

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

August 3, 2020
6:00 p.m.

Virtual Meeting
Bellevue, Washington

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

ABSENT: None.

1. Call to Order

The meeting was called to order at 6:10 p.m., with Mayor Robinson presiding.

2. Roll Call

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

3. Approval of Agenda

Mayor Robinson noted the need to amend the agenda to add one item. She said Councilmember Barksdale requested that the City Manager provide an update regarding the status of the City's review of public safety practices.

→ Deputy Mayor Nieuwenhuis moved to approve the agenda, amended to add Agenda Item 6(b), Public Safety Community Engagement. Councilmember Lee seconded the motion.

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

4. Written Communications

City Clerk Charmaine Arredondo said the Council received six emails to be read during tonight's meeting. She noted additional written communications in the Council's desk packet regarding agenda items as well. Ms. Arredondo said she would read the written communications for up to three minutes each.

Ms. Arredondo read an email from Susan Pappalardo, representing Splash Forward and other stakeholders. Ms. Pappalardo thanked the Council for its continued support in moving the aquatic center project forward to meet the increasing demand for access to aquatics programming for all ages and abilities, and to address the large gap in public aquatics facilities in Bellevue. She said it has been 10 years since the City identified the need and scale for a comprehensive aquatics facility. Noting the impacts of the COVID-19 pandemic, Ms. Pappalardo said the health and wellness of our community and workforce are essential to rebuilding the economy. She encouraged the Council to use this time to be ready when the economy improves. Ms. Pappalardo's email said that Splash Forward and the Isaac Sports Group conducted a feasibility study analysis and report on aquatic programs, which provides a recommended right-sized aquatic center for Bellevue. She said the report identifies areas where further analysis is needed. She said Splash Forward will provide the added detail and analysis that can be used by the City, potential partners, and stakeholders in the next phase. Splash Forward's preferred design option is detailed in the report. Ms. Pappalardo said that, with the collective aquatics reports, they now have the framework to fully engage private partners and to refine the design concepts.

An email from Sandy Karlek said she began working with clients at the Bellevue Aquatic Center nine years ago. In 2015, she started her own company focusing primarily on adaptive swim lessons for children with special needs. Ms. Karlek's email said that swimming is an essential life skill for children on the autism spectrum, as they have a much higher risk of drowning. She urged the Council, as it considers a new aquatic center, to retain the current aquatic center and to invest in it for warm water therapy and swimming lessons. Ms. Karlek described the high demand for therapeutic, warm water programming and expressed concern regarding the lack of facilities. She highlighted her recommendations regarding swimming lessons and reiterated the important benefits for children on the autism spectrum.

Ms. Arredondo read an email from James Rivard, Managing Principal of SRM Development, regarding SRM's 2020 Bellevue Comprehensive Plan Amendment (CPA) proposal affecting property adjacent to Bellevue Way SE. Mr. Rivard said the location can become Bellevue's signature southern gateway into downtown Bellevue. He said SRM is excited to work with the City to transform this critical intersection by providing a mixed-use development that furthers both the downtown and city center south goals. Mr. Rivard said SRM can bring Bellevue much-needed centrally located housing and high-quality commercial space, all supported by a range of transportation options. The email stated that SRM submitted a CPA proposal in January aiming to rectify the split-zoning designation of the SRM property by upzoning the southern portion to a Downtown-Mixed Use designation. The proposal is needed to allow the production of housing and to allow for the coordinated development of an important gateway location. The uniform zoning designation requested in the proposal would allow future redevelopment of the SRM property to advance the goals stated in the Comprehensive Plan. The email continued with additional comments regarding the benefits of the CPA proposal and a southern gateway to Bellevue.

Ms. Arredondo read an email from Tim Motts, President and CEO of the Boys and Girls Club of Bellevue (BGCB), said his family moved to the Newport Hills neighborhood a couple of years ago. He said that one of his three sons is on the autism spectrum. He commented on the importance of access to an aquatic center for children to have a safe environment to learn basic

water safety and to take swimming lessons and water therapy classes. Mr. Motts said there is a great need for swimming lessons and aquatics programming for low-income and underserved children and families. The email said the Samena Club provides an annual eight-week swim and water safety program, with 90 percent of the participants being low-income youth. The email highlighted the BGCB's response to the pandemic to assist youth and families, including providing meals. Mr. Motts said the BGCB serves more than 12,000 youth annually through club programs.

Ms. Arredondo read an email from Hanna Floss expressing concern regarding the mutual aid response of the Bellevue Police Department to assist Seattle during protests, which included the deployment of an armored vehicle and tactical forces. She said the response escalated tensions at the protest. She encouraged the Council to reduce the Police Department budget and to redirect funding by investing in community-led education, health, and safety programs. She encouraged funding to assist youth experiencing homelessness, address the opiate crisis, and to provide non-police responders for individuals experiencing a mental health crisis.

Ms. Arredondo read an email from Larry Martin, writing on behalf of the family that owns the Safeguard Self-Storage property. Mr. Martin asked the Council to include the family's Comprehensive Plan Amendment (CPA) proposal in the 2020 work program, as recommended unanimously by the Planning Commission. The property is adjacent to Crossroads Park and close to Crossroads Shopping Center. The email noted plans for developing a mixed-use neighborhood. Mr. Martin's email highlighted changes that have occurred since the land use designation and zoning for the site were last considered in 1988.

