

CITY OF BELLEVUE  
CITY COUNCIL

Summary Minutes of Regular Meeting

April 26, 2021  
6:00 p.m.

Virtual Meeting  
Bellevue, Washington

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

ABSENT: None.

1. Call to Order

The meeting was called to order at 6:00 p.m., with Mayor Robinson presiding.

2. Roll Call; Flag Salute

City Clerk Charmaine Arredondo called the roll. All Councilmembers were present and participating remotely. Deputy Mayor Nieuwenhuis led the flag salute.

(a) Arbor Day-Earth Day Proclamation

Councilmember Stokes read the proclamation recognizing April 26, 2021, as Arbor Day-Earth Day in Bellevue.

3. Approval of Agenda

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

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

4. Oral Communications: None.

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

6. Report of the City Manager: None.

7. Council Business and New Initiatives: None.

8. Consent Calendar

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

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

(a) Council Minutes

Minutes of April 12, 2021 Regular Meeting

(b) Resolution No. 9925 authorizing the execution of amendment three to an existing agreement with Copiers Northwest, Inc. to exercise the option to extend the agreement for one additional year for mail, central receiving & distribution, and on-site copy center services for all City departments, and to increase the total not to exceed amount of the agreement from \$2,000,000 to \$2,600,000, plus all applicable taxes.

(c) Resolution No. 9926 authorizing execution of a two-year lease agreement, with three one-year renewal options, with Deli D's LLC DBA Copper Kettle Coffee Bar, to operate a coffee cart at the Bellevue Botanical Garden.

(d) Resolution No. 9927 of intention to hold May 10, 2021 public hearings prior to approval of the Development Agreement for the Crossroads Multifamily Project (DA) and to include the Project site in the Multifamily Housing Property Tax Exemption Program (MFTE Program).

9. Public Hearing: None.

10. Study Session Items

(a) Briefing on King County Countywide Planning Policies (CPPs) Update

City Manager Brad Miyake introduced discussion regarding the King County Countywide Planning Policies (CPPs). He noted that the policies create a shared framework for managing growth for all of the jurisdictions in the county.

Joyce Nichols, Director of Intergovernmental Relations, noted that the Puget Sound Regional Council (PSRC) recently adopted its Vision 2050 plan. She said the CPPs need to be updated to create employment and housing growth targets that are consistent with the Vision 2050 plan.

Ms. Nichols introduced King County staff: Karen Wolf, Senior Policy Analyst and Rebecca Maskin, Demographic Planner. Ms. Nichols said the CPPs include policies related to roads, transportation, land use, jobs, housing, environmental issues and other areas.

Ms. Wolf recalled that the state Growth Management Act (GMA) was adopted in 1990. The legislation required King, Kitsap, Pierce and Snohomish counties to create multicounty planning policies in the form of the PSRC Vision 2050 plan, and the CPPs will now be updated for consistency. The CPPs provide the link between the Vision 2050 plan and individual jurisdictions' comprehensive plans.

Ms. Wolf noted that Councilmember Robertson has been a valuable member of the Growth Management Planning Council (GMPC) for a number of years. The GMPC was established in 1992 via an interlocal agreement and was convened by the King County Executive with members representing King County, City of Seattle, and the Sound Cities Association (SCA). The City of Bellevue now has a seat on the GMPC, and ex-officio members include school districts, special purpose districts and the Port of Seattle. The GMPC oversees updates to the CPPs and makes recommendations to the King County Council as appropriate. CPP amendments must be ratified by jurisdictions representing at least 70 percent of the population and 30 percent of those jurisdictions.

The CPPs provide guidance for jurisdictions' comprehensive plans, define the urban growth area boundary, provide criteria for revising the growth boundary, set growth targets for each jurisdiction, provide criteria for defining urban centers and manufacturing/industrial centers, and address policies for countywide issues. The Vision 2050 plan provides new growth targets and policy guidance for the 2024 update to the Comprehensive Plan. Ms. Wolf said that many of the new policies relate to climate change and updating greenhouse gas reduction goals. She noted that updates to the policies will be considered through an equity lens.

Ms. Maskin described the key themes addressed in the development patterns chapter: 1) establish a Centers Designation Framework consistent with the PSRC regional framework, 2) address four-to-one program provisions, 3) ensure better understanding of past housing and land use practices that have led to inequities by race and ethnicity, 4) codify growth target and urban growth capacity report processes, 5) develop new growth targets with a planning horizon to 2044, and 6) strengthen city-county collaboration around annexation area planning. Growth targets reflect a policy statement about the amount of housing and jobs each jurisdiction will plan to accommodate in their 2024 comprehensive plan updates. The growth targets are created collaboratively by King County and all of the cities.

Ms. Maskin said the King County population (660,850), housing units (296,800), and jobs (490,850) targets are established for 2019-2044 and the targets are broken down and assigned to different subareas. Bellevue's draft growth targets are 27,000 new housing units and 54,000 new jobs. Seattle's targets are 112,000 new housing units and 169,500 new jobs.

