

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Study Session

July 21, 2008
6:00 p.m.

Council Conference Room
Bellevue, Washington

PRESENT: Mayor Degginger, Deputy Mayor Balducci, and Councilmembers Bonincontri, Chelminiak, Davidson, Lee and Noble

ABSENT: None.

1. Executive Session

Deputy Mayor Balducci called the meeting to order at 6:00 p.m. and announced recess to Executive Session for approximately 20 minutes to discuss one item of property acquisition.

The meeting resumed at 6:47 p.m., with Mayor Degginger presiding.

2. Study Session

- (a) Proposed Comprehensive Plan and Land Use Code Amendments to expand the Medical Institution zoning to accommodate a Children's Hospital Bellevue Ambulatory Health Care Center

City Manager Steve Sarkozy opened discussion regarding a proposal to expand the Medical Institution zoning to accommodate a Children's Hospital Bellevue Ambulatory Health Care Center.

Land Use Director Carol Helland explained that Children's Hospital originally requested the Medical Institution District zoning as part of the Bel-Red corridor planning process. The item has been separated from the overall Bel-Red package to expedite the process for considering Comprehensive Plan and Land Use Code amendments for the Children's Hospital property. Ms. Helland reviewed the map showing the area. She explained that the City Council must declare an emergency in order to process Comprehensive Plan amendments for this property separately from the annual CPA package.

Planning Commission Chair Vicki Orrico explained that the Commission wants to ensure that development of the Children's Hospital property be consistent with and considered within the context of the overall Bel-Red redevelopment plan.

Ms. Helland noted staff's recommendation to bring forward amendments to the Comprehensive Plan and Land Use Code for Council approval as recommended by the Planning Commission, with minor modifications to reflect the emergency circumstances supporting adoption of the amendments now, and to ask staff for recommended conditions to the site-specific rezone as necessary to mitigate unintended consequences related to expediting the amendments. Children's would like to open its facility in 2010.

Ms. Helland noted a memo in Council's desk packet regarding a revision to the definition of medical institution, as suggested by Mayor Degginger. The revision reflects that primary hospital and ancillary uses are to be located in the Medical Institution District, but not necessarily on the same site.

Mr. Lee expressed support for expediting land use amendments to facilitate the development of the Children's Hospital facility.

Responding to Mr. Lee, Ms. Helland described the types of structures allowed within the DA1 (Hospital Center Development Area), DA2 (Medical Office), and DA3 (Hospital Perimeter) areas.

Councilmember Chelminiak is in favor of moving forward with land use amendments to assist in the development of the Children's Hospital ambulatory care center. He said he does not see Sound Transit's potential plans for light rail as a changed circumstance to be considered as part of the proposed Comprehensive Plan Amendment (CPA). He noted that Sound Transit has not selected a preferred alternative or identified funding.

Councilmember Noble feels the proposed ambulatory care center provides a public benefit. He suggested changing language in the resolution to indicate general support for the Planning Commission's recommendations, but not necessarily every finding and recommendation.

Mayor Degginger referred to Comprehensive Plan Policy S-BR-42 and suggested the consistent use of major medical institutions, in order to differentiate types of facilities. Council concurred.

Ms. Helland summarized that Council endorses the change in the Medical Institution definition as outlined in the desk packet memo, along with the revision suggested by Mr. Degginger referring to major medical institutions. Council supports the declaration of an emergency to expedite adoption of the Comprehensive Plan and Land Use Code amendments.

- (b) Bellevue Youth Theatre Proposed Expansion adjacent to Crossroads Community Center

Mr. Sarkozy opened discussion regarding the proposed expansion of Bellevue Youth Theatre. Parks and Community Services Director Patrick Foran briefly reviewed the extensive growth of the theatre's programs.

Glenn Kost, Parks Planning Manager, presented the feasibility analysis and the Parks Department's recommendation to proceed with the expansion of Bellevue Youth Theatre. He reviewed the history of the theatre since 1990. A 2005-2006 study identified the need for more rehearsal space, classrooms, dressing rooms, storage, green room, workshop, and lobby. The updated cost estimate for renovating the facility is approximately \$3.5 million, compared to the estimate in 2005 of \$2 million.