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

6. Report of the City Manager

(a) Robotic Process Automation Pilot Project

City Manager Brad Miyake introduced staff's briefing regarding the Robotic Process Automation (RPA) pilot project.

Sabra Schneider, Chief Information Officer, said the project was a collaborative effort of Information Technology Department (ITD) staff and Development Services Department (DSD) staff. She said that, in order to move specific review software to the cloud, more than 2,500 plan review sessions needed to be migrated from an on-premise version of the software to the new cloud version of the software. The vendor did not have an automated way to move the files. As a result, City staff developed the RPA pilot project, which configured a "robot" to emulate the repetitive actions of a human and completed the migration. Ms. Schneider said there was a low error rate following the migration.

(b) Public Safety Community Engagement

Mr. Miyake recalled that, in June, the Council committed to a review of public safety practices to: 1) review the Bellevue Police Department's use of force policies, 2) engage the community

by including a diverse range of input, 3) report the findings of the review and seek feedback, and 4) reform Police use of force policies. Staff has been focused on conversations with community stakeholders and on the consideration of a third party to specifically review BPD's use of force policies. The City is moving forward with the next step of engaging a third-party consultant to begin their review in August. After obtaining feedback from stakeholders and receiving the consultant's report regarding use of force policies, staff will seek Council consideration of a proposal for moving forward.

7. Council Business and New Initiatives

There was no discussion.

8. Consent Calendar

→ Councilmember Stokes moved to approve the Consent Calendar, and Councilmember Barksdale seconded the motion.

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

(a) Council Minutes

Minutes of July 13, 2020 Regular Meeting

Minutes of July 20, 2020 Regular Meeting

(b) Resolution No. 9803 authorizing execution of all documents necessary to: 1) grant the City the option of pursuing a boundary line adjustment to modify the property boundaries between Coal Creek Natural Area and adjacent private property owned by Subish Mathew at 13207 SE 54th Pl, and 2) convey approximately 1,550 square feet of Coal Creek Natural Area property to the private property owner in exchange for 1,962 square feet of private property to be incorporated into the existing park for public benefit and to resolve an existing encroachment on park property; such transaction providing the City with equivalent or greater value.

(c) Resolution No. 9804 determining that a water easement, a public utility easement, and a portion of a second public utility easement, all located at 9625 NE 8th Street, are surplus to the City's needs and are no longer required for providing continued public utility service; and setting a time and place for a public hearing to consider the release of these easements.

(d) Resolution No. 9805 determining that the existing water line easement located at 1111 118th Ave SE is surplus to the City's needs and is no longer required for providing continued public utility service; and setting a time and place for a public hearing to consider the release of this easement.

- (e) Resolution No. 9806 authorizing execution of all documents necessary for the acquisition of a 5.25-acre property located at 1351/1357 118th Ave Southeast as an addition to Mercer Slough Nature Park, including a purchase and sale agreement, in an amount not to exceed \$314,400, plus related costs.
- (f) Resolution No. 9807 authorizing the execution of a contract with Skyline Landscape for the purchase and installation of new irrigation components at Lakemont Park, in an amount not to exceed \$162,000, plus all applicable taxes.
- (g) Resolution No. 9808 determining that a portion of an existing sewer easement and a portion of an existing water easement located at 515 116th Avenue NE are surplus to the City's needs and are no longer required for providing continued public utility service; and setting a time and place for a public hearing to consider the amendment of these easements.
- (h) Resolution No. 9809 authorizing execution of a five-year Wireless Communications Facilities Site Lease Agreement with an automatic five-year extension with T-Mobile at the Clyde Hill Water Reservoir Site located at 9600 NE 22nd St.
- (i) Resolution No. 9810 authorizing execution of a Purchase Order with Cerium Networks for the replacement of the City's phone system equipment, in an amount not to exceed \$350,000, plus all applicable taxes.

9. Public Hearing

- (a) Public Hearing and Action on Resolution No. 9811 authorizing the execution of documents necessary to release three existing sewer easements and a portion of a fourth sewer easement located at 7009 and 7011 Ripley Lane SE in Renton, which have been declared surplus to the City's needs and are no longer required for providing continued public utility service; the granting and recording of such releases being deemed in the best interest of the public.

City Manager Brad Miyake said that Resolution No. 9811 authorizes the release of three existing sewer easements and a portion of a fourth sewer easement.

Ira McDaniel, Real Property Division Manager, presented maps depicting the easements to be released on property located at 7009 and 7011 Ripley Lane SE in Renton. The property owners requested the release of the easements due to historical errors in properly identifying the easements. Mr. McDaniel said the action will correct and clarify the City's easements, and both property owners have signed new easement agreements.

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

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

No members of the public commented on the proposed action.

- Deputy Mayor Nieuwenhuis moved to close the public hearing, and Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.
- Deputy Mayor Nieuwenhuis moved to approve Resolution No. 9811, and Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.

10. Study Session

(a) 2020 Aquatic Center Feasibility Study Update

City Manager Miyake introduced discussion regarding the 2020 Aquatic Center Feasibility Study Update.

Michael Shiosaki, Director, Parks and Community Services Department, said the update of the feasibility study included a review of three program options including estimated capital and operating costs, cost recovery performance, and economic impacts. He provided background information regarding local and regional aquatic facilities, noting that the King County Forward Thrust bond in 1968 constructed 16 swimming pools. The SPLASH (Swimming Pools for Leisure, Active Sports, and Health) organization was established in 2006 to promote the creation of an aquatics center, and the City's original Aquatic Feasibility Study was completed in 2009. However, further efforts were deferred due to the recession.

