

CITY OF BELLEVUE  
CITY COUNCIL

Summary Minutes of Extended Study Session

November 26, 2018  
6:00 p.m.

Council Conference Room  
Bellevue, Washington

PRESENT: Mayor Chelminiak, Deputy Mayor Robinson and Councilmembers Lee, Nieuwenhuis, Robertson, Stokes, and Zahn

ABSENT: None.

1. Executive Session

The meeting was called to order at 6:05 p.m., with Mayor Chelminiak presiding. There was no Executive Session.

2. Approval of Agenda

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

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

3. Oral Communications

(a) Xintian Yang said he opposes the proposed Bellevue Nursery Comprehensive Plan Amendment (CPA). He asked the Council to not put one business owner's needs over the needs of many residents. He expressed concern that the site could become a different use in the future (e.g., convenience store, gas station). He provided a copy of his comments.

(b) Roger Hirsch noted that he was the Co-Chair of the original South Bellevue Subarea study committee in the 1970s. He said the area has developed consistent with that Subarea Plan. He said he opposes the Bellevue Nursery CPA. He does not want to see a linear urban commercial corridor along Bellevue Way SE.

(c) Mona Jarman-Hirsch spoke about the development of South Bellevue and the gateway concept. She said she opposes the Bellevue Nursery CPA. She believes the staff report was based on a faulty premise. She said it is inappropriate to call Bellevue Way SE a

linear commercial district, and the proposal is contrary to the subarea plan. Ms. Jarman-Hirsch asked the Council to deny the CPA application.

- (d) Lynn Holmes spoke in support of the Bellevue Nursery rezone, noting that the business has been in Bellevue for 62 years. She said she chooses to live in Bellevue regardless of the growth because she likes the vitality and diversity of the community. She said the nursery's vision is closely aligned with the City's vision to grow, be vital, support the environment, and support the community. Ms. Holmes said the nursery is a community gathering place and they would like to provide more classes, networking opportunities, a café, and landscaping and design services.
- (e) Edwin Tian noted that he and his wife are immigrants from China who have lived in King County for nearly 30 years. He requested the Council's full support of the Bellevue Nursery Comprehensive Plan Amendment. He wants the business to continue to be a community asset and said there is no intention to redevelop or sell the site.
- (f) Chris Johnson, Bellevue Chamber of Commerce, spoke in support of the Comprehensive Plan Amendment proposal for the Bellevue Nursery. He said he believes there is a broader public policy interest at stake, which is to preserve a small, family-owned legacy business. He said the nursery predates the existing Comprehensive Plan and most of the Land Use Code. He said the owners have no intention of selling the property. He asked the Council to approve the CPA. He said he assumes that, if there is a subsequent rezone application, there will be a traffic study and more opportunities for public input.
- (g) Shawn Bliss, the applicant for the Red Town Comprehensive Plan Amendment, expressed support for the Planning Commission's recommendation to approve the CPA. She thanked the Council for their consideration of the proposal and requested their support.
- (h) Pamela Johnston said the Red Town CPA application indicates that adjacent properties have achieved a rezone density of 7.5 units per acre. However, the 7.5 density at another location was achieved with the expectation that the developer would provide affordable housing units. Ms. Johnston said she is not opposing the density, but she believes it was granted too hastily. She wants to ensure that development is compatible with the neighborhood and provides open space and affordable housing.
- (i) Mon Wig spoke against elements of the East Main Comprehensive Plan Amendment proposal. He expressed concern regarding the issue of a public street through the Red Lion site, which would require 6-8 small underground garages. He said the water table is high, with some water only three feet below the surface. He said the requirement will make it difficult and expensive to develop the property. Mr. Wig said that allowing a private street would enable them to develop one large parking garage, which is more efficient and less costly. He said the option of surface parking will cause more traffic and have a negative effect on the pedestrian environment of the area. Mr. Wig said they will provide all of the street and utilities easements requested by the City. He expressed concern regarding the amount and type of retail space, and noted the importance of retail activity for placemaking.

- (j) Leysha Wig expressed concerns regarding the East Main Comprehensive Plan Amendment, including the layout of the streets and the difficulty to develop the triangular-shaped parcels on the north end. She said the Planning Commission recommended maintaining access between Main Street and 114<sup>th</sup> Avenue. She said her family's business could provide the land to have a connection on their property. She suggested that the City address open spaces and plazas through the master development process instead of through the CPA process. Ms. Wig said Bill Thurston is concerned about the potential for public streets through the Bellevue Club property as well.
- (k) Jack McCullough, speaking on behalf of the Wigs, said they do not want excessive residential and commuter traffic through what they believe will be an attractive pedestrian transit-oriented development (TOD) site. If development requirements for the site dictate multiple underground parking garages, there will be significant traffic circulating, including delivery trucks, to find the appropriate entrance and/or loading dock for their destination. He said this is a critical issue for the economic feasibility of developing the site. Mr. McCullough expressed support for the Planning Commission's recommendation. He spoke in favor of a pedestrian bridge from the train station to the site.
- (l) Lara Litov spoke in favor of expanding the Lincoln Center men's homeless shelter to 24/7 operations. However, she expressed concern that the building does not comply with fire safety codes. She encouraged the installation of a sprinkler system and asked the Council to honor the safety and lives of the shelter's residents. Ms. Litov submitted her comments in writing.
- (m) Tzachi Litov presented a video and expressed concern regarding fire safety at the Lincoln Center shelter. He encouraged the City to consider all available resources to upgrade the facility to current fire codes.
- (n) Jan Starr, representing Backpack Meals for Kids, said the program provides weekend meals for 300 to 400 children at a cost of approximately \$260,000 annually. She said a number of problems are related to the lack of adequate food and nutrition including reduced immunity and behavioral issues. She noted the organization's website, [backpackmeals.org](http://backpackmeals.org), and requested the community's support.
- (o) Douglas Hoople, speaking on behalf of the Enatai Neighborhood Association, said residents are eager for the completion of Phase 2 of the Enatai Beach Park. He asked the City to complete the project in conjunction with an upcoming sewer public works project.

#### 4. Study Session

- (a) Council Business and New Initiatives

Mayor Chelminiak noted the excellent record of the Bellevue Fire Department.

(b) Discussion of the Preliminary 2019-2020 Budget and 2019-2025 Capital Investment Program (CIP) Plan

City Manager Brad Miyake opened discussion regarding the Preliminary 2019-2020 Budget and 2019-2025 Capital Investment Program (CIP) Plan. He noted that the Council held its third and final public hearing on the budget on November 19.

Finance Director Toni Call said staff is seeking direction to prepare legislation for the adoption of the 2019-2020 Budget and 2019-2025 Capital Investment Program (CIP) Plan on December 3. She provided an overview of the budget process and highlighted the Council direction received to date for specific budget proposals. Several Council actions are required to adopt the budget, including the adoption of a number of ordinances related to human services funding, development services fees, revisions to the Fire Code, utility rates, and the property tax levy. A resolution regarding the 2019 property tax banked capacity will need to be approved as well.

The budget advances a number of the Council's priorities related to neighborhood congestion management, affordable housing, transportation, the Downtown Park northeast gateway, Smart City initiative, and Environmental Stewardship Initiative. It provides money for the Bellevue College Connection project and for the early implementation of the Grand Connection project. The Law Enforcement Officer Fire Fighter pension program (LEOFF I) will be funded through the General Fund beginning in 2019. Fire Station 10 will open in 2022, which will add approximately 13 fire fighters. Ms. Call noted that the City will lose sales tax annexation funding in 2022.

