

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Extended Study Session

July 11, 2016
6:00 p.m.

Conference Room 1E-113
Bellevue, Washington

PRESENT: Mayor Stokes, Deputy Mayor Chelminiak¹, and Councilmembers Lee, Robertson, Robinson, Slatter, and Wallace

ABSENT: None.

1. Executive Session

Councilmember Robinson called the meeting to order at 6:00 p.m., and declared recess to Executive Session for approximately 30 minutes to discuss one item of potential litigation.

At 6:35, Councilmember Robinson announced that the Executive Session would continue for approximately 10 more minutes. At 6:45, Ms. Robinson said the Executive Session would continue for approximately 10 more minutes.

The meeting resumed at 6:55 p.m., with Mayor Stokes presiding.

Mayor Stokes offered condolences to the families, loved ones, and colleagues of the five law enforcement officers killed in Dallas, Texas. He said the Bellevue Police Department participates in a Washington state program known as Blue Courage, which teaches a guardian versus warrior approach and justice-based policing.

Mayor Stokes noted that the Bellevue Police Department has a Community Academy program for residents and workers in Bellevue who are interested in learning about local law enforcement. He suggested pausing a moment to honor the fallen Dallas officers. He encouraged the community to continue to work with the City to be safe and to enjoy the level of service provided by the Bellevue Police Department.

2. Approval of Agenda

→ Councilmember Wallace moved to approve the agenda, and Councilmember Robertson seconded the motion.

¹ Deputy Mayor Chelminiak participated remotely via speakerphone until 9:00 p.m.

→ The motion to approve the agenda carried by a vote of 7-0.

3. Oral Communications

Mayor Stokes noted the long list of individuals signed up to speak to the Council. He said the rules for Oral Communications give preference to speakers addressing items on the evening's agenda or a topic anticipated to come before the Council within the next month, as well as to those who have not spoken to the Council during the past quarter.

Mr. Stokes said the Council received a request for Spanish to English translation for one or more speakers. He said the three-minute rule would be suspended for those speakers if needed.

- (a) Jennifer Fischer, Executive Director of Bellevue Lifespring, thanked for City for its leadership in developing an affordable housing strategy plan. She said she was speaking on behalf of Highland Village apartment residents as well as other agencies supporting those residents including Jubilee Reach, Eastside Legal Assistance Program, Bellevue School District, Stevenson Elementary School Family Connections Center, Church Council of Greater Seattle, Catholic Community Services of King County, Baby Basics of Bellevue, and the Tenants Union of Washington State. She said the apartment owners have rescinded the recent \$100 per month rent increase due in part to the City's intervention. However, the eviction date has been moved from November 12 to October 31. She said the apartment owners are providing a \$3,500 relocation allowance, but the relocation options lease for a minimum of \$1,800. Tenants are required to give a 20-day notice, which Ms. Fischer said seems unreasonable given that the apartments will not be released. She said this situation causes emotional and financial stress for the residents. Ms. Fischer submitted her comments in writing.
- (b) Hilda Cifuentes, a Highland Village resident, provided comments in Spanish, which were translated to English. She said her family of four includes two children with special needs. She said the eviction adversely affects their education and therapy as well as the family's transportation and employment. She thanked the City for its support and efforts. Ms. Cifuentes submitted her comments in writing.
- (c) Reynos Lagos provided comments in Spanish on behalf of the Highland Village apartment community. She expressed concern about eviction in October and described the emotional and economic impacts for her family. She requested the Council's help to retain the affordable apartments. She thanked the City for its support. Ms. Lagos submitted her comments in writing.
- (d) Todd Woosley said there is a relationship between transportation needs and affordable housing. He commented on the need for improved transportation infrastructure to access neighborhoods as well as future development (e.g., Eastgate/I-90 area). He said the Land Use Code update under consideration by the Planning Commission could allow for multifamily housing that includes affordable housing units.
- (e) Jan Benson expressed concerns regarding construction noise over the past several years related to the redevelopment of Lake Hills Village in East Bellevue. She described an

event held at the shopping center over the weekend involving loud amplified music from 9:00 a.m. until 3:00 p.m. on Saturday. She cited several sections of the Noise Control Ordinance and the City's Special Events Policies. Ms. Benson submitted her comments in writing.

- (f) Cynthia Vautier expressed concern about noise and music from the event described by Ms. Benson. She said she went to the shopping center and spoke with Steve Scott, who described the function as a community event. Ms. Vautier said it was a publicity event for the shopping center and rental units, which are still largely vacant. She submitted her comments in writing.
- (g) Fiona Cofield, daughter of the previous speaker, expressed her concern regarding the music from the Lake Hills Village event on Saturday. She said no one in the neighborhood was notified in advance of the event. She said residents have the right to not be exposed to loud, obnoxious sounds in their homes and yards. She submitted her comments in writing.
- (h) Alex Zimmerman, StandUP-America, reiterated his request that the City Manager hold monthly sessions with the public. He has been arrested three times in Bellevue, without cause, and received 32 tickets over the past 20 years. With regard to housing, Mr. Zimmerman said he won a class action lawsuit filed in 1996 representing hundreds of families. He said he expressed his concerns to the City Council at that time. He continues to be concerned about affordable housing.

4. Study Session

(a) Council Business and New Initiatives

Mayor Stokes noted that Councilmember Robinson would be out of town on July 18 and would like to participate in the Council meeting remotely.

- Councilmember Robertson moved to allow Councilmember Robinson's remote participation in the July 18, 2016, Study and Regular Sessions. Councilmember Slatter seconded the motion.
- The motion carried by a vote of 7-0.

(b) Discussion regarding Potential Ballot Measures

City Manager Brad Miyake introduced staff's update on potential ballot measures related to the City's long-term capital needs. City staff has focused its analysis on transportation needs and Fire Department facilities needs. The Council has discussed the long-range finance plan several times over the past three months, including the potential for one or more ballot measures. Mr. Miyake said the City held three community meetings and initiated an online survey to solicit public input on the potential ballot measures.

Mr. Miyake said staff is seeking Council direction about whether to move forward with a November voter package, and if so, whether there should be one or two ballot measures.

Toni Rezab, Interim Finance Director, recalled that discussions of the long-range finance capital plan have focused on mobility in the BelRed corridor, which will be addressed through the TIFIA (Transportation Infrastructure Finance and Innovation Act) loan program, and investments related to the Fire facilities plan and transportation neighborhood safety and connectivity needs. She said the evening's presentation would focus on potential ballot measures for the latter two areas.

Ms. Rezab said the 2015-2021 Capital Investment Program (CIP) Plan reflects \$600 million in investments. The Council updated the long-range financial plan in 2016 and identified a list of potential projects totaling \$1.2 billion and 20-year revenues of \$400 million, leaving a need for \$800 million over the next 20 years to complete the projects.

Ms. Rezab described the percentages of expenditures in identified categories within the CIP Plan. Transportation investments represent nearly half of the plan. The Safe Community outcome of the CIP Plan reflects the top three priorities of the Fire facilities plan.

Ron Kessack, Assistant Director of Transportation, said the 2015-2021 CIP Plan includes the NE 4th Street extension project; 120th Avenue Stages 1, 2 and 3; Spring Boulevard Zone 1; Spring Boulevard Zone 2 design; and Spring Boulevard Zone 4 design and construction of the westbound lane. The 124th Avenue project will be coordinated with Sound Transit's East Link light rail construction. Mr. Kessack said a potential TIFIA loan could include completion of the 124th Avenue corridor, construction of Spring Boulevard Zone 2 and Zone 4 eastbound, and intersection improvements at 130th Avenue.

Councilmember Wallace questioned the percentage of debt service in the CIP Plan related to transportation. Ms. Rezab said she could provide specific information but she confirmed that transportation investments represent approximately half of the CIP-related debt service. She said the 2013 and 2015 debt issuances were primarily directed to transportation projects.

Responding to Councilmember Slatter, Mr. Kessack said projects within the Improved Mobility outcome include the overlay program, which spends approximately \$5.5 million to \$6 million annually to replace and maintain street overlays. Ongoing programs include neighborhood traffic safety, signals and street lighting maintenance, and other items. Mr. Kessack said certain maintenance items are funded under the Safe Community outcome.

Continuing, Ms. Rezab highlighted CIP Plan revenues and resources. The current CIP Plan reflects approximately \$90 million in debt.

Responding to Councilmember Robertson, Ms. Rezab said the property tax in the CIP Plan primarily funds the Parks Levy. Responding to Councilmember Robinson, Ms. Rezab said the Parks Levy extends through 2028.

Ms. Rezab recalled that staff presented information the previous week regarding public engagement activities, including three open houses, and the online survey, which closes on July 13. More information is provided in Attachments A and B of the meeting packet materials.

Bob Hyde, Deputy City Attorney, described the next steps necessary should the Council decide to move forward with one or more ballot measures. If approved, staff will present potential draft ballot and ordinance language on July 18. The earliest date of potential Council action is July 25, and the latest date for Council action to place measures on the November ballot is August 1 to meet King County's August 2 deadline. If ballot measures are proposed, the Council must adopt the items through an ordinance and appoint pro and con committees to write statements regarding the proposed voter packages.

Moving to Fire facilities needs, Chief Risen said staff reviewed and analyzed the consultant's 2014 recommendations a number of times with a focus on: 1) maintaining service into the future, 2) providing the greatest benefit to the public, and 3) upgrading facilities to meet seismic and infrastructure standards.

Chief Risen described the Fire Department's revised recommendations, beginning with the construction of a new Downtown Fire Station due to growth and development. Property acquisition is budgeted in the 2015-2021 CIP Plan but construction and operating costs have not been budgeted. Station 4 will be replaced as a Task Force Station, and Station 5 will be replaced due to structural deficiencies. Full replacement of the latter is budgeted in the current CIP Plan. Station 6 improvements include remodeling for the relocation of a ladder company, seismic improvements, and facility infrastructure upgrades. Seismic and infrastructure upgrades are planned for Stations 1, 2, 3, 7, 8 and 9. Extensive remodeling of the Training Center has been deferred to pursue regional partners and grant opportunities.

Responding to Councilmember Slatter, Chief Risen said the City is narrowing its land acquisition process for Station 10 (Downtown) for consideration by the Council. Design, planning and construction of the facility will be funded in the levy. Chief Risen said this is likely to be the first priority of the 20-year levy due to Downtown growth.

Responding to Councilmember Robertson, Chief Risen confirmed that facility improvements over the 20-year levy are anticipated to extend the use of Fire facilities for an additional 30 years. In further response, Chief Risen said the improvements are needed, in part, because development patterns have changed and density continues to increase. In further response to Councilmember Robertson, Chief Risen said a 12.5 cent per \$1,000 AV levy is appropriate for meeting the needs listed in the recommendations. He observed that the planning and construction timeline for the Downtown Fire Station will allow the City to be ready to fund the operational impacts.

Councilmember Lee expressed support for the proposed Fire facilities levy and noted that public safety is always his highest priority. He believes the community will be supportive as well.

Councilmember Slatter expressed support for the ballot measure and for the comments and questions by Councilmembers Lee and Robertson. Ms. Slatter said, based on the information presented, public safety is a reasonable use for a property tax levy.² She said she appreciates Chief Risen's comments on the evolution of the community and public safety needs over time.

² Approved, as revised, on August 1, 2016.

She observed that building practices have improved, including the installation of sprinkler systems. However, an increase in emergency medical services requires fast response times. Ms. Slatter said the Fire Department's technology, facilities, and equipment must meet evolving needs, including seismic improvements. Councilmember Slatter said there is data to support the need for the Fire facilities investments. She said she appreciated conversations with Chief Risen to help her understand the needs.

Councilmember Robinson said she is pleased with Chief Risen's response to Ms. Robertson that the 12.5 cents per \$1,000 AV levy will be adequate. Responding to Ms. Robinson, Chief Risen confirmed that there is a great deal of wood construction in the Downtown and surrounding neighborhoods.

Councilmember Wallace observed that Fire facilities needs, as well as the existing CIP Plan, cannot be funded without a Councilmanic or voter-approved levy. He thanked staff for conducting a comprehensive analysis of facilities needs and for modifying the 2014 recommendations to a more cost-effective strategy. Mr. Wallace said it is important that voters support the ballot measure.

Deputy Mayor Chelminiak expressed support for the proposed levy. He said the community has developed rapidly and infrastructure and public safety needs have changed. He said it is important to upgrade facilities to current seismic standards. Mr. Chelminiak observed that a ballot measure is an appropriate approach in terms of asking the community to support the City Council's objectives.

Mayor Stokes concurred with his colleagues and expressed support for the Fire facilities plan. He commended Chief Risen and staff for their review and refinements to the plan. Mayor Stokes said he is proud of the work of the Council and staff to work through this issue and to be united in support of the ballot measure. He noted a Council consensus to direct staff to move forward with preparing draft ballot and ordinance language for consideration on July 18.

Mr. Hyde said the ordinance will contain the ballot language and an explanation of why the measure is being presented to the public, including anticipated projects.

Moving on, Mr. Kessack recalled the six areas of needs identified for the transportation neighborhood safety and connectivity ballot measure: 1) neighborhood safety programs, 2) new sidewalks and paths, 3) new bike facilities, 4) technology implementation, 5) system repair, and 6) neighborhood congestion management. He highlighted examples of projects from each category on maps of neighborhoods.

Mr. Kessack said there is a substantial backlog of pedestrian crossing projects as well as approximately 30 sidewalk projects. Sidewalk project costs average \$1 million to \$1.5 million. With regard to new bike facilities, staff will work with the Transportation Commission to implement the Bicycle Rapid Implementation Program. Potential technology projects include enhanced travel information, connected vehicle integration, parking management, smart street lights, and other items. Mr. Kessack said potential system repair projects include conversion to LED lighting, the correction of slope failures, pole replacement, walls, and others.

Mr. Kessack said the neighborhood traffic congestion relief category focuses on improving traffic safety by funding the engineering of projects that will ease congestion in and out of neighborhoods. These projects tend to be very expensive. He said approximately \$1 million of levy funds per project would allow for 60-percent engineering work to prepare projects for future inclusion in the CIP Plan and for grant funding. With the completion of 60-percent engineering work, Mr. Kessack said staff would be able to determine acquisition and other costs and to identify potential funding mechanisms. As an example, perhaps a number of projects could be combined to apply for a TIFIA loan. Mr. Kessack presented a project delivery roadmap for transportation capital projects.

Mr. Kessack said staff is seeking direction about whether to proceed with a voter ballot measure to support transportation neighborhood safety and connectivity investments, and whether to combine the projects in one levy with the Fire facilities projects. He requested Council direction regarding the proposed levy rate of 12.5 cents per \$1,000 AV over 20 years.

Councilmember Robertson expressed support for two separate levies. With regard to transportation, the public wants more congestion relief and there has been a great deal of growth over the past 10-15 years. Responding to Ms. Robertson, Mr. Kessack said it would be possible to complete the backlog of sidewalk projects within 15 years with 20-year levy funding. In further response, Mr. Kessack said none of the neighborhood congestion relief projects identified in the presentation are currently funded.

Councilmember Robertson said congestion relief projects are more expensive and funded differently than sidewalk projects. Congestion relief projects are eligible to be financed through impact fees, grants, TIFIA loans, and other ways. Responding to Ms. Robertson, Mr. Kessack said there is limited grant funding available for sidewalks and path projects. He said the City will continue to pursue grants with or without a levy.

In further response, Mr. Kessack said that completing 60-percent engineering for certain projects will open up opportunities for grants. Grant applications must identify a specific project, and matching funds help substantially in obtaining grants. Councilmember Robertson noted that Mr. Kessack previously indicated to her that the 12.5 cents per \$1,000 AV rate would not complete the identified neighborhood transportation projects. Responding to Ms. Robertson, Mr. Kessack suggested that 15 cents per \$1,000 AV would generate an additional \$1 million per year, or \$2 million with matching funds.

Councilmember Robinson thanked staff for their work. She feels good about supporting a ballot measure because transportation needs and congestion relief are high priorities for the community. She said she hears a great deal of support from the community for safe routes to schools. She invited the public to contact her about their challenges in getting their children to school. Ms. Robinson observed that there might be other neighborhood transportation or connectivity issues that are being overlooked.

Councilmember Lee expressed support for two separate levies, noting that he feels more comfortable supporting the Fire facilities levy than the transportation levy. He said there are many transportation investments that need to be prioritized. He suggested it is more appropriate

to handle them through the regular CIP process. He expressed concern about the property tax impact.

Mr. Lee said it is important is to look at projects that would not be completed over the next 30 years unless funding is available (e.g., sidewalk projects). He believes congestion relief projects are important. Councilmember Lee expressed support for advanced technologies. He would like to fund projects with the maximum positive impact at the lowest cost. He suggested focusing on the last mile connections.

Councilmember Wallace observed that a good framework has been established by staff and the Transportation Commission, consistent with the Council's principles and interests. He said the City has a list of many adopted projects within neighborhood transportation safety and connectivity. He never intended that the ballot measure could fully fund congestion projects. However, the levy would help design a number of projects. Mr. Wallace expressed support for a levy of up to 15 cents per \$1,000 AV.

Mr. Wallace said the City of Columbus, Ohio, recently won the \$40 million Smart City grant, which will focus on a number of elements including intelligent transportation systems. He observed that funding the use of new technologies will enhance Bellevue's future grant opportunities.

Mr. Wallace clarified that Bellevue's portion of the property tax is less than 10 percent of a resident's overall property tax bill.

Deputy Mayor Chelminiak expressed support for preserving and enhancing the livability of neighborhoods and for funding projects partially through design and engineering to accelerate the overall capital program. He said the most important considerations are neighborhood safety, connectivity, and mobility options (e.g., bikes). He prefers two separate levies with 12.5 cents per \$1,000 AV for each of the proposed levies. However, would support a higher rate for transportation needs if desired by a majority of the Council. Mr. Chelminiak observed that the projects for both ballot measures are necessary, whether through voter approval or a future Councilmanic action.

Councilmember Slatter expressed support for two levies. She said Bellevue has experienced significant growth and the transportation infrastructure has not always kept up with that growth. She said some individuals suggest that the City slow the growth. However, it would not be possible to slow the growth surrounding Bellevue. Ms. Slatter observed that the property tax has not been used to a significant extent for transportation and public safety needs. She hears concerns from the public about neighborhood congestion and about predictability in getting to and from work.

Ms. Slatter said that, if the City is going to request a property tax levy, there should be some rigor around how the money is spent and how outcomes are measured.

Responding to Councilmember Slatter, Mr. Kessack said the SCATS (Sydney Coordinated Adaptive Traffic System) technology implemented in Bellevue had a more favorable outcome than anticipated by the pre-implementation analysis. Mr. Kessack said staff models projects before implementation to identify benefits and continues to monitor the performance and benefits

on an ongoing basis. Ms. Slatter suggested it would be important to be able to communicate those results to the public. She would like to see an app providing the predictability of travel.

Ms. Slatter suggested that private-public partnerships should be explored. Mr. Kessack said the City has been discussing the potential for certain bike and pedestrian projects with REI. The City has not entered into public-private partnerships for road projects in the past, beyond the use of impact fees.

Councilmember Slatter said it is important to balance support for all types of travel including transit, cars, bikes and walking. Mr. Kessack confirmed that the ballot package would address multiple modes. Ms. Slatter expressed support for the 15 cents per \$1,000 AV levy rate.

Councilmember Robertson said she supports the 15-cent rate because she does not want to send a package to voters that will not complete the identified projects. She said this results in \$9.33 per month for the average homeowner. The 12.5-cent rate results in a monthly cost of \$6.66. She said road capacity is also a public safety issue because congestion interferes with emergency response.

Ms. Robertson said she supports the proposed ballot measures because they are voter approved, limited to 20-year terms, and dedicate funding to specific needs.

Mayor Stokes concurred with the Council and said he would like to move forward with two ballot measures.

Councilmember Lee said he would support the 15-cent rate for transportation needs. He would like a special emphasis on congestion relief and technology projects. He would like to achieve the maximum positive impacts at the lowest cost.

Responding to Mayor Stokes, the Council confirmed its support for two ballot measures. Deputy Mayor Chelminiak and Councilmember Wallace said they would prefer the 12.5-cent rate for both levies. However, they would support the 15-cent rate for transportation if desired by a majority of the Council.

Mr. Stokes said the draft ballot and ordinance language would come back to the Council on July 18. He thanked the Council and staff for their work on this challenging issue.

At 9:00 p.m., Mayor Stokes declared a short break. The meeting resumed at 9:08 p.m. Deputy Mayor Chelminiak disconnected from the meeting at this point.

(c) Discussion of Draft Ordinance No. 6299 amending Ordinance No. 5625 –
Wasatch Superblock Connector Road Agreement

City Manager Miyake recalled that, in 2014, Wasatch Management and Development LLC committed to constructing a mid-block pedestrian/vehicular connector road, between 106th and 108th Avenues at NE 8th Street, by September 27, 2015. The company did not build the road and

this matter was brought to the Council in October 2015. At that time, the Council directed staff to negotiate a resolution with Wasatch.

City Attorney Lori Riordan said the draft ordinance regarding the proposed resolution of the matter is provided in the meeting packet, if the Council chooses to take action tonight. She said the April Public Hearing considered a proposal to extend the time period for the completion of the two-way connector road and to require the completion of a one-lane temporary road over a portion of the easement. Ms. Riordan said Wasatch's successor, BV Holdings, indicated that the recession negatively affected the developer's ability to complete the road. She said BV Holdings sold portions of the superblock to other developers.

Ms. Riordan recalled that the Council asked staff to establish an agreement and proposed ordinance. The current proposal is to require the completion of the road within 20 years. If that is not accomplished, the bond required of BV Holdings can be accessed by the City to complete the road itself. The bond must be secured within 60 days of the signing of the ordinance. Also within 60 days, BV Holdings must enter into an agreement with Trammell Crow and Washington Square Parking Associates to complete the interim one-lane road and the future two-lane road.

Ms. Riordan noted Councilmember Robinson's previous interest in ensuring that trash receptacles are not blocking the road and that flagging personnel will be provided during construction. Ms. Riordan said the items were removed from the ordinance but are included in the agreement between the parties.

Ms. Riordan said the City received communications from two individuals earlier that day regarding the ordinance. Craig Dobbs, Trammell Crow, indicated that he met with the condominium association board, which is in agreement with the plan to complete the road. Ms. Riordan noted that the one-lane road is completed, except for the final overlay. One condo resident said he is disappointed that the two-way road will not be completed now. However, he is pleased with the pedestrian elements, which have improved the safety of the area.

→ Councilmember Wallace moved to adopt Ordinance No. 6299, and Councilmember Lee seconded the motion.

Councilmember Robinson expressed concern that there might be a single-lane road for a very long time. She questioned whether it would be possible to provide a full red curb to prevent vehicles from stopping for deliveries. Ms. Riordan said staff will work with the Fire Department to determine the City's standards. Ms. Robinson wants to ensure that the one-lane road remains navigable.

Mayor Stokes noted that individuals will want to be able to receive deliveries.

Councilmember Wallace expressed support for the compromise and plan. He suggested moving forward with the agreement, which will allow new employees to move into the office building. He thanked staff for their work.

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

(d) East Main CAC Station Area Planning Update

Mr. Miyake introduced the update on the work of the East Main Station Area Planning Citizen Advisory Committee (CAC).

Mike Kattermann, Senior Planner, said the CAC began meeting in September 2014. He introduced Scott Lampe, CAC Chair, to present the CAC's recommendations.

Mr. Kattermann said staff is seeking Council direction, feedback and questions regarding the recommendations. He said the environmental process will be completed within the next few weeks.

Mr. Kattermann reviewed the CAC's charge to develop a plan that engages the community; identifies and prioritizes strategies to integrate the station with the surrounding area; optimizes access to the station for pedestrians, bicyclists, cars, and transit riders; and supports the land use vision for redevelopment on the east side of 112th Avenue SE.

Mr. Kattermann described the study area and map. He said the CAC included residents, businesses and property owners and met from September 2014 to June 2016. The four main topic areas addressed by the CAC were: pedestrian/bike access, neighborhood access and traffic, compatibility with the character of the surrounding area, and land use/redevelopment. The CAC hosted three traditional open house events and two online open houses. Public comments focused on traffic and parking concerns, pedestrian access and safety, mixed feelings about redevelopment, the opinion that new development should benefit the area.

Scott Lampe, CAC Chair, thanked the CAC members, staff, and residents for their participation and hard work in this planning effort. He said the CAC recognized the need to allow redevelopment to optimize the use of light rail. The CAC's vision indicates that the area around the station should be complementary to the overall community and the Downtown, traffic issues should be addressed, and the redevelopment of the area should optimize the use of the light rail station. The CAC discussed the potential for designing redevelopment to mitigate existing noise from I-405. The CAC expressed an interest in mitigating shadowing that might be caused by redevelopment and determined that good visual access of the station could enhance safety.

Mr. Lampe said Surrey Downs residents are concerned about increased traffic on 108th Avenue SE, especially with the loss of access points into the neighborhood on 112th Avenue SE and the addition of an entrance to Bellevue High School from 108th Avenue SE.

Councilmember Robertson said residents have suggested that the City consider pop-up bolsters on 108th Avenue SE to stop traffic from traveling all of the way through the neighborhood. Mr. Lampe said the CAC did not discuss that as a potential solution. Mr. Kattermann said the traffic study indicated that increased traffic on 108th Avenue is related more to Downtown development and less from anticipated redevelopment associated with the light rail station. In further response, John Murphy, Transportation, said a committee is working on a plan to address neighborhood cut-through traffic. Ms. Robertson asked staff to provide a written update on that work or to present it with the next East Link project update.

Mr. Lampe said the two areas without unanimous support by all CAC members are the long-term mitigation of traffic on 108th Avenue SE and the Mt. Rainier view corridor from City Hall. He said one CAC member was in favor of retaining the view corridor.

Mr. Lampe said the CAC recommends that the Council treat pedestrian and bike access as a high priority. This includes wayfinding, sidewalks, crosswalks, lighting, and other features. The CAC also expressed an interest in a pedestrian overpass across 112th Avenue SE. Discussions about traffic addressed ongoing enforcement and the possible expansion of residential parking zones, traffic calming measures, and potential intersection modifications.

Mr. Lampe said the CAC is supportive of extending the Old Bellevue look and feel along Main Street to 116th Avenue. They discussed a multimodal street with wider sidewalks, planters, and shade trees and a distinct character on each side of Main Street. The CAC recommends design guidelines for redevelopment on 112th Avenue, preserving the green boulevard, and an active pedestrian environment. He noted Portland's Pearl District as a positive model for redevelopment.

Mr. Lampe said the CAC's discussion about land use proposed a new public street between the Red Lion and Hilton Hotels. The primary transit-oriented development (TOD) area is between Main Street and SE 6th Street, and a secondary TOD area is envisioned between SE 6th Street and SE 8th Street, adjacent to existing office and light industrial uses south of SE 8th Street. Mr. Lampe said the CAC discussed the potential for building heights up to 120 feet and a FAR of 1.0, with incentives, in the secondary TOD area. He noted that the wetlands limit the redevelopment potential of that area.

Mr. Kattermann said the current zoning for the OLB (Office-Limited Business) district in that area allows 0.5 FAR and building heights of 30 feet to 75 feet.

Mr. Lampe said the primary TOD zone is envisioned as mixed use development (residential, retail, office, hotel) with new development standards and design guidelines. The CAC discussed the potential for building heights up to 200 feet with a 4.0 FAR, with incentives to ensure the desirable design outcomes. For the northwest corner of the primary TOD zone, along Main Street and 114th Avenue, the CAC discussed the potential for buildings heights up to 300 feet with a 5.0 FAR. This would enable keeping the more intense redevelopment farther from the Surrey Downs residential area.

Mr. Kattermann said the CAC recommends that the Council accept the proposed plan. No action will be requested of the Council pending the completion of the SEPA (State Environmental Policy Act) review. Mr. Kattermann said the future legislation will provide Council direction regarding the next steps for implementation of the plan. He said issues related to the new Zoning Code district and changes to the existing OLB district will be reviewed by the Planning Commission.

Responding to Councilmember Slatter, Mr. Lampe acknowledged that there are Surrey Downs residents who see the recommendations as a rather bold plan. He said the CAC encourages reasonable setbacks and other guidelines. He noted that a member of the CAC lives behind the East Main Station, close to where redevelopment will occur. In further response, Mr. Lampe said

the CAC reached out to the community throughout the process. He noted that he is also the President of the Surrey Downs Neighborhood Association.

Councilmember Robertson thanked staff and the CAC for their work and said she is ready to accept the plan and to pass it along to the Planning Commission. Mr. Kattermann said the transmittal to the Planning Commission will include the Council's original guiding principles as well as the CAC's vision and objectives.

Councilmember Robinson congratulated Mr. Lampe and the CAC for their thorough effort. She noted she was recently in Copenhagen, where she learned that one way to discourage cut-through traffic is to slow it down.

Councilmember Lee thanked the CAC and staff for their work. He questioned whether the CAC discussed how the redevelopment recommendations fit within the broader area, and whether the committee discussed extending the plan to Wilburton. Responding to Mr. Lee, Mr. Lampe said the walk shed of the East Main Station extends north of Main Street, which was discussed by the CAC. However, the specific charge of the CAC was to focus on the area south of Main Street pending the recommendations of the Downtown Livability Initiative work for the area north of Main Street. Mr. Lampe observed that access to and from Wilburton would be more difficult because it is located on the other side of I-405. He suggested that the Grand Connection will provide a link in the longer term future.

Councilmember Lee said it is important that the City keep in mind how all of the areas fit together. Mr. Kattermann concurred and noted that City staff work together with that mindset of integrating projects. Mayor Stokes said the Planning Commission's work on all projects and zoning issues is conducted with the broader context of the overall community in mind.

Responding to Councilmember Wallace, Mr. Kattermann said the potential building identified at 112th Avenue and Main Street is a specific area in which the CAC was making an exception for the height limit due to its proximity to the future light rail tunnel portal park. Mr. Wallace expressed concern that two of the three buildings on 112th Avenue do not comply with the 65-foot height limit.

Councilmember Wallace would like the Planning Commission to consider allowing larger floorplates along 114th Avenue. He observed that the corridor provides opportunities to develop the type of buildings desired by technology companies (i.e., lower buildings with larger floorplates).

Mr. Wallace noted the 50-foot setback requirement for building heights of 65 feet. He would like the Planning Commission to consider whether there is a material difference between 65 feet and 70 feet. He said the Fire Code limit for wood frame apartment buildings is 70 feet. The 65-foot height limit in Seattle results in lower ceilings within apartment units, which makes them less desirable.

Mr. Wallace suggested a walking path between SE 6th Street and SE 8th Street to connect to the green, open areas south of SE 8th Street.

Responding to Councilmember Robinson, Mr. Wallace said his suggestion to consider 70-foot building heights does not affect the FAR.

- At 9:55 p.m., Councilmember Wallace moved to extend the meeting for 20 minutes, and Councilmember Robinson seconded the motion.
- The motion carried by a vote of 5-1, with Councilmember Robertson dissenting.

(e) Update on Development of Bellevue's Affordable Housing Strategy

Dan Stroh, Planning Director, introduced staff's update on the development of the affordable housing strategy. He said the work of the Technical Advisory Group (TAG) is underway. The group consists of 15 members with a range of technical expertise and experience [Attachment C in meeting packet]. Mr. Stroh said the TAG has been asked to help identify the best strategies to reach affordable housing policy goals.

Mr. Kattermann said a consultant is assisting staff with its community engagement efforts. A community education forum was attended by 75 individuals, and Councilmember Robinson provided introductory remarks for the event. Mr. Kattermann noted that Councilmember Slatter attended as well. He encouraged the Council and the public to visit the project web site and to view two videos of: 1) the forum's presentations, and 2) interviews of individuals regarding housing issues. Staff has conducted outreach at Factoria Shopping Center and Crossroads Mall, and an online survey will be launched soon in multiple languages.

Mr. Kattermann said the TAG began meeting in May for its initial review of potential actions [Attachment D in meeting packet]. Staff anticipates presenting the TAG's input on potential actions to the Council before the August recess. This will allow staff to move forward with an in-depth analysis of the proposed actions. Mr. Kattermann said the TAG has been asked to indicate which income groups are targeted for the actions to be considered. The potential actions are categorized as follows: 1) City regulations and incentives, 2) direct and indirect financial support, 3) preservation of existing affordable housing stock, 4) assistance to residents and partnerships with agencies, and 5) legislative actions and partnerships.

Councilmember Robinson said she appreciates the work that is underway and feels fortunate to have the assistance of the TAG members. She recalled that Councilmember Wallace has mentioned micro-housing in the past. If considered, she believes it should be limited to TOD areas. Mayor Stokes cautioned against providing specific direction to the TAG at this point. Mr. Kattermann said staff will ask the TAG to consider the issue.

Ms. Robinson said it will be most beneficial to have every TAG member present at every meeting. She questioned whether they are able to participate remotely. Mr. Kattermann said staff will explore that option. He noted that the group will be working in subgroups as well.

Councilmember Wallace said he is not generally in favor of micro-units. He said Bellevue's current parking requirements essentially preclude their development. If considered in the future, he noted the need to fully analyze how they can be livable units.

Councilmember Lee said he is pleased with the TAG's participation and Councilmember Robinson's involvement in the work. He observed that housing needs to be done in a way that is best suited for Bellevue. He said approximately 60 percent of Hong Kong's housing is affordable through private-public partnerships. He wondered whether any of the TAG members have experience in housing in other countries.

Mayor Stokes said he and Councilmember Robinson met with Imagine Housing representatives. He said there is strong community support for Bellevue's interest in affordable housing policy and strategies. Mayor Stokes observed that this is an opportunity to do something meaningful and beneficial for the community.

(f) April-June 2016 Quarterly Update on Economic Development Activities

[Written information provided in meeting packet.]

5. Council Discussion of Upcoming Items: None.
6. Continued Oral Communications: None.

Mayor Stokes declared the meeting adjourned at 10:13 p.m.

Kyle Stannert, CMC
City Clerk

/kaw