Splash Forward formed in 2017 due to a renewed interest in developing an aquatic center. In 2018, King County initiated a regional aquatics study involving Bellevue, Kirkland, and Redmond. At that time, the Bellevue City Council authorized a memorandum of understanding (MOU) committing to exploring the feasibility of a regional approach to developing aquatics facilities on the Eastside. Mr. Shiosaki said the study confirmed the demand for aquatics facilities and suggested one, larger regional facility as well as two to three smaller community or neighborhood pools. He recalled that, last October, staff presented a preliminary review of the three options to the Council.

Ken Kroeger, Project Manager, noted the high demand for aquatics facilities on the Eastside, including for competitive events. He said the King County Aquatic Center in Federal Way is the only competitive 50-meter pool in the region.

Mr. Kroeger said the feasibility study update analyzes a number of factors including technical and operating issues, economic impacts, and financing options. Three program options were created to be able to compare and evaluate the opportunities. Mr. Kroeger said the options are

based on previous discussions with the Council. The cost estimates for each option are in today's dollars and are structured assuming that the City both builds and operates the facility.

Mr. Kroeger described Option 1, Dual School/Club Meets. It includes a standard 50-meter competition pool, program pool, leisure and recreation pool, and a cardio-fitness component. Under Option 1, the City's wellness and therapy programs will remain at the current aquatic center. The estimated capital cost for the 94,000 square foot facility is \$70 million. The cost recovery model suggests a recovery of 72 percent of the costs.

Option 2, Conference/District meets, includes a 66-meter competition pool, program pool, leisure and recreation pool, wellness and therapy pool, and a larger cardio-fitness component. The estimated capital costs of the proposed 121,000 square foot facility total \$89 million, and cost recovery is estimated at 82 percent. Under this option, all wellness and therapy programs would be moved to the new facility, and the current Bellevue Aquatic Center would be repurposed for non-aquatic use.

Mr. Kroeger said that Option 3, Invitational Meets, includes a 50-meter competition pool, program pool, leisure and recreation pool, wellness and therapy pool, deep water tank, gym and running track, and cardio-fitness area. This option was developed through discussions with Bellevue College to understand their organizational needs. The estimated capital cost of the 162,000 square foot facility is \$110 million, with an anticipated cost recovery rate of 77 percent. Mr. Kroeger said Option 3 has the greatest amount of flexibility and increased options for both aquatic and dry side amenities.

Mr. Kroeger presented a map depicting the primary service area (Bellevue city limits), secondary service area (Kingsgate, Carnation, SeaTac, and Lake Washington), and tertiary service area (Mill Creek and Puget Sound) based on the distance people are typically willing to travel to an aquatic facility. Four sites were initially identified as potential sites for the aquatic center: Lincoln Center, Marymoor Park, Airfield Park, and Bellevue College. None of these options require property acquisition. Mr. Kroeger said additional topics not covered by the feasibility study include environmental remediation, structured parking, and any property complications.

Mr. Kroeger said the potential annual economic impact of a regional aquatic center is estimated at \$6.4 million to \$8.4 million. The incremental tax revenue impact for the City is estimated at \$84,000 per year. He noted potential partners including aquatics advocacy groups (e.g., Splash Forward), Bellevue School District, Bellevue College, King County, City of Kirkland, City of Redmond, wellness and health care professionals, and corporate sponsors. Multiple funding sources will be considered including property tax levies, the formation of a Metropolitan Park District or Public Facilities District, park impact fees, lodging tax revenues, state and local grants, and other partnerships and fundraising.

Responding to Councilmember Robertson, Mr. Shiosaki confirmed that the components of the options could be modified. Ms. Robertson said she has supported this initiative for a number of years. She acknowledged the budgetary impacts of the pandemic but said she would like to continue moving forward and maintain the momentum. She commented on the critical need for swimming lessons, especially given the bodies of water in the area.

Councilmember Robertson suggested providing Council direction to staff to continue with the site selection process, pursue potential partnerships with Bellevue College and others, and to perhaps explore additional site options. She said she anticipates a budget proposal for the next steps, which would likely include a concept/design study as well as a structural plan for funding. Ms. Robertson said she wants the City to continue moving the project forward and to pursue grant funding. Mr. Shiosaki confirmed that the next steps would be to refine the list of potential sites and to meet again with Bellevue College.

Ms. Robertson said she likes Option 3 as described earlier. However, she said that Splash Forward's preferred alternative makes a great deal of sense with a slightly reduced project scope and cost.

Councilmember Zahn thanked staff for the update. Responding to Councilmember Zahn, Mr. Kroeger said the Bellevue School District and other entities recognize that there is a regional need for aquatics facilities. However, the concept of developing smaller facilities as well needs further evaluation. Ms. Zahn asked about the anticipated funding from King County and expressed concern regarding current budgetary constraints. She questioned whether funding is available to move forward to the next steps. Mr. Kroeger said that funds are available in the project budget for staff to work with the public to evaluate and narrow the site options.

Deputy Mayor Nieuwenhuis thanked staff for the presentation. He concurred with Councilmember Robertson that he would like to maintain momentum and to continue to work with Splash Forward. He expressed support for staff's plans to engage the community in reviewing the site options. He questioned whether the Council should consider narrowing the list before further analysis of the site options.

