



MEMORANDUM

DATE: October 23, 2008

TO: Meydenbauer Bay Steering Committee

FROM: Mike Bergstrom, Planning & Community Development
Robin Cole, Parks & Community Services

SUBJECT: October 30, 2008 Steering Committee Meeting – **Agenda Item #3**

Preparing a programmatic Environmental Impact Statement (EIS) for the Meydenbauer Bay Park and Land Use Plan will be beneficial to the Steering Committee, the community and decisionmakers. The EIS process maximizes participation opportunities for the public, agencies, and tribes; improves proposals by identifying and addressing areas of controversy and other significant issues early when the opportunities to consider a broad range of solutions are greatest; and provides the environmental information necessary for informed decisions.

However, preparation of the EIS will impact our project schedule as well as the pace at which alternatives get refined into a proposed plan.

Schedule and Status—The project process diagram which follows this memo has been updated to reflect the integration of the EIS process into the project schedule.

The EIS process begins with scoping, where the public, agencies and tribes are notified of the City's decision to prepare an EIS and invited to provide comments regarding what should be studied in the EIS document. A project description is prepared and distributed with the notice. Scoping comments and information collected to date are used to identify environmental elements that could be impacted by the project, such as earth, surface water, cultural resources, transportation, recreation, and so forth.

Preparation of the Draft EIS (DEIS) follows, including analysis and comparison of potential impacts of each of the alternatives to each of the environmental elements and identification of potential mitigation measures.

Once the DEIS is issued, the public and agencies have a period of time to review the document and provide comment. Partway through the comment period, a DEIS public hearing will be held to collect comment in addition to written comments submitted. The Final EIS (FEIS) will be prepared, providing responses to all comments received, and editing or augmenting the EIS text as appropriate.

After the FEIS is issued, recommendations will be forwarded and Council action can be taken.

Effect on Steering Committee meetings—As you can see from the Process Diagram, there will be some months during the preparation of the EIS when Steering Committee meetings will not be held. Once the DEIS is issued and the public comment period is complete, the Committee will return to the task of preparing a proposal, in an environmentally informed context. Staff will provide summaries of public comments in response to the DEIS for your use during this time. The EIS information will assist you in addressing areas of controversy and difficult issues which have dominated some of your earlier meetings.

Once the FEIS is published, your recommendations will be prepared to transmit to the Council for assignment to the Park Board and Planning Commission review processes.

Effect on Evaluation and Refinement of Alternatives—The Committee and public have spent a good deal of time brainstorming, discussing, questioning and responding to conceptual alternatives for both the land use and park portions of the Meydenbauer project. Preparing an EIS changes the process, postponing the refinement of current alternatives until after the preparation of the EIS, and focusing now on making sure that the alternatives being evaluated through the EIS represent a broad range of alternatives that meet the project objectives which are expressed in the Notice of Determination project description, as follows:

“The proposal is to develop a long-range land use and park master plan for the study area. The basis for the proposal is embodied in the City of Bellevue Comprehensive Plan and Parks & Open Space System Plan 2003. Policies contained in these documents envision a graceful pedestrian connection from Downtown Park through Old Bellevue to Meydenbauer Bay; the recognition of Meydenbauer Bay’s historical significance in the region’s development; a visual and physical connection from Downtown Park to Meydenbauer Bay that provides unique recreation, retail, and tourism opportunities; increased waterfront access; and the provision of waterfront opportunities for future generations. The ultimate goal expressed by the Comprehensive Plan and the Parks & Open Space System Plan 2003 is to connect the city-owned properties along Meydenbauer Bay to the Downtown area, creating a significant citywide park and waterfront destination. The City Council, on March 19, 2007, adopted planning principles to help guide the proposal, addressing these twelve topics: Remarkable and memorable shoreline experience; spectrum of activities; complementary land uses; increased physical and visual access; pedestrian priority; economic vitality; superior design; environmental stewardship; history; neighborhood enhancement and protection; coordinated planning process; and commitment to implement. The proposal is intended to achieve the goals and policies expressed in the Comprehensive Plan and Parks & Open Space Plan 2003 as well as the twelve planning principles.”

In addition, the EIS will evaluate a No Action alternative which will assume the continuation of existing zoning within the study area, existing boundaries and uses of Meydenbauer Beach Park, committed and planned transportation system changes (unrelated to this project), and adopted regional growth assumptions. The No Action Alternative will provide a baseline for comparison with up to four alternatives or sub-alternatives including varying assumptions of types, forms, locations, and intensities of program elements, and pedestrian and vehicle circulation.

Attachments:

- Notice of Determination of Significance (in Weekly Permit Bulletin)
- Revised process diagram



The Weekly Permit Bulletin

October 9, 2008

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin.

Applications

NOTICE OF APPLICATION

L. L. Peterson Piling Replacement

Location: 6220 Hazelwood Lane SE

Neighborhood: Newport

File Number: 08-128273-WB

Description: Application for a Shoreline Substantial Development permit to repair three pilings on the north side of the northern dock and installing a ground based boat lift under the northern two covered boat slips on Lake Washington.

Approvals Required: Land Use Approval, Shoreline Substantial Development Permit, Concurrency Determination and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: November 10, 2008, 5 p.m. Refer to page one for information on how to comment on a project.

Date of Application: July 24, 2008

Completeness Date: August 21, 2008

Applicant Contact: L. L. Peterson, 425-746-8486

Planner Email: mcross@bellevuewa.gov

Planner: Mark Cross, 425-452-6938

Decisions

NOTICE OF DECISION

Bellevue Tower

Location: 200 106th Ave NE

Neighborhood: West Bellevue

File Number: 07-132105-LD

Description: Design Review approval with SEPA to construct a 19-story residential tower with 252 units, approximately 16,000 square feet of retail space, and 309 below grade structured parking stalls on approximately 0.91 acre in the DNTN-MU zone.

Decision: Approval with conditions

SEPA: Determination of Nonsignificance

Appeal Deadline Ends: October 23, 2008 5 p.m.

Concurrency Determination: Meets Requirements

Notice of Application Date: October 4, 2007

Date of Application: September 6, 2007

Completeness Date: September 28, 2007

Applicant: Darcy Garneau, Legacy Partners, 206-275-4060

Planner Email: kthiem@bellevuewa.gov

Planner: Ken Thiem, 425-452-2728

NOTICE OF DETERMINATION OF SIGNIFICANCE, SCOPING MEETING, AND REQUEST FOR PUBLIC COMMENT ON THE SCOPE OF AN ENVIRONMENTAL IMPACT STATEMENT



Meydenbauer Bay Park and Land Use Plan

Location: The project's "primary study area" is generally bounded by 98th Place NE/Meydenbauer Beach Park on the west, NE 1st Street on the north, 101st Avenue SE on the east, and Meydenbauer Way SE and Meydenbauer Bay on the south. The primary study area includes approximately 10 acres of city-owned property, including the existing Meydenbauer Beach Park and the Bellevue Marina, in addition to privately-owned property. A larger "secondary study area" arcing around the perimeter of the primary study area has also been identified.

File Number: 08-133559-LE

Description: The proposal is to develop a long-range land use and park master plan for the study area. The basis for the proposal is embodied in the City of Bellevue Comprehensive Plan and Parks & Open Space System Plan 2003. Policies contained in these documents envision a graceful pedestrian connection from Downtown Park through Old Bellevue to Meydenbauer Bay; the recognition of Meydenbauer Bay's historical significance in the region's development; a visual and physical connection from Downtown Park to Meydenbauer Bay that provides unique recreation, retail, and tourism opportunities; increased waterfront access; and the provision of waterfront opportunities for future generations. The

ultimate goal expressed by the Comprehensive Plan and the Parks & Open Space System Plan 2003 is to connect the city-owned properties along Meydenbauer Bay to the Downtown area, creating a significant citywide park and waterfront destination. The City Council, on March 19, 2007, adopted planning principles to help guide the proposal, addressing these twelve topics: Remarkable and memorable shoreline experience; spectrum of activities; complementary land uses; increased physical and visual access; pedestrian priority; economic vitality; superior design; environmental stewardship; history; neighborhood enhancement and protection; coordinated planning process; and commitment to implement. The proposal is intended to achieve the goals and policies expressed in the Comprehensive Plan and Parks & Open Space Plan 2003 as well as the twelve planning principles.

The proposal includes the development of a master plan for a public park on the north shore of Meydenbauer Bay, incorporating the existing Meydenbauer Beach Park and additional city-owned property along Meydenbauer Bay, and a land use plan for nearby upland properties to improve visual and physical connections to the waterfront. Substantial opportunity for public comment is provided through Steering Committee meetings, meetings of the Planning Commission, Parks & Community Services Board, and City Council, and public workshops and open houses. Once the final recommendations resulting from the planning process are accepted by the City Council, implementation of these recommendations will begin, likely in late 2009. These implementing actions are expected to include amendments to the City's comprehensive plan, sub area plans, and Land Use Code, and may include amendments to other City policy or regulatory documents.

EIS Required: The City of Bellevue (Lead Agency) has determined that this proposal is likely to have a probable significant environmental impact and an EIS is required.

Alternatives: A No Action Alternative will assume the continuation of existing zoning within the study area, existing boundaries and uses of Meydenbauer Beach Park, committed and planned transportation system changes (unrelated to this project), and adopted regional growth assumptions. The No Action Alternative will provide a baseline for comparison with up to four alternatives or sub-alternatives including varying assumptions of types, forms, locations, and intensities of program elements, and pedestrian and vehicle circulation.

Approvals Required: City Council Adoption
SEPA EIS Scoping and Comment Deadline Ends: October 30, 2008 at 5 pm. Comments are invited on the scope of this Environmental Impact Statement pursuant to WAC 197-11-408. Comments on the scope of the

impacts to be analyzed may be submitted in writing through October 30, 2008 and should be addressed to the Lead Agency contact below. Agencies, affected tribes, and members of the public are invited to comment.

Comments on the scoping of the EIS may address: reasonable alternatives; probably significant adverse impacts; mitigation measures; and impacts that are not significant and may not be eliminated from detailed study. Areas of analysis preliminarily identified by the Lead Agency include: impacts to earth, water resources, plants, animals, noise, land and shoreline use, housing, aesthetics, light and glare, recreation, historic/cultural preservation, transportation, public services, and utilities.

Public Meeting: Wednesday, October 29, 2008, 5:00-6:30 pm. Bellevue City Hall, 1E-108/113, 450 110th Avenue NE

Applicant Contact Email:

mbergstrom@bellevuewa.gov

Applicant Contact: Michael Bergstrom, 425-452-6866 and Robin Cole, 425-452-6195

Lead Agency Email: mpaine@bellevuewa.gov

Lead Agency Contact: Michael Paine, 425-452-2739

NOTICE OF DECISION

ClearWire Mini Park

Location: 12843 SE 60th St.

Neighborhood: Newport

File Number: 07-103905-LA

Description: Administrative Conditional Use permit approval to install 3 panel antennas, 2 microwave antennas, and 3 amplifiers on an existing Puget Sound Energy utility pole. The proposal will increase the pole height from 51.2' to 72.2'. Associated mechanical equipment will be located in an underground vault screened by landscaping.

Decision: Approval with conditions

SEPA: Determination of Nonsignificance

Appeal Deadline Ends: October 23, 2008 5 p.m.

Concurrency Determination: N/A

Date of Application: January 12, 2007

Completeness Date: February 21, 2007

Notice of Application Date: May 3, 2007

Applicant: Clearwire LLC

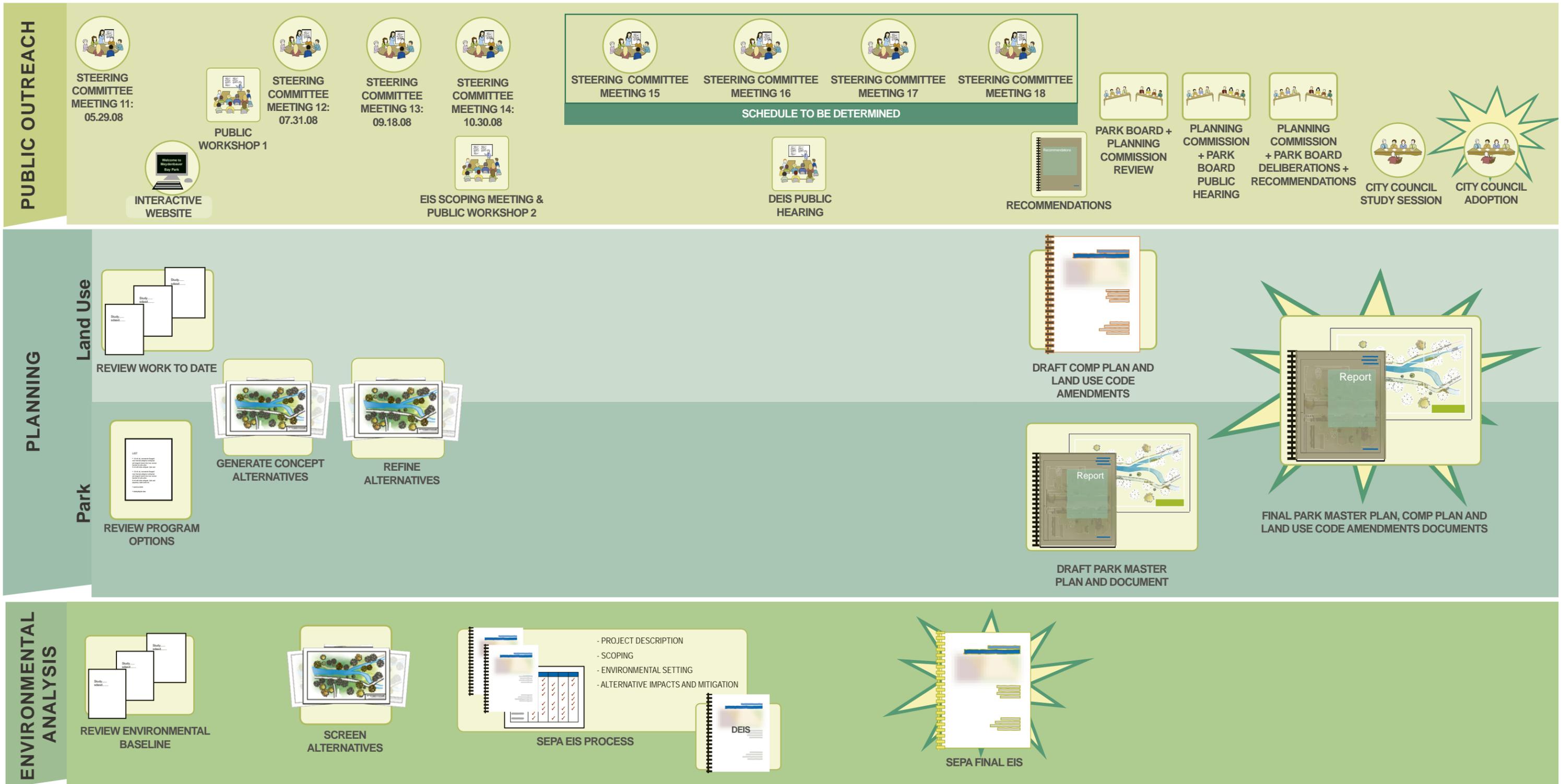
Applicant Contact: Craig Wilson, Parsons Inc., 206-218-6940

Planner Email: dfolsom@bellevuewa.gov

Planner: Drew Folsom, 425-452-4441

meydenbauer bay park + land use plan + EIS process diagram

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