

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Extended Study Session

January 22, 2018
6:00 p.m.

Conference Room 1E-113
Bellevue, Washington

PRESENT: Mayor Chelminiak, Deputy Mayor Robinson, and Councilmembers Lee, Nieuwenhuis, Robertson¹, Stokes, and Zahn

ABSENT: None.

1. Executive Session

The meeting was called to order at 6:02 p.m., with Mayor Chelminiak presiding. He noted that the Executive Session would be held at the end of the meeting.

2. Approval of Agenda

→ Deputy Mayor Robinson moved to approve the agenda, amended to move the Executive Session to the end of the meeting. Councilmember Stokes seconded the motion.

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

3. Oral Communications

- (a) Susie Marglin said she lives near SE 4th Street and 112th Avenue SE. She said an emergency gate will be installed at that location in a few years by Sound Transit. She expressed concern about emergency access because the light rail trains will not stop if they do not receive notice at least 30 seconds in advance of reaching the gate. The double gate opens on both sides and takes 14 seconds to open. She said SE 4th Street is now a cul de sac where 5-7 children play in the street. Ms. Marglin said SE 4th Street has been closed for seven months, and the first responders come from Fire Station 1 on Bellevue Way. She said there have been eight advanced life saving incidents in the neighborhood since June 1, after the street was closed. She said there is a two minute difference in response times to her house from Fire Station 1 and Fire Station 7. Ms. Marglin asked the Council to consider the liability, safety, and maintenance issues related to the gate. She

¹ Councilmember Robertson left the meeting at 9:36 p.m.

suggested that Sound Transit cannot prove that the gate is vital, and she believes the City should make the decision about whether the gate is necessary. Ms. Marglin noted that City Hall staff has been very helpful in providing information to her.

- (b) Alex Zimmerman, representing StandUP-America, asked the Council to change the rule that allows three people to speak on one side of an issue. He expressed concern regarding the maximum of 30 minutes allowed for oral communications. He said local government officials, including from Sound Transit, King County, and Snohomish County, should go to jail. He spoke in favor of term limits for City Councilmembers.
- (c) Randy Bannecker, speaking on behalf of the Seattle-King County Realtors, expressed support for the Council's proposed 2018 State Legislative Agenda. He noted the statement that Bellevue supports legislation to resolve the construction liability issue associated with condominium development. He said the resolution of this issue statewide is critical to providing housing opportunities for middle-income individuals, first-time buyers, and senior adults. He said the only way that affordable condo housing will become available is to resolve the liability challenge. Mr. Bannecker said realtors are not suggesting that the legislature erode consumer protections. However, they believe a balance can be found.
- (d) Pamela Johnston referred to the BelRed Look Back initiative and encouraged equity in the outcome of that effort. She questioned the return on investments anticipated for development in the BelRed area.
- (e) Heidi Dean, a Newport Hills resident, questioned whether neighborhood area planning will be a priority in 2018, and noted that the plans are desperately in need of updating. The Newport Hills Subarea plan was last updated 24 years ago, and it does not reflect the existing neighborhood and potential opportunities. Ms. Dean said she did not see an item for neighborhood area planning in the Planning Commission's draft work program for 2018. She asked the Council to make neighborhood planning a priority this year. She invited everyone to visit the international market that recently opened in Newport Hills at 5629 119th Avenue SE.

Mayor Chelminiak said neighborhood planning is a priority for the Council, and planning staff will provide an update to the Council in the near future. With regard to the BelRed Look Back, he said the Council will be addressing the return on investment aspect of long-term investments planned for the area.

Mayor Chelminiak noted to Mr. Zimmerman that First Amendment rights allow individuals to make the Nazi salute. However, there are Councilmembers who would really appreciate it if he would refrain from doing so.

4. Study Session

- (b) Public Hearing on Ordinance No. 6398 extending Ordinance No. 6368, which imposed an Interim Official Control regarding the permit process required to establish a homeless shelter, and identified the Land Use Districts where a

homeless shelter may be permitted; providing for severability; and establishing an effective date.

Mayor Chelminiak said he attended a meeting of One Table, a new regional group of business, community, and government leaders who are studying the root causes of homelessness. One cause is the number of people living in poverty, and Bellevue has 8,300 residents who live below the federal poverty level. This includes 11.8 percent of Bellevue children under the age of 5.

City Manager Brad Miyake recalled that the Council adopted Ordinance No. 6368 on August 7, 2017, which imposed interim regulations regarding the permit process to establish a homeless shelter. Those regulations expire on February 6, 2018, and staff is seeking Council direction following the public hearing to extend the interim regulations.

Carol Helland, Code and Policy Director, said Ordinance No. 6368 was adopted as an emergency ordinance, or Interim Official Control, under the Growth Management Act. The Interim Official Control can be renewed in six-month increments following a public hearing. The interim regulations: 1) define “permanent homeless shelter” as a land use classification in the Land Use Code, which allows homeless shelter uses in all districts where hotels and motels are allowed, and 2) require the application of the conditional use provisions in LUC 20.30B.

The conditional use provisions require that any shelter use application must be consistent with the Comprehensive Plan, the design should be compatible with other uses in the vicinity, and the site should be served by adequate public facilities (i.e., streets, fire protection, utilities). The shelter cannot be materially detrimental to adjacent uses and must comply with other Land Use Code regulations (i.e., parking, landscaping, lighting, dimensional requirements). Ms. Helland highlighted a map depicting the land use districts where shelters are currently allowed under the Interim Official Control.

If Ordinance No. 6398 extending the Interim Official Control is adopted by the Council, the ordinance will be presented for a public hearing before the East Bellevue Community Council on February 6. Ms. Helland said the substantive work to develop permanent regulations will begin in February.

Councilmember Zahn noted that a timeline for the development of permanent regulations was provided in the January 16 meeting materials.

→ At 6:27 p.m., Deputy Mayor Robinson moved to open the public hearing, and Councilmember Lee seconded the motion.

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

The following individuals came forward to comment:

1. Lisa Leitner encouraged the Council to adopt clearly defined Land Use Code provisions specific to homeless shelters as a conditional use. She asked that the City not issue a shelter permit under the Interim Official Control’s hotel/motel definition. She urged the

Council to solidify the permanent regulations in a public forum with community engagement. She requested a clear definition of “shelter” as well as regulations regarding occupancy limits, avoiding the concentration of shelters in one area, public safety, and maintaining neighborhood livability. She said crimes such as theft, burglary and assault are already an issue in the Factoria and Eastgate areas. She said the fence between Bellevue College and residents is not a strong deterrent for criminals, and some residents are adding barbed wire to the top of the fence. Ms. Leitner suggested that the City review code changes made in Minneapolis and Salt Lake City.

2. Melissa Harp said she researched Land Use Codes on homeless shelters in other cities and forwarded that information to the Council in October. The regulations are focused on ensuring the safety of both homeless and housed vulnerable residents. They require a conditional use permit; define “homeless shelter” and “day services center”; require a written good neighbor plan before the permit is issued; require a neighborhood advisory group with representatives from the neighborhood, shelter and businesses; require on-site staff; and define different shelter size limits for different land use zones.
3. Julia Tai encouraged the Council to develop thoughtful procedures for permitting homeless shelters. She said the shelter issue has strained the relationship between residents, the City Council, and City staff, and between neighborhoods. She said it is time to move forward to help the homeless. She spoke about rebuilding trust, objectively evaluating the potential sites, adopting permanent public safety regulations related to the shelter, and considering the mitigation needs of alternative sites. Ms. Tai asked the Council to listen to its residents and to take actions that unite the community.
4. Pamela Johnston said it is important to have a regional perspective before making permanent decisions on homeless shelters. She noted that the Bridle Trails neighborhood has not been brought into meetings regarding the shelter.
5. Linda Nohavec spoke about the negative impacts of the current shelter at the Lincoln Center site. She spent an hour with the assistant manager of AVIS on 116th Avenue NE, who described increased vandalism, homeless individuals breaking into and sleeping in cars and trucks, fights, and drug paraphernalia. She was told that, when AVIS personnel contact the Bellevue Police Department, the individuals causing problems are released. She said AVIS employees have made video recordings of drug dealing at the gas station at 116th Avenue NE and NE 8th Street, and their request that the Bellevue Police Department place a motorcycle officer at the location has not been addressed. She expressed concern about the ability of Congregations for the Homeless and the Bellevue Police Department to manage the impacts of the shelter.
6. Dean Dubofsky encouraged the Council to move forward as quickly as possible for the benefit of the men in the shelter. He has spent time at the Lincoln Center shelter and at another Congregations for the Homeless site, and he has not observed any drug usage or violence. He said the men are typically afraid of the police and the general public. He encouraged the City to get ahead of the problem in order to avoid the situation in Seattle.

7. Susanna Chung asked the Council to engage residents citywide in discussing the men's homeless shelter and alternative locations. She said residents support solutions based on facts and data, and she encouraged the Council to maintain transparency in the process. She said residents are ready to move forward and to be involved.
8. Alex Zimmerman spoke about Section 8 housing and encouraged using a few apartments in every apartment complex throughout the community to house the homeless. He said one should not assume that homeless individuals are more likely to be criminals.
9. Tuli Davenport questioned whether there is a new deadline for Congregations for the Homeless to receive funding assistance for the shelter. She questioned whether future regulations would be applied if CFH submitted a permit application for a shelter under the current interim regulations. She requested a better understanding of the State Environmental Policy Act (SEPA) process as it relates to the shelter project. She questioned who would operate the shelter and said the Eastgate area is not the right location. She said King County indicated it will provide health and social services regardless of the shelter location. She said low barrier shelters are typically located in commercial and/or downtown areas.
10. Karen Studders, representing the Eastside Interfaith Social Concerns Council and the Church Council of Greater Seattle, expressed support for extending the Interim Official Control. She said many congregations in the region assist the homeless, and everyone has a right to be housed. She was involved in the efforts to preserve the Highland Village apartments in Bellevue, and she expressed concern that the region is losing housing. She encouraged the Council to continue to work to provide a permanent men's shelter, noting that individuals are better able to rebuild their lives when they have stable housing.
11. Randy Grein said homeless people are no different than anyone else. He noted the importance of stable housing and hope in helping individuals move forward in their lives. He said there are homeless people throughout Bellevue and solutions are needed. He said Congregations for the Homeless has done a good job of getting individuals off the street and into a productive lifestyle. He said a larger, permanent shelter facility is needed to enable continued successes with the homeless.
12. Karen Morris expressed concern regarding the lack of public information and involvement. She urged the Council to be more transparent and to involve more people. She said the City seems to be moving forward assuming that the involvement will come later. She expressed support for creating a citizen action council, noting that it should have been established earlier.
13. Steve Sanchez noted that the City's plan focuses on a men's homeless shelter. While he understands there is a women's shelter in Kirkland, he believes there should be someplace in Bellevue for women and families. He would like the City to be more progressive and to look at different levels of shelters (e.g., emergency/crisis, high barrier, etc.).

14. Cynthia Cole said she formerly worked with homeless youth in Seattle. She said many individuals end up homeless due to addiction, criminal behavior, or other choices. While we should be compassionate and help them, she said there needs to be accountability. She said the City needs to be realistic about the issues related to a shelter, including the potential danger of certain homeless individuals. She urged the Council to listen to the community. She said she has seen homeless individuals carrying weapons walking in Lake Hills and other areas.
 15. Christine Zomorodian expressed support for planning and building the shelter as quickly as possible. She encouraged the City to study regulations in other cities. She expressed concern about public safety, noting that there has been a significant increase in theft and burglaries in south Bellevue. She encouraged the use of data and a thorough approach to the shelter project. She said it is important to study and understand criminal activity and to provide adequate public safety resources.
 16. Joan Sinclair spoke against siting the shelter in the Eastgate area. She said CFH does not need the King County public health office to be adjacent to the shelter. She noted that the King County Drug Task Force report indicates future plans for a safe injection site at the facility. She expressed support for the light rail Operations and Maintenance Facility East (OMFE) site in the BelRed corridor. She noted the need to define low, medium, and high barrier shelters.
 17. Deanne Perea said she has two female neighbors who received guns for Christmas, which she attributes to concerns about public safety in the community. She worked on a governor's commission 25 years ago that focused on the issue of early childhood education, and the commission studied other communities to determine successful programs. She said the City should study shelter solutions in other cities. She said providing a shelter does not fix the problem of homelessness. She noted that many individuals do not want to live in a shelter, and society needs to understand how to deal with the complexity of the issues.
- At 7:12 p.m., Deputy Mayor Robinson moved to close the public hearing, and Councilmember Robertson seconded the motion.
- The motion carried by a vote of 7-0.

Mayor Chelminiak thanked everyone for their testimony. He noted that Ms. Harp's comments highlight issues that have been raised in the past, and they are part of the best practices that have been studied by staff. He anticipates that the items will be included in the permanent regulations.

Mayor Chelminiak acknowledged that many people in the audience work with the homeless, and he appreciates their work. Noting the One Table meeting earlier in the day, he said there are cities in the region who are beginning to doubt the way they have approached homelessness (e.g., allowing homeless camps throughout the community). He said there is no single solution to homelessness, addiction, affordable housing, and treating mental illness.

Responding to Councilmember Robertson, Code and Policy Director Carol Helland confirmed that, if the Interim Official Control is not extended, a shelter would be allowed in any zoning district in which hotel and motel uses are permitted, subject to the permitting requirements for those uses. In most areas, hotel and motel uses are permitted outright. In further response, Ms. Helland confirmed that the ordinance is exempt from State Environmental Policy Act (SEPA) regulations. However, a broader development under the ordinance could be subject to a SEPA review.

Ms. Robertson said the previous week's meeting packet provided a schedule reflecting Council discussions in February to confirm the scope and direction for permanent regulations. A review of the draft code will continue through March and April, and the Council will hold a public hearing in May or June. Staff anticipates adopting permanent regulations by the end of the summer. Responding to Ms. Robertson, Ms. Helland confirmed that there will be numerous opportunities for the public to engage in the consideration of permanent regulations. Ms. Helland said the City will continue to send information to individuals who have signed up for alerts related to the homeless shelter, as well as to individuals who subscribe to alerts regarding code amendments in general.

Councilmember Robertson said she supports extending the Interim Official Control. She has heard from residents who are worried that a permit application for a shelter will be submitted and the project will be vested under the Interim Official Control. However, there is no conditional use process without the Interim Official Control. Responding to Ms. Robertson, Ms. Helland said there have not been any pre-application conferences with parties interested in applying for a permit. Ms. Robertson said that extending the Interim Official Control will allow the City to develop substantive regulations and to provide sufficient opportunities for public involvement.

Councilmember Lee said that extending the Interim Official Control provides a mechanism for applying conditions to shelter uses as well as the opportunity for the City to address broader issues related to homelessness. He said the Council and staff have received a great deal of input from the public and will continue public outreach and engagement. He questioned whether staff believes the timeline is realistic.

Deputy City Manager Kate Berens confirmed that the City has been gathering public comment and input since the topic of the shelter was first introduced. When staff and the Council move forward with Study Session discussions, staff will review the best practices work, which included a summary of the public feedback and information on other cities' programs. Staff will continue to provide information to Councilmembers that will enable them to feel comfortable about the regulations to be put in place.

Councilmember Lee commented on the importance of transparency, open communication, and public involvement. Ms. Berens said staff will provide a detailed overview of the process following discussions with the Council in February about the scope and code amendment schedule. She said the public will be involved in crafting the permanent regulations and in defining how the public will be involved in addressing a future, specific application.

Councilmember Zahn expressed support for extending the Interim Official Control. She commented on the importance of setting clear expectations in working with the public and the organizations that might be involved in a shelter project. She expressed concern that the timeline might be too short. She wants to ensure there is plenty of time during the Council's discussions in February to fully understand the issues and implications. She said the men's homeless shelter is a citywide facility, and it is important to identify their needs and the appropriate solutions.

Ms. Zahn noted that the economy is cyclical and it is important to make sure that the resources to support the shelter will continue to be available. She suggested a review of the current Lincoln Center site and the issues raised related to the shelter, including criminal behavior. She has heard from residents who are concerned about public safety.

Councilmember Stokes said he supports extending the Interim Official Control, which is intended to allow time for the City to develop specific regulations under the conditional use permit (CUP) process and to involve the public in drafting those regulations. He said the Council has been discussing the shelter and receiving public input since late 2016. He said selecting the appropriate location is a key factor, and perhaps more than one location will be the best solution. Mr. Stokes said the focus will be on how the City and the community will ensure an effective and safe program. He said Bellevue can avoid what is happening in Seattle with the homeless by proactively creating a program and services suited to Bellevue.

Councilmember Nieuwenhuis thanked everyone for their input, which he believes will lead to the best solution. He concurred with Councilmember Zahn's concern about whether six months is enough time to develop permanent regulations and to fully engage the public. Ms. Berens said staff will work with the Council to finalize the schedule and public engagement plan. Mr. Nieuwenhuis said he heard strong support for a shelter from the public when he was campaigning. However, it is important to select the best location and services that will lead individuals out of homelessness.

Deputy Mayor Robinson expressed support for the extension of the Interim Official Control and said she looks forward to a robust public process. She noted that the Council shares the questions raised by the public and the interest in clear data. She said the shelter is one piece of addressing homelessness. The City and community also need to consider ways to prevent homelessness, create deeper affordability in housing, and to create opportunities for job training.

Mayor Chelminiak noted that 25,000 people in King County left homelessness for housing in 2016, while 30,000 people became homeless that year. He spoke about the importance of emergency shelters and moving those who need help through a system that leads to housing stability and independence. He said this is a daunting task but Bellevue and the Eastside are up to the task.

Mayor Chelminiak thanked everyone for coming and said the Council heard and appreciates every comment. He noted there is a women's shelter in Bellevue.

Mr. Chelminiak asked the City Manager and Police Chief to work with Congregations for the Homeless to explore the security issues raised by Ms. Nohavec regarding the AVIS business near the current shelter at Lincoln Center. Mr. Chelminiak noted that homeless individuals have

typically spent time in the adjacent rail corridor, which is disrupted now due to Sound Transit's light rail construction.

→ Mayor Chelminiak moved to adopt Ordinance No. 6398, and Councilmember Stokes seconded the motion.

Councilmember Zahn said the issue of homelessness affects the entire community, and she encouraged broad public outreach across Bellevue. When the issue returns in February, she would like to talk about the concept of a citizen committee or task force as well as the appropriate timing for establishing the group.

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

(a) Council Business and New Initiatives

Mayor Chelminiak said the Council had a productive retreat over the weekend. He noted the passing of former Governor John Spellman, a dedicated public servant who was the first King County Executive. Mr. Chelminiak said he covered Governor Spellman when he was a reporter, and he was impressed with his enthusiasm and effectiveness. Mr. Chelminiak also noted the passing of Dick Saunders, a former City of Bellevue employee.

City Manager Brad Miyake said Dick Saunders was the City's first Finance Director, and Mr. Miyake served as the Budget Director under Mr. Saunders. Mr. Miyake said the City is in good financial shape due in part to Mr. Saunders' practices, and he noted that Mr. Saunders guided the City through some difficult times.

[See above for Agenda Item 4(b).]

(c) Update on the Bellevue School District

City Manager Miyake introduced Dr. Ivan Duran, Superintendent of the Bellevue School District since July 2017, and Melissa DeVita, Deputy Superintendent for Finance.

Dr. Duran described his one-year plan within the context of the Bellevue School District's five-year strategic plan. He said he recently completed his Superintendent's Entry Plan, which involved discussions with a number of individuals, including students. He acknowledged that the community is very supportive of the Bellevue School District, which is a national leader in its academic focus. Topics addressed during those discussions included staff's strengths, the curriculum, and the high expectations set within the school district. Challenges include understanding more about racial equity and inclusion for all students, including those in special education programs. Dr. Duran noted that the district will be developing the next five-year strategic plan this year.

Ms. DeVita said the Bellevue School District will place three levy measures on the February 13, 2018 special election ballot: 1) educational programs and operations four-year replacement levy, 2) technology and capital projects four-year replacement levy, and 3) new school bus one-year

levy to keep pace with increased enrollment. Ms. DeVita said the 2017 total local school property tax was \$2.92 per \$1,000 assessed valuation, and the 2018 total tax is anticipated to decrease to \$2.81 per \$1,000 AV. The tax will continue to decrease over the next four years to \$2.58 per \$1,000 AV. The educational programs and operations levy supports 22 percent of the Bellevue School District budget.

Mayor Chelminiak noted that high-quality education is part of the Council vision and closely linked to the City's economic development plan and human services program. He thanked the school district officials for the presentation. He noted that Councilmember Zahn will be the Council's liaison to both the Issaquah School District and the Bellevue School District.

Councilmember Zahn noted that the local education system is a primary reason that many people move to Bellevue, and both the City and Bellevue School District can be most effective when their priorities are aligned. She encouraged efforts to educate the public about the many programs and services supported by the levy measures. She noted that the property tax is increasing due to actions of the state legislature to properly fund education to comply with the McCleary Decision. That tax is beyond local control and will not provide the types of programs funded by local levies.

Responding to Ms. Zahn, Ms. DeVita said a committee is reaching out to groups around Bellevue to provide information about the school levies and the new state property tax for education. In further response, Ms. DeVita said the levies are approved with a vote of 50 percent plus one, and a certain number of citizens who voted in the previous election must vote in the February special election.

Councilmember Stokes recalled that he worked with the first school levy campaign in Bellevue in 1992. He said the school district is highly ranked in the country and it will continue to improve. He would like all students in the state to have the high-quality education found in Bellevue. He looks forward to continued collaboration with the Bellevue School District.

Councilmember Robertson noted the benefits of being able to fund a 7th period in Bellevue schools, as well as classes that go beyond the norm including advanced placement (AP) courses, music composition, video game design, and other subjects. Responding to Ms. Robertson regarding the technology levy, Ms. DeVita said the Bellevue School District will not levy in 2019 what was approved by the previous technology levy. The new technology levy will replace that levy and will be in sync with the other levy cycles going forward.

Mayor Chelminiak commented on the value of the district's swimming, music, and art programs.

At 8:15 p.m., Mayor Chelminiak declared a short break. The meeting resumed at 8:28 p.m.

(d) Regional Issues

Joyce Nichols, Director of Intergovernmental Relations, said staff is seeking Council approval of the 2018 State Legislative Agenda and the 2018 Statement of Legislative Policy. She noted that revisions previously suggested by the Council have been made. She said the legislative agenda addresses current and relatively short-term priorities. The statement of legislative policy provides

a history of policies going back many years, and it guides the Council and staff regarding positions taken by the Council over the years.

Ms. Nichols recalled that State Senator Patty Kuderer provided an update to the Council last year, and one of the topics she discussed was the creation of a state infrastructure bank. Following the Council's previous direction, staff added language to the statement of legislative policy on that topic and will continue to monitor appropriate bills as they are proposed.

Councilmember Lee said the infrastructure bank is an intriguing idea. He questioned how the Council could help advance that initiative, if interested. Ms. Nichols said there has not yet been a bill that details how the bank would actually work. When a proposed bill provides more details, staff will bring it to the Council for discussion.

Councilmember Zahn noted a proposed bill regarding public-private partnerships. She suggested reviewing the bill and providing input, given that it relates to public contracting and the Council's authority. Ms. Nichols said staff will review the bill and bring it back for discussion with the Council.

Councilmember Robertson expressed support for the legislative agenda and statement of policy. Councilmember Stokes and Councilmember Nieuwenhuis concurred. Mr. Nieuwenhuis thanked staff for the revision related to small cell wireless facility siting. Deputy Mayor Robinson concurred as well and said she appreciated the work on the climate technology.

Moving on, Ms. Nichols said the state legislature approved a capital budget the previous week totaling more than \$4 billion. The money funds schools, community centers, and other public infrastructure and construction.

Ms. Nichols said Representative Joan McBride worked closely with Speaker of the House Frank Chopp to receive a commitment for \$1.5 million toward the acquisition costs of the Highland Village apartments in Bellevue. Representative McBride will pursue an additional \$500,000 in the supplemental capital budget for the acquisition of that housing complex, which enabled approximately 50 children to remain in the Bellevue School District.

→ Deputy Mayor Robinson moved to approve the 2018 State Legislative Agenda and the 2018 Statement of Legislative Policy. Councilmember Lee seconded the motion.

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

(e) Introduction to BelRed Look Back and Scope of Work Topics

City Manager Brad Miyake recalled that the Council adopted the BelRed Subarea Plan and Land Use Code in 2009. He introduced staff to provide an overview of the BelRed vision and a summary of implementation actions to date. Staff is seeking Council direction regarding the general topical areas to be included in the BelRed Look Back process. He said staff would return to the Council in February for approval of the scope of work, schedule, and guiding principles.

Mac Cummins, Director of Planning and Community Development (PCD), introduced the staff report on the BelRed Look Back initiative. He noted that affordable housing was included in the initial vision set for the area.

Emil King, Strategic Planning Manager, noted BelRed Subarea policies that contemplated a review of the plan following the first wave of development. He recalled that property owners and developers in the BelRed Medical Office (BRMO) district have pursued adjustments to density and building height provisions in recent years. He said the BelRed Plan identified an arts and cultural district in the area around 130th Avenue. However, that development has not occurred. Two additional components of the BelRed Plan address parks, open space, and stream enhancements as well as the 130th Avenue light rail station area. The transit-oriented development (TOD) envisioned for that area has not yet been built.

Mr. King described the Bellevue growth corridor comprised of the BelRed, Downtown, East Main, and Wilburton areas. The BelRed corridor contains 910 acres, the Downtown covers 410 acres, and the Wilburton area covers 250 acres. He noted the East Link light rail alignment through Bellevue, which has four stations in the BelRed corridor. Three of those stations are in Bellevue and the fourth is at Overlake Village on the Bellevue-Redmond border. Mr. King said the BelRed corridor has traditionally had light industrial and commercial uses. However, approximately 300 individuals live on Lake Bellevue on the edge of the corridor.

Mr. King said the Council adopted the new BelRed Subarea Plan in 2009 following a process that involved the Citizen Advisory Committee (CAC) and the City's Boards and Commissions. He said the BelRed Plan and the Land Use Code were reviewed as a parallel process. The vision for the area was to create compact, transit-oriented neighborhoods with amenities including parks, trails, bike paths, streams, and open space. The plan envisioned 10,000 new jobs and 5,000 new housing units by 2030. Mr. King said 3,000 jobs have been added in the BelRed area since 2009, and the REI Headquarters to be completed in 2020 will add 1,500-2,000 jobs.

The area has achieved nearly 45 percent of the anticipated 5,000 new housing units to date. Of those, 2,100 are completed or under construction and 161 housing units are currently in permit review. Mr. King said the 130th Avenue TOD could add 400 or more units, and the 120th Avenue node could add approximately 500 housing units. He said there are 54 permanent affordable housing units in the BelRed area, and 35 additional affordable units are under construction. The City has collected \$1.2 million through the incentive system to be used for affordable housing. Mr. King noted that King County's TOD plan allocated \$10 million to development in and around the BelRed light rail station areas.

Mr. King highlighted the areas within the BelRed corridor: Hospital District, 120th Avenue Spring District node, 130th Avenue node, and 156th Avenue housing and retail focus. He said code and policy provisions are in place targeting 20 percent residential development in the 120th Avenue node, as well as office and retail uses. The 130th Avenue node is a mix of housing, retail and services. Mr. King noted the City's significant investments in transportation infrastructure in the BelRed, Downtown, and Wilburton areas to support the anticipated development.

The overall BelRed vision includes parks, open space, stream restoration, and trails. Mr. King said Wright Runstad's development includes a one-acre park in the Spring District. The City's

amenity and incentive system has collected approximately \$2 million for parks and stream enhancements.

Carol Helland, Code and Policy Director, described development in the BelRed corridor since the 2009 adoption of the BelRed Plan. Light rail construction is underway, REI announced plans to move to the area, housing has been built in the southwest corner of the subarea, and the Global Innovation Exchange opened in Fall 2017. Children's Hospital was constructed and the Overlake Hospital Medical Center was expanded since 2009. Ms. Helland said the housing developed to date includes market-rate apartments, affordable housing units, and condominiums.

Ms. Helland requested Council feedback regarding the topical areas to include in the BelRed Look Back process. Staff will return in February for Council approval of the scope of work, schedule, and guiding principles.

Deputy Mayor Robinson asked about the affordable housing goals for the BelRed area and the percentage of units expected to be affordable. She expressed support for stream restoration, and inquired about the vision for the arts and cultural district.

Ms. Helland suggested it would be beneficial to review the objectives and strategies for the arts and cultural district, and to consider ways to potentially provide incentives for that type of development. Ms. Robinson said she looks forward to hearing more information on the arts and cultural vision.

Responding to Ms. Robinson, Mr. King said four types of housing exist in the BelRed corridor. Outside of the Spring District, one housing development includes 5.6 percent affordable units, and another development has approximately 10 percent affordable units. The Spring District development provided certain infrastructure in the area and paid a fee in lieu for its affordable housing obligation due to its role as a catalyst development projects. The Spring District does not include affordable housing units. The other two types of housing are senior housing alternatives and townhomes, which do not trigger the incentive zoning system.

Mr. King said the City anticipates 5-7 percent in affordable units for the overall BelRed area in the future. The BelRed Subarea Plan cites a goal of 10-20 percent of new units for households at 50 percent of the area median income (AMI), and 10-20 percent of units for households at 80 percent AMI. Mr. King said the multifamily tax exemption (MFTE) program and TOD provide opportunities for affordable housing units as well.

Deputy Mayor Robinson said she wants to ensure a review of affordable housing goals and actual units produced before development in the area advances too far forward.

Councilmember Lee said the BelRed corridor plan has received national attention for its planning and objectives. He noted that Mayor Chelminiak was very involved in the subarea planning process. Mr. Lee said the plan provides the City with many opportunities including affordable housing, supporting further technology industry growth, and providing parks, transit, and mixed uses. He said the area is attracting international attention as well, including with the

establishment of the Global Innovation Exchange (GIX). He wants to be sure the City does not miss additional opportunities.

Councilmember Zahn noted the interest in accelerating the 130th Avenue TOD and suggested that the MFTE program could help to achieve the City's goals. She expressed an interest in considering options to facilitate the development of arts facilities, including perhaps live-work units for artists. She acknowledged the significant investments in transportation infrastructure. However, she noted increasing development and traffic congestion along 156th Avenue and suggested that more needs to be done to address housing growth and traffic impacts.

Responding to Ms. Zahn, Mr. King said the sustainable best practices review can encompass a range of alternatives including the tree canopy, low-impact development opportunities, and energy usage. Ms. Zahn expressed support for the focus on the tree canopy.

Councilmember Robertson suggested that the scope of work include an effort to catalogue, for the Council and the Planning Commission, all of the different requests received by the City over the past eight years. She recalled zoning-related suggestions over the years related to encouraging certain types of development. She said a number of property owners in the BR-MO district are interested in development.

Ms. Robertson said it will be important to consider the Wilburton Subarea planning effort in conjunction with activity in the BelRed corridor. She would like to look at affordable housing in a more holistic way given the MFTE program, adoption of the affordable housing strategy, and updates to the Downtown plan. She encouraged a consistent process throughout Bellevue. She would like the Council and the Planning Commission to have an understanding of the differences between the BelRed Plan and other areas. She suggested that affordable housing will be more likely to occur if the process is streamlined and clear for developers.

Ms. Robertson said she is not particularly concerned about the 130th Avenue TOD area because the light rail station has not yet opened, and she wants to give the BelRed Plan more time before making significant changes. However, she noted the need for further study of the TOD anticipated in conjunction with Sound Transit's Operations and Maintenance Facility East (OMFE) and the City's adjacent parcel.

Referring to the GIX program and the local technology industry, Ms. Robertson questioned where startups are anticipated to locate. She suggested that the City consider creating an incentive for affordable office space in the BelRed area. The area has traditionally had lower rents that are more affordable for smaller companies and arts organizations. However, rental costs will increase with the new development. She expressed support for a review of parks and stream restoration policies. Ms. Robertson encouraged equity between developers within the BelRed corridor.

Referring to plans to bring the topic back in February, Ms. Robertson said the meeting on February 20 falls immediately after a holiday weekend. She noted the need to be mindful, when scheduling the topic for further Council discussion, that there will likely be community interest in BelRed planning.

Mr. Cummins said planning staff is working with economic development staff to analyze small business incentives and issues related to affordability and appropriate locations. He said that item is include in the economic development work plan.

Councilmember Stokes noted that the list of potential topics identified by staff have been mentioned by Councilmembers tonight. He suggested moving forward with the three topical areas identified by staff for the BelRed Look Back review. He said there will be further opportunities for Council input and discussion. Mr. King confirmed that staff's goal tonight was to receive Council feedback on the topical areas before developing a scope of work, schedule, and guiding principles. Mr. Stokes expressed support for the approach and encouraged moving forward.

Councilmember Nieuwenhuis questioned the targets for parks and open space in the BelRed Plan. Mr. King acknowledged that more attention is needed to address those objectives.

Mayor Chelminiak said he would like to study the light rail station areas and to address the development intensities around the stations. He said the 120th Avenue station provides an opportunity to slightly increase the intensity of development, which could potentially result in more affordable housing. He encouraged reviewing the 130th Avenue station and noted there is regional funding that could be invested to support affordable housing in the TOD component. Mr. Chelminiak noted that the Eastside Rail Corridor is a strong asset that provides a park-like setting and future trail.

Mr. Chelminiak questioned how the BelRed Look Back relates to the current Wilburton area planning. Mr. Cummins said the Wilburton work is timed to be sequenced with the BelRed review. If the scope of the BelRed Look Back becomes much larger than anticipated by staff, there will be an impact on the timing and scheduling of the Wilburton process due to staff workload. Mr. Chelminiak said the Wilburton light rail station area zoning is a critical aspect of optimizing the growth corridor.

Mayor Chelminiak summarized the Council's interest in the arts, parks and recreation, environmental enhancements, affordable housing, GIX, MFTE, affordable office space, creative reuse of existing buildings, catalogue of past developer requests, BR-MO zoning proposals, 130th Avenue TOD node, and 156th Avenue area growth and traffic congestion. He noted there may be opportunities related to Sound Transit's facilities as well.

Mr. Chelminiak noted that he will be gone the week of the February 20 Council meeting. He said it is important to develop clear guiding principles for the effort.

- (f) Bellevue Smart Mobility Plan Update [Intelligent Transportation Systems (ITS) Implementation Strategy]

Chris Long, Traffic Engineering Manager, introduced discussion regarding the Smart Mobility Plan, which was formerly referred to as the Intelligent Transportation System (ITS) Master Plan. He said the new term better reflects the focus on overall mobility, with ITS as one component of

the plan. Mr. Long introduced Steve Marshall, Transportation Technology Partnership Manager, and Daniel Lai, ITS Senior Engineer.

Mr. Long recalled the Council's August 7 discussion of the Smart Mobility Plan's draft vision and goals, needs assessment, traveler information outreach, and Mr. Marshall's first 90-day report on technology partnerships. Mr. Long said the six Smart Mobility initiatives are: 1) traffic management, 2) real-time traveler information, 3) data management, 4) electric vehicles, 5) autonomous and connected vehicles, and 6) shared mobility.

Mr. Lai said two of several projects under the traffic management initiative are traffic camera expansion to every intersection and communications system upgrades. The goal of the real-time traveler initiative is to provide more accurate, timely, and reliable information to optimize the use of mobile apps. The data management initiative includes the City's open data portal and the continuation of the video analytics partnership with Microsoft.

Mr. Marshall highlighted the benefits of the increasing use of electric, autonomous, connected, and shared vehicles, which will significantly reduce accidents, emissions, and traffic congestion. Bellevue has one of the highest rates of electric vehicle usage per capita in the United States, as well as the top Nissan Leaf dealership in the country and two Tesla dealerships. Bellevue was chosen as the first test city by King County Metro to have all electric buses on all routes. The City's electric vehicle fleet is expanding as well.

Mr. Marshall said the City is working with electric shuttle operators to develop a pilot project for autonomous vehicles throughout the city and in connection with the Eastgate Park and Ride. The benefits are roadway safety, reduction in emissions, increased traveler productivity, and reduced travel costs. Mr. Marshall said the shared mobility initiative is consistent with the City's economic development objectives and provides the opportunity to reduce overall traffic volumes and congestion.

Mr. Long said staff anticipates finalizing the Smart Mobility Plan by April. Next steps are to develop a budget and staffing resource plan, pursue public and private sector partnerships, and conduct grant research to identify opportunities for project funding.

Councilmember Zahn commended Bellevue's goal to become a nationally recognized leader in advanced transportation technologies. Responding to Ms. Zahn, Mr. Long confirmed that the neighborhood transportation levy provides \$500,000 per year for the first two years of the levy projects. Approximately \$150,000 is earmarked for transportation partnerships. Ms. Zahn noted that improvements in regional traffic management will be most effective as more cities implement smart mobility strategies. She said enhanced real-time traveler information complements the shared vehicle objective.

Councilmember Lee thanked staff for the presentation. He said the smart mobility initiatives are consistent with the City's innovation and economic development goals. He encouraged moving forward with a pilot project as soon as possible after the Smart Mobility Plan is finalized in April. Mr. Lee encouraged transportation staff to work with intergovernmental relations staff to explore regional issues and investments.

- At 9:56 p.m., Councilmember Lee moved to extend the meeting until 10:25 p.m. Councilmember Stokes seconded the motion.
- The motion carried by a vote of 6-0.

Councilmember Stokes said he is pleased to see the progress on transportation technology and mobility initiatives. He thanked staff for their work.

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

At 9:58 p.m., Mayor Chelminiak declared recess to Executive Session for 15-20 minutes to discuss one item of pending litigation.

The Executive Session concluded at 10:17 p.m., and the meeting was adjourned.

Charmaine Arredondo, CMC
Assistant Director, City Clerk's Office

/kaw