

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Study Session

September 2, 2008
6:00 p.m.

Council Conference Room
Bellevue, Washington

PRESENT: Mayor Degginger and Councilmembers Bonincontri, Chelminiak, and Noble

ABSENT: Deputy Mayor Balducci and Councilmembers Davidson and Lee

1. Executive Session

The meeting was called to order at 6:10 p.m., with Mayor Degginger presiding. There was no Executive Session.

2. Study Session

- (a) Recognition of Paul Bader's Years of Service as Executive Assistant to Bellevue City Council

Mayor Degginger commended Paul Bader's service with the City of Bellevue. Prior to working nine years in the City Council Office, he worked in the Department of Planning and Community Development for approximately four years following a career in the Navy.

Councilmember Noble commented that he has enjoyed working with Mr. Bader and appreciates his assistance over the years, as well as his sense of humor.

Councilmember Chelminiak thanked Mr. Bader for his work and sense of humor over the years.

Councilmember Bonincontri thanked Mr. Bader for his assistance to her as a new Councilmember.

Mayor Degginger shared an email from Councilmember Lee stating that Mr. Bader's patience, calm demeanor, and sense of humor have been a strong asset in his work with the Council.

Mayor Degginger read a proclamation commending Mr. Bader's service.

City Manager Steve Sarkozy thanked Mr. Bader for his service to the City.

Mr. Bader commented on how much he has learned about municipal government, policymaking, and the implementation of policy. He appreciates his time here, and praised City Councilmembers for their hard work and dedication within the community and the region.

(b) Light Rail Best Practices Recommendations

Mr. Sarkozy opened staff's presentation regarding the Light Rail Best Practices work.

Planning Director Dan Stroh recalled that the City Council received the final report of the Light Rail Best Practices Committee in July. Tonight is an opportunity to explore additional elements of that report. However, staff is not seeking any action at this time.

Michael Kattermann, Senior Planner, reviewed the schedule for actions involved in the Sound Transit East Link project. The planning phase extends from 2008 to 2010. The design phase, which includes final design, land use code amendments, project permitting, and construction management planning, is to occur from 2010 to 2013. The construction phase is scheduled for 2013 to 2018, with East Link operation beginning in approximately 2018.

The first set of actions by the City pertain to codes and standards including updating the Land Use Code, implementing a comprehensive approach to permitting, developing design guidelines to support context-sensitive design, and reviewing and updating the Street Design Manual.

The second type of action addressed in the Light Rail Best Practices Committee's report relates to capital investments and: 1) Establishing a Capital Investment Program (CIP) project to fund associated projects, 2) Prioritizing projects that facilitate access to stations, and 3) Coordinating other CIP projects with those related to light rail facilities to achieve efficiencies in infrastructure development (e.g., tearing up a street for two different projects at the same time instead of completing the work separately and at greater expense).

Mr. Kattermann reviewed the non-Comprehensive Plan Amendment policies and procedures that will require action by the City including alignment and station considerations of access and integration, station area planning (with Sound Transit and the public), ongoing public involvement, project oversight and coordination, and a series of Interlocal Agreements for each project phase.

Maria Koengeter briefly reviewed the range of expectations of Sound Transit, as identified by the Light Rail Best Practices Committee and as they relate to the East Link project in terms of requirements, practices, and new actions. Expectations related to system design focus on stations (i.e., security, scale and context), safety and access in the street design, and infrastructure to support multi-modal access.

Expectations related to construction impacts and mitigation include avoiding and minimizing project impacts, employing innovative techniques to minimize disruption, keeping the public informed, and developing a construction management plan with the City. Ms. Koengeter noted that typically a construction management plan is developed between an agency and its contractor. However in Portland, the City had a role in drafting the plan.

Expectations regarding community involvement include frequent information and communication, involvement in station design, citizen committees, and computer visualization of system elements.

Next steps are an additional Council discussion on September 15 to refine the City's actions and clarify the expectations of Sound Transit. A briefing on September 22 will address the draft Environmental Impact Statement (DEIS) schedule and outreach process.