Mr. Shiosaki suggested that staff meet again with Bellevue College representatives to determine their interest in continuing to work toward a potential partnership. He said that the constraints of the Lincoln Center site make it the least feasible option.

Mr. Nieuwenhuis asked whether the potential partners previously identified are still supportive of the project. Mr. Kroeger said he believes that everyone is still interested in the project. He said Splash Forward continues to reach out to potential partners. He acknowledged, however, the budgetary impacts of the pandemic.

Councilmember Stokes expressed support for Option 2 or Option 3. He said he appreciated Councilmember Robertson's longtime advocacy for an aquatic center. Mr. Stokes recalled that the initiative lost momentum following the 2008 recession and took a long time to resurface. He expressed support for continuing to move forward. He said the aquatic center should be a regional facility located in Bellevue, and he believes there will be extensive regional cooperation and involvement.

Mr. Stokes suggested removing the Lincoln Center location from consideration. He said the site is too small and difficult to access. He noted that Marymoor Park is not in Bellevue, and he would like to see the aquatic center located closer to I-90. Mr. Stokes said an aquatic center will

benefit the health of the community and the region. He encouraged further discussions with Bellevue College.

Councilmember Lee expressed support for developing a regional facility through Bellevue's leadership. He thanked Splash Forward for their advocacy and partnership. He concurred with Councilmember Robertson about not allowing the project to lose momentum. However, he acknowledged the budget constraints related to the pandemic. Mr. Lee said he likes Option 2 and Option 3. However, the ultimate design will depend on the site. Mr. Lee said he would like to continue moving the project forward. However, he noted that many people are struggling due to the economic impacts of the pandemic.

Councilmember Barksdale thanked staff for the presentation. He concurred with Councilmember Lee's concern regarding people who are struggling to pay rent and buy food. Mr. Barksdale said he would be hesitant to allocate City funding toward a project when people are urgently in need of assistance during the ongoing pandemic. He encouraged a stronger emphasis on identifying funding sources beyond the City's finances.

Mr. Barksdale asked how the project addresses equity issues. He acknowledged that staff referred to age and ability. He said the letter from the Boys and Girls Club of Bellevue commented regarding low-income families and youth. Mr. Kroeger said the City has a program to provide access to aquatics and recreational programming for low-income families. He said the City is reviewing a range of design options to ensure that people of all ages, abilities, and income levels will be able to use the facility. Mr. Barksdale encouraged staff to consider equity and accessibility when reviewing the site options.

Mayor Robinson said the aquatic center project is an asset for the entire community and she is eager to move it forward. She said she would like to see staff narrow the site options. She suggested renewing discussions with Bellevue College to determine whether the campus site is still viable. Ms. Robinson said she heard support from multiple councilmembers for Option 2 or Option 3. She acknowledged that Lincoln Center is not a good option and she questioned the feasibility of the Airfield Park site. Ms. Robinson noted her understanding that Option 3 was considered with the Bellevue College site in mind. She asked whether Option 3 would be suitable for the Marymoor Park location. Mr. Kroeger said the dry side components of Option 3 were included largely in response to Bellevue College's interests.

Councilmember Robertson reiterated her support for Option 3 or for Splash Forward's preferred alternative. She acknowledged that the dry side amenities could be scaled back if the facility is not located on the Bellevue College campus. She expressed support for moving forward with site selection, to include exploring whether there are additional viable site options. She concurred with removing the Lincoln Center site from consideration. However, she suggested keeping Airfield Park as an option, especially given that the City owns the property.

Responding to Ms. Robertson, Mr. Kroeger said that remediation activities related to the former landfill on the Airfield Park site are ongoing. He said the feasibility of placing a building on the site would need to be evaluated given the former landfill. Ms. Robertson recalled that Bellevue College was the Council's top site during previous discussions. She noted that she is not

interested in building a regional aquatic center outside of Bellevue. However, Ms. Robertson said she is supportive of a regional approach that includes smaller, satellite aquatic facilities.

Councilmember Zahn expressed support for maintaining momentum on the project. She thanked Splash Forward for all their advocacy and analysis. She spoke in favor of keeping the Marymoor Park, Airfield Park, and Bellevue College sites as options at this point. She suggested that further analysis of the sites will inform the financing approach. She concurred with Councilmember Barksdale's suggestions regarding equity. Ms. Zahn said she wants to make sure that environmental stewardship elements are part of the aquatic facility.

Deputy Mayor Nieuwenhuis concurred with eliminating the Lincoln Center site from consideration. He expressed support for Option 2 and Option 3. He said he appreciated Councilmember Lee's comments regarding the economic challenges during the current pandemic. Mr. Nieuwenhuis said the City is fortunate to have Splash Forward as a partner. He thanked Councilmember Robertson for her longtime advocacy of an aquatic center.

Councilmember Stokes said he understands the budget concerns. However, he said we will get through the pandemic and the City should continue to move the aquatic center project forward. He said the City has a history of dreaming big, including the development of Downtown Park and City Hall. Mr. Stokes opined that Marymoor Park is too far from Bellevue and access is difficult. He suggested removing the site from further consideration. He is open to the continued consideration of Airfield Park. He encouraged continuing to pursue a partnership with Bellevue College. Mr. Stokes expressed support for Councilmember Barksdale's suggestion to ensure equitable access to everyone in the community.

