

RESOLUTION NO. 2

A RESOLUTION regarding recommendations for comprehensive planning in East Bellevue.

WHEREAS, the East Bellevue Community Council recognizes the need for comprehensive planning and the adoption of a Comprehensive Plan for the East Bellevue area, and,

WHEREAS, such planning and Plan must be integrated with the planning of the rest of the City of Bellevue, and,

WHEREAS, the following represents the culmination of the Community Council's efforts to date to guide the growth and protect the environment of East Bellevue,

NOW, THEREFORE, BE IT RESOLVED, that this resolution, taken in its entirety, does represent the views and findings of the East Bellevue Community Council and,

RESOLVED FURTHER, that the Community Council hereby petitions the Bellevue City Council and Planning Commission to amend the Comprehensive Plan of the City of Bellevue in a manner which duly reflects the findings and recommendations set forth herein.

INTRODUCTION

Since March, 1969 when the East Bellevue Community Council took office it has been engaged in a continuing study of the environmental qualities of the East Bellevue area and the numerous problems of planning for the area.

This activity has been in keeping with the spirit and intent of RCW 35.14.050 which defines the powers and duties of Community Municipal Corporations and reads in part as follows, "...a community municipal corporation acting through its community council may:

- (1) Make recommendations concerning any proposed comprehensive plan or other proposal which directly or indirectly affects the use of property or land within the service area;
- (2) Provide a forum for consideration of the conservation, improvement or development of property or land within the service area;
- (3) Advise, consult, and co-operate with the legislative authority of the city on any local matters directly or indirectly affecting the service area."

In accordance with that legislation, the East Bellevue Community Council has held public meetings to learn how the people of the East Bellevue area feel about their community; met informally on a number of occasions with Community Clubs and other neighborhood groups; attended study sessions of the City Council and the City Planning Commission; met with the administrative staff of the City and other public agencies. It has also, on its own, made detailed studies of land use, population growth, park needs, and other matters affecting the future of the area, such as the Lake Hills Connector. It has reviewed the Bellevue Comprehensive Plan, City and County zoning standards and policies, and the planning process in the City of Bellevue. The purpose of this activity has been to help the Community Council make informed recommendations to the City Council on the planning for East Bellevue.

Although it is not the function of the Community Council to actually prepare the Comprehensive Plan, it is the purpose of this resolution to formally bring to the attention of the Bellevue City Planning Commission and the City Council the Community Council's views of the Community's needs and our evaluation of the present planning process. We request that the approach to planning in the entire Bellevue area be made more comprehensive and more comprehensible.

The present procedure for comprehensive planning for the East Bellevue area will involve the following steps:

- A. Amend the Comprehensive Plan (Resolution No. 1391, dated January 2, 1968).
- B. Adopt "planning supplements" for the East Bellevue area.
- C. Adopt Bellevue zoning maps for the East Bellevue area.

It is the feeling of the Community Council that this procedure as presently conducted, is not comprehensive enough, in the following respects:

First, the maps that have been prepared by the Planning Commission are essentially "planning supplements," and their main function is that of merely translating existing County zoning to the nearest Bellevue zoning equivalents. Only at the insistence of the Community Council was any effort made to estimate future population density in the area as a result of such zoning.

Second, there has been no serious treatment of other aspects of the plan such as parks, schools, and thoroughfares. No reliable data, such as recent or projected traffic counts, have been used; nor has any serious attempt been made to evaluate the future environmental impact of population growth.

Third, the Planning Commission's approach to planning for the East Bellevue area makes no attempt to recognize this area's unique qualities, nor does it recognize that East Bellevue does indeed comprise an identifiable community in physical, social, and political terms. If such community identity is not recognized, we feel that the area cannot be satisfactorily integrated with other portions of the City of Bellevue nor with the planning area of the community as a whole.

Moreover, the planning area to which the Bellevue Comprehensive Plan addresses itself is not well defined. Indeed, it is not defined at all in any of the planning documents available to the general public. Only through informal discussion can it be learned that City officials generally expect the population of the Bellevue planning area to reach 200,000 people by the year 1985-1990, and that the planning area is roughly coterminous with the Bellevue School District. The failure to clearly articulate the planning area and the rationale upon which such a planning area is based, contributes to widespread public confusion as to the future needs and population of the area. For example, many people are under the impression that the population projection of 200,000 people is anticipated for the present city limits of the City of Bellevue.

The Community Council feels it is the responsibility of the Planning Commission and the City Council to more clearly identify and articulate definitions, goals, objectives, and standards to be applied to the guidance of the environment in the future.

At the request of the East Bellevue Community Council, the Bellevue City Planning Department prepared a document in August, 1969, titled Studies for a Plan for East Bellevue. Although that study was a step in the right direction, it failed to be truly comprehensive, its data is limited, and its discussion of future needs is insufficient.

The Community Council recognizes that the rapid growth of the Bellevue area imposes severe demands upon the existing personnel force in the Planning Department. It is urged and recommended, therefore, that the City Council significantly increase the budget for the Planning Department in order that planning manpower in Bellevue become more nearly comparable to that of other cities of similar size.

