

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Session

August 7, 2017
8:00 p.m.

Council Chamber
Bellevue, Washington

PRESENT: Mayor Stokes, Deputy Mayor Chelminiak, and Councilmembers Lee, Robertson¹, Robinson, and Simas

ABSENT: Councilmember Wallace

1. Call to Order

The meeting was called to order at 8:09 p.m., with Mayor Stokes presiding.

2. Roll Call, Flag Salute

All Councilmembers except Councilmember Robertson and Councilmember Wallace were present. Councilmember Lee led the flag salute.

(a) Bellevue Botanical Garden Society Invitation and Year Highlights

Mayor Stokes welcomed representatives of the Bellevue Botanical Garden Society to provide an update on their activities.

Anne Dziok, Co-President of the Bellevue Botanical Garden Society's Board of Directors, thanked the Council for its support of the garden. She invited the Council and the public to the Arts in the Garden party and auction on August 25 and the Arts in the Garden festival over the weekend of August 26-27. Ms. Dziok said the new visitor center opened three years ago and was funded by multiple sources including the City's park levy package and \$5 million from the Garden Society's capital campaign. She noted educational events held at the garden including lectures, the Kids in the Garden program for preschool children, Scout program, and Garden Explorers program. She said the Shorts house, originally the visitor center, features a library, coffee bar, and meeting areas. Admission to the garden is free.

Denise Lane, Co-President of the Bellevue Botanical Garden Society's Board of Directors, handed out small gifts to the Councilmembers. Mayor Stokes noted that the Eastside Rail Corridor and Grand Connection will bring more visitors to the garden in the future.

¹ Councilmember Robertson joined the meeting via telephone at 9:10 p.m.

Councilmember Lee said he and Mayor Stokes attended the garden's 25th anniversary celebration. Mr. Lee commended the significant efforts of volunteers in maintaining the garden and raising funds to support the garden. He thanked everyone for their work.

- (b) Presentation of recently published book, *The Story of the Bellevue Downtown Park*

Mayor Stokes introduced Lee Springgate, former Director of Parks and Community Services, who described the release of his book, *A Miracle in Downtown Bellevue: The Story of the Bellevue Downtown Park*. Mr. Springgate thanked Councilmembers for completing the park and for their public service.

Councilmember Lee commended Mr. Springgate for his leadership and vision in creating the Downtown Park, which set the standard for Bellevue as the City in a Park.

Deputy Mayor Chelminiak noted the importance of the recent completion of the Downtown Park. He said Bellevue has a history of implementing a bold dream or vision, even if it takes many years in some cases. He said the book does a good job of describing the lessons and insights from the development of the park.

3. Approval of Agenda

- Deputy Mayor Chelminiak moved to approve the agenda, and Councilmember Robinson seconded the motion.
- The motion carried by a vote of 5-0.

4. Communications: Written and Oral

- (a) Booga Gilbertson and Andy Wappler, Puget Sound Energy, spoke in support of Resolution No. 9297 [Agenda Item 8(n)] and thanked the City for its work on the Energize Eastside project Environmental Impact Statement (EIS). Mr. Wappler said PSE selected the Willow 1 alternative for the Energize Eastside project, which keeps the electrical infrastructure within the existing utilities corridor. Ms. Gilbertson said the preferred project design has the lowest opportunity for interaction with the Olympic pipeline. She said PSE is committed to reducing environmental impacts, and there will be more trees than currently exist when the project is completed. She said the electrical corridor will have one-third the number of current poles.
- (b) David Hoffman said he is the King County Manager with the Master Builders Association of King and Snohomish Counties, as well as a member of the steering committee for CURE (Communities United for Reliable Energy). He expressed support for the Willow 1 route chosen for the Energize Eastside project. He said it is important for electrical capacity to keep pace with population and job growth.

