

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

May 23, 2022
6:00 p.m.

Council Chambers
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. She noted that she participated in the International Peace Run the previous week. She said this is the first year the event had a segment in Bellevue and she hopes they will return next year.

2. Roll Call; Flag Salute

City Clerk Charmaine Arredondo called the roll and all Councilmembers were present. Councilmember Stokes led the flag salute.

(a) National Safe Boating and Paddling Week Proclamation

Councilmember Robertson read the proclamation recognizing the week of May 21-27, 2022 as National Safe Boating and Paddling Week in Bellevue. She urged everyone to practice year-round safe boating practices and to wear a life vest when on the water.

Dale Vodicka, Vice Division Commander for Division 2 (Seattle metro area), thanked the Council for the proclamation. He said he was there with other members of the U.S Coast Guard Auxiliary and with representatives of America's Boating Club of Bellevue to promote recreational boating safety. He said the auxiliary provides boating education and vessel safety checks of all types, including paddlecraft.

(b) National Gun Violence Awareness Day Proclamation

Councilmember Zahn read the proclamation recognizing June 3, 2022, as National Gun Violence Awareness Day in Bellevue. She encouraged everyone to remember and honor all victims and survivors and to support community efforts to prevent gun violence.

3. Approval of Agenda

- Deputy Mayor Nieuwenhuis moved to approve the agenda, Councilmember Lee seconded the motion.
- The motion carried by a vote of 7-0.

4. Oral Communications

- (a) Hannah Floss, a member of the Indivisible Eastside steering committee, described the group's work related to public safety. She encouraged the City to establish a community responder program. She said the overwhelming majority of 911 calls involve mental health, substance use, neighbor disputes, nuisance complaints and requests for wellness checks that require appropriately trained, unarmed behavioral health professionals. She noted the availability of federal funding for community responder programs and thanked Congressman Adam Smith for his support.
- (b) Fernando Perez, an English professor at Bellevue College, commented regarding the benefits of trees and encouraged stricter tree codes. He asked the Council to consider the findings and recommendations submitted by Trees 4 Livability.
- (c) Hal Ferris, representing Imagine Housing and the Eastside Affordable Housing Coalition, thanked the Council, City staff and the Planning Commission for their hard work to establish regulations for permanent supportive housing. He said the Coalition supports the recommendations of the Planning Commission and staff except for the requirement for a conditional use permit (CUP) for short-term and transitional emergency housing. He said no other city on the Eastside has a CUP requirement for those uses.
- (d) Malory Gustave-Trask concurred with Mr. Ferris' comments and encouraged the City to eliminate the CUP requirement to minimize barriers to providing shelters and emergency housing. She asked the City to reconsider the requirement for a code of conduct for residents. She said that as a provider of affordable housing on the Eastside, they have tenants sign leases that outline the conditions of their tenancy. She said requiring an additional code of conduct stigmatizes communities that are already vulnerable and disenfranchised.
- (e) Marguerite Richard expressed concern and frustration about the racially motivated mass shooting in Buffalo, New York. She commented regarding the need for access to mental health and other health services.
- (f) Anne Coughlin introduced herself as a clinical psychologist and the guardian of a sister who lives in an assisted living facility due to a traumatic brain injury (TBI). She expressed concern about the potential for moving individuals experiencing homelessness from Seattle to the Eastside. In 2020, Mental Health America ranked states based on the prevalence of mental illness and access to mental health treatment, and Washington ranked 46th. She encouraged the City to require a CUP, standard operating procedure

plan, code of conduct, good neighbor advisory panel, and the required notice to property owners within 1,000 feet of the permanent supportive housing in the Eastgate area.

- (g) Kristi Weir, representing the Earth and Climate Action Ministry of the East Shore Unitarian Church in Bellevue, said the church has supported House Bill 1099 over the past two years. If approved, it would have required cities to use specific guidelines to incorporate environmental sustainability into the comprehensive planning process. Ms. Weir said some cities are moving toward incorporating requirements from HB 1099 into their budgets and Comprehensive Plans. She urged Bellevue to do so as well. She said the church also supports the recommendations from Trees 4 Livability. She encouraged the City to increase staffing and funding for the Environmental Stewardship Initiative (ESI) program. She said that during the recent K4C (King County-Cities Climate Collaboration) meeting, Councilmember Zahn pointed out the linkage between the Vision Zero program and vehicle miles traveled and emissions. Ms. Weir urged the City to include provisions of HB 1099 in its next Comprehensive Plan update and to increase resources for the ESI program.
- (h) Honorable Michael Fuller expressed concern regarding the implementation of the Immigration and Nationality Act, Americans with Disabilities Act, and the Fair Housing Act. He said Mayor Bruce Harrell of Seattle is not above the law. Mr. Fuller noted the need for change that Black Lives Matter can believe in.
- (i) Rupasi Young, speaking on behalf of the Sri Chinmoy Oneness Home Peace Run, said they were grateful to be able to include Bellevue in their event. She said Mayor Robinson participated in the relay run. The event began in 1987 as a gesture of peace to humanity. She said the group has visited 25,000 schools around the world and the run has involved 160 countries.
- (j) Alex Zimmerman expressed his opposition to the Democratic party and fascism. He expressed concerns regarding crime, inflation, and high housing costs.
- (k) Guillermo Rivera described an initiative focusing on informing, advocating and mobilizing Black, Indigenous and People of Color (BIPOC) communities regarding housing justice. He said BIPOC individuals on the Eastside have been invisible in decision-making processes for many years. He thanked City staff who remain responsive and informative to this initiative. He said the impacts of any Land Use Code amendments on housing will be higher for people of color, people with disabilities, senior adults, veterans and members of the LGBTQ+ community. He asked the Council to keep this in mind as it makes decisions about the permanent supportive housing, transitional housing, emergency housing and emergency shelter Land Use Code Amendment (LUCA). He recommended eliminating the CUP requirement for emergency housing. He said the agreements with tenants articulate the terms of their tenancy and a separate code of conduct is unnecessary.

City Clerk Arredondo indicated that the oral communications period had reached its 30-minute limit and encouraged others to email their comments to Council@bellevuewa.gov.

5. Reports of Community Councils, Boards, and Commissions
 - (a) Parks and Community Services Board First Quarter 2022 Report
[Written report only; no presentation.]
6. Report of the City Manager
 - (a) Experience Bellevue Neighborhoods Conference 2022

City Manager Brad Miyake introduced staff's presentation regarding the Experience Bellevue Neighborhoods Conference held on May 14.

Mark Heilman, Neighborhood Outreach Manager, said the neighborhoods conference is held every two years. He thanked the Council, Leadership Team, staff and the community for their participation in the event. He said the evaluations from participants included many comments indicating that they enjoyed being able to learn more about Councilmembers and what they love about Bellevue. He said attendees were impressed with how warm and approachable the Councilmembers were and appreciated them coming along on tours.

Julie Ellenhorn, Community Relations Coordinator, said the neighborhoods conference involved staff from nearly every City department and from A Regional Coalition for Housing (ARCH). She said the conference showcased the City's accomplishments and offered 20 workshops including skill building classes and bus and walking tours. City departments hosted resource tables in the City Hall concourse including a recruitment table staffed by the Human Resources Department. The conference was marketed through online and print communications and at physical locations throughout the community.

Ms. Ellenhorn highlighted tours of the Downtown and Wilburton areas, Bellevue Botanical Garden and Lewis Creek. Volunteer tree ambassadors provided tree tours in a number of areas. Skill building workshops were held at City Hall to address a number of topics including civic engagement, artful listening, building bridges within the community, and reimagining retail development. During the lunch break, the cultural craft club from Interlake High School provided an exhibit of their art. The group is committed to building artistic inclusion, increasing understanding regarding cross-cultural arts, and strengthening community bonds.

Ms. Ellenhorn said the conference participants came from all 16 neighborhood areas of Bellevue and ranged in age from high school students to individuals in their 80s. Approximately 70 percent of the participants were Bellevue residents and the remaining 30 percent primarily worked in Bellevue or were visitors. Residents ranged from those living in Bellevue for a few months to those who have lived in Bellevue for 30-40 years. Ms. Ellenhorn said the participants talked about connection, discovery and learning. She said there were many positive comments about interactions with staff, Councilmembers and other participants.

Mayor Robinson thanked staff for the presentation.

7. Council Business and New Initiatives

(a) Council Liaison Recommendation for Appointment to the Library Board

Councilmember Lee recommended the appointment of Peter Beeson to serve on the Library Board. He noted that seven individuals were interviewed.

- Councilmember Lee moved to appoint Peter Beeson to the Library Board to serve a partial term expiring on May 31, 2023. Councilmember Robertson seconded the motion.
- The motion carried by a vote of 7-0.

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 May 2, 2022 Regular Meeting
Minutes of May 9, 2022 Regular Meeting

- (b) Ordinance No. 6663 amending the 2021-2027 General Capital Investment Program (CIP) Plan to increase the budget for Station 6 Renovations (Levy) (CIP Plan No. PS-68) by \$500,000 and decrease the budget for the Fire Warehouse & Special Projects (Levy) (CIP Plan No. PS-67) by \$500,000.
- (c) Resolution No. 10098 authorizing the execution of a three-year General Services Contract with All Stripes, LLC, in the amount of \$325,000, plus all applicable taxes, to provide traffic marking maintenance.
- (d) Resolution No. 10099 authorizing the execution of a three-year General Services Contract with JEM Contractors Inc. in the amount of \$100,000, plus all applicable taxes, to provide maintenance and repairs to the City's pedestrian pathways, sidewalks and crosswalks that feature pavers and stamped dyed concrete surfaces.
- (e) Resolution No. 10100 determining that three utility easements 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 or partial release of these easements. The easements lie within the properties located at 1111 102nd Avenue NE and 10112 NE 10th Street.

9. Public Hearings

(a) Initial Public Hearing on the 2023-2024 Budget and 2023-2029 Capital Investment Program (CIP) Plan

City Manager Miyake introduced the initial public hearing regarding the 2023-2024 Budget and 2023-2029 Capital Investment Program (CIP) Plan.

Evan Phillips, Budget Manager, Finance and Asset Management (FAM) Department, said the second public hearing will be held in June or July and the final public hearing will be held in October or November. He said the first two hearings inform the City Manager's Preliminary Budget, which will be presented to the Council in late September. He noted the potential for adoption of the budget and CIP Plan on November 21, which is earlier than past years. He said the earlier deadline is targeted to meet the King County Assessor's property tax deadline.

Mr. Phillips referred the public to the City's web site for more information about the current budget and CIP Plan, budget process, and the community performance and business surveys. He said the public may email the Council (Council@bellevuewa.gov) and/or staff (FAM@bellevuewa.gov) with comments and questions as well. He said the Boards and Commissions will be discussing budget issues throughout the summer and early fall.

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

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

City Clerk Charmaine Arredondo said the legal notice of the public hearing was published on May 9 and May 16. She said the Council received four written comments, which are provided in the desk packet.

The following individuals provided public comment:

1. Debbie Lacy, Founder and Executive Director of Eastside For All, thanked Mayor Robinson and the Council for their work in support of the feasibility study for the cross-cultural center. She encouraged the Council to support the next steps recommended in the Phase 3 feasibility study report. She said it is important for the community to work together in creating a center for the present and for future generations. She said the built environment and community spaces should reflect everyone's contributions. She said the center can provide a space for members of the community to explore mutual goals, exchange knowledge, history and resources, and to welcome newcomers. She encouraged the Council to provide funding to continue moving forward with the cross-cultural center. Ms. Lacy requested an investment in capacity building support for local community-based organizations. While they are grateful for the funding support from the City, many nonprofit organizations have been challenged during the pandemic and are in need of capacity support to continue to be effective.
2. April Stevens, an alumni of the Bellevue Essentials class, thanked the Council for all they do. She encouraged the addition of staff and other resources to expedite the

implementation of the Environmental Stewardship Plan. She said the plan was approved by the Council 2.5 years ago. She said the actions in the plan have been only partially enacted or have not yet been addressed. Ms. Stevens said approximately 30 percent of the plan has been implemented and she is concerned about reaching the 2030 goals. She thanked the City's hard-working staff and encouraged additional funding and staff.

3. Barbara Braun said the residents of Bellevue appreciate the City's recent efforts to advance the 2020 Environmental Stewardship Plan and applaud the inclusion of climate change and environmental issues as top priorities. However, she expressed concern that Bellevue is falling behind other cities in its investments to reduce community-wide greenhouse gas emissions by 50 percent by 2030. She thanked the City for its commitment to reviewing the tree codes. However, she said trees do not reduce greenhouse gas emissions. She said most emissions are generated by buildings and transportation activity. She encouraged the Council to increase funding and staffing to expedite the implementation of the plan. She suggested eight full-time staff and an annual budget of at least \$2 million. She encouraged the City to take advantage of grants and other monies available to accelerate climate actions.

City Clerk Arredondo invited the public to submit comments to Council@bellevuewa.gov.

- Deputy Mayor Nieuwenhuis moved to close the public hearing, and Councilmember Robertson seconded the motion.
- The motion carried by a vote of 7-0.

At 7:15 p.m., Mayor Robinson declared a break. The meeting resumed at 7:25 p.m.

10. Study Session Items

- (a) Recommended Land Use Code Amendment (LUCA) to establish regulations for Permanent Supportive Housing, Transitional Housing, Emergency Housing, and Emergency Shelter in the Land Use Code (LUC).

City Manager Miyake introduced staff's update regarding the proposed Land Use Code Amendment (LUCA) to establish regulations for Permanent Supportive Housing, Transitional Housing, Emergency Housing, and Emergency Shelters in the Land Use Code (LUC). He recalled that the amendments are in response to changes in state law during the 2021 state legislative session under House Bill 1220.

Liz Stead, Interim Co-Director, Development Services Department (DSD), said the purpose of the LUCA is to comply with new state law requiring cities to allow permanent supportive and transitional housing in all land use districts where residential dwellings or hotels are allowed. Emergency housing and shelters must be allowed in all land use districts where hotels are allowed. The LUCA will replace the Interim Official Control (IOC) approved by Ordinance No. 6585 on July 12, 2021 and extended by Ordinance No. 6637 on December 13, 2021. The current IOC expires in July

Ms. Stead said staff is seeking Council direction to return with the final LUCA ordinance for action during a future meeting.

Nick Whipple, Code and Policy Planning Manager, said state law allows for reasonable occupancy, space and intensity of use requirements to be imposed on the housing types to protect public health and safety. However, the additional requirements cannot prohibit the siting of these housing types or prevent the siting of a sufficient number of these housing types.

Permanent supportive housing includes supportive services intended to keep tenants in permanent housing. Transitional housing is intended to transition tenants to independent housing within two years. Emergency housing addresses basic daily needs (e.g., food, water, hygiene) and emergency shelters provide short-term stays (e.g., overnight shelters, day centers).

The public hearing required with the initial adoption of the IOC was held on August 2, 2021, following the July 12, 201 adoption of Ordinance No. 6585. It amended the land use tables and referred to definitions in state law. The public hearing for Ordinance No. 6637 was held on December 13, 2021 prior to the adoption of the ordinance during the same Council meeting. The IOC expires on July 12, 2022.

Mr. Whipple said the additional provisions in the proposed LUCA apply to permanent supportive housing and require a safety and security plan, resident code of conduct and documented standard operating procedures. He said the Planning Commission discussed the LUCA during five study sessions and held a public hearing. Public engagement throughout the LUCA process complied with Process IV requirements related to legal noticing and the requirement for a public hearing. Mr. Whipple said staff met with service providers and supportive housing operators throughout the process and information and updates are provided on the City's web site.

Mr. Whipple said many of the public comments objected to allowing homeless shelters in single-family neighborhoods. He said staff spent time during the public hearing and the two subsequent Planning Commission meetings to explain the difference between supportive housing and homeless shelters because they are treated differently under state law. Some residents who commented were concerned that the housing types are dangerous or would negatively impact the health, safety and welfare of those nearby. There were also suggestions to treat supportive housing as a homeless shelter in terms of requiring a conditional use permit (CUP), neighborhood advisory committee, Bellevue Police Department involvement and other measures.

Given the volume of public comments, the Planning Commission held additional study sessions following the public hearing to discuss potential modifications to the LUCA in response to concerns raised by the public. Mr. Whipple said the commission chose to include, for more intensive supportive housing locations, requirements for a safety and security plan, standard operating procedures and a resident code of conduct.

Mohammad Malakoutian, Chair of the Planning Commission, thanked staff for their work with the commission. He thanked the public for all of their comments and participation in the public hearing. He said the commission's framework for their discussions was focused on treating

supportive housing as an essential need while also listening to the public regarding their concerns.

Chair Malakoutian said the Planning Commission unanimously approved the LUCA with the additional requirements for a safety and security plan, resident code of conduct and written standard operating procedures. He said the commission's recommendation was based on findings that the LUCA meets the decision criteria of Land Use Code 20.30J.130, is consistent with the Comprehensive Plan, enhances the public safety and welfare, and is not contrary to the interests of Bellevue residents and businesses.

Caleb Miller, Senior Planner, said the LUCA is divided into three topical sections: definitions of housing uses, land use tables and supportive housing requirements. Under state law, long-term supportive housing includes permanent supportive housing, transitional housing and non-transient emergency housing. Homeless services uses are defined to include transient emergency housing and emergency shelters. Supportive housing is a permitted use in all residential and hotel/motel districts (LUC 20.20.845) and homeless services uses are treated as a conditional use and are permitted in all hotel/motel districts with the exception of neighborhood mixed use (NMU), office-limited business/open space, Evergreen Highlands and the East Main district. There are no changes from the IOC to the proposed LUCA regarding homeless services uses.

Mr. Miller described the requirements for supportive housing. He noted exemptions for facilities with no on-site services, less than 25 percent floor area for services, and for facilities in need of confidentiality for the residents. Registration requirements recommended by the Planning Commission include a safety and security plan, resident code of conduct and written standard operating procedures. The applicant would submit a registration form to the City at least 14 days prior to opening the facility. Mr. Miller said Attachment C in the meeting packet refers to Bellevue Police Department review of the safety and security plan. He said that was not recommended by the commission, however. Following an application for registration, notice would be distributed to all property owners within 500 feet of the site.

Mr. Miller said that all supportive housing types and sites must have a kitchen. In single-family districts, the on-site services are to be available only to residents and alterations affecting the residential character of the housing facility are not allowed.

Mayor Robinson thanked Chair Malakoutian and staff for the presentation and for the Planning Commission's work.

Councilmember Robertson thanked the Planning Commission, staff, key stakeholders and the public for their engagement in the LUCA process. She noted that she became the liaison to the commission before its last two study sessions. While the commission ultimately unanimously supported the proposed LUCA, there was disagreement on certain issues.

Councilmember Robertson thanked the commission for adding the requirements for a safety and security plan, code of conduct and standard operating procedures. As an attorney, she has drafted similar codes for six other cities. The City of Redmond's code includes clear standards and requires that standard operating procedures ensure that their operations are integrated with the

City's efforts. As a result, the procedures are integrated with the City's homeless outreach and require that services are provided with supportive housing. The Redmond code requires the police department to review the safety and security plan and states the intention that residents of Redmond are the people to be served in their facilities. Ms. Robertson said one of the standards under state law is that cities cannot prohibit having enough supportive housing to serve the needs of each city. She expressed support for Redmond's policies about serving the needs of their city.

Councilmember Robertson noted that there are density requirements in Bellevue's land use districts. She said she did not understand why the proposed LUCA allows exceptions related to density for certain facilities. She recalled that early in this process, staff recommended limitations on the number of bedrooms or residents in single-family homes. However, that provision was removed. Ms. Robertson suggested standards similar to those used for adult family homes in single-family neighborhoods.

Ms. Robertson said she would like to discuss Redmond's policies, including the requirement for a safety and security plan. She said Redmond also has more robust density and separation requirements, including one-half mile for permanent supportive housing, transitional housing and emergency housing facilities and 1,000 feet for emergency shelters. She concurred with the proposed exemption for facilities with individuals requiring confidentiality. However, she is not supportive of exemptions for housing with no or limited on-site services. She said she will draft her proposed amendments for the next discussion.

Councilmember Barksdale noted previous discussions regarding the time required and costs associated with the CUP process. During the April 27 meeting, there were comments regarding the requirements for a safety and security plan and for a code of conduct. He said a speaker during earlier oral communications indicated that the leases outline the expectations of tenancy.

Mr. Barksdale said he is interested in how to reduce the barriers for providing needed housing and services. In looking at other cities, he said it is important to consider the conditions that differ from Bellevue. He suggested that Redmond might be in a better position in terms of the housing they already provide. He said Bellevue has a significant need for transitional and supportive housing as well as a responsibility to ensure that adequate housing and services are provided.

Mr. Whipple said the Planning Commission considered those issues during their discussions. There was also discussion about the existing Land Use Code framework in terms of how Bellevue regulates the intensity of uses. He said the distinction between transient and non-transient housing is reflected in the LUCA. He said the CUP process is applicable to transient emergency housing through the Homeless Services Uses framework and permitting path. Supportive, transitional and non-transient emergency housing are to be treated similar to a residential use. He said the Eastgate campus has a larger supportive housing facility that was permitted as a residential use. Mary's Place in downtown Bellevue provides transitional housing permitted through the IOC.

In further response to Councilmember Barksdale, Chair Malakoutian commented regarding the balance between treating the facilities as housing or treating them as a shelter. Mr. Malakoutian

said the Planning Commission ultimately came to the conclusion that they should be treated as housing, with specific safety provisions that address the public's concerns.

Mayor Robinson asked staff about discussing previous Council decisions regarding emergency shelters and emergency transient housing. City Manager Miyake said staff could provide that information in a future discussion.

Deputy Mayor Nieuwenhuis said he appreciated Councilmember Robertson's comments regarding the City of Redmond's code. He said he is interested in learning about other codes and determining the best practices for Bellevue. He said the City of Kent requires a minimum separation of 1,000 feet between emergency housing sites and supportive housing. The City of Burien has provisions for smaller facilities with less intensive use in residential zones while larger facilities, as a more intensive use, are allowed in commercial districts.

Mr. Nieuwenhuis said the meeting materials indicate that the provision for the Bellevue Police Department to approve safety and security plans was not included in the LUCA. He also asked about the requirement to notify property owners within 500 feet of housing facilities instead of 1,000 feet. He said effective communication and transparency with the public is critical. However, he acknowledged that the City is somewhat limited under the new state law. He wants to be sure the public is informed about what is happening in their neighborhoods and how it might affect them.

Chair Malakoutian said the Planning Commission discussed the appropriate balance between reducing barriers for these housing types while gaining public support for the housing facilities.

Mr. Miller said the 500-foot radius for public noticing is fairly standard throughout the Land Use Code. Responding to Mr. Nieuwenhuis regarding a communications plan, Mr. Miller said staff and the Planning Commission determined that holding a community meeting prior to the opening of housing facilities would not provide a benefit beyond the public notice mailed to property owners within 500 feet. He said the meeting would be informational only and would not involve negotiations with residents.

Ms. Stead confirmed that 500 feet is the typical distance cited in the Land Use Code for all types of noticing requirements. She said consistency is helpful for administering the code. Regarding the community meeting, Ms. Stead said most of the housing covered by the LUCA is treated as housing. She noted that community meetings are not held before a new multifamily development opens in residential areas. She said the proposed approach is consistent with how the City treats other housing types, with the exception of larger projects with higher intensity. Projects with more than 25 percent of their floor area devoted to supportive services would involve a meeting and other elements of the CUP process. For projects located in areas requiring design review, a public meeting would be held.

Councilmember Zahn said she appreciated the work of the Planning Commission and staff. She expressed support for differentiating between homeless shelters and supportive housing. She said the City receives comments that conflate the two types of facilities but they are not the same. She likes the provisions regarding on-site services, the requirement for a kitchen and the requirement

that the facilities fit with the residential character of the site. She expressed support for the notice to nearby property owners. She recalled previous Council discussion and direction when the new state law was adopted. She said the Council agreed to a number of best practices, such as requiring a code of conduct and a safety and security plan. In light of that, she questioned the requirement for the CUP process.

Ms. Zahn noted comments during earlier oral communications indicating that some of the provisions of the LUCA appear to be inconsistent with the intent of the state law and potentially create barriers to the development of supportive housing. She suggested a review of previous Council discussions. She said she would like to consider the safety and security plan requirement as broader than a review by the Bellevue Police Department. She concurred with treating supportive housing as similar to the regulation of other housing.

Ms. Stead asked staff to comment on when the CUP would apply and how registration would be handled for projects that do not fall under the CUP requirement.

Mr. Whipple said that, consistent with state law, the Land Use Code distinguishes between supportive housing (i.e., permanent, transitional and non-transient emergency housing) and homeless services uses. He said everything that falls under supportive housing, regardless of intensity of use, is permitted. The CUP requirement applies only to transient emergency housing. He said short-term emergency housing is similar to an emergency shelter in terms of the rate of turnover of the residents.

Responding to an earlier comment by Deputy Mayor Nieuwenhuis, Mr. Whipple said he could provide more information regarding the discussion about which items would be addressed through best management practices and which items would be addressed through the code.

Responding to Councilmember Zahn, Mr. Whipple said defining a short-term stay as less than 30 days is consistent with the framework in the Land Use Code regarding transient uses (e.g., rooming houses, boarding houses), which are limited to stays of less than 30 days.

Mayor Robinson opined that none of the prerequisites should be conditions for permits based on the state law requirements. She asked whether the Council should consider an exemption for supportive housing with six or fewer residents. She asked about the value of the code of conduct versus the terms of a tenant lease.

Ms. Robinson spoke in favor of a community process, however not as a requirement for permitting. She said the community engagement process for St. Mary's Place educated the public about the project and helped to lessen their concerns. She would like to emulate the community process used for St. Mary's Place. She said their outreach plan included a schedule and timeline as well as a list of stakeholders, including city and county contacts, elected officials, neighbors and neighborhood groups, community and business organizations, faith-based organizations, other service providers, schools and others. They plan for community meetings with sufficient notice to the public. They describe the proposed site and meet with stakeholder groups, hold community meetings to respond to questions and concerns, conduct ongoing stakeholder outreach and relationship building, provide contact information, address concerns as needed and

hold an open house to provide information to the public. Mayor Robinson said she was involved in this effort and she was impressed by the positive effect of educating and working with the public.

Ms. Stead said best management practices might be a good place to outline the community engagement expectations. She suggested the provisions could be scaled to the size of the project. She concurred that St. Mary's Place completed some good work before opening their facility.

Mayor Robinson said the distance used to determine where to mail the public notice should instead be based on who needs to be reached. She suggested that the housing provider, not the City, should be conducting the outreach.

Councilmember Lee thanked the Planning Commission members for their work and public engagement. He noted that the commission heard from numerous providers and stakeholders. He said he was unclear about the reasoning behind the exemptions. He asked about the specific goals of the supportive housing requirements. Mr. Lee said the regulations must be compatible with neighborhood interests and character.

Chair Malakoutian spoke to the need for different types of housing to serve the community. He highlighted the difference between shelters and supportive housing, noting that the latter is treated as other housing. He said that, in response to feedback from the public, the commission supported the development of security and safety guidelines for supportive housing.

Mr. Miller said that Congregations for the Homeless has a number of supportive housing locations in single-family neighborhoods. He said the exemptions are related to intensity control. Sites with fewer on-site services or less space dedicated to services have fewer staff members and fewer people coming and going. He said the homes are treated the same as other single-family houses.

Councilmember Lee expressed an interest in the specific housing needs in Bellevue. He concurred with Councilmember Robertson's suggestions about exploring the City of Redmond's regulations. He said it is important to meet Bellevue's needs. Responding to Mr. Lee, Mr. Malakoutian confirmed that they heard a number of concerns from the public and the commission addressed those concerns.

In further response to Councilmember Lee, Mr. Miller said the Washington State Department of Commerce will provide data within the next year regarding the City's assessed need for different types of housing. Mr. Miller said that data will help inform the Comprehensive Plan review and update.

Councilmember Stokes thanked Chair Malakoutian, the Planning Commission and staff for their significant work to draft supportive housing requirements for the Council's consideration. Mr. Stokes said diversity has increased in Bellevue and it is important to treat everyone fairly. He expressed concern about regulations that would create barriers to the development of affordable and supportive housing. Mr. Stokes expressed support for the proposed LUCA. He encouraged moving forward as quickly as possible.

Mayor Robinson suggested that the Council submit their questions to staff in preparation for the next discussion about the LUCA. Responding to Ms. Stead, Councilmembers confirmed her summary of the questions raised during the discussion.

At 8:48 p.m., Mayor Robinson declared a break. The meeting resumed at 9:00 p.m.

(b) Cultural and Economic Development Quarterly Update

Mike Kattermann, Director of the Community Development Department, opened staff's cultural and economic development update.

Philippa Marsh, Economic Development Manager, said the economic development program has three components: business attraction and marketing, business retention and expansion, and the public art program. She highlighted the six new focus areas in the economic development plan: 1) capacity building and partnerships, 2) small business and entrepreneurship, 3) workforce, 4) retail, 5) creative economy, and 6) tourism.

Ms. Marsh said Bellevue is emerging from the pandemic and has a stronger and more collaborative network of regional partners with aligned and shared goals. She said economic data is now available on the City's economic development web page at www.bellevuewa.gov/biz. She said the unemployment rate in Bellevue is low, tourism is rebounding, and confidence in commercial real estate is strong. She said hotels are starting to reach 70-percent occupancy rates and one hotel recently reported its first sold-out night since the start of the pandemic.

Ms. Marsh said the pandemic provided an opportunity to expedite the City's economic development strategies and to be a more active convener on topics of importance through a partnership approach. She thanked all of the partners across the region from community-based organizations, business associations, small business advisers, and educational entities. She said staff shared information and best practices and worked with the partners to provide better and more culturally competent services to businesses.

Ms. Marsh commented on Bellevue's role in communications and partnerships to deliver direct business support and regional thought leadership. In 2023, the City will resume the administration of the Startup 425 program, which is currently administered by the City of Kirkland. Ms. Marsh said staff met with 37 businesses, and 92 percent of them indicated that Bellevue's economy is better than other cities. She highlighted stories of individuals who have been assisted by the Startup 425 program including an immigrant baker, women-owned tech startup and the Theatre 33 arts organization.

Ms. Marsh described the City's new workforce development program, noting that Bellevue is the first city on the Eastside to have a local workforce development program. At the end of the first quarter, using federal recovery funds, the City hired a workforce development specialist. Initially the program will provide workforce navigation services to residents, collaborate with community partners and work with employers throughout the community to expand internships, apprenticeships and other work opportunities with a focus on technology career pathways.

Ms. Marsh said the City launched career navigation office hours at the Mini City Hall, which was informed by 2021 data indicating that more than 1,500 people were served at Mini City Hall with employment- or business-related inquiries. The City is working with its partners to better understand the community's needs and to ensure that employees have convenient resources to advance their careers. Ms. Marsh highlighted the upcoming Bellevue College Center for Career Connections "Welcome Back to Your Career" event on Tuesday, June 7, 1:30 p.m. to 3:30 p.m. She said that through the City's human services funding, the Center for Career Connections is open to any Bellevue resident.

Ms. Marsh said the workforce development program incorporates better collection of quantitative and qualitative local workforce data to better understand the needs and opportunities while also measuring successes to inform future programming. She said workforce data tends to be largely regional with a lag in reporting. By building better relationships, the City and its partners can share and aggregate data to highlight the gaps and opportunities. Ms. Marsh said the work is also strongly connected to the education and job skill objectives reflected in the human services needs assessment.

Ms. Marsh said Bellevue's unemployment rate is 2.1 percent (approximately 1,764 residents) and the labor force non-participation rate is 30 percent (35,211 individuals). She said the 2020 data can be sorted by age, race, sex, educational attainment and other factors.

Ms. Marsh said T-Mobile recently opened a 24,000-square-foot 5G innovation hub in the Spring District, and Site Selection magazine recently named Bellevue as one of the top 15 locations for new headquarters locations. She noted that Sean Carr recently joined the University of Washington Global Innovation Exchange (GIX) as the CEO. He is planning a relaunch of messaging and marketing for the Master of Science in innovation technology program. The goal is to expand the program to 140 students annually. Ms. Marsh said most of the graduates remain in Bellevue.

Ms. Marsh said that due to the pandemic, restaurants within neighborhood districts close to housing and other activities performed better than restaurants in business hubs. She noted that a number of Councilmembers participated in the Arlington, Virginia study tour led by the Bellevue Downtown Association (BDA).

Mr. Kattermann said he participated in the trip and tour with Mayor Robinson, Councilmember Barksdale, Councilmember Zahn, staff and representatives of the business community. He said staff will provide an update in the future to discuss the lessons learned. He commented on Arlington County's goal to create the 18-hour day in terms of work and after-work activities. He noted the similarities to what the City is doing in the Downtown, BelRed and Wilburton areas. Mr. Kattermann highlighted Arlington County's development of a business improvement district (BID) to create public spaces and programming.

Ms. Marsh said the BDA is working to update its strategic plan. The City's ongoing work includes the outdoor dining program, city-wide retail study, arts space study, Arts District committee development, tourism promotion area (TPA) interlocal agreement and the Rock 'n'

Roll Marathon. The National Education Association (NEA) recently awarded a \$50,000 grant to help support the Eastside Arts Partnership program.

Councilmember Barksdale thanked staff for all of their work in the area of economic and cultural development. He expressed support for staff's focus on jobs, amenities, entertainment and small businesses as part of creating a self-sustaining ecosystem.

Councilmember Stokes thanked staff and complimented their good work.

Councilmember Zahn said she appreciated the presentation and the partnerships throughout the community, including small businesses. She highlighted items from the meeting materials regarding the small business walks, Mini City Hall, capacity building, and workforce development. She asked whether there are opportunities to provide capital to small businesses. She suggested partnerships with the Bellevue School District and encouraged employment opportunities within the City of Bellevue. She encouraged a focus beyond technology jobs.

Ms. Marsh said staff works with human services organizations that specialize in developing and nurturing a supportive workforce for certain individuals. She acknowledged the potential for opportunities within the City as well. Ms. Marsh said staff recently began working with the Bellevue Youth Link program. She said the City also participates with Eastside Pathways and the Career Action Network. She confirmed that access to capital is needed for small businesses and startups.

Mayor Robinson expressed strong support for staff's efforts related to the workforce development program. She said Bellevue did remarkably well throughout the pandemic, in large part due to the work of economic development staff.

Deputy Mayor Nieuwenhuis concurred with Mayor Robinson's appreciation of staff. He requested a status report regarding GIX, the deployment of 5G technology, and startups during the next update. He said he is pleased to see the return of the outdoor dining program and he asked about expanding it to other areas of Bellevue.

Councilmember Lee thanked staff for their extensive efforts throughout the pandemic. He commented on the importance of regional leadership and encouraged partnerships with regional forums and organizations. He expressed support for exploring more opportunities with Bellevue College, the University of Washington GIX and others.

Councilmember Robertson thanked staff and expressed support for their efforts.

Mr. Kattermann thanked the Council for its support and for recognizing staff's good work.

11. Land Use: None.
12. Other Ordinances, Resolution, and Motions: None.
13. Unfinished Business: None.

14. New Business: None.

15. Executive Session: None.

16. Adjournment

At 9:35 p.m., Mayor Robinson declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw