

CITY OF BELLEVUE  
CITY COUNCIL

Summary Minutes of Regular Meeting

July 6, 2020  
6:00 p.m.

Virtual Meeting  
Bellevue, Washington

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

ABSENT: None.

1. Call to Order

The meeting was called to order at 6:02 p.m., with Mayor Robinson presiding.

2. Roll Call

City Clerk Charmaine Arredondo called the roll. All Councilmembers were present and participating remotely.

(a) Parks and Recreation Month Proclamation

Mayor Robinson recommended that everyone read the management brief in the meeting packet written by Michael Shiosaki, the City's new Parks and Community Services Director, and Colin Walker, Department Marketing Administrator, regarding the City's vision and commitment to its parks and open space system.

Councilmember Zahn, liaison to the Parks and Community Services Board, read the proclamation recognizing July 2020 as Parks and Recreation Month in Bellevue.

Mayor Robinson urged everyone to enjoy and recognize the many benefits of Bellevue's parks, natural areas, trails, and recreation facilities.

3. Approval of Agenda

Mayor Robinson noted that Councilmember Zahn requested adding a City Manager's Report regarding two consent calendar items.

- Deputy Mayor Nieuwenhuis moved to approve the agenda, amended to add a City Manager's Report regarding two consent calendar items. Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.

#### 4. Written Communications

City Clerk Charmaine Arredondo said the Council received four emails related to tonight's agenda. She said she would read the written communications for up to three minutes each.

Ms. Arredondo read a communication from Leshya Wig regarding the redevelopment of the East Main Station Area. Ms. Wig encouraged flexibility in the Land Use Code to adapt to changing conditions. She described plans for a pedestrian plaza in the center of the development, which acts as a lid over one of the east-west connections between 112<sup>th</sup> and 114<sup>th</sup> Avenues SE. She said the site's internal streets will continue to be used for internal circulation only. She requested flexibility in designing the street system. Ms. Wig encouraged developing walkable blocks along 112<sup>th</sup> Avenue SE. Ms. Arredondo noted that there were additional comments, and the email has been provided to the Council.

Ms. Arredondo read an email from John McCullough, writing on behalf of Wig Properties in cooperation with the Bellevue Club, regarding the proposed street network for the East Main Land Use Code Amendment (LUCA). He said the success of the transit-oriented development (TOD) at the site is dependent upon the ability to execute a below-grade shared parking and loading facility to serve the new structures. He said the issue was previously discussed with the Planning Commission and the City Council. He said City staff has indicated that the parking facility would be addressed later in the permit review process. He said it is not fair to expect the Wigs to go through a permit process without knowing whether the shared parking solution would be approved. He described the Wigs' request regarding the design of the internal street system. Ms. Arredondo noted there were additional comments, and the email has been provided to the Council.

Ms. Arredondo read a communication from Marty Nizlek. He said the Washington Sensible Shorelines Association (WSSA) continues its efforts to address issues regarding city lakes and lake fisheries. Noting the requirements related to updating the City's floodplain regulations, Mr. Nizlek urged the Council's awareness of lake conditions as it makes code changes. He recalled that lake residents raised flooding issues during the Shoreline Management Program update process a few years ago. Mr. Nizlek requested the Council's support to continue to address flood protection in the near term and for the long term. The email included an attachment outlining a number of requests for the Council's consideration.

Ms. Arredondo read a communication from S.W. Thurston at the Bellevue Club regarding the redevelopment of the East Main Station Area. Mr. Thurston said the Council previously approved guiding principles indicating the intent to use the Downtown Code for the East Main LUCA. He said the Downtown code for the Office-Limited Business (OLB) district should be the starting point for this area as it adjoins this district. He said the planning department has

referenced other areas as the basis of the East Main code. He said those areas do not reflect the special, unique character envisioned after an extensive public process involving the Citizens Advisory Committee (CAC). Mr. Thurston asked the Council to return to the previous direction provided for the East Main LUCA. He said it is important to reserve the Bellevue Club property as private for the protection and benefit of continued membership support. He expressed concern regarding additional constraints on the property should it want to redevelop in the future. He said the club provides a unique institution within the community. He thanked the Council and staff for their consideration of the Bellevue Club's concerns.

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

6. Report of the City Manager

City Manager Brad Miyake asked staff to comment regarding two items on the Consent Calendar, 8(e) and 8(h), both of which are related to the South Downtown I-405 Access study.

Transportation Director Andrew Singelakis said that one of the items shifts cost savings from another project in the Capital Investment Program (CIP) Plan to the downtown access study. The CIP will fund the engineering work necessary to evaluate alternatives for the study. The second item is a contract with the Washington State Department of Transportation (WSDOT), which has the capacity to act as the City's consultant for the project. Mr. Singelakis said a stakeholders forum was held on June 25, 2020 and Councilmembers have received individual briefings. He said the project is anticipated for completion by the end of the year.

Mr. Singelakis highlighted the public engagement process with neighborhood associations and affected property owners. He noted the potential for funding through the state legislature.

7. Council Business and New Initiatives

(a) Council Liaison Recommendation for Appointment to Environmental Services Commission

Councilmember Lee recommended appointing Kenneth Wan to serve on the Environmental Services Commission. Mr. Lee said five finalists were interviewed to fill the vacancy.

→ Councilmember Lee moved to appoint Kenneth Wan to serve a partial term on the Environmental Services Commission expiring on May 31, 2022. Deputy Mayor Nieuwenhuis seconded the motion.

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

(b) 2020 Husky 100

Mayor Robinson noted that each year the University of Washington recognizes 100 students as the Husky 100. Students are nominated by their peers, faculty, staff, and mentors for showing true passion, leadership, and dedication as a Husky. The students are recognized for embracing

innovation, committing to an inclusive community, and seeking to embrace and understand diverse communities and cultures. Mayor Robinson said that seven Bellevue students received the award: Najma Adan, Kelli Yakubu, Savanna Yee, Parker Ruth, Emily Flanagan, Madison Nikfard, and Lucas Chen. Ms. Robinson congratulated everyone for the recognition.

8. Consent Calendar

- Deputy Mayor Nieuwenhuis moved to approve the Consent Calendar, and Councilmember Robertson 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 June 15, 2020 Regular Meeting  
Minutes of June 22, 2020 Regular Meeting
  - (b) Resolution No. 9773 determining that three existing sewer easements and a portion of a fourth sewer easement located at 7009 and 7011 Ripley Lane SE in Renton are surplus to the City's needs and are no longer required for providing continued public utility service; and setting a time and place for a public hearing to consider the release of these easements.
  - (c) Resolution No. 9774 authorizing the release of an existing non-motorized public access easement on private property located at 2812 116th Ave NE.
  - (d) Motion to award Bid No. 20043 On-Call Asphalt and Concrete Repair Contract to AA Asphalt Inc. as the lowest responsible and responsive bidder, for a two-year contract in the amount of \$1,898,975, plus all applicable taxes, with an option to extend the contract for three, one-year renewals for \$949,487.50 per year, plus all applicable taxes, with the same terms and conditions.
  - (e) Ordinance No. 6518 amending the 2019-2025 General Capital Investment Program (CIP) Plan to create a new project entitled, South Downtown I-405 Access (CIP Plan No. PW-R-203) with a total project budget of \$300,000, with funding provided via a transfer of budget from the NE 4th Street Extension Project (CIP Plan No. PW-R-160).
  - (f) Resolution No. 9775 authorizing the execution of Amendment Number 1 to the existing general services contract with Stearns, Conrad & Schmidt Consulting Engineers, Inc. dba SCS Field Services for unanticipated urgent repair of the Eastgate landfill gas collection system amending the contract amount from \$300,000 to \$404,000, plus applicable taxes.
  - (g) Resolution No. 9776 authorizing execution of a System Purchase Agreement Renewal and 4-year maintenance agreement with XC2/Swift Comply Software

LLC for the purchase of the Swift Comply Backflow (Cross Connection Control) & FOG (Fats, Oils & Grease) software in an amount not to exceed \$73,151 for four years, plus all applicable taxes.

