

**East Bellevue Community Council**  
Summary Minutes of Regular Meeting

July 6, 2010  
6:30 p.m.

Lake Hills Community Clubhouse  
Bellevue, Washington

PRESENT: Chair Kasner, Alternate Vice Chair Erwin, Councilmembers Gooding and Seal

ABSENT: Vice Chair Elwin (Excused)

STAFF: Robert Derrick, Director of Economic Development

1. **CALL TO ORDER**

The meeting was called to order at 6:30 p.m. with Chair Kasner presiding.

2. **ROLL CALL**

Upon roll call by the Clerk, all were present with the exception of Vice Chair Elwin.

Chair Kasner led the flag salute.

3. **COMMUNICATIONS - WRITTEN AND ORAL:**

Chair Kasner entertained a motion to excuse Mr. Elwin's absence for medical reasons.

Mr. Erwin moved to excuse Councilmember Elwin. Mr. Seal seconded the motion which carried 4-0.

Chair Kasner noted a letter received pertaining to the Kelsey Creek Shopping Center and redevelopment of that area. Many of the questions asked in the letter will be answered in tonight's presentation by Mr. Derrick, Bellevue's Economic Development Director.

4. **APPROVAL OF AGENDA**

Councilmember Seal noted the proposed replacement of an existing 35' light pole with a new 60' pole at 13635 NE 8<sup>th</sup>. He asked that this item be added to the agenda under New Business. Mr. Seal next asked to add the proposed Keybank building and associated improvements at 3240 156<sup>th</sup> Avenue SE to the agenda, also under New Business.

Councilmember Erwin moved to approve the agenda as amended. Councilmember Seal seconded the motion. Motion to approve the agenda as amended carried by a vote of 4-0.

5. **PUBLIC HEARING** None.
6. **RESOLUTIONS** None.
7. **REPORTS OF CITY COUNCIL, BOARDS, AND COMMISSIONS:** None.
8. **DEPARTMENT REPORTS:**
  - (a) Economic Development in East Bellevue

Mr. Robert Derrick introduced himself, providing a brief history of his professional background and the creation of the Office of Economic Development. The department's goals are to promote revenue streams and physical development in the City, shape what the City feels and looks like, and, enhance/maintain the quality of life within Bellevue. He noted that the City's quality of life and quality of community underpin Bellevue's long term economic growth.

Mr. Derrick stated his Department's focus to fill space (office, retail, industrial) with successful businesses. He stated, due to the recent economic downturn, the difficulties in achieving/maintaining low vacancy rates. He described the current programs in place that assure businesses succeed in the long term and their interaction with outside agencies engaged in similar endeavors.

He reported on current economic conditions in Bellevue, noting declining neighborhood shopping centers, vacant office and retail space, and the decline in residential sales. He stated, notwithstanding, there are still many businesses that are moving into or expanding in Bellevue. He stated Bellevue's unemployment rate is 6.7%, lower than that of the County or State.

Councilmember Seal stated Bellevue's advantage of newer building stock. He asked the current population of Bellevue. Mr. Derrick replied that the current population is about 122,000. The daytime population in Bellevue swells to 143,000.

Chair Kasner asked if a residential occupancy number existed. Mr. Derrick responded that he would check with staff and get back to Council. He stated one source of commercial data is local real estate offices.

Chair Kasner, bringing discussion back to East Bellevue, asked about gas station closures within Community Council area. Mr. Derrick noted the disappearance of gas stations throughout the region, not just Bellevue.

Mr. Derrick continued the presentation, explaining the impact of the current economic decline on auto dealerships and possible rezoning for Bellevue's auto row to accommodate different uses.

Mr. Derrick stated the Lake Hills Shopping Center is under construction. He noted that the Library is slated to move into its new location in the next few months. Bank of America at that location remains a stumbling block with negotiations currently stalled.

Chair Kasner questioned if a commercial plan for the East Bellevue area exists. Mr. Derrick responded, stating the area's commercial plan is piecemealed. But, the City is gearing up for a big planning effort related to the I-90 corridor and eight small retail centers, two of which are located in the East Bellevue area.

Chair Kasner questioned the status of the Kelsey Creek Center. Mr. Derrick stated that Costco intends to buy its way out of its current lease. Part of that buyout agreement is the culvert replacement in accordance with terms of the recently adopted rezone. He provided some additional information related to the proposed redevelopment timetable.

Mr. Derrick offered to provide the Community Council with the Office of Economic Development's Strategic Plan and the 2008 Annual Report.

(b) Kingto Short Plat Application

Chair Kasner noted the written report in Council's packet.

Councilmember Seal reported on his site visit to the area in question, stating it is located at almost the end of the stream. He stated the lots appear to be fairly flat and that he has no objections to the proposal.

9. **COMMITTEE REPORTS:** None.

10. **UNFINISHED BUSINESS:** None.

11. **NEW BUSINESS:**

(a) Verizon Application for Light Pole Replacement at 13635 NE 8<sup>th</sup> Street

Councilmember Seal requested application details from staff.

(b) Keybank Application at 3240 156<sup>th</sup> Avenue SE

Councilmember Seal questioned regulations related to use of property and removal of fuel tanks.

Ms. Murphy informed Council that this topic is slated for their August meeting with Planner Mike Upston providing a brief report.

12. **CONTINUED COMMUNICATIONS:**

Ron Merke, 14824 SE 18<sup>th</sup> Place, complemented the Community Council on its article in the last It's Your City. He stated his strong advocacy for the continuing existence of the Community Council.

Chair Kasner suggested inviting Mr. Del Moro to an upcoming meeting for an update on the Lake Hills Shopping Center construction project.

13. **EXECUTIVE SESSION**: None.

14. **APPROVAL OF MINUTES**

Councilmember Seal moved to approve the Summary Minutes of the June 1, 2010, East Bellevue Community Council meeting. Mr. Erwin seconded the motion, which carried by a vote of 4-0.

15. **ADJOURNMENT**

Mr. Erwin moved to adjourn, and Mr. Seal seconded the motion. The motion carried by a vote of 4-0.

At 7:48 p.m., Chair Kasner declared the meeting adjourned.

Michelle Murphy, CMC  
Deputy City Clerk