

**East Bellevue Community Council**  
Summary Minutes of Regular Meeting

November 3, 2010  
6:30 p.m.

Lake Hills Community Clubhouse  
Bellevue, Washington

PRESENT: Chair Kasner, and Councilmembers Gooding and Seal

ABSENT: Vice Chair Elwin  
Councilmember Erwin

STAFF: Mike Upston, Senior Land Use Planner.

**SPECIAL**

GUESTS: Brian Franklin, Franklin West, LLC  
Christine McKelvey, Group Mackenzie  
Michael Chen, Group Mackenzie  
Dave Segal, Barghausen Consulting Engineers

1. **CALL TO ORDER**

The meeting was called to order at 6:40 p.m. with Chair Kasner presiding.

2. **ROLL CALL**

The Clerk took roll of Councilmembers present, it was noted that Vice Chair Elwin and Councilmember Erwin were absent.

3. **COMMUNICATIONS - WRITTEN AND ORAL:** None.

4. **APPROVAL OF AGENDA**

Agenda approved by consensus.

5. **PUBLIC HEARINGS:** None

6. **RESOLUTIONS:** None.

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

8. **DEPARTMENT REPORTS:**

(a) Kelsey Creek Center Design Review

Christine McKelvey began presentation pointing to and describing design board depictions of the proposed project.

Dave Segal reported that the Kelsey Creek culvert replacement project has completed the permitting stage. He reviewed storm water requirements and the use of rain water gardens on the site. He noted several flood control measures, stating the site is no longer within the 100 year flood plain.

Responding to Councilmember Seal, Mr. Segal stated there has been a number of studies related to pervious surfaces. He noted a pervious surface such as the one proposed for this site contains microbes that migrate up to the pervious surface and feed off the hydrocarbons similar to the microbes used to clean the oil spill in the Gulf.

Chair Kasner asked if mitigation dollars would be used to address flooding issues at Larson Lake.

Mr. Upston responded that it is his understanding that the mitigation monies are earmarked for Larson Lake.

Mr. Segal spoke to flood mitigation and the new culvert's function to increase flow capacity through the site by about 60%.

Gillian Esson questioned plans for the south and east side of the existing building A. Currently there is a loading dock on the back corner.

Ms. McKelvey responded that the area in question would be cleaned up. No facelift is planned for the back side but the area will definitely be cleaned up.

Brian Franklin explained the trail running alongside the former K-Mart building will be linked to the new trailhead.

In response to Ms. Esson, Mr. Upston stated in a transition area the City requires a thirty foot building setback of which twenty feet is required to be landscaped on new projects. He noted this is a rehab of an existing building and as such will have to make do with the current conditions, possibly requiring denser landscaping to provide a buffer equivalent. Continuing to respond, Mr. Upston stated the City's noise ordinance limits noise at the property line based on hour of day or night but does not address delivery vehicles per se.

In response to Chair Kasner, Mr. Upston stated in single family neighborhoods the allowed decibel level is approximately 55/65 dbL daytime and 45/55 dbL at night.

Chair Kasner asked that staff provide an approximation of the time and number of deliveries anticipated per day.

In response to Jim Biles, Mr. Upston stated the City will be able to issue permits for construction within the next four to five months. Construction schedule is determined by the applicant.

Mr. Nat Franklin continued the response, stating the goal is get permit approval and be under construction by May 2011. It is hoped that the Center will be open for business by November 2011.

In response to Chair Kasner, Mr. Nat Franklin stated Buildings C & D integrate the whole site and provide a “main street” feel. There will be no underground parking.

Ms. McKelvey stated this project right sizes parking while adding back green space.

Russ Ayers questioned traffic impacts.

Mr. Nat Franklin responded that a traffic study was done and reviewed by the City. He reviewed the proposed traffic ingress/egress access.

Mr. Upston suggested for those with further questions related to traffic impacts to contact Carl Wilson at the City of Bellevue.

Mr. Segal reviewed the proposed traffic circulation pattern.

There was continued Council discussion with the applicant related to traffic impacts.

Jack Medford asked for an estimated count of daily trips. He stated much of the opposition to the Costco project was based on the projected 6,000 -10,000 vehicle trips per day.

Mr. Nat Franklin stated the projected trips are no way near that of the Costco proposal.

Mr. Upston stated the traffic study contains the trip projections. He again urged those interested to contact Carl Wilson with any traffic impact questions.

Terri Ayers stated different types of tenant draw different volumes of people. She asked what controls are in place to limit tenant uses.

Mr. Nat Franklin responded that there is a maximum tenant space size per the amended concomitant agreement.

Continuing to respond, Mr. Brian Franklin stated the new zoning agreement stipulates a maximum tenant size of 65,000 square feet.

Chair Kasner questioned the Center’s philosophy.

Ms. McKelvey stated the Center is scaled for the neighborhood.

Ms. Livingston questioned the types of restaurants that could potentially be located at the Center.

Mr. Franklin stated most likely a fast food restaurant.

Bill Capron stated he operates the 76 Gas Station across the street and looks forward to the opening of the Center.

Mr. Upston stated that the City is also supportive of development. Purpose of tonight's meeting is to gather public comment to help the City identify concerns.

Mark Martin asked if there will be any drive-thru customer service windows.

Mr. Nat Franklin stated that although there was a customer service drive thru window in the original proposal, it has been eliminate in this newest version.

In response to an audience question, Ms. McKelvey reviewed the façade and proposed covered walkways.

Jim Biles questioned the Center's tenant capacity and ability to fill the space.

Mr. Nat Franklin stated that he anticipates full occupancy. He stated that it is pivotal that the Center's construction begins in May 2011.

Chair Kasner asked staff to expound on the public process.

Mr. Upston stated the City has had a conversation with the applicant related to timelines and what is needed to make this project successful. At this stage in the process, the City is looking for community feedback to help polish the proposal related to traffic mitigation, aesthetics, noise concerns, and access and safety issues. In the next few months, that feedback will be incorporated into project approval.

Russ Ayers suggested that information related to this project be published to the web.

Terri Ayers stated her support for the project.

Ms. Esson questioned tenant hours of operation.

Michael Chen stated the City Code does not prohibit business 24 hour operations. There is however a noise ordinance that prohibits the noise generated by that business during certain hours of the day. He stated that the SEPA comment period begins on November 4, 2010.

In response to audience questions related to the past requirement to daylight Kelsey Creek at the site, Mr. Upston explained mitigations to the Larson Lake site in lieu of the daylighting requirement.

Rosemary Bailey questioned tree cutting on the property to the south of K-Mart.

Mr. Upston stated the City is moving forward with a separate action related to the tree cutting.

Michele Dodd stated she is impressed with proposed development but questioned security for after hours.

Mr. Brian Franklin responded in regards to security that the proposed lighting is at a substantial upgrade from that currently employed. The parking area will be well lit.

Chair Kasner thanked the audience for their participation.

9. **COMMITTEE REPORTS:** None.
10. **UNFINISHED BUSINESS:** None.
11. **NEW BUSINESS:** None.
12. **CONTINUED COMMUNICATIONS.**

Chair Kasner noted, due to an economically challenged budget, the potential cut to the 145<sup>th</sup> Street Capital Investment Project.

Mr. Capron stated he believed that the eastside of Bellevue should share the pain equally with the west part of Bellevue. He stated that a sidewalk on one side to Bellevue College should be sufficient.

Chair Kasner shared his thoughts related to the above cut, stating pedestrian safety and sunk costs concerns.

There was continued Council discussion with the audience related to proposed budget cuts, pedestrian safety, better dissemination of public information to Bellevue's eastside related to Downtown and East Link routes, and, the status of the Lake Hills Shopping Center.

13. **EXECUTIVE SESSION:** None.
14. **APPROVAL OF MINUTES:** None.
15. **ADJOURNMENT**

Councilmember Seal moved to adjourn, and Councilmember Gooding seconded the motion. The motion carried by a vote of 3-0.

Chair Kasner declared the meeting adjourned at 8:45 p.m.

Michelle Murphy, CMC  
Deputy City Clerk