- (h) Resolution No. 9777 authorizing execution of a Local Agency Preliminary Engineering Participating Agreement (GCB 3253) with the Washington State Department of Transportation (WSDOT) for engineering, concept design and planning level cost estimation of the preferred alternative for the I-405 South Downtown Access Study.
- (i) Resolution No. 9778 authorizing execution of a professional service agreement with KBA Inc. for Utilities Specialty On-Call Professional Services (2020-2022) for Water, Sewer and Stormwater - Construction Management and Inspection in an amount not to exceed \$1,500,000, plus all applicable taxes.
- (j) Resolution No. 9779 authorizing execution of an agreement with PRR, for Utilities Specialty On-Call Professional Services (2020-2022) for Water, Sewer and Stormwater - Public Outreach, Engagement, and Communications in an amount not to exceed \$1,000,000, plus all applicable taxes.
- (k) Resolution No. 9780 authorizing execution of a professional services agreement with Enviroissues, for Utilities Specialty On-Call Professional Services (2020-2022) for Water, Sewer, and Stormwater - Public Outreach, Engagement, and Communications in an amount not to exceed \$1,000,000, plus all applicable taxes.
- (l) Resolution No. 9781 authorizing execution of a one-year agreement with Dynamic Systems Inc, for the purchase of JD Edwards (JDE) Annual Software Maintenance, in an amount not to exceed \$170,000 plus all applicable taxes.
- (m) Resolution No. 9782 authorizing the execution of a Professional Services Agreement with KPFF Consulting Engineers in the amount of \$1,965,648.52, plus all applicable taxes, to develop preliminary design and environmental documentation for the 120th Avenue NE / NE 16th Street to Northup Way - Roadway Improvements Project (CIP Plan No. PW-R-186).
- (n) Resolution No. 9783 authorizing the execution of a contract with SeaWest Construction, Inc. for the labor and materials necessary to replace the barrier netting on four fairways and back of driving range at the Bellevue Municipal Golf Course in an amount not to exceed \$149,600, plus all applicable taxes.
- (o) Resolution No. 9784 adopting the City of Bellevue 2021-2026 Transportation Improvement Program (TIP).
- (p) Motion to reject the lowest bid and award to the second lowest bid for Bid No. 20012 for Overlay and Pavement Restoration 2020 to Lakeridge Paving Co LLC,

as the lowest responsive and responsible bidder, in an amount not to exceed \$259,950.80 plus all applicable taxes (CIP Plan No. W-16).

9. Public Hearing

- (a) Public Hearing on Ordinance No. 6513 imposing an Interim Official Control (IOC) setting reduced minimum parking standards in the Land Use Code (LUC) for certain housing developments located near frequent transit service; providing for severability and vesting; and establishing an effective date.

City Clerk Charmaine Arredondo said the public hearing provides the opportunity for individuals to communicate their views to the City Council for its consideration as it makes decisions.

Mayor Robinson said the subject of the public hearing is Ordinance No. 6513, which was previously adopted by the Council and imposed an Interim Official Control (IOC) setting reduced minimum parking standards in the Land Use Code for certain housing developments located near frequent transit service.

Mike Brennan, Director of the Development Services Department (DSD), recalled that the Council adopted Ordinance No. 6513 on May 18.

Trisna Tanus, Consulting Attorney, said the ordinance imposed an IOC under the state Growth Management Act (GMA) for up to six months. The Council previously directed staff to develop permanent minimum parking LUCA regulations during that time. Ms. Tanus noted that a public hearing is required within 60 days of the adoption of Ordinance No. 6513.

Ms. Tanus said the IOC applies to certain housing developments within one-quarter mile of frequent transit service. The proposed parking minimums for affordable housing and market-rate multifamily housing is 0.75 parking spaces per housing unit for studio and one-bedroom apartments. Resident parking is not required for housing for senior adults and individuals with disabilities. However, those developments must include employee and visitor parking.

Ms. Tanus highlighted a map depicting the potentially eligible locations for housing with reduced minimum parking standards. She noted that an applicant may choose to provide additional parking, and the IOC does not affect lower existing minimum parking standards. She said the IOC provides vesting for completed land use applications submitted or under review during the term of the IOC, in order to provide certainty for projects in the planning stages.

The ordinance responds to the Affordable Housing Strategy adopted in 2017, particularly Strategy B-1 and Strategy C-5, as well as to the COVID-19 public health emergency and economic impacts. The ordinance will conform the Land Use Code's minimum parking standards with RCW 36.70A.620 by the required June 11 effective date. Ms. Tanus highlighted similar minimum parking standards in other areas of Bellevue.

Ms. Tanus requested Council direction to hold the public hearing and to direct the Planning Commission to process the LUCA. Next steps for staff are to engage stakeholders and the community, review and research related studies, and to draft permanent regulations.

Mayor Robinson thanked staff for the presentation.

Councilmember Robertson noted that developers are interested in being able to submit parking engineering studies earlier in the permit review process as part of a request for reduced minimum parking requirements. Responding to Ms. Robertson, Mr. Brennan said the departure process allows an applicant to conduct a study specific to their project and to recommend, as part of their application materials, parking requirements that are lower than the current code. He said the departure process decision is part of the entitlement decision, so project certainty does not occur until the Director's decision is published. Mr. Brennan said the Council could direct the Planning Commission to review the issue of providing an earlier determination related to the departure process.

Responding to Councilmember Lee, Mr. Brennan said it is difficult to predict at this time whether the current pandemic will have an impact on future parking demand. However, staff will use the best available information as it develops its recommended permanent regulations.

Councilmember Zahn said she supports staff's recommended process and is interested in the issue of the timing of decisions related to the departure process. Responding to Ms. Zahn, Ms. Tanus said the one-quarter mile radius around transit service is based on state legislation that defines frequent transit service. Ms. Tanus said staff suggested maintaining consistency with state law. However, different walking distances within transit service could be studied by the Planning Commission and staff. In further response to Ms. Zahn, Ms. Tanus said there are BelRed and Downtown districts with lower minimum parking requirements for affordable housing units.