Councilmember Lee said the City has been able to be nimble in responding to the COVID-19 pandemic. Responding to Mr. Lee, Mr. Kroeger said there is approximately \$20,000 remaining in the overall budget for the feasibility study. Mr. Lee expressed appreciation for the work of the Splash Forward group. He said the Council needs to give clear direction to staff regarding the options. He said he hears support for Option 2 and Option 3. Mr. Lee suggested working with economic development staff to review the site options and to move forward. Referring to the \$20,000, Mr. Lee said he would prefer to fund rent payments and food for those suffering due to the pandemic. He said the City has increased its overall human services funding due to the public health emergency. He encouraged continuing to work with Splash Forward to maintain momentum.

Councilmember Barksdale said he prefers the Bellevue College site. He said he would like to see more about equity in the plans. He asked whether a budget proposal could include mitigating the impact on lower income youth and families.

Responding to Mayor Robinson, Mr. Barksdale said he would like to see an aquatic center budget proposal with a lesser dependence on public financing, given the ongoing impacts of the pandemic.

Mayor Robinson observed that there is general Council support for Option 2, Option 3, and Splash Forward's preferred alternative. She noted a Council site preference for Bellevue College

or Airfield Park. Ms. Robinson said the plan should address equitable access, environmental stewardship, and the potential for partnerships. Mayor Robinson said she is comfortable with staff using the \$20,000 if needed.

Regarding the therapy pool potential, Ms. Robinson said she supports allowing sole proprietors to provide therapy without necessarily relying on a medical partnership with a large hospital or organization.

Following up on Councilmember Barksdale's comments regarding equity for all income levels, Councilmember Robertson noted that the U.S. Swimming Foundation provides grants for swimming lessons and other programming through local governments.

→ Councilmember Robertson moved to direct staff to continue forward on the aquatics center project process, including site selection using the remaining portion of budget for this project as needed; and to bring forward in this year's budget the consideration of a budget proposal for concept and design studies as well as funding structure options for the Council's consideration as part of the budget process. The motion further directs staff to narrow the potential sites to Airfield Park, Bellevue College, and any other site not yet identified. Councilmember Stokes seconded the motion.

Councilmember Lee spoke in favor of continuing to explore additional site options. Regarding the \$20,000, he said staff should use it only if it is critically needed. Mayor Robinson said staff understands the request to be as efficient as possible as the project moves forward.

Mayor Robinson asked Councilmember Robertson whether the motion includes the consideration of equitable access, environmental stewardship, and partnership potential. Ms. Robertson said she did not cite those specifically. However, she believed that staff understood the Council's interests from today's discussion. Mr. Shiosaki confirmed that understanding.

Councilmember Stokes said he was ready to vote.

Responding to Mr. Lee, Mr. Shiosaki said staff's continued work will include an analysis of financing options.

Councilmember Robertson said she was ready to vote.

Councilmember Zahn expressed support for the motion. She wants to ensure that, when staff brings the issue back to the Council, the City has been able to identify committed project partners.

Deputy Mayor Nieuwenhuis said he was ready to vote.

Councilmember Stokes said he was ready to vote.

Councilmember Barksdale highlighted his interest in the proposed funding structure and the potential for non-public funding.

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

11. Land Use: None.

12. Other Ordinances, Resolutions, and Motions

- (a) Threshold Review of the Planning Commission recommendations and the criteria set forth in Part 20.30I.140 LUC to determine by motion which amendment proposals will be included in the 2020 annual Comprehensive Plan Amendment work program.

City Manager Miyake introduced discussion regarding the Planning Commission's recommendations for the 2020 Annual Comprehensive Plan Amendment (CPA) work program.

Thara Johnson, Planning Manager, said the Planning Commission recommends including four privately initiated CPA proposals in the threshold review process as part of the 2020 CPA work program.

Nicholas Matz, Senior Planner, highlighted the eight threshold review criteria and noted that a CPA application must meet all the criteria. Mr. Matz said the Kapela Property CPA application was withdrawn before its consideration by the Planning Commission. The applicant cited issues related to the pandemic.

Mr. Matz described the four CPA proposals and their locations in Bellevue. All the proposals reflect the intent to provide more retail development and market housing.

The Glendale Country Club NE CPA application proposes a map amendment from Single Family-Low (SF-L) to Multifamily-Medium (MF-M) on a 3.3-acre portion of the currently undivided property. The area is triangle shaped and fronts NE 8th Street.

The Safeguard Self Storage CPA proposes a map amendment from Office (O) to Community Business (CB) on five parcels totaling 6.4 acres in the Crossroads area. The NE 8th Street Partners application proposes a map amendment from Office (O) to Multifamily-High (MF-H) on two parcels on a nearly one-acre site. The 100 Bellevue Way SE CPA application proposes a map amendment from the existing split zoning of Downtown Mixed Use (DNTN-MU) and Office (O) to DNTN-MU for the entire 0.87-acre site.

Mayor Robinson welcomed Planning Commission Chair Radhika Moolgavkar to the meeting and thanked Anne Morisseau for her service as the former Commission Chair.

Ms. Morisseau said the Commission's study was thorough and reflective of the threshold review decision criteria. She said the votes were unanimous for three of the CPA proposals, and the Glendale Country Club NE proposal was recommended for threshold review by a vote of 5-1. Ms. Morisseau said the Commission's vote was unanimously in favor of moving the 100 Bellevue Way SE application forward. The Commission recommends approving the proposed

amendment because the CPA application satisfies all Land Use Code decision criteria for threshold review of a privately initiated CPA. Ms. Morisseau highlighted the Commission's primary findings. If the proposal is selected for the annual work program, the Commission will continue to study how the downtown boundary came to be at 100 Bellevue Way SE and its ramifications based on the series of split-zone plan amendment designations previously approved by the City Council.

