

East Bellevue Community Council
Summary Minutes of Regular Meeting

January 5, 2021
6:30 p.m.

Virtual Meeting
Bellevue, Washington

PRESENT: Chair Hummer, Vice Chair Gooding, and Councilmembers Dhananjaya, Epstein, and Kasner

ABSENT: None.

STAFF: Thara Johnson, Community Development Department
Nicholas Matz, Community Development Department

1. **CALL TO ORDER**

The meeting was called to order at 6:30 p.m., with Chair Hummer presiding. She noted that this evening's meeting and future meetings would be held remotely via Zoom in order to comply with the governor's emergency order concerning the Open Public Meetings Act (OPMA), which prohibits in-person meetings during the pandemic.

2. **ROLL CALL/FLAG SALUTE**

Deputy City Clerk Karin Roberts called the roll. All Councilmembers were present. Vice Chair Gooding led the flag salute.

3. **APPROVAL OF AGENDA**

Vice Chair Gooding moved to approve the agenda. Councilmember Dhananjaya seconded the motion, which carried by a vote of 5-0.

4. **COMMUNICATIONS: WRITTEN AND ORAL:** None.

5. **REPORTS OF CITY COUNCIL, BOARDS, and COMMISSIONS**

Deputy Mayor Jared Nieuwenhuis, City Council liaison to the EBCC, provided a brief update, noting that the City Council approved the City's 2021-2022 Operating Budget and 2021-2027 Capital Investment Program (CIP) Plan on December 14, 2020. The budget maintains critical services, including public safety and human services, while continuing to invest in growth areas and infrastructure. Mr. Nieuwenhuis said the budget incorporated Council-proposed amendments related to Vision Zero, the BelRed Growth Corridor, pedestrian and bike infrastructure, Communities of Color initiative, and the cross-cultural center. He noted the Council's work related to the Environmental Stewardship Initiative (ESI), Bellevue College Connector transit

project, and retaining an important Fire Department program administrator position for the public safety training facility.

Mr. Nieuwenhuis said the updated Environmental Stewardship Plan was also adopted by the Council on December 14. The plan includes both short-term and long-term goals and targets for 2030 and 2050, as well as approximately 77 actions to implement over the next five years.

Mr. Nieuwenhuis noted the recent adoption of the sales tax provided by House Bill 1590 to generate revenues to address housing and housing services needs (e.g., mental and behavioral health services). The housing funds are focused on serving households earning 60 percent or below of the area median income (AMI). Mr. Nieuwenhuis noted that the Fall 2020 Bellevue Essentials class was held online with 40 participants over a nine-week period.

6. **REPORT OF THE CHAIR**

Chair Hummer said that she and Vice Chair Gooding presented the EBCC's annual report to the City Council in December. Ms. Hummer said she looks forward to providing similar updates throughout the year. She said the Planning Commission has upcoming public hearings related to accessory dwelling units (ADUs) and unit lot subdivisions. She encouraged EBCC members to attend meetings of Boards and Commissions in order to comment earlier in planning processes, well before the topics are forwarded to the EBCC.

7. **PUBLIC/COURTESY HEARINGS**

(a) Public Hearing: 2020 Proposed Comprehensive Plan Amendments

Chair Hummer said the purpose of the public hearing is to consider three 2020 proposed Comprehensive Plan Amendments (CPAs). She said a courtesy hearing was previously held before the EBCC, and the City Council adopted the recommendations of the Planning Commission. Ms. Hummer said this is the opportunity to consider whether the CPAs should be approved for the EBCC jurisdiction.

Thara Johnson, Comprehensive Planning Manager, confirmed that a courtesy hearing was held with the EBCC last fall before the Planning Commission held its public hearing and forwarded its recommendations to the City Council. She said the EBCC is asked to take formal action regarding the City Council's adoption of the three privately initiated CPAs.

Nicholas Matz, Senior Planner, said the City Council adopted the CPAs on December 14, 2020, and the EBCC has jurisdiction over whether the amendments should apply within its boundaries. The City Council and the Planning Commission found that all of the CPAs met all of the final review decision criteria for a CPA. The City Council supports the proposed amendments as opportunities for needed housing in the community.

Mr. Matz highlighted the Glendale Country Club NE CPA and the NE 8th Street Partners CPA, both of which affect property on NE 8th Street. The NE 8th Street Partners CPA proposes a map amendment from Office (O) to Multifamily-High (MF-H) on two parcels on a nearly one-acre site. The Glendale Country Club NE CPA proposes a map amendment from Single Family-Low

(SF-L) to Multifamily-Medium (MF-M) on a 3.3-acre portion of the Glendale Country Club property. The parcel fronts onto NE 8th Street. The Planning Commission recommended that the CPA fits within the neighborhood and retains the environmental and aesthetic benefits of the open space at the golf course. Mr. Matz noted that two of the Planning Commissioners did not support the Glendale Country Club CPA because they felt the property was not suitable for housing.

Mr. Matz described the policy CPA, prompted by the passage of State Substitute House Bill 1377, that will work to increase the development potential of affordable housing on suitable land owned by public, nonprofit housing, and faith-based entities, as directed by Action C-1 of the City's Affordable Housing Strategy (adopted June 2017). The new law requires the City to allow increased density bonuses that are consistent with the local needs for affordable housing on real property owned or controlled by a religious organization. The law requires assurances that the housing will remain affordable for the life of the development.

Mr. Matz said Action C-1 reflects an incentive-based approach to generate affordable housing units and to welcome residents at all income levels. He said cities are required under the new state law to provide a density bonus for affordable housing on faith-based properties. The density bonus will not apply in the Downtown, BelRed or Eastgate employment centers because other housing incentives are already in place in those areas. The Action C-1 policy CPA does not apply to park or public utility properties. Mr. Matz said staff is working to develop the Land Use Code Amendment (LUCA) to implement the CPA.

Mr. Matz highlighted the public outreach process related to the proposed Action C-1 CPA. He said that comments from the EBCC's October 6, 2020 courtesy hearing were part of the record provided to the Planning Commission and the City Council. The Planning Commission and City Council received 103 comments in favor of the Action C-1 policy CPA. Mr. Matz noted that Chair Hummer provided comments on the proposal to the Planning Commission and to the City Council.

Chair Hummer thanked Mr. Matz for the thorough presentation.

At 7:10 p.m., Councilmember Kasner moved to open the public hearing. The motion was seconded by Councilmember Dhananjaya and carried by a vote of 5-0.

Ellen Lenhart thanked the EBCC, City Council, and Planning Commission for their work on behalf of residents. She expressed enthusiastic support for the Glendale Country Club NE CPA.

Louis Nickols expressed support for the Glendale Country Club NE CPA, which provides the opportunity for housing near transit services. He said the ability to develop the small portion of the golf course property for housing will allow the club to continue to provide the environmental benefits of the wetlands and open space. He thanked EBCC members for their time and consideration.

Ryan Donohue, Advocacy and Public Policy Director, Seattle-King County Habitat for Humanity, expressed strong support for the Action C-1 CPA. He described the organization's work across King County and the significant housing crisis. He said Habitat for Humanity is

currently involved in a similar demonstration project. He noted that the Action C-1 policy amendment could provide home ownership opportunities as well as rental housing.

Clint Whitney, General Manager of the Glendale Country Club, thanked the Planning Commission, City staff, and the City Council for their support of the CPA. He said the proposed housing will be low density, and the CPA will allow the club to preserve wetlands and open space. He noted that the location on NE 8th Street benefits from frequent transit service. He expressed support for the planned stormwater infrastructure improvements to benefit Kelsey Creek and salmon habitat.

Dana Nunnally spoke in favor of the NE 8th Street Partners CPA, opining that it aligns with the multifamily housing in the surrounding area. She said the property owners held an open house for residents and businesses in the immediate area to discuss the proposed rezone. She said the CPA will allow the development of needed housing. She thanked the City Council for its support of the CPA.

Brian Whiteside said he is a member of the Glendale Country Club and he supports the proposed CPA. He said the CPA will enable the club to make infrastructure improvements to enhance environmental sustainability. He thanked Chair Hummer and the EBCC for their work.

Ian Morrison, representing McCullough Hill Leary, thanked the public for their comments and encouraged the EBCC to support the Glendale Country Club NE CPA. He expressed appreciation for staff's review and the support of the Planning Commission and City Council. The proposal will provide needed housing on a transit corridor and will allow the club to invest in environmental enhancements. He said the golf course's open space is a community asset.

Mallory Van Abbema, Policy and Advocacy Manager for the Housing Development Consortium (HDC), expressed support for Resolution No. 585. She noted that HDC submitted written comments regarding the Action C-1 policy CPA for the EBCC's review. She said they are encouraged by the City's progress on implementing the Affordable Housing Strategy. She said Action C-1 promotes partnerships, efficiency, and affordability in developing affordable housing. She thanked the council members for their commitment to the community.

At 7:24 p.m., Councilmember Dhananjaya moved to close the public hearing. The motion was seconded by Vice Chair Gooding and carried by a vote of 5-0.

Chair Hummer invited discussion regarding the NE 8th Street Partners CPA.

Councilmember Kasner expressed support for all three of the proposed CPAs and encouraged moving forward.

Vice Chair Gooding recalled that there were some concerns by EBCC members about traffic impacts. However, he noted that the movement to more people working from home has provided some congestion relief and improved mobility.

Councilmember Epstein thanked staff for the presentation and expressed support for the CPAs.

Chair Hummer said the CPA seems to be a straightforward proposal. She noted the history of the property and the decision in the past to retain Office (O) rather than Multifamily (MF) zoning. She noted older housing nearby and wondered about the potential future redevelopment of the area. However, she said it makes sense to add housing along NE 8th Street.

Chair Hummer suggested moving on to the Glendale Country Club NE CPA.

Councilmember Kasner noted that residents adjacent to the golf course strongly support the CPA. He said the proposed housing will fit well with the golf course and development on NE 8th Street.

Vice Chair Gooding expressed support for the CPA.

Responding to Councilmember Epstein, Mr. Matz said the City looked for the presence of wetlands because one of the decision criteria relates to what is allowed under the proposed designation and ultimate zoning. Mr. Matz said the question was whether or not the wetlands on the property would impede the ability to develop multifamily housing, and the answer was no. He said the City's critical areas ordinances and land use regulations protect wetlands, create a wetland buffer, and limit the development density. In further response, Mr. Matz said the number of housing units is likely to be in the low to mid-30s. He confirmed that a parking study will be conducted as well as part of redevelopment. Councilmember Epstein expressed support for the CPA.

Councilmember Dhananjaya said the CPA proposal reflects a good use of the property. Responding to Mr. Dhananjaya, Mr. Matz said the housing residents will have access via NE 8th Street.

Chair Hummer thanked Mr. Matz for providing a summary of the decision criteria. Ms. Hummer read the decision criteria and how they are met by the Glendale Country Club CPA proposal. Responding to Ms. Hummer, Mr. Matz confirmed that the CPA proposes a map amendment and creates the opportunity for a change in development capacity. In this case, roughly 3.3 acres of the site could potentially be developed as MF-H housing.

Ms. Hummer recalled a water main break in the past that resulted in damage to the golf course. She said the club paid for the repairs and did not try to charge the City. She believes the club has done its due diligence in managing the property and preserving the environment and wetlands. She expressed support for the CPA. Ms. Hummer said she read public comment letters on the City's web site that refer to considering an increase in the density around the club from R-1 to R-2.5 (units per acre). Chair Hummer expressed support for the Glendale Country Club NE CPA.

Responding to Councilmember Dhananjaya regarding the Action C-1 CPA, Mr. Matz read the language referring to a potential demonstration project involving affordable housing. Eligible projects must be located on an arterial in multifamily land use districts, and the property must be owned by a nonprofit housing entity. Mr. Matz said the demonstration project will address the standards and requirements related to proximity to transit, residential development capacity, and other land use dimensional incentives. In further response to Councilmember Dhananjaya, Mr.

Matz confirmed that Land Use Code Amendments (LUCAs) will be developed based on the CPAs.

Responding to Mr. Dhananjaya, Mr. Matz said the Action C-1 policy CPA does not represent rezones but rather incentives for developing affordable housing. In further response, Mr. Matz said that certain commercial uses are allowed in mixed use projects in single-family zones. He said it is likely that housing on faith-owned property will be separate from the church location. He noted the goal of providing housing that looks like single-family housing. He said projects on faith-owned and other nonprofit properties are subject to existing multifamily design standards. Responding to Councilmember Dhananjaya, Mr. Matz said the affordable housing must be preserved through the life of the development project.

Responding to Councilmember Epstein, Mr. Matz said that nonprofit and faith-based entities have expressed an interest in developing housing under Action C-1 of the City's Affordable Housing Strategy. Mr. Matz said the housing units are targeted for households earning 80 percent of the area median income (AMI) or below. In further response to Mr. Epstein, Mr. Matz said the issue of rental versus ownership units will partially be dictated by the market.

Responding to Councilmember Kasner, Assistant City Attorney Chad Barnes said that if the EBCC does not approve the CPA, it would place the EBCC at odds with State Substitute House Bill 1377, which mandates housing protections for religious institutions. Councilmember Kasner expressed support for affordable housing incentives and the Action C-1 CPA.

Responding to Chair Hummer, Mr. Barnes said the state law mandates the development of an incentive program for affordable housing. However, it does not specifically address the concept of a demonstration project.

Ms. Hummer said she appreciated the comment from the Planning Commission about not having enough time to review the policies. Ms. Johnson said staff is currently developing the Planning Commission's work program for the next six months and anticipates two study sessions and a public hearing to address the policy and LUCA. A courtesy hearing will be held before the EBCC as well.

In further response to Chair Hummer, Mr. Matz said the LUCA results in development regulations and will be reviewed and developed by staff, the Planning Commission, and the City Council. He confirmed that the planned unit development (PUD) process applies to properties with critical areas and is another mechanism for producing affordable housing. Mr. Matz noted that other affordable housing incentives are in place in the Downtown, BelRed and Eastgate areas.

Chair Hummer recalled concerns in the past from certain Planning Commissioners that affordable and subsidized housing will be concentrated in East Bellevue. She noted that it is an ongoing concern for her as well. She noted the mix of development types in her immediate neighborhood. She said she recently learned that the schools in East Bellevue and the Crossroads area have the highest percentage of students who receive free lunches. Chair Hummer said she would like to see the free lunch program and affordable housing diversified throughout Bellevue.

Chair Hummer noted that City Councilmember Jennifer Robertson has advocated for integrating affordable housing with market-rate housing citywide.

Councilmember Kasner noted that Bellevue College is on state-owned property. He thanked everyone for the presentation and discussion.

8. RESOLUTIONS

(a) Resolution No. 583 Approving City Council Ordinance No. 6559

Vice Chair Gooding moved to adopt Resolution No. 583 approving City Council Ordinance No. 6559 [Glendale Country Club NE CPA]. Councilmember Dhananjaya seconded the motion.

Mr. Gooding expressed support for the motion, noting the strong support for the CPA by the community.

Mr. Dhananjaya concurred and noted that the CPA will allow needed housing.

Mr. Kasner expressed support for the CPA and said he looks forward to the redevelopment.

Mr. Epstein concurred, noting that the golf course has been around for years and housing will be a nice addition.

Chair Hummer expressed support for the CPA, noting the support of the community and the due diligence process by the club owners.

The motion to approve Resolution No. 583 carried by a vote of 5-0.

(b) Resolution No. 584 Approving City Council Ordinance No. 6560

Councilmember Epstein moved to adopt Resolution No. 584 approving City Council Ordinance No. 6560 [NE 8th Street Partners CPA]. Councilmember Dhananjaya seconded the motion.

EBCC members expressed their support and the motion carried by a vote of 5-0.

At 8:31 p.m., Councilmember Epstein moved to extend the meeting until 8:45 p.m. The motion was seconded by Councilmember Dhananjaya and carried by a vote of 5-0.

(c) Resolution No. 585 Approving City Council Ordinance No. 6562

Councilmember Dhananjaya moved to adopt Resolution No. 585 approving City Council Ordinance No. 6562 [Affordable Housing Strategy Action C-1 CPA]. Councilmember Gooding seconded the motion.

Mr. Gooding expressed support for the proposed CPA and the goal to provide more affordable housing.

Councilmember Dhananjaya spoke in favor of the motion, noting that the policy provides the opportunity for a good use of nonprofit and faith-based properties. He hopes it will increase the diversity of housing citywide.

Councilmember Kasner expressed strong support for the Action C-1 CPA.

Councilmember Epstein said he believes the CPA is a good move for housing and nonprofit partners and developers.

Chair Hummer expressed her support as well. She said the CPA complies with a new mandate in state law and contains sufficient provisions to protect existing neighborhoods and to benefit the overall community.

The motion to approve Resolution No. 585 carried by a vote of 5-0.

9. NEW BUSINESS

Chair Hummer noted meetings of the Environmental Services Commission scheduled for May 6 and July 6 that will feature tours of the City's utility infrastructure. She said the tours provide an interesting perspective of the City's operations.

Ms. Hummer recommended that EBCC members read the minutes of the Human Services Commission meeting held in December. She said Janet Lewine provided an excellent presentation regarding all of the City's efforts related to affordable housing and housing services.

10. APPROVAL OF MINUTES

- (a) Summary Regular Meeting Minutes of December 1, 2020

Councilmember Dhananjaya moved to approve the minutes of the December 1, 2020 Regular Meeting. Councilmember Epstein seconded the motion, which carried by a vote of 5-0.

11. ADJOURNMENT

At 8:39 p.m., Chair Hummer declared the meeting adjourned.

Karin Roberts, CMC
Deputy City Clerk

/kaw