Ms. Call said the General Fund ending fund balance will dip below the 15-percent Council policy for reserves beginning in 2023. Early steps toward enhancing the sustainability of the General Fund include health care strategies to reduce expenditure growth, a one-percent property tax in 2019 and one-percent property tax in 2020, and cost-recovery based Fire Department inspection fees beginning in 2020. The property tax impact is estimated to be less than \$9.50 annually for a home with a \$791,000 assessed valuation (AV). The 2019 estimated rate is \$0.92 per \$1,000 AV.

Councilmember Robertson noted a letter to the Council from two current and one former Transportation Commissioners, asking the Council to allocate \$300,000 to study alternatives for the Main Street overpass project. She said the Transportation Commission previously asked the City to consider completing the NE 2<sup>nd</sup> Street overpass before the Main Street project, and to consider moving the I-405 ramps from NE 2<sup>nd</sup> Street to Main Street.

Responding to Ms. Robertson, Transportation Director Dave Berg said the Washington State Department of Transportation (WSDOT) will begin its selection process in January for a design-build firm to complete I-405 Renton to Bellevue expansion project. The project includes rebuilding the Main Street overpass. There will be one lane in each direction on Main Street during the reconstruction. Mr. Berg said that Vic Bishop, Ernie Simas, and Todd Woosley have suggested adding the NE 2<sup>nd</sup> Street overpass project to the project. He said that doing so would add significant delay to the I-405 project due to the need for right-of-way acquisitions and an update to the environmental documentation.

Mr. Berg said staff's recommendation is to move forward with the I-405 and Main Street bridge projects as planned. He said the NE 2<sup>nd</sup> Street highway ramps are part of the I-405 Master Plan, and the project is not funded. WSDOT previously identified a number of options for ramps at either NE 2<sup>nd</sup> Street or Main Street, with the intention of making sure that the work on the Main Street overpass during the construction of the I-405 project is forward-compatible with the options. He noted the significant changes in land use in Downtown Bellevue over the past several years, as well as the future redevelopment of the Wilburton area. Mr. Berg said further study to identify the best interchange configuration will take place next year. In the meantime, it is important for WSDOT to move forward with the I-405 Renton to Bellevue project.

Responding to Councilmember Robertson, Mr. Berg confirmed that the environmental review for the Main Street bridge reconstruction has been completed. Ms. Robertson expressed an interest in studying interchange options at Main Street, NE 2<sup>nd</sup> Street, NE 10<sup>th</sup> Street, and the Lake Hills Connector. She encouraged adding the projects to the Council's 2020 legislative agenda to move forward with lobbying for additional components of the I-405 Master Plan.

Ms. Robertson thanked Transportation Department staff for planning to accommodate different freeway ramp options. She said she does not want to delay the I-405 Renton to Bellevue widening project.

Mayor Chelminiak said he will want to know the mitigation planned related to maintaining one lane in each direction on Main Street during the bridge reconstruction.

Councilmember Stokes thanked Councilmember Robertson for bringing the issue forward and thanked staff for their work.

Responding to Councilmember Lee, Mr. Berg said the Main Street overcrossing is part of the currently funded I-405 Renton to Bellevue project. Mr. Berg said the project will be built to accommodate future highway ramps at either NE 2<sup>nd</sup> Street or Main Street. He confirmed that money will not be wasted by building and then moving the ramps.

Responding to Deputy Mayor Robinson, Mr. Berg said the proposal was suggested by two of the current Transportation Commissioners in late October while they were discussing the preliminary Capital Investment Program (CIP) Plan. He said the Transportation Commission recommended that the City consider a CIP project to further study the options.

Mayor Chelminiak thanked Mr. Berg for providing additional information in response to Councilmember Robertson's questions.

Mayor Chelminiak noted that the budget includes funding for the operation of, and potentially renovations to, the men's homeless shelter at Lincoln Center. He said the Ashwood Park Master Plan will be reviewed next year. He observed that the park planning provides the opportunity to consider the connection between the library and the KidsQuest Museum.

Councilmember Robertson said she will keep the Council updated when the Parks and Community Services Board reviews the Ashwood Park Master Plan next year.

Councilmember Lee expressed concern regarding the property tax increase included in the budget and requested information regarding the property tax over the past few years.

Councilmember Robertson noted that the fire inspection fee will begin in 2020. She suggested that the Fire Department track the actual time needed for inspections in 2019 in order to determine the nexus between the fee and the time required of Fire Department staff.

Councilmember Zahn asked staff to provide information regarding the property tax banked capacity that has built up because the City did not impose the one-percent increase allowed by law over a number of years.

- (c) Planning Commission's Recommendations regarding proposed 2018 Comprehensive Plan Amendments (CPAs) and Staff Recommendation regarding East Main Amendment

City Manager Brad Miyake introduced discussion regarding the proposed 2018 Comprehensive Plan Amendments (CPAs) and staff's recommendation for a modification to the East Main CPA proposal.

Terry Cullen, Comprehensive Planning Manager, said the Council may approve a CPA if all of the six decision criteria are met. The Planning Commission studied the CPA proposals during a number of meetings throughout the past year and held a public hearing. The threshold review process extended from February through June, and two CPA proposals were not moved forward following that initial review. In July, the City Council initiated the CPA work program. The Planning Commission and staff worked together since that time for the final review process.

Jeremy Barksdale, Planning Commission Chair, said the Commission voted unanimously to recommend adoption of the City Dacha LLC CPA.

Anne Morisseau, Planning Commission Vice Chair, said the Commission voted 3-2 to recommend approval of the Bellevue Nursery CPA. The Commission determined that the criteria related to changed circumstances was met. She said the entire Commission agreed that it wanted to address the non-conforming aspect of the site. There was a difference of opinion among Commission members based on the competing policies regarding a business adjacent to a residential area versus retaining a local business.

The Commission recommended approval of the Red Town CPA proposal by a vote of 5-0. Ms. Morisseau said the existing zoning is the result of the unintended inconsistent application of policies related to the appropriate level of urban development in the vicinity of the site. The Planning Commission determined that Single Family-Urban Residential (SF-UR) is the appropriate designation for the site.

Mr. Barksdale said the Commission recommended approval of the Grand Connection CPA. The recommendation includes policies to prioritize pedestrian safety throughout the corridor alignment. For the East Main CPA, the Commission determined that the adoption of the proposal would support the development of future transit-oriented development (TOD) at the East Main

light rail station, consistent with the City's vision for growth and for the East Main Station area. Mr. Barksdale said the Planning Commission concurred with approximately 80 percent of staff's recommendations. However, the Commission ensured that there would continue to be alignment with the Council's guiding principles and the East Main Area Citizen Advisory Committee's recommendations.

Mayor Chelminiak thanked Mr. Barksdale and Ms. Morisseau for their report. Responding to Mr. Chelminiak, Mr. Barksdale said one Commissioner voted against the Grand Connection CPA because they felt it should prioritize pedestrian usage.

Responding to Councilmember Nieuwenhuis, Mr. Barksdale confirmed that Commissioners had questions about the East Main CPA that were answered to their satisfaction before their vote.

Councilmember Robertson noted her understanding that a developer provided a letter regarding the East Main CPA proposal to the Planning Commission. Responding to Ms. Robertson, Mr. Barksdale said he was not sure whether the letter was made available to the public. He said the Planning Commission did not discuss the content of the letter.

Councilmember Zahn questioned whether alternative solutions for the Bellevue Nursery CPA request were considered. Ms. Morisseau said the Planning Commission moved forward with the CPA as presented. However, the Commission questioned whether there are other ways to address the non-conforming issue.

Mr. Cullen stated his understanding that the Bellevue Nursery CPA proposal is based on the owner's interest in adding certain activities at the nursery. Those activities (e.g., landscape and design services, café, and others) are not allowed under the existing, non-conforming use designation.

Councilmember Lee asked about the ability to address the concerns of the Planning Commissioners who voted in opposition to the Bellevue Nursery CPA. Mr. Barksdale said the site is similar to other transition areas between neighborhood businesses and residential development.

Responding to Deputy Mayor Robinson, Mr. Barksdale said the Commission did not receive public comment either for or against the East Main CPA proposal.

Mr. Cullen referenced the five CPA proposals: 1) City Dacha LLC, 2) Bellevue Nursery, 3) Red Town, 4) Grand Connection Framework Plan, and 5) East Main. The first three are privately initiated amendments, and the other two proposals were initiated by the City Council.

The City Dacha CPA application proposes a site-specific map change for 0.43 acres at 160 118<sup>th</sup> Avenue SE, from Public/Single Family-Low (P/SF-L) to Multifamily-Medium (MF-M). The current map designation would allow one housing unit, and the requested change could allow up to nine units. The change is consistent with the MF-M designation for adjacent property. Mr. Cullen said the significantly changed condition is that the parcel was originally intended to be part of the Wilburton Hill Community Park. However, it will not be incorporated into the park.

Councilmember Robertson expressed support for the City Dacha CPA, noting that the parcel is adjacent to MF-M development on its east and south boundaries.

Mayor Chelminiak noted a Council consensus to direct staff to prepare an ordinance for the approval of the City Dacha LLC CPA application.

Mr. Cullen said the Red Town CPA proposes a site-specific map change for 1.56 acres at 16425 SE Cougar Mountain Way, from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR). The current development potential is approximately six dwelling units. If the CPA proposal is approved, up to 11 units could be developed on the site. Mr. Cullen noted that the configuration of the site makes it challenging to split the parcel into SF-M lots.

Responding to Councilmember Robertson, Mr. Cullen said there is a large area of SF-M lots immediately north of the Red Town parcel. Responding to Ms. Robertson regarding three properties to the north, Mr. Cullen confirmed that one could probably make a case for upzoning those properties in the future based on an argument that the SF-UR designation for the subject site represents a changed circumstance. Ms. Robertson said she had reservations about approving the CPA.

Mayor Chelminiak noted a consensus to direct staff to prepare an ordinance for Council action on the Red Town application.

Mr. Cullen said the Bellevue Nursery CPA proposes a site-specific map change of 0.53 acres at 842 104<sup>th</sup> Avenue SE, from Single Family-High (SF-H) to Neighborhood Business (NB). He said the nursery has been in business for approximately 60 years, which is before Bellevue was incorporated as a city. He said staff determined that, when the area was given a single-family district designation, nurseries were likely a permitted use. At some point, nurseries were removed from the Land Use Code as a permitted use in single-family districts. Mr. Cullen said the City does not have information to explain why the site was not designated as a commercial use when Bellevue was incorporated.

The nursery is on a constrained site and future uses would be limited and challenging. The current nursery covers approximately 2,600 square feet. The development potential under the Neighborhood Business (NB) designation would increase to approximately 3,000 square feet. The business has a lease agreement with the nearby church for shared parking. Mr. Cullen said it is unlikely that a gas station, as an example, could be developed on the site given the high land values. He noted the nursery's role as a placemaking business and community gathering place.

Deputy Mayor Robinson said she was conflicted regarding the Bellevue Nursery CPA proposal. She appreciates its longtime role in the community. However, she acknowledged residents' concerns about the potential development that could occur under the NB designation if the property is sold. Responding to Ms. Robinson, Mr. Cullen said that the NB designation for the nursery site would not be enough to set a precedent for zoning on the church site to the south if it were sold and redeveloped at some point. Ms. Robinson opined that the community would like to preserve the nursery. However, there is concern regarding the future implication of the NB designation.

Councilmember Zahn said she supports the preservation of small, local businesses. Responding to Ms. Zahn, Mr. Cullen said the change to NB zoning would allow the business to upgrade the nursery and to provide additional services. Ms. Zahn said the issues appear to be the type of use the City would like to see on the property and whether the nursery is valued as a community gathering place.

Councilmember Robertson noted that a non-conforming use can be expanded by 20 percent or by 20,000 square feet under the Administrative Conditional Use Permit (ACUP) process. She questioned whether that could apply to allow the nursery to reach its 3,000 square foot potential. Mr. Cummins said that Development Services Department staff would be able to address that issue.

Ms. Robertson said she shops at the nursery and would like to keep it in the community. However, she expressed concern that placing the NB designation on the nursery site could be considered a changed circumstance for an applicant interested in the future redevelopment of the church site and other nearby properties. Ms. Robertson questioned whether a condition could be placed on the site for specific, limited future uses.

Carol Helland, Code and Policy Director, said the Land Use Code provides a path for the expansion of non-conforming uses. The site is allowed only to function as a nursery. However, the business could pursue certain subordinate uses. Responding to Councilmember Robertson, Ms. Helland said the triangular-shaped lot lends itself to a variance request. However, Ms. Helland said she is not sure how the business would use a variance, which cannot be used to change a use.

Councilmember Lee said he shares his colleagues' concerns. He would like to retain the business in the community. However, he is aware of the concerns of surrounding residents. He opined that the CPA would enhance the nursery's value in the neighborhood because it provides the opportunity for improvements to the business. He wants to ensure that the business is well maintained into the future. He expressed support for its role in placemaking.

Councilmember Nieuwenhuis said he supports small businesses. However, he is concerned about the impacts of the NB designation to the surrounding neighborhood, including the potential for upzoning. He said he is not comfortable supporting the CPA due to the potential, unknown implications.

Councilmember Stokes said it is important to consider the Bellevue Nursery CPA from a holistic perspective. The nursery is an old-fashioned business and a vibrant part of the community. He said Bellevue has lost a number of nurseries over the years, and he would like to see a solution that will keep the nursery in business. He opined that the site would not be viable for another commercial use or for residential development. He would like to find a way to allow the business to make improvements while precluding the potential for a gas station or other business.

Mayor Chelminiak recalled that there have been situations in which specific allowed uses have been identified for a property. Ms. Helland said the most common method has been through

concomitant zoning agreements. The approach was used for the Kelsey Creek Shopping Center and Lake Hills Village to limit redevelopment to specific types of uses.

Responding to Mr. Chelminiak, Ms. Helland said that if the CPA is approved, the property owner/developer will need to go through the rezone process. She noted that conditions can be placed on rezones through a development agreement or concomitant zoning agreement.

Mr. Chelminiak noted that the nursery site has operated as a commercial property for more than 60 years. He said the Council talks about creating and preserving third places for community gatherings. He is in favor of moving the CPA forward. If adopted, he would like to include language defining the nursery's use as a third place. Mr. Chelminiak said the CPA formally adopts the historic use of the site and will allow the business to improve.

Deputy Mayor Robinson concurred with Mayor Chelminiak's interest in preserving neighborhood-compatible businesses. Ms. Robinson said she would be interested in knowing what other uses were allowed in single-family neighborhoods at the time the nursery was developed.

Mayor Chelminiak asked staff to prepare two versions of the ordinance for approving or disapproving the Bellevue Nursery CPA.

At 9:10 p.m., Mayor Chelminiak declared a brief recess. The meeting resumed at 9:21 p.m.

Mr. Cummins provided information regarding the East Main CPA, noting that the Planning Commission and staff differed on some elements of the proposal. He recalled that the vision for the East Main light rail station area is to create an active, people-oriented environment with trees, green spaces, and smaller walkable blocks. He noted the intent to provide a mix of uses and activities, and to encourage the redevelopment of projects adjacent to light rail that exhibit an emphasis on placemaking. The vision includes creating a network of streets in the redevelopment area, with smaller blocks that support bicycle and pedestrian uses.

Mr. Cummins said there are provisions in the CPA that reduce the flexibility for future development, including issues related to parking and site access. He said those issues are typically addressed during design review instead of through a CPA. He noted that the layout of streets establishes the urban design and framework for a neighborhood. He said the issue of access via Main Street is not included in staff's proposal for two reasons. Staff believes that the turning movement is too close to Main Street and 112<sup>th</sup> Avenue, and the recommended access conflicts with the Lake to Lake Trail.

With regard to retail size, Mr. Cummins said the language in the CPA that is potentially problematic is "regardless of floor plate size." He said this conflicts with the East Main TOD vision for smaller scaled retail development, which is critical for a vibrant pedestrian environment. He said grocery stores are important in creating an urban neighborhood as well.

Mr. Cummins said concerns have been voiced regarding the potential for a pedestrian skybridge to adversely affect street-level pedestrian activity. He noted the importance of small blocks in creating a neighborhood.

Staff's recommendation is to move forward with the draft language provided to the Council. The Council may choose to move forward with the Planning Commission's recommendation or staff's recommendation, and may modify either proposal.

Mayor Chelminiak, liaison to the Planning Commission, said CPAs are intended to be adopted on an annual basis. He questioned whether the Council's consideration of the East Main CPA could be continued into 2019.

Catherine Drews, Assistant City Attorney, said the Council could extend the process through the declaration of a legislative emergency. The Council is also allowed to consider the CPAs in 2018 and to take action in 2019.

Mayor Chelminiak said more time is needed to fully address the issues presented by the East Main CPA. He noted the vision to create an area that is unique to the Downtown. He said there are a number of policy issues requiring further study and Council consideration.

Councilmember Robertson concurred that more time is needed to study the East Main CPA and its long-term implications. She suggested that the justification for a legislative emergency can include the need to make decisions compatible and coordinated with future light rail service. She believes that action on the CPA can be taken by the end of January.

Deputy Mayor Robinson expressed an interest in discussing how the CPA aligns with the Citizen Advisory Committee's vision and recommendations. She questioned how the proposed street grid affects the Bellevue Club. Mr. Cummins said the street layout for that property would be addressed if and when the property owner decided to redevelop their site.

Mayor Chelminiak suggested that the concept of a curved street might be worthy of consideration. He said more information is needed regarding access to Main Street.

Councilmember Nieuwenhuis noted that the planning process for the East Main Station area has been underway for some time, including the CAC process, the Planning Commission's review, and the Council's review and discussion. He said it is important to be transparent with the public about the topics to be discussed during the future study sessions.

Councilmember Lee requested a chronology highlighting the key elements in the creation and consideration of the East Main CPA.

Councilmember Stokes expressed support for continued work on the CPA, which will lead to a better solution in the long run.

Councilmember Zahn said she is not prepared to vote without a full understanding of the CPA's impact on the future of the East Main Station area.

Mayor Chelminiak noted his interest in further discussion regarding public space, easements, and rights-of-way. He suggested continuing the discussion on December 10.

Councilmember Nieuwenhuis expressed concern regarding staff's development of an alternative proposal following the Planning Commission's process and recommendation.

- Councilmember Robertson moved to continue discussion regarding the East Main Comprehensive Plan Amendment (CPA) on December 10, and to direct staff to draft the basis for declaring a legislative emergency in order to take action on the CPA in early 2019. Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.

Mayor Chelminiak noted that the Grand Connection is envisioned for smaller-scale, non-motorized transportation. However, he does not want to rule out the possibility of small autonomous vehicles. He suggested that Main Street or NE 6<sup>th</sup> Street would be good options for commuter bike traffic. He wants to ensure a strong focus on pedestrian usage along the Grand Connection.

Deputy Mayor Robinson wants to be sure there is access to the Grand Connection for bicycles. She encouraged the concept of protected pedestrian walkways.

5. Council Discussion of Upcoming Items: None.
6. Continued Oral Communications: None.

At 10:01 p.m., Mayor Chelminiak declared the meeting adjourned.

Kyle Stannert, CMC  
City Clerk

/kaw