

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Extended Study Session

June 9, 2003
6:00 p.m.

Council Conference Room
Bellevue, Washington

PRESENT: Mayor Marshall, Deputy Mayor Degginger, and Councilmembers Creighton, Davidson, Lee¹, Mosher, and Noble

ABSENT: None.

1. Executive Session

Deputy Mayor Degginger opened the meeting at 6:00 p.m. and announced recess to Executive Session for 45 to 60 minutes to discuss one item of property disposition, one item of property acquisition, and one item of potential litigation.

The Study Session resumed at 7:00 p.m. with Mayor Marshall presiding.

2. Oral Communications

- (a) Mayor Larry Springer of Kirkland commented on Agenda Item 3(f), a request from Water District 1's Board of Commissioners to contract with Bellevue. He explained that Kirkland citizens approved a bond issue in February that includes the potential purchase of Water District 1 property. This property is nine acres of open space representing the last open space in Kirkland not under commercial or private ownership. Mayor Springer encouraged Council to execute the contract with Water District 1, which will facilitate the City of Kirkland's purchase of the open space property.
- (b) Elizabeth Freeman, a naturopathic physician, commented on the health aspects of wireless facilities. She showed photographs depicting life force fields around fruits and vegetables. Dr. Freeman described the health dangers of electromagnetic and microwave fields generated by wireless facilities. She encouraged Council to keep wireless facilities away from homes, parks, and other areas occupied by humans and animals.

¹ Mr. Lee arrived at 6:07 p.m.

- (c) Margot Blacker commented on the potential for skybridges, as proposed by Kemper Development for downtown Bellevue. She praised Kemper Freeman for doing a good job on past projects and for assuming ownership of the Lincoln Square development project. However, she noted the City has spent the past 25 years creating a pedestrian-friendly downtown. Ms. Blacker feels skybridges are inconsistent with this vision. She encouraged Council to study the proposal carefully as an urban design issue and to consider alternatives such as pedestrian bridges connecting to sidewalks. She noted skybridge have been banned in some cities.
- (d) Dan Youmans, AT&T Wireless, commented on Agenda Item 3(c) regarding wireless communication facilities. AT&T and other carriers are concerned about the proposed height limitation of 30 inches for equipment cabinets. Many carriers cannot meet this requirement without placing the equipment underground. Mr. Youmans said it is very expensive to construct the underground vaults for the equipment, and maintenance of the equipment is difficult. He requested more flexibility in the ordinance to allow the use of above-ground screening of equipment. Regarding a proposed requirement to review the need for equipment every five years, Mr. Youmans said AT&T would not have equipment at a site if it was not necessary. He feels the requirement is burdensome and unnecessary for carriers.
- (e) Flora Alon said she moved from Bellevue in April because she was being stalked by a neighbor. She described health problems which she attributes to the stalker.
- (f) Julie Larsen spoke to Agenda Item 3(b)(7), the Milligan Comprehensive Plan Amendment proposal. She said references to the application as a “split zone” are misleading. The Milligan lot covers 20,973 square feet and roughly 1,000 square feet are located within an area zoned as R-3.5 (3.5 units per acre). Half of the 1,000 square feet is a sewer easement and the remaining half represents the portion considered buildable at R-3.5. Ms. Larsen emphasized that the majority of the Milligan lot and adjacent lots are designated as R-1.8. She noted audience members opposed to the Milligan proposal. Ms. Larsen thanked Council for its careful consideration of this important neighborhood issue.
- (g) Carol Garnett said the West Bellevue Subarea needs Council’s help in preventing potential problems stemming from the proposed Milligan rezone. She said the proposal opens five lots north of the site to short plat and mega-house development and will result in the loss of 20 mature evergreen trees along 100th Avenue SE. Mrs. Garnett submitted her comments in writing.
- (h) Lindy Hisatomi urged Council to reject the Milligan CPA proposal as recommended by the Planning Commission. She submitted a letter with her comments.

