

**CITY OF BELLEVUE  
PARKS & COMMUNITY SERVICES BOARD  
REGULAR MEETING MINUTES**

Tuesday  
May 10, 2011  
6:00 p.m.

Conference Room 1E-113  
Bellevue City Hall  
Bellevue, Washington

**BOARDMEMBERS PRESENT:** Boardmembers George, Grindeland, LaPine, Stokes, and Van Hollebeke

**BOARDMEMBERS ABSENT:** Chair Roland, Vice-Chair Robinson

**PARKS STAFF PRESENT:** Shelley Brittingham, Patrick Foran, Nancy Harvey, Camron Parker, Lorrie Peterson, David Pyle (DSD), Terry Smith

**OTHERS PRESENT:** Aaron Dichter, Kathy Haggart, Marv Peterson

**MINUTES TAKER:** Michelle Cash

1. **CALL TO ORDER:**

The meeting was called to order by Boardmember Van Hollebeke at 6:07 p.m.

2. **APPROVAL OF TEMPORARY CHAIR:**

**Motion by Boardmember Van Hollebeke and second by Boardmember Grindeland to appoint Boardmember George as the Temporary Chair. Motion carried unanimously (5-0).**

3. **APPROVAL OF AGENDA:**

**Motion by Boardmember Grindeland and second by Boardmember Stokes to approve the meeting agenda as presented. Motion carried unanimously (5-0).**

4. **APPROVAL OF MINUTES:**

**Motion by Boardmember Stokes and second by Boardmember LaPine to approve the April 12, 2011 regular meeting minutes of the Parks & Community Services Board as presented. Motion carried unanimously (5-0).**

5. **ORAL COMMUNICATIONS/PUBLIC COMMENTS:**

Kathy Haggart, 209 – 100<sup>th</sup> Ave. NE, Bellevue, WA  
Boys & Girls Clubs of Bellevue

Ms. Haggart distributed a sheet with her comments.

This summer, the Boys & Girls Clubs of Bellevue (BGCB) will be opening their 15<sup>th</sup> Club in Bellevue this year, as a teen center in the former Lake Hills library.

Through their outreach, the BGCB has determined that they have outgrown their main Clubhouse in downtown Bellevue. In addition, maintaining a strong home base in west Bellevue is historically critical to the organization as they have been headquartered in their current location since their charter in 1952.

For the past several years, the BGCB has been exploring other opportunities for expansion, including a partnership with the City at Surrey Downs Park. Since this site is no longer viewed as a viable option, the BGCB are researching options to find a suitable location.

Ms. Haggart expressed the BGCB's interest in partnering with the City to use the Chapin Property for a partnership so that a wide range of services and activities could be offered at this facility. Like the South Bellevue Community Center partnership, the BGCB would follow their mission to remain focused on providing programs for youth, while the City could offer the programs for adults and other special needs groups.

On behalf of the BGCB, Ms. Haggart asked Boardmembers to consider the idea of a partnership for this property.

Marv Peterson, 9840 SE Shoreland Drive, Bellevue, WA  
President-emeritus of Meydenbauer Bay Neighbors Association

On behalf of the Meydenbauer Bay Neighbors Association, Mr. Peterson cautioned Boardmembers that the Planning Commission has had little input into the Shoreline Master Program (SMP) policies. He added that the policies will need to be amended once the Planning Commission has fully analyzed and commented on the regulations.

Mr. Peterson explained that the SMP is supposed to be based on science, yet he feels staff has set science aside. He urged Boardmembers to take into account the lack of underlying substantiation for the policies and regulations Planning staff is proposing.

In Mr. Peterson's opinion, property owners continue to be greatly concerned that staff has selected the most onerous portions of the SMP Guidelines, and have made a limited attempt to create balanced policies and regulations.

6. **CHAIR COMMUNICATION:**

None.

7. **BOARD COMMUNICATION:**

Boardmember LaPine continues to enjoy Bellevue's lakes and parks.

Boardmember Stokes participated in the Wild'n Woolly Sheep Shearing event at Kelsey Creek Farm. He was amazed by the diversity at the event.

Boardmember Grindeland recently visited Crossroads Park and was impressed by the string of walkways and green areas throughout the park. She complimented staff for their efforts at the park.

Boardmember Van Hollebeke participated in Bellevue's 5k/10k walk at Downtown Park. In addition, he attended the Arbor Day celebration at Bellevue Botanical Gardens and enjoyed tennis activities at Robinswood Tennis Center.

Boardmember George visited Robinsglen Nature Park and encouraged other Boardmembers to visit the park.

8. **CITY COUNCIL COMMUNICATION:**

None.

9. **DISCUSSION/ACTION ITEMS:**

A. **Boys & Girls Clubs of Bellevue Request for Use of Chapin Property**

Mr. Foran discussed the relationship the City has with the Boys & Girls Clubs of Bellevue (BGCB). The BGCB has requested to construct a community center on the City-owned Chapin property. Currently, the BGCB operates in 14 sites throughout Bellevue, including their main facility in downtown.

Mr. Foran explained that the BGCB has outgrown their current downtown facilities, and determined that expansion on the site would not be sufficient to accommodate their needs. The BGCB's vision is to build a 45,000 square feet "flagship" facility that would include multiple gymnasiums and program space, similar to South Bellevue Community Center.

Mr. Foran clarified that the Chapin property is an undeveloped park site acquired by the City in 1986 using voter-approved general obligation bonds. He added that the Parks & Open Space System Plan identifies the Chapin property as a future neighborhood park.

Some of the Legal/Regulatory Issues for the Chapin property were discussed. They include:

- Restrictions on the use of property purchased with voter-approved Bond Funds.
- Gift of Public Funds to Private Entities.
- Public Work Projects/Prevailing Wage.
- Form of Transaction.
- Land Use Regulations.

Mr. Foran clarified that there is no activity being conducted on the Chapin property at this time. He also discussed various partnership opportunities with the BGCB that may include land use improvements. Some of the forms of compensation for the property could include:

- Straight cash sale of property.
- Market rate lease payments.
- Provide in-kind facilities or services.
- Land exchange.
- A combination of alternatives.

Boardmember Grindeland made the following comments:

- Admire BGCB and would like a partnership created.
- Concerned about the neighborhood surrounding the Chapin property, since the proposed facility is quite large.
- Prefer a lease option versus selling the property.
- Don't want to lose Ground Zero.
- Many years ago, the Chapin property was the site of Bellevue's first candy shop. This historical perspective should be incorporated in a new facility.

Boardmember Stokes made the following comments:

- Need to consider the size of the property, related to the neighborhood setting.
- Need to explore possibilities of all alternative sites for BGCB.
- Partnerships are important.
- Explore all alternatives and options.

Boardmember LaPine made the following comments:

- Admire BGCB.
- Community centers are incredible resources and well used. There is a desperate need for a community center in West Bellevue.

Mr. Foran stressed the importance of public outreach for development of the Chapin property and explained that any agreements will be contingent upon the land use codes. He encouraged Boardmembers to attend public outreach meetings so further recommendations can be organized.

There was a general discussion about the Surrey Downs property and the process that took place to determine this was not a viable option for the BGCB. Mr. Foran discussed the many lessons learned from this process.

Boardmember LaPine questioned the amount of space needed to support a well-themed community center. Mr. Foran clarified that the proposed facility would need to have multiple floors, similar to South Bellevue Community Center. He cautioned that parking is always a challenge.

Boardmember Van Hollebeke commented that the current BGCB property is a premium location and he questioned what traffic patterns would be involved with the Chapin property. Mr. Foran explained that the property is along Bellevue Way. A significant increase for inbound/outbound traffic into the property is expected, along with increased traffic patterns on Bellevue Way. Mr. Foran added that the current BGCB property includes a number of parcels that are not efficiently configured. Therefore, the BGCB is seeking alternate options.

## B. Shoreline Master Plan

Mr. Parker called attention to the Board packet materials, which included responses to questions submitted by Boardmembers regarding the Shoreline Master Program Update. In addition, he reviewed the proposed “Shoreline Master Program Comment Letter,” addressed to the Planning Commission. The three principles highlighted in the letter include:

- The SMP should support the City’s long-standing policy of increasing public access to the shoreline and preserving open space.
- The SMP should recognize that parks use a small percentage of Bellevue’s overall shoreline to serve all Bellevue residents. To accommodate demand, intense use of the shoreline is often necessary.
- The SMP should allow a balance of public access, ecological restoration, historic and cultural preservation, and restrict uses in shoreline and wetland parks that do not advance these interests.

Boardmember LaPine made the following comments:

- If there are shorelines of national significance, they should be highlighted in the SMP. In addition, these sites should be preserved and protected.
- Views are important. Need to include stronger active language about view corridors within the SMP.
- Need a policy to advocate for access to public space.

Boardmember Stokes suggested that a balance of trees and framing views be created. He and Boardmember Grindeland expressed their support of the proposed memo.

Mr. Pyle explained that the City does not have a view protection ordinance. He added that the legal planner’s interpretation of view preservation and protection related to the SMP are limited to providing access to shorelines, not scenic corridors. Mr. Parker called attention to Policy-43,

which addresses view corridors. Boardmember Van Hollebeke noted that he favors the Meydenbauer Bay Master Plan because the plan opens view corridors.

Boardmember George questioned if there is something the Board can recommend regarding the SMP that would address the Phantom Lake neighborhood concerns. Mr. Parker explained that the project the Phantom Lake community is promoting is a private project, not related to a park or recreation resources. Therefore, it was not included in the proposed Planning Commission memo. He added that the City's Parks and Utilities departments have been working with the Phantom Lake community for quite some time.

Boardmember George questioned if the threshold for requiring public access to the shoreline should be lowered for residential subdivisions. Mr. Parker clarified that the Planning Commission was questioned about whether or not a threshold requirement should be included. In light of this, the draft memo has general wording for promoting increased public access.

**Motion by Boardmember LaPine and second by Boardmember Stokes to approve the Shoreline Master Program Comment Letter to the Planning Commission with the following changes:**

- The SMP should support the City's long-standing policy of increasing public access to the shoreline and preserving open space
  - Line 6 should read: "access can be improved by maintaining **and improving** public view corridors and improving directional..."
  - Add a footnote that references Draft Shoreline Master Plan Policy-43.
- Recreation Use Policies
  - Line 3, last sentence should read: "...Require new recreation facilities to provide, **public as appropriate, access to a variety of public water enjoyment activities, including but not limited to** non-motorized boat launching facilities where feasible."

Boardmember Van Hollebeke expressed his frustration with the necessity to provide exact rewording of the proposed comment letter. For example, he felt that the Meydenbauer Bay Master Plan already includes language to address the view corridors existing language could be taken from there. However, Boardmember Van Hollebeke agreed with the addition of the footnote referenced above regarding Policy-43.

**At the question, motion carried unanimously (5-0) to approve the Shoreline Master Program Comment Letter to the Planning Commission with the changes noted above.**

Boardmember Stokes was confused by the Oral Communication comments regarding the SMP and asked that staff follow-up to clarify the issue.

10. **BOARDMEMBER COMMITTEE/LIAISON REPORTS:**

A. Eastgate Corridor Study

Boardmember Stokes provided a recap from the recent Eastgate/I-90 Citizen Advisory Committee (CAC) meetings. In particular, he noted that three sets of alternatives have been prepared by consultants. In addition, the public comment period may begin in June.

Boardmembers are encouraged to visit the CAC website for further information.

B. Other Groups

None.

11. **DIRECTOR'S REPORT:**

Mr. Foran reminded Boardmembers that the 21<sup>st</sup> Annual Youth Link Community Leadership Awards Night will be held May 17. In addition, the Newport Hills sports field official opening will be held June 11.

Mr. Foran explained that the WRPA presents a series of annual awards for individuals and organizations that have been singled out for their commitment and contributions to the field of parks and recreation. These awards have become a coveted honor. This year, the City of Bellevue received the following honors:

- Distinguished Service—Jerry Nissley
- Young Professional—Colin Walker
- Events, Fairs & Festivals—Wild'n Woolly Sheep Shearing
- Youth & Adult Programs—Bellevue Youth Court

12. **NEW BUSINESS:**

A. Future agenda items

Boardmember Stokes requested that a future agenda item be added to address the Board's role with the Washington Recreation Park Association and the National Recreation and Park Association.

Boardmembers expressed their astonishment that Boardmember LaPine's term is not being renewed. Mr. Foran explained the renewal process and suggested that questions and comments be directed to the Council liaison.

Boardmember George suggested that the Board request a resolution requesting Boardmember LaPine's reappointment. In addition, Boardmember Van Hollebeke said that he strongly

supports Boardmember LaPine's continued service to the Board. He has been impressed with Boardmember LaPine's analytical skills and feels they are an asset to the Board.

**Motion by Boardmember Grindeland and second by Boardmember Van Hollebeke to extend the meeting until 8:05 p.m. Motion carried unanimously (5-0).**

Boardmember Van Hollebeke recognized Boardmember LaPine's contributions to the Board and feels his continued service would be a benefit. Other Boardmembers concurred with Boardmember Van Hollebeke's comments.

Boardmember Grindeland suggested that all Boardmembers contact Councilmember Robertson to express their support for Boardmember LaPine's reappointment.

13. **OTHER COMMUNICATIONS:**

- A. CIP Project Report
- B. Email from Russ & Sherry Holthe re Highland Center and Bellevue Youth Theatre programs
- C. "Rave" in Seattle Times re Bellevue Parks and Coal Creek Trail
- D. Email from Jane Shucklin re Highland Center and Zumba for Japan event
- E. Correspondence from Boardmember George re FEATWA (Families for Effective Autism treatment) families' experience with Highland Center camps
- F. Email from Brett Gibbs re Bellevue Youth Court

14. **INFORMATION:**

- A. List of upcoming Parks special events
- B. June 14 – next scheduled regular Park Board meeting

**Motion by Boardmember LaPine and second by Boardmember Stokes to extend the meeting until 8:10 p.m. Motion carried unanimously (5-0).**

15. **ORAL COMMUNICATIONS/PUBLIC COMMENTS:**

None.

16. **ADJOURNMENT:**

**Motion by Boardmember Van Hollebeke and second by Boardmember Stokes to adjourn the meeting at 8:07 p.m. Motion carried unanimously (5-0).**