- (c) Clark Kramer, Trailer Inns RV Parks/Eastgate, commented on the proposed affordable housing ratios under consideration by the Council. He said the 1.0 FAR (floor-area ratio) in the Eastgate Neighborhood Mixed Use (NMU) district results in requiring a higher percentage of affordable housing units than in projects with a higher FAR. Mr. Kramer requested a five-percent cap on the number of required affordable housing units for projects using the 1.0-2.0 FAR. He said larger developments are better able to accommodate a higher percentage of affordable housing units.
- (d) Amy Hartman, representing Heartland LLC, said she was engaged by Mr. Kramer to analyze the impacts of the affordable housing requirements on land values and development feasibility. Ms. Hartman recommended that the City limit the affordable housing requirement to five percent of total units, or to 10 percent with the 1.0 bonus FAR.
- (e) Todd Woosley, Hal Woosley Properties, said he represents the Kramer family with regard to the Eastgate zoning changes. He thanked the City for its continued dialogue and work, which has resulted in improvements to the Eastgate Land Use Code Amendment (LUCA). He asked the Council to consider a five-percent cap on affordable housing units for projects below 2.0 FAR. He noted the importance of market feasibility in facilitating the development of affordable housing.
- (f) Collin Pucher asked the Council to not ban safe injection sites, given the current opiate crisis. He said Vancouver, B.C., reports a decrease in overdoses within the areas around safe injection sites versus the rest of the city. He said safe injection sites have resulted in some individuals seeking help for addiction. He said it is important to move forward to provide safe injection sites.
- (g) John Grant, a member of the People's Congress of Resistance, commented on opioid abuse and spoke in favor of safe injection sites. He said he understands the concerns about property values and other issues. However, many people are dying and overdose rates are lower with the implementation of safe injection sites.
- (h) Michelle Wannamaker, an Eastgate resident, asked that all transportation impact fees for development in the Eastgate area be used for transportation projects within the same area. She said that less than half of the transportation improvements recommended by the Eastgate/I-90 Citizen Advisory Committee (CAC) will be implemented. She said residents are frustrated with the impacts of development, including increased traffic. She encouraged the Council to defer action on the Eastgate LUCA until the fall.
- (i) Susanna Chung commented on the Eastgate LUCA and expressed concern that auto dealerships are still allowed in certain locations. She would rather avoid car dealerships. She would like to see retail businesses and other services that create a nice neighborhood design and experience.
- (j) Phillip Yin said he is worried about both property value impacts and increased crime related to safe injection sites. He said he has compassion for addicts, and he noted the

need to address the broader problem of drug addiction. Referring to Ordinance No. 6368 under Agenda Item 11, Mr. Yin said the Council's legacy will be influenced by its decisions on homeless shelter regulations. He said many feel their concerns about the shelter project have not been heard, and he encouraged greater public engagement in the process.

- (k) Ken Smith, a resident of Kenmore, said he hopes the region can increase the amount of data related to safe injection sites. He said the City of Bellevue has a reputation for being a regional leader in making data-driven decisions. He expressed concern regarding Ordinance No. 6369 because it does not explicitly state that the City wishes to use a data-driven approach to the heroin and opioid crisis, and it does not positively state an intention to provide resources to assist regional efforts in addressing the opioid crisis.

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

6. Report of the City Manager

(a) TIFIA/BelRed Transportation Projects Update

City Manager Brad Miyake introduced Transportation Director Dave Berg to provide an update on projects related to the recent TIFIA (Transportation Infrastructure Finance and Innovation Act) loan by the federal government.

Mr. Berg said the City has been working on a number of TIFIA projects for some time, including the first phase of Spring Boulevard in the BelRed corridor. He presented a video highlighting projects that are underway, and noted that the video is also available on the City's web site and the City's YouTube channel.

Responding to Mayor Stokes, Mr. Berg confirmed that many of the TIFIA projects are coordinating with light rail construction to achieve cost savings and to minimize construction impacts.

Mayor Stokes recognized Councilmember Wallace for his special interest in and support of the City's use of the TIFIA loan program.

(b) Civic Services Department Fleet Ranking

City Manager Miyake recalled that, last year, the City ranked 7th among the 100 best fleets in North America. He welcomed staff to provide comments on this year's recognition.

Laurie Leland, Assistant Director of the Civic Services Department, said the City has a significant investment in its vehicle fleet. The Fleet and Communications Division is responsible for fleet maintenance and the full range of fleet operations. She said the City's fleet operations has been recognized by the National Association of Fleet Administrators with a #2 ranking among the 100 best fleets in North America. Fleets are evaluated on a number of factors

including resource stewardship, maintenance quality, customer satisfaction, technology implementation, staff development, and organizational culture.