3. Study Session

- (a) Council New Initiatives

Councilmember Mosher announced that he will step down from the City Council at the end of this year after serving eight years on the Council and nearly six years on the Planning Commission. He has enjoyed the work and feels honored to have been selected to serve as Councilmember, Deputy Mayor, and Mayor. He reviewed the City's accomplishments including additions to the park system, improved facilities for the Police and Fire Departments, and planned redevelopment of the former Qwest building. He feels the City has accommodated growth in the downtown while also supporting neighborhoods. He noted improvements to roads and the regional transportation system.

Mr. Mosher helped establish the Cascade Water Alliance and served as its first chair. He also helped to establish the Lake Washington Watershed Forum, now known as the Water Resource Inventory Area 8 Watershed Forum. He served on the Tri-County Salmon and Shared Strategies for Puget Sound Steering Committees developing strategies to protect the environment while maintaining a strong economy. Mr. Mosher has served on the Association of Washington Cities board for several years, including his current role as AWC President. Following the Bellingham pipeline explosion, he helped to establish the Washington State Citizens Committee for Pipeline Safety and served as its first chair. The Committee succeeded in gaining federal and state support for pipeline inspections, and all interstate pipelines have now been inspected. Mr. Mosher has been involved in securing the National League of Cities' support for several Bellevue-sponsored resolutions before Congress. He served on the NLC Energy, Environment and Natural Resources Steering Committee. Mr. Mosher attributed his active community involvement to a supportive team including his wife and family, the City Manager, City employees, fellow Councilmembers, and citizens.

Mayor Marshall thanked Mr. Mosher for his years of dedicated service. She feels it will be difficult to fill the void left by Mr. Mosher and Mr. Creighton, who also recently announced his intent to not seek re-election.

On behalf of City staff, City Manager Steve Sarkozy thanked both Councilmembers for their leadership.

- (b) Initiation of 2003 Comprehensive Plan Amendment (CPA) Docket
(*The Planning Commission's recommendations are underlined.*)
 - (1) Move to initiate/not initiate the **NE 20th St commercial area** CPA docket suggestion into the 2003 CPA work program and direct the Planning Commission to return recommendations through the CPA annual review process.

Mr. Sarkozy recalled that discussion of the Comprehensive Plan Amendment (CPA) Docket was postponed from last week's meeting.

Planning Director Dan Stroh said Council is asked to decide tonight about whether to initiate various proposals into the 2003 CPA Docket and work program. He noted that items 8 and 9 were added for Council consideration since last week due to their time-sensitive nature. These items were originally slated for a June presentation that has now been rescheduled to July.

Mr. Stroh said the Wilburton CPA includes a proposed Plan Map amendment to remove the Public Facility designation for the current City Hall site. This is consistent with a letter of intent accepted by the City for negotiation of a conditional purchase and sale agreement with a car dealership on this site.

Mayor Marshall noted the intent of the NE 20th Street CPA to adopt one zoning designation for the area. Staff recommends a move from the Office (O) designation to Community Business (CB). Mrs. Marshall questioned whether it would be possible to instead adopt Office for the entire site, leaving some current uses as non-conforming uses. She feels this would better protect the site, which is across the street from the Highland School.

Mr. Stroh said that is one possibility for the site. Senior Planner Nicholas Matz explained that a portion of the area was rezoned from Office to Community Business in 1996 to align the zoning with the underlying Comprehensive Plan designation. He noted an adjacent parcel located in Redmond city limits.

Dr. Davidson commented that the merits of any CPA proposal should be debated later in the process.

Deputy Mayor Degginger feels the docket evaluation criteria provide a guideline for screening proposals for acceptance onto the docket. He does not see any changed circumstances to justify the proposed zoning change.

- Deputy Mayor Degginger moved to not initiate the NE 20th Street commercial area docket suggestion into the 2003 CPA work program, and Mayor Marshall seconded the motion.

Noting the Planning Commission's recommendation to initiate further study of the proposal, Mr. Noble said he will vote against the motion.

Mr. Creighton commented on the challenge of balancing competing interests. He supports the rights of property owners to have their proposals reviewed, but understands that residents want to be able to expect some level of stability in surrounding land uses. He noted the problematic nature of determining a significantly changed circumstance as referenced in the docket evaluation criteria. In light of the complexity of the issues, Mr. Creighton said if there is any doubt about whether changed circumstances exist, he will vote to proceed with initiation into the docket for further review of the merits. If it is clear that changed circumstances have not occurred, he will vote in favor of not initiating such proposals.

