

CITY OF BELLEVUE  
CITY COUNCIL

Summary Minutes of Study Session

December 3, 2007  
6:00 p.m.

Council Conference Room  
Bellevue, Washington

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

ABSENT: None.

1. Executive Session

Deputy Mayor Chelminiak called the meeting to order at 6:02 p.m. and announced recess to Executive Session for approximately one hour to discuss one item of potential litigation, one item of property acquisition, and one item of property disposition.

The meeting resumed at 7:02 p.m. with Mayor Degginger presiding.

2. Study Session

(a) Meydenbauer Bay Park and Land Use Plan Project Update

City Manager Steve Sarkozy opened discussion regarding the Meydenbauer Bay Park and Land Use planning process.

Mike Bergstrom, Senior Planner, recalled Council's previous discussions on the planning process and the moratorium on land use permitting. During its September 24<sup>th</sup> meeting, the Council extended the moratorium through January 30, 2008. Shortly after the moratorium was extended, three alternative plans were presented to the steering committee by the consultant team. Mr. Bergstrom explained that the alternatives are intended to represent possible scenarios but it is not anticipated that any of the three alternatives will be adopted in its entirety. He noted that properties expected to undergo redevelopment are identified on each alternative.

The steering committee has met twice since September and is scheduled to meet in December and January. These meetings will focus on the land use component of the plan in order to address certain issues while the moratorium is still in effect. The park and marina component of the plan will be addressed later.

Mr. Bergstrom reviewed that the purpose of the moratorium has been to look at redevelopment opportunities and determine whether these can complement the park and waterfront experience. Staff and the steering committee are exploring ways to encourage certain features, such as view corridors, by providing incentives for development and redevelopment.

Mr. Bergstrom explained that the Chevron Station in Old Bellevue represents a non-conforming use in this land use district, and several of the apartment properties exceed allowed densities. He noted the parcels that are likely to be redeveloped in the coming years, as well as locations throughout the area that might provide the best views. Mr. Bergstrom reviewed pedestrian corridor options, including the City's acquisition of pedestrian corridors, requiring the development of pedestrian corridors as part of redevelopment, and providing incentives for pedestrian amenities.

Mr. Bergstrom reviewed the steering committee's conclusions and general direction for the areas continued development and redevelopment. For the upper block, the committee concluded that the potential for water views from ground level is limited and market-driven incentives will likely produce unacceptable results. The committee encourages a focus on maximizing the pedestrian experience along existing rights-of-way.

In the area south of Main Street, the steering committee envisions joining the Bayvue Village Apartment parcel, now owned by the City, and the Chevron Station into some type of redevelopment scenario. An additional scenario would include the Meydenbauer Apartments to the south. Mr. Bergstrom said the steering committee feels that building heights should stay within existing limits. The committee is open to expanding the range of land uses in this area. One issue to be addressed is whether to focus pedestrian or vehicle usage on 100<sup>th</sup> Avenue SE.

Next steps are to:

- Develop and present a hybrid land use alternative to the Steering Committee in December, and ensure that the alternative reflects the committee's direction.
- Test the alternative against Comprehensive Plan policies and planning principles.
- Complete the land use planning phase and begin the park planning phase.

Responding to Councilmember Balducci, Mr. Bergstrom said the development moratorium expires on January 30. Should Council want to consider extending the moratorium, a public hearing should be held and Council action taken before January 30.

Councilmember Marshall thanked the Steering Committee for their work and responsiveness to the public's input.

Deputy Mayor Chelminiak reiterated his ongoing preference that the moratorium be allowed to expire.

(b) 2008 Guidelines for Eastside Arts Partnerships and Special Projects Funding Programs

Roxanne Shepherd, Arts Commission Chair, noted the General Fund allocation of \$110,000 to Eastside Arts Partnerships (80%) and the Special Projects program (20%). Special Projects' funding is used for one-time contributions. Ms. Shepherd explained that funding applicants are asked, among other things, to describe how their projects address the goals of the City's *Cultural Compass* plan, how many Bellevue residents are served, and the public benefit of the program. She requested Council approval of the funding guidelines developed by the Arts Commission, which are outlined on pages SS 2-16 and SS 2-17 of the meeting packet.

Responding to Councilmember Noble, Arts Specialist Mary Pat Byrne explained that Bellevue's guidelines and criteria are consistent with those required by other funding sources. Mr. Noble noted his concern that the process and/or requirements not be burdensome or overly complicated. Ms. Byrne said staff plans to conduct additional outreach to work with organizations to help them determine and articulate how their programs help meet the goals of the *Cultural Compass*.

Councilmember Marshall thanked staff and the Arts Commission for their work and their careful stewardship of public funds.

Mayor Degginger noted Council approval of the funding guidelines and criteria as presented.

3. Council Business [Regular Session Agenda Item 6]

Mr. Sarkozy asked staff to provide an update on the recent storm.

Nav Otal, Utilities Assistant Director, explained that City staff were well prepared for the snowfall experienced on Saturday and responded with snow plows and sanding equipment. This was followed by heavy rain beginning on Sunday resulting in a staff response to monitor and maintain the City's water and sewer system. The area received five inches of rain between 1:00 a.m. on Sunday morning and 4:00 p.m. today. The average monthly rainfall for December is eight inches. Ms. Otal reviewed four street closures and noted that a news release provided safety tips for residents.

Mr. Sarkozy said a declaration of emergency has been prepared for Council approval.

Councilmember Marshall thanked City staff from all responding departments for their hard work. Responding to Mrs. Marshall, Ms. Otal said staff is monitoring the community for wind impacts such as fallen trees.

Ms. Otal responded to additional brief questions of clarification.

→ Deputy Mayor Chelminiak moved to authorize the Mayor to sign the Proclamation of a State of Civil Emergency provided in Council's desk packet. Mr. Lee seconded the motion.

→ The motion to authorize the Mayor to sign the Proclamation of a State of Civil Emergency carried by a vote of 7-0.

Councilmember Davidson said he continues to work with the MWPAAC Task Force to review its structure, operations, by-laws, and a charter amendment. He attended a meeting of the Puget Sound Salmon Recovery Council as well.

Councilmember Lee attended an economic forecast meeting, a Somerset neighborhood luncheon, the Aerospace Summit, and a reception for Eastside elected officials.

Mayor Degginger participated in judging the Gingerbread House competition at KidsQuest Museum.

At 7:58 p.m., Mayor Degginger declared recess to the Regular Session.

Myrna L. Basich  
City Clerk

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