Deputy Mayor Nieuwenhuis thanked staff for the presentation. He recalled a report from two years ago indicating that only half of Amazon employees owned cars. However, he noted that the number of Amazon employees in Bellevue will increase significantly in the near future. Responding to Mr. Nieuwenhuis, Ms. Tanus said the East Bellevue Community Council held a hearing on the parking IOC on June 30, and the EBCC approved the IOC ordinance. Staff and the EBCC will go through the same process for the adoption of permanent regulations.

Councilmember Stokes thanked staff for the update and said he was ready to move forward with the public hearing.

Mayor Robinson said she shared Councilmember Zahn's interest in increasing the distance between transit service and eligible housing from one-quarter mile to one-half mile. Ms. Tanus said the Council may direct the Planning Commission to review the topic.

→ Deputy Mayor Nieuwenhuis moved to open the public hearing, and Councilmember Stokes seconded the motion.

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

The following individuals came forward to comment:

1. Scott Shapiro thanked the Council for its effort to help create more affordable housing. He encouraged expanding the distance between transit service and eligible housing developments to one-half mile. He said it would be helpful for developers to have the flexibility to build housing with no required parking. He noted that parking facilities add to the cost of housing and discourage the development of affordable housing. He said there are places around the country that have been successful in allowing housing near transit without any minimum parking requirements.
2. Thaddaeus Gregory, a land use attorney speaking on behalf of NAIOP Washington State, highlighted elements of a recent letter the group sent to the City Council regarding Ordinance No. 6513. He expressed support for the IOC and urged the Council to direct staff to draft permanent regulations with a number of changes. He thanked the City for its efforts to provide affordable housing.
3. Jane Broom, Senior Director of Microsoft Philanthropies, said she manages Microsoft's affordable housing initiative launched approximately 18 months ago. Since that time, Microsoft has continued to work with the Mayor, Council, and the City's leadership regarding the implementation of the 2017 Affordable Housing Strategy. She noted the need for 34,000 middle- and low-income affordable housing units in Bellevue based on the data available in 2019. She said the economic impact of the COVID-19 pandemic will increase the need for affordable housing. She expressed support for Ordinance No. 6513 and said Microsoft looks forward to continued collaboration.
4. Kevin Wallace said he was speaking on behalf of the Chamber of Commerce's policy council, which includes corporate representatives as well as developers of affordable housing. Noting the high cost of parking facilities, Mr. Wallace said it is critically important to right-size the required parking for each development. He expressed support for Ordinance No. 6513 and asked the Council to consider additional issues related to reviewing the visitor parking requirement in the downtown, enabling the departure process studies to occur earlier in the permitting process, and lowering minimum parking requirements in other districts and geographic areas of Bellevue.

Ms. Arredondo said the Council received a number of written comments related to the public hearing topic and those comments are included in the Council's desk packet.

→ Deputy Mayor Nieuwenhuis moved to close the public hearing, and Councilmember Barksdale seconded the motion.

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

Mayor Robinson asked Councilmembers to provide input regarding the desired direction for staff.



Councilmember Robertson said she would like to forward the topic to the Planning Commission to study the issues related to affordable housing and parking requirements. She said it would be helpful if staff could compile a list of the Council's input during its previous discussion regarding Ordinance No. 6513. Additional topics for study are whether the departure process could accommodate certain decisions occurring earlier in the process, as well as right-sizing the downtown visitor parking requirements. Ms. Robertson suggested exploring the effect of COVID-19 on transportation patterns. She noted the significant decrease in public transit ridership.

Councilmember Barksdale expressed support for forwarding the topic to the Planning Commission for further study.

Councilmember Lee said he has been interested in reviewing parking regulations for some time. He expressed support for forwarding the matter to the Planning Commission. He concurred with the concept of right-sizing parking requirements for individual developments. He acknowledged, however, that the impacts of the pandemic on the economy and future transit use are unknown.

Councilmember Zahn said she also supports forwarding the issue to the Planning Commission for study and review. She agreed with her colleagues about the importance of right-sizing parking requirements because housing affordability is critical in the region. She cautioned against building unneeded infrastructure. She expressed support for expanding the walking distance between transit and housing from one-quarter mile to one-half mile. She suggested looking at the parking requirements for offices as well.

Responding to Ms. Zahn, Mr. Brennan said the code allows shared parking agreements based on the individual project. However, that requires a high degree of certainty that the parties to the agreements have a long-term commitment. Councilmember Zahn expressed support for promoting more shared parking arrangements.

Deputy Mayor Nieuwenhuis concurred with sending the matter to the Planning Commission for review. Responding to Mr. Nieuwenhuis, Mr. Brennan confirmed staff's plan to address downtown visitor parking requirements as part of this review.

Councilmember Stokes said he supports all efforts to increase the availability of affordable housing. He thanked everyone who continues to advocate for affordable housing solutions. He expressed support for forwarding the matter to the Planning Commission.

Mayor Robinson said she would like the Planning Commission to study additional ways to incentivize affordable housing, including increasing the allowed distance from transit services for developments that provide affordable housing units.

Ms. Robinson said she understands that parking facilities are expensive. However, she said it is difficult to visit people who live downtown when there is no visitor parking. She noted that most visits occur after hours. She recalled that the Bellevue Downtown Association (BDA) had talked in the past about coordinating with banks to allow free visitor parking in their lots in the

evenings. Ms. Robinson suggested exploring the potential for additional free visitor parking spaces within walking distance of downtown residences.

Mr. Brennan said the City has received complaints about visitor parking at multifamily residential developments. He said that right-sizing parking facilities to demand is important, and shared parking arrangements could be one potential solution. Responding to Mayor Robinson, Mr. Brennan said staff continues to explore more options for affordable housing incentives.

- Deputy Mayor Nieuwenhuis moved to direct the Planning Commission to process a permit Land Use Code Amendment (LUCA) setting reduced minimum parking standards for certain housing developments located near frequent transit service, while examining the departure process for parking requirements based on engineering studies, and to also examine the one-quarter mile versus one-half mile radius definition of frequent transit service, and to review the Downtown visitor parking requirements and additional incentives for developers of affordable housing in TOD areas. Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.

#### 10. Study Session

##### (a) Bellevue Economic Development Plan

City Manager Brad Miyake introduced continued discussion regarding efforts to update the Economic Development Plan. Tonight's presentation will focus on implementation tactics and the impacts of the COVID-19 pandemic. Staff is seeking Council direction to prepare a final draft of the updated Economic Development Plan.

Jesse Canedo, Chief Economic Development Officer, recalled that staff was last before the Council on February 24 to present drafts of the high-level strategies. He said staff has been working over the past four months to support regional businesses, large employers, and creative organizations as they adapt to the impacts of the public health emergency. Mr. Canedo said the consulting firm for this project, Avalanche, was recently acquired by EY (Ernst & Young), a global financial services and consulting firm.

Philippa Marsh, Economic Development Manager, recalled that the original intent was to recommend an Economic Development Plan for adoption during the second quarter. However, staff's full attention over the past few months has been directed toward responding to the impacts of the pandemic. Ms. Marsh said staff proposes returning in September with a draft plan for Council review.

Based on the Council-approved objectives, the focus areas of the Economic Development Plan include capacity building and partnerships, workforce development, small business and entrepreneurship, retail, creative economy, and tourism. Ms. Marsh said the plan's new chapter format will make it easier to update in the future.

Tony DeLisi, Senior Manager with EY, said they have been working over the past few months to understand the impacts of the public health emergency. He said Bellevue is well positioned to emerge from the pandemic with a more resilient economy. He noted his firm's past experience with other communities at times of disaster. Mr. DeLisi said that Bellevue's unemployment rate reached 10.5 percent in April. He noted that more than 20 percent of Bellevue's employment is in the areas of retail, accommodations, and food services. The number of visitors to Bellevue decreased by 88 percent in April.

Ms. Marsh said City staff conducted outreach to major employers and more than 750 small businesses to collect feedback, provide resources, and to coordinate the community's response to the COVID-19 pandemic. The City is working with neighboring cities, partner organizations, and regional entities and recently participated in a regional business survey.

Mr. DeLisi described the development of key performance indicators (KPIs) to monitor the economy including the unemployment rate, job growth, sales tax collection by business sector, admission tax, Startup 425 participants, new business starts, the number of visitors to Bellevue, and building permit applications. He said the nation lost 10 years worth of job growth in one month this year. Economists are currently predicting a two-year to three-year recovery in Bellevue, which speaks to the strength of the local economy. Mr. DeLisi said the measure of the recovery should be focused less on achieving a total pre-COVID number of jobs and more on attaining consistent employment and economic growth. The City will compare its KPIs with regional and benchmark cities as it continues to monitor economic impacts.

Mr. Canedo highlighted staff's strategies for moving forward in response to the pandemic. Phase 1 will extend over an 18-month to 24-month period with a focus on recovery in the following areas: capacity building, small business, workforce, retail, creative economy, and tourism. Phase 2 moves to a focus on growth.

Mr. DeLisi said that cities with strong partnerships display the greatest resilience in responding to the pandemic. He noted that clear roles and communication are key in building effective relationships to respond to a crisis.

Ms. Marsh said the City appreciates the community-wide effort to provide support during the public health emergency. The City led and facilitated weekly regional partnership calls to share information and resources and to collaborate on the response. Staff is working with the City's Startup425 partners, Bellevue Chamber of Commerce, and the Bellevue Downtown Association (BDA).

Mr. Canedo described three recommended implementation tactics for capacity building: 1) Tactic 1.1, Utilize a shared leadership model to convene, support and build the capacity of community organizations that partner with the City, 2) Tactic 2.1, Increase opportunities for community partners to lead and assist in the visioning and the implementation of economic development projects, and 3) Tactic 2.2, Develop additional public-private partnership tools and funding mechanisms.

Moving to the topic of workforce, Mr. DeLisi recalled that reskill and upskill services were being studied for the Economic Development Plan before the COVID-19 outbreak. Rising unemployment will increase the need for those services, especially in the retail, accommodation, and food services sectors, which make up 20 percent of Bellevue's employment.

Ms. Marsh said the City provided information and resources for unemployed individuals online and through other communication channels, and expedited discussions with Eastside cities and colleges to develop a workforce program. She described a proposed six-city initiative with three major components: 1) navigation service to connect individuals to training and reskill opportunities, 2) dedicated workforce liaison to stay up to date with the latest trends and to work with employers and service providers to align training and education with job opportunities, and 3) increase the capacity of successful reskilling programs.

Ms. Canedo noted that the workforce topic has a strong intersection with the City's commitment to diversity. He highlighted four workforce recovery recommendations: 1) Tactic 1.1, Work with service providers and employers to expand internship, apprenticeship, and training opportunities, 2) Tactic 1.2, Encourage the development of a Welcome Back Center that fosters opportunities for residents to gain the necessary experience to return to the workforce, 3) Tactic 2.1, Create a web page listing regional resources that can be shared with Bellevue employers and residents to help connect them to training opportunities, service providers, and employment, and 4) Tactic 2.2, Explore opportunities to fund a new position dedicated to workforce development on the Eastside.

Councilmember Lee said he appreciated the hard work of the consultant and staff in reacting quickly to the COVID-19 impacts. He said the way to recover is to look at our own strengths and assets, including our people. Mr. Lee said he and other Councilmembers have been meeting with regional entities. Mr. Lee said he met with representatives from the Greater Seattle Partnership, Puget Sound Energy, and the Puget Sound Regional Council (PSRC). He said that each city and region has its own strengths, and Bellevue needs to continue to attract people. He said businesses need help to recover from the economic impacts of COVID-19.

Mr. Lee noted that it is important to reach out to individuals and organizations to build capacity in the community. He suggested contacting the Chinese Information and Service Center (CISC) as a potential partner. He encouraged continuing to reach out to build capacity, with a focus on equity and inclusion as the City addresses economic recovery.

Councilmember Barksdale expressed support for incorporating an equity lens throughout this process. Referring to the KPIs, he questioned how staff set the 70-percent employment target and said he is curious about other ways to think about it.

Mr. DeLisi said there is no exact science to defining recovery, and staff does not yet know the exact number of job losses in Bellevue. The unemployment rate applies to Bellevue residents, most of which do not work in Bellevue. The 70-percent target recognizes that Bellevue is likely to have a sharper recovery than many areas of the country. Most of the job losses are in retail and other sectors, and many of those jobs will come back as the economy continues to reopen.

Mr. Barksdale suggested looking at how the KPIs are moving together compared to how they were moving together pre-COVID. He requested receiving the results of the business surveys on a regular basis. He said it would be great to have more data in order to be nimble in the City's response. Ms. Marsh said the most recent business survey was a regional survey and staff is working to obtain the data. Mr. Barksdale said it would be great to collect data as the City moves through the recommended implementation tactics. He thanked staff and the consultant for their work.

Councilmember Robertson said she appreciates all of the work to date. She said the timing of the update to the Economic Development Plan provides the opportunity to consider the impacts of the pandemic. Referring to the workforce strategies and tactics, she suggested adding two issues. The first is how to support individuals in need of retraining and finding new jobs. She noted that it is difficult for parents to return to work if children are not in school. She said there has been a big shift to many employees being able to work from home. She suggested exploring how people can continue to do so during the economic recovery.

Mr. Canedo said staff has looked at the issue of child care and identified challenges related to the high costs of operating a child care facility, including space rental rates in Bellevue. He noted that the low wages paid to child care workers typically preclude their ability to live in Bellevue.

Ms. Robertson wondered whether there might be an opportunity, if more people are working from home, to repurpose office space or other commercial space for child care facilities. She noted that the City of Seattle recently approved a payroll tax, which could benefit Bellevue's economic recovery.

Councilmember Zahn said that when she thinks about workforce development, she believes that a key element is to ensure that existing businesses can stay in business. As the City builds web pages to provide information, she encouraged partnerships with diversity focused organizations. Ms. Zahn asked whether the plan includes the consideration of internships and apprenticeships within the City organization. Ms. Marsh said the City is a large employer and opportunities can be explored. Ms. Zahn encouraged paid internships and apprenticeships with the City as well as partnerships with local colleges to identify additional workforce opportunities.

Deputy Mayor Nieuwenhuis thanked staff for the presentation. Responding to Mr. Nieuwenhuis, Mr. DeLisi said the same consultant team continues to work with the City following the acquisition. However, EY is a larger firm with broader expertise and experience.

Mr. Nieuwenhuis suggested additional KPIs for assessing economic recovery. He would like to see a comparison of pre-COVID and current rush hour commute times. He suggested collecting data on retail foot traffic, commercial electricity usage, and the number of coronavirus cases in Bellevue. In addition to tracking sales tax collections, he would like to track car sales tax collections separately. Mr. DeLisi said they typically recommend metrics that are attainable on a regular basis. He said that perhaps transportation and transit agencies could provide rush hour commute data.

Mr. Canedo said staff is looking at auto dealerships and is able to break down some of the data into greater detail. However, he said it would be difficult to obtain information regarding retail foot traffic unless retail outlets are collecting that data themselves.

Councilmember Stokes said that most of his questions were already raised by his colleagues. He noted his concern regarding the issue of whether schools will reopen. He asked whether staff is tracking how the workforce will be different following the pandemic. Councilmember Stokes said he anticipates that social distancing and other measures will remain in place for some time. He said the King County Department of Natural Resources (DNR) is closing a building in downtown Seattle and all employees will work from home going forward. He expressed concern about the potential impacts and unpredictability of the pandemic. He cautioned against assuming that things will go back to the way they were.

Mr. Stokes thanked the City for its partnerships with service organizations in the community. He said that while Bellevue is likely to recover more quickly than some areas, he is concerned that many jurisdictions are struggling.

Mayor Robinson thanked Councilmembers for their questions and comments. She concurred with Councilmember Robertson's concerns regarding how to handle schools and child care centers when trying to fully reopen the economy and return parents to their jobs. Ms. Robinson suggested exploring options for requiring child care facilities in office buildings.

Responding to Ms. Robinson, Mr. DeLisi said the unemployment rate captures Bellevue residents regardless of where they work. He said the vast majority of job losses nationwide have been in the retail and restaurant sectors. He suggested there will be better information about layoffs versus furloughs in the coming months. Furlough typically refers to individuals who will be able to return to their jobs at some point. Mayor Robinson thanked staff for their work related to workforce recovery and development.

Continuing with the presentation, Mr. DeLisi highlighted the impacts of COVID-19 on small business. According to the regional survey in April, 38 percent of the businesses in East King County expressed concerns about paying rent, and 32 percent say they will be unable to pay rent. More than 51 percent of businesses in East King County said they had reduced staffing hours or laid off employees. Mr. DeLisi noted there are disproportionate impacts on people of color. He noted that challenges related to child care, including low wages and expensive office space, existed before the pandemic.

Ms. Marsh described the City's outreach to more than 750 small businesses. In addition, the City led the creation of [re.startup425.org](https://re.startup425.org), which includes a technical assistance program with Business Impact NW. She noted that the City developed a COVID-19 business resource web page that is translated into four languages. She highlighted a collaboration with Eastside cities to develop a web page with centralized small business data as well as information regarding the Startup425 technical assistance program.

Mr. Canedo presented the recommended small business implementation tactics: 1) Tactic 1.1, Work with Startup 425 partners to expand the website as a centralized one-stop shop with

additional resources in multiple languages, 2) Tactic 1.2, Support efforts to expand in-person and virtual training options, 3) Tactic 2.1, Promote business resiliency and preparedness by aggregating and promoting best practices, and 4) Tactic 2.2, Streamline the city's approach to resolving business technical issues.

Mr. DeLisi said that retail businesses were severely impacted by the stay-at-home order. However, many were struggling before the pandemic. He encouraged efforts to support small businesses in creating new business models.

Ms. Marsh said the City's response to COVID-19 impacts on retail services has included the establishment of curbside pickup zones for restaurants, development of the What's Open Eastside map, streamlined permitting for outdoor use, Best of Bellevue business promotion, and the Bellevue Downtown Association (BDA) Heart of Bellevue campaign.

Mr. Canedo noted the City's coordination with the Old Bellevue Merchant Association as well, including efforts to expand outdoor dining and retail activity. Ms. Marsh highlighted examples of how the pandemic has resulted in community efforts to help each other and to recognize the contributions of small businesses, healthcare workers, and others.

Mr. Canedo highlighted two recommended retail strategies: 1) Tactic 1.1, Encourage capacity building at partner organizations that can support merchants in Bellevue's retail destination districts, and 2) Tactic 1.2, Work with partner organizations to develop and implement retail action plans that foster unique district identities and increased visibility for local establishments.

Mr. DeLisi commented on the challenges facing the creative economy. He said arts organizations always struggle and the pandemic has had significant negative impacts. He noted that major cultural events such as the summer arts fair and the Wintergrass festival are on hiatus. In King County, the arts and entertainment industry lost the highest percentage of workers (49 percent).

Ms. Marsh said that Bellevue's efforts related to the creative economy include meetings with Eastside cities art administrators and the creation of a group of Eastside arts organizations known as the Eastside Arts and Culture Coalition. She said the arts team recently launched an arts audience participation survey in eight languages to gauge the public's comfort in returning to in-person events as well as its interest in participating in events through alternative models.

Mr. Canedo summarized the recommended creative economy implementation tactics: 1) Tactic 1.1, Pursue regional collaboration that supports and promotes the creative cultural sector in Bellevue, 2) Tactic 1.2, Expand audiences for Bellevue's multicultural organizations and offerings, 3) Tactic 2.1, Establish a working group to convene, foster, and promote the BelRed Arts District, and 4) Tactic 2.2, Reduce barriers to arts uses and improve the prioritization of the arts incentive for new development in the BelRed Arts District. Mr. Canedo noted that the tourism industry has been impacted significantly by the pandemic. He said the City continues to work with Visit Bellevue to fully review the Destination Development Plan for strategies that will support economic growth.

Next steps are to bring the draft Economic Development Plan back in September for further refinement by the Council before taking action on the final plan in late October or early November.

Councilmember Lee said that capacity building in people is important. He urged reaching out to individuals and communities that are not familiar with city government. He said successful partnerships depend on building relationships over a long period of time. Referring to the creative economy, he expressed an interest in the list of groups involved in the new Eastside Arts and Culture Coalition. He wants to make sure it includes organizations that he would like to see involved. He reiterated the importance of reaching out to new groups and individuals and providing necessary resources.

Councilmember Barksdale expressed an interest in regular updates on the KPIs, whether through staff briefings or an online dashboard. He would like to see something speaking to the engagement of a data plan when staff returns as well.

Councilmember Robertson asked whether it is possible for the City to exercise a preference for local vendors for certain contracts. Referring to the Seattle Fund in response to the pandemic, Ms. Robertson said she would like to see the establishment of a Bellevue Fund by the local business community. She expressed support for the overall Economic Development Plan. However, she encouraged flexibility in the Council's ability to be nimble as it learns more about the pandemic and progresses through economic recovery. Ms. Robertson suggested pursuing grant funding for projects and initiatives that create jobs.

Ms. Robertson said the City should continue to message that Bellevue is open for business, especially as a contrast to the recent adoption of a payroll tax in Seattle. She wants the City to continue to support businesses and the creative economy. Ms. Robertson thanked staff for their hard work.

Councilmember Zahn said she also appreciates all of the work by staff. She concurred with Councilmember Robertson's comment about making sure that as the economy reopens, the City is actively supportive of local businesses and vendors. Ms. Zahn suggested that certain businesses are in need of technical assistance to participate in e-commerce during and beyond the pandemic. She noted the connection between tourism and the creative economy and wondered whether organizations are using or exploring digital or virtual experiences and activities.

Ms. Zahn asked whether youths have been engaged in the public outreach. Mr. Canedo said they have been in contact with organizations that serve youth. However, he was unsure about whether youth have been involved in providing input or feedback.

Ms. Zahn asked staff to explore the concepts of micro-businesses and community kitchens.

Deputy Mayor Nieuwenhuis thanked staff for their work. He concurred with his colleagues that the issue of child care is a significant challenge. However, perhaps more people will continue to work from home and will not need child care. He encouraged a focus on removing barriers for individuals wishing to return to work. He expressed support for staff's outreach to local



businesses. He suggested highlighting small businesses and restaurants on Bellevue TV. Mr. Nieuwenhuis said the City will continue to support the arts community. He said he looks forward to reviewing the full plan in September.

Councilmember Stokes said the new normal under the pandemic will continue to change and to affect the economy. He suggested focusing on Bellevue's strengths and how the City is moving forward. He expressed concern about the creative economy. He said it is important to retain the flexibility for the Council to be nimble in responding to issues and economic fluctuations. He thanked staff and the consultant for their work.

Mayor Robinson said she is proud of the City's extensive outreach and technical assistance to the business community. She said this is an opportunity to look at the arts in innovative ways (e.g., streamed music performances). Ms. Robinson suggested exploring the potential for offering parasailing on Meydenbauer Bay as a tourist activity.

Mayor Robinson thanked staff and the consultant for their work on behalf of the community.

Ms. Robinson suggested directing staff to work with EY to prepare a full draft of the Economic Development Plan based on the recommended strategies and implementation approach. She asked staff to incorporate the Council's comments tonight and to present those items during the September discussion. Councilmembers concurred with that direction to staff.

Mayor Robinson noted that the East King County Community Fund was announced last week as a branch of the Seattle Fund.

(b) Land Use Code Amendment (LUCA) for East Main Station Area

City Manager Brad Miyake introduced discussion regarding the East Main Land Use Code Amendment (LUCA). He noted that tonight's discussion would focus on block size and length, the provision of new streets, and flexibility for handling exceptions.

Mike Brennan, Director of the Development Services Department (DSD), said the East Main LUCA implements the policy direction provided by the Council for the East Main planning area. He said staff is seeking Council feedback and direction regarding streets and blocks in the East Main redevelopment area. He recalled that the Council adopted the Comprehensive Plan Amendment (CPA) for the area through Ordinance No. 6465 in May 2019.

Mr. Brennan said staff has been meeting with stakeholders over the past several weeks and will continue to do so. He said one of the property owners/developers would like an allowance for the option of placing an underground parking structure under the streets in the development area. The developer is concerned regarding the lack of certainty related to parking. Mr. Brennan said staff will continue to explore options with the developer.

Mac Cummins, Director of the Community Development Department, said the LUCA is one step in a series of steps to go from an idea to full implementation and realizing a vision. He said the Council appointed a Citizen Advisory Committee (CAC) in 2013 to study the East Main Station

Area. The CAC's report was published and accepted by the City Council in 2016. Since that time, the Council and staff have held a number of discussions about the East Main area. He said the LUCA work program will allow the Council to implement the vision it established for the East Main area.

Mr. Cummins said the topic of streets and blocks is the first foundational element in deciding how to implement the vision for a large development area. He noted the guiding principles calling for a pedestrian-oriented environment and a multi-modal transportation system. He said the light rail station is located at the northwest corner of the planning area, which is also close to two significant bike trails. He said the overall vision is to transform the low-density, hotel-oriented development into a compact, high-density, walkable and livable urban neighborhood.

Emil King, Assistant Director of Community Development, said the recently adopted Comprehensive Plan policies for the East Main transit-oriented development (TOD) area involve a number of elements: 1) connected street network, 2) walkable block sizes, 3) pedestrian and bicycle priority design, 4) active ground-level experience, 5) affordable housing, 6) mixed uses, 7) pedestrian-focused urban design strategies, 8) open space framework, and 9) multimodal transportation integration.

Mr. King commented on the importance of designing a network of streets with smaller blocks for pedestrian and bicycle use. He said the blocks should be shorter than the downtown super blocks and more similar to the block pattern developing in the BelRed area. He said the Spring District has a walkable block pattern and most of the block perimeters are less than 1,200 linear feet.

Trisna Tanus, Consulting Attorney, outlined three topic areas for the East Main LUCA: 1) streets and blocks; 2) site organization, including ground floor and active uses, open space, and parking; and 3) building design, including economic analysis, amenity incentive program, building height, floor area ratio (FAR), and mixed uses. Ms. Tanus said staff is seeking Council input tonight regarding the street pattern, street activation, and block sizes. She highlighted the anticipated schedule for the LUCA process which includes additional Council discussions, a public hearing in November, and Council adoption of the LUCA and rezone in December. Ms. Tanus said staff has been meeting with community stakeholders including homeowner associations and other property owners. She said staff provided preliminary information regarding the City's priorities and gathered feedback from the stakeholders to better understand their needs and objectives.

Ms. Tanus recalled that the Comprehensive Plan Amendment (CPA) provides a generalized policy statement for the East Main area. The LUCA will implement the Comprehensive Plan to address land uses, zoning districts, development standards, block standards, massing, building height, FAR, and design guidelines. Development review and permitting apply the Land Use Code to a specific project to assess the site plan, landscaping plan, building plans, access plans, frontage improvements, environmental studies, and the utilities plan.

Ms. Tanus described a number of key policies and principles that were considered in developing recommendations related to streets and blocks. The policies prioritize walkability, the creation of a new north-south street and two new east-west streets, small blocks, and a network of streets to

support pedestrian and bicycle use. Streets, through-block connections, pedestrian/bike paths, and open spaces can be used to define the block edges.

Nick Whipple, Senior Planner, commented on streets and blocks as urban design tools to create a walkable and pedestrian-friendly public realm. He noted the importance of a sense of safety and security. He suggested avoiding long blocks and any campus-like, privatized experience. He said the right block size shapes the neighborhood experience and encourages certain activities. Mr. Whipple said staff recommends multiple access points to the TOD to ensure equitable access.

Mr. Whipple described examples of three block sizes: 1) Downtown Bellevue (600 feet by 620 feet), 2) South Lake Union, Seattle (270 feet by 390 feet), and 3) Downtown Portland (230 feet by 230 feet).

Staff recommends adopting a block size with a maximum total perimeter distance of 1,200 feet and a maximum north-south block length of 350 feet. Staff's recommendations are based on the East Main Comprehensive Plan goals and policies as well as the Council's guiding principles. Mr. Whipple said the goal is to introduce a new street system that improves mobility by creating a connected street network. He described the anticipated network of streets to enhance multimodal mobility. He said the plan will have little or no effect on any property owner who is not planning to redevelop or to make changes to their property. However, it should be seen as a tool for describing how streets should be configured if there was a process to change the property. Mr. Whipple noted staff's interest in clarifying the street network to be able to provide quicker responses as development occurs. He suggested facilitating the type of street that will support more travel options and a highly livable, higher density neighborhood.

Mr. Whipple said staff proposes two street types in the East Main TOD: 1) pre-located streets, designed for both pedestrians and vehicles, and 2) potential streets to provide circulation and connectivity, with pedestrians and/or vehicles and/or open space. The Director is authorized to require a specific type and width of street to satisfy transportation and utilities requirements for future development.

Mr. Brennan requested Council direction regarding block size and length, the provision of new streets, and the flexibility to provide for exceptions. He acknowledged the value of finding a balance between some level of certainty regarding the development requirements and the flexibility to accommodate specific projects.

Responding to Mayor Robinson, Mr. Brennan returned to the slide depicting staff's block size recommendations for Council feedback. He said the block size creates an attractive, walkable environment to complement the light rail station across the street.

Councilmember Barksdale asked about the movement between blocks and whether there are plans for making it easier to do so. Mr. Whipple said the intent of the smaller blocks is to create a pattern of streets that make it easier for people to move through the site. He said the recommended block size is consistent with the street pattern in the Spring District in the BelRed corridor. Mr. Whipple said that future discussions will address site organization, which includes the topics of ground-level activity and walkability.

Councilmember Robertson said the Planning Commission spent time reviewing the Comprehensive Plan policies, and the CAC spent time reviewing the overall East Main area plan. She said the site totals 60 acres, and approximately one-quarter to one-third of the site is undevelopable due to wetlands and the stream. She said the uniqueness of the East Main site is its proximity to the light rail station. She suggested that the access between 112<sup>th</sup> Avenue and the light rail station should lead into the site, not necessarily through the site, because there is no place to go. Ms. Robertson said it is important to see that context. Another important element is the topography of the site, which has a high water table and is sloped toward the freeway. She said an underground parking structure could not go very deep into the ground. She said this makes it important to set the blocks and streets appropriately.

Ms. Robertson suggested increasing the maximum block perimeter at 1,300-1,400 linear feet instead of 1,200 feet. She wants to make sure there are exceptions regarding the parcels near stream or wetlands, and the parcels abutting 114<sup>th</sup> Avenue. She cautioned that restricting blocks to a small size could hinder development. She said the downtown has been successful due to its larger blocks that allow larger developments, some of which include plazas or other public spaces. Ms. Robertson said the Council's guiding principles refer to the ability to build larger floorplates, which are favored by the technology industry.

Ms. Robertson asked about the block sizes in the OLB (Office Limited Business) district from the Downtown Livability code amendments and on the property formerly owned by QFC in the vicinity of NE 10<sup>th</sup> Street and west of Bellevue Way.

Mr. King said that parcels in the OLB district are approximately five acres. A downtown superblock covers approximately nine acres. The Wig property in the East Main area covers approximately 15.5 acres. In further response to Ms. Robertson, Mr. King said the block size in the downtown area is approximately 350-380 feet in the east-west direction and 600 feet in the north-south direction. There is a provision in the Land Use Code for an east-west connection through the East Main site.

→ At 9:46 p.m., Councilmember Robertson moved to extend the meeting to 10:30 p.m. Deputy Nieuwenhuis seconded the motion.

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

Responding to Councilmember Stokes, Mr. Brennan said staff is looking for direction on streets and blocks first because the remaining elements of the site build on that anticipated street pattern. Mr. Stokes stated his understanding that the final street network could be slightly different than staff's recommended street locations.

Mr. Stokes noted that redevelopment is planned for only approximately one-third of the site. He said the Bellevue Club does not have any plans to redevelop or to alter its facility. Responding to Mr. Stokes, Mr. Brennan said the final street network will be developed and approved through the development review process. The code provides guidance for determining whether projects are consistent with the code.

Referring to Councilmember Robertson's comment about the water table on the site, Councilmember Stokes said his understanding is that underground parking is workable and that the street network will not affect whether an underground garage is built. Mr. Brennan said the issue of an underground garage has been discussed with the property owners. He recalled that the Council's guiding principles suggested exploring ways to maximize the size of garages in order to minimize conflicts with pedestrians at street level. He said a number of technical issues must be considered in planning the development (e.g., location of utilities). In further response to Mr. Stokes, Mr. Brennan said one example of a parking garage under a street is at the Bellevue Collection under NE 8<sup>th</sup> Street.

Councilmember Stokes stated his understanding that the recommended requirements are to be considered guiding principles, and the final street network could be different. Mr. Brennan said the specifics of how the City applies the code occurs later in the development process. The goal is to provide sufficient specificity in the code to reflect the Council's direction while maintaining the flexibility for redevelopment projects. Responding to Mr. Stokes, Mr. Whipple said he would follow up with information regarding the current hotel site on the north side of Main Street at 112<sup>th</sup> Avenue.

Deputy Mayor Nieuwenhuis observed that the East Main area has been compared to BelRed, Eastgate, and other areas. Given the proximity of the East Main area to downtown, he suggested starting with the Downtown Livability code in crafting the East Main LUCA.

Ms. Tanus said staff looked at the BelRed and Eastgate TOD areas because both will be adding new street systems as part of their overall developments. She said staff did not use the Downtown Livability code because it is a complex code that might not be appropriate for the East Main area. Mr. King noted staff's interest in making the East Main code as straightforward and streamlined as possible.

Mr. Nieuwenhuis opined that the East Main code could be streamlined if the City started with the Downtown Livability code. Given staff's recommendation for block size and Wig Properties' plan for the site, he questioned whether the Wigs will be able to provide the type of parking and loading dock they would like to develop. Mr. Brennan said the idea of an underground garage was previously raised by the Council as a potential solution. He said it is difficult to finalize the street network without a specific development proposal. Mr. Nieuwenhuis suggested that underground parking would reduce surface traffic and minimize conflicts with pedestrians and bicyclists.

Councilmember Lee asked why there is so much attention to this topic. He acknowledged that the developer and the City have their own interests and constraints. Mr. Lee said he is pleased to see agreement that underground parking should be considered. He said he understands the concern about the unknown in terms of the feasibility of constructing underground parking and accommodating pedestrians and bicyclists. He said it makes sense to study the Eastgate and BelRed TOD areas as examples.

Mr. Lee said the East Main area is a relatively small piece of land, especially when compared to the BelRed commercial area. He noted the importance of allowing transportation systems to flow through the East Main site to connect to other places. Councilmember Lee said the final project ultimately depends on the developer. He said he did not understand the disagreements regarding parking. He said we need to get to the City's solution for the site and the developer's vision for the site to assess viability.

Mr. Brennan said there are not a lot of differences between the opinions of City staff and the developer regarding block size and the pedestrian orientation of the project. The developer is suggesting minor adjustments to block length, similar to Councilmember Robertson's suggestion to increase the 1,200-foot block perimeter to 1,300-1,400 feet. Mr. Brennan said staff is working hard to implement the Council's vision for the area while trying to understand and consider the interests of the developer and property owners in the area.

Mr. Lee said he feels there is more agreement than not between the Council and the developer. He said there is agreement to allow the flexibility for an underground garage.

Councilmember Zahn recalled the goal of creating a successful urban neighborhood with a walkable environment and multiple transportation options, while also serving as a gateway into Bellevue. Councilmember Zahn said it is important to make sure that as the City develops the Land Use Code, the City creates a mechanism for a win-win between the City's and the developer's interests. She opined that the plan has elements of the downtown as well as elements of TOD.

Ms. Zahn said she is pleased to learn that the concept of continuous underground parking is compatible with other East Main redevelopment elements. She noted the importance of right-sizing jobs and housing and of providing clarity and flexibility in the code. She said the issues of ground-level activation and building design are interconnected with the street network and block sizes.

Mr. Brennan said the street network and block size form the foundation for addressing other subjects of the LUCA, including ground-level activation and building size and design. He noted that final decisions are not required at this point and will occur when the Council takes action on the overall LUCA. He said he understood the Council's interest in considering slightly larger blocks.

Councilmember Zahn said she wants to be sure that the code does not preclude innovative designs or solutions. She wants to ensure that the development provides a vibrant neighborhood environment while also supporting the developer's needs. Responding to Ms. Zahn, Mr. Brennan concurred with the importance of maintaining flexibility.

Mayor Robinson, noting the objective of creating a safe and welcoming pedestrian-oriented environment, said she would prefer to not have cars circulating on the surface. She said that underground parking would facilitate a safe and pleasant environment. She expressed concern about adding a north-south street. She noted that, if the Bellevue Club redevelops in the future, it

could be required to continue that street onto SE 8<sup>th</sup> Street. She believes that a north-south street would not be good for the area or fair to the Bellevue Club.

Mayor Robinson observed that the City and the developer appear to be fairly close in terms of drafting the LUCA. She encouraged thinking about innovative solutions. She opined that a campus environment should not be ruled out if it has the desired elements. She said Google has done a good job with its campus in Kirkland, which is easily accessible from the bike trail. Ms. Robinson encouraged greater flexibility in interpreting the objectives for the area.

→ Councilmember Robertson moved to extend the meeting to 10:45 p.m., and Councilmember Stokes seconded the motion.

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

Responding to Mayor Robinson, Mr. Brennan returned to slide 19 of the presentation depicting the block size recommendation. He said the developer is suggesting a slightly larger block size. He suggested including a range of block size in the code.

Councilmember Barksdale said he was comfortable with a flexible block size (i.e., 1,200 to 1,300 linear feet perimeter).

Responding to Mayor Robinson, Mr. Brennan said staff is seeking Council direction regarding the configuration of the blocks and streets as well as block size. He asked whether staff's recommendation, with the flexibility discussed tonight, is acceptable to the Council.

Mr. Barksdale asked whether it is possible to separate the street network from the underground parking issue in terms of property rights. Mr. Brennan said the decision about the type of street and whether it is an easement or a publicly dedicated road occurs during the development process. He said it would be difficult to address that specifically in the Land Use Code, except through general direction from the Council to encourage large, below-grade garages.

Responding to Mr. Barksdale, Mr. Brennan said he saw the letter from the Bellevue Club. Mr. Brennan said no requirements regarding streets would be placed on the Bellevue Club unless and until they decided to redevelop.

Councilmember Robertson said she appreciated the Mayor's comments about a campus-like atmosphere and creating a great amenity for the neighborhood and the general public. Ms. Robertson observed that the comments from Wig Properties, the Bellevue Club, and the Bellevue Chamber of Commerce are consistent with the Council's vision for the site. She understands the need for greater certainty for the developer and she likes their plan. To that end, Ms. Robertson suggested that a block size of 350-380 feet on east-west streets and 600 feet on the north-south street is a reasonable size.

Regarding the street network recommendation, Ms. Robertson said she prefers the developer's recommendation, which reflects one pre-located street and several potential streets. She said the Comprehensive Plan refers to the development of streets as needed. She said the pre-located

street will require street trees, sidewalks, bike lanes, and other elements. However, the City might want to have the smaller streets serve solely as paths for bikes and pedestrians.

Councilmember Robertson said the direction she would like to give to staff is to work with the comments received from Wig Properties within the context of the Council's discussion tonight, and to close out this topic in a way that carries forward the intention of the developer. She suggested that staff review the comments from the Wig Properties and revise the language to be consistent with the code.

Councilmember Stokes said he appreciated Councilmember Robertson's comments. He suggested not making a decision tonight but setting a framework in place and moving forward. He opined that the framework is consistent with the Council's vision. He noted the objective of making the East Main LUCA as simple as possible. He said the Council will make final decisions as it moves through future discussions about all of the elements of the LUCA. He suggested the City should support the developer, who is willing to move forward with redevelopment even in this challenging economic environment. Mr. Stokes encouraged flexibility for the Council to be nimble as situations occur and urged moving forward.

Deputy Mayor Nieuwenhuis concurred with Councilmember Stokes' urgency to draft and adopt the LUCA. Mr. Nieuwenhuis suggested incorporating the developer's comments into the proposed LUCA and continuing to move forward. He concurred with Councilmember Robertson's suggestion to provide a number of amenities on one primary street while leaving the specific elements of the other streets to be decided as needed. He expressed an interest in achieving a good compromise and said he looks forward to enjoying the redevelopment in the future.

Councilmember Lee said the proposed development meets the Council's vision for the area to include transportation options and TOD. He said he does not support staff's recommendation regarding the street network and block size. He feels that those decisions should be left to the developer. He recommended against predetermining the street network or block size at this time.

Councilmember Zahn said she does believe there is an urgency to process the LUCA. She thanked staff and property owners for their input and involvement. She believes the City and the developer can reach an agreement. She asked staff to bring back any issues where agreement cannot be reached for the Council's consideration. She looks forward to developing the East Main area as a gateway to Bellevue.

Mayor Robinson concurred with Councilmember Robertson's comments regarding working with the developer for a walkable, pedestrian-oriented, and safe environment. Ms. Robinson said she does not envision cars on the interior surface streets.

Ms. Robinson thanked staff for their work and for upholding the goals of the Council and the CAC. She looks forward to hearing about the compromises between staff and the developer. She said this will be a great development for Bellevue.



Mr. Brennan said he appreciated the Council's discussion and input. He noted that code development is always a balancing act. He said staff will continue to work with the stakeholders and to refine the LUCA language.

11. Land Use: None.
12. Other Ordinances, Resolutions, and Motions: None.
13. Unfinished Business: None.
14. New Business: None.
15. Executive Session: None.
16. Adjournment

At 10:43 p.m., Mayor Robinson declared the meeting adjourned.

Charmaine Arredondo, CMC  
City Clerk

/kaw