Mr. Lee concurred with Mr. Creighton's comments. He will follow the Planning Commission's recommendations on docket proposals unless there is a compelling reason to do otherwise.

- As a substitute motion, Dr. Davidson moved to accept the Planning Commission's recommendation to initiate the NE 20th Street Commercial Area docket suggestion into the 2003 CPA work program and to direct the Planning Commission to return

recommendations through the CPA annual review process. Mr. Mosher seconded the motion.

- Mr. Noble moved to amend the motion to direct further study of the appropriateness of an Office (O) zoning designation instead of Community Business (CB) and to broaden the geographic scope of the review. Dr. Davidson accepted the amendment.
- The amendment to the substitute motion carried by a vote of 7-0.
- ☉ The substitute motion to initiate the NE 20th Street Commercial Area docket suggestion into the 2003 CPA work program, as amended, carried by a vote of 6-1 with Mr. Degginger dissenting.

(2) Move to initiate/not initiate the **Belmont Place** docket suggestion into the 2003 CPA work program and direct the Planning Commission to return recommendations through the CPA annual review process.

- ☉ Dr. Davidson moved to accept the Planning Commission's recommendation to initiate the Belmont Place docket suggestion into the 2003 CPA work program and to direct the Planning Commission to return recommendations through the CPA annual review process. Mr. Mosher seconded the motion.

Deputy Mayor Degginger feels the proposal does not meet the docket evaluation criteria regarding changed circumstances. He will oppose the motion. Mayor Marshall concurred.

- ☉ The motion to initiate the Belmont Place docket suggestion into the 2003 CPA work program and to direct the Planning Commission to return recommendations through the CPA annual review process carried by a vote of 5-2, with Mayor Marshall and Deputy Mayor Degginger dissenting.

(3) Move to initiate/not initiate the **Dana** docket suggestion into the 2003 CPA work program and direct the Planning Commission to return recommendations through the CPA annual review process.

Noting adjacent single-family high (SF-H) development, Mayor Marshall said she will oppose the motion.

- ☉ Mr. Mosher moved to initiate the Dana docket suggestion into the 2003 CPA work program and to direct the Planning Commission to return recommendations through the CPA annual review process. Mr. Noble seconded the motion.
- ☉ The motion to initiate the Dana docket suggestion into the 2003 CPA work program and to direct the Planning Commission to return recommendations through the CPA annual review process carried by a vote of 4-3, with Mayor Marshall, Deputy Mayor Degginger, and Mr. Creighton dissenting.

- (4) Move to initiate/not initiate the **Northup East** docket suggestion into the 2003 CPA work program and direct the Planning Commission to return recommendations through the CPA annual review process.

Responding to Mr. Degginger, Mr. Stroh said the LI (light industrial) zoning designation was last reviewed in approximately 1997. Mr. Creighton is also concerned about moving away from the LI designation but would like to proceed and hear the merits of the proposal.

- Mr. Mosher moved to initiate the Northup East docket suggestion into the 2003 CPA work program and to direct the Planning Commission to return recommendations through the CPA annual review process. Dr. Davidson seconded the motion.
- The motion to initiate the Northup East docket suggestion into the 2003 CPA work program and to direct the Planning Commission to return recommendations through the CPA annual review process carried by a vote of 5-2, with Mayor Marshall and Deputy Mayor Degginger dissenting.

- (5) Move to initiate/not initiate the **Plaza 520** docket suggestion into the 2003 CPA work program and direct the Planning Commission to return recommendations through the CPA annual review process.

Mayor Marshall noted this property is next door to the Northup East site.

- Mr. Mosher moved to initiate the Plaza 520 docket suggestion into the 2003 CPA work program and to direct the Planning Commission to return recommendations through the CPA annual review process. Dr. Davidson seconded the motion.
- The motion to initiate the Plaza 520 docket suggestion into the 2003 CPA work program and to direct the Planning Commission to return recommendations through the CPA annual review process carried by a vote of 5-2, with Mayor Marshall and Deputy Mayor Degginger dissenting.