Councilmember Chelminiak referred to page SS 2-7 of the meeting packet and a statement regarding an expectation to appoint a citizen advisory committee. Responding to Mr. Chelminiak, Ms. Koengeter said the concept of a citizen committee was suggested by the Light Rail Best Practices Committee and forwarded to Sound Transit. However, it will be Council's decision as to the need for or appropriateness of a citizen committee.

Mayor Degginger envisions that such a committee could be convened in the future, as the planning and implementation process moves forward.

Responding to Mr. Chelminiak, Mr. Stroh agreed it would be a good idea to present Bellevue's priorities to Sound Transit in person, in addition to the letter and printed materials. Mr. Stroh said the City has been working from the beginning of this project to establish an effective partnership with Sound Transit.

Councilmember Bonincontri thanked staff for their work. She supports the importance of utilizing citizen committees down the road.

(c) Adoption of the 2008 Annual Comprehensive Plan Amendment (CPA) Work Program

Mr. Sarkozy opened discussion regarding the 2008 Comprehensive Plan Amendment (CPA) process.

Mr. Stroh reviewed the annual process used by the City to accept and evaluate CPA proposals. Tonight's focus is to establish the 2008 work program. Council action for the Threshold Review phase is scheduled for September 15, which will result in identifying the proposals to be moved forward for further analysis and review by the Planning Commission and staff.

Planning Commission Chair Vicki Orrico reviewed a map of the sites affected by CPA proposals. She noted that the Newport Professional Buildings proposal was withdrawn.

The Sambica CPA proposal requests a Land Use Map change of multiple parcels. The Planning Commission recommended by a vote of 7-0 that this proposal be included in the 2008 CPA work program. The Commission feels it is important to adjust the Comprehensive Plan to be consistent with the longstanding use that predates the city, and to allow for Sambica's evolution in a manner that remains compatible with the surrounding neighborhood.

The South Kirkland transit-oriented development (TOD) proposal would change 3.32 acres from multifamily-medium to a TOD designation. The Planning Commission recommended inclusion of the CPA in the 2008 work program by a vote of 3-1 with three Commissioners absent. The Commission sees the proposal as an opportunity to provide affordable housing at a transit location. City staff recommended not including this proposal in the work program due to the time that would be needed to develop a new TOD zoning classification.

The Vander Hoek Multifamily CPA was submitted and withdrawn last year. It requests a zoning change for a 0.27-acre site from Multifamily-high (MF-H) to Downtown (DNTN), moving it from the Southwest Bellevue Subarea to the Downtown Subarea. The Planning Commission recommended including the CPA proposal in the 2008 work program, which is consistent with the Commission's 2007 recommendation before the proposal was withdrawn by the applicant.

The Planning Commissions recommended by a vote of 7-0 to not move the Oh CPA proposal forward for consideration. The Commission found that the Threshold Review decision criteria regarding significantly changed conditions as well as consistency with general Comprehensive Plan policies had not been met. For the same reasons, the Commission recommended against including the Lee CPA proposal in the 2008 work program.

The Planning Commission recommended by a vote of 4-0 to include the Coal Creek Urban Growth Boundary CPA in the 2008 work program. This City-initiated application would amend the potential annexation area (PAA) and urban growth boundaries at the south city limit to include portions of the City-owned Coal Creek Park. The Commission found that all CPA threshold review criteria have been met, and that the transfer of the park's ownership from King County to the City represents a significantly changed condition. The CPA establishes a pre-annexation designation of P/SF-M (Public/Single Family-Medium), which is the designation used for all parks within the city.

Responding to Councilmember Noble, Comprehensive Planning Manager Paul Inghram explained that one of the changed circumstances cited in the Vander Hoek proposal was the establishment of the perimeter design district in the mid-1980s.

In further response to Mr. Noble, Ms. Orrico explained that staff recommended developing a transit-oriented development (TOD) designation for all of Bellevue's Park and Ride facilities, rather than addressing the South Kirkland TOD proposal separately. Staff recommends there is not sufficient time to comprehensively develop a TOD designation as part of the annual CPA work program. Mr. Stroh commented that the development of a TOD designation represents a

significant policy change. He noted it has been discussed as a potentially appropriate land use for the Bel-Red Corridor as it redevelops.

Responding to Councilmember Bonincontri, Ms. Orrico said the Vander Hoek proposal was not discussed by the Planning Commission in terms of how it might relate to the Downtown Implementation Plan. Such issues could be discussed during Threshold Review, if Council chooses to carry the proposal forward.

Mayor Degginger spoke in favor of deferring consideration of a TOD land use designation until staff can devote sufficient time and resources to the issue. Mr. Stroh noted that the Council may initiate a TOD proposal at any time if it is not included in the 2008 work program.

Mr. Chelminiak said he is hesitant to consider the South Kirkland TOD proposal at this time as well. He feels that TOD facilities will likely need individual evaluation and planning because one model might not apply to all potential locations. He is open to Mayor Degginger's suggestion to set this proposal aside for now, reserving the right to initiate it at any time. Ms. Bonincontri concurred.

Councilmember Chelminiak concurred with the Planning Commission's recommendations on the CPA proposals, with two exceptions. He feels the South Kirkland TOD proposal should be deferred until sufficient staff time and resources are available to address the issues. He does not see evidence of a changed circumstance to support further review of the Vander Hoek proposal.

Councilmember Bonincontri concurred with Mr. Chelminiak regarding the majority of the CPA proposals. Regarding Vander Hoek, she recalled discussion last year about expanding the geographic scope of the proposal because the adjacent site also had split zoning. Ms. Bonincontri recommends not moving the Vander Hoek proposal forward this year. She wondered whether split zoning on both properties was originally an error.

Mayor Degginger noted the challenge of the Sambica land use, which predates the incorporation of Bellevue and represents a non-conforming use under the Land Use Code. He reiterated his concern about the work and resources that would be required to properly address the South Kirkland TOD proposal at this time. He still questions the rationale for changed circumstances as presented in the Vander Hoek proposal.

Councilmember Noble concurs with most of Mr. Chelminiak's comments. However, Mr. Noble would like more information on the Vander Hoek CPA, including last year's submittal of the CPA proposal and the discussion regarding changed circumstances.

3. Council Business and Commission Appointments [Regular Session Agenda Item 6]

Mayor Degginger noted Councilmember Davidson's recommendation to appoint Ticson Mach to fill the unexpired position on the Environmental Services Commission.

→ Councilmember Chelminiak moved to appoint Ticson Mach to fill the unexpired term vacated by Francois Larrivee on the Environmental Services Commission. Ms. Bonincontri seconded the motion.

→ The motion to appoint Ticson Mach to fill the unexpired term vacated by Francois Larrivee on the Environmental Services Commission carried by a vote of 4-0.

Mayor Degginger reported that he and Councilmember Bonincontri conducted interviews for the Planning Commission vacancy.

→ Councilmember Bonincontri moved to appoint Jay Hamlin to the Planning Commission, and Mr. Chelminiak seconded the motion.

→ The motion to appoint Jay Hamlin to the Planning Commission carried by a vote of 4-0.

Mayor Degginger noted the light agenda for the September 8 meeting and suggested cancelling the meeting and moving the items to the following week.

→ Councilmember Chelminiak moved to cancel the September 8 City Council meeting, and Ms. Bonincontri seconded the motion.

→ The motion to cancel the September 8 City Council meeting carried by a vote of 4-0.

Councilmember Bonincontri reported that she and Councilmember Lee attended the Wrap-Around Services program event at Lake Hills Elementary School.

Councilmember Noble attended meetings of the Eastside Transportation Partnership and the Mental Illness Drug Dependency Oversight Committee.

Mayor Degginger reported that he and Councilmembers Bonincontri and Lee attended the Pacific Rim Bankers Conference reception held at Bellevue City Hall. Mr. Degginger attended the monthly meeting of the Cascade Water Alliance.

At 7:39 p.m., Mayor Degginger declared recess to the Regular Session.

Myrna L. Basich
City Clerk

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