

East Bellevue Community Council
Summary Minutes of Regular Meeting

February 6, 2001
6:30 p.m.

Lake Hills Clubhouse
Bellevue, Washington

PRESENT: Chair Bell, Councilmembers Keeffe, Lemieux, and Seal

ABSENT: Councilmember Halgren

STAFF: Nancy McGarity, Transportation
Ellen Miller-Wolfe, Planning and Community Development
Kathleen Burgess, Senior Planner

LEGAL COUNSEL: Carol Morris

1. **CALL TO ORDER**

The meeting was called to order at 6:30 p.m. with Chair Bell presiding.

2. **ROLL CALL**

Upon roll call by the Deputy City Clerk, all Councilmembers except Mr. Halgren were present. Chair Bell led the flag salute.

3. **COMMUNICATIONS - WRITTEN AND ORAL:**

Chair Bell stated he would entertain public comments pertaining to Department Reports: (a) 148th Project Review; (b) 2002 Comprehensive Plan Update; or (c) Lake Hills Shopping Center during that portion of the agenda. He would entertain all other public comment at this time.

James Eder, 15422 SE 7th Place, stated his support for a city council elected by district and the election of a city attorney.

Geoff Bidwell, 1600 109th Avenue SE, explained his concern regarding a lot line adjustment and short plat in his neighborhood. He provided Council with the following documents pertaining to his topic:

1. Eastside Journal Briefly article "Bellevue taking applications for changes to city plan dated January 14, 2001;
2. Letter to Gordon Crandall, Hearing Examiner, dated January 21, 2001;
3. Legal Opinion from the Office of Attorney General dated December 15, 1983;
4. Washington Land Use and Environmental Law and Practice by Richard L. Settle;
5. R/L Associates v. Klockars (November 1988) excerpts highlighted;
6. A Short Course on Local Planning, Washington State Community, Trade and Economic Development, excerpt with Boundary Line Adjustments highlighted.

Mr. Lemieux reported that at 2200 140th Place SE an application to short plat a property into six lots. He stated that Carol Saari is the staff planner assigned.

Mr. Lemieux next reported a citizen contact informing him of the potential purchase of a home in Conifer Crest for the purpose of establishing a home for the disabled. He stated he has contacted Code Compliance and was informed the City has no regulatory jurisdiction.

4. **APPROVAL OF AGENDA**

Mr. Keeffe moved approval of the agenda, and Mr. Lemieux seconded the motion.

Mr. Keeffe requested the addition of items 10 (c), East Bellevue Community Council Brochure.

The agenda, as amended, was approved by a vote of 4-0.

5. **PUBLIC HEARING: None.**

6. **RESOLUTIONS:**

- (a) Resolution No. 432 - Election of Officers

Chair Bell opened for officer nominations.

Mr. Lemieux nominated the existing slate of officers to serve in 2001.

Hearing no further input, nominations were closed.

Mr. Lemieux moved the approval of Resolution No. 432, reelecting James Bell as 2001 Chair; Bill Halgren as 2001 Vice Chair; and James Keeffe as 2001 Alternate Vice Chair. Mr. Keeffe seconded the motion which carried 4-0.

7. **REPORTS OF CITY COUNCIL, BOARDS, AND COMMISSIONS: None.**

8. **DEPARTMENT REPORTS**

Chair Bell polled the audience as to their interest. Seeing the majority of the attending public expressing an interest in the Lake Hills Shopping Center, Chair Bell moved agenda item 8(c) forward.

- (c) Lake Hills Shopping Center

Chair Bell explained that the East Bellevue Community Council would decline to indicate a preference on the design alternatives presented per counsel advice. He explained the potential of the proposal, as a quasi judicial matter, to come before the Council for action at a future date.

Ellen Miller-Wolfe, Economic Development Manager, provided an abbreviated staff report on the Lake Hills Shopping Center and presented the preferred design alternative. She stated that the preferred alternative incorporates elements that neighbors, City staff, and property owner expressed interest in, including essential grocery, drugstore, hardware uses, smaller shops, and the library; a design that responds to the neighborhood context while providing desirable pedestrian amenities and connections; and a facility that enables Cosmos Group to make needed improvements and upgrades, and attract new businesses, while netting a return on investment. Ms. Miller-Wolf proceeded to describe the preferred alternative's configuration. This alternative design does not include residential units.

Steve Cohn, Department of Planning and Community Development, provided additional staff information and reviewed possible impacts. He stated previous concerns regarding the Shopping Center's vitality and loss of drugstore. He explained the Center's need for a main anchor tenant to remain competitive and the space required by such a tenant. The current grocery at this site is approximately 20,000 square feet. An additional 15,000 square feet is needed to entice the current grocery chain to remain or attract a new grocery store. He pointed out that the additional square footage would no doubt add enough additional vehicle trips to make this site subject to the concurrency standard. He reiterated the importance of maintaining an anchor, noting the previous experience at Bel East as an example.

Oscar Del Moro, representing Cosmos Development, explained that the Center has had, over the years, little or no reinvestment. He stated the economic currents were not addressed by the previous owner because they could not deal with the change. He stated the Center currently generates approximately \$9.55 a square foot annually, 40% below market. A healthy retail center should generate \$15.00 to \$17.00 a square foot. Mr. Del Moro explained that professional office use commands higher rents than retail and therefore is more attractive to the developer. However, in light of the community's desire to retain the retail uses, he stated Cosmos willingness to take the risk and try for a balance, combining uses that best meet both the community's and their business needs.

Ms. Miller-Wolf reiterated staff's desire for the Community Council to indicate either agreement or disagreement with the general direction of the Lake Hills Shopping Center Study.

Carol Morris repeated her previous advice to the Council to refrain from comment.

Mr. James Eder submitted written comment that reflect his opposition to the relocation of the library facility to the Lake Hills Shopping Center.

Pam Ashem, 710 155th Avenue SE, stated her property abuts the Center and questioned the timing and number of deliveries expected at such an expanded grocery store. She also expressed concern regarding overflow parking in the surrounding neighborhoods and lighting issues.

Jan Benson, 511 157th Avenue SE, expressed concern that the additional traffic generated by the proposal would exasperate existing traffic congestion and impact pedestrian safety in the area. She stated her opposition to the proposal.

Jane Paige, 245 Lake Hills Boulevard, stated that preservation of the neighborhood shopping center is laudable and in the interest of the surrounding neighborhoods, merchants and City to ensure their viability. She expressed, however, the current proposal is far to intense in scope and scale and may very well change the character of the neighborhood. Ms. Paige also stated concern regarding its dramatic impact on traffic. She opposed the preferred alternative.

Sam Mann, 222 Lake Hills Boulevard, spoke to the issue of relocating the library. He stated that the Lake Hills Library reopened in 1991 with 9,200 square feet. In terms of other libraries within the system, this is about average in size. In 1999 the Lake Hills Library circulated just under 300,000 items, which places it about 17th on the list of the 41 libraries in the community system. The current Lake Hills facility is average in terms of usability and demand. Mr. Mann purported that the cost of leasing a new facility at the Lake Hills Shopping Center to be approximately \$184,000 annually. He questioned the economic sense of leasing a new facility when tax payers have already paid for the current facility through bond initiatives. Mr. Mann compared the cost of leasing with the number of books that could be purchased. He opposed the relocation of the Lake Hills Library.

Megan Lyden, 222 Lake Hills Boulevard, stated concern regarding the ability of small merchants to afford the new rents and the inclusion of Bellevue Community College classrooms. She referenced the current traffic problem and questioned the validity of the neighborhood survey.

Faye Williamson, 15505 SE 9th Street, stated she was excited about the redevelopment efforts and felt it important that the Cosmos Group interest not be extinguished. She spoke in favor of the relocation of the Lake Hills Library.

Roger Andersen, 16561 SE 19th Street, recognized the importance of civic/private partnerships that benefit the community. He spoke in favor of the preferred alternative design.

Seliea Nadam, 629 163rd Avenue SE, stated she was appreciative of the City's and owner's efforts to improve the shopping center and supports of the preferred alternative design.

Robin Rothchild, Manager of the Lake Hills Library, spoke to the favorable economics of leasing over owning a library facility. She stated the current maintenance and operation costs at the present location amount to approximately \$1 million inclusive of staffing. Ms. Rothchild stated no firm commitment regarding the library's relocation has been made and that no such commitment would be made without assurance that the move would make economical sense as well as benefit the community. She relayed her favorable impressions of a library facility in British Columbia, similar to the one proposed at the Lake Hills Shopping Center site.

Jack Hakala, 219 154th Place SE, stated he was a strong proponent of property rights and felt that the community should be supporting the developer in seeking the highest and best use of his property. He asked the following questions of the developer:

1. In regards to the residences, how do they compare with office revenue per square foot?
2. Is there a letter of intent or indication that the grocery store as an anchor tenant is interested in remaining in the area?

3. Are there plans to purchase additional property in the strategic plan?
4. Will there be a proposal to change the current streets to a one-way traffic pattern?
5. Will the buffer area surrounding the shopping center be increased?
6. Will there be dual access for fire vehicles?

Judy Laplant, 14222 SE Allen Road, stated she felt it was unacceptable to have the city control or enter into partnerships with special interests. She next stated her support of continuing education and felt the inclusion of Bellevue Community College at the shopping center could be a positive thing.

Elfi Rahr, 16509 SE 18th Street, stated her concern for the wetlands and water quality impacts to Larson Lake. She asked that if this proposal moves forward, that a hydrological study be conducted. Ms. Rahr next questioned whether the fuel tanks were removed from the old gas station site.

Bob Davidge, 16405 SE 16th Street, pointed out the varied needs of the community, neighborhoods and property owner. He spoke in favor of moving ahead with the proposal.

Gary Sutton, 1445 159th Avenue SE, stated his concern regarding the zoning changes necessary to accommodate the proposed shopping center and the ripple effect on the surrounding area.

Ms. Miller-Wolf addressed concerns raised by the audience. She stated the proposal reflects a parking space ratio consistent with City regulations and should satisfy the needs of the shopping center without potential overflow to the outside areas. In response to the water quality issue, she stated drainage and water quality would be addressed as part of the permit process. Ms. Miller-Wolf reiterated that this proposal is unique in that proposals of this nature are not usually brought forward at such an early conceptual stage. The intent was to get comments from the community at the starting point. Concerns raised pertaining to zoning, traffic impacts and water quality will be addressed in full at the design review process and, at that time, present other opportunities for public input. She addressed potential uses for the current library facility should it relocate.

Mr. Del Moro responded to the questions raised by Mr. Hakala. He stated dual access by emergency vehicles had not yet been considered, but will comply with City's requirements. Buffer area increases could be considered as tradeoffs. The one-way street scenario is not an option and no additional property acquisitions are under consideration. And, finally, QFC has been approached as the anchor tenant but there has been no confirmation. He explained the concept of residential townhouses which are no longer a part of the center's proposal.

In response to Ms. Benson, Mr. Del Moro spoke to the security issue of underground garage parking spaces.

Chair Bell thanked staff and Mr. Del Moro for early inclusion of the public in the process.

In response to Mr. Lemieux, Ms. Miller-Wolf stated she would acquire the names and mailing addresses for the East Lake Hills Community Association.

Mr. Lemieux too questioned the removal of the underground fuel tanks. In response, Mr. Del Moro stated records indicate that those tanks were removed. If soil tests determine residual contamination, that soil will be removed in accordance with the correct authorities.

Mr. Keeffe addressed concerns related to overflow parking. He stated a similar problem occurred at Surrey Downs and the City acted swiftly to rectify. Mr. Keeffe felt confident that if an overflow parking problem occurred in the Lake Hills area, the City would act in a like manner. Mr. Keeffe referred Ms. Ashem to Karen Gonzalez and the City's traffic calming program.

Chair Bell called for a five minute recess at 8:10 PM. He reconvened the meeting at 8:15 PM.

(a) 148th Project Review

Nancy McGarity, Department of Transportation, briefly recapped the project, stating that staff has developed an additional Modified Alternative Four that combines the best of both the Bellevue Community College's preferred Modified Alternative Two and the City's Alternative Four.

Ms. McGarity reviewed with Council the design of Modified Alternative Four. This alternative is similar to Alternative Four in alignment but does not close the existing intersection at Landerholm Circle. Landerholm Circle would remain open to allow right-turn movements from southbound 148th Avenue SE into BCC, and left-turn movements out to northbound 148th Avenue SE only. The completed leg of the SE 28th Street intersection would allow for left-turn movements into BCC from northbound 148th and right-turn movements to southbound 148th Avenue SE only. A portion of the existing noise barrier would need to be relocated, and only minor changes would be required to the apartment parking area. This new intersection would allow for left and right turns into and out of the campus, as well as maintain the Texaco, St. Andrews berm, and the trees within Robinswood Park. Modified Alternative Four also would prohibit left turns into Landerholm Circle for the cars coming from the eastbound I-90 off-ramp. This is to improve safety and eliminate the dangerous "weave" pattern across three lanes to enter the left-turn lane. Signing along eastbound I-90 would be modified to direct cars to exit at 150th Avenue SE, across I-90 and Eastgate Way, and enter BCC at the relocated entrance.

Ms. McGarity stated staff would be presenting the above alternative to the Transportation Commission on February 8, 2001 and then to Bellevue City Council on February 12, 2001 as a project update.

Chair Bell relayed comments from Mr. Halgren. In response, Ms. McGarity stated that CIP updates are basically a community process. A myriad of projects are identified by various means and presented to the community to rate as to their priorities. On this particular project the purpose was to help improve the level of service through the corridor at the intersections and provide added safety. These were given the higher weight.

Chair Bell stated that he too had difficulty in equating the analysis to the values given each alternative. In response, Ms. McGarity stated the consultant ranked the alternatives based on

weighted community input. As some of the input came from the St. Andrews congregation and BCC students, a higher weight was given to Bellevue area residents. Ms. McGarity stated all ranking was done by the consultant based on current standards and practice.

Continuing on Mr. Halgren's behalf, Chair Bell concluded that community consensus was hard to get. Mr. Halgren supported many of Mr. Haro's comments regarding air quality, noise and safety. In the first cut, Mr. Halgren expressed that he was leaning towards the Modified Alternative Two versus Alternative Four, but stated he could support neither. Mr. Halgren stated a marked concern regarding the significant impact to the single-family homes adjacent to SE 24th. The increased noise and air pollution would negatively impact their quality of life. In response, Ms. McGarity explained the change in expected impacts with Modified Alternative Four.

Chair Bell relayed the last of Mr. Halgren's comments, concluding that he favored the "no build" option. From the Community Council perspective, Alternative Four fails to protect the neighborhood adjacent to SE 24th and the net effect of Modified Alternative Two to move traffic onto I-90 only adds to the current congestion there. He suggested a more appropriate plan would address requirements for both North-South traffic and I-90 and SR 520 in total, rather than just this small segment of 148th. In response, Ms. McGarity reminded that the existing level of service at the intersection is "F" and is only going to get worse in the interim if some of the fixes are not made.

In response to Chair Bell, Mr. David Berg stated staff perceives Modified Alternative Four as a long term fix for both 148th and BCC campus planning. He explained that I-405 fixes are still twenty years out.

In response to Mr. Seal, Ms. McGarity stated there has been some significant counts taken at Landerholm Circle and SE 24th. She explained BCC's desire to retain one focal point main entrance.

Responding to Mr. Lemieux, Ms. McGarity stated staff support of Modified Alternative Four is pending final analysis.

Mr. Keeffe reiterated health impacts due to high traffic volumes. In response, Ms. McGarity state any selected alternative would need to go through a detailed air quality analysis.

Chair Bell, again for Mr. Halgren, stated protection of the residents along SE 24th is a priority.

Mike Derr, 9515 NE 126th Street, questioned the location of the intersections and benefit of realignment. In response, Ms. McGarity explained the need for a minimum of 150 feet between intersections.

In response to Mr. Keeffe, Ms. McGarity confirmed that Modified Alternative Four terminates the ingress/egress into the Texaco from 148th.

In response to Judy LaPlantt, Ms. McGarity stated the present design provided no net loss of Bellevue Community College parking.

(b) 2002 Comprehensive Plan Update

Kathleen Burgess, Department of Planning and Community Development, provided a brief summary. She stated this was the first general review of the City's Comprehensive Plan since its adoption in 1993 and will have as a major focus the environmental and shoreline elements. Ms. Burgess reviewed the public input process, noting the Community Council hearings as part of that the public process.

Chair Bell noted the Community Council's desire for consistency with the state statute regarding the ability of all interested parties to request comprehensive plan changes. Currently, the Comprehensive Plan language is very specific as to staff, City Council or Planning Commission to propose amendments. In response, Ms. Burgess stated the allowance for interested parties to submit letters asking that comprehensive plan amendments be initiated. Currently, during the 2001 process, four letters have been received and forwarded onto the Planning Commission for recommendation and then to City Council.

Mr. Keeffe reiterated the need for the City to come into compliance with the specific language of the state statute reflecting "any person". He commented that on Attachment A, under Roles and Responsibilities, the Community Council's approval/disapproval role was missing.

Mr. Seal requested that amendments be brought to the Community Council as separate amendments versus the packaging of many of them together.

Chair Bell briefly explained the Community Council's negative history with amendment packaging and the solution of packaging those controversial amendments separately. In response, Ms. Burgess stated staff would stay in touch during the update process in order to try to seek resolution early on if there are areas of disagreement.

In response to Chair Bell, Ms. Burgess stated the current population and employment targets are in the Countywide Planning Policies.

Chair Bell suggested incorporating employment targets in this update. Ms. Burgess explained that the census data for updating those targets will not be available until 2003 which will trigger another look in 2004. She stated the timing was not great, as there are 2002 mandates from the state to complete a general review of the comprehensive plan. Ms. Burgess reported on a proposed bill in the legislature that would give cities a couple more years to do their general review, making it possible that within the next few months the 2002 deadline could be moved to 2004.

Mr. Keeffe suggested that definitions be added to the Transportation Element.

Responding to Mr. Keeffe, Ms. Burgess stated the underlined bullet under the Transportation heading "Incorporate actions necessary to address concurrency issues in East Bellevue"

acknowledges the existing concurrency issues and recognizes the update process as an opportune time to address any needed concurrency amendments.

Mr. Keeffe next addressed airborne lithometeors and traffic related health hazards. He suggested that it would be wise to begin to think in terms of these things.

Chair Bell asked that under the Transportation Facilities Plan, the East Bellevue TFP be added for review. He noted the East Bellevue TFP was last looked at in 1991. Ms. Burgess stated she would check with Transportation on the timing of any updates to the East Bellevue Transportation Facility Plan. Chair Bell next pointed out the absence of the 140th Project on the Planned Capital Investment Projects (2000-2005) map in the Citizen's Guide. Ms. Burgess stated that the Guide would probably not be updated, but, that future maps would be corrected.

Chair Bell questioned the update schedule, expressing concern that it does not indicate coordination efforts with adjacent municipalities." In response, Ms. Burgess stated it is a very general schedule.

Chair Bell stated the language under the section entitled "Accommodating Growth" suggests that Bellevue's responsibility to accommodate a specific share of population/employment growth is called out in the Growth Management Act, when, in fact, that share is described in the Countywide Planning Policy.

Mr. Seal stated concern that the apportioned residential growth requirements might be linked to the employment population growth that Bellevue is experiencing. In response, Ms. Burgess referred to the jobs/housing balance, stating that currently we have more jobs than housing which affects travel into Bellevue. Looking at King County as a whole, people are commuting into King County from Snohomish and Pierce County which provide housing for that population.

In response to Chair Bell, Ms. Burgess stated staff is hopeful of getting the more general census information in time to incorporate with this update. However, census information applicable to the development of targets will not be available as soon, as it is more detailed information.

Chair Bell pointed out under Where does the Plan need refinement?, the bullet stating "Should the Plan do a better job linking transportation and land use, for example developing policies to ensure that new development is pedestrian oriented and transit friendly?". He requested that a better job be done linking these things in East Bellevue. Chair Bell suggested focusing in on transportation, pedestrian and bike plans within the context of East Bellevue. He reiterated the lack of sidewalks in East Bellevue and the safety issues surrounding bike trails. Ms. Burgess responded, stating that currently that was not in the scope of this update.

9. COMMITTEE REPORTS

Mr. Seal reported on his attendance at the Bellevue Downtown Association meeting regarding Local Transportation. He reported his comments at that meeting regarding the transit system.

10. UNFINISHED BUSINESS

(a) Local Transportation Vision

Chair Bell referred to the January 29th letter from Allsion Dobbins.

Mr. Keeffe explained the chronology of the correspondences regarding the East Bellevue Community Council's comments pertaining to the Local Transportation Vision.

Chair Bell reported that the City Council approved Resolution No. 6505, adopting the Local Transportation Vision and directing staff to pursue its implementation, at their February 5th meeting.

(b) Public Review of the 140th Project and Special Meeting of February 13

Chair Bell stated there would be a special meeting of the East Bellevue Community Council following the 140th Project open house at the Sammamish High School on February 13, 2001. He stated the purpose of the meeting would be to consolidate review comments on the project.

(c) Community Council Brochure

Mr. Keeffe stated his preference for a separate East Bellevue Community Council brochure. He also suggested that the proposed group picture be eliminated in light of the City's refusal to pay for a professional photograph. There was a Council consensus.

Mr. Keeffe and Chair Bell will collaborate on the proposed brochure.

Mr. Keeffe pointed out that the Community Council packet map is not complete and requires updating.

11. NEW BUSINESS

(a) Joint Community Council Retreat

Chair Bell announced that the Special Joint Community Council Retreat is scheduled for May 8, 2001 in the Robinswood House cabana starting at 6:00 PM. The agenda and invitees are still tentative.

Mr. Keeffe noted an item of unfinished business. He stated Mr. Allen Lang has committed to a 20 foot wide (running east-west) dedication connecting to a previous 20 foot dedication for a total of 40 feet, to create a very nice trail as called for in the 2001-2007 CIP. He thanked Matt Terry in his assistance in this matter.

(b) Joint Community Council Open House

Chair Bell noted plans for a joint Community Council open house on May 22, 2001 at the Lake Hills Clubhouse.

12. **CONTINUED COMMUNICATIONS**

- (a) Quarterly Home Occupation Report

Chair Bell drew Council's attention to the report printed in the packet.

Mr. Lemieux expressed his appreciation to Carol Morris for her work with the Community Council.

13. **EXECUTIVE SESSION: None.**

14. **APPROVAL OF MINUTES**

- (a) January 2, 2001 Summary Regular Meeting Minutes

Mr. Seal asked that the minutes be amended to reflect his intent in regards to comments made during the Lake Hills Shopping Center discussion pertaining to patronage of small businesses within the Center. He asked that the sentence "He stated the current dependency trend on the automobile and questioned the willingness of local area residents to patronize local small business owners." be struck and replaced with "He stated our current use of the automobile would make it difficult for the small businesses to stay if their rents had to go up very much."

Mr. Lemieux moved approval of the January 2, 2001 minutes as amended. Mr. Seal seconded the motion, which carried 4-0.

- (b) August 30, 2000 Special Joint Community Council Meeting Minutes

Mr. Lemieux moved approval of the August 30, 2000 minutes as presented. Mr. Seal seconded the motion, which carried 4-0.

15. **ADJOURNMENT**

Mr. Lemieux moved to adjourn the meeting, and Mr. Seal seconded the motion. The motion to adjourn carried by a vote of 4-0.

The East Bellevue Community Council regular meeting of February 6, 2001, was adjourned at 10:22 p.m.

Michelle Murphy
Deputy City Clerk