

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Study Session

December 10, 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

Deputy Mayor Robinson called the meeting to order at 6:00 p.m., and declared recess to Executive Session for approximately one hour to discuss one personnel matter.

At 7:00 p.m., City Clerk Kyle Stannert announced that the Executive Session would be extended for an additional 30 minutes.

The meeting resumed at 7:35 p.m., with Mayor Chelminiak presiding.

2. Study Session

(a) East Main Comprehensive Plan Amendment (CPA) 2018

City Manager Brad Miyake introduced discussion regarding the proposed East Main Comprehensive Plan Amendment (CPA). He recalled the discussion on November 26 regarding the Planning Commission's recommendations for the CPA.

Community Development Director Mac Cummins noted that the presentation would cover the key issues raised during the November 26 Extended Study Session. He said staff is seeking Council concurrence with the proposed approach for moving forward with additional study and consideration of the East Main CPA in early 2019.

The East Main Area Planning Citizen Advisory Committee (CAC) worked with staff and the community from August 2014 through June 2016 to develop a vision and recommendations for the redevelopment of the area. The area was envisioned to transition from a largely suburban context to a significant upzone of development organized around the future operation of the East Link light rail system. The Council reviewed the CAC's report in August 2016 and in January

2018, approved the guiding principles for the Planning Commission's review. The Commission studied the East Main CAC's vision throughout the year and presented its recommendations to the Council on November 26.

Mr. Cummins said staff recommends at least two Council study sessions for further consideration of the East Main CPA. The CAC's vision has a number of elements, including small walkable blocks, versus one large development project.

Councilmember Robertson said she would like to discuss the planning history of the Office Limited Business (OLB) zoning north of Main Street. She expressed support for staff's proposal for moving forward with continued review of the East Main CPA. She suggested that the Council review its guiding principles and the CAC's guiding principles.

Councilmember Lee observed that there has been an extensive planning process related to the East Main light rail station area. He said he was unsure about the expectations of an additional review.

Mayor Chelminiak said the East Main CPA will guide the redevelopment of the area, including transit-oriented development (TOD). Mr. Chelminiak observed that the Planning Commission's recommendations include prescriptive measures that would not typically be reflected in the Comprehensive Plan. He noted the need for discussion regarding how the CPA meshes with the Council's guiding principles and with the CAC's report. Mr. Chelminiak noted there are important issues regarding public versus private spaces to be analyzed as well.

Councilmember Stokes expressed support for staff's recommended process. He said he is interested in discussing the developer's updated plans. While there are differences, he believes that redevelopment can be consistent with the CAC's vision. He said he did not want to miss an opportunity to find the best solution.

Deputy Mayor Robinson concurred and opined that the final CPA should be consistent with the CAC's guiding principles. She does not want to be overly prescriptive or to discourage development. She said she is open to new good ideas that perhaps the City did not anticipate.

Councilmember Zahn concurred. She said it is important to be consistent with the CAC's vision and to be thoughtful in planning for transit-oriented development (TOD). She encouraged language in the CPA that provides consistency with the vision while allowing flexibility in the redevelopment of the area.

Councilmember Nieuwenhuis said he would like to discuss the definitions for certain principles included in the CPA to ensure that everyone has the same understanding. He looks forward to continued study early next year.

Mayor Chelminiak suggested that the Council be prepared to take action on the East Main CPA within two study sessions, preferably by January 22.

Mayor Chelminiak noted the location of the East Main area adjacent to I-405 and suggested a signature redevelopment design to highlight that gateway to Bellevue.

Councilmember Robertson opined that certain elements of the Council's guiding principles and of the work of the CAC are in conflict. She noted that the CAC's vision is very similar to a plan proposed by one of the stakeholders.

(b) Allocation of Funds to Artists and Arts Groups

[Item moved to Regular Session, Agenda Item 6.]

3. Council Discussion of Upcoming Items: None.

At 8:00 p.m., Mayor Chelminiak declared recess to the Regular Session.

Kyle Stannert, CMC
City Clerk

/kaw