Ms. Maskin described key housing themes for the CPP update: 1) align with Vision 2050 and the Regional Affordable Housing Task Force Final Report and Recommendations, 2) redefine "countywide need" as the number of homes needed today, 3) guide cities and the county through

a continuous improvement process, and 4) establish regular monitoring of the regional and jurisdictional progress through the Affordable Housing Dashboard, and leverage new centralized data infrastructure created by King County staff to support the dashboard.

Ms. Wolf highlighted the key themes related to the economy: 1) support advanced manufacturing throughout the county, 2) prioritize a diversity of middle-wage jobs, 3) foster a supportive environment for local, women-owned and BIPOC-owned businesses, 4) reduce historic and ongoing disparities in income and employment opportunities for communities that have been economically disadvantaged, and 5) encourage public and private sector entities to incorporate environmental stewardship and social responsibility into their policies and practices.

Key transportation themes to be addressed through the CPP update include: 1) emphasize creating an equitable transportation system, 2) improve the safety of the system, 3) encourage alternatives to driving alone including transit and active transportation, 4) minimize displacement and impacts on affected communities, 5) strengthen connections between land use and transportation, and 6) promote a sustainable system by encouraging transit use, active transportation and alternative fuels.

The key public facilities and services themes are: 1) address impacts of climate change on fisheries and water reuse and reclamation, 2) make investments in renewable and alternative energy sources, 3) expand internet service to businesses and households of all income levels, 4) prioritize affordable and equitable access to public services, 5) consider climate change, economic and health impacts when siting and building essential public facilities, and 6) prepare for natural disasters.

Ms. Wolf said the GMPC approved the public review draft of the CPP policy matrix in March, and the public review and comment period ends May 5. The revised CPPs will be forwarded to the GMPC on May 19 in advance of its May 26 meeting. Final approval by the GMPC is anticipated by its June 23 meeting. The King County Council is expected to adopt the updated CPPs during the third quarter, with ratification by the cities to occur by the end of the year.

Mayor Robinson thanked staff for the presentation. She thanked Councilmember Robertson for representing Bellevue so well on the GMPC.

Councilmember Robertson noted that she has served on the GMPC since January 2010. She thanked Ms. Wolf and Ms. Maskin for the presentation. Ms. Robertson said there have been many conversations, workshops and small group discussions regarding Vision 2050, and the group coalesced around many of the policy issues. She noted an equity forward approach to updating the policies, which is consistent with the City's approach and values. She said that many of the policies are consistent with Bellevue's current practices, especially in the areas of transportation and the environment.

Ms. Robertson said that Mayor Robinson serves on the King County Affordable Housing Committee, which is the group that delivered the draft housing section of the CPPs to the GMPC. She noted that Councilmember Stokes served on the King County Affordable Housing Task Force, which reviewed the work of the committee. One area related to housing policies to

consider is the issue of data collection, analysis and monitoring requirements. Councilmember Robertson said that concerns were raised about placing a burden on smaller jurisdictions for those activities, especially given the staffing and budgetary impacts of the pandemic. She said another topic of the overall discussion is whether cities will receive the services and help with infrastructure needed to support the growth. Councilmember Robertson thanked staff for all of their work and encouraged the public and fellow Councilmembers to provide input on the CPPs.

Councilmember Barksdale said he appreciated the equity lens and framework reflected in the CPP update process. He asked whether the housing targets will be broken into categories by area median income (AMI). Following up on Councilmember Robertson's comment, he asked whether there are opportunities for assistance to smaller cities to conduct data collection and monitoring.

Ms. Wolf said there was discussion about setting housing targets by household AMIs. However, the approach by the King County Affordable Housing Committee and the GMPC was to identify the need. She said that much of the data collection at the countywide level is already required for federal government reporting. She said that Bellevue, King County and Seattle have robust reporting of affordable housing data. Councilmember Barksdale suggested that, even if it is not part of the targets, it would be helpful to have countywide coordination on housing goals for households at different AMI levels.

Mayor Robinson said this is the second year of the Affordable Housing Committee's work and there have been discussions about how to approach different AMI housing units. She said the Affordable Housing Dashboard will provide a toolkit for cities to achieve different levels of affordability in their jurisdictions.

Councilmember Stokes thanked staff for the presentation. He cautioned against focusing only on the larger cities and potentially missing opportunities in smaller communities. He noted that things have changed significantly in the past few years, and that change is anticipated to persist with the ongoing impacts of the pandemic.

Ms. Wolf said there are policies that direct all cities and identify all cities as having a responsibility to provide affordable housing. While data collection is expected of all jurisdictions, there is an understanding that larger cities are more likely to have the capacity for data monitoring and analysis. She said the PSRC is currently developing a housing strategy, which will provide tools and guidance for cities.

Responding to Mr. Stokes, Ms. Maskin said the pre-COVID growth forecasts remain in the Vision 2050 plan given that it is a long-range plan. She said the projections will next be updated in 2022.