- (6) Move to initiate/not initiate the **Botch Family Property** docket suggestion into the 2003 CPA work program and direct the Planning Commission to return recommendations through the CPA annual review process.

- Dr. Davidson moved to initiate the Botch Family Property docket suggestion into the 2003 CPA work program and to direct the Planning Commission to return recommendations through the CPA annual review process. Mr. Mosher seconded the motion.
- The motion to initiate the Botch Family Property docket suggestion into the 2003 CPA work program and to direct the Planning Commission to return recommendations through the CPA annual review process carried by a vote of 5-2, with Mayor Marshall and Deputy Mayor Degginger dissenting.

- (7) Move to initiate/not initiate the **Milligan** docket suggestion into the 2003 CPA work program.

➤ Deputy Mayor Degginger moved to not initiate the Milligan docket suggestion into the 2003 CPA work program, and Mr. Mosher seconded the motion.

Mr. Degginger feels there are no changed circumstances to justify consideration of the proposal.

Dr. Davidson explained that he drove by all of the sites represented as CPA docket suggestions. The Milligan property is located at the end of 100th Avenue with adjacent single-family medium (SF-M) development. He would prefer to allow the suggestion onto the docket for further study.

➤ The motion to not initiate the Milligan docket suggestion into the 2003 CPA work program carried by a vote of 6-1, with Dr. Davidson dissenting.

- (8) Move to confirm the previously initiated Critical Areas and Downtown Implementation Plan policy amendments into the 2003 Annual CPA work program.

➤ Mr. Noble moved to confirm the previously initiated Critical Areas and Downtown Implementation Plan policy amendments into the 2003 Annual CPA work program. Mr. Mosher seconded the motion.

➤ The motion to confirm the previously initiated Critical Areas and Downtown Implementation Plan policy amendments into the 2003 Annual CPA work program carried by a vote of 7-0.

- (9) Move to initiate the Wilburton Subarea CPAs for a policy and map change related to the Wilburton/NE 8th Street Corridor Study into the 2003 CPA work program.

➤ Dr. Davidson moved to initiate the Wilburton Subarea CPAs for a policy and map change related to the Wilburton/NE 8th Street Corridor Study into the 2003 CPA work program. Mr. Mosher seconded the motion.

➤ The motion to initiate the Wilburton Subarea CPAs for a policy and map change related to the Wilburton/NE 8th Street Corridor Study into the 2003 CPA work program carried by a vote of 7-0.

- (10) Move to initiate a Land Use Code Amendment to implement the above Wilburton Subarea CPAs for the Wilburton/NE 8th Street Corridor Study.

➤ Mr. Lee moved to initiate a Land Use Code Amendment to implement the above Wilburton Subarea CPAs for the Wilburton/NE 8th Street Corridor Study. Mr. Mosher seconded the motion.

- The motion to initiate a Land Use Code Amendment to implement the above Wilburton Subarea CPAs for the Wilburton/NE 8th Street Corridor Study carried by a vote of 7-0.

At 8:00 p.m., Mayor Marshall declared a brief recess. The meeting resumed at 8:06 p.m.

(c) Proposed Wireless Communications Facilities in City-owned Parks/Open Space

Mr. Sarkozy commented on the inherent conflict between the demand for wireless technology and the undesirability of locating wireless communications facilities in neighborhoods.

Kate Berens, Legal Planner, recalled a discussion with Council in April about the Planning Commission's recommended amendments to the City's current wireless Comprehensive Plan policies and Land Use Code regulations. At that time, the Parks and Community Services Board was beginning to review the feasibility of leasing park locations for wireless facilities. The purpose of tonight's discussion is to provide an update on the Parks Board's findings and suggested amendments to the Planning Commission's recommendations.

Pam Fehrman, Project Manager, noted the Parks Board's recommendation on page 3-23 of the Council packet and the Wireless Communications Facilities in Parks and Open Space Policy beginning on page 3-25 of the packet. Staff will proceed with implementing the policy, endorsed by the Parks Board, unless Council directs otherwise.

Ms. Fehrman said the wireless communications facilities policies will be used to determine whether specific park locations should be approved for a wireless leasing agreement. All lease proposals will be subject to Council approval. The policies will be used by wireless providers and City staff to plan and implement the placement of wireless facilities. Ms. Fehrman noted the evaluation criteria on page 3-26, which defines three types of areas for wireless facilities in parks and open space:

- Opportunity areas are preferred due to their ability to provide good installation sites with minimal visual and functional impacts to park users and surrounding properties. This includes existing light standards adjacent to parking lots and sports fields.
- Conditional areas are more restrictive in terms of the type of wireless equipment to be allowed due to a lack of access, small size, view corridor interruption, and/or unique architectural, historical, or agricultural character.
- Avoidance areas are sites where wireless facilities are generally prohibited due to critical areas such as wetlands and steep slopes or because the primary function of the park property is inconsistent with wireless facilities.

In addition, the policy addresses design, location, and construction requirements as well as long-term maintenance and emergency response. The Parks and Community Services Board held four public meetings and one public hearing to discuss the issue. The Board endorses the departmental policies provided in the Council packet.

Responding to Deputy Mayor Degginger, Ms. Berens said proposals to place wireless communications facilities on park property would be handled through either the administrative

conditional use (ACU) or conditional use (CU) process, depending on the specific request. Ms. Fehrman noted a state guideline that ground equipment be placed underground if at all feasible.

Responding to Mayor Marshall, Ms. Fehrman noted a requirement on page 3-33 (Page 5 of 6, *Wireless Communications Facilities Process and Evaluation Procedures* document) that equipment and facilities must be removed by the owner if they cease to be operational or are not maintained.

Responding to Mr. Degginger, Ms. Berens referenced page 3-91 for the requirement applicable to wireless communications facilities support structures. The definition of a support structure includes the replacement of an existing utility support structure with a replacement structure that is more than 21 feet taller than the original support structure or located more than 10 feet away from the location of the original support structure.

Responding to Mr. Lee, Ms. Berens said wireless facilities cannot be placed closer than 520 feet to an existing wireless facility in a residential right-of-way, except through the conditional use process.

Following additional brief clarification, Ms. Fehrman noted the Parks and Community Services Board's recommendation (Page 3-23 of the packet) to approve the Land Use Code change suggested by the Planning Commission with the following amendments:

- The Conditional Use Permit process, rather than the proposed Administrative Conditional Use Permit process, should be required when locating a wireless communications facility in a park.
 - Parks should be considered less favored locations compared to the underlying adjacent zoning, except in residential areas.
- ➡ Deputy Mayor Degginger moved to direct staff to implement the Parks and Community Services Wireless Communications Facilities Policies and Procedures, approved by the Parks and Community Services Board. Mr. Noble seconded the motion.

Staff responded to additional questions of clarification.

- ➡ The motion to direct staff to implement the Parks and Community Services Wireless Communications Facilities Policies and Procedures carried by a vote of 7-0.

Mayor Marshall thanked the Parks Board for its work.

Ms. Berens requested Council direction on the proposed Land Use Code amendments which are outlined in greater detail on page 3-44 of the Council packet. Additional amendatory language suggested by Deputy Mayor Degginger is provided on page 3-97 of the packet.

Deputy Mayor Degginger explained that his proposed amendments are focused on limiting the number of wireless communications facilities at any one site and ensuring the dispersal of facilities on City-owned property and within the right-of-way.

Responding to Mr. Noble, Mr. Berens said the Planning Commission chose to apply the 520-foot dispersal limit only to the right-of-way because Commission members feel that existing structures outside of the right-of-way provide good opportunities for screening antennas and equipment. She said the co-location of facilities can provide better solutions in some locations than requiring the 520-foot dispersion in all cases.

Responding to Mr. Creighton, Ms. Berens said the revised regulations would apply to the installation of future, not existing, facilities.

Mayor Marshall questioned the number of antennas needed to trigger screening requirements. Ms. Berens said there is no specific limit and applications are handled through a discretionary process. Requirements vary for the different types of antennas.

Mr. Noble asked staff to comment on Mr. Degginger's proposed amendments. Ms. Berens said the amendments have not been discussed with wireless providers and it is unknown whether the changes would affect their coverage objectives.

