

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Session

December 4, 2017
8:00 p.m.

Council Chamber
Bellevue, Washington

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

ABSENT: None.

1. Call to Order

Mayor Stokes called the meeting to order at 8:03 p.m.

2. Roll Call, Flag Salute

All Councilmembers were present. Councilmember Zahn led the flag salute.

3. Approval of Agenda

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

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

4. Communications: Written and Oral: None.

5. Reports of Community Council, Boards and Commissions

Mark Van Hollebeke, Chair of the Parks and Community Services Board, referenced the memo in the meeting packet and provided an update on the Board's activities. He noted this is his eighth year serving on the Board, and his term expires at the end of May 2018. He described the Board as a serious and dedicated group that has engaged in extensive visioning and planning discussions. He believes that Bellevue's parks and open spaces are what make this a great place to live.

Mr. Van Hollebeke noted that Councilmember Robertson is the Council liaison to the Board. He shared the Board's concerns regarding future parks funding as land becomes more expensive. He said the Board supports the Grand Connection project and would like it to be a destination park as well as a connection between places, including other parks.

Mayor Stokes thanked Mr. Van Hollebeke and the Board for their work.

6. Report of the City Manager

(a) Bellevue Essentials Class Update

City Manager Brad Miyake introduced the annual update on the Bellevue Essentials program. He said that graduates of the program have become increasingly engaged with City planning and projects, and the program continues to grow. Mr. Miyake introduced Julie Ellenhorn, Community Relations Coordinator, and two graduates of the 2017 class: Rebecca Chatfield and Tony Charity.

Ms. Ellenhorn said the Bellevue Essentials program recently graduated its fifth class of 35 participants. The class meets weekly over a nine-week period to learn about the City's history, government, and operations. She said the third group of employees recently graduated from the program as well. She thanked the Leadership Team and the staff who teach in the program. A total of 167 individuals have graduated from the non-employee program.

Ms. Ellenhorn said community interest in the program is high, and the City consistently receives at least 60 applications per year. She said Bellevue Essentials graduates have become involved in City-related and community activities, and 25 graduates now serve on Boards, Commissions, or advisory committees. She said one graduate will be joining the City Council soon, and four graduates serve on the East Bellevue Community Council. Ms. Ellenhorn said the graduates established an alumni group that participates in community service projects, including the City's holiday event. She noted the group of graduates in the audience and asked two to come forward to comment on their experiences in the program.

Ms. Chatfield described her experience helping a family who relocated to Bellevue from Puerto Rico following the hurricanes earlier this year. She said Ms. Ellenhorn recommended that the family visit the Mini City Hall at Crossroads, which was able to refer the family to social services and medical care. Ms. Chatfield thanked the City for providing those resources and said she is proud to be a citizen of Bellevue.

Mr. Charity thanked his class for selecting him to speak to the Council. He thanked City staff for their work on the Bellevue Essentials program. He thanked the City Council for its support of the program and for their participation in speaking to the class. He said the program demonstrates the City's commitment to engaging current and future leaders. Mr. Charity said he was inspired by others in the class based on their volunteer work and civic engagement. He said he grew up in New York City and it never occurred to him that a local government would invest in this type of program for its residents. He said what he liked most about the program was the concept of public service. He is currently attending the Fire Academy to serve as a volunteer fire fighter,

and he hopes to join the Bellevue Police Department at some point. Mr. Charity thanked the Council for its support of the program and noted that he hopes to have the opportunity to meet each Councilmember in the future.

Ms. Ellenhorn thanked the graduates for sharing their stories and the City Council for its support of the program.

Responding to Councilmember Robinson, Ms. Ellenhorn confirmed that there is a high demand for the Bellevue Essentials program. She said that conducting the program twice per year would require significant staff resources from multiple departments.

Councilmember Zahn said the program might be a good way to attract employees who are interested in working for the City.

Responding to Ms. Zahn, Ms. Ellenhorn said the program has a thorough evaluation process involving feedback from students after every session. The program has been modified annually based on the feedback and on the key current issues at the time. As an example, Ms. Ellenhorn said Deputy Mayor Chelminiak participated in the class on affordable housing while the Council was developing the City's affordable housing strategy. She noted that the program's intern coordinates the evaluation process and prepares an annual report.

Deputy Mayor Chelminiak said he felt badly that he was not able to talk to the most recent Bellevue Essentials class. He said the class teaches the essentials of City government while developing individuals who are essential to Bellevue's success. He encouraged everyone to stay involved in their areas of interest and community service.