The Safeguard Self Storage proposal was unanimously supported by the Commission, which determined that the proposal met all the threshold review decision criteria. Ms. Morisseau summarized the Commission's key findings. She said the proposed CPA addresses significantly changed conditions affecting the subject property and the surrounding area. She noted a question about whether the site has been subject to the same level of plan amendment scrutiny as other land use matters in the Crossroads area. If selected for the annual work program, the Commission will continue to study how the Crossroads Subarea Plan has been amended over the years to build in policy guidance regarding land uses.

Planning Commission Chair Moolgavkar said the NE 8th Street Partners CPA proposal was unanimously approved for threshold review by the Commission. The Commission found that the proposal satisfies the Land Use Code decision criteria for threshold review of a privately initiated CPA. The proposed amendment addresses significantly changed conditions resulting from the unanticipated consequence of an adopted policy when higher density multifamily development emerged as a major residential land use in the areas west and east of the site. Ms. Moolgavkar said transit use has increased in the area as well.

The Planning Commission recommended by a vote of 5-1 to include the Glendale Country Club NE proposal in threshold review. The proposed amendment addresses significantly changed conditions resulting from the unanticipated consequence of an adopted policy when higher density multifamily development emerged as a major residential land use in the areas west and east of the site along NE 8th Street. Ms. Moolgavkar said the Commission anticipates an increased focus on transit services in the area. She said Commissioner deVadoss expressed concern regarding potentially isolating the site without a land use reason. Ms. Moolgavkar said there was a brief discussion by the Commission about including the entire golf course in the proposal. If selected for the annual work program, the Commission will continue to study potentially isolating the proposed multifamily housing site from the Glendale Country Club.

Mr. Matz summarized the community outreach efforts related to the CPA proposals. The highest number of comments were received for the Glendale Country Club NE proposal. Of those, 18 were generally in favor of the proposed CPA, and 10 individuals requested more information. Ten individuals spoke during the public hearing.

Ms. Johnson said staff has had to modify and adapt its community engagement approach due to the pandemic. She noted that other amendments initiated by the Council consistent with Action C-1 of the Affordable Housing Strategy will be incorporated into the CPA review as well. Ms. Johnson said a courtesy public hearing will be held with the East Bellevue Community Council prior to the Planning Commission's public hearing in October. Staff anticipates final City Council action on the CPAs during the fourth quarter.

Mayor Robinson thanked everyone for the presentation.

Councilmember Barksdale thanked Ms. Morisseau for her leadership and welcomed Ms. Moolgavkar as the new Planning Commission Chair. He thanked staff for their thoughtful work with the Commission. He expressed support for the Planning Commission's recommendations regarding threshold review.

Councilmember Lee thanked staff and the Planning Commission for their work. Responding to Mr. Lee, Mr. Matz said the Glendale Country Club NE CPA application proposes a map amendment from Single Family-Low (SF-L) to Multifamily-Medium (MF-M). Mr. Matz said that final review includes an evaluation of the compatibility of the proposal with existing development.

Councilmember Stokes expressed support for moving forward with the Planning Commission's recommendation.

Deputy Mayor Nieuwenhuis thanked staff for the presentation and said he was ready to move forward with the recommendation for threshold review.

Responding to Councilmember Zahn regarding the CPA application that was withdrawn, Mr. Matz said that, under the rules adopted by the Council last year, once an application has been submitted and is considered complete, the three-year rule is triggered. He said the three-year rule applies to the Kapela property CPA that was withdrawn.

Councilmember Robertson expressed support for moving forward with threshold review as recommended by the Planning Commission. Responding to Ms. Robertson, Community Development Department Assistant Director Emil King confirmed that the City has processed a number of rezones for split-zoned properties over the past several years. He said the other remaining parcel is near and east of the 100 Bellevue Way SE subject property. It was recently developed as an apartment building under the split zoning, so there would be no net effect in changing the zoning.

Ms. Robertson said the 100 Bellevue Way SE proposal moves the downtown boundary farther south than at any other point. She said the City promised the neighborhoods that it would maintain the downtown boundary. While she has been supportive of fixing the split-zoned parcels, she wants to be sure the CPA does not set a precedent for continuing to modify the downtown boundary. Ms. Robertson said she would like the Commission to opine on how this will not set a precedent and subsequently create a new changed circumstance for the properties immediately to the east.

Regarding the Safegard Self Storage CPA proposal, Councilmember Robertson observed that there is no Community Business (CB) zoning near the location. She asked whether this creates a precedent that will lead to upzoning on adjacent properties. She expressed a similar concern about the NE 8th Street Partners CPA proposal regarding the potential for setting a precedent that would trigger upzones on adjacent properties. Ms. Robertson said she had the same concern

regarding the Glendale Country Club NE proposal as well. Ms. Robertson said the site touches adjacent Multifamily-Medium zoning. However, the frontage is primarily along Single Family-Medium development.

Councilmember Robertson said she is hoping that the Transportation Commission and staff will review the transportation impacts of the proposed rezones. She looks forward to seeing the analysis for final review.

