

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Extended Study Session

June 8, 2015
6:00 p.m.

Conference Room 1E-113
Bellevue, Washington

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

ABSENT: None.

1. Executive Session

Deputy Mayor Wallace called the meeting to order at 6:01 p.m., and declared recess to Executive Session for approximately 30 minutes to discuss one item of labor negotiations.

The meeting resumed at 6:37 pm, with Mayor Balducci presiding.

2. Approval of Agenda

→ Deputy Mayor Wallace moved to approve the agenda, and Councilmember Stokes seconded the motion.

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

3. Oral Communications

Mayor Balducci read the new Council Rules regarding Oral Communications. The Council added a second opportunity for public comment at the end of Extended Study Sessions (2nd and 4th Mondays), to be consistent with the second opportunity to speak at the end of Regular Session agendas (1st and 3rd Mondays). The total time allocated to Oral Communications early in the meeting is 30 minutes, with a three-minute limit for all speakers.

Ms. Balducci said the Chair/Mayor is authorized to prioritize speakers based on whether they are speaking to items on the evening's agenda or a near-term agenda, or those who have not spoken to the Council within the previous quarter. The Rules retain the maximum of three persons to speak on any side of a topic.

- (a) Alex Zimmerman, President of StandUP-America, expressed concern that the Council starts public meetings late due to Executive Sessions. He said Mayor Balducci has not

responded to his inquiry about his eviction against court order last August. Mr. Zimmerman said the City lies to the public and prevents freedom of speech. He mentioned his past 32 traffic tickets and being prosecuted by the City. He said Councilmembers have intellectual deficiencies. He asked the Mayor and Police Department for information on his complaint.

Mayor Balducci said she does not recall receiving a communication from Mr. Zimmerman about Police conduct. She asked staff to let her know if something was received.

Ms. Balducci noted that City Council agendas are posted on the City's web site. Executive Sessions and the estimated length of those sessions are printed on the agendas.

- (b) Robert Kilian, Bellevue Towers, said he last spoke to the Council in early December regarding the Downtown Livability work. Two weeks ago, the Council discussed the Downtown Livability Citizen Advisory Committee's (CAC) recommendations. He said that discussion was dominated by concerns about Perimeter A. He expressed concern about the CAC's recommendation to consider taller building heights south of Bellevue Towers. He asked the Council to leave the Downtown Land Use Code as it is and to focus increased building heights in the Bel-Red corridor. He said the Kirkland City Council recently established a policy that all high-rise buildings will be restricted to the Totem Lake area. Mr. Kilian submitted his comments in writing.
- (c) Norm Hansen commented on a proposed Comprehensive Plan policy, UT-X21, which expresses support for neighborhood efforts to underground existing electrical distribution lines. However, the policy indicates that residents must be willing and able to cover the non-utility share of project costs. Mr. Hansen said these restrictive tariffs on residents for undergrounding utilities place a cost burden on a smaller number of residents even though electricity serves many more people. He asked the Council to simplify the policy as follows: "Support efforts to underground existing electrical transmission and distribution lines."
- (d) Osha Morningstar encouraged providing Council agendas and meeting information in other languages. She noted the community's diversity and expressed concerns about discrimination. She said when people have to deal with discrimination, it takes a toll on their lives, often including the ability to work and be productive. She said it is expensive to hire a lawyer for civil suits. She expressed concern about individuals who have been refused help from a social services agency that receives City funding.

Mayor Balducci suggested it might be helpful for her to talk to a staff person about this specific situation to determine where assistance might be available.

- (e) Lincoln Vander Veen, Bellevue Chamber of Commerce, thanked the Council for the hours of work and study it has put into the Energize Eastside project to date, including the drafting of the EIS scoping comment letter. He said the Chamber submitted its comments the previous week and he highlighted items in the letter. Mr. Vander Veen urged the Council to move forward with the knowledge that electrical infrastructure

needs to be updated and upgraded, which is confirmed in the report by the City's consultant. Mr. Vander Veen said debating the issue of the need for the project does not seem useful at this point. He said the project is needed to continue to serve growth and the expanding business community.

4. Study Session

(a) Council Business and New Initiatives

Councilmember Stokes introduced his recommendation for appointments to the Parks and Community Services Board.

→ Councilmember Stokes moved to appoint Anne Morisseau and Jeremey Barksdale to fill terms on the Parks and Community Services Board expiring May 31, 2019. Councilmember Robertson seconded the motion.

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

Mayor Balducci observed that Ms. Morisseau is the first Bellevue Essentials graduate to be appointed to a Board or Commission. Mr. Stokes said four of the applicants were Bellevue Essentials class graduates.

Councilmember Chelminiak said he was prepared to nominate an individual to fill one position available on the Human Services Commission. A second vacancy will be filled in the near future.

→ Councilmember Chelminiak moved to appoint Judith Mercer to fill a term on the Human Services Commission expiring May 31, 2019. Councilmember Robertson seconded the motion.

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

(b) City Council Scoping Letter Comments on Energize Eastside Phase I EIS

Mayor Balducci said this is the Council's second discussion of the Energize Eastside Phase 1 Environmental Impact Statement (EIS) scoping activity.

Deputy City Manager Kate Berens said staff revised the comment letter regarding the EIS scoping based on the previous Council discussion.

→ Councilmember Lee moved to approve the comment letter on the Energize Eastside Phase 1 EIS, and Councilmember Stokes seconded the motion.

Councilmember Lee recalled past comments from the Council that public safety is very important. He acknowledged a reference to safety early in the letter and said he would like to add an additional reference to safety in the list of impacts toward the end of the letter (Section E).

Ms. Berens noted a second reference in the draft letter.

Mayor Balducci agreed to adding safety to the list of impacts toward the end of the letter. Councilmember Robertson concurred.

Mayor Balducci said she appreciated the Council's work on the letter.

→ The motion to approve the comment letter, with an added reference to safety in the list of impacts, carried by a vote of 7-0.

(c) Establishing Bellevue's Priorities related to Sound Transit Phase 3 (ST3) System Plan

City Manager Brad Miyake said the purpose of this item is to update the Council on the Sound Transit 3 Draft Priority Projects List, as well as ST3 system planning. Staff is seeking guidance on a draft interest statement regarding the priority list, to be submitted with a comment letter by July 15. Staff anticipates presenting the draft letter to the Council on June 22 for further feedback and finalizing the letter on July 6.

Transportation Director Dave Berg introduced Ric Ilgenfritz and Karen Kitsis of Sound Transit.

Mr. Berg said staff is seeking guidance on Bellevue's draft 2014 Long Range Plan Update Interest Statement and on the Joint Eastside Cities Interest Statement with Issaquah, Kirkland and Redmond. He said existing policies relevant to this work are in the Comprehensive Plan, 2014 Transit Master Plan and the 2005 High Capacity Transit (HCT) Interest Statement. The 2005 interest statement was focused on development of the ST2 package and East Link planning, and provides the basis for the draft 2014 Long Range Plan Interest Statement provided in the meeting packet tonight for the Council's consideration. The 2005 interest statement also addressed bus rapid transit (BRT), developing a strategic Park and Ride lot expansion plan, creating a Bellevue College connection, and planning for the future use of the Eastside Rail Corridor.

Mr. Berg said staff suggests that the Council consider adding the following interests: support of Transit-Oriented Development (TOD), funding for Eastside needs, connecting urban centers within the Eastside, connecting the Eastside with the region (especially across Lake Washington), and support system expansion (e.g., added service, maintenance facilities and ST4 planning studies).

Mr. Ilgenfritz, Executive Director of Planning, Environment and Project Development, introduced Ms. Kitsis, the Planning Manager leading the ST3 planning effort. He noted additional Sound Transit staff in the audience. He said the Sound Transit Board updated the long-range plan at the end of 2014 and directed staff to move expeditiously with ST3 system planning.

In May, the Sound Transit Board initiated the public involvement process by identifying a draft project list for candidate ST3 projects. The public is invited to participate via public meetings,

the Sound Transit web site, and by providing written comments. Cities are invited to provide feedback by July 15.

Ms. Kitsis presented the ST3 timelines through November 2016. The Sound Transit Board anticipates advancing a Priority Projects List in August 2015 and would like to have a draft system plan in place by early 2016 for the next round of public involvement. The Board anticipates adopting a system plan next summer in preparation for a possible public vote in November 2016. All of this work is contingent upon obtaining additional taxing authority from the state legislature.

Ms. Kitsis described the development of the Draft Priority Projects List. Staff will continue with the technical development of the projects list through Fall/Winter 2015. Sound Transit is working with King County Metro to coordinate system planning. Sound Transit will be adopting its updated system plan and Metro will be adopting its long-range plan update next summer.

Ms. Kitsis highlighted Eastside projects from the Draft Priority Projects List, which is arranged into the following categories: 1) deferred projects, 2) enhancements supporting the existing system, 3) corridors from ST2 high-capacity transit studies, 4) system-wide programs and studies from the 2014 Long-Range Plan, and 5) supporting system expansion.

One project that was voter-approved but deferred due to funding limitations is the Renton HOV Direct Access project to be completed in conjunction with the Washington State Department of Transportation (WSDOT). Under enhancement projects, Ms. Kitsis noted the ST Express Interim Supporting Bus Service, including capital and operating elements, while East Link is constructed. High-capacity transit studies from ST2 are identified between Everett and Tacoma, as well as east to Downtown Redmond.

Ms. Kitsis noted the list of additional corridors for high-capacity transit including I-405 bus rapid transit (BRT) from Lynnwood to SeaTac in HOV lanes where available and light rail from Totem Lake to Issaquah via Bellevue. System-wide studies from the 2014 Long-Range Plan address Issaquah Highlands to Overlake via Sammamish, the Redmond HCT Study, and the Northern Lake Washington HCT Crossing Study.

Ms. Kitsis said that information and a survey regarding the Draft Priority Projects List are provided at www.soundtransit3.org, which launched the previous week. Sound Transit requests letters from jurisdictions by July 15. Public input will be presented to the Sound Transit Board on July 23, and action to update the Priority Projects List based on public and jurisdictional input is anticipated on August 27. Mr. Ilgenfritz said there had been 5,500 visits to the web site since the previous Thursday, and Sound Transit has received 7,000 comments in five days. Approximately 70 percent of the web site activity originates in Seattle.

Deputy Mayor Wallace questioned how Sound Transit will use the comments. Mr. Ilgenfritz said there are multiple choice questions as well as the opportunity for open comments. Sound Transit will analyze and categorize the comments into a report that will be presented to the Sound Transit Board.

Ms. Kitsis highlighted a list of public meetings beginning with June 16 in Seattle (Union Station, 5:30-7:30 PM) and including a meeting in Redmond on June 23 (Redmond Marriott, 5:30-7:30 PM). A second Seattle meeting will be held June 25, 11:30 AM-1:30 PM at Union Station.

Councilmember Robinson said it is important to have both inter-city and intra-city connections within the system and for Sound Transit to complete the connection to Redmond. She noted the need for adequate Park and Ride facilities and encouraged affordable housing at TOD nodes. She questioned whether Sound Transit will be collaborating with Bellevue College for bus rapid transit.

Ms. Kitsis said the Bellevue College Connector is included within the long-range plan as a possible project.

Responding to Councilmember Chelminiak, Ms. Kitsis said light rail components anticipated in ST3 are light rail from Totem Lake to Issaquah and completing the spine to Downtown Redmond. She said the Hospital Station in Bellevue is a possible transfer point. Mr. Chelminiak said he would like to see strong bus rapid transit on the Eastside.

Councilmember Lee questioned whether there will be subregional equity and whether the East Subarea funds projects in other areas. He observed that many potential projects are not within Bellevue and/or the Eastside.

Mr. Ilgenfritz said Sound Transit is currently gathering information on costs and funding. The Board will align projects with available capital resources after the technical project analysis is completed later this year. Sound Transit's statute requires that the financial plan reflect subregional equity. Mr. Ilgenfritz said the project list attempts to capture opportunities on the Eastside to integrate connectivity between cities from the north to south and east to west.

Councilmember Lee said he wants to be sure that local bus transit connects well to light rail in order for the system to make sense.

Moving on, Mr. Berg presented the schedule for the City to finalize its interest statement and comment letter and to work with Eastside cities to finalize the joint interest statement by July 15. Staff anticipates Council adoption of all three items on July 6.

Mr. Berg said staff is seeking Council guidance on the two interest statements. The City's draft Long-Range Plan Interest Statement was presented to the Council approximately one year ago. However, further discussion was deferred and the draft statement was not finalized.

Mr. Berg said that references in the draft interest statement to the ST3 system plan will need to be updated. He reviewed the key interests reflected in the current plan including Regional Express (REX) bus service, Bus Rapid Transit (BRT) along I-405, high-capacity transit connecting Eastside cities, a strategic plan for Park and Ride lot expansion, implementing a highly integrated system, including the Bellevue College Connection, and consideration of the Eastside Rail Corridor. Mr. Berg questioned whether these are still the Council's top priorities.

Mayor Balducci said Bellevue's interest statement should articulate the specific projects supported by the City. She encouraged stronger language on improving/expanding versus "sustaining" regional bus service. She suggested clarifying the definitions of REX versus BRT service. Ms. Balducci noted the need for a robust north-south connection on the Eastside and for connecting major activity centers on the Eastside. She acknowledged that some of these connections will be part of Metro's bus service. She said it is important to have good access to light rail through enhanced Park and Ride capacity, connecting bus service, and other factors.

Councilmember Stokes expressed support for the framework reflected in the draft interest statement.

Mayor Balducci recalled her previous request that the Council approve staff time for working on developing a list of priority projects the City would like to see in the ST3 package. She said staff will share that with the Council soon.

Councilmember Robertson concurred with the Council's support for completion of the light rail connection to Redmond. However, she suggested that the interest statement should not address expansions of light rail that are not on the Eastside. She said there is subarea equity and she does not believe Bellevue should spend time advocating for projects outside of the Eastside.

Ms. Robertson spoke in favor of a BRT system along I-405. She noted the importance of strong connections to transit via Park and Ride lots, pedestrian access, and bicycle infrastructure. She would like to include principles in the Interest Statement about how Bellevue wants to see things come together. As light rail expands beyond East Link, she would like to make sure the alignments are without at-grade crossings. She suggested that be included as a principle in the interest statement. She suggested that the interest statement articulate that any rail system should avoid residential neighborhoods and sensitive areas and that they should comply with local land use plans. Councilmember Robertson suggested arranging items in the interest statement in priority order.

Mayor Balducci concurred with the suggestion to prioritize the list of Bellevue's interests. She expressed concern about language that light rail should avoid residential neighborhoods and sensitive areas. Ms. Balducci said she is not sure how light rail might get from Kirkland to Issaquah while also avoiding those areas. She is concerned that light rail could then only be aligned along freeways and East Bellevue would never receive service. Ms. Balducci suggested approaching the language in terms of desired service.

Councilmember Lee suggested that the City of Renton should be considered as part of the Eastside community and system.

Mr. Lee questioned the identification of a cross-lake connection on the north end of Lake Washington as a priority. Mr. Berg said that and other concepts came out of joint meetings between Eastside cities' staff.

Councilmember Chelminiak observed that the top priority is extending light rail to Redmond. The second priority is effective north-south BRT service along I-405, and he would like to

emphasize this objective in the interest statement. He said REX perhaps refers to a connection across SR 520, especially to the University District and its light rail station. He agrees with the need for expanded Park and Ride facilities.

Councilmember Chelminiak suggested looking at Metro's service guidelines in considering priorities. He said transit is linked to affordable housing. He observed that Bellevue and the Eastside lost service partly due to the concept of social equity, which resulted in shifting service to areas in South King County with lower-income housing.

Mr. Chelminiak said Bellevue should ensure that Metro and Sound Transit work together to provide interconnectivity between light rail stations. He said serving Bellevue College is very important. With regard to the Eastside Rail Corridor, Mr. Chelminiak said he would like to find a term other than "passenger rail," which connotes service such as the Sounder trains. He does not believe that would be appropriate on that corridor, and he noted that the City of Kirkland is not interested in that type of commuter train.

Deputy Mayor Wallace noted the need to add the principle of subarea equity to the interest statement. He observed that Seattle is asking for some very expensive projects. He said it is important to protect the East Subarea equity.

Mr. Wallace said Bellevue's Transit Master Plan identifies priorities that could be reflected in the interest statement. He supports the connection to SR 520 and the connection to Renton. He said the option for using the rail corridor should be seriously considered because it provides needed right-of-way that is not available along I-405.

Mr. Wallace observed that the Seattle subarea should contribute the full \$15 billion for its requested projects. He believes the East Subarea could meet a significant portion of its needs if subarea equity is maintained. He expressed strong support of the need for more Park and Ride facilities to provide an effective transit system. He suggested that Sound Transit should take the lead on Park and Ride needs as part of the ST3 package.

Mayor Balducci asked staff to revise the interest statement based on the discussion.

Councilmember Stokes indicated that more Council discussion is needed before finalizing the statement. He said subarea equity is very important. However, it is important to understand the value of broader regional connections.

Mr. Berg said staff will bring back another draft on June 22 for further discussion.

Mayor Balducci thanked Sound Transit staff for their presentation.

At 8:07 p.m., Mayor Balducci declared a short break.

The meeting resumed at 8:15 p.m.

(d) Review of the Recommended Comprehensive Plan Update

Mayor Balducci said the intent of tonight's discussion is to finalize the Round 1 review of policy updates to specific Comprehensive Plan Elements.

Planning Director Dan Stroh said staff anticipates narrowing the focus of the Update to a short list of key items before returning for the next discussion, which will initiate Round 2 of the process.

Paul Inghram, Comprehensive Planning Manager, described the Urban Design and the Arts Element. The proposed amendments reflect key changes for Urban Boulevards treatment to more specifically define what types of streets and intersections should get additional attention beyond typical standards. Mr. Inghram described the designations of City Boulevard, Scenic Boulevard, Neighborhood Shopping Street, Neighborhood Greenway, and key intersections (e.g., key City entry points, neighborhood identity treatments).

Mr. Inghram described the new Arts and Culture subsection addressing arts facilities, life-long arts education, public art, and cultural diversity. Other significant changes in the Urban Design and the Arts Element relate to sustainable building design, neighborhood centers, pedestrian experience, and street trees.

Councilmember Robinson suggested using the term "neighborhoods" to refer to areas within the Downtown instead of differentiating between "mixed use areas" and "residential neighborhoods." Based on input from the public, she suggested "urban downtown business and residential neighborhoods."

Responding to Ms. Robinson, Mr. Inghram said there are specific policies related to shadows and wind corridors created by downtown development, which he would highlight later.

Councilmember Robertson recalled her past comments about wanting to strategically target development to maintain views from the downtown. Mr. Inghram said there is a policy supportive of maintaining public views. Ms. Robertson suggested policy language to ensure building design that facilitates solar access and views within a land use district, to the extent possible.

Responding to Councilmember Robinson, Mr. Stroh said the City does not have a policy on buying view corridors. The City's focus has been on protecting public view corridors (e.g., the view of Mt. Rainier from City Hall). He said there are views from Downtown Park that are important to maintain as well. However, it is not possible to maintain every view that every private building might possibly have.

Councilmember Robertson described the practice of purchasing view easements from other property owners to prevent development that would block views.

Responding to Mayor Balducci, Mr. Inghram said the tree canopy is addressed in the Environmental Element as well as in this element as a design and aesthetic consideration. Mayor Balducci wants to be sure there is consistent language in all references to the tree canopy.

Mayor Balducci said the policies addressing residential neighborhoods are separate from the policy language on the Downtown mixed-use neighborhood. She wondered if perhaps the language could better reflect the concept of residential neighborhoods within mixed-use zones.

With regard to scenic boulevards, Mayor Balducci observed that the designation does not necessarily accurately represent the entire length of any given corridor. She cautioned that it might not be appropriate to designate the full length of certain roadways as scenic boulevards.

Referring to the Arts and Culture subsection, Ms. Balducci suggested language to indicate that the City both supports and encourages arts and cultural diversity activities. She noted that the City provides grants to a number of programs. She suggested referring simply to “diversity” to encompass the range of ages, abilities, and other types of diversity.

Councilmember Lee noted language to encourage excellence in architecture, site design and workmanship and to encourage the creation of iconic visual reference points. He questioned the intent of “iconic.” Mr. Inghram said it refers to distinctive architecture and/or a landmark; for example, the Space Needle. In further response, Mr. Inghram said the City is not in the role of dictating iconic design. However, the design review process can help guide high-quality design elements.

Mr. Lee spoke in favor of encouraging building elements that help to move people, including skybridges and tunnels. He noted that the idea of skybridges was somewhat controversial; however, they have worked out well and can be iconic and artistic features. Mr. Inghram said staff will look at policies on pedestrian connectivity through building design.

Councilmember Stokes said there is a serious need for performance space in the community. Mr. Inghram said this is a priority for the Arts Commission; however, there is not currently a specific plan for moving forward on that issue.

Moving on, Mr. Inghram highlighted changes to the Human Services Element as recommended by the Human Services Commission, including policy changes addressing demographic changes within the community, protection of individual rights, encouraging a network of services to serve the entire community, and encouraging a coordinated local response to homelessness through the provision of housing and supportive services.

Councilmember Chelminiak said affordable housing is an important issue for the region. He acknowledged that it is addressed in the Human Services Element to some extent, but questioned when the need might be addressed by the Council in greater detail. Mr. Inghram said staff will bring that topic and previous comments from the Council back for further refinement during Round 2 of this Comprehensive Plan update process.

Mr. Inghram moved to the Environment Element, noting that the key purpose is to guide critical areas protection and the City's Environmental Stewardship program. Major interests identified through a joint meeting of Boards and Commissions are: tree canopy targets, collaboration and partnerships, life cycle materials management, green buildings and infrastructure, addressing state and regional direction on greenhouse gas emissions, and implementing low-impact development consistent with the National Pollutant Discharge Elimination System (NPDES) permit requirements.

Mr. Inghram highlighted proposed changes to Environment Element policies on greenhouse gas emissions, partnerships for habitat improvement, life cycle materials management, tree canopy targets, and low-impact development.

Deputy Mayor Wallace said he would like the City to set an achievable greenhouse gas emissions target. He observed that other cities have set unrealistic targets.

Mayor Balducci said the corollary to reducing emissions is planning for adaptive measures if goals are not achieved. She suggested there should be policies on adaptive measures including impacts to the stormwater system. Mr. Wallace said he does not see the value of a target if it cannot be achieved.

Mr. Inghram said policy EN-X3 would establish a specific target of at least 40 percent of tree canopy coverage in the community. Responding to Deputy Mayor Wallace, Mr. Inghram said 40 percent came out of a study on urban forestry and is a target adopted by a number of cities across the country. Mr. Wallace expressed concern about whether the goal is realistic.

Councilmember Chelminiak said the majority of loss in the tree canopy from 1986 and 2006 was due to residential development in southeast Bellevue. He said the current canopy is 36 percent, or 12.5 square miles, which is significant. Mr. Chelminiak said the report referenced the 40 percent target for suburban areas. Mr. Wallace said Bellevue is becoming more urban.

Councilmember Robertson expressed support for the proposed policies on tree canopy.

Councilmember Robinson said she supports creating a strong action plan for maintaining the tree canopy and for achieving the target. She believes there needs to be a specific strategy beyond simply stating the goal.

Councilmember Stokes concurred with the need for a strategic plan. He said the King Conservation District has a new urban forestry program to stimulate partnerships with cities and private landowners.

Mayor Balducci summarized the Council's interest in a discussion about the appropriate tree canopy standard. She expressed support for the proposed policy amendments.

Mr. Inghram said NPDES permit federal requirements related to stormwater management emphasize the use of low-impact development. Staff has been reviewing City Codes, standards and policies as they relate to low-impact development. He said this is addressed in multiple

Comprehensive Plan Elements including Environment, Urban Design, Utilities, Transportation and Parks.

Mr. Inghram said Utilities staff suggested adding “minimize impervious surfaces” to proposed policy EN-X6: “Make low-impact development the preferred and commonly used approach to site development to minimize native vegetation loss and stormwater runoff.” He said the addition is not necessary, but it would better align the language with the NPDES permit language.

Mayor Balducci suggested “maximize pervious surfaces.” Mr. Inghram said the language was intended to be consistent in using “minimize” for all three goals. Ms. Balducci observed that development inevitably involves impervious surfaces. Councilmember Stokes concurred with the Mayor’s suggestion.

Responding to Councilmember Robertson, Mr. Inghram said the Planning Commission did discuss the wording and determined that the added language would be redundant because other policies address minimizing impervious surfaces. He said staff’s thought was that referencing the standard again in this section would be convenient for developers and property owners.

Councilmember Robertson said impervious surface limitations are addressed in the Land Use Code, which she believes is adequate. If language is to be added, she prefers “maximize” and/or “encourage” pervious surfaces, to the extent that is practical.

Deputy Mayor Wallace questioned how the low-impact development policies apply to the Downtown. Mr. Inghram acknowledged there is the task of determining how the policies are implemented within the Codes and regulations. There are specific stormwater requirements that vary by basin, and the Downtown has specific basin rules. In general, the policy creates a focus on looking at low-impact development as the preferred approach in developing sites. However, exceptions based on basin rules would apply as well.

Mr. Wallace said the Land Use Element of the Comprehensive Plan includes a map of where growth is expected to occur over the next 20 years. Most of that is in the Downtown with smaller amounts in the Bel-Red Corridor, the Crossroads area, and Eastgate area. The Downtown is not a low-impact development area, and he does not believe the City’s stormwater manual requires that low-impact development strategies be implemented in Downtown Bellevue. The policies are viable for most of Bellevue. However, there could be negative implications for Downtown and Bel-Red development, including interfering with the goal of incenting affordable housing and other desirable development.

Mr. Inghram said the City does want to encourage development in the areas mentioned by Mr. Wallace. He said he will talk to Utilities staff about possible alternative language.

Councilmember Chelminiak concurred with Mr. Wallace’s comments regarding the Downtown. Mr. Chelminiak said his memory of the Bel-Red planning work was that it studied the appropriate and most realistic locations for low-impact development. He did not have a strong opinion on “minimize impervious” versus “maximize pervious,” but he expressed support for the

statement identifying low-impact development as the preferred approach. Mr. Chelminiak said it is also important to recognize the reality that it will not be available or feasible everywhere.

Councilmember Robinson agreed that it is important to acknowledge existing conditions and level of development.

Mr. Inghram said staff will review the Bel-Red Plan for language related to these issues.

Councilmember Stokes suggested exploring other options including the City of Redmond's approach to stormwater management with a regional facility as opposed to swales, building-related requirements, etc. Mr. Inghram said staff will respond to that during the next discussion. He does not believe anything prohibits Bellevue from that approach.

Mr. Inghram moved to the Utilities Element and noted City-managed services (i.e., water, wastewater, stormwater and solid waste) versus non-City-managed services (i.e., electrical, telecommunications, wireless and natural gas). New policies related to City-managed utilities address asset management, utility systems functional plans, and low-impact development for stormwater management.

Mr. Inghram described proposed policies to encourage widespread, affordable high-speed internet access including competing telecommunications services, new technologies, and encouraging public-private partnerships that take advantage of the City's fiber optic network. One fairly significant change is Policy UT-X20 which allows new aerial communication lines on existing aerial systems. The current policy requires that new lines be placed underground, even where other aerial lines exist. Under the new policy, the utility provider would need to underground its lines in the future if the collocated lines were undergrounded by the other utility provider.

Mr. Inghram highlighted new policies on electrical power distribution lines and transmission lines. These address working with the State and utilities to seek sufficient funding to fully mitigate impacts and allowing the undergrounding of lines when neighborhoods demonstrate a willingness to pay.

Councilmember Robertson said she would support adding "transmission lines" to UT-X21 (which mentions distribution lines), with a qualifier that there needs to be funding.

She proposed the following revision to UT-72: "Work with Puget Sound Energy to implement the electrical service system serving Bellevue in such a manner that new and expanded transmission and substation facilities are compatible and consistent with the local aesthetics and land use pattern established in the Comprehensive Plan."

Ms. Robertson proposed the following for UT-73: "Require a siting analysis through the development review process for new facilities and expanded facilities on sensitive sites, including a consideration of alternative sites and colocation."

For UT-74, Ms. Robertson suggested adding “aesthetics” to the list of items to be addressed in the siting decision.

Councilmember Robertson suggested two new policies: 1) Discourage new aerial facilities within corridors that have no existing aerial facilities, unless there is no other feasible alternative; and 2) Encourage facilities to be located in street rights-of-way.

Councilmember Robinson observed that lower-income neighborhoods have so many overhead power lines while other neighborhoods have none. She believes there should be equity throughout the community without residents having to cover the cost of undergrounding. She questioned whether the City, if opening up the street for a certain project, could partner with the utility to underground lines.

Mr. Inghram said there are a number of policies that address coordinating City projects with utility work. However, the issue is typically funding. Ms. Robinson said she would like to look at how the City might be able to encourage that in all neighborhoods.

Councilmember Chelminiak said the issue of undergrounding becomes very complex. He concurs with Policy UT-X21 (support for local neighborhood efforts to underground existing lines when neighborhoods demonstrate financial willingness). He suggested that the lower-priced areas have overhead lines because they are older neighborhoods. Mr. Chelminiak observed that residents want more access to utilities, including internet service, and aerial lines are quicker to install than underground facilities. He said more discussion is needed on balancing competing interests before significant changes to Comprehensive Plan policies.

Councilmember Lee observed that, after listening to Councilmember Robinson’s suggestion, it seems like the issue of undergrounding would fit into environment and quality of life considerations. He suggested policy language to indicate that we do not want to lose the visual quality of life that currently exists.

Deputy Mayor Wallace expressed support for the policies on power lines as presented and for having the same policies on the undergrounding of lines citywide. He expressed support for Councilmember Robertson’s suggested amendments as well.

Regarding Councilmember Robinson’s comments about inconsistency throughout the community, Mayor Balducci said the differences are generally due to the different time periods in which areas of Bellevue were developed. She agrees with the concept of having the same type of infrastructure citywide. She observed that policies encourage future undergrounding and that this will have to be incremental.

Moving on, Mr. Inghram said the Comprehensive Plan Update is not updating individual Subarea Plans. However, minor amendments affect the Downtown southern boundary, the Eastgate/I-90 Plan, and support to modify the Surrey Downs Park Master Plan with regard to access from 112th Avenue SE. Eastgate policies focus on creating a vibrant, mixed-use center near the Park and Ride lot and Bellevue College.

Councilmember Lee said he is not sure whether the Eastgate Plan is maximizing the area's potential. He suggested there could be taller building heights along the freeway. Mr. Inghram said building heights and similar issues will be addressed during a future discussion about the Zoning Code, but not within this context of broad policies.

Responding to Mayor Balducci, Mr. Inghram confirmed that the Eastgate revisions are directly from the Eastgate/I-90 Citizen Advisory Committee (CAC) recommendations.

Mr. Inghram reiterated that the Council's past questions, feedback and issues will come back for discussion during Round 2 of this process.

5. Continued Oral Communications: None.

At 9:57 p.m., Mayor Balducci declared the meeting adjourned.

Myrna L. Basich, MMC
City Clerk

/kaw