



# MEMORANDUM

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**Date:** September 18, 2008  
**To:** Mayor Grant Degginger & City Council  
**From:** Merle Keeney, Chair  
Parks & Community Services Board  
**Subject:** Bel- Red Sub-Area Plan Parks & Open Space System

The Parks & Community Services Board would like to express appreciation to the City Council and Planning Commission for the high level of involvement that we have been granted throughout this planning process. The Bellevue parks system as a whole is an essential part of what makes Bellevue desirable to the city's residents and workers. As a self-described 'City in a Park,' the community has set a high standard for provision of high quality parks and open space. If developed as it is envisioned in the Sub-Area Plan, the parks system in Bel-Red has the potential to become, like the rest of the parks system, a signature place-making element for the commercial and residential neighborhoods.

For this reason, the Parks & Community Services Board heartily endorses the parks and open space system planned for Bel-Red. However, we give our endorsement with concern regarding the plan's implementation. The goal is a robust and interconnected parks and open space system geographically placed to provide a fitting level of service to Bel-Red and the broader community. Yet, the current implementation mechanisms rely significantly on the individual decisions of developers and property owners to either dedicate land or pay a portion of the cost required to achieve the unified vision.

The Board is concerned about the practical likelihood of individual development decisions resulting in a unified parks system if the City does not have in place adequate regulatory and financial mechanisms to ensure that parcels needed to achieve the vision are placed into public ownership. Further, the Board is concerned that the incentive zoning mechanism, while an excellent tool to produce revenue, may not produce revenue *early enough* to achieve critical elements of the parks system vision. The Neighborhood Parks, in particular, are located in areas that will be under high pressure for development and finding a way to bring these into public ownership will be essential.

These concerns are evidenced by the recent change to the parks system plan, where the four-acre Neighborhood Park at the center of the 122nd node was reduced to a one acre Mini-Park. The Board understands the necessity of this change and is hopeful that the remaining three acres shifted to the edge of the node will be realized so there is no net loss of park land. However, this situation creates an unfortunate precedent for future development. With limited tools for the City to bring desirable park sites of significant acreage into public ownership now, what is there to stop this scenario from repeating? This example also raises the question of how the Parks & Community Services Board can be proactively involved in reviewing the progress of assembling parks acreage as development occurs over time to ensure that the City is achieving the plan's parks and open space vision.

The Parks & Community Services Board respectfully requests that you give these concerns full consideration prior to your final approval of the Sub-Area Plan and land use code amendments. Again, we thank the Council and Planning Commission for giving us the opportunity to participate meaningfully in this process and continue to offer our services to both bodies in any way we can as implementation of the plan begins.





# MEMORANDUM

Phone: 452-5377; 452-7681  
Date: September 15, 2008  
To: Mayor Degginger and City Councilmembers  
From: Patrick Foran, Director  
Cathy VonWald, Community Services Supervisor  
Subject: Fall Prevention Week Proclamation

For older adults and those involved in their lives, the statistics for falls is staggering.

People aged 65 and older are greatly at risk for falling in their home, where more than half of all falling accidents occur. Of those who fall, one in forty will be hospitalized – and only half of those hospitalized will survive a year.

There are four major components that can reduce the risks of a fall:

- Exercises taught by trained professionals that improve mobility, strength, and balance. Exercise programs such as Tai Chi, Matter of Balance, Enhance Fitness, or other individual or group exercise programs.
- Having medication reviewed to identify possible side effects or drug interactions that may contribute to falls.
- Having eyes examined and vision corrected by an optometrist or ophthalmologist.
- Improving the home environment such as providing proper access to bathtub or showers, ensuring sufficient lighting, clearing walkways, and installing handrails.

To prevent statistics like these and provide public education on falls, the North Bellevue Community Center, in partnership with Overlake Hospital and the Factoria Mall, is providing a free fall and fire prevention program for older adults. This *Safe Steps Fall and Fire Prevention Fair* will provide information, screenings, giveaways, and tools from experts on home safety, physical activity, medications, vision, and more.

Please join us during Fall Prevention Week for this wonderful event to be held on:

September 23 1-4pm Factoria Mall  
September 25 1-4pm North Bellevue Community Center

We invite Council, staff, volunteers, and all members of the community to join us in celebrating *Fall Prevention Week*.

Attachment

Cc: Bellevue Parks & Community Services Board

CITY OF BELLEVUE, WASHINGTON

*PROCLAMATION*

- Whereas;* Bellevue is a community in which 13.4% of it's residents are 65 years of age and older; and
- Whereas;* It is estimated that one third of adults over the age of 65 and 50 percent of adults over the age of 80 will fall each year, resulting in medical costs exceeding \$27 billion annually; and
- Whereas;* Falls are the leading cause of injury deaths among people over the age of 65, and the leading cause of doctor visits, hospital admissions, and emergency room visits; and
- Whereas;* Falling, and the fear of fall, can lead to depression and hopelessness, loss of mobility, and loss of functional independence; and
- Whereas;* Injuries from falls are largely a preventable community health problem; and
- Whereas;* The causes of falls vary with contributing factors including lack of strength in the lower extremities, the use of four or more medications, reduced vision, chronic health problems, and unsafe home conditions;

*Now, therefore, I,* Grant S. Degginger, Mayor of the City of Bellevue, Washington do hereby proclaim **September 18-27, 2008** as:

**Fall Prevention Week**

in Bellevue, and urge all residents to join me in this special observance.

Signed this 15<sup>th</sup> day of September, 2008

\_\_\_\_\_  
Grant S. Degginger  
Mayor

From: Bob Bencze [bbencze@mail.nai-psp.com]  
Sent: Friday, September 05, 2008 11:54 AM  
To: Harvey, Nancy; Smith, Terry  
Subject: Our Wonderful Parks

Hello, Nancy and Terry. I noticed that you are part of the 7 member Parks & Community Services Board. I would like to thank you for your efforts and the results are great as the planning and designs of Bellevue's parks are fantastic.

I noticed that you advise the City Council on policies regarding community services issues and it is with that in mind as I write to you. I live nearly adjacent to what will be a new park currently called the "Eastgate Properties" along 156th Ave SE near I-90 adjacent to the new Microsoft buildings. There are 5 Alternatives (see Pam Fehrman's park update link below) that are being proposed, Alternatives A-E with Alternatives D & E being very high impact developments with bleachers and serious night lights that would pollute surrounding areas with not only loud noise at night but would also pollute the night sky. Our neighborhoods would be used for parking lots even though some parking will be provided on site and this neighborhood parking would also add to the noise and littering that is bound to happen at night games. Our right to quiet enjoyment of our neighborhood would end. It appears that Alternatives D & E are being pushed by organized sports groups with money and those that profit by outfitting them with equipment and clothes and those that profit from concession stands that would be part of D & E.

The cost for these 2 high impact "parks" will be tremendous and can be better spent enhancing this property through Alternatives A-C or spent on creating/enhancing several other parks.

I would appreciate your comments and feedback as I will be before the City Council with this topic in person and through email. Our neighborhood is well connected on this topic through our Crime Watch organization as well as door to door canvassing and other organized groups including Save Eastgate Meadow. We are local and vocal.

Thank you for your attention.

Bob Bencze

Official City link below is just under 10MB (huge file):

[http://www.bellevuewa.gov/pdf/Parks/eastgate\\_meeting2\\_handout-Design\\_Alternatives\\_071708.pdf](http://www.bellevuewa.gov/pdf/Parks/eastgate_meeting2_handout-Design_Alternatives_071708.pdf)

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-----Original Message-----

From: Bruns, Edward L [mailto:edward.l.brun@boeing.com]  
Sent: Wednesday, September 17, 2008 7:00 AM  
To: Stover, Viki  
Cc: Joy Prescott  
Subject: RE: Side Walk Hornets Stinging

Wow, that's great!

Thank you so much for the quick response. And our thanks to Bellevue Parks folks as well!

:-)  
Ed Bruns

-----Original Message-----

From: VStover@bellevuewa.gov [mailto:VStover@bellevuewa.gov]  
Sent: Tuesday, September 16, 2008 3:39 PM  
To: Bruns, Edward L  
Subject: FW: Side Walk Hornets Stinging

I wanted you to know Parks staff took care of the "bee" problem this morning. Thank you for bringing this to our attention, and I hope your wife is doing okay. Viki

Viki Stover  
Sr Administrative Assistant  
Bellevue Parks & Community Services  
450 110th Avenue NE  
Bellevue, WA 98004  
Phone: 425-452-2805 | Fax: 425-452-7221  
E-Mail: vstover@bellevuewa.gov =^.^=

-----Original Message-----

From: Bruns, Edward L [mailto:edward.l.brun@boeing.com]  
Sent: Monday, September 15, 2008 10:30 AM  
To: ServiceFirst  
Subject: Side Walk Hornets Stinging

Hi,  
My wife was stung by hornets this morning while walking on the sidewalk along the eastside of 156th Ave SE, between SE 9th St and SE 10th St.  
There appears to be a nest within the overgrown laurel bush located next to the sidewalk. Since this sidewalk is near both Phantom Lake Elementary and Tillicum Middle Schools, there must be many children that will be using this sidewalk to transit to and from school. Add in the substantial

number of pedestrians that transit the sidewalk en-route to the Lake Hills Boardwalk and Greenbelt and there are bound to be individuals with sting allergies among them. Can you pass this along to the appropriate department or, if failing that, give me a email or phone number to call to help resolve this problem?

Thanks,

Ed Bruns  
15611 SE 9th St.  
Bellevue, WA  
425-643-7298

21 September 2008

City Council  
City of Bellevue  
Bellevue, Washington

cc: Planning Commission  
City of Bellevue  
✓ Parks and Community Services Board  
City of Bellevue  
Transportation Commission  
City of Bellevue  
Arts Commission  
City of Bellevue  
Environmental Services Commission  
City of Bellevue

Subject: Bel-Red Area Rezone: Bellevue's 'Bridge to Nowhereville'

Dear Council Members:

At your 22 September 2008 study session, you apparently will be subjected to yet another smoke-and-mirrors review of the City staff's latest and grandest city-building scheme, euphemistically referred to as 'The Bel-Red Corridor Project.' This fog-enshrouded charade will, apparently, be followed by other carefully-scripted mind-numbing laugh-ins. These dog and pony shows will feature various other Thespians who will strive to persuade you to approve the staff's Robert-Moses-inspired plan to rezone approximately 900 acres of the City's valuable mixed-use land area. Hopefully, you will reject this nonsensical scheme and allow normal 'market forces' to gradually transform the area at minimal cost to City taxpayers.

As I am sure you all recognize, the existing plan for the Bel-Red/Northup subarea is quite adequate in its present form, and needs only minor updating to ensure that this important area of the City will continue to provide a wide variety of services and employment opportunities. The existing zoning and land-use provisions of the Bel-Red/Northup subarea provide ample opportunities for Bel-Red property owners to exploit and benefit from these provisions, and to realize profit from the area's development potential. Accompanying any such development would be increased tax revenues to the City at essentially no (or, at least, low) cost to Bellevue citizens.

Bellevue's staff is seeking to force their unjustified, unrationalized vision of a new city center on Bellevue citizens that will benefit only a small number of property owners in the Bel-Red area for two fundamental reasons:

- a. To increase City tax revenue flows; and,
- b. To aid and abet Sound Transit's plan to deploy an uneconomic, non-cost effective light rail transit line from Seattle to Bellevue and (perhaps) on to Redmond.

The staff has planned and orchestrated an implementation scheme that has purposely excluded reasonable opportunity for *citizen review, consideration, and evaluation* of their planned rezone for the Bel-Red area. This scheme has ensured that there was *inadequate time* and *insufficient information* available to obtain *informed citizen input and comments* on the proposed rezone. Moreover, the staff-proposed scheme is a repudiation of the City's Downtown Development plan.

There are no market analyses or any other type of analyses that justify the Staff's plan to rezone the area to support development of 5000 residential units in the area; this number is a total fiction, and was picked out of the ozone by the staff to support their discussions with King County Metro in December 2005. In addition, the City's Buildable Lands Report, submitted to King County last year, clearly shows that the City has ample land capacity for housing and employment growth out to the year 2022 based on existing zoning and land use. Thus, there is no need to rezone the Bel-Red corridor to expand City housing, employment, and retail activities.

The staff's proposed rezone scheme will require the expenditure of approximately \$500-million to pay for the *acquisition costs* of the public infrastructure required to implement the scheme; *ownership costs* are totally undefined. It is clear that the staff and you Council members plan for a significant portion of these costs to be borne by all Bellevue citizens, rather than the land owners and property developers that will benefit from the rezone. However, even if you Council members and the staff are successful in levying some of these costs on the area's land owners and property developers, they will only be passed on to the land owners' and property developers' customers, renters, and condo-owners. The staff-proposed public amenities (parks, open spaces, etc.) will not benefit the broad spectrum of Bellevue citizens.

Sincerely yours,

  
David F. Plummer

14414 NE 14<sup>th</sup> Place  
Bellevue, WA 98007

Attachment: Comments on Proposed Bel-Red Subarea Plan

## ***Comments on Proposed Bel-Red Subarea Plan***

1. The proposed subarea plan for the Bel-Red area contradicts the plans and policies of the City's previous commitment to concentrate housing and employment growth in the Downtown area of the City.
2. The Staff's proposed rezone scheme for the Bel-Red area is primarily designed to increase City revenues, and to benefit a very limited number of property owners, e.g., Wright Rundstad who recently purchased some of the Safeway property.
3. The entire rezone scheme is the product of the Bellevue City Staff. The Bel-Red Project Steering Committee merely reviewed the Staff's (and the City consultants') proposals and uncritically accepted and approved the scheme. The manifest bias of the Committee members toward continued growth in the City, their obvious rejection of any normal market-driven growth scenarios, their failure to solicit meaningful input from the public (as required by their operating guidelines), and their failure to do any independent analyses has resulted in the development of a fatally-flawed subarea plan for the Bel-Red area.
4. The City's buildable lands analysis, submitted to King County in mid 2007, clearly shows that the City has ample capacity for housing and employment growth out to 2022 based on existing zoning and land use. Thus, there is no need to rezone the Bel-Red corridor to expand housing, employment, and retail activities.
5. The Staff-proposed subarea plan is pure sophistry; it is not based on any substantive public input. As proposed, it is nothing more than a slightly reworked version of the Downtown subarea plan.
6. There are no demonstrable benefits for the proposed streams restoration, and no cost/benefit or cost effectiveness analyses that rationalize the proposed restorations; they are entirely cosmetic in nature, and will not increase critical habitat for five species of Pacific salmon and *O. mykiss* (*Onchorynchus* spp.) listed under the federal Endangered Species Act (ESA)<sup>1</sup>.

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<sup>1</sup> See: "Draft Economic Analysis of Critical Habitat Designation for 13 Pacific Salmon and *O. mykiss* ESUs"; U.S. Department of Commerce National Oceanic and Atmospheric Administration, NOAA Fisheries Northwest Fisheries Science Center; Seattle, November 2004.

## ***Comments on Proposed Bel-Red Subarea Plan, continued***

7. The developments proposed by the Staff and embodied in their proposed subarea plan are incompatible with the residential developments to the north and south of the Bel-Red corridor. The proposed addition of housing zoning along the south side of the Bel-Red Road results from an arbitrary and capricious decision by the Bel-Red Project Steering Committee, and ignored the recommendation of the City's consultant (Crandall Arambula) to not include such zoning along this part of the Bel-Red Road.

8. The developments proposed by the Staff will require condemnation of many private properties to implement the public infrastructure with no demonstrable benefit to Bellevue citizens.

9. The Staff-proposed roads network will increase peak-hour traffic congestion on all nearby arterials, and lead to failed intersections on Northup Way/NE 20th, the Bel-Red Road, NE 12th, and 116th NE.

10. To implement the rezone Staff-proposed rezone will require at least \$500 million in public subsidies to fund the acquisition of the proposed infrastructure; this does not include operation/maintenance costs. Indeed, the Staff has not published any exhaustive list of all the infrastructure (roads, bridges, tunnels, retaining walls, parks, trails, sidewalks, open spaces, etc.) that would be required to implement the Staff's proposed rezone. ***And no life cycle cost estimates exist for the infrastructure, nor is their any financing plan available.***

11. There is no rationalization for the massive increase in multifamily housing in the corridor and along the south side of the Bel-Red Road. ***The Staff has arbitrarily chosen a value of 5000 housing units for the rezone; this value was proposed by the City Staff in their discussions with King County Metro staff in December 2005, and is not substantiated by any market analysis whatsoever.*** The type of developments that will occur under the Staff-proposed rezone will ensure that market-rate rents/prices will foreclose the opportunity to develop any below-market-rate housing.

12. The current lack of public open space and streams restoration is a direct result of City neglect of this area. Ample opportunities exist under present land use and zoning and City policies and procedures to restore streams and provide modest improvements in open space while preserving the economic vitality of the area.

### ***Comments on Proposed Bel-Red Subarea Plan, continued***

13. The proposed NE 16th boulevard is a 'street to nowhere.' It can only function if supported by massive public subsidies. If built as proposed, traffic generated by the proposed commercial/retail/housing developments will only clog nearby streets and neighborhoods.

14. There is no plan, schedule or funding by WSDoT to make any changes to the intersection of 124th NE and SR 520. The proposed rezone cannot function without the proposed modification to this intersection.

15. Light rail is an uneconomic, non-cost-effective transit mode. Voters have rejected Sound Transit's proposed East Link, and there is no reasonable prospect that voters will agree to tax themselves for this wasteful project in the near future.

16. An updated or new subarea plan for the Corridor should not be considered until a new BROTS Interlocal agreement is developed and approved by the cities of Bellevue and Redmond.

17. The number of parks, open spaces and public areas proposed by the Staff for the Corridor is far in excess of any rational requirement.

18. The Staff has arbitrarily and capriciously transferred the small triangular area just west of Unigard corporate campus from the Crossroads subarea to the Bel-Red Project area. This small area has no rational connection to the Bel-Red area, and more properly belongs in the Crossroads subarea.

From: Dewald, Dan  
Sent: Wednesday, October 01, 2008 11:05 AM  
To: Nancy  
Cc: Dewald, Dan; Harvey, Nancy  
Subject: RE: West Trib rescue

Thank you for the email and support for Kelsey Creek Park and Bellevue's Park and Open Space system. We are so glad that our contractor, Ohno Construction Company, spotted your turtle and she is back at home. It is a wonderful story and we all feel really good about being part of it.

Thanks again for contacting me. I will let everybody know that you emailed.

Sincerely,

Dan DeWald  
Bellevue Parks

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From: Nancy [mailto:[ndaar@hotmail.com](mailto:ndaar@hotmail.com)]  
Sent: Wednesday, October 01, 2008 10:47 AM  
To: Dewald, Dan  
Subject: West Trib rescue

Dear Dan,

I do appreciate all the work that has been done at KCP along West Tributary where I have lived for the past 35 years. I have seen the many changes that have occurred along the stream. I greatly appreciate the construction crew that rescued my lost turtle from the sedimentation pond recently. Yertle, the turtle, escaped last May from my yard. I alerted Laurie Deveraux who then alerted KCP farm staff, utilities personnel and construction crew to watch for Yertle. After a summer vacation, she is glad to be home for the winter.

Many thanks to all who aided the rescue.

Nancy Daar