Mr. Kost described seven options for remodeling or new construction at three locations (Ivanhoe, Crossroads Park, and Bel-Red corridor). He reviewed the benefits and drawbacks of the renovation and new construction options for the Ivanhoe site, noting that the property is not owned by the City. He reviewed location alternatives in Crossroads Park, and discussed the benefits of new construction including shared space with the community center. Mr. Kost described the Bel-Red corridor alternative, noting that this is the highest cost alternative.

Mr. Kost said the analysis indicates that the Crossroads Park Community Center location best meets the needs of the program in the most cost-effective manner, and allows for future expansion as well. The estimated cost of the Crossroads construction alternative is \$4.7 million to \$6.2 million. The estimated cost of upgrading the Ivanhoe facility is \$0.5 million to \$0.7 million. Mr. Kost said there is community support for this option. Staff requests approval to move forward toward approving an architectural contract in September. Construction could begin in 2010.

Councilmember Bonincontri questioned whether theatre sharing options with local schools have been considered. Responding to Councilmember Bonincontri, Mr. Kost said the long-term vision of the theatre is to expand throughout the community. It currently uses facilities other than Ivanhoe, including community centers, for rehearsal space and other needs. He explained that it is very difficult to secure access to local schools' facilities, as they are heavily used.

Deputy Mayor Balducci wants to ensure that planning for a new theatre at Crossroads be coordinated with other upcoming changes at Crossroads Shopping Center and park. Responding to Ms. Balducci, Mr. Kost explained that the community center alternative allows a smaller, multi-use facility than the plateau alternative, which would be a larger stand-alone theatre.

Councilmember Lee noted that the program draws participants from the area beyond Bellevue. He feels the Crossroads location is well suited to the energy and sense of community generated by the theatre.

Responding to Dr. Davidson, Mr. Kost explained that Crossroads Community Center site would become the main performance site. The Ivanhoe facility would continue to have rehearsal, storage, performance and classroom space as well. Mr. Foran said the youth theatre program currently utilizes a number of locations (North Bellevue, Highland Center) for different functions, and will likely continue to do so.

James McClain, Community Services Supervisor and Bellevue Youth Theatre Director, commented further on the space and programming. He described the programs that will remain at Ivanhoe, including the Thistle program. He would like to see future opportunities for students to develop their own productions using multiple sites.

Councilmember Chelminiak said the Parks and Community Services Board supports the proposal.

Mayor Degginger noted general Council support for the proposal.

Responding to Mr. Noble, Mr. McClain said the theatre will have 110 seats. He noted that school district theatres are quite a bit larger with 400 seats. Bellevue Youth Theatre holds some performances at the Theatre at Meydenbauer Center.

(c) KidsQuest Museum Proposed Amendment Funding Agreement

City Attorney Lori Riordan reviewed a proposed amendment to the KidsQuest Museum funding agreement. Of the original \$500,000 earmark, \$250,000 was to go to programs for disadvantaged and special needs users, and the remainder was to go to expanding the museum facility. The museum is now looking to renovate its space and some of the exhibits, and is requesting approval for \$200,000 to be used for this purpose. The museum has spent approximately \$50,000 on architectural drawings for the expanded facility, and will temporarily shelve those plans until the time is right for expansion.

Ms. Riordan said there is no indication that the museum has any financial issues or concerns. She noted that state law designates museums as providing a public benefit.

Deputy Mayor Balducci spoke in support of the museum's request, which is consistent with the Council's decision principles. Responding to Ms. Balducci, Ms. Riordan said the museum does not currently have a date for when expansion planning might resume. Ms. Riordan noted that the funds were allocated in the 2007-2008 budget, and therefore the money would need to be expended by the end of this year.

Responding to Mayor Degginger, Ms. Riordan suggested continuing discussion in the Regular Session under Agenda Item 11(b).

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

Myrna L. Basich
City Clerk

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