Stokes said it is great to have two outstanding individuals on the King County Council working together so effectively on behalf of Bellevue. He thanked Councilmember Balducci for her efforts related to the light rail starter line and recalled working with her on the Bellevue City Council during early light rail planning. He thanked Councilmember Balducci and Councilmember Dunn for their persistence in advocating for projects and funding. He commended the King County Council for all they do.

Councilmember Zahn thanked Councilmembers Balducci and Dunn for their leadership and role in a number of projects including light rail, Eastrail and the Cougar Mountain Connections project. She said she appreciated efforts to address the fentanyl crisis, gun violence prevention and arts and culture priorities. She encouraged robust efforts through the King County Regional Homelessness Authority to address homelessness prevention. Ms. Zahn said she shared Councilmember Lee's concern about youth mental health and encouraged a focus on addressing loneliness in both senior adults and young people.

Responding to Ms. Zahn, Ms. Balducci said the budget shortfall tends to fall in the general fund because most of the other funds have dedicated funding sources. Ms. Balducci said that 70 percent of the general fund is allocated to public safety and criminal justice. She noted inadequate funding for public health clinics, domestic violence services and civil legal aid programs.

Councilmember Hamilton said he has learned in his short service on the City Council to date how important it is to have good colleagues. He thanked Councilmember Balducci and Councilmember Dunn for their inspiration and collaboration. He thanked them for their support of parks and for the use of data to address homelessness issues.

Responding to Mr. Hamilton, Ms. Balducci said Health Through Housing is an innovative approach that accelerates the region's response to chronic homelessness. The program purchased underutilized hotels during the COVID pandemic to provide permanent supportive housing, including one near the border of Bellevue and Kirkland and one near Bellevue's border with Redmond. She said the Kirkland location was not originally targeted to provide permanent supportive housing and the facility does not have a sufficient sprinkler system for long-term occupancy. Ms. Balducci said remodeling plans will complete improvements and be able to accommodate supportive services on site.

Responding to Councilmember Hamilton, Mr. Dunn said the annual tax revenue of the King County Flood Control District is \$68 million and the district built up significant unspent revenue. Councilmember Dunn said Councilmember Balducci encouraged the use of those funds to avoid increasing taxes for a number of years. Over the past several years, the district spent approximately \$100 million on projects, which are rated and scored by the citizen advisory committee of elected officials and others. Mr. Dunn said the focus of projects is to protect lives and property and the district focuses on projects that have the greatest impact and least expense. Mr. Dunn said urban flooding continues to be a priority.

Deputy Mayor Malakoutian thanked Councilmember Balducci and Councilmember Dunn for their great work. He thanked his fellow Councilmembers for all of their questions and indicated he would like to meet with the Ms. Balducci and Mr. Dunn at some point in the future.

3. Approval of Agenda

- Deputy Mayor Malakoutian moved to approve the agenda, and Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.

4. Oral Communications

City Clerk Arredondo said the total time for oral communications is for a period not to exceed 30 minutes and topics must relate to City of Bellevue government. Persons speaking to items on the agenda will be called first and if time remains, others will be called. The presiding officer is authorized to give preference to individuals who have not spoken to the Council within the past 60 days or who are speaking to items that will come before the Council in the upcoming 60 days.

- (a) John Bruce, General Manager of Hotel 116, said the hotel is located next door to the site of the safe parking program. He encouraged a properly managed program and expressed concern about the proposal before the Council. He noted the lack of a defined safety plan involving professional security services in the program operator's budget. He expressed concern about the location of the site under the light rail guideway, where there was recently a car fire. He asked the Council to conduct additional review of the viability of the location for the safe parking program.
- (b) Karina O'Malley said she has operated a safe parking program in Kirkland with 20-50 cars for approximately 12 years. She said there is a great need for more safe parking locations and she is pleased to see Bellevue moving forward with a program. She said the residents of the Kirkland program keep their site clean, safe and orderly. She offered to help the City of Bellevue and its operator with their program.
- (c) Kevin Wallace commended the Bellevue Police Department for keeping the community safe and noted the upcoming Bellevue Police Foundation breakfast on April 6. He expressed support for Ordinance No. 6776 [Agenda Item 10(a)] extending the life of

certain building permit applications, clearing and grading permit applications, issued building permits and issued clearing and grading permits. He said this is a critical issue due to the impact of increased interest rates on development activity. In 2023, there were no apartment units created in Bellevue. Mr. Wallace said the new building code to take effect this spring includes costly requirements related to the Energy Code. He complimented Rebecca Horner, Director of the Development Services Department (DSD), for establishing the Bellevue Development Committee to create what has become a valuable feedback loop.

- (d) Kelly Mutch said that she and her homeless friends are grateful to have safe parking. She said she is a formerly homeless person who utilizes safe parking lots while waiting over the past two and one-half years for housing. She said the safe parking residents watch out for each other and their neighborhood. She said the use of empty lots for safe parking programs reduces unwanted behavior that could otherwise occur at those sites. She said the residents work with the Kirkland and Bellevue police departments to address criminal and unruly behavior.
- (e) Abigail DeWeese spoke in favor of Agenda Item 10(a). She said it is important for the permits to be extended to reflect the current real estate market and projects that could be built if they are able to wait for more favorable funding conditions. She said the Bellevue Development Committee provided a good opportunity for City staff and developers to discuss the issues related to extending certain permits.
- (f) Mike Nykreim, a Newport Hills resident, expressed concern about an incident in recent weeks in which he felt the Bellevue Police Department failed to secure the community while under assault by a terrorist organization. He quoted from a book called *Guns, Germs and Steel* about what can lead to the downfall of society. He said the book's primary conclusion is that enforcing the rule of law, contracts, the protection of private property rights and other factors are key to success. He urged the police to clear out groups when they are blocking streets and to enforce the rule of law in Bellevue.
- (g) Michael Appleby said the rule of law, essential to democracy, was not enforced during a recent protest in Bellevue. He asked for accountability and why Bellevue police were not allowed to enforce laws when an unpermitted event was blocking streets. He wants to be sure this does not happen again.
- (h) Leslie Geller said she is opposed to a land use amendment application that will demolish a long-established community retail center, Sunset Village. She said the proposed expansion will eliminate valuable retail space for community oriented small businesses that serve as local gathering places for the Eastgate area and South Bellevue. She said more than 130 individuals wrote letters to the City opposing the project over the past month, and nearly 600 people signed an online petition asking the City to deny the application. She expressed concern that the applicant received guidance during a pre-application conference that the proposal can proceed as an administrative amendment to the existing conditional use permit (CUP). However, she believes that the administrative CUP process is not appropriate to the intent and purpose of the original permit approval.

She said the 2004 permit was approved with the explicit intention to keep small businesses in Sunset Village while allowing Michael's Toyota to take over a vacated tenant space. She said the proposed dealership expansion is incompatible with the Comprehensive Plan. She asked the Council to consider neighborhood business needs and the far-reaching impact of the loss of small businesses.

- (i) Autumn Meadows said she is a multiracial Indigenous and Mexican-American with disabilities including complex PTSD from repeated prolonged child abuse that included violence, sexual assault, physical abuse and psychological abuse. As an adult, she was placed in Housing First projects in Seattle where she and her family endured stabbings, shootings, robberies, prostitution and violent drug dealers, which worsened her trauma. Ms. Meadows said she moved to enhanced safety in Bellevue, only to watch Bellevue degrade over the past four years. She expressed concern about lawless activity in Bellevue on Sunday, January 28, in which cars were allowed to park illegally and block roads, impeding the movement of the public without consequence. Ms. Meadows expressed concern about the Council's support of policies detrimental to marginalized communities including Housing First.
- (j) Deborah Duitch, a Newport Hills resident, commented regarding the Comprehensive Plan and the current designation that is being studied for the redevelopment of the neighborhood shopping center. She recalled that in 1994, the subarea plan identified that the revitalization and viability of the shopping center was a community issue. She said the condition of the shopping center has continued to deteriorate and some tenants are forced to use space heaters and experience roof leaks. She asked economic development staff to research and develop recommendations that will support small businesses during any redevelopment of a neighborhood center. She said the City of Kirkland has recently been successful in the implementation of small business transitional support plans.
- (k) Abraham Willner-Martin expressed support for the Bike Bellevue plan and Vision Zero program and asked the Council to continue to support both programs and the focus on safety.
- (l) Steve Fantle, founder of Bellevue Green and Clean four years ago, noted his goal to build community pride through environmental stewardship and to serve as a catalyst to create partnerships between residents, government, businesses, civic and faith organizations, and schools. He thanked the City for the Keep Bellevue Beautiful program and recognized Councilmember Zahn and Councilmember Nieuwenhuis for their support of his efforts to initiate the program. He thanked Mark Heilman, Neighborhood Outreach Manager, for guiding him through the process of making his proposal to the City. Mr. Fantle suggested that the City provide the option through the MyBellevue app for residents to request trash pickup for the bags they have collected during neighborhood cleanup events.

At 7:49 p.m., Mayor Robinson declared a brief break. The meeting resumed at 7:51 p.m.

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

6. Report of the City Manager

Acting City Manager Diane Carlson expressed her gratitude to Chief of Police Wendell Shirley and the entire police department for their professionalism, thoughtfulness and intentional management of the demonstrations on Bellevue Way on January 28. She said the police department's approach to the event displayed its commitment to public safety, de-escalation and preserving the constitutional right to protest. Ms. Carlson said no one was hurt, emergency services were not impacted, and transportation disruptions were minimal. Consistent with any public safety operation in Bellevue, the police chief and lead incident commander have authority over the police response. The response on January 28 was consistent with the City's protocols at every level. In incidents involving public safety, the police department and City Manager's Office maintain close contact to ensure all parties stay informed for situational awareness.

Moving forward, as with all events involving law enforcement in Bellevue, the City will learn from the incident and apply that knowledge in the future to ensure demonstrations are lawful and peaceful. Ms. Carlson referred the public to www.BellevueBeatBlog.com for additional information.

(a) Safe Parking Pilot Program

Ms. Carlson introduced staff to provide an update on the safe parking pilot program.

Bianca Siegl, Assistant Director, City Manager's Office, said the safe parking program will provide space for up to 20 individuals or families who are living in vehicles and pair them with the services needed to support them on their path to permanent housing. The program will be hosted on city-owned property located at 515 116th Avenue NE. Staff conducted outreach to adjacent businesses and will continue to share information with them as the program moves forward.

Nico Quijano, Homelessness Outreach Program Manager, said staff negotiated an operational agreement with 4 Tomorrow for the pilot safe parking program. 4 Tomorrow is a local organization with a proven track record of facilitating programs that serve residents of Bellevue and the greater Eastside. He noted that 4 Tomorrow's Executive Director Monik Martinez and Chief of Staff Laura Delmendo were in attendance for tonight's meeting. He said the organization currently receives funding from the City of Bellevue to help shelter individuals experiencing homelessness in hotels as they transition to stable housing.

Mr. Quijano said 4 Tomorrow is partnering with a homelessness services consulting firm with extensive experience in developing safe parking programs. The pilot safe parking program will prioritize families with children living in their vehicles and will also serve other vehicle residents in Bellevue when possible. Preference will be given to households living in passenger vehicles although each vehicle will be considered on an individual basis. Mr. Quijano said that people living on site will be able to use the staffed day center, which includes laundry facilities,

restrooms, showers and a kitchen. The building will also host on-site supportive services and offices for 4 Tomorrow staff. Program participants will commit to meeting regularly with a case manager and the goal of the program is to help everyone find stable housing.

Mr. Quijano said 4 Tomorrow and the City Manager's Office will continue to partner with the Bellevue Police Department, Bellevue Fire Department and others to address program safety for residents and the surrounding community. He said discussions with neighboring businesses informed the conditions of operation outlined in both the operator contract and permit. Potential program participants will be identified by the City's homelessness outreach team and must agree to follow a code of conduct. The parking lot will be fenced and there will be City-contracted regular security patrol. Staff management will be available 24 hours per day to provide program oversight whenever needed. The program will begin operating this spring.

Mr. Quijano said the City will measure individual participant outcomes and demographics and track community feedback. He will meet with 4 Tomorrow leadership at least monthly to review the latest data for the program. He said creating community will be an important component of launching the program. Individuals interested in contributing to the program or in helping program participants to feel welcome are encouraged to reach out to Mr. Quijano for more information.

7. Council Business and New Initiatives: None.

8. Consent Calendar

→ Deputy Mayor Malakoutian moved to approve the Consent Calendar, and 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 January 22, 2024 Regular Meeting
- (b) Resolution No. 10343 authorizing execution of a three-year agreement with the option to renew for an additional two years with Gallagher Bassett to provide workers' compensation claims administration services, in an amount not to exceed \$750,000, plus tax, if applicable.
- (c) Resolution No. 10344 authorizing the application of \$206,900 of City funds for the Aventine Apartments Project; approving terms recommended by the Executive Board of A Regional Coalition for Housing (ARCH) in the 2023 ARCH Trust Fund Recommendations Memo; and authorizing the City Manager to enter into an agreement for the Project and execute necessary documents consistent with approved terms.

- (d) Resolution No. 10345 authorizing the application of \$172,300 of City funds for the Emma McRedmond Manor Project, approving terms recommended by the Executive Board of A Regional Coalition for Housing (ARCH) in the 2023 ARCH Trust Fund Recommendations Memo; and authorizing the City Manager to enter into an agreement for the Project and execute necessary documents consistent with approved terms.
- (e) Resolution No. 10346 authorizing the application of \$86,200 of City funds for the Larus Senior Housing Project; approving terms recommended by the Executive Board of A Regional Coalition for Housing (ARCH) in the 2023 ARCH Trust Fund Recommendations Memo; and authorizing the City Manager to enter into an agreement for the Project and execute necessary documents consistent with approved terms.
- (f) Resolution No. 10347 authorizing the application of \$689,700 of City funds for the Overlake TOD Project; approving terms recommended by the Executive Board of A Regional Coalition of Housing (ARCH) in the 2023 ARCH Trust Fund Recommendations Memo; and authorizing the City Manager to enter into an agreement for the Project and execute necessary documents consistent with approved terms.
- (g) Resolution No. 10348 authorizing the application of \$224,100 of City funds for the Spring District TOD Project; approving terms recommended by the Executive Board of A Regional Coalition of Housing (ARCH) in the 2023 ARCH Trust Fund Recommendations Memo; and authorizing the City Manager to enter into an agreement for the Project and execute necessary documents consistent with approved terms.
- (h) Resolution No. 10349 authorizing application of Housing Stability Program funding in the amount of \$13.5 Million for housing development costs and \$339,041 per year, for five years for Operations, Maintenance and Services costs, for the Aventine Apartments Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the Project and execute necessary documents consistent with approved conditions.
- (i) Resolution No. 10350 authorizing application of Housing Stability Program funding in the amount of \$221,579 for housing development costs and \$13,300 per year, for five years for Operations, Maintenance and Services costs, for the Maurice Elbert House Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the Project and execute necessary documents consistent with approved conditions.
- (j) Resolution No. 10351 authorizing application of Housing Stability Program funding in the amount of \$500,000 or housing development costs and \$485,851 per year, for five years for Operations, Maintenance and Services costs, for the

Spring District 120th Station TOD Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the Project and execute necessary documents consistent with approved conditions.

- (k) Resolution No. 10352 authorizing execution of an Interagency Agreement with Washington State Patrol to authorize the City of Bellevue Fire Department to allow reimbursement of fire mobilization costs per the Washington State Fire Services Resource Mobilization Plan.
- (l) Resolution No. 10353 authorizing the execution of (1) a Professional Service Agreement with 4 Tomorrow in the amount of \$672,350, plus all applicable taxes, with an option to extend to June 1, 2025, for a total contract amount not to exceed \$900,000, to complete the development of, and facilitate, a Safe Parking Pilot Program, and (2) a no-cost Lease Agreement with 4 Tomorrow to use facilities and property at 515 116th Avenue NE for the Safe Parking Pilot Program.

Mayor Robinson commended Councilmember Zahn for her strong advocacy and leadership in creating the safe parking program. Ms. Zahn thanked everyone for their support of the program.

At 8:00 p.m., Mayor Robinson declared a short break. The meeting resumed at 8:10 p.m.

9. Public Hearing: None.

10. Other Ordinances, Resolutions and Motions

- (a) Ordinance No. 6776 extending the life of certain complete building permit applications, complete clearing and grading permit applications, issued building permits, and issued clearing and grading permits when complete permit applications have been submitted to the City or the issued permits remain active between the effective date of this Ordinance and March 14, 2024; providing for an exception for civil violations; providing for severability; and establishing an effective date.

Acting City Manager Carlson introduced Council discussion and action regarding Ordinance No. 6776.

Gregg Schrader, Assistant Director, Development Services Department (DSD), said Ordinance No. 6776 extends the life of certain complete building permit applications, complete clearing and grading permit applications, issued building permits, and issued clearing and grading permits when complete permit applications have been submitted to the City or the issued permits remain active between the effective date of this Ordinance and March 14, 2024.

Mr. Schrader said there are time limits and vesting periods for permits to ensure that construction is completed consistent with relatively current codes and to provide certainty for developers and builders. He recalled prior ordinances to extend vesting periods in 2020 and 2023 due to the

pandemic and in 2010 and 2011 due to the housing crisis. He noted that more information on those ordinances is available in the meeting materials.

Mr. Schrader said stakeholder feedback included discussions with the Bellevue Development Committee. He noted that Jessica Clawson, Chair of the Bellevue Chamber of Commerce's PLUSH (Planning, Land Use, Sustainability and Housing) committee, submitted a letter of support for the ordinance earlier in the day. He said the stakeholder discussions considered other ways to help projects, which resulted in a policy that facilitates reapplication for building permits if the design is not changing significantly and the project is still vested under the same set of codes.

Mr. Schrader noted that new construction and fire codes will go into effect on March 15. He said that in late January, there were approximately 9,400 permit applications and permits that will be impacted by the proposed ordinance.

Mr. Schrader requested Council action to adopt Ordinance No. 6776 to extend the time limits and expiration periods by 180 days for eligible building permit applications and issued permits and clearing and grading permit applications and issued permits.

Mayor Robinson thanked Mr. Schrader for the information.

Councilmember Zahn said she appreciated the work on this issue and the timeline specified to wait for interest rates to decrease again to stimulate development.

Councilmember Nieuwenhuis thanked staff for working so quickly with the development community on this ordinance. He said this will save time and resources for the City and developers.

Councilmember Hamilton concurred and thanked everyone for their collaboration to reach a solution. He hopes this can be replicated in other areas.

Councilmember Stokes said he appreciated staff's efforts and collaboration with the community.

Mayor Robinson expressed her appreciation and commended the Bellevue Development Committee for expediting this thoughtful action.

Councilmember Lee commended everyone for being nimble, flexible and responsive to the current economic situation.

- Deputy Mayor Malakoutian moved to adopt Ordinance No. 6776, and Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.

11. Study Session Items

(a) State Legislative Update

Genesee Adkins, Chief of External Affairs, introduced staff's state legislative mid-session update. She recalled that the Council's state legislative agenda was adopted in October 2023. Affordable housing and land use continue to be high priorities and there are a number of housing, land use and development bills still in motion to address transit-oriented development, lot splitting, Housing Element of the Comprehensive plan, co-living, green building and funding tools (REET legislation proposed by HB 2276 and SB 6191). Ms. Adkins said the REET legislation did not make it out of committee today, which is the fiscal cutoff. However, it is likely to be revived in order to implement the budget.

Ms. Adkins said another major category of legislative priorities for Bellevue is services and infrastructure for a growing community including an electric fire engine and charging infrastructure. Bellevue and Redmond were the first two cities in the state to be selected for a Department of Ecology grant for electric fire engines. Ms. Adkins said the two cities have a pending federal earmark for the electric fire engines as well.

Katie Kuciemba Halse, Acting Assistant Director, Intergovernmental Affairs, highlighted two major transportation investments requested of the state legislature this year: Mountains to Sound Greenway Trail missing link in Bellevue and funding for the I-405 Master Plan. Ms. Halse noted the need to sequence the funding for the Mountains to Sound Greenway Trail project to enable the City to use federal grant funds through the Puget Sound Regional Council that must be obligated by June 2025. She recalled that I-405 tolling was authorized in 2018. However, there is a \$275 million funding gap and there will need to be a significant investment in transportation in 2025 and beyond.

Ms. Halse said staff is reviewing more than 300 pieces of state legislation. She said Councilmember testimony is an important component of the overall strategy with the legislature. She said Bellevue Day at the state legislature was held on February 2. Mayor Robinson and Deputy Mayor Malakoutian were able to meet with state legislators to advocate for the electric fire engine and the Mountains to Sound Greenway Trail funding requests. Ms. Halse said Councilmember Lee and Councilmember Zahn will attend the Association of Washington Cities (AWC) City Action Days at the legislature.

Ms. Adkins highlighted the key dates for the remainder of the state legislative session including the house of origin cutoff date of February 13 and adjournment of the session on March 7.

Mayor Robinson thanked staff for their hard work advocating for Bellevue.

12. Land Use Reports: None.

13. Written Reports: None.

14. Unfinished Business: None.

15. New Business: None.

16. Executive Session: None.

17. Adjournment

At 8:36 p.m., Mayor Robinson declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw