

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

July 19, 2021
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 6:06 p.m., with Mayor Robinson presiding.

2. Roll Call; Flag Salute

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

3. Approval of Agenda

→ Deputy Mayor Nieuwenhuis moved to approve the agenda, and Councilmember Lee seconded the motion.

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

4. Oral Communications

- (a) Pastor Patty Ebner introduced herself as a member of the Eastside Interfaith Gathering and a pastor for congregational care and outreach at the First Congregational Church of Bellevue. She said the church has hosted the rotating shelter through Congregations for the Homeless for more than 25 years. She encouraged Councilmembers to support Resolution Nos. 9971 and 9972. She said that day centers and permanent shelters provide a more structured environment for building relationships and gaining independence. She said the housing will provide needed services to address the causes related to chronic homelessness.

- (b) Ann Osterberg expressed support for Resolution No. 9972 authorizing supplemental funding for Plymouth Housing's supportive housing project. She commented on the importance of providing permanent supportive housing with rent subsidies and services. She encouraged moving the Eastgate project forward as quickly as possible and thanked the project partners for all of their hard work.
 - (c) Russell Joe, representing Republic Services, thanked the Council for participating in the company's community litter walk over the weekend. He thanked Patrick Bannon and the Bellevue Downtown Association (BDA) for their involvement with the event. Mr. Joe said a total of 20 volunteers gathered 46 pounds of garbage and were able to divert recyclable materials from the landfill. He thanked the City for their partnership. Mr. Joe said Republic Services is interested in working with Bellevue staff related to items included in the Environmental Stewardship Initiative (ESI).
 - (d) Stephen Norman, Executive Director, King County Housing Authority, encouraged the Council to support Resolution No. 9973. He thanked the City for its long-term partnership to address housing needs. He noted the importance of preserving existing affordable housing. He summarized the plans to preserve and renovate the Illahee Apartments and noted that priority has been given to families in the Bellevue School District (BSD) who are experiencing homelessness. Mr. Norman thanked the City and ARCH (A Regional Coalition for Housing) for their ongoing partnership.
 - (e) Patience Malaba, Director of Government Relations and Policy, Housing Development Consortium of Seattle-King County, expressed support for Resolution Nos. 9971 and 9972 and the Eastgate housing and supportive services project. She encouraged moving forward quickly and expressed concern regarding rising construction costs. She thanked the Council, City Manager, staff, and Lindsay Masters (ARCH) for their work to address housing needs.
 - (f) Jared Axelrod, representing Amazon, expressed support for Resolution Nos. 9971, 9972 and 9973. He said the items represent a strong investment in addressing the challenges of homelessness and housing affordability. He thanked Congregations for the Homeless for their efforts to develop the new men's shelter. He thanked Plymouth Housing for their partnership to provide permanent supportive housing and expressed support for the Illahee Apartments project in Bellevue.
5. Reports of Community Councils, Boards, and Commissions: None.
 6. Report of the City Manager
 - (a) Review of Fireworks Event, July 4, 2021

City Manager Brad Miyake thanked the Bellevue Downtown Association (BDA) and the Parks and Community Services Department for their support of the July 4 fireworks event at the Downtown Park.

Patrick Bannon, Bellevue Downtown Association (BDA), provided an update on the 4th of July fireworks event at the Downtown Park. He thanked the Parks and Community Services Department, Fire Department and Police Department for their support of the event. He thanked The Bellevue Collection for its support, including free parking for attendees. Additional partners included Amazon, Microsoft, PACCAR and Puget Sound Energy. Mr. Bannon said an estimated 65,000 people were in the park and around the perimeter for the fireworks display.

Michael Shiosaki, Director of the Parks and Community Services Department, thanked the BDA and the City Council for supporting the event. He thanked Parks staff, including Program Manager Cindy Shelton, as well as the Fire Department and the Police Department.

7. Council Business and New Initiatives: None.

8. Consent Calendar

→ Deputy Mayor Nieuwenhuis moved to approve the Consent Calendar, and Councilmember Stokes seconded the motion.

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

(a) Council Minutes

Minutes of June 28, 2021 Regular Meeting

(b) Motion to approve payment of claims and payroll for the period June 1, 2021 - June 30, 2021.

(c) Ordinance No. 6587: 1) amending the 2021-2022 General Capital Investment Program (CIP) Fund to increase the appropriation by \$437,000; 2) amending the 2021-2027 CIP Plan to increase the budget for the Pedestrian Facilities Compliance Program (CIP Plan No. PW-W/B-49) by \$437,000 to support the curb ramp upgrades in the Eastgate Annexation Area, funded by annexation sales tax revenue provided through the State of Washington; and, 3) award Bid No. 21065 Eastgate Annexation Area Curb Ramp Upgrades (CIP Plan No. PW-W/B-49, PW-M-20) to Road Construction Northwest, Inc. as the lowest responsible and responsive bidder, in the amount of \$869,046.75, plus all applicable taxes.

(d) Resolution No. 9967 authorizing the write-off of 17 uncollectible accounts totaling \$25,238.80, as described in Attachment A.

(e) Ordinance No. 6588: 1) authorizing execution of a grant agreement (and supplements if necessary) with the Washington State Department of Transportation (WSDOT) to accept up to \$350,000 in state Regional Mobility Program grant funding to support the Transportation Demand Management (TDM) and SchoolPool programs in state fiscal years 2021 to 2023; and, 2)

amending the 2021-2022 Operating Grants, Donations and Special Reserves Fund to increase the appropriation by \$350,000.

- (f) Resolution No. 9968 authorizing execution of all documents necessary to implement settlement of the claim brought by Saturn Group LLC in the lawsuit Saturn Group LLC v. City of Bellevue et al. (King County Superior Court Cause No. 20-2-15907-7 SEA).
- (g) Resolution No. 9969 authorizing an amount not to exceed \$200,000, plus all applicable taxes for the letter of agreement with Nixon Peabody for legal services in connection with the re-financing of the 2017 Transportation Infrastructure Financing Innovation Act (TIFIA) loan.
- (h) Resolution No. 9970 authorizing the execution of a contract with Gametime, Inc., for the demolition of existing play equipment and the purchase and installation of new play equipment at Northtown Park, in an amount not to exceed \$110,949.09, plus applicable taxes.
- (i) Resolution No. 9971 authorizing the City Manager to execute an agreement for the Congregations for the Homeless / Eastside Men's Shelter project in the amount of \$3.6 million, to be drawn from the City's Housing Fund, G-109 Affordable Housing Contingency, sales tax revenues specific to affordable housing, or a combination thereof as determined by staff, as guided by the recommendations of the ARCH (A Regional Coalition for Housing) Executive Board.

9. Public Hearings: None.

10. Study Session Items

- (a) Human Services Commission Recommendations for 2021-2022 Behavioral Health and Housing Related Services Funding

Mayor Robinson said that Councilmember Zahn recused herself from this discussion and would rejoin the meeting later.

City Manager Miyake introduced discussion regarding funding recommendations for behavioral health and housing related services related to HB 1590. He recalled that the topic was last discussed with the Council on May 10.

Mac Cummins, Director, Community Development Department, recalled that the main objectives for the HB 1590 revenues are to create and preserve affordable housing for households earning up to 60 percent of the area median income (AMI) and to provide supportive services, including behavioral and mental health treatment programs. He said there will be future discussions with the Council regarding the overall HB 1590 work program, including capital projects.

Mr. Cummins said staff is seeking Council direction to prepare an ordinance adopting the Human Services Commission's recommendations for the 2021-2022 behavioral health and housing related services funds. He noted that at least 60 percent of the HB 1590 funding must be spent on facilities and programs serving households at or below 60-percent AMI, and no more than 40 percent may be spent on the operation, delivery or evaluation of behavioral health treatment programs and services or on housing related services.

Alex O'Reilly, Human Services Manager, said the HB 1590 funds will make a significant contribution to keeping residents housed and providing needed case management services. Available funds total \$1.66 million and the funds are awarded in three areas: behavioral health services, supportive services and rental assistance. The Human Services Commission reviewed 25 funding applications and, of those, 19 programs are recommended to receive grant funds. Seven of the organizations are newly funded programs.

Ms. O'Reilly described efforts to address equity in the funding process. Additional outreach was conducted to agencies that provide services to support Bellevue's diverse populations. Grant writing technical assistance was provided to nonprofit organizations representing communities impacted by systemic oppression. Ms. O'Reilly noted that the Human Services Commissioners reviewed equity principles and data prior to their discussions.

Mayor Robinson interjected that Deputy Mayor Nieuwenhuis wanted to recuse himself from the discussion. She said both he and Councilmember Zahn serve on the boards of some of the organizations recommended for funding.

Ms. O'Reilly said that five of the new programs serve and are led by Black, Indigenous and People of Color (BIPOC): 1) 4 Tomorrow-Behavioral Health, 2) 4 Tomorrow-Rental Assistance, 3) IAWW-Behavioral Health, 4) International Community Health Services-Behavioral Health, and 5) Muslim Community Resource Center-Behavioral Health.

Michelle Kline, Chair, Human Services Commission, noted the urgent needs in the community and said the HB 1590 funds will have a significant impact on Bellevue residents. She said the commission was committed to an equitable application review process, keeping in mind the organizations operated by members of underserved communities and communities of color. She said organizations were offered grant writing technical assistance to reduce funding barriers. She thanked the Council for its support to build a strong foundation for human services in Bellevue.

Mayor Robinson thanked staff and Chair Kline for the presentation.

Councilmember Barksdale thanked the commissioners for their focus on equity and expressed support for moving forward to adopt an ordinance at a future meeting.

Councilmember Lee thanked staff for their work. He noted Bellevue's ongoing discussions about how to build capacity and how to provide more opportunities for traditionally disadvantaged populations and communities of color. He said he is pleased to see the funding recommendations for the new organizations.

Councilmember Stokes thanked staff and the Human Services Commission for their involvement with the community. He hopes these efforts serve as a model for future funding. He expressed support for directing staff to prepare an ordinance adopting the funding recommendations.

Councilmember Robertson expressed support for moving forward as proposed. She thanked staff and the commissioners for their thorough review of the funding applications. She said she appreciates the significant allocation to rental assistance due to the significant needs in the community and the region.

Mayor Robinson noted that the Human Services Commission was one of the first groups to resume meetings early in the pandemic to begin the process of distributing human services funding. She thanked the commissioners for their dedication. Ms. Robinson asked whether there is specific information regarding the number of Bellevue residents who will not be able to pay their rent when the eviction moratorium ends. She asked whether it is possible to identify those individuals and to help them apply for assistance.

Ms. O'Reilly said the City is providing information to human services organizations about where to refer people for additional services.

Toni Esparza, Assistant Director, Parks and Community Services Department, said the City's estimates are based on the U.S. Census Bureau biweekly surveys and an overlay of Bellevue's demographics. Staff estimates that approximately 2,000 Bellevue households are very likely to be evicted within the next two months if the moratorium is lifted, and approximately 5,600 households are considered somewhat likely to be evicted within the next two months.

Responding to Mayor Robinson, City Manager Miyake said staff plans to bring more information forward regarding the use of the federal funding and will address the issue of potential evictions in Bellevue at that time.

Mayor Robinson expressed support for moving forward.

- Councilmember Stokes moved to prepare an ordinance adopting the Human Services Commission's funding recommendations for the 2021-2022 behavioral health and housing related services funds. Councilmember Lee seconded the motion.
- The motion carried by a vote of 5-0, with Deputy Mayor Nieuwenhuis and Councilmember Zahn recused.

At 6:52 p.m., Mr. Nieuwenhuis and Ms. Zahn rejoined the meeting.

(b) Environmental Stewardship Initiative (ESI) Quarterly Update

City Manager Miyake introduced the quarterly update regarding the implementation of the Environmental Stewardship Plan, noting that the most recent update occurred in March.

Mac Cummins, Director of the Community Development Department, recalled that the Council requested quarterly updates at the end of 2020. He said staff would provide an update regarding the status of items in the Environmental Stewardship Plan and additional budget funds.

Jennifer Ewing, Environmental Stewardship Program Manager, noted that the information provided in tonight's presentation is available on the City's environmental performance dashboard at www.Bellevuewa.gov/environment. The Council previously provided direction regarding a number of targets and goals in five focus areas: 1) greenhouse gas (GHG) emissions, 2) energy use, 3) waste/recycling, 4) mobility and land use, and 5) natural systems. She recalled that the Council has expressed an interest in data more frequently than once per year. However, she said the data is only available on an annual basis. She highlighted the key indicators, noting a reduction in community GHG emissions, energy use and per capita passenger car vehicle miles traveled. The recycling rate continues to increase and 73 percent of residents live within one-third mile of a park, open space and/or trail.

Ms. Ewing said that GHG emissions are generated primarily through building energy usage and the transportation system. Consistent with much of the country, vehicle miles traveled and GHG emissions decreased in 2020 due to the pandemic. Electricity use decreased 22 percent for commercial buildings and the overall community recycling rate increased by 45 percent.

Ana Hagerup, Resource Conservation Program Manager, highlighted the municipal operations indicators, noting a reduction in municipal GHG emissions, fossil fuel usage by fleet vehicles, and building energy usage. GHG emissions related to municipal operations are generated primarily by buildings and facilities, vehicle fleet, streetlights and traffic signals, and employee commute and air travel. The pandemic resulted in a 25 percent reduction in energy usage in City-owned buildings, 18 percent reduction in fossil fuel usage by municipal fleet vehicles and a 33 percent reduction in emissions related to employee commute and air travel.

Ms. Hagerup said a number of work plan priorities were identified with the Council in March for expedited implementation: 1) climate vulnerability assessment, 2) Mobility Implementation Plan update, 3) Clean Buildings Act support for home energy retrofit program, 4) multifamily recycling outreach, 5) Green Fleet strategy and City facility energy efficiency, and 6) tree planting and tree giveaway program. Ms. Hagerup said the second quarter 2021 accomplishments include the receipt of a \$129,000 grant from the Washington State Department of Commerce to be used to improve energy efficiency in City facilities and a \$35,000 donation from Amazon for tree planting. The City Hall garage received lighting upgrades, and other municipal facilities received upgrades to increase energy efficiency.

Ms. Ewing said the City recently initiated the application process for the tree giveaway program and continues to identify community partners for tree planting. The City launched the Sustainable Bellevue partnership in June and held a community town hall on July 13. Ms. Ewing said a program is under development to provide technical support for commercial and multifamily buildings to pursue early adopter incentives from the State through the Clean Buildings Act. She said the City will hire a consultant to provide engineering support for commercial buildings and potentially affordable housing related to the State incentives.

Councilmember Zahn thanked staff for the presentation and the online environmental stewardship performance dashboard. She noted that traffic has increased significantly since earlier in the pandemic. She encouraged moving forward as quickly as possible to continue to implement the Environmental Stewardship Plan. She expressed concern about the environmental impacts of an increase in commute trips and the future share of single-occupancy vehicles versus transit services. Ms. Zahn said she would like to understand a more holistic view of the overall work plan, how the goals will be achieved and whether adequate resources are available.

Ms. Ewing acknowledged Ms. Zahn's concern about the future impact of increased travel on the ability to meet GHG emission goals. Ms. Ewing said the City's Transportation Demand Management (TDM) continues to work with local employers to implement strategies to increase commute options and decrease single vehicle travel. She noted the focus on building energy usage as well.

Councilmember Zahn encouraged staff to be proactive as it continues to implement the Environmental Stewardship Plan.

Councilmember Robertson said the City is making progress and moving in the right direction. She thanked staff for their work.

Councilmember Barksdale asked whether any data is available on a quarterly basis and whether the information is shared with the community to increase awareness of environmental goals. Ms. Hagerup said the emissions inventory is completed annually, which is considered a best practice for cities. She said there are certain key performance indicators for which information might be available more frequently (e.g., drive alone rates). She said the City does not have control over a number of data sources or when the data is made available.

Ms. Ewing noted that information regarding energy usage in City facilities is available more frequently. She said the Clean Buildings Act technical support project will work with employers to establish benchmarks for data to be provided by Puget Sound Energy (PSE). Mr. Barksdale thanked staff for all of the information provided in the online dashboard.

Deputy Mayor Nieuwenhuis thanked staff for the presentation and said he hopes the City will be able to work with experts in the community to ensure that the City and community are on the right track relative to environmental stewardship goals. Responding to Mr. Nieuwenhuis, Ms. Ewing said staff is interested in identifying areas of Bellevue with a lesser tree canopy for the tree giveaway program.

In further response to Mr. Nieuwenhuis, Ms. Ewing acknowledged the uncertainties related to whether, and to what extent, employees will return to office buildings or continue to work from home. She said work and commute patterns will influence overall vehicle miles traveled. She said the Transportation Department is monitoring shifts in transportation and mobility behaviors.

Councilmember Stokes suggested increasing the staffing or other resources needed to expedite the implementation of the Environmental Stewardship Plan. He encouraged a sense of urgency in

implementing the plan and expanded community involvement. He thanked staff for their extensive work and encouraged a robust approach.

Councilmember Lee thanked staff for the online environmental stewardship dashboard. He encouraged a stronger emphasis on concrete actions (e.g., electric vehicle charging stations) that serve the public and are consistent with the goals of the Environmental Stewardship Plan. He encouraged meaningful accomplishments that demonstrate progress toward meeting the overall goals.

Mayor Robinson noted a sense of urgency among Councilmembers to make more dramatic changes, in part because we are seeing dramatic changes in our environment. She expressed support for hiring a technical consultant to assist with the Clean Buildings Act program.

Responding to Mayor Robinson, City Manager Miyake concurred with her suggestion to consider revisions to the environmental stewardship goals and targets during the next budget discussions. Ms. Robinson said she often hears from residents with concerns about the removal of trees related to development and redevelopment activity. Ms. Ewing acknowledged that the issue is a priority for staff as well.

Councilmember Zahn said she appreciated her colleagues' support for being more proactive and for considering additional resources that could enable moving the initiatives forward more quickly.

At 7:42 p.m., Mayor Robinson declared a short break. The meeting resumed at 7:54 p.m.

11. Land Use

- (a) Consideration of the Sunset North Lot 10 Rezone application submitted by Sunset North, LLC for a rezone of a 7.2-acre site located at 3002 139th Avenue SE from Office Limited Business (OLB) to Eastgate Transit Oriented Development (EG-TOD) and for clarification of associated concomitant zoning agreements. Permit File No. 18-127169-LQ.

Nick Melissinos, Deputy City Attorney, said the Sunset North Lot 10 Rezone proposal is a Process III quasi-judicial land use matter in which the Hearing Examiner makes a recommendation and the City Council makes the final decision on the rezone application. The Hearing Examiner has recommended approval, with conditions, and no appeals were filed.

Noting that a quasi-judicial matter is subject to the appearance of fairness doctrine, Mr. Melissinos suggested that Councilmembers disclose any ex parte communications with any person supporting or opposing the project. He said staff already searched the Council's email accounts. Therefore, Councilmembers need only to disclose any contacts received other than through their City email accounts.

Responding to Mayor Robinson, all Councilmembers indicated they had not had any ex parte communications regarding the rezone application.

Drew Folsom, Land Use Planner, provided background information regarding the rezone property located at 3002 139th Avenue SE. On June 11, 2021, the Hearing Examiner concurred with the recommendation of the Development Services Department (DSD) and recommended approval of the rezone, with conditions.

The application requests a rezone from Office Limited Business (OLB) to Eastgate Transit Oriented Development (EG-TOD), as well as a clarification or modification regarding the applicability of concomitant zoning agreements associated with the property. The current proposal is within the scope of the previously approved Comprehensive Plan Amendment (CPA) and relies upon the final State Environmental Policy Act (SEPA) threshold determination of non-significance (DNS) issued on February 12, 2015.

Mr. Folsom said the rezone is warranted due to the need for additional TOD, including multifamily residential development, within the land use district classification. He described the location of the 7.2-acre site in the vicinity of the Eastgate Park and Ride and Bellevue College. He said that any proposal for redeveloping the property will require a full analysis of critical areas and habitat within the site.

Mr. Folsom said that notice of the application was published on December 13, 2018 and a public meeting was held on January 15, 2019. He noted that the City received comments expressing concern regarding the transportation impacts related to future development. He said the staff report included in the Hearing Examiner's record provided a zoning comparison between the current OLB zone and the proposed EG-TOD zone. The differences in dimensional standards and allowed uses between OLB and EG-TOD zones are lessened by the application of transition area design requirements and conditions agreed to by the applicant. Mr. Folsom said the rezone does not approve any specific design or project.

Mr. Folsom summarized the decision criteria for considering the rezone application. He said the rezone is consistent with the Comprehensive Plan and bears a substantial relation to the public health, safety or welfare. The rezone is warranted in order to achieve consistency with the Comprehensive Plan and to respond to the need for additional property in the proposed land use district designation. The rezone will not be materially detrimental to uses or properties in the immediate vicinity of the subject project, and the rezone has merit and value to the community as a whole.

As part of the rezone process, the applicant proposes to make, clarify or modify certain provisions in the concomitant zoning agreements (CZAs) applicable to the property. Mr. Folsom recalled that Ordinance No. 4010 rezoned a 82-acre site in the Eastgate area, and a CZA dated June 6, 1989, was included as an attachment to the ordinance. The CZA was subsequently amended on June 29, 1993, and November 11, 1995. The applicant is seeking clarification and/or modification to several CZA conditions for the rezone property. However, the conditions will remain in place for other properties within the 82-acre site.

Mr. Folsom said staff recommended, and the Hearing Examiner concurred, approving the rezone with conditions related to the authority of the rezone and the application of concomitants 1, 16 and 18. The conditions are detailed on page 25 of the staff report.

Responding to Councilmember Stokes, Mr. Folsom said that pages 32-34 of the staff report provide a comparison of the dimensional requirements for OLB versus EG-TOD zoning. Mr. Folsom confirmed that the rezone will align the property with the underlying Comprehensive Plan designation.

Councilmember Robertson expressed support for the proposal. She would like to see the City eliminate all past concomitant agreements. She thanked staff for the presentation.

Councilmember Lee asked whether the Eastgate transportation study was considered in reviewing the rezone proposal. Mr. Folsom said the Transportation Department reviewed the rezone proposal, and the applicant provided a transportation analysis completed by a private consultant.

Mayor Robinson asked staff to provide a copy of the transportation study to the Council. City Clerk Arredondo said the staff report and the Hearing Examiner's record are available in the Council's document library.

Mayor Robinson said she is pleased to see more opportunities for housing and TOD. She noted that the item would be brought back for formal action on August 2.

12. Other Ordinances, Resolution, and Motions

- (a) Ordinance No. 6589 amending Land Use Code Chapter 20.20 General Development Requirements and Chapter 20.50 Definitions, as applied within the East Bellevue Community Council's jurisdictional area, to establish lower minimum residential parking requirements for certain housing developments within one-quarter mile of frequent transit service; providing for severability; and establishing an effective date.

City Manager Miyake introduced discussion regarding Ordinance No. 6589 amending the Land Use Code to establish lower minimum residential parking requirements for certain housing developments within one-quarter mile of frequent transit service. He recalled that, on April 26, the Council adopted Ordinance No. 6575, which amended the Land Use Code to establish lower minimum parking requirements for certain housing developments near frequent transit service.

Trisna Tanus, Consulting Attorney, said the proposed ordinance conforms the Land Use Code, as applied in the EBCC jurisdiction, with RCW 36.70A.620 and 36.70A.698. 6589. The ordinance amends Land Use Code Chapter 20.20, General Development Requirements, and Chapter 20.50, Definitions, as applied within the East Bellevue Community Council (EBCC) area, to establish lower minimum residential parking requirements for certain housing developments within one-quarter mile of frequent transit service.

Ms. Tanus said the Council adopted Ordinance No. 6575 on April 26, which amended the Land Use Code to establish lower minimum parking requirements for certain housing developments near frequent transit service. On May 4, the EBCC held a public hearing on Ordinance No. 6575 and voted to adopt EBCC Resolution No. 591 disapproving City Council Ordinance No. 6575. As a result, the EBCC jurisdiction was no longer in conformance with state law. The adoption of Ordinance No. 6589 will bring the EBCC into compliance with the statutes.

Kristina Gallant, Senior Planner, said that permanent affordable housing developments within one-quarter mile of frequent transit service (2-4 stops per hour) are eligible for reduced minimum parking requirements. Market-rate multifamily, senior and affordable housing developments within one-half mile of frequent transit service (4 or more stops per hour) are eligible for reduced minimum parking requirements, except in the EBCC jurisdiction where the one-quarter mile guideline will apply. Ordinance No. 6589 contains the same parking ratios established in Ordinance No. 6575. For affordable housing serving households up to 80-percent AMI (area median income), 0.75 parking spaces per unit are required in areas with 2-4 transit stops per hour, and 0.5 spaces per unit are required in areas with four or more transit stops per hour.

Ms. Tanus said the objective of Ordinance No. 6589 is to conform the regulations with state law as they are applied within the EBCC jurisdiction. She noted that the EBCC adopted Resolution No. 592 on July 6 to clarify its disapproval of Ordinance No. 6575. Ms. Tanus said EBCC members clarified that their disapproval was limited to the use of the frequent transit service threshold of one-half mile instead of one-quarter mile as required by state law. If the ordinance is adopted by the Council tonight, the EBCC will hold a public hearing during its August 3 meeting and vote to approve or disapprove Ordinance No. 6589.

Councilmember Stokes asked staff to provide, for the benefit of the public, additional background details regarding the new law and how it affects the City's Land Use Code.

Ms. Tanus said the new state law requires lower minimum parking requirements for certain housing developments near frequent transit service. She said the state law uses a radius of one-quarter mile to define frequent transit service, while the City's ordinance uses a radius of one-half mile to define frequent transit service. Ms. Tanus said the EBCC has clarified its intent to apply the state law's one-quarter mile radius to define frequent transit service within the EBCC jurisdiction.

Responding to Councilmember Stokes, Ms. Tanus said there are a number of regulations that differ between the EBCC jurisdiction and the rest of Bellevue. Matt McFarland, Assistant City Attorney, said Ordinance No. 6589 will bring the EBCC into compliance with state law.

Responding to Councilmember Barksdale, Ms. Tanus said the practical difference between the one-half mile and one-quarter mile transit distance is negligible in terms of the properties in Bellevue that would be eligible for reduced minimum parking requirements.

Councilmember Robertson expressed support for the ordinance, noting the need to be in compliance with state law.

→ Deputy Mayor Nieuwenhuis moved to adopt Ordinance No. 6589, and Councilmember Lee seconded the motion.

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

- (b) Resolution No. 9972 authorizing the City Manager to execute an agreement for the Plymouth Housing Group's Eastgate Permanent Supportive Housing project in the amount of \$400,000, to be drawn from the City's Housing Fund, G-109 Affordable Housing Contingency, sales tax revenues specific to affordable housing, or a combination thereof as determined by staff, as guided by the recommendations of the ARCH (A Regional Coalition for Housing) Executive Board.

City Manager Miyake said Resolution No. 9972 authorizes the execution of an agreement related to the Plymouth Housing Group's Eastgate permanent supportive housing project. The topic was last before the Council the previous week.

Emil King, Assistant Director, Community Development Department, said staff is seeking Council action to approve \$400,000 of supplemental funding for the Plymouth Housing Group's permanent supportive housing project in the Eastgate area. The funding will advance City policy objectives to create a 95-unit supportive housing project, with a preference to serve individuals experiencing homelessness and referred by Eastside shelters.

Mayor Robinson noted that the Council previously discussed this proposal.

Councilmember Lee said he is proud of this project and fully supports opportunities for affordable housing and supportive services in Bellevue. He asked about the expectations for the long-term operation of the facilities and future capital expenses.

Councilmember Robertson thanked staff for providing the additional information she requested. She said she is very comfortable with the agreement and with Plymouth Housing Group as a partner.

Councilmember Stokes said he is very excited to see this project moving forward after a number of years of study and planning.

Councilmember Zahn asked whether the housing and supportive services development will be built as energy efficient as possible. She suggested that the City's Environmental Stewardship program staff might be able to provide information regarding building energy usage.

Mayor Robinson said she continues to be very supportive of the capital request.

→ Deputy Mayor Nieuwenhuis moved to adopt Resolution No. 9972, and Councilmember Lee seconded the motion.

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

Councilmember Robertson said she wants to ensure that the City's housing projects are successful and that they provide the type of behavioral health and supportive housing services needed in Bellevue. She would like to discuss the overall work plan for housing related funding through ARCH, HB 1590 and other programs.

Mayor Robinson suggested that Ms. Robertson prepare a proposal for the Council's consideration the following week.

Ms. Robertson wondered about the extent to which land use provisions allow the City to regulate this type of facility.

Mr. Cummins said there has been some conversation regarding Councilmember Robertson's suggestions and priorities. He said some of the items are likely already in the work plan, and others may require additional study and analysis. Mr. Cummins suggested that staff work with Councilmember Robertson to provide a more holistic proposal for the following week's Council meeting.

Mayor Robinson asked Councilmember Robertson to refine her question and to bring it back as a new initiative for Council consideration.

Councilmember Zahn said she would like a better understanding of what is anticipated for HB 1590 funding. She said it is important to understand the unmet needs in the community. She concurred with Councilmember Robertson's interest in additional opportunities to ask questions and discuss behavioral health and other supportive services.

Responding to Councilmember Stokes, Councilmember Robertson confirmed that she will provide her proposal in writing for inclusion in the Council meeting packet.

Councilmember Lee expressed support for the proposed agreement with the Plymouth Housing Group for the Eastgate permanent supportive housing project.

Deputy City Manager Nathan McCommon concurred with the mayor's suggestion to delay discussion of Councilmember Robertson's new initiative until the following week. He said that will provide time for staff to assist in refining a proposal supported by a consensus of the Council.

- (c) Resolution No. 9973 authorizing execution of a Recoverable Grant Agreement to provide the King County Housing Authority \$4 million in 2021 from the City's Housing Fund, G-109 Affordable Housing Contingency, BelRed affordable housing in-lieu fees, sales tax revenues specific to affordable housing, or a combination thereof as determined by staff, to contribute to the acquisition of the Illahee Apartments.

Mayor Robinson recused herself from participating in this item, handed the gavel to Deputy Mayor Nieuwenhuis and left the meeting.

City Manager Miyake said Resolution No. 9973 authorizes the execution of a Recoverable Grant Agreement to provide the King County Housing Authority \$4 million in 2021 from the City's Housing Fund, G-109 Affordable Housing Contingency, BelRed affordable housing in-lieu fees, sales tax revenues specific to affordable housing, or a combination thereof as determined by staff to contribute to the acquisition of the Illahee Apartments.

→ Councilmember Lee moved to adopt Resolution No. 9973, and Councilmember Robertson seconded the motion.

→ The motion carried by a vote of 6-0, with Mayor Robinson recused.

13. Unfinished Business: None.

14. New Business: None.

15. Executive Session: None.

16. Adjournment

At 8:54 p.m., Deputy Mayor Nieuwenhuis declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw