

CITY OF BELLEVUE  
CITY COUNCIL

Summary Minutes of Regular Session

January 5, 2015  
8:00 p.m.

Council Chamber  
Bellevue, Washington

PRESENT: Mayor Balducci, Deputy Mayor Wallace, and Councilmembers Chelminiak, Lee, Robinson, and Stokes

ABSENT: Councilmember Robertson

1. Call to Order

The meeting was called to order at 8:13 p.m., with Mayor Balducci presiding.

2. Roll Call, Flag Salute

All Councilmembers except Councilmember Robertson were present. Councilmember Stokes led the flag salute.

(a) Proclamation of January as Human Trafficking Awareness Month

Mayor Balducci read a proclamation recognizing January as Human Trafficking Awareness Month in Bellevue. She presented the proclamation to Ellen Gilley, a volunteer with the East King County Coalition Against Trafficking, and Stephanie Martinez, advocacy manager for Seattle Against Slavery. They thanked the Council for helping to raise awareness about this issue.

Mayor Balducci told Alex Zimmerman, a citizen in the audience, that he would be removed from the meeting if he could not control himself and be respectful to others.

Mayor Balducci declared recess for a few minutes to take photos with the guests accepting the proclamation.

3. Communications: Written and Oral

(a) Anne Bridgeland, a Newport Hills resident, commented on the need for parks in their neighborhood. She said the area has approximately 4.8 acres of park space compared to many neighborhoods with 90 acres of parks. She described a house in the neighborhood

designed by Paul Kirk in 1955 that will be auctioned on January 23. It has been empty since 2007. Residents are asking the City to acquire the property as a park facility and neighborhood gathering space.

Councilmember Robinson asked whether staff could work with the Eastside Heritage Center to explore the possibility for obtaining grants to purchase the property. She said there are state and county interests in preserving this historical site.

- (b) Robin Bentley spoke in favor of acquiring the Kirk house described by the previous speaker. She proposed a plan involving public input and listed the goal of the acquisition as providing the opportunity for greater community involvement and cohesion. Ms. Bentley said the site could be used as a location for environmental education and could provide a link to the beach park. Ms. Bentley said the neighborhood needs a “third place” for gathering. She submitted her comments and photos in writing.
- (c) Alex Zimmerman reiterated his ongoing request that the City Manager hold a monthly question and answer session with the public. He said seven crooks serve as the City Council. He is surprised that no other residents have supported his ideas after listening to him every Monday.
- (d) Heidi Dean, Newport Hills, said residents were not aware that Newport Hills was being considered as a residential target area (RTA) for the multifamily tax exemption (MFTE). She is concerned that neighborhood association representatives were not alerted to this issue. Residents met with staff in September about addressing commercial blight at shopping center. At that time, the MFTE was mentioned as a possible tool for redevelopment, but there was no discussion about a specific proposal involving Newport Hills. She said there is already affordable housing in the area, and residents are concerned about developing low-income housing. Ms. Dean said residents want to retain and redevelop the commercial center.
- (e) Roger Ingalls, Newport Hills, said he attended the earlier Study Session to learn about the MFTE issue. He said the two ongoing topics of discussion in Newport Hills are about reviving the shopping center and being split between two school districts. He said there are no City buildings in Newport Hills. He supports the proposal to purchase the Kirk home to provide a public park and gathering space. Mr. Ingalls said he is in favor of considering ways to stimulate redevelopment, and he supports encouraging affordable multifamily housing. He suggested exploring ways to encourage home ownership as well as affordable rents. He observed there might be a more powerful tool than the MFTE. He is in favor of considering Newport Hills as an RTA as long as there is plenty of public input.

4. Reports of Community Council, Boards and Commissions: None.

5. Report of the City Manager

- (a) Bellevue Fire Department 50-Year Anniversary

City Manager Brad Miyake announced the Fire Department's 50<sup>th</sup> Anniversary. Four events to celebrate the anniversary will be held March through September including a banquet, employees picnic, golf tournament, and a 5K walk/run and health fair. The theme of the 50<sup>th</sup> Anniversary Celebration is "Everyone is a Hero," and Councilmember participation in these events is encouraged.

6. Council Business and New Initiatives

Councilmember Robinson said she and the Mayor attended the opening of Smart Space provided by extraSlice, a startup catalyst and shared office space.

Ms. Robinson recommended Council approval of signing the joint letter of commitment to the environmental goals of the King County-Cities Climate Collaboration (K4C).

Mayor Balducci suggested that Councilmembers read the information provided by Councilmember Robinson and provide feedback to staff this week.

Deputy Mayor Wallace questioned where the regional effort is heading and potential policy implications for the future. Councilmember Robinson said the effort sets goals for the City and is consistent with the Environmental Stewardship Initiative. She said she would forward more information including the City's accomplishments consistent with the K4C effort.

Mr. Wallace said he would like to see whether and how the effort is consistent with the City's existing policies.

Councilmember Chelminiak announced that federal legislation recently passed by the Congress expanded the Alpine Wilderness, designated the mid-fork of the Snoqualmie River as a Wild and Scenic River, and moved the wilderness boundary in the North Cascades National Park to allow the rebuilding of an old wagon road as a trail. He noted that he worked on these issues some years earlier.

Councilmember Lee said he met with the City's new Economic Development Director, James Henderson. Mr. Lee said he has been talking to staff about how to lobby on behalf of issues with the state legislature.

Mr. Lee wished everyone a Happy New Year. He spoke to Councilmembers' common goal of serving the community, providing transparency, and engaging the public.

Deputy Mayor Wallace said he looks forward to serving with the Council for a productive 2015.

Mayor Balducci thanked the Fire Department for collecting a truckload of toys for gifts at the Crossroads Community Center's holiday party. She said many City employees actively volunteer and contribute gifts and money over the holidays, including through the Giving Tree program in City Hall. Ms. Balducci thanked everyone for their efforts.

Mayor Balducci said she has been asked to provide committee appointments to the Puget Sound Regional Council (PSRC). She suggested continuing with the current assignments unless individuals want to talk to her about a possible change. Mayor Balducci said there is a vacancy on the PSRC Economic Development District Board to fill as well.

7. Approval of the Agenda

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

→ The motion to approve the agenda carried by a vote of 6-0.

8. Consent Calendar

→ Deputy Mayor Wallace moved to approve the Consent Calendar, and Councilmember Chelminiak 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 Meeting Minutes

Minutes of November 17, 2014 Study Session  
Minutes of November 17, 2014 Regular Session  
Minutes of November 24, 2014 Extended Study Session  
Minutes of December 1, 2014 Study Session  
Minutes of December 1, 2014 Regular Session  
Minutes of December 8, 2014 Study Session  
Minutes of December 8, 2014 Regular Session

(b) Resolution No. 8858 setting February 17, 2015 as the date for a public hearing to consider the vacation of a portion of NE 12th Street, lying just westerly of 120th Avenue NE.

(c) Ordinance No. 6215 authorizing amendments to Bellevue City Code (BCC) 4.09.030(B) to remove marijuana from the definitions of "agricultural product" and "farmer," categories that are otherwise exempted from B&O tax under BCC 4.09.090.

(d) Ordinance No. 6216 authorizing amendments to Bellevue City Code (BCC) chapter 5.16 to remain in compliance with the Interlocal Agreement (ILA) between the City and King County regarding the licensing and regulation of taxis and other for-hire vehicles including transportation network companies.

(e) Resolution No. 8859 authorizing execution of all documents necessary to: 1) grant the City and Kevin and Miae Aramori, property owners of 16734 SE 40th Place, the option of pursuing a Boundary Line Adjustment to modify the property

boundaries between private property and the City's 41.5 open space; and 2) to authorize the City to purchase a portion of the private property, estimated to be 2,590 square feet, to incorporate an existing trail into City's ownership for public benefits.

- (f) Resolution No. 8860 authorizing execution of an amendment to the professional services agreement with The Berger Partnership, increasing the total contract amount from \$49,950 to \$404,012 to provide engineering and site design services for Surrey Downs Park.
- (g) Resolution No. 8861 authorizing execution of a King County Youth Sport Facilities Grant Contract that will provide \$75,000 toward the development of Inspiration Playground.
- (h) Resolution No. 8862 authorizing execution of an on-call construction inspection services contract with Jacobs Project Management Co., in the amount of \$440,000, to provide on-call construction inspection and support for the 120th Avenue NE Widening Project, NE 7th Street to NE 12th Street (CIP Plan No. PW-R-164) and other construction projects as needed to ensure proper construction inspection and management through 2016.
- (i) Motion to award Bid No. 14141 for demolition of the existing Porsche dealership building located at 12000 Bel-Red Road, as part of the 120th Avenue Stage 2 Project, NE 7th to NE 12th Street (CIP Plan No. PW-R-164), to Titan Earthwork, LLC as the lowest responsible and responsive bidder, in the amount of \$195,415.00.
- (j) Motion to award Bid No. 14124 for Stormwater Dig & Repair - 2014 to Trinity Contractors, Inc., as the lowest responsible and responsive bidder in the amount of \$322,155.00 (CIP Plan D-64).

9. Public Hearings: None.

10. Land Use: None.

11. Other Ordinances, Resolutions and Motions: None.

12. Unfinished Business [*Continued from earlier Study Session*]

- (a) Multifamily Tax Exemption

Continuing the multifamily tax exemption (MFTE) discussion from the earlier Study Session, Mayor Balducci said there were two proposals from the Council: 1) Councilmember Chelminiak suggested removing the "Angelo's triangle" from the Bel-Red residential target area (RTA), and 2) Councilmember Robinson suggested including 116<sup>th</sup> Avenue in the Downtown RTA and adding the Crossroads Top Foods site as a RTA.

Deputy Mayor Wallace said his understanding is that this is the starting point of the discussion and that City staff will be reaching out to the community. He observed that Downtown, Bel-Red and Eastgate are potential transit-oriented development (TOD) sites while Newport Hills is in need of an incentive to stimulate redevelopment. Any tool to be implemented in Newport Hills should not detract from the character and quality of the existing neighborhood, and there should be an appropriate public process.

Councilmember Lee concurred that something other than the MFTE would be more appropriate for Newport Hills. He suggested staff and Council support to address the issues and move toward a solution.

Mr. Wallace said he would support a broader look at other areas of the community as well.

Mayor Balducci suggested that any other areas the Council would like to consider should be identified as soon as possible to be included in public outreach efforts.

Councilmember Chelminiak said he is agreeable to leaving the Angelo's triangle as part of the Bel-Red RTA if that is the preference of the Council. He observed that the Downtown and Bel-Red areas already have zoning consistent with the RTA designation. He was not sure whether Eastgate zoning would need to be amended. He said Newport Hills has not gone through a zoning review to determine the best strategy for encouraging the revitalization of neighborhood businesses, and 116<sup>th</sup> Avenue and the Top Foods location are essentially in that same category.

Mr. Chelminiak summarized that there are areas ready for the RTA designation versus areas in need of more land use work before the incentive could be implemented. Mr. Chelminiak said he does not want all RTAs to be deferred because more work is needed for some of the proposed areas.

Mayor Balducci observed that the benefit of including the areas in need of land use work is that they are also the areas most in need of redevelopment. She said a stimulus for redevelopment is not needed in the Downtown, although affordable housing is needed. Redevelopment, primarily commercial, is needed in Newport Hills.

Mr. Chelminiak clarified that he does not want to add so many RTAs at this point that it slows down implementation.

Councilmember Stokes noted the timely issue of single-family zone room rentals and suggested a broader, overall strategy for housing planning. Northtowne has issues regarding the redevelopment of older homes into so-called mega houses. He suggested starting with the four RTAs identified by staff, while initiating a task force to take a broader look at housing in the overall community. He believes there are opportunities for good solutions.

Councilmember Robinson said she suggested 116<sup>th</sup> Avenue and the Top Foods site at Crossroads because other development is already occurring in those areas. She believes this would be a great opportunity to guide that development in a direction that will benefit the city. She noted that

providing the MFTE for targeted areas will need to be supported by the appropriate land use zoning to support multifamily development.

In the interest of including all possible sites for consideration, Mayor Balducci suggested keeping the Angelo's triangle as part of the Bel-Red RTA, and adding 116<sup>th</sup> Avenue and the Crossroads Top Foods site as possible RTAs. Ms. Balducci said she actually envisions reviewing the overall Wilburton commercial district.

Mayor Balducci noted a general consensus, with the exception of Councilmember Lee, to continue working on establishing the MFTE.

Mr. Stokes reiterated his suggestion about a broad review of housing. Mayor Balducci suggested addressing how to approach the topic during the Council's annual retreat.

Councilmember Lee concurred with Mr. Stokes' suggestion about taking a broader approach. He does not want to continue to address housing on a piecemeal basis. He does not see a reason for adding 116<sup>th</sup> Avenue and the Top Foods site as potential RTAs. He believes the City needs to be more thoughtful and strategic about housing, and to engage the community in the discussion.

Mr. Lee said he could support identifying the Downtown and Bel-Red RTAs, and potentially the Eastgate RTA if it is consistent with the latest Eastgate/I-90 corridor planning effort. He does not see a basis for including any other areas.

Mayor Balducci noted majority support for considering the four RTAs proposed by staff, as well as the two areas suggested by Councilmember Robinson (i.e., 116<sup>th</sup> Avenue and the Crossroads Top Foods site). The Angelo's triangle area will remain within the Bel-Red RTA as proposed by staff.

Mayor Balducci said there will be many more opportunities to discuss these and broader housing issues.

(b) Parks Property Acquisition Long-Range Planning Update

City Manager Brad Miyake introduced staff's presentation on Bellevue's Parks and Open Space System.

Parks and Community Services Director Patrick Foran described Bellevue's history as a City in a Park that values and preserves its natural environment. He described the City's parks and open space as a system of natural habitats that complement the urban landscape resulting from deliberate planning over many years.

Mr. Foran highlighted key parks property acquisitions from the 1950s through 2008. Properties acquired since 2008 through levy and grant funding total 28.8 acres and include two Bridle Trails neighborhood properties, Newport Hills property, Eastgate property, expansion of the Mercer Slough Natural Area, expansion of the Coal Creek Natural Area, and parcels in the Bel-Red corridor.

Mr. Foran said policy guidance regarding park acquisitions is provided through the Comprehensive Plan and the 2010 Parks and Open Space System Plan. He described the funding mix through 2008, which was 42 percent through the real estate excise tax (REET), 24 percent from the General Capital Investment Program (CIP), 24 percent through leveraging (e.g., partnerships, grants, etc.), and 10 percent from voter initiatives. Since 2008, 61 percent of funding is from voter initiatives, 18 percent is REET funding, and 21 percent is through leveraging. Primary leveraging resources are the King County Conservation Futures program and the King County Parks Levy. Other sources include the Washington State Recreation and Conservation Office, Federal Land and Water Conservation funds, Community Trade and Economic Development (CTED) funds, and private donations.

Mr. Foran described plans to create a gateway into Downtown Park at Bellevue Way and NE 4<sup>th</sup> Street, which will complement other development occurring in that area. Other downtown projects are the NE 2nd Street linear park and, potentially, a future acquisition in the northwest quadrant.

Mr. Foran said the Safeway parcel in the Bel-Red corridor has been acquired for parks use, and additional acquisitions are anticipated. The City contemplates using incentives for developers to provide park amenities in both the Downtown and the Bel-Red corridor. Another strategy will be to visualize right-of-way treatments as park experiences.

Mr. Foran said waterfront access continues to be an important part of the acquisition strategy. Bellevue has approximately 14 miles of waterfront on Lake Washington and Lake Sammamish with only 12 percent in public ownership. Mr. Foran noted acquisitions related to planning for Meydenbauer Bay Park, including the acquisition of the Bayvue Village apartment complex, and acquisition of the former Bellevue School District site adjacent to Airfield Park in the Eastgate area in recent years.

Mr. Foran said partnerships include the Bellevue Botanical Garden Society. He described parks with multiple benefits (i.e., environmental, recreational, and community meeting spaces) including Lewis Creek Park, the expansion of Eastgate Park, and Crossroads Park. He noted key greenways and corridors including the Lake-to-Lake Greenway and future Bel-Red Greenway. Additional opportunities include the Eastside Rail Corridor and the Meydenbauer Bay to Wilburton Connection.

Mr. Foran described the concept of Bellevue Byways, which utilizes rights-of-way and builds additional park-like experiences (e.g., gateways, neighborhood identity, exceptional streetscapes, arboretum, changing seasons, historical and cultural, scenic beauty, and fit and active Bellevue).

Mr. Foran described an idea of enhancing the park-like experience along West Lake Sammamish Parkway, which connects to a number of existing parks and recreational facilities. The corridor was originally intended to provide recreational access to the shoreline of Lake Sammamish. Only three public access areas remain: Vasa Park (private/paid access), Idylwood Beach, and Camp Sambica. Mr. Foran suggested providing new points of public access to the lake along the parkway.

Mr. Foran summarized that near-term target acquisition areas are the urban park system (Downtown and Bel-Red), waterfront access along Lake Sammamish, neighborhood parks, and citywide greenways and trails. Staff is seeking feedback on whether the Council is comfortable with those priorities.

Responding to Councilmember Stokes, Mr. Foran said land values and availability will make it increasingly challenging to add to the urban park system. Other tools will be needed to achieve park amenities into the future, especially in the Downtown and Bel-Red corridor.

Mayor Balducci questioned, for later follow up, whether there is a strategy for acquiring more public property on Lake Sammamish. She noted the tension between acquisition and development because it is important to acquire property when opportunities arise. However, residents are also eager to see park properties developed once they are acquired.

Mayor Balducci said it is nice to have the time for this overall look at the parks and open space system.

Councilmember Chelminiak commented on how acquisitions sometimes occur because an opportunity unexpectedly becomes available. He would like further discussion regarding the vision described for West Lake Sammamish. He noted earlier public comment about certain neighborhoods not having adequate parks. He concurred with the Mayor that it was good to have the time for this broad overview.

13. Continued Oral Communications: None.

14. New Business: None.

15. Executive Session: None.

16. Adjournment

At 9:50 p.m., Mayor Balducci declared the meeting adjourned.

Myrna L. Basich, MMC  
City Clerk

/kaw