

**East Bellevue Community Council**  
Summary Minutes of Regular Meeting

April 4, 2017  
6:30 p.m.

Lake Hills Clubhouse  
Bellevue, Washington

PRESENT: Chair Capron, Vice Chair Kasner, Alternate Vice Chair Hummer and Councilmember Hughes

ABSENT: Councilmember Gooding

STAFF: None.

1. **CALL TO ORDER**

The meeting was called to order at 6:30 p.m., with Chair Capron presiding.

2. **ROLL CALL**

The Deputy City Clerk called the roll. All Councilmembers except Councilmember Gooding were present.

3. **FLAG SALUTE**

Chair Capron led the flag salute.

4. **COMMUNICATIONS: WRITTEN AND ORAL**

Don Boettiger suggested that the East Bellevue Community Council focus more on topics that it can influence within its jurisdiction.

Ernie Simas introduced himself as the newly appointed Bellevue City Councilmember. He noted his previous service on the Bellevue Transportation Commission and his work with the Bellevue Chamber of Commerce transportation committee. He highlighted key issues facing the City Council including the homeless shelter, affordable housing, and Fire Station 10. He said an estimated 200 people were in attendance for the April 3 City Council meeting to learn about and comment on the proposed homeless shelter. He observed that the Eastgate location has a number of positive aspects including its close proximity to Bellevue College, the Park and Ride, and social services. Mr. Simas said the project includes a homeless shelter, day center, and affordable housing component. He said potential alternative locations have been suggested by the public and certain City Councilmembers. He said the City Council would address the topic again on April 17.

Responding to Councilmember Kasner, City Councilmember Simas said the Council anticipates taking action on April 17 about whether to proceed with the shelter project. Mr. Simas said crime statistics indicate no increase in violent crimes near homeless shelters. However, there have been slight increases in petty crimes.

Councilmember Hummer asked Mr. Simas to comment on traffic congestion on 148<sup>th</sup> Avenue. Mr. Simas acknowledged that Microsoft employees and others who work outside of Bellevue use 148<sup>th</sup> Avenue and contribute to the congestion. He said 148<sup>th</sup> Avenue will always have heavy traffic. However, the challenge is how to mitigate the congestion and negative impacts. He said the City's implementation of an adaptive traffic signal system (SCATS) and the use of flashing left-turn arrows have improved traffic flow.

Ms. Hummer said the EBCC has an interest in projects on both 156<sup>th</sup> Avenue and 164<sup>th</sup> Avenue to improve traffic flow and to provide sidewalks and other amenities.

Ms. Hummer expressed concern about preserving the Lake Hills Greenbelt and Larsen Lake. She noted discussions within the community about using public land to provide affordable housing, and expressed concern that parks could be considered for that use. Mr. Simas said the City would not move in that direction. His ideas for potential affordable housing options include subdividing one-acre lots and different types of micro housing. Ms. Hummer said the one-acre lots are located in single-family neighborhoods and are generally on septic tanks. Mr. Simas acknowledged that there are no easy answers to address affordable housing.

Councilmember Hughes spoke against allowing developers to pay a fee in lieu instead of providing affordable housing to comply with the code. He said that does not provide affordable housing. City Councilmember Simas said he is not in favor of allowing fee in lieu payments. He would prefer offering incentives that allow developers to build affordable housing at a lower cost. Mr. Hughes noted the challenge of defining "affordable housing" in Bellevue. He said housing prices will continue to increase.

Councilmember Kasner said all of the City's park lands are in residential zones. The City does not have a park district designation. Mr. Kasner expressed an interest in understanding the protections to retain parks in residential zones.

Mr. Kasner noted the planned bike lane and sidewalk project on SE 16<sup>th</sup> Street (148<sup>th</sup> Avenue to 156<sup>th</sup> Avenue). He said the EBCC wants projects in its area. However, there is not sufficient pedestrian activity to warrant sidewalks on that section of SE 16<sup>th</sup> Street. Mr. Kasner said he will provide oral comments to the Transportation Commission on April 13 to express the EBCC's ongoing opposition to the proposed project. He thanked Councilmember Simas for attending the EBCC meeting.

Responding to Louis Avanzino in the audience, Mr. Simas said Fire Station 10 will be located in Downtown Bellevue.

## 5. REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS

### (a) Community Council Business and New Initiatives

Councilmember Hughes said he invited the new football coach at Sammamish High School to attend an EBCC meeting. He noted that the Jewish Community Center on Mercer Island is holding security meetings due to recent threats directed toward Jewish organizations.

Councilmember Hummer commented on the Downtown Livability Initiative work and suggested exploring what the East Bellevue neighborhoods can learn from that process when the City initiates the update to the subarea plan. She said she attended one of the affordable housing meetings and provided public comment that East Bellevue has its own fair share of affordable housing, and that new affordable housing should be located elsewhere. She encouraged everyone to take the affordable housing survey. She attended the Bellevue City Council meeting the previous night. She encouraged residents to attend the upcoming Bellevue College meetings scheduled for April, May and June to share concerns and ideas regarding future planning and projects. Ms. Hummer said the new student housing to be built does not include parking.

Responding to Saghar Rasoulamini, Councilmember Hummer said she believes developers in the Downtown should be required to provide a certain amount of affordable housing. She noted that affordable housing required in the Downtown between 1991 and 1996 still exists.

Ms. Hummer said she would like a map of the affordable housing currently located in Bellevue, as well as information on the type of housing. She noted the Imagine Housing units at Chalet Apartments near Bellevue College. Also nearby are the Carrington Apartments, which are market-rate units that accept Section 8 vouchers. The complex has a diverse group of residents ranging from senior adults to students. Hidden Village and College Crest include affordable housing, and there are additional King County Housing Authority and Section 8 units on 148<sup>th</sup> Avenue.

Councilmember Hummer said there is also the YWCA affordable housing, the Highland Village complex recently purchased by King County, and subsidized housing next to Super Supplements. Her research indicates that affordable and subsidized housing is clustered in the Lake Hills and Crossroads areas. There is one complex in the Downtown, zip code 98004, that accepts Section 8 vouchers. She is opposed to the City allowing Downtown developers to pay a fee in lieu of providing affordable housing in their developments. Ms. Hummer said there are also a number of adult family homes in East Bellevue. She said the Bellevue College student dorms will be market-rate units and not affordable housing.

Ms. Hummer said affordable housing needs to be spread throughout the city. She said the money collected from developers as fee in lieu payments is intended to be used for affordable housing elsewhere. However, she is unclear about the details of that code provision.

Chair Capron noted that the EBCC does not have authority over the placement of affordable housing throughout Bellevue. He suggested that residents provide input to the City Council.

Vice Chair Kasner reported that he attended the 48<sup>th</sup> District Town Hall meeting, which was followed by a school district forum with state legislators. He attended the affordable housing meeting at City Hall. He said participants were asked whether they preferred a sales tax or a property tax, and whether developer incentives for affordable housing should be voluntary or mandatory. Mr. Kasner said he is not a fan of fee in lieu payments that allow developers to avoid providing affordable housing within their developments. He said the affordable housing survey is important because the City Council will be making a series of decisions over the coming year. With regard to Bellevue College student housing, Mr. Kasner said his understanding is that most of the units will be used for international students.

Councilmember Kasner said he met with John Kappler, a member of the Houghton Community Council (Kirkland), to discuss the Puget Sound Energy litigation and the potential impacts in Kirkland. He said the Houghton Community Council has joint meetings with their Planning Commission to proactively work with the City of Kirkland.

Mr. Kasner said he attended a Bellevue Transportation Commission meeting, where he provided public comment regarding the proposed SE 16<sup>th</sup> Street project. He said a Transportation Commission workshop is scheduled for April 13 to discuss the project list for the use of levy funds. He attended a meeting on civil discourse co-sponsored by the City and the Bellevue Regional Library, the safety forum at the Jewish Community Center, and the Lake Hills neighborhood planning meeting. Mr. Kasner expressed an interest in obtaining demographic information on East Bellevue from City staff. He encouraged the EBCC to work more closely with the Lake Hills Neighborhood Association (LHNA), which is required to rent meeting space.

Chair Capron said the LHNA is welcome to attend EBCC meetings.

Chair Capron said the sidewalks associated with the traffic signal project were poured at the corner of 148<sup>th</sup> Avenue and Main Street. He said the crosswalks are better and wider. He said an increasing number of housing units are being built in the Overlake area, which will have an impact on traffic on 148<sup>th</sup> Avenue and 156<sup>th</sup> Avenue. Most of that housing is within the Redmond city limits. Mr. Capron concurred with Ms. Hummer that East Bellevue does have its fair share of affordable housing. However, he said that does not mean that East Bellevue is not the place for additional affordable housing. Mr. Capron said he personally does not think that affordable housing is the government's responsibility.

Mr. Capron suggested that residents provide feedback and express their concerns on affordable housing to the City Council, which has the authority to make decisions within that arena. With regard to the LHNA, he said he cannot attend those meetings because two EBCC members serve on that board, and three EBCC members in attendance becomes a quorum.

Chair Capron reiterated that the EBCC's authority is over specific types of land use decisions within its boundaries, and the EBCC's decisions occur at the end of the process following City Council action. Mr. Capron said he would like the EBCC meetings to be more focused on the issues over which the EBCC has authority.

Mr. Capron referenced Councilmember Hummer's comments about the Highland Village affordable housing apartment complex. He said what makes it affordable is that it is a rundown

complex that has not been properly maintained. He said that is typical of affordable housing unless the government is subsidizing rents and maintaining better units using taxpayer dollars.

Mr. Kasner noted that the new housing project on 140<sup>th</sup> Avenue, the previous health club site, contains nine buildings with 49 units, which he believes is market-rate housing.

6. **APPROVAL OF AGENDA**

Vice Chair Kasner moved to approve the agenda, amended as follows:

- Add Item 7(a), Introduction of new EBCC in-house attorney.
- Move to Item 12(a), Bellevue College Student Legislative Affairs Presentation.
- Add Item 12(b), Bellevue College Administration Presentation.
- Move to Item 12(c), Discussion Regarding Potential Future Agenda Items.
- Move to Item 12(d), November 7, 2017 General Election Ballot Process.
- Move to Item 12(e), EBCC Retreat Discussion.

Councilmember Hughes seconded the motion, which carried by a vote of 4-0.

7. **DEPARTMENT REPORTS**

- (a) Introduction of new EBCC in-house attorney

Chair Capron introduced the EBCC's new in-house attorney Catherine Drews, Assistant City Attorney. Ms. Drews noted her previous role as Legal Planner in the Development Services Department (DSD). She lived in the EBCC jurisdiction for 19 years before moving to southeast Bellevue. As Assistant City Attorney, she represents the Department of Planning and Community Development (PCD) and the Utilities Department.

Responding to Councilmember Kasner, Ms. Drews said the City has eight civil attorneys and approximately the same number of prosecuting attorneys, who prosecute misdemeanors. She said Monica Buck represents the Transportation Department and issues related to the East Link light rail project.

Chair Capron asked Ms. Drews to stay for a 15-minute Executive Session.

8. **PUBLIC/COURTESY HEARINGS**: None.

9. **RESOLUTIONS**: None.

10. **COMMITTEE REPORTS**: None.

11. **UNFINISHED BUSINESS**: None.

12. **NEW BUSINESS**

## (a) Bellevue College Student Legislative Affairs Presentation

Saghar Rasoulamini, Municipal Liaison for Bellevue College students, and Jahkari Aujla-Singh, External Legislative Affairs Representative for the Associated Student Government of Bellevue College, provided a presentation.

Mr. Aujla-Singh commented on the college's search for a new president. The finalists were Karen Clos, Angelia Millender, and Jerry Weber; and Mr. Weber has been nominated for the position.

Ms. Rasoulamini described the demographics of Bellevue College's 34,000 students, campus housing, and the college's programs (e.g., Bachelor's degrees, Associates degrees, certificate programs, continuing education, and adult basic skills). The college has approximately 2,400 international students every year as well as 2,500 Running Start students. The college's students are 55 percent full-time and 45 percent part-time.

Mr. Aujla-Singh said 75-80 percent of students in campus dorms will be international students. The remaining rooms will be occupied by out-of-state students. Ms. Rasoulamini noted that government-supported affordable housing is available only to Americans. She said A Regional Coalition for Housing (ARCH) has housing for international students.

Mr. Aujla-Singh and Ms. Rasoulamini continued their report on the student demographics and the college's programs.

Mr. Aujla-Singh noted that white supremacist and neo-Nazi groups have gained a presence on the University of Washington and Bellevue College campuses. He cautioned the public to not touch any posted notices they might see because there have been instances at other colleges in which the notices have razor blades or other hazards. If those are found, he encouraged everyone to call the police.

Ms. Rasoulamini and Mr. Aujla-Singh said the students' City agenda includes priorities related to public safety, housing insecurity and affordable housing, transportation, food insecurity, and student access to municipal services. Mr. Aujla-Singh said a food bank is available on campus.

Councilmember Kasner asked the students to comment further on the issue of housing insecurity. Mr. Aujla-Singh said a student survey identified the issue as a top concern. He said housing insecurity for the students is defined as the inability to live, work, and attend Bellevue College at the same time.

Mr. Kasner questioned whether the college coordinates room rentals in surrounding neighborhoods, for example, with senior adults. Ms. Rasoulamini said international students have encountered unsafe situations in certain living arrangements and can be particularly vulnerable due to language barriers. The preference is to live with other students.

Mr. Aujla-Singh noted that the City Council will make a decision on April 17 about the homeless shelter, which is currently proposed for the Eastgate area near Bellevue College.

Councilmember Hughes said the Mini City Hall at Crossroads Mall provides assistance to the public in different languages, which might be helpful for students. He encouraged the students to check the schedule for assistance in specific languages.

Warren Halverson congratulated the students on pursuing an education. He noted that probably many people in the room worked their way through college. He said residents receive lower tuition because they live in the state and contribute to taxes that go toward public education. He noted that in-state students may feel it is not fair to not have student housing available to them. Mr. Halverson acknowledged that these are difficult issues and challenges.

Ms. Rasoulamini noted that some international students do have jobs. However, there are limited jobs available to them.

Councilmember Kasner thanked the students for their presentation.

- (b) Bellevue College Administration Presentation: None
- (c) Potential Future Agenda Items
  - Neighborhood Safety, Connectivity, and Congestion Ballot Measure Project Funding Presentation
  - Bellevue School District Presentation
  - Eastgate Land Use Code Amendments
  - Kelsey Creek Culvert Replacement

Responding to Chair Capron, Deputy City Clerk Karin Roberts said the Neighborhood Safety, Connectivity, and Congestion Ballot Measure Project Funding Presentation will be on the May meeting agenda. Responding to Councilmember Kasner, Ms. Roberts said information will be available on the City's website regarding the April 13 Transportation Commission meeting.

Chair Capron asked Ms. Roberts to provide information to EBCC members in advance of upcoming transportation presentations, which will help EBCC members prepare their questions and input.

Chair Capron said he has been remiss in contacting the Bellevue School District regarding a presentation but will do so in the upcoming week.

Ms. Roberts said the Eastgate Land Use Code Amendments were discussed during the March 20 City Council Study Session, but no action was taken by the City Council. The item is anticipated to come to the EBCC after the City Council's final action, which is slated for the first half of 2017.

Ms. Roberts said she would request information from staff on the Kelsey Creek Culvert Replacement project.

Councilmember Kasner requested information regarding the City's schedule for updating neighborhood subarea plans.

(d) November 7, 2017 General Election Ballot Process

Deputy City Clerk Karin Roberts described the steps of the upcoming election process. She said the EBCC needs to take action on whether to solicit committees to write pro and con statements for the ballot measure related to the continuation of the EBCC.

Responding to Mr. Kasner, Ms. Roberts said the EBCC will review the applications and make the appointments to both committees.

Vice Chair Kasner moved to authorize the City to recruit individuals for the pro and con statement committees regarding the proposition to continue the EBCC. Councilmember Hummer seconded the motion, which carried by a vote of 4-0.

(e) EBCC Retreat Discussion

Following Council discussion, Chair Capron said the retreat will be tentatively scheduled for Tuesday, April 25, 6:00-8:00 p.m. He asked the City to provide a facilitator for the retreat. Ms. Roberts said she would see if that is possible. Councilmember Kasner suggested that perhaps Cheryl Kuhn could serve as facilitator.

Councilmember Hughes suggested that two EBCC members meet separately to discuss potential agenda items for the retreat. There was a consensus for Mr. Hughes and Ms. Hummer to work together, and Mr. Kasner and Mr. Capron to work together, to discuss agenda items.

## 13. CONTINUED COMMUNICATIONS

Louis Avanzino questioned whether a decision had been made regarding the Lake Hills art installation. Chair Capron said the EBCC provided its input to City staff. However, the EBCC does not have the decision authority on the matter.

Graham Siebe said he wrote a letter to the Bellevue Arts Commission, on behalf of the Lake Hills Neighborhood Association, suggesting that the art be placed on 148<sup>th</sup> Avenue NE at the crossing of the Lake to Lake Trail. He said the Arts Commission was scheduled to make a decision on the location for the art piece tonight.

Chair Capron expressed support for Mr. Siebe's proposed art installation location.

## 14. EXECUTIVE SESSION

At 8:26 p.m., Chair Capron declared recess to Executive Session for approximately 15 minutes to discuss the legal risks of current or proposed litigation.

The meeting resumed at 8:57 p.m.

15. **APPROVAL OF MINUTES**

- (a) Summary Regular Meeting Minutes of March 7, 2017

Vice Chair Kasner moved to approve the minutes of the March 7, 2017 Regular Meeting. Councilmember Hummer seconded the motion, which carried by a vote of 4-0.

16. **ADJOURNMENT**

At 8:58 p.m., Chair Capron declared the meeting adjourned.

Karin Roberts  
Deputy City Clerk

/kaw