

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Extended Study Session

April 22, 2019
6:00 p.m.

Council Conference Room
Bellevue, Washington

PRESENT: Mayor Chelminiak¹, Deputy Mayor Robinson², 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 Deputy Mayor Robinson presiding. There was no Executive Session.

2. Approval of Agenda

→ Councilmember Lee moved to approve the agenda, and Councilmember Robertson seconded the motion.

→ The motion carried by a vote of 6-0.

Deputy Mayor Robinson suggested taking oral communications as the first item.

→ Councilmember Robertson moved to amend the agenda to hear oral communications as the next item. Councilmember Lee seconded the motion.

→ The motion carried by a vote of 6-0.

3. Oral Communications

- (a) Kari Marino, representing Verizon Wireless, expressed support for Ordinance No. 6462 and thanked the City for its professional and innovative approach to developing the small cell wireless facilities regulations.

¹ Mayor Chelminiak arrived at 6:21 p.m.

² Deputy Mayor Robinson left the meeting at 8:54 p.m.

- (b) Susan Pappalardo, speaking on behalf of SPLASH Forward, thanked the City for its work in support of developing a regional aquatics center. She noted that they hired an independent aquatics consultant in January. She spoke about opportunities for public-private partnership models and encouraged the City to continue moving forward.
- (c) Leshya Wig referenced the letter to the Council dated April 21, 2019, from Wig Properties LLC, which proposes revisions to the East Main Transit Oriented Development (TOD) Comprehensive Plan Amendment (CPA). She asked the Council to reinstate the Planning Commission language for Item 16 regarding below-grade parking garages. She requested that staff return to the Planning Commission language for Items 9 and 31 to refer to the open space and pedestrian system as publicly accessible, or to make no reference at all. Ms. Wig submitted her comments in writing.
- (d) Mon Wig thanked the Council for its consideration of the East Main TOD Comprehensive Plan Amendment. He requested the removal of several key items from the CPA and suggested that they instead be included in the Land Use Code Amendment (LUCA). He asked the Council to discuss the LUCA guiding principles at its next meeting, and to approve those principles and the CPA at the same time. Mr. Wig's comments are reflected in the letter referenced above by Leshya Wig. He thanked the City for its help through this process.

2. Approval of Agenda

- (a) Commendation for Patrick Foran

Deputy Mayor Robinson and Councilmembers shared in reading the commendation celebrating Patrick Foran's service as the Director of the Parks and Community Services Department. Key accomplishments during his tenure included voter approval of the 2008 Parks Levy, the completion of Downtown Park, and the development of Meydenbauer Bay Park. The commendation recognizes Mr. Foran's professionalism, dedication, and longtime service to the City of Bellevue.

City Manager Brad Miyake, speaking on behalf of the Leadership Team, thanked Mr. Foran for his exceptional strategic thinking skills and collaboration with other departments. Mr. Miyake noted that Mr. Foran's leadership has left Bellevue in a better place.

[Mayor Chelminiak arrived at 6:21 p.m.]

Councilmember Robertson noted that she has been liaison to the Parks and Community Services Board for six of the 10 years that she has served on the City Council. She shared comments from others regarding the positive tone and professionalism displayed by Mr. Foran in leading the parks department. Ms. Robertson thanked Mr. Foran for being a zealous advocate for parks, open space, and recreational facilities, and for leaving Bellevue a better place. She wished him well in his retirement.

Councilmember Lee noted that Bellevue is a City in a Park. He praised Mr. Foran's leadership in the implementation of programs and the development of human potential. Mr. Lee thanked Mr. Foran for the community center programs and the private-public partnerships.

Councilmember Nieuwenhuis, a former member of the Parks and Community Services Board, commended Mr. Foran's leadership and vision for the future. Mr. Nieuwenhuis said Mr. Foran is well respected by the Council, City staff, and residents. He encouraged Mr. Foran to continue to be involved in the community.

Councilmember Zahn expressed appreciation for Mr. Foran's frequent participation in community events and his strong support of his staff. Ms. Zahn noted that his legacy is reflected in the people who have been served by parks programs, including Bellevue Youth Link. She wished Mr. Foran well and said she looks forward to seeing him at future events.