HISTORICAL BACKGROUND

The recent history of the East Bellevue area demonstrates the consistent concern of the people of this area for the quality of their environment. In November, 1966, a County Library Bond Issue was approved by the voters of the County by a 61% favorable vote. In the East Bellevue and adjacent areas this bond issue was approved by as much as 90% of the vote in many precincts. In November, 1968, Proposition 18, the 40 Million Dollar statewide Park Bond Issue passed by a nearly 5 to 1 margin in the East Bellevue/Lake Hills area as compared to a 3 to 1 margin for King County as a whole, and a 2 to 1 margin for the State.

The two years preceding the recent annexation of the East Bellevue area were marked by numerous zoning controversies with the County Planning Commission and the confrontation with the State Highway Department regarding Highway 605.

The area now described as East Bellevue and the area to the east of it, generally described as the Lake Hills area, have become urbanized only in the last 10 years. On two or three occasions prior to 1969 attempts were made to annex these areas to the City of Bellevue. Those efforts failed for a number of reasons. It was not until 1969 with the creation of the Community Council that annexation to the City of Bellevue became acceptable to the people of the area. It should be recalled that the primary motivation for annexation was the people's total dissatisfaction with the County planning and zoning practices. The people of East Bellevue who voted overwhelmingly in favor of this annexation were confident that the planning services and land use controls they would have as part of the City of Bellevue would be superior to those which have been provided by the County.

The quality of the environment and the quality of the planning for this environment are crucial to the future of this area and to the people's confidence in Bellevue's municipal government. In order to achieve and sustain such confidence, the following comments and suggestions are made by the East Bellevue Community Council. In amending the Bellevue Comprehensive Plan (Resolution No. 1391), the Community Council urges that said plan:

1. Clearly identify the planning area as defined informally by city officials in other contexts, namely, to state that the planning area is generally coterminous with the Bellevue School District.
2. Clearly articulate that the estimate of a population of 200,000 people is assumed for the entire planning area, and to indicate that the population of that area at the present time is about 80,000 people.
3. Establish at least general but recognizable standards and criteria for future development such as the relationship between population growth, optimum school size, park acreage, and existing and projected traffic characteristics, etc.
4. Express a stronger commitment by the City Council and the Planning Commission to plan for and provide adequate community facilities for the expected population.
5. Adopt stronger policies regarding the preservation of open space.
6. More clearly identify the assumptions, goals, and objectives of the Comprehensive Plan.

As a beginning, the Community Council adopts the following assumptions, goals, and objectives for the East Bellevue area and suggests that they be reflected in Bellevue's Comprehensive Plan.

ASSUMPTIONS

Every comprehensive plan is based on a number of assumptions both implicit and explicit. The implicit assumptions do not need to be stated as, for example, that there will be no major war which poses a distinct threat to the physical survival of the community.

Other assumptions, however, should be explicitly stated in the plan since they will have a distinct bearing on the future development of the community and city officials' response to the needs, behavior and attitudes of the citizenry. The validity of assumptions can only be observed over a period of time; it is precisely for this reason that they are assumptions.

The Community Council suggests the following assumptions on which planning for East Bellevue should proceed:

1. Population growth in the Bellevue area will continue at a relatively high rate, comparable to the rate of growth characteristic of the Puget Sound region during the period 1959 - 1969.
2. Family formation and the subsequent demand for new housing will be comparable to that of the preceding decade; and family size and characteristics will be similar to those of today.
3. The economy of the area will continue to grow in strength and diversity.
4. Land use in the East Bellevue area will continue to be predominantly low-density, single family in character.
5. Sufficient business zoning exists to meet the needs of this area both now and in the future.
6. North-south vehicular circulation will be accommodated by means other than the construction of a freeway such as "605" through the East Bellevue area, although improvements will be needed on existing arterials. East-west traffic will require the construction of the Lake Hills Connector.
7. Although previous multiple family and business zoning by county officials will be detrimental to the future of the area, those actions are probably irrevocable.

GOALS

1. To promote the development of a community environment of high quality to best enhance family and community life.
2. To preserve and enhance the remaining open space characteristics and other natural amenities of the East Bellevue area including vegetation, waterways, and wildlife.
3. To develop a land use pattern which will best serve the social, physical, and civic needs of East Bellevue residents both now and in the future.
4. To create an efficient circulation system with minimal adverse impact on the environment.
5. To promote a development program which is co-ordinated with other areas of Bellevue and with the activities of municipal and other governmental agencies, especially those responsible for parks, schools, and utilities.

OBJECTIVES

1. To acquire and develop substantial acreage in the East Bellevue area for parks, recreation facilities, and other similar public uses such as pedestrian trails. Such acreage to be acquired through purchase, gifts, easements, and other means which are or may become available to appropriate agencies of government.

2. To protect the existing investment and to minimize future investment required for adequate public facilities such as schools, streets, and utilities.

3. To make all future improvements, public or private, aesthetically pleasing as well as functional.

4. To control population density in order to enable the community to achieve the goals and objectives expressed herein.

5. To develop more precise and workable standards and criteria which may be applied to the relationship between population, open space, traffic and other essential elements of a continuing and comprehensive planning program.

PASSED by the Community Council this 7 day of October, 1969, and signed in authentication of its passage this 7 day of October, 1969.

Howard E. Wilson, MD
Howard E. Wilson, M.D.
Chairman

(SEAL)

Attest:

Sharon S. Stewart
Sharon S. Stewart
Clerk