Mayor Robinson concurred with Councilmember Robertson's concerns regarding the potential for setting precedence that will trigger property upzoning. However, Ms. Robinson said she is supportive of the Planning Commission's recommendations. She said it is important that any future development be compatible with the surrounding neighborhood.

Ms. Robinson said she wants to ensure that the City is exploring every opportunity to encourage the development of affordable housing. She wondered whether the City could achieve affordable housing or receive fees in lieu to be used for affordable housing. She would like staff and the Planning Commission to review the Affordable Housing Strategy to determine whether some of the requirements could be linked to upzoning.

Responding to Mayor Robinson, Ms. Johnson confirmed that staff will incorporate the Council's comments tonight into the final review.

Councilmember Stokes expressed support for the Planning Commission's recommendation and for exploring affordable housing opportunities and policies.

Deputy Mayor Nieuwenhuis concurred.

→ Councilmember Robertson moved to adopt the 2020 Annual Comprehensive Plan Amendment (CPA) Work Program as recommended by the Planning Commission, and to direct staff to ensure that the CPA Final Review analysis includes an evaluation of transportation impacts, the potential for setting precedence for upzoning, and how the CPAs might be used to achieve affordable housing units. Councilmember Stokes seconded the motion.

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

- (b) Ordinance No. 6522: 1) authorizing execution of a grant agreement with King County to accept \$221,909 in Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") funding to fund economic relief and recovery activities in response to the COVID-19 public health emergency; 2) amending the 2019-2020 Operating Grants, Donations, and Special Reserves Fund to increase the appropriation by \$221,909; and 3) authorizing the expenditures of said funds.

City Manager Miyake said Ordinance No. 6522 authorizes a grant agreement with King County to accept \$221,909 in funding through the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

Jesse Canedo, Chief Economic Development Officer, said that Ordinance No. 6522 accepts the grant funding and approves the recommended expenditure allocation of \$185,000 for small business pass-through grants. The remaining \$36,909 will be used for COVID-related operating expenses.

Philippa Marsh, Economic Development Manager, said the funding received through the CARES Act is intended to support economic relief and business recovery. The small business grants are targeted at businesses with fewer than 25 employees, and the grant recipients will be selected through a random lottery system. In order to be eligible for a grant, a business must have lost 20 percent or more in revenue as a result of the pandemic that has not been reimbursed by other funding sources.

Ms. Marsh said staff will place an emphasis on equity and reaching underserved businesses by having the information and application forms available in five languages, keeping the application short, and providing one-click guidance on how to look up needed information (e.g., business license number). Staff will also provide individual technical assistance for completing applications in multiple languages. Ms. Marsh said the City will work with community-based organizations, diverse chambers of commerce, and ethnic media outlets to reach traditionally underserved businesses. Staff recommends using a random lottery system to select the grant recipients.

Mr. Canedo requested Council adoption of Ordinance No. 6522. He said there are approximately 4,000 small businesses in Bellevue that could potentially qualify for the grants.

Councilmember Lee said he is pleased to see the availability of grant funding. He wants to ensure that underrepresented businesses will receive information about the grant program. He said he will be interested in the list of applicants and final grant recipients.

Councilmember Zahn expressed appreciation for the funding and noted she is pleased that the City will be able to offer small business grants. She questioned whether the \$36,909 targeted for COVID-related operating expenses could be replaced by other City dollars, in order to provide the full \$221,909 in CARES funding to small business grants. City Manager Miyake said staff could explore opportunities for moving funding from another budget item to cover the COVID-related operating expenses.

Councilmember Robertson said she appreciated the funding to provide grants to small businesses. She said it is important that businesses succeed and thrive beyond the pandemic. She expressed a preference for using the \$36,909 in grant funds for operating expenses because she does not want to take funding from another budget item. Ms. Robertson said it is important for the City to maintain its service levels (e.g., public safety, utilities) to support economic recovery. Councilmember Robertson expressed support for Ordinance No. 6522.

Councilmember Stokes concurred with his colleagues regarding the grant funding and expressed support for moving forward.

Councilmember Barksdale expressed his appreciation for the grant funding and the opportunity to help small businesses. However, he expressed concern that the lottery system might leave out those with the highest need. He wondered whether it would be possible to prioritize the grants based on the industries most impacted by the pandemic.

Ms. Marsh said a number of cities are using the lottery system because they recognize that all businesses are in need of help. She noted that the lottery approach greatly decreases the administrative burden on staff and allows them to invest in communications with businesses that are traditionally underserved.

Councilmember Barksdale reiterated his suggestion to determine whether priority could be given to businesses in the industries most impacted by the pandemic.

Deputy Mayor Nieuwenhuis thanked staff for the presentation and King County for the funding. He said he appreciated Councilmember Barksdale's suggestion to prioritize businesses in the most-impacted industries if possible (e.g., restaurants). Mr. Nieuwenhuis suggested that the City highlight the grant recipients after they are selected to encourage the community's support of the businesses.

Mayor Robinson said she appreciated the emphasis on the equitable disbursement of the grant funds. She said that other cities have had good results using the lottery system. She is grateful for the funding through King County for local businesses. She suggested lobbying the federal government for additional funding as the pandemic continues.

→ Deputy Mayor Nieuwenhuis moved to adopt Ordinance No. 6522, and Councilmember Stokes seconded the motion.