Mr. Degginger is particularly concerned about clustering antennas/facilities at locations near residential homes.

Mayor Marshall noted prior Council discussions for the past four to five years to co-locate wireless facilities on public property, in part to benefit from the lease revenues. She is in favor of directing the Planning Commission to review the proposed Land Use Code amendments including Mr. Degginger's suggested revisions. Mr. Mosher concurred and feels it would be beneficial to explore the implications for wireless providers as well.

- Mr. Noble moved to accept the Planning Commission's Land Use Code recommendations for wireless facilities and to direct the Commission to review the amendments suggested by the Parks and Community Services Board and by Deputy Mayor Degginger. Mr. Mosher seconded the motion.

Mr. Degginger wants to ensure consistency in all City policies pertaining to wireless communications facilities. Mr. Sarkozy suggested deferring action on the Planning Commission's recommendation until the Commission has the opportunity to review the additional suggested amendments.

- As a substitute motion, Dr. Davidson moved to defer action on the Planning Commission's Land Use Code recommendations for wireless communications facilities until the Commission has an opportunity to review the additional suggested amendments. Mr. Lee seconded the motion.

Mr. Creighton will support the motion only if the issue is expedited with the Planning Commission. Council concurred and Mayor Marshall requested a recommendation back from the Planning Commission before Council's August break.

- ☉ The substitute motion to defer action on the Planning Commission's Land Use Code recommendations for wireless communications facilities, until the Commission has an opportunity to review additional suggested amendments, carried by a vote of 7-0.

(d) Citizen Advisory Committee Recommendations for Update of Downtown Implementation Plan

Planning Director Dan Stroh said the Downtown Implementation Plan Citizen Advisory Committee has been working for more than two years to develop recommendations for updating the plan and implementing measures to address downtown growth over the next 20 years. The original Downtown Implementation Plan was adopted in 1989 and covered growth through 2000. The DIP Update addresses planning through 2020. By 2020, approximately 28,000 jobs are expected to be added in the downtown and the population is expected to increase by 9,500. Public involvement activities for this project have included the work of the 45-member CAC and its various subcommittees, two scoping meetings, three open houses, one hearing on the draft Environmental Impact Statement (EIS), a project web page, regular briefings to Council and Commissions, newsletters, articles in *It's Your City*, and the opportunity for public comment at all CAC meetings.

Transportation Assistant Director Kris Liljeblad discussed the transportation component of the Downtown Implementation Plan. He noted the importance of adequate access to and from downtown, as well as minimizing cut-through traffic in surrounding neighborhoods. Throughout the DIP update process, five alternatives were studied as follows: 1) No action, 2) Roadway emphasis, 3) Transit emphasis, 4) Intercept parking emphasis, and 5) Hybrid. The hybrid alternative combined elements of all options and was the subject of the draft Environmental Impact Statement (EIS), leading to a Preferred Alternative identified and studied for the final EIS report.

The CAC's transportation recommendations reflect a balanced package of improvements including:

- Enhanced freeway access at I-405 and SR 520.
- Street extensions and widenings at NE 2nd and NE 10th Streets.
- Operational changes such as 106th/108th Avenue one-way couplet, left turn restrictions, and signal optimization.
- Mid-block auto connections for property access.
- Intersection improvements, transit expansion, parking improvements, transportation demand management (TDM), and pedestrian and bicycle facilities.
- Neighborhood traffic and parking management.

Mr. Liljeblad displayed maps of the downtown comparing projected traffic flows and delays under the No Action and Preferred Alternatives. He noted the updated land use forecast last year indicated that no general purpose improvements to Bellevue Way and 112th Avenue were needed. Council directed no further study of the road widening options last fall and again this April. However, the CAC's report includes recommendations for improvements to Bellevue Way and 112th Avenue including an HOV lane from the South Bellevue Park and Ride to I-90, a

new general purpose or HOV lane from SE 112th Avenue to I-90, a general purpose or HOV lane on Bellevue Way between I-90 and Main Street, an HOV lane along Bellevue Way from NE 12th Street to SR 520, and an additional general purpose lane along 112th Avenue NE from NE 12th Street to SR 520.

Mr. Liljeblad summarized the Preferred Alternative as a workable mobility solution to maintain downtown access and aid in downtown circulation. He identified expanded transit service, TDM measures, new freeway access at NE 2nd and NE 10th Streets, and widening 2nd Street as essential elements of the package. The proposed one-way couplet at 106th and 108th Avenues will improve traffic flow and create opportunities for pedestrian and bicycle improvements, transit loading areas, and on-street parking.

Mr. Stroh reviewed the urban design recommendations in the CAC's report. He described the focus on a Great Place Strategy to create a memorable and livable urban center that will attract the majority of the city's future growth. Mr. Stroh reviewed principles reflected in the recommendations including the enhancement of downtown districts, open space and parks, the recognition of a street hierarchy and signature streets (e.g., shopping, high-rise office, entertainment), mid-block pedestrian crossings, and gateways.

Mr. Stroh explained that Council expanded the original charge of the CAC to add a review of the Downtown Subarea Plan to address three key areas: 1) affordable housing, 2) historic resources, and 3) downtown's south transition. The CAC identified the need for affordable downtown housing for those employed in restaurants, retail shops, hotels, and other service sector jobs. The CAC report recommends consideration of incentives and continued work with ARCH (A Regional Coalition for Housing) and other groups to develop downtown housing. It further recommends the identification and protection of historic properties, most of which are located in Old Bellevue. The topic of downtown's south transition was discussed extensively by the CAC, which ultimately concluded that the current zoning is appropriate. The CAC recommends pedestrian and landscaping improvements along Main Street and a small park or green space in the southeast corner of the downtown.

Mr. Stroh reviewed the following key outcomes of the process to update the Downtown Implementation Plan:

- Strengthened the Downtown Vision.
- Produced transportation, urban design, and Subarea Plan recommendations to address growth through 2020.
- Provided a programmatic environmental review for 20 years of planned development.
- Many ideas were identified, tested, and documented.
- Encouraged and incorporated public participation in the process.
- Coordinated with regional transportation planning. Recommendations for NE 2nd and NE 10th Streets were adopted into the I-405 Preferred Alternative.

Mr. Stroh noted that Council provided funding in the 2003-2009 Capital Investment Program (CIP) Plan toward anticipated DIP items. Next steps include the review of the CAC's recommendations by the Transportation Commission and the Planning Commission.

Leslie Lloyd, Bellevue Downtown Association President and CAC Co-Chair, said the Great Place Strategy focuses on enhancing downtown livability by improving the pedestrian environment, residential communities, and parks and open spaces. The CAC fulfilled its responsibility to ensure a transportation network is planned to maintain downtown access and circulation. Ms. Lloyd noted page 3-104 of the Council packet for a table comparing existing traffic conditions with projections under the 2020 No Action and 2020 Preferred Alternative options. She thanked Councilmember Creighton, CAC members, and staff for their work throughout the process.

Mr. Creighton, CAC Co-Chair, thanked Mr. Degginger and Mr. Noble for serving on the CAC. He asked Council to accept the CAC's report and to direct the Planning Commission and Transportation Commission to study the report and develop their recommendations for Council.

- ☉ Mr. Mosher moved to accept the report of the Downtown Implementation Plan Citizen Advisory Committee and to direct the Planning Commission and the Transportation Commission to develop recommendations on amendments to the Downtown Subarea Plan and Downtown Transportation Plan as part of the 2003 Comprehensive Plan Amendment process. Mr. Degginger seconded the motion.

Mr. Lee thanked the CAC and staff for their work on the Downtown Implementation Plan. He encouraged further study of a downtown people mover/PRT (personal rapid transit) system as well as enhanced connections for movement such as tunnels and skybridges.

Dr. Davidson is pleased that the Downtown Implementation Plan continues to evolve while maintaining essential elements originally identified in the early 1980s.

Mayor Marshall noted the motion on the table and clarified Council direction to not expend further staff or Commission resources on studying recommendations to expand general purpose traffic capacity on Bellevue Way or 112th Avenue.

- ☉ The motion to accept the report of the Downtown Implementation Plan Citizen Advisory Committee, and to direct the Planning Commission and the Transportation Commission to develop recommendations on amendments to the Downtown Subarea Plan and Downtown Transportation Plan as part of the 2003 Comprehensive Plan Amendment process, carried by a vote of 7-0.

(e) Proposal to Study Use of Skybridges in Downtown Bellevue

Mr. Sarkozy noted a request during Oral Communications at Council's June 2 Regular Session that the City study the feasibility of skybridges in downtown Bellevue.

Mr. Stroh explained that a decision to allow downtown skybridges would require a Comprehensive Plan amendment and a Land Use Code amendment. If Council is interested in studying the issue, he suggested referring the matter to the Planning Commission now to consider it along with the Downtown Implementation Plan (DIP) recommendations by the Citizen Advisory Committee.

Dr. Davidson expressed concern about the timing of the Planning Commission's review and whether the issue could be expedited to meet the needs of the developer who made the request to study skybridges.

Mr. Lee spoke in favor of studying the feasibility of skybridges.

Mr. Mosher is concerned that skybridges will move desired pedestrian activity away from street level and the Pedestrian Corridor.

Mr. Creighton is not opposed to studying the proposal. Mr. Degginger concurred.

- At 9:56 p.m., Deputy Mayor Degginger moved to extend the meeting to 10:30 p.m., and Mr. Creighton seconded the motion.
- The motion to extend the meeting to 10:30 p.m. carried by a vote of 7-0.

Mayor Marshall encouraged broadening the issue from skybridges to pedestrian linkages. She feels this should be studied as a transportation issue and that skybridges could be appropriate in strategic downtown locations. Following additional brief comments by Councilmembers, Mrs. Marshall asked staff to return to Council with a refined project scope and time line next week.

- (f) Request from Water District 1 Board of Commissioners to contract with the City of Bellevue to operate and maintain the District's water system leading to the full assumption of the District by the City

Mr. Sarkozy opened the discussion regarding a request by Water District 1 to contract with the City of Bellevue for the operation and maintenance of the District's water system.

Utilities Director Lloyd Warren explained that Water District 1 covers 210 customers in Yarrow Point. Bellevue currently provides water service to approximately half of these customers and sewer services to the entire population. The request by Water District 1 proposes that Bellevue operate and maintain the District for up to 20 years, eventually leading to full assumption of the District by the City of Bellevue. Because the water district is located outside of Bellevue's city limits, state legislation is needed to allow the assumption.

Mr. Warren explained that the City of Bellevue assumed Water District 17 in Hunts Point in 1998. Hunts Point was already a Bellevue water customer and had no independent water source. Water District 1 has its own independent water source, which complicates the current assumption proposal. Under the proposed contractual arrangement with Water District 1, the District's wells would be decommissioned and the property would be sold. To meet the average age of Bellevue's water system, the District would replace one-third of its existing water mains. Bellevue would operate and maintain the system for up to 20 years prior to full assumption.

Mr. Warren said the City would become responsible for any liabilities associated with operating the former water district including customer service and billing. However, Water District 1 would continue to be liable for components of the system until full assumption is completed. If

the property is sold to the City of Kirkland, Bellevue suggests that Kirkland assume the liability associated with decommissioning the District's facilities.

- Deputy Mayor Degginger moved to direct staff to proceed with the contractual operation of Water District 1, leading to full assumption in the future based on the conditions proposed by staff. Mr. Mosher seconded the motion.

Responding to Mr. Degginger, George Bauer (Water District 1 Commissioner) said water rights would be maintained by the District until full assumption is completed.

Dr. Davidson said the Environmental Services Commission reviewed and expressed support for the proposal on May 1.

Responding to Mr. Lee, Mr. Warren said Yarrow Point is the last section of the Points Communities not served by Bellevue Utilities. Bellevue Fire Department provides contract services to the communities as well.

Dr. Davidson feels the proposal is a win-win arrangement for the City and its customers.

- The motion to direct staff to proceed with the contractual operation of Water District 1, leading to full assumption in the future based on the conditions proposed by staff, carried by a vote of 7-0.

At 10:17 p.m., Mayor Marshall declared the meeting adjourned.

Myrna L. Basich
City Clerk

kaw