Councilmember Stokes recalled his work with Mr. Foran related to the 2008 Parks Levy. Mr. Stokes commended Mr. Foran for his work with the Bellevue School District to create the wrap-around program and the later Eastside Pathways program. Mr. Stokes thanked him for his service and his legacy of programs and parks facilities.

Deputy Mayor Robinson said she has great respect for Mr. Foran, both personally and professionally. Ms. Robinson thanked him for his early guidance when she joined the Parks and Community Services Board. She thanked him for continuing to implement the vision of his predecessor while adding to that vision as he led the department. Ms. Robinson praised Mr. Foran for his artistic influence and for his legacy in creating the Meydenbauer Bay Park with its universal design that welcomes everyone.

Mayor Chelminiak thanked Mr. Foran for his implementation of both park facilities and needed community services. Mr. Chelminiak said he has heard many compliments over the years for the programs at Highland Community Center, the Bellevue Youth Theatre, and overall parks facilities. He praised Mr. Foran for his support of human services as well and thanked him for his many years of service to the community.

Mr. Foran said that his 19 years with the City of Bellevue have been the highlight of his 43-year career. He said it has been a pleasure to work for an organization with a tradition of thinking big and proactively planning for the future. He said he was handed a great platform and vision that includes empathy and care for people in the community. Mr. Foran said the City gave him the opportunity to work with the best staff he has experienced, in both the parks department and citywide. He said the City is in good hands and has a great deal of work ahead. Mr. Foran thanked everyone for the kind comments and praised the support and work of his staff.

Mayor Chelminiak paused the meeting to take photos.

4. Study Session Items

(a) Council Business and New Initiatives

There was no discussion.

- (b) Ordinance No. 6462 amending Chapters 6.02 and 6.08 of the Bellevue City Code addressing purpose-built pole and strand mounted Small Wireless Facilities (SWF) located within City right-of-way; and establishing an effective date.

City Manager Miyake recalled that the topic of small cell wireless facilities has been before the Council a number of times, most recently on March 4. He said staff is requesting Council adoption of Ordinance No. 6462.

Mark Poch, Transportation Assistant Director, said that in early January, staff discussed the City's response to the FCC's preemption order issued in September 2018. In late January, the Council approved changes to Title 6, the telecommunications section of the Bellevue City Code, that established provisions for collocating SWFs on both City-owned poles and utility poles, established design guidelines, and approved a master license agreement template for qualified carriers.

Mr. Poch said Phase 2 was introduced to the Council on March 4 to address provisions for purpose-built poles and strand mounted SWFs. Purpose-built poles are anticipated when collocating a SWF on a City-owned or utility pole is not technically feasible. Mr. Poch noted staff's work with the wireless service providers to develop the City's regulations. He recalled that staff learned in March that while the strand mounted SWFs are categorically exempt from the State Environmental Policy Act (SEPA), the purpose-built poles are not. Staff completed a SEPA review of the poles, which did not receive any public comment, and issued its Determination of Non-Significance (DNS) on April 18, 2019.

- Councilmember Robertson moved to adopt Ordinance No. 6462, and Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.

- (c) Update on the Aquatic Center Feasibility Study

City Manager Miyake introduced discussion regarding the Aquatic Center Feasibility Study.

Patrick Foran, Director of the Parks and Community Services Department, presented the update on the Aquatic Center Feasibility Study. He recalled that Bellevue's aquatic center was built in the 1970s and acquired by the City in 1997. A 2009 study supported the need for a contemporary regional aquatic facility. However, the concept did not move forward due to the recession and the lack of a partnership interest. Regional interest in an aquatic center resurfaced in 2017. In November 2018, the City approved a consultant contract with ARC Architects to help inform the Council's decision on whether to proceed with exploring an aquatic center. Mr. Foran said the 2018-2020 Council Vision highlights the development of a regional aquatic center as a priority.

Mr. Foran identified a number of potential partners for a regional aquatic center. The Bellevue School District submitted a letter of interest to meet the needs of student athletes and is exploring capital funding options. City staff will present a project overview to the Bellevue College Board

of Trustees on April 24. Mr. Foran said staff has had initial conversations with healthcare and wellness providers. However, the City has not yet pursued corporate sponsorship. The City will continue to work with King County to discuss the benefits of a coordinated regional approach and potential funding mechanisms. Mr. Foran noted the advocacy of the SPLASH Forward group as well.

Mr. Foran said the feasibility study update includes a number of tasks: 1) finalizing the scale and scope of the program elements, and preparing a schematic drawing and architectural rendering, 2) updating the estimated capital costs, 3) updating the estimated operating cost performance by program element, 4) conducting a site feasibility analysis, 5) developing a financing and operations plan, potentially with public, private and/or nonprofit partners, 6) preparing communication tools and conducting public outreach, and 7) providing information on how existing pools and aquatic facilities might be impacted by a new aquatics center.

The consultant team for the feasibility study update includes: 1) ARC Architects, the prime consultant and a participant in the 2009 study; 2) Ballard*King to address income statements, cost recovery, and business planning; and 3) the Aquatic Design Group to address a sustainable aquatic center design to meet the needs of the project partners. Mr. Foran noted that SPLASH Forward and the Isaac Sports Group are developing supporting information as well at no cost to the City.

The study is intended to consider a modern facility to meet the community's needs and to promote health and wellness. The facility will be culturally inclusive and serve the full range of programs for all ages and abilities. Mr. Foran said the City encourages partnerships with public, nonprofit, and private entities to enhance the ability to meet demands and to support universal public access.

Mr. Foran summarized the work to date on the feasibility study update, which includes working with SPLASH Forward, evaluating sizing and development issues, developing a framework for evaluating costs and program options, reaching out to potential partners, participating in the King County regional process, and gathering financial, marketing, and programming information from comparable facilities. He highlighted the lessons learned from the 2009 study and described potential program elements to be provided by a regional aquatic center in the areas of leisure/recreation, instruction/fitness, program pool, wellness/rehabilitation, and competitive sports. Mr. Foran noted that 55 percent of the activity at Bellevue's current aquatic center occurs in the warm water therapy pool.

A regional aquatic facility could be accommodated on a four-acre site with structured parking, or up to a seven-acre site with surface parking. A detailed site analysis is proposed for Bellevue College, Lincoln Center, Marymoor Park, and Airfield Park. Additional sites could emerge based on the King County regional study and/or partners' interests.

Mr. Foran said the next steps in the process for the Council are a review of the aquatic center technical options (i.e., preliminary program, design, financial model) this fall and a review of the final study by January 2020 (i.e., partnerships, business model, and funding alternatives).

Additional work will be needed to focus on partnership agreements, operations, the governance structure, and the project funding mix.

Mayor Chelminiak thanked Mr. Foran for the update.

Councilmember Robertson, liaison to the Parks and Community Services Board, said the aquatic center will provide support for water sports, water safety training, recreation, and therapy. She said it will be important to understand the economic impact of the facility on tourism and the overall community. She expressed support for a separate deep water tank. She questioned whether the uses will drive the design of the facility or vice versa.

Mr. Foran said the programs and activities planned for the facility will guide the design in order to meet the cost recovery objectives and the needs of the community.

Ms. Robertson said it is important to understand how a regional aquatic center will affect Bellevue's current aquatic center. She suggested that perhaps the latter can be repurposed as part of the overall plan. She thanked staff for their work, including with the SPLASH Forward group.

Deputy Mayor Robinson said she appreciated the information on the estimated capital costs for the program elements and potential cost recovery strategies. She endorsed the plan for two warm water pools, but questioned whether two therapy pools are needed. Mr. Foran said the update to the feasibility study will explore the demand for specific program elements.

Councilmember Stokes said the capacity of the aquatic center should be designed to meet the community's long-term needs. He said this is the type of initiative that Bellevue does well. He thanked Mr. Foran for his work and leadership in this effort. Mr. Foran noted the high demand for pool facilities now and concurred with the importance of designing the aquatic center for growth.

Councilmember Nieuwenhuis noted the importance of partnerships and ensuring that the aquatic center can be a self-sustaining entity. He concurred with Councilmember Robertson's support for a separate deep water tank.

Councilmember Zahn said she envisions an all-inclusive aquatic center with gathering spaces for the community. She encouraged the consideration of corporate partnerships. Mr. Foran noted that there is corporate interest in the facility. However, potential partners want more details on the costs and expectations as planning moves forward.

Councilmember Lee noted his interest in the cost recovery goals for the facility and the economic impact. He expressed support for continuing to move forward with further analysis.

Mayor Chelminiak said it is important to consider parking needs and the demand for a diving tank. He noted the need to think critically about how an Eastside aquatic center will affect the King County pool in Federal Way. He suggested that perhaps the next King County parks levy will have funding for pools. He believes the Bellevue School District must be involved in the project. He opined that Bellevue College would be a great site for the aquatic center. However, he encouraged the consideration of sites in the Wilburton and BelRed areas as well.

At 7:46 p.m., Mayor Chelminiak declared a brief recess. The meeting resumed at 7:56 p.m.

(d) Puget Sound Regional Council (PSRC) Vision 2050 Regional Plan

Joyce Nichols, Director of Intergovernmental Relations, introduced discussion regarding the Puget Sound Regional Council's Vision 2050 plan for King, Kitsap, Pierce, and Snohomish counties. She said staff is seeking direction regarding a draft comment letter that was sent to the City Council on Friday for review and feedback. The deadline for the public comment period on the draft Supplemental Environmental Impact Statement (SEIS) is April 29.

Paul Inghram, Director of Growth Management for PSRC, recalled that the Vision 2040 plan was adopted 11 years earlier to outline the plan for accommodating population and employment growth in the four-county area. Early work on the Vision 2050 plan began in 2017, and a scoping and research process was conducted through 2018. Three growth scenarios have been developed to work toward approving an updated plan in the spring of 2020. Mr. Inghram presented information regarding the 2050 population and employment forecasts. The region is expected to add 1.8 million people and 1.2 million jobs between 2017 and 2050. By 2050, 18 percent of the region's population will be age 65 or older. The average household size is anticipated to decrease from 2.5 people today to 2.36 people per household in 2050.

During the scoping process, housing supply and affordability were identified as the top concerns. Mr. Inghram noted that this is the first time that traffic and transportation challenges were not identified as the primary concern within the region. Additional comments suggested that the growth strategy should be achievable and reflect known trends, encouraged a review of the role of urban unincorporated areas, and indicated that the planning effort should address climate, access to jobs, equity, and health issues. The Vision 2050 Scoping Report was published in June 2018.

Mr. Inghram said three growth alternatives were identified for the 2050 plan: 1) stay the course with growth focused in metropolitan and core cities, 2) plan for more compact growth in high capacity transit (HCT) areas, and 3) focus on distributing growth throughout the urban growth area. The first alternative directs more growth to cities and less growth to rural and urban unincorporated areas. The goal of transit-focused growth is for 75 percent of the region's growth to occur near HCT (i.e., light rail, commuter rail, ferries, and bus rapid transit). The third alternative assumes a large share of growth in metropolitan and core cities with increased growth in rural and urban unincorporated areas as well.

Mr. Inghram compared the environmental impacts for each alternative, including vehicle delay, job access by biking/walking/transit, carbon emissions, housing density, displacement risk, and the jobs-housing balance. PSRC anticipates releasing the draft Vision 2050 plan this summer.

Terry Cullen, Comprehensive Planning Manager, said the City will begin working with King County on the buildable lands report this year. That work will inform the process of setting growth targets next year and lay the groundwork for the City's next Comprehensive Plan Update due in 2023.

Mr. Cullen said the transit-focused growth scenario best aligns with Bellevue, which has a number of development centers including the BelRed corridor, Downtown, and the Eastgate/Factoria area. The transit growth scenario is consistent with the Comprehensive Plan, including the Land Use Element, Transportation Element, and Housing Element. Mr. Cullen noted large investments in infrastructure to support growth including Sound Transit's East Link light rail system. Mr. Cullen said there will be a significant investment in I-405 bus rapid transit (BRT) in the future as well. He noted that increased density around transit centers will not guarantee affordable housing. It will be necessary to work through the City's affordable housing strategy and the PSRC transit growth alternative to determine the appropriate transit-oriented development (TOD) model for Bellevue.

Mr. Cullen requested Council direction regarding staff's determination that the transit growth scenario is the preferred alternative for Bellevue for the Vision 2050 plan.

Mayor Chelminiak, who serves on the PSRC Growth Management Policy Board, said he is in favor of the transit growth alternative and believes it aligns well with Bellevue's growth strategy. Referring to the draft comment letter, he suggested adding the Wilburton area to the list of primary growth centers (BelRed, Downtown, and Eastgate/Factoria). He noted that a number of counties outside of King County want to see a better jobs-housing balance. They are experiencing more of an increase in housing than in jobs.

Mr. Chelminiak said the transit-focused growth and the distributed urban growth alternatives both increase the jobs-housing balance in the outlying areas. However, they do so at the cost of more vehicles on the road, higher greenhouse gas emissions, and a lesser ability to walk and bike.

Councilmember Robertson expressed support for the transit-focused growth alternative and for adding Wilburton to the list of growth centers in Bellevue. She identified transportation and TOD as two key themes.

Responding to Mr. Robertson, Mr. Inghram said the regional transportation plan must be updated every four years. The adoption of the Vision 2050 plan will inform the next round of updating the regional transportation plan, which will be adopted in 2022.

Ms. Robertson suggested exploring whether the existence of transit service drives density or whether transit services are targeted toward higher density areas. She asked whether there are plans for officially designating the BelRed, Wilburton, or Eastgate/Factoria areas as centers.

Mr. Cullen said that is possible given the level of development in those areas. Ms. Robertson suggested grouping Wilburton with the Downtown and/or with the BelRed area. She said it will be important to make sure that, with the transit-focused growth approach, the City does not end up in the position of being forced to increase density in single-family neighborhoods in South Bellevue (e.g., Enatai, Surrey Downs).

Mr. Cullen said the transit-focused growth strategy anticipates that 75 percent of the future growth in employment and population will occur in and around transit communities. An earlier

review of the housing and commercial space that will be needed indicated that more housing will need to be accommodated in the latter years of the Vision 2050 plan.

Councilmember Robertson noted that the City worked to ensure that Enatai and single-family areas near the East Main Station were excluded from the TOD regional plan.

Ms. Robertson suggested it is important that both the Vision 2050 and the Transportation 2050 plans provide enhanced transportation predictability and effectiveness. She encouraged the implementation of a variety of transportation modes.

Deputy Mayor Robinson spoke in support of the transit-focused growth alternative. Responding to Ms. Robinson, Mr. Cullen confirmed that the draft letter captures her comments regarding affordable housing in Bellevue. Ms. Robinson said it makes sense to direct growth toward transit nodes. However, at some point it will be necessary to reassess and potentially redistribute the growth.

Mr. Inghram said the regional plans are reviewed and evaluated every 10 years, which provides ongoing opportunities to plan for the future. While the horizon of the current transportation plan extends to 2040, the Vision 2050 plan will reflect land use, population, and employment data and trends. Responding to Ms. Robinson, Mr. Inghram concurred that emerging technologies will impact transportation planning into the future.

Councilmember Lee expressed support for the transit-focused growth alternative and noted the need to continue to explore transportation technologies. He suggested adding language to the draft letter regarding autonomous shuttle services.

Councilmember Stokes said the transit growth alternative and the distributed growth alternative would both be feasible for Bellevue. He said growth will continue due to a number of factors. He spoke about the importance of connecting transportation planning with overall growth planning.

Councilmember Zahn said she supports the transit-focused growth scenario. She recalled discussions when she served on the Transportation Commission regarding the update to the Comprehensive Plan.

Responding to Ms. Zahn, Mr. Cullen noted the upcoming work related to the buildable lands report and the growth target-setting process. She suggested perhaps adding language referencing the challenges for schools.

Councilmember Nieuwenhuis expressed support for the transit growth alternative and for Councilmember Lee's suggestion to add language regarding autonomous vehicles. Mr. Nieuwenhuis asked how the transit growth alternative fits into King County's environmental and climate goals. Mr. Cullen said King County supports the transit growth alternative and acknowledges that it is consistent with goals related to climate change and to reducing development pressure on regionally significant lands and habitats.

Mr. Nieuwenhuis suggested adding language to the draft letter regarding anticipated traffic congestion around TOD areas due to the increased density, despite the availability of multimodal modes of transportation.

Mayor Chelminiak noted the Council's support for the transit-focused growth alternative.

Responding to Mr. Chelminiak, Mr. Inghram said the Vision 2050 plan references schools and other public services and utilities. PSRC does not have a direct interface with any of the school districts but the plan includes policies regarding school sites and the accommodation of growth. Mr. Chelminiak asked staff to add language to the comment letter regarding schools.

Ms. Nichols noted that the state legislature is nearing the end of its current session. The Senate is expected to vote on the I-405 tolling bill, with an amendment that would add bonding. The bill would then move to the House. She said bills related to I-405 will likely be active until the final day of the session.

(e) East Main Station Area Comprehensive Plan Amendment (CPA)

City Manager Miyake introduced discussion regarding the East Main transit-oriented development (TOD) Comprehensive Plan Amendment (CPA).

Mac Cummins, Director of Community Development, said the East Main planning area extends from Main Street to SE 8th Street, and from 112th Avenue to I-405. He said staff is seeking Council direction regarding the CPA language to be adopted at a future meeting. He said staff suggests scheduling an additional study session item to discuss the Land Use Code Amendment's guiding principles. He recalled that the Council previously adopted a series of LUCA guiding principles. Given that direction and subsequent Council feedback, Mr. Cummins said staff suggests revisions to enhance clarity.

Mr. Cummins highlighted the history of the East Main area planning effort, which included a Citizen Advisory Committee (CAC) process from 2013 through early 2016. He recalled previous discussion with the Council regarding the items that would be better handled through the LUCA process than through the CPA process. At that time, the Council directed staff to separate those issues. Mr. Cummins said staff suggests a separate study session regarding the LUCA issues upon the completion of the CPA revisions. Mr. Cummins recalled that the Council previously expressed support for a pedestrian bridge over 112th Avenue.

Mr. Cummins presented the items to be addressed by the CPA and the LUCA. He said the LUCA process addresses the overall policies and sets a framework for the specific code requirements related to implementing those concepts. The development and permitting review process evaluates permit applications based on the relevant codes.

Mr. Cummins said staff is seeking Council direction to finalize a CPA that will change the vision and character of the East Main planning area. The vision comes from the work of the CAC and the Council's guiding principles to staff and the Planning Commission.

Mr. Cummins recalled previous discussion with the Council regarding private versus public development elements. He noted the memo in the Council's desk packet from Mike Brennan which addresses the issue of public versus publicly accessible. Mr. Cummins said that public is meant to refer to the universe of all potential uses for a specific property. It is not meant to imply the specific ownership of the property. There are roadways that might end up being a private easement with public access, and there are roadways that might need to be a full public right-of-way. However, that determination cannot be made until later in the process when buildings and development are proposed and utilities needs are identified. Mr. Cummins said staff recommends that the Council adopt the use of the word public, anticipating that there will be a mix of public and private facilities in the East Main planning area.

Mike Brennan, Director of the Development Services Department (DSD), highlighted the progression from the CPA process to the LUCA process, and ultimately to the development review and building permit process. The CPA sets broad policy guidance, and the LUCA process translates that policy direction into codes that will facilitate the realization of the planning vision. Mr. Brennan said the LUCA process includes public engagement activities to share information and obtain feedback. The building/construction permit process provides for the implementation of the conditions and requirements identified through the LUCA and design review processes. Mr. Brennan noted that the availability of information to inform future decisions increases as the City moves through the process.

[Deputy Mayor Robinson left the meeting at 8:54 p.m.]

Mr. Cummins said staff is requesting Council direction regarding the CPA at this time. However, the Council is not asked to approve a specific project or component of a project. The Comprehensive Plan sets the vision and policy guidance, and the LUCA process implements those policies. Mr. Cummins said staff proposes setting the policies to facilitate a higher density neighborhood in the East Main area due largely to future light rail service.

Responding to Councilmember Robertson, Mr. Cummins said a number of options are under consideration for 114th Avenue. Ms. Robertson said she would like to retain the street or an alternate north-south street.

Ms. Robertson said her understanding is that the LUCA has been drafted. Responding to Ms. Robertson, Mr. Cummins said staff anticipates finalizing the CPA as soon as possible. Mr. Brennan said staff would like to have direction from the Council in May regarding the LUCA guiding principles to be transmitted to the Planning Commission.

Councilmember Robertson recalled previous discussion regarding the development of private space or connected space underneath streets. She said she was assured during a previous meeting that staff will work with the applicant during the permitting process and will give all due consideration to how things connect and how parking garages are built. She asked staff to verify that understanding.

Mr. Brennan said City staff works closely with the development community and encourages early engagement with the City before an application is submitted. He said the purpose is to look

for solutions that balance and accomplish all of the interests. He said he cannot say that the City will allow a continuous garage throughout the East Main area because a specific proposal has not been submitted. However, staff will work proactively with a developer to achieve their goals while realizing the Council's vision for the area. Mr. Brennan said there are examples in Bellevue in which the City allows the use of public property for the public's benefit. Those examples include the tunnel under NE 8th Street connecting two private parking garages as well as the pedestrian bridges over City streets.

Councilmember Robertson described motions she would like to propose following her colleagues' comments. She said she supports the majority of the CPA revisions. However, she proposed two changes to add flexibility and aspirational considerations. She said she reviewed the Comprehensive Plan policies for the BelRed area, and many of them refer to accessible to the public or publicly accessible. In order to provide the greatest flexibility, Ms. Robertson suggested changing the term public to "public or publicly accessible" in the CPA language for policies 9 and 31.

Ms. Robertson proposed a change to policy 16 to restore the language regarding parking garages. She suggested the language is more aspirational and flexible, and it ensures that the City's needs for public infrastructure are met. She read her proposed language: "On large sites, where appropriate and harmonious with the public infrastructure, consider use of large, below-grade garages to promote shared and efficient use of parking resources and to limit vehicular congestion in the pedestrian environment."

Councilmember Stokes expressed support for the proposed separation of CPA and LUCA items, and for moving forward as quickly as possible. He concurred with Councilmember Robertson's comments regarding below-grade garages, retaining a north-south street, and the language related to publicly accessible.

Councilmember Lee noted his interest in providing certainty and flexibility for developers to the extent possible. He expressed support for Ms. Robertson's suggestion regarding parking garages.

Responding to Councilmember Zahn, Mr. Brennan said the CPA provides the necessary framework to move to the LUCA process, which will involve a review and recommendation by the Planning Commission.

In further response to Ms. Zahn, Mr. Cummins said the study area is larger than the site that is the subject of the underground parking garage. The Comprehensive Plan is intended to provide general policy guidance and flexibility. Councilmember Zahn thanked staff for their work.

Councilmember Nieuwenhuis said he appreciated staff's efforts to consider the interests of both the development community and Bellevue residents and businesses. He asked staff to comment on their recommendation for using the term public versus the phrase publicly accessible.

Mr. Brennan said that public is a broad, umbrella term that can be used to apply to properties regardless of ownership. He said there are instances in which public accessibility to privately held property is the solution (e.g., mid-block connections and the City Center building plaza).

There are also situations in which the City takes public ownership of property (e.g., to widen a road). Mr. Brennan said staff prefers the term public in order to capture the possible scenarios.

Mr. Nieuwenhuis asked staff to describe an example in which publicly owned infrastructure was required for a specific development. Mr. Brennan said one example is the road network in the Spring District, which was developed according to City standards by the developer and dedicated to the City.

Councilmember Nieuwenhuis questioned whether there have been situations in which developers wanted to provide a large-scale parking garage, similar to what has been suggested by the East Main property owner. Mr. Brennan said the Lincoln Square/Bellevue Collection parking garage and the connecting tunnel under NE 8th Street is the primary example of large-scale, below-grade parking in Bellevue.

Mr. Nieuwenhuis expressed support for Councilmember Robertson's proposed revisions.

Mayor Chelminiak asked staff to comment on the suggested use of the phrase "public or publicly accessible" in the CPA. He said he prefers language that is consistent with other sections of the Comprehensive Plan.

Mr. Cummins said staff is not opposed to the revision. However, staff would not want to insinuate to future developers that the word public in other sections of the plan excludes the possibility for a private easement. Mr. Cummins suggested a thorough review of the Comprehensive Plan's use of the terms during the next plan update in order to further enhance consistency.

Responding to Mr. Chelminiak, Mr. Cummins said the garage described by Wig Properties with 5,000 parking stalls is larger than any garage in Bellevue. Mr. Chelminiak expressed concern regarding a garage of that size. However, he concurs with the concept of the most efficient use of land.

Mayor Chelminiak noted language referring to large sites and said that one of the unique factors of the East Main area is the water table issue. He expressed concern about referring to large sites because it could set a precedent for similar large garages in other large development areas (e.g., Wilburton area). Mr. Chelminiak said he would like a better understanding of the Wig Properties' interest in a large-scale garage.

Mr. Chelminiak asked whether there is a way to expedite the process, such as the development agreement approach. Mr. Cummins said there has been discussion about the potential for a mechanism that would allow a property owner to come to the City with an extremely specific project plan in order to expedite their zoning and review process. This results in a site plan review that is more of a discretionary versus administrative process. Mr. Cummins said staff plans to address that issue with the Council during the LUCA discussion.

Mr. Brennan said the code defines the situations in which a development agreement is appropriate. However, it is still necessary to prepare a LUCA to create the framework for the

agreement. He said that while the development agreement approach potentially provides more flexibility, it also creates more uncertainty for the developer or property owner until the Council adopts the final agreement.

Responding to Councilmember Robertson, Mr. Cummins confirmed that the LUCA has been drafted. However, staff would like direction regarding the Council's anticipated revisions to the guiding principles before refining the LUCA.

- Councilmember Robertson moved to direct that the Comprehensive Plan Amendment be finalized with a change in the reference to "public" to read "public or publicly accessible" in sections 9 and 31. Councilmember Stokes seconded the motion.
- The motion carried by a vote of 6-0.
- Councilmember Robertson moved to restore language to section 16 to be aspirational and flexible, as follows: "On large sites, where appropriate and harmonious with the public infrastructure, consider the use of large, below-grade garages to promote shared and efficient use of parking resources, and to limit vehicular congestion in the pedestrian environment." Councilmember Nieuwenhuis seconded the motion.

Councilmember Zahn said she liked Mayor Chelminiak's earlier suggestion to not specifically refer to large sites. Ms. Zahn opined that the key purpose is to accomplish shared parking resources and efficiency regardless of the size of the site.

Mr. Cummins noted that the size of a large site is not defined, and the criteria of "appropriate and harmonious with the public infrastructure" might not be the only factor that the City would want to consider related to parking.

Councilmember Zahn suggested limiting the language to: "Consider use of large, below-grade garages to promote shared and efficient use of parking resources." Councilmember Stokes concurred.

- Councilmember Nieuwenhuis moved to extend the meeting to 10:15 p.m., and Councilmember Robertson seconded the motion.
- The motion carried by a vote of 6-0.
- Councilmember Robertson modified the motion to reflect the following language: "Consider the use of large, below-grade garages to promote shared and efficient use of parking resources, and to limit vehicular congestion in the pedestrian environment." Councilmember Nieuwenhuis accepted the revision as a friendly amendment.
- The motion carried by a vote of 5-1, with Mayor Chelminiak dissenting.

Mayor Chelminiak thanked staff and the Council for their work and discussion.

5. Council Discussion of Upcoming Items: None.

6. Continued Oral Communications: None.

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

Karin Roberts, CMC
Deputy City Clerk

/kaw