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

- (c) Ordinance No. 6523: 1) authorizing execution of an interagency agreement with the Washington State Department of Commerce to accept \$4,359,000 in Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") funding for costs incurred due to the COVID-19 public health emergency; 2) amending the 2019-2020 Operating Grants and Donations Fund to increase the appropriation by \$4,359,000; 3) amending the 2019-2020 Human Services Fund to increase the appropriation by \$500,000; and 4) authorizing the use of CARES Act funding.

Mr. Miyake said Ordinance No. 6523 authorizes the execution of a Coronavirus Aid, Relief, and Economic Security (CARES) Interagency Agreement with the Washington State Department of Commerce to accept \$4,359,000 in grant funding related to the COVID-19 public health emergency.

Nathan McCommon, Deputy City Manager, said staff is seeking Council direction to authorize the execution of the interagency agreement to accept the grant funding, to amend the Operating Grants and Donations Fund and the Human Services Fund accordingly, and to authorize the use of CARES Act funding. The CARES Act was passed by Congress on March 27. The City has

expended \$3.8 million of its \$4.3 million grant for City operational costs related to public health and safety efforts to mitigate the impacts of the pandemic. The remaining \$500,000 has been directed toward human services, especially food and emergency financial assistance.

Toni Esparza, Assistant Director of the Parks and Community Services Department, said that Human Services staff continue to monitor the data regarding social services needs. She said food and housing continue to be the most critical needs. She said the City must expend the grant dollars by October 31. Ms. Esparza said the City began tracking food distributions in March. Hopelink has provided one million meals and 49,000 boxes of food. The Bellevue School District (BSD) has provided 187,262 meals, and LifeSpring has provided 286,592 meals. Neighbors Feeding Neighbors has provided 498 grocery boxes or bags. The BSD Family Connection Centers have provided 3,871 grocery boxes or bags.

Ms. Esparza said there is an ongoing, critical need for financial assistance, primarily to pay rent. She said there are families experiencing poverty for the first time who are learning how to access services. The significant demand for social services is taxing the workload capacity of agencies that receive funding from the City, creating the need to identify new, additional agencies to administer assistance to the community.

Staff recommends that \$300,000 of the \$500,000 identified for human services costs be allocated to respond to food scarcity and that the remaining \$200,000 be allocated to emergency financial assistance. Staff proposes utilizing currently contracted agencies to provide the food assistance, while identifying agencies that the City is not currently funding for this purpose to provide emergency financial assistance.

Ms. Esparza said that, upon the adoption of the ordinance, staff will move forward with the process for determining grant recipients. To engage additional agencies to provide emergency financial assistance to residents, the City would issue a Request for Proposal (RFP) and would actively reach out to agencies in the community that provide this service but that are not currently receiving funds from the City of Bellevue. Staff will also reach out to those in the community who are involved in advocacy for traditionally underserved populations to gain their insight on additional agencies to contact. At the close of the RFP process, staff will conduct a review of the applications and present the information to the Human Services Commission for endorsement before administering contracts. Staff anticipates completing this work by the end of August.

Deputy Mayor Nieuwenhuis said this is another good news story in terms of grant funding. He acknowledged the urgency to meet food and housing needs. He thanked staff for their responsiveness and their efforts to distribute assistance to the community. Mr. Nieuwenhuis said he wants to ensure that the City is always updating its data regarding the most critical needs as we continue to move through the pandemic. Mr. Nieuwenhuis encouraged distributing the assistance to the community as quickly as possible.

Ms. Esparza recalled that the Council received two previous presentations about human services needs related to the pandemic. In addition to food and emergency financial assistance, critical needs include subsidized child care, legal advocacy and assistance, and shelter services.

Councilmember Zahn said that unfortunately many nonprofit organizations have been forced to cancel their annual fundraisers and are experiencing significant funding gaps. She asked whether staff is pursuing partnerships or opportunities to receive matching funds. Ms. Esparza said the City is helping to amplify the message of the needs within the community. She said staff is participating in a number of regional discussions regarding shelters, food scarcity, and the needs represented by the human services providers. Ms. Zahn encouraged exploring additional solutions for providing food assistance, including through a food truck voucher program.

Councilmember Robertson expressed support for the ordinance. She said she is proud of the City's quick response and ongoing efforts to provide assistance to the community. She said it is critical to keep people housed.

Councilmember Barksdale thanked staff for their work and said he appreciated the grant funding. He concurred with Councilmember Zahn's suggestion to explore matching funds programs as staff continues to identify potential resources.

Councilmember Lee reminded everyone that the money from the federal government originally came from all of us. He thanked staff for their work. He encouraged reaching out even more to non-traditional, nonprofit organizations that serve those who are typically underrepresented. He noted the long lines at food banks as well as the other significant needs in the community. Mr. Lee said he is grateful for the grant funds and concerned about how long the pandemic will continue.

Councilmember Stokes thanked staff for their work and voiced his appreciation for the federal funding. He encouraged moving forward as quickly as possible.

Mayor Robinson agreed that speed should be a top priority in disbursing the funds. She thanked staff for their good work.

→ Deputy Mayor Nieuwenhuis moved to adopt Ordinance No. 6523, and Councilmember Stokes seconded the motion.

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

13. Unfinished Business: None.

14. New Business: None.

15. Executive Session

At 9:04 p.m., Mayor Robinson declared recess to Executive Session for approximately 15 minutes to discuss one item of property disposition.

The Executive Session began at 9:17 p.m. Councilmember Stokes was unable to participate due to connection issues.

16. Adjournment

The Executive Session concluded at 9:36 p.m. and the meeting was adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw