

CITY OF BELLEVUE  
EAST MAIN STATION AREA PLANNING  
CITIZEN ADVISORY COMMITTEE  
MEETING MINUTES

April 28, 2015  
4:00 p.m.

Bellevue City Hall  
Room 1E-113

MEMBERS PRESENT: Chris Breiland, John D'Agnone, Christie Hammond,  
John King, Scott Lampe, Jim Long, Erin Powell,  
Danny Rogers, Alexander Strunkin, Pamela Unger

MEMBERS ABSENT: Bill Thurston

OTHERS PRESENT: Mike Kattermann, Department of Planning and  
Community Development; Phil Harris and Kate  
March, Department of Transportation

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER, APPROVAL OF AGENDA, APPROVAL OF MINUTES

The meeting was called to order at 4:05 p.m. by Chair Lampe who presided.

A motion to approve the agenda was made by Mr. Breiland. The motion was seconded by Ms. Powell and it carried unanimously.

Ms. Powell called attention to the fifth paragraph on page 4 of the April 14 minutes and said it should be noted that there are traffic impacts to 108th Avenue SE that affect the Bellecrest neighborhood as well as the Surrey Downs neighborhood. The survey asked the question of whether or not the right-turn-only restriction be maintained or eliminated, but there is a broader question involving traffic impacts on 108th Avenue SE once the light rail station is operational. Traffic impacts on 108th Avenue SE should be considered. She asked to have the minutes amended to reflect the concern of the Bellecrest neighborhood regarding cut-through traffic.

Ms. Hammond said that in fact was not the discussion that occurred at the meeting. She agreed the discussion needs to happen, but the minutes should not reflect that it did.

There was agreement to review the meeting recording and to hold off approving the minutes to a later date.

2. PUBLIC COMMENT - None

3. REVIEW OF OPEN HOUSE MATERIALS

Senior Planner Mike Kattermann provided the Committee members with copies of correspondence received from the public, including an email and a letter from the

Bellecrest neighborhood; a letter from Jack McCullough regarding a proposal to include Gateway Office on SE 8th Street in the discussion about redevelopment potential for the OLB; and an email regarding long-term traffic impacts for the area. Also provided were the postcard that was mailed out announcing the open house; and copies of the handout and the feedback questionnaire to be given to all who attend the open house.

Mr. Kattermann said to date there had been 30 responses to the online survey and about 150 people visit the site. The average time spent on the website is over eleven minutes. The welcome page provides a quick overview of the study area, including key landmarks, explains the study process and the guiding principles, scrolls through the four scenarios, and allows respondents to leave specific comments. The survey then works through the four scenarios individually, beginning with what is allowed under the current zoning. Each scenario includes a model depiction, a summary table for how much would be added, photos of similar developments, and a panorama of the view from inside the Surrey Downs neighborhood from the corner of SE 2nd Street and 110th Avenue SE.

Those who attend the open house will be asked to comment on what they like and do not like and to interact directly with staff and Committee members to discuss their opinions and suggestions.

Mr. D'Agnone said if the redevelopment area gets developed to the maximum outlined in the fourth scenario, the residents of Surrey Downs may end up feeling as though they are living in a valley. If the stretch along 111th Avenue SE were rezoned to allow for townhomes, it would be very much in scale with the redevelopment area. Mr. Kattermann said the Council has been very clear in saying there will be no redevelopment in single family areas. The areas zoned single family will remain single family. The homes along 112th Avenue SE do not in fact front that arterial. Once light rail is developed, the homes along 111th Avenue SE will have their backs to the tracks and will face what clearly is a single family neighborhood.

Ms. Unger noted that the pictures show wider sidewalks along Main Street and other amenities. She asked if the discussions with the public will focus on zoning only or if there will be some indication that the sidewalks are going to be expanded. Mr. Kattermann said the zoning issue includes development standards. The development standards could be written to require wider sidewalks as new development occurs. That is the customary approach. There are currently no buildings facing 112th Avenue SE for the most part and the redevelopment activity would be the opportunity to see improvements made.

Mr. Kattermann said the survey also addresses pedestrian/bicycle issues, including access to the station, where it will be, and the off-street path along 112th Avenue SE. The respondents are asked to indicate how they will be using the light rail station to get a sense of how many will be walking, biking, bussing or getting dropped off.

Answering a question asked by Mr. D'Agnone, Senior planner Philip Harris explained that as part of the project Sound Transit will construct an off-street multipurpose trail. It

will run on the west side of 112th Avenue SE between Main Street and SE 8th Street at which point it will cross over to the east side of 112th Avenue SE and Bellevue Way and continue on to Bellevue Way and the South Bellevue station.

Mr. Harris said the vehicular access portion of the survey includes potential access changes on Main Street at 110th Avenue SE and 108th Avenue SE and asks for input regarding those possible changes. Once SE 4<sup>th</sup> and SE 1<sup>st</sup> streets close, access to the neighborhood will come from Main Street. The public will also be asked if they support the creation of additional residential parking zones.

Ms. Hammond commented that while the Committee has asked for information about turning movements and the like on Main Street at 108th Avenue SE, there has been no request to see the accident statistics. She said it would be helpful to have that information as well.

Ms. Powell commented that hide and ride activities may occur sooner than expected because of the construction of the East Link project. No determination has been made yet about where the temporary satellite stations to replace the South Bellevue park and ride will be, and people may still hide and ride in the Surrey Downs neighborhood during construction. Mr. Harris said the East Link Permitting CAC is charged with addressing the construction issues. He allowed that the point is well made, but it is not within the purview of the East Main Station Area Planning CAC to look at construction impacts.

With regard to the Committee's schedule, Mr. Kattermann said staff are currently working on the traffic modeling, tweaks to the land use scenarios, environmental aspects, and the economic analysis. He said the bigger package will be available in time for the May 26 meeting but not the May 12 meeting. He suggested canceling the May 12 meeting and continue the discussion on May 26 and June 9. There was agreement from the Committee.

#### 4. ADJOURN

Chair Lampe adjourned the meeting at 4:52 p.m.