Councilmember Zahn thanked King County staff and Councilmember Robertson for all of their work with the CPPs. She thanked them for adding the new section on public facilities and disaster preparedness. She noted the importance of regional planning and cooperation for emergency events. She encouraged consistent definitions and data collection standards for all cities. She concurred with Councilmember Barksdale's interest in setting housing targets by AMI

levels. Councilmember Zahn commented that the interrelationship of transportation and housing issues should be reflected in the planning work. She noted that a high percentage of Bellevue downtown workers live outside of Bellevue.

Mayor Robinson concurred with Councilmember Zahn about the importance of considering the impacts of housing on commute patterns. Ms. Robinson said she would like to start planning for people to live closer to where they work.

Councilmember Lee thanked Councilmember Robertson for representing Bellevue on the GMPC. Responding to Mr. Lee, Ms. Wolf said the core cities are those designated as regional growth centers (e.g., Issaquah, Redmond, Renton and others). The two metro areas are Seattle and Bellevue. HCT refers to high-capacity transit communities (e.g., Mercer Island, Newcastle, Shoreline, Woodinville and others).

Mayor Robison thanked Ms. Wolf and Ms. Maskin for the presentation and discussion.

11. Land Use: None.

12. Other Ordinances, Resolutions, and Motions

- (a) Ordinance No. 6575 to amend Land Use Code Chapter 20.20 General Development Requirements, Chapter 20.25 Special and Overlay Districts, and Chapter 20.50 Definitions to establish lower minimum residential parking requirements for certain housing developments in areas with frequent transit service; providing for severability; and establishing an effective date.

Mike Brennan, Director of the Development Services Department (DSD), said staff is seeking final Council action to adopt Ordinance No. 6575 to amend Land Use Code 20.20 General Development Requirements, LUC 20.25 Special and Overlay Districts, and LUC 20.50 Definitions, to establish lower minimum parking requirements for certain housing developments near frequent transit service.

Kristina Gallant, Senior Planner, said staff recommends a two-tiered system for applying the frequent transit service criteria to housing locations. For permanent affordable housing, frequent transit service is defined as a transit stop with service 2-4 times per hour within a one-quarter mile radius of the affordable housing units. For market-rate multifamily, senior, and time-limited affordable housing, frequent transit service refers to a stop with service more than four times per hour within a one-half mile radius. This includes future light rail and bus rapid transit (BRT) transit stops opening within two years.

Ms. Gallant highlighted the map depicting areas of Bellevue based on their frequency of transit service. Transit availability will be based on the scheduled transit service in effect on the date of a completed building permit application or land use approval. The Director may determine that service is not available if there are physical impediments to transit service.

Staff recommends lower parking ratios for certain housing located near frequent transit service. For affordable housing up to 80-percent AMI, a minimum of 0.75 parking spaces per unit is recommended for areas with transit service 2-4 times per hour, and a minimum of 0.5 parking spaces is recommended for areas with transit service more than four times per hour. For market-rate multifamily housing, 0.75 parking spaces per unit is required for areas with transit service more than four times hourly. Parking is not required for residents of senior housing developments. However, parking capacity for staff and visitors may be required. Ms. Gallant noted that developers may provide more parking than the minimum required by code.

Ms. Gallant said a separate policy relates to accessory dwelling units (ADUs) and is consistent with RCW 36.70A.698. The proposed regulation removes the requirement for a dedicated parking space for ADU units for property located within one-quarter mile of transit stops with service more than four times hourly, including light rail and BRT stops opening within two years.

Trisna Tanus, Consulting Attorney, said the parking amendments support the following policies in the Affordable Housing Strategy: 1) Action B-1, encourage housing around light rail stations, 2) Action B-2, update ADU standards, and 3) Action D-1, revise codes to reduce the cost of building multifamily housing. Staff's recommendation conforms the Land Use Code with RCW 36.70A.620 and RCW 36.70A.698.

Ms. Tanus highlighted the public engagement activities including holding a public hearing, providing online information, and hosting conversations with the development community and other stakeholders. The public hearing was held by the Planning Commission on February 24. Following the Council's decision tonight, the matter will go to the East Bellevue Community Council (EBCC) for a public hearing and action on May 4.

Responding to Mayor Robinson, Ms. Tanus said that if the EBCC does not approve the City Council's ordinance, the regulations will not apply within their jurisdiction boundaries. The old regulations, which do not conform with new state law, would remain in effect by default.

Responding to Deputy Mayor Nieuwenhuis, Ms. Tanus said the EBCC held a robust discussion on this topic and they identified impacts that could result from the reduction in minimum parking requirements. Ms. Tanus said the EBCC was interested to know that the regulations will apply to future and not to existing developments. She said a number of other issues were discussed. However, the EBCC did not indicate what action it might take on the ordinance. In further response to Mr. Nieuwenhuis, Mr. Brennan said the City would address issues related to parking on a complaint basis. Mr. Brennan noted that transit usage will continue to increase.

→ Deputy Mayor Nieuwenhuis moved to adopt Ordinance No. 6575, and Councilmember Robertson seconded the motion.

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

13. Unfinished Business: None.

14. New Business: None.
15. Executive Session: None.
16. Adjournment

At 7:15 p.m., Mayor Robinson declared the meeting adjourned.

Charmaine Arredondo, CMC  
City Clerk

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