

CITY OF BELLEVUE  
CITY COUNCIL

Summary Minutes of Extended Study Session

November 27, 2017  
6:00 p.m.

Conference Room 1E-113  
Bellevue, Washington

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

ABSENT: None.

1. Executive Session

Deputy Mayor Chelminiak called the meeting to order at 6:02 p.m., and declared recess to Executive Session for approximately 15 minutes to discuss one item of pending litigation.

The meeting resumed at 6:19 p.m., with Mayor Stokes presiding.

2. Approval of Agenda

→ Deputy Mayor Chelminiak moved to approve the agenda, and Councilmember Robertson seconded the motion.

→ The motion to approve the agenda carried by a vote of 6-0.<sup>1</sup>

3. Oral Communications

(a) Alex Zimmerman, President of StandUP-America, spoke in support of term limits for Councilmembers. He opined that immigrants do not understand the constitution and that only American citizens should be able to work in this country.

(b) David Hoffman, representing Puget Sound Energy (PSE), described PSE's response to storms and power outages. He encouraged the public to use PSE's phone app for up-to-date information on outages and to report outages. He provided some safety tips and congratulated the City for making the top 10 cities in the Georgetown University energy

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<sup>1</sup> Councilmember Robinson joined the meeting at 6:27 p.m. during Agenda Item 4(b).

prize competition. He thanked City staff Jennifer Ewing and Emma Johnson for their work in this area.

4. Study Session

(a) Council Business and New Initiatives

There was no discussion.

(b) Commendation Honoring Councilmember Ernie Simas

Mayor Stokes recalled that the Council appointed Mr. Simas to serve the remainder of the term left vacant when Councilmember Slatter was appointed to the State House of Representatives. Mr. Stokes noted that Janice Zahn would be sworn in as a Councilmember the next day following the certification of the election.

Mayor Stokes read a commendation thanking Councilmember Simas for his service to Bellevue as a Councilmember during the past eight months, a Civil Service Commissioner from 2014-2016, and a Transportation Commissioner from 2008-2016. Mr. Simas co-chaired the Downtown Livability Initiative Citizen Advisory Committee from 2013-2014.

Councilmember Simas thanked the Council for giving him the opportunity to serve on the City Council. He thanked City Manager Brad Miyake and City staff for being helpful and patient in working with him. He said he walks out knowing the Bellevue is an exceptional City. He thanked citizens for their respectful input on the issues facing Bellevue, including the homeless shelter. He said he learned more than he contributed to the community over the past eight months.

Councilmember Lee thanked Councilmember Simas for stepping up as a quiet consensus builder and communicator. Mr. Lee said Mr. Simas provided valuable input, and he looks forward to Mr. Simas' continuing service to the community.

Deputy Mayor Chelminiak noted that Mr. Simas was a very quick study with an impressive resume of civic involvement. He asked Mr. Simas to continue his involvement in local government.

Councilmember Robinson said Councilmember Simas hit the ground running and has a compassion for the community. She noted his interest in representing small businesses and said she valued his viewpoint in her decision-making process.

Councilmember Robertson said it had been a pleasure to serve with Mr. Simas and to get to know him better. She commended him for always being thorough, thoughtful, and open to public involvement. Ms. Robertson said Bellevue is fortunate to have so many engaged and caring citizens. She asked Mr. Simas to stay involved in community issues.

Councilmember Wallace said he appreciated Councilmember Simas' economy of words. Mr. Wallace said Mr. Simas is knowledgeable, eager to learn new information, and provided a good moderate voice on the Council.

Mayor Stokes said that he and Mr. Simas have a 10-year history of working together through the PTA and the Bellevue School District. Mr. Stokes noted that Sharon Simas was active in the PTA as well, including her work to encourage the District to serve healthy food in the schools.

Mayor Stokes paused the meeting briefly to take photos.

(c) Regional Issues

City Manager Brad Miyake introduced staff's monthly regional issues update regarding the King County Land Conservation Initiative and the Veterans, Seniors and Human Services Levy that was recently renewed by the voters.

Joyce Nichols, Director of Intergovernmental Relations, noted that both topics were recently discussed with the Council and staff wanted to follow up on those conversations.

Alison Bennett, Assistant Director of Intergovernmental Relations, said the advisory committee for the King County Land Conservation Initiative met several times since the Council was briefed on October 23. The goal of the initiative is to identify high-value conservation lands in King County for acquisition over the next 30 years. The committee refined the financial model for the initiative and developed a recommendation for a potential public funding option.

Ms. Bennett said the financial model indicated a total cost exceeding \$4 billion over the 30-year plan. Current revenue sources (i.e., King County parks levy, Conservation Futures Tax, Flood Control District acquisition funds, and others) are anticipated to provide approximately \$2.25 billion, leaving a funding gap of \$1.8 billion. The advisory committee discussed a number of potential funding sources including a new property tax, new real estate excise tax, and other options, and ultimately recommended an expanded Conservation Futures Tax as the preferred alternative. The tax is currently authorized by the State at 6.25 cents per \$1,000 AV (assessed valuation). Due to the increase in property values in recent years, the current rate is 4.45 cents per \$1,000 AV. The advisory committee proposes setting and maintaining the rate at 6.25 cents throughout the 30-year property acquisition plan. Under the current rate, Bellevue taxpayers contributed \$2.2 million in 2017. Using the anticipated increase in assessed valuations in 2018 and the proposed 6.25 cents per \$1,000 AV tax, Bellevue taxpayers will contribute an estimated \$3.5 million.

Ms. Bennett said the advisory committee also recommended that the King County parks levy be increased between 0.7 to two cents per \$1,000 AV in order to pay for operations and maintenance. She noted that the County does not cover operations costs through the Conservation Futures Tax. Ms. Bennett said the final meeting of the advisory committee is scheduled for December 7. The committee will be asked to provide a final recommendation for consideration by the King County Executive and the King County Council.

Councilmember Robinson questioned the anticipated property acquisitions in Bellevue and on the Eastside. Ms. Bennett said that, of the \$4.4 billion estimated cost, an estimated \$1.5 billion will be spent in all King County cities. Ms. Nichols said much of the land is in rural King County.

Councilmember Robertson recalled the previous discussion with the Council regarding the County's initiative. She noted her concern that a number of other sources are being taken from Bellevue for projects that do not benefit the community, and this feels like a similar initiative. She questioned the amount of the \$2.2 million currently paid by Bellevue taxpayers that comes back as projects or grant funding. Ms. Nichols said Bellevue receives approximately \$750,000 annually through the Conservation Futures Tax. The County parks levy provides approximately \$400,000 annually to Bellevue. In further response, Ms. Nichols said Bellevue taxpayers pay \$7.4 million annually to the \$70 million parks levy.

Ms. Robertson said that Bellevue and some of the other cities have done a good job of preserving flood lands, greenbelts, open space, and parks, while certain cities have not done anything in those areas. She said it does not seem equitable for the cities that have made investments to contribute significantly to parks and open space in other areas. She questioned the City's options at this point to discourage the proposed tax increase.

Ms. Nichols said the advisory committee includes Mayor Stokes, as well as a large number of individuals who represent stakeholder groups. Ms. Nichols said she was uncertain whether the Bellevue City Council could actually discourage the tax increase. She noted that Councilmember Slatter was previously involved with the committee. At that time, Ms. Slatter and staff asked a number of questions and attempted to lay the groundwork for ensuring that public money would be the last money in to the anticipated private-public partnerships. Ms. Nichols said that proposal was discussed briefly and did not receive support on the committee. She opined that there is a clear plan to place the tax increase before the voters. If that occurs, the Bellevue City Council may choose to take an official position on the ballot measure. In further response to Ms. Robertson, Ms. Nichols said the ballot measure could be presented in 2018.

Deputy Mayor Chelminiak questioned how the proposal to expand the Conservation Futures Tax would change the allocation of funds to the different areas within King County, including Bellevue. He noted that Bellevue has received projects through the tax in the past. Ms. Nichols said there is no final decision. However, the committee's recommendation is to focus the spending on acquiring lands outside of the urban growth boundary. She said the County is attempting to condense a 50-year acquisition plan into a 30-year timeframe.

Responding to Mr. Chelminiak, Ms. Nichols said Vasa Park is not included in the list of projects. She said the issues of cities came up when the committee was initiated, and committee members were supportive of preserving lands outside of the urban growth boundary. However, much of the tax revenue to fund the acquisitions is generated by cities. In the second phase of the work this fall, the County made an effort to meet with cities to learn about their priorities. Ms. Nichols said \$500 million is currently estimated for projects in cities. She said Bellevue's parks and open space plan includes projects throughout the community, including Vasa Park. She said the City of Redmond estimated a request for approximately \$130 million, and Bellevue staff calculated

\$250 million to \$260 million for the top priorities identified in the City's parks and open space plan.

Deputy Mayor Chelminiak questioned whether the acquisition of properties outside of the urban growth boundary includes plans for active or passive recreation, trails, scenic viewpoints, sports facilities, etc. Ms. Nichols said that many of the areas targeted for acquisition are forested, and there would likely be opportunities for both active and passive recreation. Mr. Chelminiak noted that Bellevue residents have good access to Cougar Mountain Regional Wildland Park, and the City should encourage the maintenance of that park. He said Marymoor Park serves Bellevue residents as well.

Deputy Mayor Chelminiak said he is a longtime supporter of land conservation. He noted that there is no public park between Redmond and Lake Sammamish State Park, with the exception of the small Spady property. He said it would make sense for the City to acquire Vasa Park, if the owner is willing to sell it. He would like to see the County invest with the City to acquire waterfront property.

Councilmember Wallace opined that King County will move forward in its best interests and that the City of Bellevue will not influence their decisions. However, he said it is helpful for the City to be informed about the County's initiative and plans.

Ms. Nichols said staff represented to the advisory committee the view that many of the lands slated for acquisition that are outside of the urban growth boundary should, under the Growth Management Act (GMA), already be protected. Some of the rural properties targeted for acquisition are already set aside and the owners receive tax breaks because they have agreed to not use the land for the highest and best use (e.g., housing development). She said the stakeholders on the advisory committee have a different mission than local government, including the City of Bellevue. Mr. Wallace noted that many of the properties do not have access to a water supply, which prevents development.

Mayor Stokes said the advisory committee wanted to identify the full range of possibilities for acquisition and the related costs. However, the King County Council will make decisions about the type of funding and specific acquisitions. Mr. Stokes said the GMA issue has been raised and he believes it will be debated. He said the committee is looking at the properties that currently have a tax benefit for keeping the land in conservation. One goal is to find properties that are likely to be available for sale. Mr. Stokes said Bellevue is not an island and is a regional leader. He opined that the conservation of parks and open space benefits everyone living in the county. He acknowledged the challenge of designing a plan that benefits all jurisdictions in the long run.

Moving on, Ms. Bennett recalled that voters approved the Veterans, Seniors, and Human Services Levy at a rate of 10 cents per \$1,000 AV. The current levy is four cents per \$1,000 AV. Using preliminary 2018 tax valuations, the County estimates it will collect approximately \$50 million next year. The amount raised in Bellevue in 2018 is estimated at \$5.6 million. Ms. Bennett said the King County Council and the Regional Policy Committee (RPC) are currently working on two guiding documents for the levy, the transition plan and the governance plan. Mayor Stokes and the Sound Cities Association are working as part of the RPC to insure that the

City's interests are protected in the transition plan. The RPC adopted an amendment during its last meeting providing that community centers with senior programming are eligible for senior center funding, whether or not they are called senior centers.

Ms. Bennett said the governance plan establishes three oversight boards (i.e., veterans, seniors and human services) as well as an executive board to oversee the expenditure of the levy proceeds. The RPC has not yet considered the governance plan and will do so on December 5. The Sound Cities Association members of the committee have discussed a potential housing oversight board to ensure that housing investments are coordinated across the three subject groups of the levy. Ms. Bennett noted the recognition of the need for greater transparency and coordination in how housing investments are made.

Councilmember Robinson said the United Way stopped funding senior programs. She questioned whether levy funds will help compensate for the loss of that funding. Ms. Bennett said she believed that was the intent behind including seniors in the recent levy renewal.

Ms. Nichols said the state legislative session will begin January 8, and the Democrats will control the state senate by one vote. She noted the partial list of committee chairs in the meeting packet and said a full list will be provided as soon as those names are released. She noted that Senator Lisa Wellman of the 41<sup>st</sup> District will be the Caucus Vice Chair, and Senator Patty Kuderer representing the 48<sup>th</sup> District will be the Assistant Floor Leader.

Ms. Nichols said staff will present the draft state legislative agenda to the Council in the near future. She noted there will be a push for more revenue to comply with the McCleary Decision regarding education funding. While the state legislature made some progress in identifying needed funding, the court has indicated that the state needs to generate an additional \$1 billion for 2019. Ms. Nichols said another challenge for the City and region will be decreased federal funding to state and local governments.

Responding to Mayor Stokes, Ms. Nichols said 2018 will have a short 60-day legislative session. The legislature will address supplemental budget items only for transportation, capital, and the general fund. Staff will present the draft legislative agenda in January when the new City Councilmembers are on board.

(d) Review of Planning Commission recommendations regarding four 2017 Comprehensive Plan Amendments

City Manager Miyake recalled that the Council initiated the Comprehensive Plan Amendment process for three amendments earlier this year. On September 18, the Council voted to include a fourth CPA for review related to the former offices of *The Seattle Times*. Mr. Miyake said staff is seeking direction to return on December 11 for Council action on the Planning Commission's recommendations. He noted that Planning Commission Chair Stephanie Walter was unable to attend the meeting as planned due to illness.

Mac Cummins, Director of the Planning and Community Development (PCD) Department, introduced discussion regarding the 2017 Annual Comprehensive Plan Amendments (CPAs) and Final Review recommendations. He noted that cities can only amend their Comprehensive Plans

once per year. Three of the four CPAs under consideration were initiated by the City, and two of those are policy changes.

Nicholas Matz, Senior Planner, said the Planning Commission conducted its threshold review and held a public hearing in the spring. Following the Council's initiation of CPAs and the work program, the Commission conducted further study and held a public hearing on the Final Review amendments this fall.

Mr. Matz described the four CPA proposals: 1) Eastgate Office Park, a change in zoning from Office (O) to Office Limited Business (OLB), 2) the Old Seattle Times Building, a change from Professional Office (PO) to Downtown-Mixed Use (DNTN-MU), 3) Complete Streets policies in the Transportation Element of the Comprehensive Plan, and 4) amendments to the Downtown Subarea Plan consistent with the Downtown Transportation Plan.

The Planning Commission recommended approval of the Eastgate Office Park CPA by a vote of 6-0. The Commission recommended approval of the Old Seattle Times Building CPA by a vote of 4-0. The Commission recommended approval of the Complete Streets CPA by a vote of 3-2 and approval of the Downtown Transportation Plan CPA by a vote of 3-1.

Mr. Matz said the Commission determined that the Eastgate Office Park CPA is consistent with the Comprehensive Plan, addresses the interests and changed needs of the City, addresses significantly changed conditions, could be suitably developed, and demonstrates a public benefit.

The Old Seattle Times building is on the southern boundary of the Downtown. The Planning Commission recommended approval of the change in the map designation from Professional Office (PO) to Downtown Mixed Use (DNTN-MU). He recalled that the designation for two nearby properties was changed as part of the 2015 Comprehensive Plan Update. Mr. Matz said the owner of the old Seattle Times building did not respond to the City at that time but they are now supportive of the change. He recalled that the Council initiated this CPA in September for final review. The Commission's recommendation to approve the CPA is based on the determination that the CPA is consistent with the Comprehensive Plan, addresses the interests and changed needs of the City, addresses significantly changed conditions, could be suitably developed, and demonstrates a public benefit.

Councilmember Wallace expressed support for the approval of the first two CPAs.

- Deputy Mayor Chelminiak moved to direct staff to return on December 11 with proposed ordinances for Council action regarding the Eastgate Office Park and Old Seattle Times Building CPAs. Councilmember Lee seconded the motion.
- The motion carried by a vote of 7-0.

Moving on, Mr. Matz said the Council has the legislative authority to initiate policy and text amendments. In the spring, the Council initiated the Complete Streets CPA and the Downtown Subarea Plan CPA. The Planning Commission recommends approval of the Complete Streets CPA, which embeds related concepts and policies into three sections of the Comprehensive Plan.

Mr. Matz said the City already follows the Complete Streets model. However, the amendments provide consistency between policies, regulations, and project implementation. The proposal adds a Complete Streets narrative to the Transportation Element of the Comprehensive Plan; adds text to existing policies in the Mobility Management section, Pedestrian and Bicycle Transportation section, and the Neighborhood Protection section of the plan; amends the stated Transportation Element goal; and adds a graphic to demonstrate the Complete Streets model.

Mr. Matz said the State adopted Complete Streets policies in 2011 and created an awards program for transportation improvements in cities that meet the policies. The City of Bellevue was awarded \$500,000 this year to fund a substantial part of the cost to construct the raised intersection at 106<sup>th</sup> Avenue NE and NE 6<sup>th</sup> Street. Mr. Matz recalled that the Council adopted the Complete Streets Ordinance No. 6308 this summer and directed the Transportation Commission to conduct a review to determine whether additional policies are needed to fully implement the Complete Streets model citywide. The CPA presented tonight is the result of that work.

The Planning Commission recommended two text additions indicating that: 1) staff should evaluate the Complete Streets policies in each biennium relative to the desired outcome for the Complete Streets network, and make adjustments as necessary, and 2) Complete Streets performance should be measured against adopted level-of-service (LOS) standards and mode-specific plans including the Traffic Standards Code, Downtown Transportation Plan, Pedestrian and Bicycle Transportation Plan, and the Transit Master Plan. Mr. Matz said the Commission's recommendation to approve is based on the determination that the CPA is consistent with the Comprehensive Plan, addresses the interests and changed needs of the City, addresses significantly changed conditions, could be suitably developed, and demonstrates a public benefit. Significantly changed conditions include, in part, the Grand Connection project and plans for the Pedestrian Corridor.

Councilmember Simas questioned the Planning Commission's vote of 3-2. Mr. Matz said the dissenting votes were based on concerns that the Complete Streets model demonstrates a bias toward multimodal transportation solutions within the street rights-of-way. He said there were comments during the Commission's public hearing related to the property between the sidewalk and street and how best to serve everyone using the right-of-way.

Councilmember Robertson said she understands that there is a national Complete Streets movement as well as state law that established certain grant funding. Mr. Matz confirmed that the raised intersection project received the first grant. Ms. Robertson said she was comfortable with the CPA as recommended.

Deputy Mayor Chelminiak said he is comfortable with how this came from the Transportation Commission. However, he is not comfortable adding biennial review into the Comprehensive Plan. He said that review of the Comprehensive Plan occurs on a regular basis to determine how the transportation system is working, but the review does not necessarily address the elements of the transportation system (e.g., Complete Streets elements). Mr. Chelminiak said he opposed the proposed addition of text calling for a biennial review.



Councilmember Lee requested further clarification of the Planning Commission's split vote. Mr. Matz noted the Commission's transmittal in the meeting packet. He said the Commission's divided vote on the Complete Streets CPA reflects reservations about the Commission's role in reviewing proposed policies whose purpose has already been established through an ordinance. The Commission discussed the ambiguity of the CPA Final Review decision criteria under such circumstances, for example, that significantly changed circumstances were the result of the adopted Complete Streets ordinance and that the Complete Streets policy recommendations appeared to be backfill for actions that have already occurred through the ordinance, such as the grant award for the raised intersection. The Commission's transmittal further states that, without key performance indicators, the Complete Streets policy might not accomplish more than what is already being done by the City.

Mr. Lee questioned the land use context considered by the Planning Commission. He said the Downtown Livability Initiative work was underway at the same time, and it is important for the two sets of policies to be consistent with each other. Mr. Lee said he would like more time, information, and perspective to better understand the Complete Streets CPA. Mr. Matz suggested that Planning Commission Chair Walter would be willing to speak to Councilmember Lee to elaborate on the Commission's review.

Mr. Lee opined that a Comprehensive Plan policy should include the consideration of additional items, such as technology. He said that, for him, the most important component of any transportation system is connectivity between geographic areas. Mr. Lee said he is not sure that the policy statements are clearly articulated in terms of addressing technology, mobility, and connectivity. He said the Downtown Transportation Study is not mentioned here. He questioned how the Complete Streets model addresses connectivity. Mr. Matz said the proposed narrative addition (page 17 of the presentation) addresses Councilmember Lee's comments in terms of connectivity, best practices, and the consideration of all potential solutions and technologies.

Councilmember Simas concurred with Deputy Mayor Chelminiak's concern regarding the language calling for biennial review of the policies. Mr. Simas suggested that language regarding evaluating Complete Streets policies should instead refer to evaluating the performance of the City's implementation of the policies. He said performance should be evaluated before evaluating the policies.

Councilmember Robertson suggested alternative language to address Mr. Simas' and Mr. Chelminiak's concerns: "Staff should monitor the performance of applicable Complete Streets policies relative to the desired outcome for the Complete Streets network, and bring any proposed adjustments to the Council as appropriate."

Councilmember Wallace said he would prefer to remove the language regarding periodic reviews and to move forward with the other elements of the Complete Streets CPA recommendation. He opined that it does not add much to the discussion.

Councilmember Robinson concurred with Mr. Wallace. She said the City has performance measures related to Complete Streets, and the statement regarding biennial review is not needed.

Mayor Stokes concurred with removing the statement referring to biennial review of the policies.

- Deputy Mayor Chelminiak moved to direct staff to return on December 11 with an ordinance for Council action that approves the Planning Commission's recommendation regarding the Complete Streets CPA, amended to remove the statement: "Staff should evaluate applicable Complete Streets policies in each biennium relative to the desired outcome for the Complete Streets network, and make adjustments accordingly." Councilmember Wallace seconded the motion.
- The motion carried by a vote of 7-0.

Moving on, Mr. Matz described the CPA proposal to amend the Downtown Subarea Plan with transportation- and facility-related amendments resulting from the 2013 update of the Downtown Transportation Plan. He recalled that, in 2010, the Council initiated a Downtown Transportation Plan update and provided direction to the Transportation Commission. In October 2013, the Council accepted recommendations from the Commission for the plan. At the same time, the Council directed project implementation of the updated components through the Capital Investment Program (CIP) and directed, as with Complete Streets, a review of policies in the Downtown Subarea Plan and in the Transportation Element of the Comprehensive Plan. Earlier this year, the Transportation Commission updated its recommendation in preparation for the 2017 CPA process. The Council initiated this CPA in March for the Commission's final review.

Mr. Matz highlighted the policies identified by staff and the Planning Commission to be included as a critical update to the Downtown Subarea Plan for transportation-related purposes. The policies emphasize a multimodal strategy, introduce pedestrian-priority streets and transit-priority streets, utilize Intelligent Transportation System (ITS) technology to gain efficiencies, advocate for transit service and improved pedestrian and bike access to transit, extend the Pedestrian Corridor designation, provide direction for managing curbside uses, and remove transportation projects from the Downtown Subarea Plan that are now documented in the Comprehensive Transportation Project List adopted in the 2015 Comprehensive Plan Update.

Mr. Matz said the Planning Commission provided two caveats. It did not propose new language but suggested that the Council consider amendments with regard to through-block access connections. The commissioners raised a concern about what they saw as potential takings, and asked the Council to restore deleted language to the narrative that addresses existing mid- and through-block access connections [pages 25 and 26 of the Planning Commission's proposal]: "Mid-block connections must be shown to serve a reasonable transportation planning purpose for serving the development that contain them; they should not be used as a regulation to create through grid streets on private property. The exact alignment and location of mid-block connections is subject to the design process on private property."

Responding to Councilmember Robinson, Transportation Planner Kevin McDonald commented on the previous deletion of the language. Mr. McDonald said the Transportation Commission spent a great deal of time reviewing the Downtown Subarea Plan and was deliberate about language to be added and deleted, in the interest of being as concise as possible. He noted language in the same section stating that: "Mid-block access connections are intended for portions of the alignment of 103<sup>rd</sup>, 105<sup>th</sup>, 107<sup>th</sup>, 109<sup>th</sup>, and 111<sup>th</sup> Avenues NE..." Mr. McDonald

said those connections are mapped and they exist for the purpose of providing direction to City staff and developers about where through-block access connections will be built. The deleted language was thought to be extraneous and unnecessary.

Responding to Councilmember Robinson, Mr. McDonald said a change to the streets identified for mid-block connections would require a Comprehensive Plan Amendment.

Councilmember Wallace commented that deleting the language makes sense within the context of the recent adoption of the Downtown Livability code amendments. He opined that restoring the language does not add value.

Responding to Ms. Robinson, Mr. Wallace concurred that he likes the language: “The exact alignment and location of mid-block connections is subject to the design process on private property.”

Mr. McDonald said there are three similar-sounding components in the Comprehensive Plan, and sometimes they are confused. The Transportation Commission is very deliberate in its use of language, and this language refers specifically to through-block access connections, which are essentially driveways. There are also through-block pedestrian connections through the super blocks and mid-block crossings between signaled intersections.

Mr. Wallace clarified that he was referring to the through-block pedestrian connections.

Councilmember Lee recommended that the Council spend more time to fully understand the Transportation Commission’s review and recommendations, and how that ties to the Downtown Livability Initiative work.

Deputy Mayor Chelminiak referred to the Planning Commission’s concern about takings and said that he does not see any takings issues. Mr. Chelminiak said the policy language refers to back entrances to buildings. He spoke in favor of leaving the previously deleted language out of the CPA.

Councilmember Robertson observed that the confusion is due to the Planning Commission’s transmittal referring to “existing mid- and through-block access connections narrative.” However, she noted that the narrative refers to “mid-block access.” She questioned whether the language also refers to through-block pedestrian connections.

Mr. McDonald said his recollection was that the Planning Commission addressed the through-block access connections. Ms. Robertson said the language in the policy, as reflected on page 24 of the presentation, states “mid-block.” She acknowledged that the City has the power to require alley access. However, requiring property owners to make their properties open to the public via through-block connections is a different situation.

Mr. Matz said the Planning Commission was interested in addressing the potential for takings. The commissioners thought their concern could be best addressed using the specific language

that was previously deleted. Councilmember Robertson expressed support for leaving the deleted language out of the policy language, as recommended by the Transportation Commission.

Councilmember Robertson questioned whether the Council previously discussed the substance of this CPA. Mr. Matz said the information was shared with the Council in a management brief in September. There was no discussion at that time pending review by the Planning Commission and the Transportation Commission. He recalled that, when the Council initiated the CPA in the spring, the Council did spend some significant time discussing the draft CPA.

Responding to Ms. Robertson, Mr. Matz said the proposed CPA language was cross-checked with the Downtown Livability code amendments. Mr. McDonald said that, when it was determined that the Downtown Livability Initiative would not require any Comprehensive Plan Amendments, the Transportation Commission refreshed its 2014 policy recommendation. That effort included revisions to the narrative language to update facts and figures, and to include new projects such as the Grand Connection. There were minor updates to reflect the outcome of the Downtown Livability work. However, the latter primarily addressed land use, which the Transportation Commission did not discuss. The Commission's focus was on mobility options to accommodate land uses.

Ms. Robertson questioned whether the Downtown Livability Land Use Code Amendments are consistent with the proposed CPA. Mr. Cummins said yes.

Councilmember Robertson said she would like more time for the Council to study and discuss the Downtown Subarea Plan CPA. She questioned whether there is any urgency to approve the CPA this year. Mr. Matz noted staff's interest in providing a full tool kit for addressing pedestrian, vehicle, and bike priorities within the current level of development activity. Mr. Matz said staff supports the need for the CPA to regulate ongoing development.

Councilmember Robertson recalled that the Council talked several years ago about parking meters in the Downtown and was not interested in pursuing that option. However, the proposed CPA includes a policy regarding the establishment of a Downtown parking meter system. She said there is also a policy regarding bike shares, which the City only recently initiated in terms of engaging the public. She believes that references to allocating street capacity to bike lanes is premature due to the absence of Council policy discussions. Ms. Robertson reiterated that she is not ready to approve the CPA without more time for a thorough review. She would like a Study Session agenda item for further discussion.

Responding to Mayor Stokes, Mr. Chelminiak referred to page 28 of Attachment E-1 to the CPA proposal. It states that the Downtown paid parking program would utilize electronic pay stations for drivers. Mr. Chelminiak said he believed the language is in the narrative versus written as a policy. Ms. Robertson noted policy language on page 30 referring to developing a proposal to implement paid parking on Downtown streets. She said this issue has not been discussed by the Council and more study is needed.

Councilmember Robinson suggested that the language was consistent with the City's Pedestrian and Bicycle Rapid Implementation Plan, which was unanimously approved by the Council.

While she supports that plan, Ms. Robinson observed that there are other issues in the CPA that the Council has not discussed.

Transportation Director Dave Berg said many of the statements are aspirational and, as Bellevue continues to urbanize, more tools will be needed. He noted that developing a proposal does not mean that the City will implement a pay for parking program in the Downtown. He said that type of program would go before the Council for consideration and formal action. He said the Transportation Commission was looking at additional tools that might be needed through the 2030 plan.

Mr. Cummins said comprehensive plans provide policies but do not equate to code amendments. He said the idea of linking potential transportation-related solutions and land use policies without precluding anything is an important concept in maintaining options, unless there are solutions that the Council specifically wants to disregard.

Councilmember Wallace said he had questions similar to Councilmember Robertson's when he read the material over the weekend. He determined that the broader Comprehensive Plan language is acceptable in terms of creating a roadmap for future discussions. However, he suggested that the Council needs to work with staff next year to establish a better understanding of the implications for project implementation. Mr. Wallace said he and others were surprised by the Main Street bike lane. He recalled that the street is designated as a transit-priority street. He questioned whether there is a plan to extend the bike lane from Bellevue Way to 112<sup>th</sup> Avenue. He questioned whether there is an overall plan for resolving the competing uses for roadways.

Mr. Wallace said he is willing to move forward with the language as proposed. However, he said there should be a robust discussion next year or before specific projects are implemented.

Mayor Stokes suggested this would be a good topic for the Council's next retreat.

Deputy Mayor Chelminiak said he does not think Downtown Bellevue is ready for a bike share program at this time. However, he believes it might be a good thing in the future. He expressed concern regarding the policy related to paid on-street parking. He suggested changing "develop" a proposal to implement a pay for on-street parking program to "consider." He said the concept has been addressed twice while he has served on the Council and has been rejected both times. He suggested that future technologies might make parking more efficient.

Responding to Mr. Chelminiak, Mr. Berg said cars are not allowed to drive in the Main Street bike lane, but they may cross it to make turns.

Responding to Mayor Stokes, Mr. Matz confirmed that the Council could defer this CPA until next year.

Deputy Mayor Chelminiak suggested directing staff to return with the CPA for Council action on December 11. He said that perhaps modest changes could be made. He would like to complete the CPA this year.

Councilmember Lee said he would like more time to review the CPA and to make suggestions for revisions.

- Deputy Mayor Chelminiak moved to direct staff to come back on December 11 for Council consideration of a separate ordinance on the Downtown Subarea Plan CPA; and to direct staff to set up briefings for Councilmembers who would like to work with staff regarding potential revisions. Councilmember Wallace seconded the motion.

Mr. Matz noted there will be one action to update the Comprehensive Plan with the approved CPAs. However, the Council may consider and vote on each CPA separately before voting on the broader action.

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

Councilmember Robertson requested more information regarding the Planning Commission's reference to encouraging building owners to charge for parking.

Ms. Robertson said there are several deletions of language regarding neighborhood traffic edges and transition areas. She said that language was intended to protect residential neighborhoods, and she requested more information on the deletions.

Ms. Robertson questioned the reason for deleting references to integrated parking from the Downtown mobility goal [page 20 of the CPA]. She questioned whether the numerical goals listed on pages 20 and 21 are realistic. She questioned the rationale for deleting the sentence in policy 128 that indicated arterial streets should not function as alternative routes to freeways.

Ms. Robertson said she would like language about whether any of the policies will lead to, without further Council approval, the implementation of a road diet concept that repurposes mobility modes on surface streets.

Councilmember Robinson recalled that staff conducted a thorough traffic study before implementing the Main Street bike lane. She said it would be helpful to reference that study and requested that staff send more information on the study to the Council. She noted that public outreach is underway to study the potential for a future bike share program. She requested information to the Council on that topic as well.

Mr. Berg said the Council will receive information early next year on the bike share concept, and on a demonstration project for north-south and east-west bike corridors that is currently involved in a public engagement process. He said the Transportation Commission is currently discussing those topics.

- (e) Ordinance No. 6387 regarding development services under the Bellevue City Code; fees for applications requiring construction, land use, fire, survey, sign, transportation, utility, and clearing & grading review and inspection services; repealing Ordinance No. 6328.

City Manager Miyake said the Council has had a number of discussions regarding the 2017-2018 Mid-Biennium Budget Update over the past several months. The proposed budget maintains current operations and services and includes a one-percent statutory property tax increase.

Mike Brennan, Director of the Development Services Department (DSD), said Ordinance No. 6387 updates development services permit fees as well as the hourly rates charged for development review and inspection services. He said the proposed fees are based on a cost-of-service study conducted earlier in the year. The fee adjustments were discussed with the Council during the November 6 Study Session. At that time, Councilmember Robinson asked whether a reduction in fees would be considered as part of the overall Affordable Housing Strategy and work plan. Mr. Brennan confirmed that the issue is included as a potential action under the strategy.

Responding to Deputy Mayor Chelminiak, Mr. Brennan said the hourly rate increases range from 3.6 percent to 7.2 percent. Building permit fees were increased by three percent.

→ Deputy Mayor Chelminiak moved to adopt Ordinance No. 6387, and Councilmember Wallace seconded the motion.

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

- (f) Ordinance No. 6388 establishing the amount of property taxes to be levied for the year 2018, the second year of the City of Bellevue's 2017-2018 fiscal biennium.

Finance Director Toni Call said Ordinance No. 6388 establishes the property tax to be levied for 2018, and Resolution No. 9332 provides the banking of the maximum amount of levy capacity under state law. Ordinance No. 6388 includes the one percent property tax increase, which generates \$427,000 to the General Fund. In accordance with the voter-approved ballot language for the fire facilities levy and the neighborhood transportation levy, the ordinance also increases those levies. Ms. Call said the total property tax in 2018 will be \$1.03, which is a reduction from \$1.14 in 2017.

Councilmember Wallace noted that the property tax adjustment is actually a property tax decrease.

Councilmember Lee said he supports the Mid-Biennium Budget Update, except for the one percent property tax adjustment. He said he understands it is needed to contribute to general reserves, and supports the concept. However, he does not support a tax increase at this time. He suggested that the Council should look at it during next year's budget process. He said the Council should wait and do it right. He said Bellevue has been well served by its prudent financial policies and actions. Mr. Lee said he considers himself the Council's fiscal hawk. He believes in only taxing what is needed, not what the City can tax. He said the City needs to do it right through Council approval of tax revenues matched to expenditures. He does not believe that is the case at this time. Mr. Lee said the one percent property tax increase is to be put into a tax reserve, and the Council does not really know where it goes. He said the City is only looking at

one area and not the whole picture of revenues and expenditures, which will occur during next year's budget process.

Councilmember Lee said he cannot go along with the one percent property tax increase because he does not know where the money goes. In this case, the tax is equivalent to approximately \$563,000. As he understands, \$130,000 goes to the Fire Facilities and Neighborhood Transportation levies. The remaining \$430,000 goes to the General Fund to build the reserve. He acknowledged that the reserve is necessary. However, the one percent property tax increase is not a lot of money. The impact to homeowners is approximately \$7 annually for a median-priced home of \$750,000. However, all of the tax levies (e.g., conservation tax, other purposes) add up and eventually there will be a straw that breaks the camel's back, unless the Council says no.

Mr. Lee said the Council should be more insistent on scrutinizing tax increases, or it will continue to get into situations. He said that ultimately the taxpayer cannot put up with this. Mr. Lee noted the need to look at all spending when tax revenue increases are considered. He said we need to do this right, and we have not done so with this one percent property tax increase. He agrees with the concept of putting money away, but he suggested waiting. He said the money is not necessary now. He can support the whole tax package if the one percent property tax can be removed.

Councilmember Robinson recalled that one use of the money is to fund the Law Enforcement Officer Fire Fighter I program (LEOFF I) obligation.

Councilmember Robertson said that, when she joined the Council, she was initially opposed to raising property taxes due to the poor economy. However, the property tax rate will decrease due to increasing property values. She said the City needs to plan for funding Fire Station 10 and the LEOFF I program. She said the state annexation credit will end in two years, which has a financial impact on the City. She would rather approve modest, incremental property tax adjustments than impose a larger increase at some time in the future. Ms. Robertson expressed support for Ordinance No. 6388.

Councilmember Wallace expressed support for the property tax, noting that health care costs will continue to increase by margins that far exceed the City's revenue growth.

Councilmember Simas expressed support for the property tax.

Deputy Mayor Chelminiak expressed support for the property tax adjustment as the fiscally responsible course of action to continue to provide the services that Bellevue citizens expect. He noted that the need for public safety resources will grow over the next few years.

Mayor Stokes expressed support for the property tax and observed that it is a reasonable approach.

→ Deputy Mayor Chelminiak moved to adopt Ordinance No. 6388, and Councilmember Robinson seconded the motion.



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

- (g) Resolution No. 9332 providing for the banking of the maximum amount of levy capacity available pursuant to RCW 84.55.005; 84.55.0101 and 84.55.092.

Ms. Call noted that the maximum levy capacity to be banked by Resolution No. 9332 totals approximately \$9 million.

→ Deputy Mayor Chelminiak moved to adopt Resolution 9332, and Councilmember Robinson seconded the motion.

Councilmember Lee said this is an example of good fiscal responsibility.

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

- (h) Ordinance No. 6389 adopting the modification of the 2017-2018 Biennial Budget and 2017-2023 Capital Investment Program Plan, as both have been previously amended; setting forth the estimated revenues and appropriations; establishing job classifications and pay ranges; and establishing an effective date.

Ms. Call said Ordinance No. 6389 is the umbrella ordinance setting the 2018 Budget and the 2017-2023 Capital Investment Program (CIP) Plan. She recalled that, on November 20, the Council provided additional direction regarding the CIP Plan that establishes the Arts and Culture Fund (G-112), to be funded by the Council Contingency Fund. The Arts and Culture Fund will provide \$200,000 annually in 2018, 2019, 2020, 2021, and 2022, leaving \$500,000 in the Council Contingency Fund.

Councilmember Lee expressed support for the updated Budget and CIP Plan, despite his lack of support for the one percent property tax.

→ Deputy Mayor Chelminiak moved to adopt Ordinance No. 6389, and Councilmember Robertson seconded the motion.

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

Councilmember Wallace thanked Finance Director Call and her staff for their great work on the budget.

5. Council Discussion of Upcoming Items: None.

6. Continued Oral Communications: None.

7. Executive Session

At 9:01 p.m., Mayor Stokes declared recess to Executive Session for approximately one hour to discuss a personnel matter.

The Executive Session concluded at 10:00 p.m., and the meeting was adjourned.

Kyle Stannert, CMC  
City Clerk

/kaw