

CITY OF BELLEVUE  
CITY COUNCIL

Summary Minutes of Regular Meeting

April 11, 2022  
6:00 p.m.

Virtual Meeting  
Bellevue, Washington

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

ABSENT: Councilmember Robertson

1. Call to Order

The meeting was called to order at 6:00 p.m., with Mayor Robinson presiding. She noted that Councilmember Robertson is not able to join the meeting and is seeking an excused absence.

→ Councilmember Lee moved to excuse Councilmember Robertson's absence from the meeting, and Councilmember Stokes seconded the motion.

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

2. Roll Call; Flag Salute

Deputy City Clerk Karin Roberts called the roll. All Councilmembers except Councilmember Robertson were present and participating remotely. Councilmember Stokes led the flag salute.

(a) National Public Safety Telecommunicators Week Proclamation

Deputy Mayor Nieuwenhuis read the proclamation declaring the week of April 10-16, 2022, as National Public Safety Telecommunicators Week in Bellevue and encouraged all residents to join in recognizing and expressing appreciation for our emergency telecommunicators and their public service.

(b) Autism Acceptance Month Proclamation

Mayor Robinson noted that the All in for Autism fun run is coming up on April 24 at the Downtown Park.

Mayor Robinson read the proclamation recognizing April 2022 as Autism Acceptance Month in Bellevue and encouraged everyone to learn more about Autism Spectrum Disorders and to join the City in fostering inclusion, equity and access for ASD individuals and families.

(b) Pasado Day Proclamation

Councilmember Stokes read the proclamation recognizing April 15, 2022 as Pasado Day in Bellevue. He said Pasado's Law made first degree animal cruelty a felony in Washington state and Pasado's Safe Haven has rescued thousands of animals in the community.

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 6-0.

(a) Regional Issues

City Manager Brad Miyake introduced discussion regarding the state legislative session.

Lacey Jane Wolfe, Assistant Director, Intergovernmental Relations, welcomed the following state legislators in attendance and noted that Representative My-Linh Thai of the 41<sup>st</sup> District was unable to attend:

- 48<sup>th</sup> District – Senator Patty Kuderer, Representative Vandana Slatter, Representative Amy Walen
- 41<sup>st</sup> District – Senator Lisa Wellman, Representative Tana Senn.

Briahna Murray, Gordon Thomas Honeywell, provided an overview of the 60-day state legislative session. The session was conducted almost entirely with virtual meetings with 1,156 bills introduced in addition to bills carried over from 2021. Of those, 309 bills were approved by the legislature and the governor vetoed six of the bills. The legislature adopted the supplemental operating and capital budgets as well as the Move Ahead Washington transportation package.

Ms. Murray said the City worked closely with the Bellevue Downtown Association (BDA) and the Bellevue Chamber of Commerce to advocate for transportation projects and funding. The Move Ahead Washington package includes several items requested by Bellevue including \$380 million and a sales tax deferral to address the \$450 million shortfall for the I-405 and SR 167 improvements, \$18 million for Eastrail, and \$6.9 million for the Mountains to Sound Greenway in Bellevue. Projects that did not receive funding include the 124<sup>th</sup> Avenue/SR 520 interchange, Downtown Bellevue Access to I-405, and planning work for improvements to the I-405 interchanges at SR 520 and I-90. The package also includes \$80 million for the Transportation Improvement Board and \$80 million for the Washington State County Road Administration Board (CRAB) over a 16-year period.

Joe Fain, President and CEO, Bellevue Chamber of Commerce, thanked everyone for their hard work in advocating for Bellevue's transportation priorities. He said he looks forward to the continued partnership with the City.

Patrick Bannon, President, Bellevue Downtown Association (BDA), thanked the state legislative delegation and the City for their collaboration and perseverance throughout the legislative session.

Moving to housing, Ms. Murray said the state legislature approved the transfer of 2021 funds for the Eastgate shelter to the Illahee Apartments in Bellevue to meet the immediate need to preserve that affordable housing. The legislature made unprecedented investments through the supplemental operating and capital budgets including \$114 million to the Housing Trust Fund, \$240 million for rapid acquisition housing grants and \$100 million for the new Apple Health and Homes program. The legislature allocated \$45 million to help transition individuals who are living in encampments within state rights-of-way to permanent supportive housing. They also provided a real estate excise tax (REET) exemption for properties purchased for the purpose of providing affordable housing.

In the area of land use, Ms. Murray said the legislature considered three proposals that were not ultimately passed into law regarding middle housing types, accessory dwelling units (ADUs) and adding a climate change element to the state Growth Management Act (GMA). She said HB 1241 changed the GMA Comprehensive Plan update cycle to every 10 years instead of every eight years.

Ms. Murray recalled that a number of bills related to policing were adopted in 2021. The legislature revisited and modified some of those policies. HB 1735 restored the ability of a police officer to use force to bring people into custody for civil or forensic commitments and as directed through court orders. HB 2037 allows force to be used to hold a person who is fleeing an officer, and HB 1719 clarifies that shotguns can be used to shoot bean bags, rubber bullets and other less lethal alternatives. The legislature discussed the issue of when officers can engage in vehicular pursuits but did not pass the proposed legislation. Ms. Murray said the state legislature increased funding for the Basic Law Enforcement Academy and added 13 classes to expedite and expand the training capacity.

In the area of climate and the environment, Ms. Murray said the legislature adopted a low-carbon fuel standard and the climate commitment act in 2021. During the recent session, two bills were passed. SB 5722 expanded the performance standards to reduce greenhouse gases in buildings with more than 50,000 square feet, and HB 1799 focuses on reducing food and yard waste in landfills by 75 percent by 2030. The legislature allocated \$300 million to electric vehicle investments for grants and incentive programs and \$100 million to increase the deployment of solar energy.

Ms. Murray said the state legislature made targeted investments in economic development and small business support including \$200 million to the Community Reinvestment Account for economic development grants, \$34.5 million to the Small Business Innovation and

Competitiveness Fund, and \$25 million to businesses and nonprofit organizations in the arts, heritage and cultural sectors. The grant programs will be administered through the Washington State Department of Commerce. The legislature approved SB 5980 which provides a business and occupation (B&O) tax exemption for small businesses with a gross annual revenue below \$125,000.

Ms. Murray thanked everyone for their hard work. She thanked the state legislators for their collaboration and persistence in achieving significant outcomes for Bellevue.

Mayor Robinson congratulated everyone on their hard work and success with the transportation package.

Responding to Mayor Robinson, Senator Kuderer confirmed that under SB 5755, the City will need to adopt a sales and use tax incentive program to encourage the redevelopment of vacant lands in urban areas. Ms. Murray said Bellevue is one of the five communities eligible for the program.

In further response to Mayor Robinson, Senator Kuderer said she did not support the use of force bill because it applied to anyone actively fleeing a police officer and did not include the word “intentionally.” As a former prosecutor, Senator Kuderer said she was concerned about individuals with autism, hearing loss and other conditions, as well as people who speak English as a second language, who might not hear or understand an officer’s orders. She said “intentionally” was originally in the bill but it was removed.

Representative Vandana Slatter said she would follow up with more information on HB 1799. She thanked the Mayor and Council for inviting all of the legislators to the meeting, and she thanked Ms. Murray and City staff for their work with the legislature. Representative Slatter thanked Mayor Robinson for the many times she testified before legislative committees throughout the session.

Councilmember Zahn said this is successful partnerships in action. She thanked everyone for their work, especially in the areas of transportation, climate change and the environment. She expressed support for the B&O tax exemption for certain small businesses and workforce development for health care jobs. She wondered whether safe parking programs could be considered through funding to address homelessness. Senator Kuderer confirmed that safe parking programs are eligible for funding.

In further response to Ms. Zahn, Ms. Murray said the Move Ahead Washington package authorizes all cities to use speed cameras beyond school zones. Ms. Murray said specific criteria are provided in the legislation and she would follow up with more information.

Councilmember Stokes said this was a particularly well-coordinated effort to achieve significant results from the state legislature. He said he looks forward to continued collaboration.

Deputy Mayor Nieuwenhuis thanked the legislators, Ms. Wolfe and Ms. Murray for accomplishing so much during the short session. He expressed concern regarding the increase in

armed robberies at marijuana dispensaries because they are a cash business, and the stolen product is essentially untraceable. He noted his understanding that a bill with bipartisan support to address the issue died in the House. The proposed bill would have added one year to the prison sentence of anyone convicted of 1<sup>st</sup> or 2<sup>nd</sup> degree robbery of a marijuana shop, similar to the approach to pharmacy robberies.

Representative Senn said the legislature did expand the funding to cities from marijuana sales revenue to help with law enforcement and other costs. She said the legislature has not wanted to add crimes or increase penalties for some time, especially due to concerns about historic racism in the criminal justice system and the disproportionate impacts to people of color. She said the legislature banned ghost guns in Washington state before President Biden just announced a federal ban on ghost guns. The state legislature also banned the sale and distribution of high-capacity magazines and the right to open carry a firearm to city council, county council and school board meetings and to election sites.

Representative Slatter noted that she was on the Board of Pharmacy from 2007 to 2011. She said Washington state has the highest rate of violent robberies in pharmacies in the nation. She noted the complexity related to addressing robberies of cannabis stores and thanked Deputy Mayor Nieuwenhuis for raising the issue.

Councilmember Lee thanked everyone for working together and for representing Bellevue's interests so well. He suggested that solutions for issues related to transportation, climate change and Vision Zero goals can be achieved through technology. He asked the legislators to help cities retain local control on issues and to avoid unfunded mandates. He commented on the importance of electric vehicle infrastructure, multicultural programs and workforce education and training.

Senator Lisa Wellman said she was at Sammamish High School earlier in the day. She said their robotics team will advance to the national competition. She said the legislature has worked hard to fund education needs throughout the pandemic. She wants to ensure that access to computer science education is available to all students. She noted a significant focus by the legislature on language access for families and schools. She expressed support for electric vehicle charging stations in new homes, and she looks forward to the implementation of autonomous vehicles.

Representative Senn thanked Councilmember Lee for his comments about technology. Ms. Senn noted her involvement with a group exploring blockchain technology and policies. She said the legislature made investments in supporting the cybersecurity workforce. She said she attended a rally in Bellevue's Downtown Park to show support for Ukrainian refugees. She noted that the legislature is investing \$74 million in refugee resettlement for individuals from a number of countries.

Councilmember Barksdale thanked everyone for a productive legislative session. He encouraged the development of all types of housing and expressed concern regarding the need for housing at all income levels, including missing middle housing.

Representative Amy Walen said the top issues are housing affordability, tax reform and gun violence. She said the goal is not to eliminate single-family housing but to create housing options

for everyone. She encouraged housing investments in growth areas along transit corridors. She said underused properties, such as surface parking lots, are ripe for development because they already have services and access to transit.

Senator Kuderer acknowledged that there is a tension between local control and state mandates related to housing. She noted the need for more discussion about what missing middle housing would look like as well as incentives for housing, especially near transit centers. She said homelessness is a solvable problem and it is more cost effective to provide housing than for individuals to be chronically homeless. She expressed support for providing and encouraging more types of housing.

Mayor Robinson said she looks forward to continued collaboration and thanked everyone for their efforts.

(b) Adoption of 2022-2023 Federal Legislative Agenda

Lacey Jane Wolfe, Assistant Director, Intergovernmental Relations, said the meeting packet includes a draft memorandum of understanding (MOU) related to the Eastrail. She noted that the item will be placed on an upcoming consent calendar for Council action.

Ms. Wolfe said the federal bipartisan infrastructure legislation offers an unprecedented opportunity for cities to pursue infrastructure funding. She introduced Tony Williams of Washington 2 Advocates, the City's federal contract lobbyist, and noted staff's efforts with them to draft a federal legislative agenda based on the Council's adopted vision and priorities. She said the development of the agenda reflects the prioritization of projects that are shovel-ready for requesting federal funding.

Mr. Williams said federal agencies are continuing to work on creating their rules and regulations related to infrastructure funding and grant opportunities. He noted discussions with staff from Senator Cantwell's office about salmon recovery funding and grants. Mr. Williams said he is working with his staff to finalize the earmark requests for Washington. He said it will be helpful for the Mayor and Councilmembers to meet with the federal delegation when possible, about specific priorities.

Ms. Wolfe requested Council feedback and direction on the proposed federal legislative agenda.

Councilmember Lee said the agenda is relatively general in terms of highlighting priorities while the state legislative agenda is more detailed about specific policies and requests. He suggested identifying specific requests for earmarks and requested more information regarding the City's shovel-ready projects.

Mr. Williams said their job is to identify funding opportunities, including through the federal infrastructure legislation. After agencies have outlined their budgets, requirements and rules, he will share that information with the Council and staff to develop specific requests for the lobbyists to focus on in their advocacy efforts. Looking ahead to the FY 2023 appropriations process, Mr. Williams said President Biden released his budget approximately one month ago.

Congress will begin to have hearings on their spending bills and develop their budgets. He said the federal legislative agenda is not a static document and his role is to identify funding opportunities where the City can compete with other projects.

Councilmember Barksdale expressed support for the federal legislative agenda. Referring to small businesses, he suggested adding language that references micro businesses as well. Ms. Wolfe confirmed that they will make that revision.

Councilmember Zahn said she recently attended the National League of Cities (NLC) conference in Washington, D.C., where the two top priorities discussed were American Rescue Plan Act (ARPA) pandemic recovery funding and the bipartisan infrastructure legislation. She said the federal government is working to streamline the grant process to allow cities to submit one application to be considered for multiple grants. She said Bellevue is positioned well for Vision Zero program funding. She noted a focus on funding projects that reconnect communities and suggested that the Grand Connection fits into that category. She said the Safe Streets program funding is specifically focused on grants to support planning efforts. Ms. Zahn said there was also discussion about economic development and immigration reform. She indicated that the U.S. Department of Justice has community funding for body cameras and other systems for law enforcement. Ms. Zahn said she recently joined the NLC Board of Directors and will serve for two years.

Mayor Robinson said she wants everything the City does to be sustainable and equitable, and she appreciates that those values are reflected in the draft federal legislative agenda. She noted opportunities for growth in Wilburton, BelRed, Eastgate and other areas. She encouraged support for legislation and programs that support equitable and sustainable development (e.g., low energy emission buildings, alternative modes of transportation and affordable housing for all income levels).

Ms. Robinson said Bellevue's representatives have been very responsive to the City's priorities over the past two years. She said Senator Patty Murray was in constant contact with the City to obtain data regarding human services agencies and needs in order to compete for funding. She thanked Mr. Williams for his effective work with federal legislators.

Councilmember Stokes expressed support for the draft federal legislative agenda and acknowledged that there will be more detailed discussions moving forward as funding opportunities are identified. He thanked Mr. Williams and his staff for their work on behalf of Bellevue.

Deputy Mayor Nieuwenhuis said he was ready to move forward with adopting the federal legislative agenda. He thanked Ms. Wolfe, Mr. Williams and his staff for their efforts. Mr. Nieuwenhuis said the agenda captures the Council's key priorities and interests and he looks forward to future updates.

Mr. Williams thanked everyone for their comments. He suggested returning in September, midway through the federal legislative session, to provide an update and discuss specific funding opportunities. He said Bellevue's congressional delegation wants to connect with cities to work

on their priorities. He said that keeping the federal legislative agenda more general allows elected officials to identify the areas where they might want to get involved.

- Deputy Mayor Nieuwenhuis moved to adopt the 2022-2023 federal legislative agenda, and Councilmember Stokes seconded the motion.
- The motion carried by a vote of 6-0.

At 7:37 p.m., Mayor Robinson declared a short break. The meeting resumed at 7:48 p.m.

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 6-0, and the following items were approved:
  - (a) Council Minutes  
Minutes of March 21, 2022 Regular Meeting  
Minutes of March 28, 2022 Regular Meeting
  - (b) Ordinance No. 6657 amending Bellevue City Code (BCC) Chapter 9.18, Noise Control, to expand exemption days and hours for amplified sound; providing for severability; and establishing an effective date.
  - (c) Ordinance No. 6658: 1) authorizing execution of an Interagency Agreement with the Department of Commerce and acceptance of grant funds in the amount of \$100,000 to support implementation of the City's Affordable Housing Strategy, and 2) amending the 2021-2022 Operating Grants, Donations, and Special Reserve Fund to increase the appropriation by \$100,000; providing for severability; and establishing an effective date.
  - (d) Resolution No. 10082 authorizing the execution of a Purchase Order with Mid Pac Construction Inc. for sport court maintenance and minor repairs in an amount not to exceed \$125,000, plus applicable taxes.



- (e) Resolution No. 10083 authorizing execution of an amendment to the Agreement for Professional Services with Pacifica Law Group LLP, outside counsel for the City in addressing the events surrounding the January 17, 2022 landslide in the Somerset neighborhood, in an amount not to exceed \$300,000, exclusive of any applicable taxes.
- (f) Resolution No. 10084 authorizing amending the City Council rules of procedure for the conduct of City Council meetings.

9. Public Hearing: None.

10. Study Session

- (a) Review of Transportation Commission recommendation for the Mobility Implementation Plan

City Manager Brad Miyake introduced discussion regarding the Mobility Implementation Plan.

Andrew Singelakis, Transportation Director, noted that Loreana Marciante, Chair of the Transportation Commission, was sick and unable to attend.

Mr. Singelakis recalled that in December, the Council approved Comprehensive Plan Amendments (CPAs) to enable the new multimodal concurrency program. He said the existing concurrency standards were developed in the 1980s and 1990s and were primarily focused on vehicle transportation concurrency. He said capacity projects will continue to be a primary focus of transportation capital funding. The Mobility Implementation Plan considers all travel modes and helps to develop equitable and sustainable policies to support transportation investments.

Kevin McDonald, Senior Planner, said staff is requesting direction to return on April 18 with a resolution to adopt the Mobility Implementation Plan as recommended by the Transportation Commission and to direct the Transportation Commission to work with staff to prepare a recommendation for amendments to the Traffic Standards Code, Bellevue City Code Chapter 14.10, consistent with the 2021 annual amendments to the Comprehensive Plan and the Mobility Implementation Plan.

There are two major components to the Mobility Implementation Plan. One is the multimodal concurrency policies adopted in December 2021 to support the City's multimodal approach and to refer to the Mobility Implementation Plan for specific items. The second is the plan itself, which addresses multimodal concurrency, performance metrics and targets, performance management areas and project prioritization relative to each travel mode and the land use context.

Mr. McDonald said Comprehensive Plan Policy TR-28 states that the City will employ a citywide multimodal level-of-service concurrency standard that provides transportation facilities to meet the demand (i.e., person trips) generated by new development. This is consistent with

state Growth Management Act (GMA) requirements and compatible with the concurrency programs in Redmond and Kirkland.

Staff is working to develop revisions to the multimodal concurrency code in the Bellevue City Code. Mr. McDonald said projects of all travel modes are to be funded in the Capital Investment Program (CIP). He said concurrency is achieved when the supply of mobility is greater than or equal to demand.

Mr. McDonald said the four main goals of the Mobility Implementation Plan are safety, equity, support of growth and to improve access/mobility throughout Bellevue. The plan reflects what the Transportation Commission calls a layered network of land use considerations, pedestrian amenities, bicycle facilities, vehicle infrastructure and transit facilities to ensure an integrated system that supports land use and provides compatibility between travel modes. The performance targets and metrics describe the components of multimodal mobility and the quality of the user experience within the pedestrian, bicycle, transit and vehicle networks.

The 14 former mobility management areas have been categorized into three types of performance management areas (PMAs) based on land use and mobility options. The Type 1 PMA is high-density, mixed-use development with multiple mobility options including future light rail. These characteristics are representative of the Downtown, BelRed and Wilburton/East Main areas. The Type 2 PMA is medium density, mixed use development, such as that found in the Crossroads, Eastgate and Factoria areas. The Type 3 PMA has low density development, including residential areas.

Mr. McDonald said the identification and prioritization of projects will help the Council make decisions regarding the CIP and will identify areas where the performance of the mobility system does not meet users' expectations. He said the Transportation Commission tackled this project through the course of 20 study session after the Council initiated the project. Briefings were provided to other boards and commissions and to the Bellevue Downtown Association (BDA), Bellevue Chamber of Commerce, Eastside Transportation Association, American Planning Association, Planning Commission and the East Bellevue Community Council. Written and oral communications from the public were considered as well. There were 770 views and 556 responses from the public in the questionnaire hosted on the Engaging Bellevue website during the summer of 2021.

Mr. McDonald recalled previous discussions with the Council regarding the plan in April, October and November of 2021. Adoption of the Mobility Implementation Plan is requested on April 18. Presentations were provided to the East Bellevue Community Council in July and December of 2021 and in February 2022.

The Mobility Implementation Plan supports Bellevue's ongoing transformation to a more urban, multimodal center in a way that is sustainable and equitable. It does not prescribe everything that the City should do, but it is a tool that gives the City the capacity to analyze concurrency and evaluate performance measures. Mr. McDonald acknowledged Councilmember Robertson, the previous Council liaison to the commission, for her contributions as well as Councilmember

Zahn, the current liaison. He noted that Ms. Zahn was also involved in work related to multimodal mobility when she served on the Transportation Commission.

Councilmember Zahn said it is exciting to see the Transportation Commission's longtime work come to fruition in the Mobility Implementation Plan. She said the plan is sustainable, equitable and multimodal, and it positions the City well for pursuing state and federal funding. She said it also provides regional compatibility with neighboring cities. Ms. Zahn thanked everyone for their many hours of work on the plan.

Councilmember Barksdale thanked the Transportation Commission, staff, Councilmember Robertson and Councilmember Zahn for their efforts related to the plan. Mr. Barksdale asked about outreach or briefings to underrepresented members of the community who might be the most strongly impacted by the transportation system. He asked how the City is linking its Mobility Implementation Plan to light rail service, even though the light rail network is operated by Sound Transit.

Mr. McDonald said staff reached out to every neighborhood organization to offer briefings and request feedback. He said the only groups that showed an interest were the ones listed earlier. He confirmed that the plan identifies mobility components that the City controls in terms of budgeting and prioritization. He said the Transportation Commission discussed how there are a number of transit policies in the Comprehensive Plan. Of the 40 transit-related policies, approximately half of those relate to high-capacity transit planning and implementation, and the commission did not want to duplicate that work.

Mr. Barksdale said he was thinking about the need for outreach to organizations representing specific populations including people of color. While the City does not have direct control over light rail or bus transit, he believes this is an opportunity to understand the other metrics in the context of access to transit and light rail. He suggested including language specifying that transit refers to both bus and light rail service.

Mr. Singelakis said staff can bring back language to capture light rail's central role in the transit system serving Bellevue. Mr. McDonald noted that Councilmember Barksdale has spoken with staff over the past week or so. Mr. McDonald said he will provide draft language to address those issues when the Mobility Implementation Plan is presented for Council action.

Mayor Robinson thanked Councilmember Lee for his work with the Transportation Commission.

Councilmember Lee said he served as the Council liaison to the commission prior to Councilmember Robertson. He said he served on the Transportation Commission when it was first established by the City and concurrency standards were developed. He expressed support for the Mobility Implementation Plan and noted that details of the implementation still need to be worked out, including the development of performance measures. He said it is important to ensure that people are using the multimodal system funded by the City and that it is meeting their needs.

Mr. McDonald confirmed that the Transportation Commission discussed those issues. He said they wanted to make sure that the plan did not create a formula or prescription that led to a specific project. He said the commission intentionally left the process of identifying and prioritizing projects to the community. They were interested in creating a process and toolkit to enable the community to decide the highest priority projects that they could recommend for construction through CIP funding.

Mr. McDonald said the commission understands the importance of developing meaningful performance measures. He said the commission wants to make sure that the performance targets identify gaps in the system (e.g., missing segments in the pedestrian and bike networks). He said the commission understood the importance of creating a fully connected transportation system that is responsive to the community's needs.

Councilmember Lee said it is good to hear that the decisions will ultimately be made by the community and the Council's budget decisions. Mr. McDonald said that chapter 6 of the Mobility Implementation Plan outlines the process for the identification and prioritization of projects and investments and states that the City Council will make the final decisions.

Deputy Mayor Nieuwenhuis thanked staff and the Transportation Commission for their work. He said he appreciated the public outreach throughout the process, and he concurred with Councilmember Barksdale's comments about expanding to underrepresented groups. Mr. Nieuwenhuis asked whether staff consulted with the Cascade Bicycle Club or others who use the bike network.

Mr. McDonald said that, surprisingly, the City did not hear from the Cascade Bicycle Club despite attempts to engage them and to offer briefings. He said many of the public comments referred to typos or minor errors on maps or other aspects of the report. However, there were a number of comments related to performance targets for vehicles. The Eastside Transportation Association spoke in favor of a lower volume-to-capacity ratio at intersections, which would lead to larger intersections to accommodate more traffic to achieve a better level of service. Mr. McDonald said that was counter to the Transportation Commission's goals for a multimodal system. The commission did lower the performance target by five percent at some intersections, primarily in the Downtown.

Mr. Nieuwenhuis said he appreciated Mr. McDonald highlighting the commissioners' names in the presentation because they provide invaluable feedback and insights in advising the Council.

Councilmember Stokes expressed support for the plan and its comprehensive multimodal scope. He said it will be interesting to see how all of the transportation modes work together and how they perform relative to the metrics. He said it is important to be cognizant of the impact of light rail and the bus system on the network. He acknowledged the importance of expanding community outreach as much as possible. He said it sounded like staff made an extensive effort and received a high volume of comments through the survey and other methods. Councilmember Stokes concurred with Councilmember Barksdale's comments about considering all aspects of the transportation system, including the transit components not controlled by the City. He

thanked the Transportation Commission, the current and past Councils, staff and the community for their involvement.

Mayor Robinson said she is grateful for the work of the commission, staff and the community and she supports the plan. However, as a physical therapist, when she looks at a transportation network, her tendency is to think about people with a mobility challenge. Noting the goals, she suggested language that refers to improving safety for all, accommodating growth and improving access for all, and sustainability. She suggested stronger goals to reflect that the multimodal system is for everyone, regardless of ability.

- Deputy Mayor Nieuwenhuis moved to direct staff to return with a resolution to adopt the Mobility Implementation Plan as recommended by the Transportation Commission, and to direct the Transportation Commission to work with staff to prepare a recommendation for amendments to the Traffic Standards Code. Councilmember Lee seconded the motion.
- The motion carried by a vote of 6-0.

At 8:36 p.m., Mayor Robinson declared a short break. The meeting resumed at 8:50 p.m.

(b) Affordable Housing Strategy Implementation Update

City Manager Miyake recalled that the Affordable Housing Strategy was adopted in June 2017 for the purpose of improving affordable housing opportunities across the community. He said tonight's presentation is informational and no action is requested of the Council at this time.

Mike Brennan, Director, Development Services Department, noted the new Next Right Work initiative for the creation of affordable housing and to promote housing development in Bellevue. This effort was identified in the land use and planning work plan recently discussed with the Council. He said staff, assisted by a consultant, will be reaching out to stakeholder groups to solicit input regarding the wide range of options available to create affordable housing and different housing types.

Emil King, Assistant Director, Community Development Department, noted that the presentation would provide an overview of the Affordable Housing Strategy adopted in 2017, recent successes by the City and other partners, ongoing code and policy work and the upcoming work program.

Thara Johnson, Comprehensive Planning Manager, recalled that the Affordable Housing Strategy identifies 21 actions under five strategies. She said the City achieved a total of 1,528 affordable housing units over the past five years, including 678 preservation units and 190 shelter beds. She said approximately 700 units are in the pipeline for development over the next couple of years.

Ms. Johnson said the City worked closely with the King County Housing Authority and Amazon to preserve 36 units serving household incomes at or below 30 percent of the area median income (AMI). Amazon is partnering with Sound Transit to provide 233 affordable units at the

BelRed light rail operations and maintenance facility. The DASH/SRM joint project will provide 235 affordable housing units southeast of downtown, and Mary's Place has opened in downtown Bellevue. The latter is a former hotel with 90 units of transitional housing for women and children at risk of becoming homeless and supportive services are provided on site.

Ms. Johnson said the multifamily tax exemption (MFTE) program was updated in 2021. It provides a 12-year residential tax exemption in exchange for making 20 percent of the units as affordable housing. She said approved applications will provide 190 affordable units and staff estimates that up to 300 additional units will be provided through the MFTE program.

Ms. Johnson recalled previous discussions regarding House Bill 1590, which authorized a 0.1 percent sales and use tax to fund housing and related services. A human services request for proposals (RFP) allocated \$1.7 million toward housing and related services, including behavioral health services, and a capital RFP allocated \$1.6 million toward LifeWire's Hope Starts Here program.

Recent code amendments include: 1) November 2021, removal of occupancy limits for residential uses in Bellevue, except for those related to health and safety, 2) December 2021, code changes related to Affordable Housing Strategy Action C-1, which adds a 50 percent bonus for affordable housing projects on faith-owned, nonprofit-owned and certain public surplus sites, and 3) December 2021, East Main Land Use Code Amendment (LUCA) containing incentives for affordable housing.

Ms. Johnson highlighted partnerships with employers, financial institutions, public agencies and others. The next phase of the Action C-1 work will be to identify 2022 map amendments for targeted properties. She noted additional ongoing work including the future program framework for the use of HB 1590 funds, development of the supportive housing community engagement guide, pre-launch work related to Wilburton planning and updates to housing policies with the next Comprehensive Plan update.

Mr. King said that upcoming housing work includes updating the City's housing needs assessment to address all income levels, regional and sub-regional collaboration, and the study of housing options, types and locations as part of the Comprehensive Plan periodic update.

Mr. King said the City is on track to exceed the goal set in 2017 to create or preserve 2,500 affordable housing units within 10 years. Staff will engage with stakeholder groups to identify and prioritize recommendations for the Next Right Work initiative, which will inform the 2022-2023 work plan. Mr. King said the Council will receive a briefing following the stakeholder engagement. Topics to be addressed include geographic distribution, expanded housing types, anticipated unit production, affordability/AMI levels, speed of entitlement and construction, ability to attract capital and scale up, equity outcomes, opportunities for partnerships and related code and policy work.

Mr. King said a number of ideas from previous Council discussions, the work of the technical advisory group, and community discussions will be discussed with stakeholders including the range of housing ownership models, housing typologies, potential rezones, formal land

acquisition strategy, framework for achieving housing in growth areas, mandatory affordable units in new development and potential new revenue sources. City staff will work with the stakeholders to prioritize the actions to recommend to the Council. Stakeholders include affordable housing nonprofit organizations, community leaders, development community, business organizations, large employers, Eastside Housing Roundtable, A Regional Coalition for Housing (ARCH) and tenants of affordable housing.

Mayor Robinson thanked staff for the presentation. She said Councilmember Stokes had a key role in the creation of the City's Affordable Housing Strategy.

Councilmember Stokes said he was impressed with the depth and complexity reflected in the presentation. He noted that there has been a great deal of change since the Affordable Housing Strategy was adopted in 2017. He looks forward to learning more about the specific affordable housing needs in Bellevue. He expressed support for staff's ongoing efforts, including extensive engagement with stakeholders.

Mayor Robinson said she is pleased to see the progress in implementing the plan. However, she noted that the number of units being created is relatively small compared to the need. She said she is ready to renew the goal for affordable housing units. She said the Housing Development Consortium (HDC) recommended a goal of 1,000 affordable units per year.

Ms. Robinson said she would like to consider increasing the City's contribution to ARCH, potentially through the use of HB 1590 funds. Referring to the considerations and topics highlighted in the presentation, Ms. Robinson suggested adding sustainability. She noted there were approximately 1,300 affordable housing units in Bellevue prior to 2017.

Mr. King said staff will continue to work with ARCH regarding affordable housing needs and the updated housing targets set by other jurisdictions.

Councilmember Barksdale encouraged considering opportunity costs as well as span of use, which is related to AMI levels but also refers to the ability to provide housing for people throughout life stages. He suggested considering which types of projects are less likely to happen without government or nonprofit involvement. He referenced a chart indicating that the Bellevue-Seattle-Tacoma AMI is approximately \$80,000. However, Bellevue's AMI is \$129,000 in 2020 dollars according to the U.S. Census.

Mr. Barksdale concurred with Councilmember Stokes' interest in understanding Bellevue's needs. He said the 2017 Affordable Housing Strategy was focused on tools and he looks forward to learning more about specific needs based on income levels and other factors. He questioned the pathway to lower AMI housing. He asked how the City is future proofing the Affordable Housing Strategy to keep pace with growth.

Mr. King acknowledged that Bellevue's AMI is different than the King County AMI. He said staff will bring back more information regarding that topic in a future discussion. He confirmed that the housing needs assessment will address different AMI levels and housing types. In terms of future proofing the City's plan, Mr. King said the countywide planning policies call for a

robust reporting structure for cities with the assistance of ARCH and King County. He said he sees a benefit in developing a more rigorous way for Bellevue and other cities to collect information over time and to be accountable for their housing targets.

Councilmember Zahn concurred with Mayor Robinson's suggestion to add sustainability to the considerations. Ms. Zahn said she would like to see preservation units and shelter beds reported separately from new units because a shelter is not permanent housing and preservation units are not new units. She encouraged tools to provide both rental and ownership housing. She said she would like to consider micro units as well. She concurred with Councilmember Barksdale's interest in understanding the need for housing at different AMI levels.

Ms. Zahn asked whether the Vision 2050 forecast will be used to develop the City's housing goals. She encouraged continued work to address accessory dwelling units (ADUs). She said she looks forward to having the community engagement guide for providers of permanent supportive housing. She is interested in seeing how the City might be able to leverage HB 1590 funds, including potentially bonding against future revenues. She thanked staff for the update.

Mr. King said staff will ensure that preservation units and shelter beds are clearly identified separately from new units. He confirmed that future work will focus on both rental and ownership housing options. He said staff has not conducted any code work to enable micro unit development. He said that item in the Affordable Housing Strategy focuses on studying the potential impacts of removing parking requirements for micro units. He acknowledged that the City has not yet addressed detached ADUs (DADUs).

Mayor Robinson said she serves on King County's affordable housing committee. There have been long discussions about how to count preservation units, without a clear consensus. She noted that Bellevue has a number of older apartments with more affordable rental rates that are not counted. She said that the older units still in existence represent units that have not been redeveloped into more expensive housing, which benefits the community. She suggested that those units should be counted.

Ms. Zahn agreed that the units should be counted. However, she would consider them preservation units.

Councilmember Lee expressed support for staff's ongoing and future plans to increase the housing supply. He looks forward to the City's engagement with stakeholders and to future discussions between the Council and staff.

Deputy Mayor Nieuwenhuis thanked everyone for the discussion and noted that his colleagues raised a number of questions he had in mind. He noted that there are no examples of development in which the MFTE program is not being used. He said he looks forward to updating the plan and setting new goals. He expressed an interest in what other cities are doing and the effectiveness of those efforts.

11. Land Use: None.



12. Other Ordinances, Resolutions, and Motions: None.
13. Unfinished Business: None.
14. New Business: None.
15. Executive Session: None.
16. Adjournment

At 9:40 p.m., Mayor Robinson declared the meeting adjourned.

Karin Roberts, CMC  
Deputy City Clerk

/kaw