Mayor Stokes said he enjoyed being a part of the graduation program and seeing the friendships and collaboration within the group. He commended the alumni group for staying engaged in volunteer and public service projects. Mr. Stokes congratulated all of the graduates and encouraged them to continue making Bellevue a great community.

Councilmember Lee concurred that the participants are essential to the success of the community and the development of connections among residents and others. He thanked them for their interest and time, and thanked staff for their hard work in support of the program.

Mr. Stokes said he likes that the program brings City staff and the community together to learn from each other.

Mr. Lee commended the diversity of students in the program, which reflects the broad interest in serving the community.

(b) 2017 Digital City Awards

Mr. Miyake introduced the staff report regarding the City's receipt of a Digital City Award. He noted that this highlights the work of staff in support of the Council's goal for a high-performing

organization. Mr. Miyake said Councilmember Lee accepted the award on behalf of the City at the recent National League of Cities (NLC) conference.

Sabra Schneider, Chief Information Officer, said the City was recognized by the Center for Digital Government with a fourth place award for cities with a population of 125,000-249,999. She thanked Councilmember Lee for accepting the award at the NLC conference. She said the award highlights the collaborative work across the organization including the Information Technology Department, Communications Office, and multiple other departments. Relevant projects include developing a Smart City plan; increasing the data available through the City's open data portal; building a robust social media program; continuing partnerships that expand the regional fiber network to schools, medical clinics and government facilities; enhancing the City's mobile work force; and providing regional technology services (e.g., MyBuildingPermit and GovJobsToday) to the eCityGov Alliance.

Councilmember Lee said he was honored to accept the award on behalf of the City. He acknowledged the hard work of staff and the Council in support of the technology projects represented by the award. He encouraged staff to continue to pursue technology-related projects and awards.

Councilmember Robertson thanked Mr. Lee for regularly attending the NLC conference. She said this is another recognition of the work of staff and the Council to be leaders in technology. Ms. Robertson noted that Councilmember Robinson was instrumental in achieving the national TechHire designation for Bellevue.

Mayor Stokes thanked staff for their work.

7. Council Business and New Initiatives

Mayor Stokes noted a request from Councilmember Zahn to participate during the December 11 meeting via telephone. Ms. Zahn said she will be visiting Prague and she learned that she will be only 20 kilometers away from Kladno, one of Bellevue's Sister Cities. She will visit Kladno on December 11 with a letter and small gift for the mayor.

→ Deputy Mayor Chelminiak moved to approve the remote participation of Councilmember Zahn during the December 11, 2017 City Council Study Session and Regular Session. Councilmember Robertson seconded the motion.

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

8. Consent Calendar

Mayor Stokes noted that action on Agenda Item 8(b) had been postponed.

→ Deputy Mayor Chelminiak moved to approve the Consent Calendar, amended to remove Agenda Item 8(b). Councilmember Robertson seconded the motion.

→ The motion to approve the Consent Calendar, as amended, carried by a vote of 7-0, and the following items were approved:

- (a) Council Minutes
Minutes of November 13, 2017 Extended Study Session
Minutes of November 20, 2017 Study Session
Minutes of November 20, 2017 Regular Session
- (c) Resolution No. 9334 authorizing the execution of a Professional Services Agreement with HDR Engineering, Inc., in the amount of \$1,272,949, plus all applicable taxes, to complete design on the 124th Avenue NE, NE Spring Boulevard to Ichigo Way (CIP Plan No. PW-R-166) and 124th Avenue NE, Ichigo Way to Northup Way (CIP Plan No. PW-R-191).
- (d) Resolution No. 9335 authorizing execution of all documents necessary to approve a five-year facility use agreement with the Eastside Heritage Center (EHC) for a portion of the historic McDowell House property located at 11660 Main Street.
- (e) Resolution No. 9336 authorizing execution of a general services contract with NW Teambuilding for the operation of programs and services on the Bellevue Challenge Course & Zip Tour at Eastgate Park.
- (f) Resolution No. 9337 authorizing execution of a three-year contract with Synergy Building Services, Inc. for custodial and floor care services at City Hall and the Bellevue Service Center, with a two-year renewal option, for a total contract amount not to exceed \$2,323,269, plus all applicable taxes.
- (g) Resolution No. 9338 authorizing execution of a General Services contract with Landscapes, Inc. for landscaping services at various park sites and facilities for an initial two-year term in an amount of \$46,721.49, plus all applicable taxes, with the option to renew for an additional two years in an amount not to exceed \$46,721.49 plus all applicable taxes and any State-mandated prevailing wage increase and/or City-approved special or unanticipated market condition that does not exceed the Consumer Price Index (CPI-U, Seattle-Tacoma-Bellevue) for the most recently completed calendar year.
- (h) Resolution No. 9339 adopting recommendations for the use of 2018 Community Development Block Grant (CDBG) funds as transmitted by the Human Services Commission; and authorizing the City Manager or his designee to submit a proposal to the United States Department of Housing and Urban Development (HUD) for the 2018 CDBG Program.
- (i) Resolution No. 9340 authorizing execution of Amendment 4 to the Marymoor Park Interlocal Agreement with King County, a political subdivision of the State of Washington, for maintenance and operation of the Bellevue/King County Marymoor Ballfield Complex.

- (j) Resolution No. 9341 determining that five existing water line easements located at 4020 Factoria Boulevard, 12826 SE 40th Lane, 4039 and 4102 131st Place SE, and 4049 and 4101 129th Place SE are surplus to the City's needs and are no longer required for providing continued public utility service; and setting a time and place for a public hearing to consider the release of these easements.
- (k) Resolution No. 9342 authorizing execution of 10-year Fire Protection Services Agreements between the Bellevue Fire Department and the cities of Beaux Arts, Clyde Hill, Hunts Point, Medina, Newcastle, and Yarrow Point.
- (l) Resolution No. 9343 authorizing execution of amendment three to the existing agreement with Copiers Northwest to extend the term of the agreement on a month-to-month basis through April 2018 at City's sole option if to renew; and thereafter on a month-to-month basis at either party's option if to renew for providing management of the on-site copy center in City Hall, and for printers and copiers during the transition to Pacific Office Automation for all City departments, in an amount not to exceed \$240,000, plus all applicable taxes.

Item Pulled:

- (b) Resolution No. 9333 authorizing execution of a hardware lease and services agreement with Pacific Office Automation for five years with an option to renew for one term of two years for copiers and related services for all City departments, in an amount not to exceed \$1,041,844.80, plus all applicable taxes, for the initial five-year term.

9. Public Hearing

- (a) Public Hearing on Ordinance No. 6390 amending the Land Use Code to update the On-Street Parking Requirement in LUC 20.25D.140.E; and establishing an effective date.

Mr. Miyake introduced the public hearing regarding Ordinance No. 6390, which amends the Land Use Code to update the on-street parking requirement.

Carol Helland, Code and Policy Director, said the Land Use Code Amendment (LUCA) reconciles conflicts between the on-street parking requirement in LUC 20.25D.140.E and the Capital Investment Program (CIP) provisions adopted by the Council for the Spring District in the BelRed corridor. She recalled that the proposed amendment was discussed with the Council on October 23 and November 13. The Council initiated the amendment on October 23 and directed staff to schedule the public hearing. On November 13, the Council provided policy recommendations to be incorporated into the LUCA.

Trisna Tanus, Legal Planner, recalled that the 2009 BelRed Plan adopted a rezone of the entire area. Street development standards were provided in LUC 20.25D.140 because there was no street grid in the area at that time. She presented a map depicting 12 major transportation projects that support key mobility objectives in the area.

Ms. Tanus said two conflicts were identified between the BelRed Land Use Code and the Capital Investment Program (CIP) project descriptions. The projects are on NE Spring Boulevard between 120th Avenue NE and 124th Avenue NE and between 130th Avenue NE and 136th Place NE. The CIP project design for the former has on-street parking on one side of the street. For the section of Spring Boulevard between 130th Avenue NE and 132nd Avenue NE, there is no on-street parking.

The purpose of the proposed Land Use Code Amendment (LUCA) is to reconcile the on-street parking requirements in LUC 20.25D.140.E with the more specific, detailed, and recently adopted 2013-2019 CIP project designs. Staff is working to complete the amendment by the end of the year to support the REI design review.

Ms. Tanus recalled that the Council previously identified policy parameters for the LUCA to be transparent and clear; nimble and efficient; and predictable and consistent. Proposed Ordinance No. 6390 is narrowly tailored and does not approve any unknown code amendments. It acknowledges the design refinements of the adopted CIP project designs for specific areas, and it separates CIP approval and LUCAs as much as possible. The ordinance provides a simple amendment while accomplishing the goals of resolving the identified conflicts and facilitating design review for the REI building. Ms. Tanus requested final Council action tonight or on December 11.

Councilmember Zahn expressed concern that the slide presentation was not functioning this evening. Ms. Helland said the topic had been discussed twice by the Council and there was extensive public outreach. She noted that public comments were discussed with the Council in October, and the City has not received additional public comment since that time. Ms. Helland said the Council's consideration of public comments was incorporated into the LUCA.

- Deputy Mayor Chelminiak moved to open the public hearing, and Councilmember Robertson seconded the motion.
- The motion carried by a vote of 7-0, and the following individual came forward to comment:
 1. Pamela Johnston opined that the solution is a good compromise. She encouraged the City to consider curbside uses in transportation projects, including passenger loading zones.
- Deputy Mayor Chelminiak moved to close the public hearing, and Councilmember Robertson seconded the motion.
- The motion carried by a vote of 7-0.

→ Deputy Mayor Chelminiak moved to adopt Ordinance No. 6390, and Councilmember Robertson seconded the motion.

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

10. Land Use: None.

11. Other Ordinances, Resolutions and Motions

- (a) Council Direction to Planning Commission regarding Implementation of the East Main Station Area Plan

City Manager Miyake introduced discussion regarding Council direction to the Planning Commission related to the implementation of East Main Station Area Plan.

Mac Cummins, Director of Planning and Community Development (PCD), recalled the Council's previous discussion and direction to staff on November 13 to initiate the Comprehensive Plan Amendment, Land Use Code Amendment, and rezone processes. The Council provided input and asked staff to revise the guiding principles to be forwarded to the Planning Commission.

Carol Helland, Code and Policy Director, said the East Main Station Area Plan Citizen Advisory Committee (CAC) developed a vision for the area and incorporated public input into its recommendations. The Planning Commission will be asked to consider the CPA, LUCA, and legislative rezone together and to develop policies and code language. Ms. Helland said staff is seeking Council direction to finalize the guiding principles to be forwarded to the Planning Commission. The CPA, LUCA, and rezone will come back to the Council for final approval.

Mike Kattermann, Senior Planner, noted Attachment A in the meeting packet and highlighted the revisions to the Council guiding principles document. Principles 1-3 provide context related to adjacent areas and zoning, the Downtown framework, the East Main Station area's unique character, market economics, and unique design. Principles 4-6 specifically address floorplate size, step back height, and pedestrian connections. Principles 7-10 address public engagement, the process timeline, the CAC vision, and consistency with the Comprehensive Plan. Mr. Kattermann said staff is seeking Council direction to finalize and forward the Council's guiding principles and the CAC's principles to the Planning Commission.

Councilmember Robinson recalled that during the previous Council discussion, staff recommended removing language in the guiding principles regarding connectivity to the Mercer Slough. She said the community expressed an interest in pedestrian connectivity, and the developers she has spoken with have verbally committed to providing that type of connectivity in their projects. She suggested including language to provide guidance to developers about what the City would like to see in those developments. Referring to the memo in the desk packet, Ms. Robinson asked the Council to consider options 6.a and 6.b for additional language. She noted a preference for 6.b: Create non-motorized connections between the redevelopment area and trails in the Mercer Slough Nature Park.

Councilmember Robertson observed that the language is consistent with the intention of principle number 6. She would support changing “pedestrian” connections to “non-motorized” connections. She expressed concern about language to create connections and suggested alternate language to “create opportunities to encourage developers” to provide the connections. She would be comfortable with option 6.b with revisions along the lines of “explore opportunities to encourage or for developers to create” the connections. Ms. Robertson said the concept must be an incentive in the development process.

Councilmember Lee concurred with the concept of encouraging developers to create non-motorized connections.

Deputy Mayor Chelminiak suggested: “Encourage ways to create non-motorized connections.” He does not want to miss the original idea for a connection from SE 6th Street to SE 8th Street.

Councilmember Robinson would like to create connectivity within the East Main Station area as well.

Councilmember Wallace said the original provision referred to a connection between SE 6th Street and SE 8th Street. He said this is swampy land and a connection does not seem viable.

Responding to Mr. Wallace, Ms. Robinson said her intent is to provide interconnectivity between developments, including the Bellevue Club, that would provide access to the trails. She said that developers presented the idea to her when they were interested in upzoning the property.

Mr. Wallace said he understands the concept of pedestrian connections through the East Main Station area. However, he questioned how trails south of SE 6th Street fit into the plan.

Ms. Robinson said she was comfortable with Mr. Chelminiak’s suggested language. Mr. Chelminiak restated: “Encourage ways to create non-motorized connections between the redevelopment area and trails in the Mercer Slough Nature Park.”

Mr. Chelminiak suggested encouraging the development of a pathway along 112th Avenue SE from SE 6th Street to Bellefield Office Park.

Mayor Stokes expressed support for Mr. Chelminiak’s suggested language.

Councilmember Wallace suggested it is a little odd to encourage a pathway beyond the private properties. He does not want the provision to be a mandate. Councilmember Robertson concurred that the concept should be an incentive.

Responding to Mr. Chelminiak, Mr. Kattermann said the idea of a connection between SE 6th Street and SE 8th Street came from Council discussion in July 2016 when the Council approved the plan.

Councilmember Wallace recalled that he had suggested that the Parks Department consider acquiring property to create a trail. He suggested language asking developers to consider north-south pedestrian opportunities through, but not beyond, the redevelopment area.

Councilmember Zahn expressed support for the words “encourage ways to create.”

Mayor Stokes noted that these are guiding principles and not policy language.

Councilmember Lee expressed concern that Mr. Wig was in attendance earlier and might not have known that this topic would be discussed tonight. He questioned staff’s conversations with the Wigs.

Mr. Cummins said staff had several conversations with the Wig family and their legal counsel regarding the process and current status. Mr. Cummins said he is comfortable that they understand where the Council is heading.

Councilmember Robertson said the East Main CAC guiding principles include a reference to the difference between a 65-foot and 70-foot setback on 112th Avenue SE. She questioned whether this is recommending those height limits to the Planning Commission. Mr. Kattermann recalled that the issue was raised by Councilmember Wallace in August 2016. Mr. Wallace had suggested asking the Planning Commission to consider slightly taller buildings to accommodate higher ceilings in residential units.

Mr. Wallace said the Downtown Livability code amendments adopted a principle allowing 70-foot building heights in Perimeter A. He said the City of Seattle’s zoning allows 65-foot heights, which results in somewhat cramped ceiling heights.

Responding to Ms. Robertson, Mr. Kattermann said the CAC identified a building height of 65 feet. He said the guiding principles suggest that the Planning Commission consider the taller height, however.

Ms. Robertson referred to the meeting minutes of the previous Council discussion on this topic. There were a number of comments about not recreating the Downtown Livability Initiative code work and about using that work as a starting point for determining the East Main Station area code amendments. Ms. Robertson said she did not see that concept captured in the draft Council guiding principles. She suggested a guiding principle indicating that the Planning Commission’s work on the East Main Station area should build on the Downtown Livability work. She said the East Main Station area is separate and unique. However, she considers it a part of the Downtown.

Ms. Robertson suggested language recognizing that redevelopment is to occur around the transit station, and there should be sufficient density to encourage the development of transit-oriented development (TOD). She said that concept is different than the CAC guiding principle that refers to “Optimize the use of the station with land uses that increase ridership.” Referring to the meeting minutes of the previous Council discussion, Ms. Robertson observed that there was

significant support from her colleagues for using the Downtown Livability Initiative code amendments as a starting point for the East Main Station area work.

Councilmember Robinson questioned whether Councilmember Robertson's suggestions were compatible with the Downtown Livability work. Mr. Cummins said there is no impact to what the Council already approved for the Downtown. He observed that the question the Council is wrestling with is how much the East Main Station area should resemble and/or be an extension of the Downtown. He noted the optional approaches of building on the work of the Downtown Livability Initiative or creating a TOD area that is different but complementary to the Downtown.

Responding to Councilmember Robinson, Mr. Cummins confirmed that this discussion is the starting point toward an upzone of the East Main Station area. He recalled that, 16 months ago, the Council adopted the CAC vision and directed staff to initiate the Comprehensive Plan Amendments and legislative rezones to implement that vision.

Deputy Mayor Chelminiak questioned the potential for a master development plan for private properties in the redevelopment area, similar to what was done in the BelRed area. Ms. Helland said the BelRed work enabled the flexibility necessary for developers to submit master development plans for large properties. The vision for the East Main Station area would be to enable that same process and planning flexibility on that site.

Mr. Chelminiak suggested adding a guiding principle that captures Ms. Helland's explanation. Mayor Stokes and Councilmember Robertson concurred.

Councilmember Wallace suggested language to address the issue: "Utilize the Downtown Livability study OLB-South code as a framework for advancing the East Main zoning." Mr. Chelminiak said he does not want the Planning Commission to replicate the Downtown codes in the East Main Station area, and Mr. Wallace clarified that was not his intent.

Mr. Wallace recalled that there was Council interest during the last discussion to build on the Downtown Livability codes recently adopted by the Council after a five-year process.

Mr. Chelminiak said the East Main Station area is complementary to the Downtown. However, it is a unique area bordered by a single-family neighborhood. He said he was somewhat disappointed that the CAC's work essentially results in a mini wedding cake development pattern toward I-405. He believes more could be done to create a unique feel and experience and to tie into the adjacent neighborhood. He would like to create something both compatible with and a little unusual for the surrounding area.

Mr. Chelminiak said the East Main Station area is a highly visible gateway to Bellevue from I-405. He would like to highlight the area with unique architecture and development.

Mayor Stokes concurred with creating a unique gateway and TOD development.

Councilmember Wallace opined that the guiding principles provide the latitude for conversations addressing the ideas raised by Mr. Chelminiak. However, he discouraged starting from a blank slate after the City recently completed a five-year review and code amendment process for the Downtown. He suggested using the Downtown Livability work as a framework to initiate the Planning Commission's review. The Commission will be able to suggest deviations as appropriate for the East Main Station area.

Deputy Mayor Chelminiak suggested language reflecting Mr. Wallace's concern: "Use the framework of the Downtown Livability plan, while recognizing the unique location of this property."

Councilmember Robertson proposed optional language: "Consider the applicable standards and framework in the Downtown Livability Initiative OLB area, and consider how those standards should be modified in recognition of the uniqueness of the East Main Station area."

Ms. Robertson recalled past discussion about exploring ways to create iconic developments. She suggested adding a principle recognizing this location as a gateway to Downtown Bellevue and encouraging iconic development that is compatible with the adjacent neighborhoods.

Councilmember Zahn said she appreciated the discussion and the interest in achieving a unique look and feel for the East Main Station area, while taking advantage of the framework that was already created for the Downtown. She suggested revising principle 2 to avoid using "do not." Mayor Stokes concurred.

Ms. Zahn noted that the CAC guiding principles address the optimal use of the light rail station. She suggested adding that concept to the Council's guiding principles, as proposed earlier by Councilmember Robertson.

Councilmember Lee expressed support for the concept of building on the Downtown Livability Initiative code amendments. He suggested that the Planning Commission use that work as a starting point and modify it as desired and appropriate for the East Main Station area.

Mr. Chelminiak expressed support for Ms. Zahn's suggestion regarding principle 2. He suggested the following or similar language: "Use the framework developed in the Downtown Plan, while recognizing the unique location of the East Main Station area adjacent to an established neighborhood and its role as a gateway to Bellevue." Responding to Councilmember Robinson, Mr. Chelminiak suggested the option of specifying the Surrey Downs neighborhood. Mr. Wallace concurred with the proposed language.

Continuing, Mr. Chelminiak concurred with Ms. Zahn's language regarding land uses that optimize light rail ridership.

Councilmember Robertson asked staff to propose language addressing the creation of an iconic development as a gateway to the city. She questioned whether the framework of the Downtown Livability Initiative captures the idea that portions of the East Main Station area might be appropriate for a master development plan.

Ms. Helland said that is consistent with language regarding the use of the Downtown Livability code amendments as a regulatory framework for advancing work on the East Main Station area. She said staff and the Planning Commission will use the outline, but specific dimensional requirements will be different to reflect the unique circumstances of the East Main Station area next to a single-family neighborhood. Ms. Helland said staff will incorporate that concept into its process, but the language is not needed in the guiding principles.

Councilmember Robertson questioned the Council's interest in adding language regarding adequate density around the light rail station. She said the guiding principles do not reference TOD specifically, and she would like to capture the concept in the principles. Mr. Kattermann noted that TOD is at the heart of the plan. However, staff will add more specific language in the principles.

Responding to Mayor Stokes, Mr. Kattermann said the redevelopment area is currently designated as OLB (Office Limited Business) in the zoning code and Comprehensive Plan. The area contains eight or nine parcels and extends from Main Street to SE 8th Street and from 112th Avenue SE and 114th Avenue SE.

Councilmember Robertson thanked staff and her colleagues for the good discussion.

- 12. Unfinished Business: None.
- 13. Continued Oral Communications: None.
- 14. New Business: None.
- 15. Executive Session: None.
- 16. Adjournment

At 9:51 p.m., Mayor Stokes declared the meeting adjourned.

Kyle Stannert, CMC
City Clerk

/kaw