Ms. Leland said the division achieved a 100-percent customer satisfaction rate for the quality of preventative maintenance and repair services in the fleet shop, and a 95-percent satisfaction rating for the timeliness of placing new vehicles and equipment in service. Ms. Leland thanked the staff responsible for the City's award, many of whom were in attendance in the meeting.

Mayor Stokes thanked staff and said their exceptional work is appreciated by the Council, staff, and the public.

(c) Public Technology Institute Award

Mr. Miyake introduced staff to provide information on a recent award from the Public Technology Institute.

Sabra Schneider, Chief Information Officer, said the City received the Technology Solutions Award for technology achievement in public safety. She said the award showcases the results of a long-term regional partnership as well as the City's connectivity and Smart City planning. The award was presented for the City's work on the Local Loop fiber network that connects regional partners within the Community Connectivity Consortium, including Bellevue, Kirkland, Redmond, Lake Washington School District, and NORCOM.

Ms. Schneider said the loop connects to the broader Ring Around the Lake Loop, which was completed earlier this year. The Local Loop provides greater resiliency for NORCOM/911 and faster speeds for City of Kirkland applications that are housed in Bellevue's data center. Ms. Schneider said the project ties into key strategic focus areas for Smart Cities efforts and provides greater resiliency and networking for all cities connected to the loop.

Ms. Schneider reported that free public Wi-Fi was expanded to Spiritwood Manor beginning in April, and the Global Innovation Exchange (GIX) was connected to the fiber network earlier this year. The City continues to expand its free public Wi-Fi in the Downtown, Crossroads area, community centers, and City Hall.

Mayor Stokes thanked staff for their work and noted the importance and value of working with other cities and agencies.

7. Council Business and New Initiatives

Mayor Stokes noted that the Council would recess following tonight's meeting until the next Study Session and Regular Session on Tuesday, September 5, following the Labor Day holiday.

8. Consent Calendar

→ Deputy Mayor Chelminiak moved to approve the Consent Calendar, and Councilmember Robinson seconded the motion.

→ The motion to approve the Consent Calendar carried by a vote of 5-0, and the following items were approved:

- (a) Council Minutes
Minutes of July 10, 2017 Extended Study Session
Minutes of July 17, 2017 Study Session
Minutes of July 17, 2017 Regular Session
- (b) Resolution No. 9293 authorizing the execution of two contracts and any necessary or appropriate supplements covering both Bank of America Merchant Services and Bank of America Treasury (i.e. general banking) Services each for a three-year term with the option to renew Treasury and Merchant Services for one additional two-year term, in an estimated total amount of \$4,665,000, plus all applicable taxes.
- (c) Resolution No. 9294 authorizing execution of a professional services contract with MAKERS Architecture and Urban Design LLP for the development of a Utilities Operations and Maintenance Facilities Plan in an amount not to exceed \$199,500 exclusive of all applicable taxes and fees.
- (d) Resolution No. 9295 authorizing the execution of a four-year professional services contract with Piper Jaffray & Co. in an amount not to exceed \$250,000, with an option to renew for an additional one-year term, to provide financial and bond issuing advisory services.
- (e) Ordinance No. 6363 amending Ordinance 6333, adopted on December 5, 2016, as previously amended, to increase the Information Technology Fund (Fund No. 5270) 2017-2018 biennial appropriation by \$106,000 funded by eCityGov Alliance revenues to increase the eCityGov Alliance project specific staffing by up to 1.0 FTE.
- (f) Motion to reject all bids for Bid No. 17020 for Cougar Mountain No. 3 Pump Station Rehabilitation, CIP Plan No. W-91, redesign the project and call for bids at a later date.
- (g) Motion to award Bid No. 17061 for AC Water Main Replacement 2017 – Phase 1 to Kar-Vel Construction, as the lowest responsible and responsive bidder, in the amount of \$2,070,498.40 plus all applicable taxes (CIP Plan No. W-16).
- (h) Motion to award Bid No. 17037 for Overlay and Pavement Restoration 2017 to Watson Asphalt Paving Company, as the lowest responsible and responsive bidder, in the amount of \$559,734.60 plus all applicable taxes (CIP Plan No. W-16 and S-24).

- (i) Resolution No. 9296 authorizing execution of a professional services agreement with Aspect Consultants for engineering services, for the Lower Coal Creek Flood Hazard Reduction - Group 2 and Group 3 Design and Construction Services project, in the amount of \$320,441, plus all applicable taxes (CIP Plan No. D-106).
 - (j) Ordinance No. 6364 approving the vacation of a portion of Bellevue-Redmond Road between NE 8th Street and 120th Avenue NE.
 - (k) Motion to award Bid No. 17076 to Skyline Landscape, as the lowest responsible bidder, in the amount of \$135,567.50, plus all applicable taxes, for upgrading the irrigation system at the south end of Robinswood Park.
 - (l) Ordinance No. 6365: 1) authorizing execution of an Interlocal Agreement (and supplements if necessary) with King County Metro (KCM) for acceptance of \$200,000 in pass-through grant funds from KCM for the citywide Transportation Demand Management (TDM) Implementation Program; 2) amending the 2017-2018 Operating Grants, Donations and Special Reserves Fund to increase the appropriation by \$200,000; and, 3) authorizing amendment of the existing professional services contract (and supplements if necessary) with the Bellevue Downtown Association (BDA) to add up to \$100,000 for trip reduction services associated with implementing the TDM Implementation Program.
 - (m) Motion to award Bid No. 17082, 108th Avenue SE Sidewalk and Channelization Project (CIP Plan No. PW-W/B-56) to Axum General Construction, Inc. as the lowest responsible and responsive bidder, in the amount of \$225,972.25, plus all applicable taxes.
 - (n) Resolution No. 9297 authorizing execution of an amendment to the Professional Services Contract with Environmental Science Associates (ESA) by \$688,595 for a total amount not to exceed \$3,170,335, plus all applicable taxes, to prepare a Final Environmental Impact Statements (EIS) for PSE's proposed Energize Eastside Project.
 - (o) Resolution No. 9298 authorizing execution of Amendment No. 1 to the Washington Multi-City Business License and Tax Portal Agency Interlocal Agreement between the Cities of Bellevue, Everett, Seattle and Tacoma to amend the agency cost allocation for 2019-2021.
9. Public Hearing: None.
10. Land Use: None.
11. Other Ordinances, Resolutions and Motions

City Manager Brad Miyake introduced discussion regarding four ordinances related to the Eastgate Land Use Code Amendment (LUCA), shelter regulations, and safe injection sites. He recalled extensive study, discussions, and public outreach related to the Eastgate LUCA over the past several years. Mr. Miyake said the interim official controls proposed by Ordinance No. 6368 and Ordinance No. 6369 are based on significant Council discussion regarding the shelter and concerns raised by the community. He said staff is requesting Council action on the four ordinances tonight.

Kate Berens, Deputy City Manager, recalled that staff was last before the Council on July 24 to discuss Eastgate land use topics. The Council directed staff to separate shelter regulations from other Eastgate land use decisions and to finalize the Eastgate Land Use Code Amendment (LUCA). Ms. Berens recalled that the Council also expressed an interest in increasing the transparency related to the regulation of shelters under the current code. She said the Council provided clear support at that time for banning safe injection sites citywide.

Ms. Berens noted the four action items before the Council: 1) Eastgate LUCA, 2) related Eastgate legislative rezone, 3) interim official control regarding homeless shelters, and 4) interim official control regarding safe injection sites.

[Councilmember Robertson joined the meeting via telephone at approximately 9:10 p.m.]

Mac Cummins, Director of Planning and Community Development (PCD), said this is the final step in implementing the community planning process that started several years ago. He noted the involvement of the Council, Eastgate/I-90 Citizen Advisory Committee (CAC), Boards and Commissions, and the public in developing the Eastgate LUCA. He said staff will provide follow-up information on items raised by the Council during the most recent discussion, as well as provide a recap of the decisions by the Council to date.

Mr. Cummins said it is difficult to balance the vision, building heights, density, and appropriate community character while also trying to provide incentives for creating affordable housing in an appropriate manner. He noted the City's work with A Regional Coalition for Housing (ARCH), including financial analysis, that apply to the development of housing. Mr. Cummins said staff recommends a ratio of 2.5:1 (2.5 market-rate units for each affordable housing unit) using the bonus 1.0 FAR.

Terry Cullen, Comprehensive Planning Manager, said that both the Eastgate Transit Oriented Development (EG-TOD) district and the Neighborhood Mixed Use (NMU) district have a 1.0 floor-area (1.0 FAR) exemption for affordable housing. On July 24, the Council directed staff to study multiple ratios to provide the incentive for the private sector to produce affordable housing.

Mr. Cullen said that, ideally, the ratio should provide a positive economic value to a developer while considering the public benefits and costs. The affordable housing incentives increase the value of the land, which benefits the developer. The cost of providing the affordable housing must be less than the increased value of the property given by the bonus or incentive. Mr. Cullen said the next question is how much is considered a good return on value.

In looking at a ratio of 2.5:1, there will be one affordable unit for every 3.5 total units. For a ratio of 3:1, one of four units will be affordable. Mr. Cullen said fewer affordable housing units are provided as the ratio increases. He said that most of the discussion regarding affordable housing in the Eastgate area has been centered around one property. One zoning district in which the affordable housing ratio will be applied is the new NMU district, which will be a citywide zoning district. Mr. Cullen said staff was reluctant to consider only what one property owner is presenting regarding the redevelopment of their property and the related financial analysis.

Mr. Cullen noted that staff learned, during earlier public comment, that the Kramer proposal recommends a cap of 10 percent on affordable housing units using the 1.0 FAR bonus. Mr. Cullen said that equates to a 10:1 bonus, or one affordable unit per 10 market-rate units. He said it is misleading to look at only one property. Staff analyzed a number of properties and sources, as encouraged by Councilmember Wallace. Mr. Cullen said staff reviewed the analysis provided by the City's consultant in the past as well as by Mr. Kramer's consultant. Staff worked with ARCH and reviewed the results of the work of the Affordable Housing Technical Advisory Group (TAG).

Mr. Cullen said the City must consider what happens if the incentive is too rich, because there is a relate cost. He said the NMU zoning district was envisioned in the Comprehensive Plan and in the zoning district language proposed by tonight's ordinances to help commercial areas in need of redevelopment. He said the objective is not to provide a housing district, but rather to provide a number of mixed uses.

Mr. Cullen said the City previously identified the Newport Hills Shopping Center as a candidate to benefit from the NMU zoning designation. However, if the incentive is generous enough to encourage housing only, there is the potential that commercial uses will change to housing.

Mr. Cullen said there are limited areas in the city that allow higher-density development, and most of the city is zoned as single-family residential. He said the City wants to be able to optimize the amount of limited land available in which it wants to incentivize housing. He said that higher FARs prevent the optimization in the development of affordable housing units.

Mr. Cullen said staff conducted its analysis in two ways. One was requested by Councilmember Wallace, who provided information and assumptions to help staff. Mr. Cullen said that both analyses came to the same conclusion that the appropriate ratio is 2.5:1 to deliver a healthy economic return citywide.

Moving on, Carol Helland, Code and Policy Director, acknowledged the public's interest in and concerns regarding the siting of a shelter in the Eastgate area. She recalled that the Council directed staff to separate the broader Eastgate LUCA from the shelter issues and regulations. Ms. Helland said the Eastgate amendments including in the meeting packet include Attachment B, which was modified to maintain the shelter permitting status quo. She said she would later describe two emergency ordinances (interim official control) that address shelter siting more broadly citywide and propose a ban of safe injection sites.

Ms. Helland highlighted previous Council direction regarding phased development in the EG-TOD zoning district, flexibility in the NMU district for ground-floor uses, 1.0 FAR exemption to incent the production of affordable housing, auto retail uses, and the adoption of low impact development (LID) principles for development and redevelopment. Ms. Helland said the auto retail use is limited to three properties in the NMU zoning district. The properties are currently zoned as General Commercial (GC), and the City did not want to create a downzone for the current auto retail sites.

Ms. Helland said staff recommends that the Council adopt Ordinance No. 6366 and the related legislative rezone (Ordinance No. 6367), which include: 1) an affordable housing incentive ratio of 2.5:1 at 80-percent area median income (AMI), 2) maintenance of the status quo on shelter-related provisions in the Eastgate code package, and 3) previously incorporated Council direction.

Ms. Helland described the legislative rezone needed to apply the new regulations in the Eastgate LUCA. She highlighted current zoning districts and uses and future zoning in the Eastgate corridor. She said staff recommends that the Council adopt Ordinance No. 6367 approving the Eastgate/I-90 Corridor Legislative Rezone.

Moving to homeless shelter regulations, Ms. Helland said Ordinance No. 6368 imposes an interim official control regarding the permit process required to establish a homeless shelter. She said shelter uses are permitted in the current code in the same category as hotel and motel uses. The proposed ordinance defines “homeless shelter” and allows them where hotels and motels are currently permitted. However, the conditional use permit (CUP) process would be required for shelter uses.

Ms. Helland noted that the interim official control will be in place for up to six months, unless extended by the Council. Adoption of the ordinance will trigger the requirement to hold a public hearing within 60 days. Ms. Helland said staff recommends adoption of Ordinance No. 6368.

Ms. Helland said Ordinance No. 6369 imposes an interim official control regarding the prohibition of safe injection sites in Bellevue. She noted earlier public comment regarding the proposed ordinance, which adds a new section to the Land Use District chapter of the Land Use Code effectuating a citywide ban on safe injection sites, regardless of the name used to refer to them. If the ordinance is approved, the Council must hold a public hearing within 60 days. Ms. Helland said staff recommends adoption of Ordinance No. 6369.

- (a) Ordinance No. 6366 amending the Land Use Code and Bellevue City Code relating to zoning, planning and land use, amending portions of Title 20 (the Bellevue Land Use Code) of the Bellevue City Code to advance the Eastgate/I-90 Land Use and Transportation Project, improve clarity and usability, ensure consistency with State Law, and correct inaccuracies and outdated footnotes, which includes the following amendments: adding the Office/Limited Business 2 (OLB 2), Neighborhood Mixed Use (NMU), and Eastgate Transit Oriented Development (EG-TOD) as new districts; adding OLB 2 and NMU to the general use charts in LUC 20.10.440; amending the permitted uses and footnotes in the

general use charts; adopting dimensional standards for the OLB 2 and NMU Districts; amending the landscape standards in LUC 20.20.520 to include OLB 2 and NMU; amending the Transitional Area Design District, (Part 20.25B) to include OLB 2 and NMU; amending Part 20.25C to include design standards for OLB 2; amending the Community Retail Design District (Part 20.25I) to include design guidelines for the NMU District; adding a new Part 20.25P to Title 20 that includes use charts, dimensional requirements, street standards and design guidelines for the EG-TOD.

→ Deputy Mayor Chelminiak moved to adopt Ordinance No. 6366, and Councilmember Robinson seconded the motion.

Councilmember Lee said it is confusing to discuss the Eastgate LUCA and homeless shelter regulations together. He recalled that the Council decided to separate the two items. He said the current code would allow a homeless shelter under the hotel/motel use category. Responding to Mr. Lee, Ms. Berens confirmed that the four ordinances reflect the Council's desire to separate the Eastgate LUCA from the shelter and other issues.

Deputy Mayor Chelminiak offered his interpretation that adoption of the Eastgate LUCA and the interim official controls does not change where shelters are currently allowed. Ms. Berens confirmed that the ordinances do not change the places where shelters are allowed. However, the amendments require the conditional use permit (CUP) process for a shelter. Mr. Chelminiak said adoption of the Eastgate LUCA separates the homeless shelter topic, which will be considered citywide.

Mr. Chelminiak questioned the major differences between the Planning Commission's recommendations and the Eastgate LUCA. Ms. Helland noted that the Commission felt the Council should make the decision on the appropriate market-to-affordable housing unit ratio. She recapped the differences in the areas of phased development in the EG-TOD district, eliminating the ability to use both the FAR exemption and citywide housing bonus, providing flexibility for development in the NMU district, continuing to allow auto retail uses, and adding low impact development (LID) standards that apply citywide.

Mr. Chelminiak noted earlier public comment that the issue of auto retail uses was not discussed by the Planning Commission. Ms. Helland said that was an accurate comment. She said staff did not cause a downzone by eliminating a use that is currently allowed.

Mr. Chelminiak opined that the topic of ground-floor, non-residential uses is not a major issue. However, he feels there is a shared interest on the Council to have mixed use development with non-residential uses.

Responding to Mr. Chelminiak regarding the topic of the housing bonus, Ms. Helland said the Planning Commission was trying to complete its work at the same time that the Affordable Housing TAG was completing its work. The Planning Commission did not receive the TAG's report before making its recommendations for the Council. However, the Commission suggested that the Council incorporate the recommendations of the TAG into the ordinance.

Responding to Councilmember Simas, Mr. Cullen confirmed staff's conclusion that the 2.5:1 affordable housing ratio is economically feasible for smaller developments.

Responding to Councilmember Lee, Mr. Cummins said that he and Councilmember Wallace discussed the ratio, including Mr. Wallace's assumptions. Mr. Cummins said there is tremendous variability in the assumptions used including land price, expected rates of return on equity, expected net operating incomes, and others. Mr. Cummins said that he and Mr. Wallace discussed three development scenarios.

Mr. Cullen said the Kramer site is 3.37 acres, and the project contains potentially 360 dwelling units at a 2.0 FAR. He said staff used two different methods to calculate the ratio for every dollar a developer puts into affordable housing and the benefit they receive. Mr. Cullen said the return ranged from 27 percent to 106 percent.

Responding to Councilmember Robinson, Ms. Helland confirmed that the City's affordable housing principles are contained within the ordinance.

→ At 9:53 p.m., Deputy Mayor Chelminiak moved to extend the meeting until 10:15 p.m. Councilmember Robinson seconded the motion.

→ The motion carried by a vote of 6-0.

Councilmember Robertson said she was the Council liaison to the Eastgate/I-90 Land Use and Transportation Plan Citizen Advisory Committee (CAC) in 2010. She noted that Mayor Stokes was a member of the committee when he served on the Parks and Community Services Board. She said the City has been working on this planning effort for seven years in an attempt to address growth without threatening the quality of life in Bellevue neighborhoods. Ms. Robertson said the Eastgate, Downtown, BelRed, and Wilburton areas are Bellevue's major growth corridors.

Ms. Robertson said she has been pleased that this effort addressed both land use and transportation planning. She noted that the Council previously approved certain near-term transportation projects to address traffic congestion along the 150th Avenue corridor. Ms. Robertson said she watched tonight's meeting online earlier in the evening and heard public comment that impact fees from Eastgate development should be used for transportation projects within the area. She agreed, noting that approval of Ordinance No. 6366 will allow that to move forward. Ms. Robertson summarized that the Council worked through a number of issues and decided to separate the Eastgate LUCA and shelter issues due to significant public feedback.

Councilmember Robertson expressed support for Ordinance No. 6366 and for the remaining ordinances on the evening's agenda.

Mayor Stokes concurred with Ms. Robertson's summary and comments, and expressed support for the ordinances.

Deputy Mayor Chelminiak said this has been a long, thorough process resulting in a good plan for the Eastgate area. He noted the significant work of the Planning Commission, staff, the Council, and the public.

- The motion to adopt Ordinance No. 6366 carried by a vote of 6-0.
- (b) Ordinance No. 6367 amending the selected land use designations in the Eastgate subarea for consistency with revisions to the Comprehensive Land Use Plan; repealing ordinances and concomitant agreements where the conditions have been met or are no longer necessary; and establishing an effective date.
- Deputy Mayor Chelminiak moved to adopt Ordinance No. 6367, and Councilmember Robinson seconded the motion.
- The motion carried by a vote of 6-0.
- (c) Ordinance No. 6368 imposing an interim official control regarding the permit process required to establish a homeless shelter and identifying the Land Use Districts where a homeless shelter may be permitted; providing for severability; and establishing an effective date.
- Deputy Mayor Chelminiak moved to adopt Ordinance No. 6368, and Councilmember Lee seconded the motion.

Deputy Mayor Chelminiak noted his ongoing support for addressing homeless shelter regulations on a citywide basis in order to provide a level playing field. He recalled previous discussion about considering homeless shelter regulations in three land use districts only. Councilmember Lee concurred.

- The motion to adopt Ordinance No. 6368 carried by a vote of 6-0.
- (d) Ordinance No. 6369 imposing an interim official control regarding the prohibition of community health engagement locations, safe injection sites, and other uses or activities designed to provide a location for individuals to consume illicit drugs; providing for severability; and establishing an effective date.
- Deputy Mayor Chelminiak moved to adopt Ordinance No. 6369, and Councilmember Robinson seconded the motion.

Councilmember Lee commended the young people who spoke earlier regarding their concerns about drug overdoses. Mr. Lee said he believes the Council and the community have compassion for addicts. He noted the need for a comprehensive approach to solving the heroin epidemic. He said the interim official control provides time for the City to study and consider permanent regulations. He said the solution ultimately requires multiple levels of government. Mr. Lee expressed concern that providing safe injection sites is a simple remedy, but not a solution. He

said the Council takes this issue seriously and wants to do the right thing in terms of addressing the opioid crisis.

Councilmember Robertson thanked staff for bringing the interim official control ordinance forward so quickly while the Council and staff grapple with certain issues using a more holistic approach.

Councilmember Robertson said she does not want safe injection sites in Bellevue. She said the drugs are illegal, and supervised injection is not consistent with protecting citizens or helping those addicted to drugs. She noted negative impacts of the safe injection site in Vancouver, B.C. She has heard stories about supervised injections for individuals using the drugs for the first time. She said the safe injection sites do not help people. Ms. Robertson expressed support for permanent legislation prohibiting safe injection sites in Bellevue.

Councilmember Robinson thanked those who spoke on behalf of vulnerable individuals. She noted her involvement with the Mental Illness and Drug Dependency (MIDD) Advisory Committee, Eastside Human Services Forum, and as the Council liaison to Bellevue's Human Services Commission. She has not seen evidence that safe injection sites help to treat addiction. She believes there are steps the City can take, including prevention, education, treatment, and making Naloxone more available to first responders. Ms. Robinson thanked the speakers for their compassion.

Councilmember Simas concurred with Councilmember Robertson that safe injection sites support the use of illegal drugs. He said the best solution to the opioid epidemic is getting people into treatment. He said safe injection sites do not help to treat addiction, and he has not seen data indicating that the sites save lives. He observed that providing safe injection sites is inconsistent with the goal of a compassionate society that wants to help individuals overcome their addictions.

→ Deputy Mayor Chelminiak moved to extend the meeting to 10:20 p.m., and Councilmember Robinson seconded the motion.

→ The motion carried by a vote of 6-0.

Deputy Mayor Chelminiak acknowledged that he previously said he was opposed to safe injection sites in Bellevue. He expressed appreciation for tonight's speakers on the topic. He said he read the entire King County task force report on the opioid crisis. He shared the story of a young man, the son of Nashville's Mayor and a graduate of the University of Puget Sound, who died recently from a drug overdose. Mr. Chelminiak said the epidemic affects everyone and it will not be solved through safe injection sites. He said there are a number of recommendations related to the issue including how the City could expand its prescription drug take-back program. He noted the need for enhanced public education and the prevention of drug use as well.

Mr. Chelminiak said he would like the City to take a look and understand more about the needed modalities of treatment described in the task force's report. One involves the use of a drug that works similar to methadone but does not require handling through a specific clinic. Mr.

Chelminiak said the report notes the importance of providing Naloxone to public safety and paramedic personnel. However, it questions whether it should be available at a jail.

Deputy Mayor Chelminiak questioned the likelihood that an individual will seek help for a person who overdoses when the individual is likely also using the drug. He said one recommendation in the report is to explore ways to provide Naloxone to individuals who are at higher risk for overdose. He read from the report that opiate use occurs in all age groups. However, the impact is particularly striking in adolescents and young adults, with research indicating that youth aged 14 to 15 represent the peak time of initiation into opioid misuse. Mr. Chelminiak said this is a public health problem in need of widespread attention.

Mayor Stokes said he appreciated the Council's comments. He believes there will be better solutions in the future. He said the Sound Cities Association discussed the opioid crisis earlier this year with public health officials. He observed that everyone agrees about the need to seriously address the opioid epidemic. However, the question is how to do that.

Mayor Stokes said the ordinance will give the City the time needed to work through the issue and to study alternate solutions. He noted Councilmember Wallace's support of the interim official control as well.

→ The motion to adopt Ordinance No. 6369 carried by a vote of 6-0.

12. Unfinished Business: None.

13. Continued Oral Communications: None.

14. New Business: None.

15. Executive Session: None.

16. Adjournment

At 10:18 p.m., Mayor Stokes declared the meeting adjourned.

Kyle Stannert, CMC
City Clerk

/kaw