

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Study Session

February 5, 2001
6:00 p.m.

Council Conference Room
Bellevue, Washington

PRESENT: Mayor Mosher, Deputy Mayor Marshall, Councilmembers Creighton, Davidson, Degginger, Lee, and Noble

ABSENT: None.

1. Executive Session

The meeting was called to order at 6:10 p.m. with Mayor Mosher presiding. There was no executive session.

City Manager Steve Sarkozy noted good news for the community regarding the Access Downtown project. Transportation Director Goran Sparrman said the state Transportation Improvement Board (TIB) granted Bellevue's funding application for an additional \$4 million toward the project. The City plans to break ground this spring on a series of transportation improvements included in the Access Downtown project. Mr. Sparrman said Bellevue also recently received final federal approvals for the project. He said the project will significantly improve HOV access in and out of Downtown Bellevue, expand the overall capacity of I-405, and reduce travel times for transit.

Mr. Sparrman introduced key staff involved with this project: Eric Miller, Capital Programming Manager; Kim Becklund, Transportation Regional Policy Manager; Diane Carlson, Regional Issues Manager; and Karen Reed, Assistant City Manager. He thanked Councilmembers for their work and support of this project.

Mayor Mosher thanked Mr. Sparrman for his coordination of the project and staff for their team effort.

2. Study Session

- (a) Review of ARCH (A Regional Coalition for Housing) 2001 Work Program/Budget and recommended Housing Trust Fund Allocations *(Council action to approve project allocations and 2001 work plan/budget is scheduled for February 20, 2001.)*

Mr. Sarkozy provided opening remarks and noted a memo from Linda Barton, Deputy City Manager, in the Council packet regarding the ARCH (A Regional Coalition for Housing) Executive Board recommendations. Mr. Sarkozy will be taking over Ms. Barton's position on the Executive Board.

Art Sullivan, ARCH Executive Director, referred to the Housing Trust Fund Recommendations beginning on page SS 2-4 of the Council packet. He reviewed three projects for which funds are currently being requested. A detailed summary of the Washington Court Congregate and Assisted Living project for which Bellevue funding is requested is provided on page SS 2-6. A second project, Oxford House, would provide housing for women recovering from chemical dependency, primarily alcoholism. The third is the Overlake Transit-Oriented Development project located in Redmond. The ARCH Board recommends delaying the review of a fourth project, Eastwood Square, until final negotiations are concluded.

Mr. Sullivan noted tables on pages SS 2-13 and SS 2-14 indicating additional funding sources. For the Washington Court project, Bellevue's proposed contribution represents less than 10 percent of the total project cost. Mr. Sullivan said the Board recommends that Bellevue's contribution be a loan in the amount of \$1,280,000. Washington Court would provide congregate and assisted living units at four income levels – 30 percent, 50 percent, 60 percent, and market rate. The building will be remodeled to combine studio units into one and two bedroom units. Mr. Sullivan noted the proposed project conditions (page SS 2-7). He said Bellevue's financial contribution would not be utilized until funding is secured from all sources.

Mr. Creighton expressed concern about the loss of 25 units after the building is remodeled. Mr. Sullivan said many units in the building are currently vacant and the owner already planned to convert studio units without private baths into larger units. Current residents will have the option to stay on the property in one of the 19 market rate units that will be preserved. Mr. Sullivan added that the planned conversion of the property will be phased in over two years, in part to allow the turnover in residents that typically occurs.

In response to Mr. Lee, Mr. Sullivan said Bellevue's loan would have a low interest rate, 1 to 2 percent. Mr. Sullivan noted a provision for accelerated loan repayment should the project experience a specified cash flow level. In further response to Mr. Lee, he said Shelter Resources Inc. (SRI) and Legacy Property Managers will manage the assisted living services and oversee the property. Mark Thometz, Executive Director of DASH (Downtown Action to Save Housing), said existing staff will be offered a bonus to continue employment at the site. Mr. Lee feels affordable senior housing is needed in the community.

Mr. Sullivan turned to the ARCH 2001 Work Program beginning on page SS 2-17 and the 2001 budget on page SS 2-26. He reviewed some of the highlights:

- Work with cities to develop new ways to provide single-family housing.
- Discussions with Woodinville and Kirkland regarding the possible placement of housing in conjunction with Park and Ride lots.
- A broad outreach effort in the area of accessory dwelling units, which are allowed in most cities in East King County.
- Research and statistics on housing to assist cities in updating their Comprehensive Plans.
- Involvement with the Eastside Housing Forum, a program initiated by Bellevue staff last year.

Mr. Lee expressed his interest in preserving Section 8 housing units on the Eastside. Mr. Sullivan said this has been a priority of ARCH member cities for several years. ARCH has worked with nine properties in East King County, three in Bellevue, to preserve approximately 400 units. ARCH will continue to work with nine additional properties to preserve Section 8 units. Three of these have Section 8 contracts that do not expire for another six to eight years.

Mayor Mosher said he appreciates ARCH's work on accessory dwelling units.

(b) Construction Code Advisory Committee Report

Councilmember Degginger, Chair of the Construction Code Advisory Committee, explained that the committee was established to address the findings of the 1999 Inspection Services audit. Committee members are Harry Andresen, Andresen Architects; Jack Avery, Sellen Construction; Patsy Bonincontri, Mulvanny Architects; Fred Darnell, Tri State Plumbing; Cary Kopczynski, Kopczynski & Co.; Patrick McCabe, Conner Development; Dan Meyers, Kemper Development; and Ed Springman, Sherron Associates. Mr. Degginger said the committee created three panels to focus on the following areas: 1) development review, 2) technology, and 3) inspection.

Mr. Kopczynski presented the CCAC's recommendations in the area of development review:

- Establish predictable and reasonable timelines. – Mr. Kopczynski commented that it is important for developers to be able to predict the permit review process and plan accordingly. He added that the current high volume of work for Bellevue staff has slowed down the process somewhat. He said the City of Tacoma has a good reputation for completing permit reviews by the date promised to the developer.
- Use project managers or permit coordinators. – Many committee members and panelists feel it is important for developers to have one point of contact within Planning and Community Development for a specific project. Mr. Kopczynski said online permitting would help resolve this issue because developers would be able to check the status of a permit themselves via the Internet.
- Improve consistency for plans sent out for review. – Mr. Kopczynski said the City currently uses outside consultants for permit review, which the committee supports. However, the CCAC feels this creates inconsistencies in the plan review function that could be improved. He added that smaller, routine projects are more suitable for review by an outside consultant.

Mr. Degginger reviewed the CCAC's recommendations regarding inspection coordination:

- Increase flexibility in the Temporary Certificate of Occupancy process. – Mr. Degginger noted a number of complaints regarding this step in the overall inspection process.
- Address interdepartmental coordination. – Mr. Degginger said this item reflects complaints about the failure to effectively coordinate permit requirements between City departments. He identified this as a critical problem requiring the attention of the City Manager and the Leadership Team. Mayor Mosher agreed, noting that he hears complaints from the public on this particular issue.
- Improve predictability of inspections in general. – Mr. Degginger discussed the need for training and other measures to improve consistency between inspectors.
- Expand combination inspection program. – Mr. Degginger said the CCAC recommends the elimination of redundant inspections and cross training for inspectors to enable them to conduct multiple inspections while visiting a construction site.

Mike Brennan, Bellevue's Building Official, reviewed the technology recommendations:

- Provide Internet access to permit tracking system. – Mr. Brennan said Council approved funding for this item in the recent budget process and implementation is scheduled to occur by the end of the year.
- Implement Interactive Voice Response (IVR) System. – This would allow citizens using a touch tone phone to access information regarding their inspection requests and inspections. Implementation is scheduled for June 2001.
- Provide Internet resource site. – Developers and others have requested the creation of a web site to access City Codes, Code interpretations, technical information, and overall development-related information. This is targeted for completion in the summer of 2001.
- Implement wireless access for field inspectors. – Mr. Brennan described the need to provide immediate access to inspection-related information.
- Implement permit issuance via the Internet (e-permits). – Customers have expressed an interest in obtaining permits, particularly routine permits, via the Internet.

Mr. Degginger said the CCAC will continue to work with the Planning and Community Development Department to implement these recommendations. The committee will consider an amendment to the construction code that would allow five-story wood frame construction over concrete. Mr. Degginger praised committee members for their hard work and professionalism. He feels Bellevue should continue to work to expedite its permit process and improve customer service in order to continue to attract development activity.

In response to Mr. Creighton, Mr. Brennan said homeowners would have the same access as developers to online permit processing and information.

Mr. Sarkozy expressed his support of the CCAC's mission and noted that reengineering to improve development-related processes will continue on an ongoing basis. He feels the community will benefit from improved permit work flow and access to information. Councilmember Lee encouraged ongoing monitoring of the implementation plan to assure progress.

Dr. Davidson questioned whether training will be provided to the public once Internet and other enhancements are implemented. Mr. Brennan agreed with the need to successfully publicize the new services and said the communications strategy has not yet been developed. Mrs. Marshall encouraged staff to target homeowners as well as professional developers in the communications efforts.

Mr. Noble feels the CCAC's recommendations reflect Council's commitment to providing an efficient, cost-effective permitting and inspection process.

- Mr. Noble moved that Council endorse the Construction Code Advisory Committee's recommendations as presented, and Mrs. Marshall seconded the motion.
- The motion to endorse the Construction Code Advisory Committee's recommendations carried by a vote of 7-0.

In response to Mr. Lee, Mr. Degginger said allowing five-story, instead of four-story, wood frame construction would enable the development of more affordable housing. He said safety issues related to this proposal will be carefully evaluated.

Mayor Mosher asked Mr. Degginger to thank the CCAC on behalf of the Council for its work.

3. Discussion

- (a) Application of Wendell Duncan (Duncan Rezone) to approve the rezone of the north 9,038 square feet of a 20,286 square foot unplatted tract from single-family R-2.5 to single-family R-3.5 so that the entire tract bears the same classification. File No. 00-244785-LQ.
(Council action is scheduled for February 20, 2001.)

Mr. Sarkozy introduced this agenda item. In response to Mr. Lee, Senior Planner Julia Kruger said the purpose of the applicant's rezone request is to subdivide his property into two lots. She said the zoning was in existence in the 1960s when the area was annexed into the city.

4. Council Business [Item 6 from the Regular Session Agenda]

Mr. Noble attended a meeting of the Eastside Transportation Partnership and a meeting to discuss the future of the Human Services Roundtable. The most likely scenario is that sub-county groups will be created to continue to focus on human services issues and lobbying.

Mr. Lee attended the Human Services Roundtable meeting, a Bellevue PTSA school and community resource fair, two meetings in which the Lake Hills Shopping Center redevelopment was discussed, and the president's inauguration ceremony in Washington, D.C.

Dr. Davidson attended a meeting held by King County Executive Ron Sims to discuss a 20 percent increase in sewer rates. Dr. Davidson was contacted by Senator Jim Horn regarding a proposed bill that would allow lakefront property owners to pump water from the lake for

landscaping. Dr. Davidson has asked Lloyd Warren, Utilities Director, and Karen Reed, Assistant City Manager, to look into this proposal for Council.

Mr. Degginger attended a community meeting to discuss Lake Hills Shopping Center redevelopment. Mr. Creighton attended the same meeting, as well as a meeting of the Growth Management Planning Council Executive Committee.

Deputy Mayor Marshall said the I-405 Corridor Study Executive Committee preliminarily approved alternative 3, which is a multi-modal approach including additional general purpose lanes, an HOV lane, and bus rapid transit. Mrs. Marshall attended the King County Transportation Coalition meeting and a meeting with Redmond Councilmembers and neighborhood representatives to discuss Overlake area projects.

As Council's liaison to the Library Board, Mrs. Marshall thanked Herbert Mutschler and Jean MacDonald for serving eight years each on the board. Their terms will end in May.

- Mrs. Marshall moved to reappoint Cece Teddy to a second four-year term on the Library Board beginning May 31, 2001, and Mr. Lee seconded the motion.
- The motion to reappoint Cece Teddy to a second four-year term on the Library Board beginning May 31, 2001 carried by a vote of 7-0.

Mayor Mosher attended a Mayors Meeting, in which three Eastside members were selected to serve on the Boundary Review Board, and a Cascadia Mayors Meeting in Bellingham. He announced that Deputy Mayor Marshall and Planning and Community Development Director Matt Terry recently were named as recipients of *Best of Bellevue* Awards. Dorothy and Art Webb were named as well for their involvement with the Bellevue Sister Cities Association.

At 7:58 p.m., Mayor Mosher declared recess to the regular session.

Myrna L. Basich
City Clerk

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