

# Neighborhood News



City of Bellevue

News for and about Bellevue Neighborhoods

December 2007

## Newport Hills has the holiday spirit

The Grinch steers clear of Newport Hills, where the holiday spirit is too strong to steal. Working with other community partners – notably the Newport Hills Community Church and shopping center merchants – members of the Newport Hills Community Club keep the spirit of giving alive and well.

Throughout each year, the community club sponsors a lineup of fun and interesting activities in conjunction with major holidays. This year's December activities include:



- ❖ Santa's Dec. 15 sleigh ride through the neighborhood – distributing treats for kids, and collecting food for local families;
- ❖ A community gathering at the shopping center – to follow up Santa's five-hour ride; and
- ❖ Dec. 22 judging of the holiday decorating competition, and awarding of a prize to the winning homeowner.

## Public comment invited on proposed Lake Hills Costco

Residents will have an opportunity on Tuesday, Dec. 4, to review and comment on plans to locate a Costco store in the Lake Hills neighborhood at 148<sup>th</sup> Avenue and Main Street.

Several years ago, the retailer announced its interest in developing the former K-Mart site within the 15.23-acre Kelsey Creek Center. The current land use application seeks a rezone of the shopping center site – of which Costco now controls 12.2 acres – to facilitate development of a Costco store in the easterly portion.

Costco's proposal is for a typical warehouse store which – at 140,000 square feet – would be somewhat smaller than the standard. The store is anticipated to provide most of Costco's usual fare including groceries, dry goods, deli, bakery, pharmacy, hearing center and photo service. Auto-oriented services such as gasoline and tire sales are not planned. The proposal provides mitigation for the environmental impacts of leaving underground that segment of Kelsey Creek which is within the site.

The public meeting to discuss the proposal has been scheduled before the East Bellevue Community Council at 6:30 p.m. in the Lake Hills Clubhouse, 15230 Lake Hills Blvd. For more information, contact Mike Upston, 452-2970.

## Council to decide on Neighborhood Character Phase One amendments

The Bellevue City Council is expected to decide this month on the first round of regulatory changes to protect neighborhood character and livability from specific negative impacts of redevelopment.

On Nov. 26, the Council received the Planning Commission's unanimous recommendation to enact code amendments which address public concerns about certain impacts of redevelopment within neighborhoods, including: loss of trees and greenscape; loss of light and privacy; and dirt and noise from construction. Final Council action is scheduled for the City Council's Dec. 3 meeting, beginning at 8:00 p.m. in the Council Chambers.

If adopted on Dec. 3, the code changes will take effect Dec. 12 throughout Bellevue, with the exception of the East Bellevue Community Council area. Implementation within those boundaries is contingent upon Community Council action, scheduled for Jan. 2, 6:30 p.m. in the Lake Hills Clubhouse.

Neighborhood Character code amendments, based on extensive public discussion and research over the past several months, are being considered in two phases. Phase One amendments, up for Dec. 3 adoption, would:

- ❖ Require 50 percent greenscape in the front yard setbacks of new single family homes;
- ❖ Require retention of 30 percent of significant trees when single family homes are redeveloped or when expansion of homes exceeds 20 percent in square footage over the previously existing structures;
- ❖ Change the way height is measured (from finished to existing grade – to discourage unnecessary lot build-up) and eliminate the height exemption for rooftop mechanical equipment in single family zones;
- ❖ Prohibit portable carports and storage structures in locations visible from public streets and right-of-way;
- ❖ Declare unscreened construction debris a public nuisance;
- ❖ Require lodging at construction sites to comply with temporary use regulations;
- ❖ Authorize construction notification signs in single family zones.

Phase Two amendments – generally more complex and potentially more controversial than Phase One changes – will be scheduled for Planning Commission discussion in early 2008. Proposed changes will include:

- ❖ A more comprehensive look at tree preservation in single family neighborhoods;
- ❖ A proposed prohibition against combining lots to create very large single family lots;
- ❖ Proposed development standards for new homes exceeding a certain size threshold;
- ❖ Requirements for clean-up of abandoned building sites.

Discussion of Phase Two code amendments will include substantial opportunity for public comment. For more information, contact Neighborhood Outreach, 452-6836.

## [Wilburton, electrical facilities, and other plan amendments to be discussed](#)

This month the Bellevue Planning Commission will consider several Comprehensive Plan Amendments, including a proposal to allow more community-oriented retail and mixed-use development in the Wilburton/NE 8th Street commercial corridor.

The economics have been changing for the area which includes Auto Row, and the amendments are designed to encourage appropriate reinvestment as the area evolves. The proposed amendments identify and support the vision for the Wilburton commercial area as a place that includes retail auto sales, commercial uses that complement downtown Bellevue, additional retail services and the opportunity for new mixed-use developments. The amendments also support a future rezone from “general commercial” to “community business” for a portion of the area and extensions for NE 4<sup>th</sup> and NE 6th streets east to 120th Avenue NE.

The Planning Commission will hold a 7:00 p.m. public hearing Wednesday, Dec. 12, on the proposed Wilburton changes, and on Comprehensive Plan and Land Use Code Amendments to modify standards for the siting and expansion of new and existing electrical utility facilities and substations. Other hearings on the same evening will address proposed CPAs pertaining to the Capital Facilities Element, Downtown Mobility, an SRO development proposal for Factoria, a proposal by Courter Honda to allow retail auto sales on SE 36<sup>th</sup> Street in Factoria, and a proposal by St. Margaret’s Church to allow multifamily high density development at 4228 Factoria Blvd. For more information, contact Paul Inghram, 452-4070.



## December meetings

*(All meetings are in City Hall unless otherwise noted. Agendas are subject to change. You may confirm with Neighborhood Outreach the day before or day of the meeting. Or consult the city web pages listed below to download agendas.)*

**12/3 City Council** (6:00 study session, Council Conference Room) Meydenbauer Bay Park and Land Use Plan project update, 2008 guidelines for Eastside Arts Partnerships and Special Projects funding programs (8:00 regular session, Council Chambers) Consent Calendar, Cich property acquisition, Process-based Land Use Code (LUC) amendments, policy changes relating to Neighborhood Livability, ordinances relating to the Mid-Biennium Budget approval [http://www.bellevuewa.gov/council\\_overview.htm](http://www.bellevuewa.gov/council_overview.htm)

**12/4 East Bellevue Community Council** (6:30, Lake Hills Clubhouse) Courtesy hearings on the Costco rezone application, Utilities Element Electrical Facilities Comprehensive Plan Amendment (CPA); Electrical Substations Land Use Code Amendments (LUCA), Capital Facilities for Capital Improvement Plan CPA [http://www.bellevuewa.gov/EBCC\\_Homepage.htm](http://www.bellevuewa.gov/EBCC_Homepage.htm)

**12/4 Human Services Commission** (6:30, Council Conference Room) Bel-Red Housing Plan update, Human Services Work Plan [http://www.bellevuewa.gov/human\\_serv\\_comm.htm](http://www.bellevuewa.gov/human_serv_comm.htm)

**12/5 Hanukkah begins**

**12/6 Environmental Services Commission** (6:30, 1E-112) Joint meeting with Planning Commission: National Pollution Discharge Elimination System (NPDES) Phase II Municipal Storm Water Permit (7:30, 1E-112) Regular meeting: 2007 Utilities Department Surplus Property Status Report, My Utility Bill update, Solid Waste Collection Contract Performance Survey and Compliance Audit, Bel-Red Implementation and Bel-Red Stream presentation [http://www.bellevuewa.gov/enviro\\_serv\\_comm.htm](http://www.bellevuewa.gov/enviro_serv_comm.htm)

**12/6 Planning Commission** (6:30, 1E-112) Joint meeting with Environmental Services Commission: NPDES Phase II Municipal Storm Water Permit (Following 6:30 joint meeting with Environmental Services Commission, 1E-113) Regular meeting: Bel-Red Corridor Housing discussion [http://www.bellevuewa.gov/planning\\_commission.htm](http://www.bellevuewa.gov/planning_commission.htm)

**12/6 Bellevue Network on Aging** (8:30 a.m., 1E-120) "Aging In Place" presentation, Downtown Circulator Study and current plan, upcoming retreat discussion, committee reports, election of chair & vice chair for 2008 [http://www.bellevuewa.gov/network\\_on\\_aging.htm](http://www.bellevuewa.gov/network_on_aging.htm)

**12/10 City Council** (6:00 study session, Council Conference Room) Federal Legislative Agenda, Light Rail Best Practices update, Bel-Red financing principles (8:00 regular session, Council Chambers) Swearing-in of Council members-elect, Consent Calendar, public hearing on Red Light and Speed Zone photo enforcement, Qwest franchise [http://www.bellevuewa.gov/council\\_overview.htm](http://www.bellevuewa.gov/council_overview.htm)

**12/11 Human Services Commission** (6:00, Lewis Creek Park) Joint holiday dinner and celebration with Parks & Community Services Board [http://www.bellevuewa.gov/human\\_serv\\_comm.htm](http://www.bellevuewa.gov/human_serv_comm.htm)

**12/12 Planning Commission** (7:00, Council Conference Room) Public hearings on Comprehensive Plan amendments including Utilities Element update, Capital Facilities Element update, Downtown Mobility, St. Margaret's Church, Courter Enterprises, SRO Factoria and the Wilburton/NE 8th Street Study [http://www.bellevuewa.gov/planning\\_commission.htm](http://www.bellevuewa.gov/planning_commission.htm)

**12/13 Parks & Community Services Board** (6:00, 1E-112) Discussion on Bel-Red Corridor Planning Project [http://www.bellevuewa.gov/parks\\_board.htm](http://www.bellevuewa.gov/parks_board.htm)

**12/13 Transportation Commission** (6:30, Council Conference Room) Transportation Facility Plan (TFP) update, Preliminary Candidate Project List review & comment, Bel-Red Corridor Implementation, Transportation Element & Subarea Plan, Growth and Transportation Efficiency Center (GTEC) update [http://www.bellevuewa.gov/trans\\_comm.htm](http://www.bellevuewa.gov/trans_comm.htm)

**12/18 Light Rail Best Practices Committee** (7:00, 1E-108) Agenda to be announced

**12/25 Christmas** – all city offices closed



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Bellevue's Neighborhood Outreach Office offers a variety of programs and partnerships for neighborhood leaders and active residents. To learn more about citizen involvement opportunities and programs to enhance neighborhoods, call 452-6836.