

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Study Session

June 3, 2013
6:00 p.m.

Council Conference Room
Bellevue, Washington

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

ABSENT: Councilmember Davidson

1. Executive Session

The meeting was called to order at 6:12 p.m., with Mayor Lee presiding. There was no Executive Session.

2. Study Session

(a) Bellevue Neighborhood Outreach Program Update

Acting City Manager Brad Miyake opened staff's neighborhood update. He referred to page SS 2-1 of the meeting packet and explained that the Planning and Community Development (PCD) Department recently completed an extensive analysis of changing demographics and neighborhood trends. The purpose tonight is to present these trends and the steps that staff is taking within the Neighborhood Outreach Program to respond to these changes.

Mr. Miyake noted that 93 percent of Bellevue residents continue to rate neighborhoods as good to excellent. Bellevue is adding new neighborhoods, and there is a need to revitalize neighborhood associations in established neighborhoods that are experiencing specific challenges.

Dan Stroh, Planning Director, noted the neighborhood maps around the room. He described the map of Neighborhood Analysis Areas, which align with census tracts and old Neighborhood Enhancement Program boundaries but are not necessarily the current official neighborhood boundaries.

Gwen Rousseau, Associate Planner, described Bellevue's changing demographics including an increasing percentage of people over the age of 25 with a bachelor's degree and increasing racial diversity. The median age of Downtown residents has dropped from 57 to 34. Bellevue's population grew from 5,950 in 1953 to the current 130,200, with high periods of annexation

around 2000 and in 2012. She said the foreign-born population comprised 81 percent of population growth from 1990 to 2010.

Ms. Rousseau noted areas in the city with the highest number of children and largest growth in the number of children. Cougar Mountain/Lakemont has the highest percentage of children, while the Crossroads area experienced the largest increase in the number of children. The number of older adults increased in almost all neighborhoods. Sammamish and East Lake Hills had the largest number of older adults in 2010, yet Somerset had the largest concentration and Cougar Mountain/Lakemont experienced the largest growth in the number of older adults. Bellevue households have become more economically diverse as well.

Emil King, Strategic Planning Manager, commented on the age of neighborhoods and described a map depicting the year of construction for residential development in different areas of the city. About 28 percent of new single-family construction from 2004 to 2011 was in northwest Bellevue, and another 18 percent was in West Bellevue. Much of that construction was redevelopment, while construction in the south end was on vacant land.

Mr. King presented information regarding remodels and additions to residential units. He noted that more than a third of Bellevue residents spent 30 percent or more of their income on housing during the period of 2006-2010. Notices of trustee sales, which are often a precursor to a formal foreclosure, peaked in 2010 (468), and 2009 (426) was high as well. During the peak, Wilburton and northwest Bellevue had the highest number of NTS per 1,000 housing units. The number of NTS dropped to 59 during the first half of 2012.

Mr. King presented information on burglaries and assaults by neighborhood. While the overall crime rate is low, residential burglaries rose eight percent in 2012. Areas with commercial development (e.g., Downtown and Crossroads) had higher incidents of assaults. West Lake Hills and Sammamish/East Lake Hills had higher than average assaults per 1,000 population.

Mr. King presented maps showing property maintenance code complaints. The majority of nuisance complaints were related to litter and vehicles. Building-related complaints focused on existing buildings, clearing and grading, land use, and construction.

Mike McCormick Huentelman, Neighborhood Outreach Manager, commented on learning about Bellevue neighborhoods since he has joined City staff. He noted that neighborhoods are distinct and he hears different stories from each one of them.

Mr. McCormick Huentelman shared anecdotal issues from areas of the community. Downtown residents have expressed concern about noise (e.g., night-time trash pickup), green space, parking, and pedestrian amenities. However, Crossroads and Lake Hills residents are concerned about the proposed electrical transmission line and its impact on streetscapes and the natural environment. Eastgate/Newport Way area residents want sidewalks connecting the school, library, and South Bellevue Community Center.

Mr. McCormick Huentelman commented on new neighborhoods in Downtown Bellevue, Eastgate (via the recent annexation), Factoria, and the yet to be redeveloped Bel-Red corridor.

He noted an interest in how to redraw boundaries to include these neighborhoods in a way that reflects the community's perceptions of and self-identification with their neighborhoods. Mr. McCormick Huentelman said staff and residents used the existing Neighborhood Enhancement Program (NEP) map and Comprehensive Plan Subarea Map to create an updated Neighborhood Area Map. This map will be used by Neighborhood Outreach staff as a tool to assign Neighborhood Liaisons.

Mr. McCormick Huentelman reported on feedback received during the February citywide neighborhood event. This event addressed a number of issues including where neighborhood leaders are spending their time. The majority of time is spent on advocacy and neighborhood improvement, with a lesser amount of time spent on community development, character and identity issues, and education/information. Residents indicated that they want to have meaningful input into the City's planning efforts.

Mr. McCormick Huentelman described efforts to strengthen neighborhood connections including Neighbor Link, annexation outreach, Neighborhood Liaisons program, and the Cultural Conversations group. There are currently 120 neighborhood associations in Bellevue. He explained that staff's next area of work is encouraging neighborhood capital improvements in the areas of the Neighborhood Match program, urban boulevards and gateways, Third Places (e.g., farmers markets), and neighborhood commercial centers. Neighborhood Match grants have increased from \$5,000 to \$10,000 to enable projects with a greater impact.

Mr. McCormick Huentelman said there is a desire, particularly in East Bellevue and South Bellevue, for Third Places (i.e., public spaces to gather and interact). The City is starting to look at how it can facilitate the creation of these spaces and is coordinating with community leadership. Residents also continue to have a strong interest in the redevelopment of the Newport Hills shopping center.

Staff is working to address neighborhood responsiveness. During the neighborhood forum earlier this year, all neighborhood representatives expressed concern about residential crime. Staff and residents have been working with the Police Department to discuss the type of activity and how to address it.

Mr. McCormick Huentelman said a number of neighborhood representatives have expressed an interest in technical help with building and maintaining a web site. Staff is planning a workshop for October that will focus on building an online presence.

Mr. McCormick Huentelman said staff will work in the fall with King County Public Health regarding the national mandate that everyone obtain health insurance. He said 11,000 Bellevue residents are uninsured and a vulnerable population. Staff anticipates an influx of inquiries on health care reform and is working with King County about how to handle public interest and inquiries.

Mr. McCormick Huentelman said staff is working on broadening public participation throughout the community. He encouraged citizens to visit the Bellevue Best Ideas web site and to offer suggestions by July 4. Staff plans to recruit approximately 30 people interested in public service

to represent the community and to complete Bellevue Essentials training this fall. Staff anticipates offering this class several times a year to engage new neighborhood leadership and will ask Councilmembers to participate in those classes.

Mr. McCormick Huentelman highlighted the Diversity Advantage series of meetings scheduled for June 11 in Lake Hills, June 19 at City Hall, and June 20 at the South Bellevue Community Center. This will lead to an update of the City's cultural diversity plan this fall. The June 11 meeting will be offered in English and Spanish. The June 20 meeting will be offered in English and Chinese (both Mandarin and Cantonese). Additional upcoming activities are Neighbor Link summer gatherings through September and a neighborhood leadership gathering on September 19. Mr. McCormick Huentelman encouraged Council participation in these activities as well.

Councilmember Stokes thanked and congratulated staff on their work. He has attended some of the events and is impressed with the level of public engagement. He said he appreciates the interest in involving Councilmembers.

Deputy Mayor Robertson said she is pleased to see the City's increased use of multiple languages in its community outreach. She endorsed the idea of a translation bank, which has been suggested by Julie Ellenhorn as a central point for providing referrals to translation and interpretation services.

Ms. Robertson said the Council received a suggestion to change the name of the Bel-Red area to the Midlakes neighborhood, which she thinks is an interesting idea. With regard to neighborhood cleanup events and projects to build community, Ms. Robertson raised the issue of working with scouts and high school students in creating community service projects.

Ms. Robertson suggested that, when the Council addresses the Capital Investment Program (CIP) Plan Update, it would be good to have some thoughtful analysis of balancing large transportation expenditures across neighborhoods. She was a big fan of the Neighborhood Enhancement Program (NEP), which has been discontinued, and she wants to ensure that a certain amount of capital funding goes to neighborhood projects (i.e., Newport Way sidewalks).

Councilmember Balducci thanked staff for their work. She recalled past efforts to address code compliance and neighborhood nuisance issues, and observed that certain problems seem to be increasing somewhat citywide, but to not be as concentrated in any one area as they were several years ago.

Ms. Balducci said she found Mr. Hayden's email suggesting Midlakes as the name for the Bel-Red corridor neighborhood to be interesting. She observed that she sees herself as a resident of Lake Hills versus the more specific West Lake Hills.

With regard to enhancing neighborhood leadership, including through the Bellevue Essentials class, Ms. Balducci would like the City to also include emerging community leaders, regardless of whether they specifically represent a known neighborhood association.

Ms. Balducci commented on the importance of involving residents early in project planning. She believes this is most effective at the Subarea Plan update level in terms of creating a vision and specific plans. She recalled the long process leading to the redevelopment of the Lake Hills Shopping Center and encouraged moving forward with Newport Hills. She cautioned that these efforts must be community driven and understood to be long term. She recalled the effectiveness of the West Lake Hills Neighborhood Investment Program.

Noting community input on this issue, Ms. Balducci suggested considering whether the eastern triangle of the Bel-Red Subarea should be reassigned to the Crossroads Subarea.

Councilmember Wallace thanked staff for the helpful data and expressed support for activities to enhance public involvement and promote a sense of community. He said it is important to remember the successes as well, including projects that have been completed or are currently underway in neighborhoods.

With regard to citywide planning, Mr. Wallace said it can be easy to think about neighborhood programs by themselves. However, a broader range of projects have neighborhood benefits (e.g., a road project that includes sidewalks). He suggested a holistic, strategic approach to capital projects that combines priorities in this way.

Councilmember Chelminiak questioned staff's overall observations based on the data.

Mr. McCormick Huentelman said that many residents want a better sense of community and connection with other residents. Some areas within Bellevue lack apparent neighborhood leadership, and each neighborhood has distinct characteristics. He observed that the City will need to address each neighborhood's needs individually.

Responding to Mr. Chelminiak, Mr. Stroh said the Downtown population, including the number of children, continues to grow. The Eastgate annexation was the largest residential annexation for Bellevue and is still being mapped. He noted the aging population while also maintaining about the same percentage of children over time. Mr. Stroh said that no particular neighborhood stands out as having an unusually high need for attention and/or for issues to be addressed, as was the case approximately 10 years ago.

Mr. King commented on specific projects that have raised interest and concerns within the community including the East Link light rail project and Puget Sound Energy's 148th Avenue transmission line.

Ms. Rousseau observed that change is ongoing, making it even more important to maintain strong communication and engagement with the community.

Councilmember Chelminiak suggested keeping attention on the age of housing units, how they are maintained, and issues related to redevelopment. He said he would like to hear an update on the outcomes of the West Lake Hills Neighborhood Investment Strategy (NIS), which extended over nearly 10 years. The idea was that public investment could spur private reinvestment. He believes this has occurred on a larger level with neighborhood shopping centers.

With regard to neighborhood boundaries, Mr. Chelminiak agreed that each area has distinct characteristics, and even smaller sections within neighborhoods can vary in the type of houses and upkeep. He observed that aging in place and living in extended families influences redevelopment. He noted the Downtown boundary and suggested that adjacent neighborhoods are increasingly connected to the Downtown.

Mayor Lee commented on the importance of neighborhoods and the City's commitment to meeting neighborhood-level needs. He said that capital investments should be responsive to citizens and neighborhood needs. He commented on the increasing cultural diversity and how important it is to learn how to engage a broad spectrum of citizens in planning and community activities. He said a big challenge is learning to communicate with certain groups to identify their needs, solve problems, and build a greater sense of community.

Mr. Lee encouraged residents to get involved and to believe they can make a difference. He thanked staff for the presentation and extensive information. Now he would like to get to solutions, and the Council wants to be involved in the solutions. He suggested involving the Council in reaching out to the community.

Mr. Stokes observed that balance is important. He concurred with Ms. Balducci's suggestion to not limit involvement to neighborhood association leaders. He encouraged involving additional groups (e.g., sports, minority organizations/clubs).

Mr. Stokes said some residents and groups will be coming to the City for solutions to certain issues. This works both ways, and citizens and the City can learn from each other's experience. He would like to expedite efforts where possible; for example, the redevelopment of Newport Hills shopping center. He acknowledged that the recession deferred development and redevelopment. He expressed support for the proposed new neighborhood boundaries and concurred with others who are suggesting including the Bel-Red triangle in the Crossroads Subarea.

(b) Selection of Search Firm to Conduct Extensive Executive Recruitment for City Manager Position

Mr. Miyake introduced discussion regarding the recruitment for the City Manager position. The purpose of tonight's agenda item is to narrow the list of search firms to a manageable number to interview. He referred the Council to page SS 2-27 of the packet for information on the 10 firms that responded to the request for proposals (RFP).

City Clerk Myrna Basich reported that, at the Council's direction, staff engaged in a request for proposals (RFP) process to identify an appropriate executive search firm. The purpose of tonight's discussion is to determine which of the 10 firms the Council would like to interview and how to proceed with conducting the interviews. Staff is seeking direction on whether the Council would like to conduct the interviews as a full Council or as a Council subcommittee. Staff has prepared a number of materials which have been provided to the Council. The applications are fairly detailed in terms of how they conduct recruitments. Ms. Basich said one

criteria is the extent to which community engagement is incorporated into the process. The interviews will allow the Council to explore the type of working relationship to expect and the pros and cons of working with each firm.

Ms. Basich said 50 or more applications are anticipated. One of the responsibilities of the recruitment firm will be to narrow that field based on criteria to be developed with the Council. All respondents to the RFP recruit nationally, while some have a stronger regional focus.

Ms. Basich said the criteria applied in creating the matrix comparing search firms include experience recruiting in communities of similar size, character and complexity; working closely with the Council to discuss the required qualifications and leadership characteristics; strong public engagement process; strong record in placing candidates with diverse backgrounds; and a record of placing city managers who stay in positions for longer than the average three- to five-year tenure. Additional criteria for the Council's consideration are the strength of the application materials, thoroughness of reference checks, and the degree of involvement of a higher level member of the firm.

Ms. Basich said the matrix provided in the meeting packet presents a side-by-side comparison of the firm's responses along these criteria. Staff did not rank the responses.

Mayor Lee said the goal of tonight's discussion is to determine how many and which firms to interview and whether the full Council or a subcommittee should be involved. He observed that the full Council will want to be involved.

Responding to Deputy Mayor Robertson, Ms. Basich said four Councilmembers provided input regarding the top five firms they would like to interview. All of them identified the same three firms in their top five choices, which are 3, 5 and 6. Three individuals listed one firm in common (8), and firms 1 and 9 appeared on two lists.

Deputy Mayor Robertson said the responses are consistent with her preferences. She would like to interview 3, 5, 6 and 8. If a fifth firm is interviewed, she would support 1 or 9.

Councilmember Balducci concurred with 3, 5, 6 and 8.

Councilmember Stokes said he would like to interview five firms, and he likes #1. Ms. Basich confirmed that two Councilmembers identified firm 1. The firm has worked for the City in the past and was successful in recruiting certain existing Leadership Team staff. However, the individual who conducted those recruitments does not appear to be available for this assignment. Mr. Stokes said his preference rankings are 3, 1, 5, 6, and 8.

Mayor Lee said his preferences are 9, 1, 4, 3 and 5.

Ms. Basich noted that firms 3 and 6 have unanimous support; firm 5 has five votes; 8 has four votes, and 1 and 9 each have three votes.

Responding to Councilmember Chelminiak, Ms. Basich confirmed that firm 5 has conducted recent recruitments for the City. The most recent one was long and required multiple iterations, and the lead individual on that recruitment would serve again as well.

Mr. Chelminiak said he believes the individual recruiter is as important as the firm's overall expertise and reputation. If the Council interviews only four firms, he wants them to be truly comparable and competitive.

Mr. Miyake said his experience with firm 5 for a Leadership Team-level recruitment could have been better. He has seen better results from some of the other firms that have been used by the City.

Councilmember Wallace stated his preference for 3, 5, 6 and 8. He spoke in favor of interviewing more than two and indicated he was willing to support the Council majority in making the decision.

Responding to Mayor Lee, Ms. Basich said firm 1 had two votes, firm 3 had six votes, firm 5 had five votes, firm 6 had six votes, firm 8 had four votes, firm 9 had three votes.

Councilmember Stokes observed that Mr. Miyake's comments influenced his preferences at that point.

Deputy Mayor Roberson said her understanding was that a different individual with firm 5 could potentially handle Bellevue's recruiting. Mr. Miyake opined that choosing a different person with the firm would make it a more comfortable choice.

Responding to the Mayor, Ms. Basich indicated the Council could continue the discussion during Unfinished Business in the Regular Session, if needed.

Mayor Lee noted a general consensus to interview the top five or six firms.

At 8:05 p.m., Mayor Lee declared recess to the Regular Session.

Myrna L. Basich, MMC
City Clerk

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