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EAST BELLEVUE COMMUNITY MUNICIPAL CORPORATION
OF THE CITY OF BELLEVUE, WASHINGTON

Resolution No. 353-A

A RESOLUTION of the East Bellevue Community Council disapproving City Council Ordinance No. 4646 regarding the definitions of retail and wholesale sales; limiting the size of retail uses in certain subareas; providing that the Director of the Department of Community Development may require additional parking in certain cases; and amending Sections 20.50.046, 20.20.590.G, and 20.10.440 of the Land Use Code.

WHEREAS on the 2nd day of May, 1994, the City Council of the City of Bellevue, Washington passed Ordinance No. 4646 regarding the definitions of retail and wholesale sales in the Land Use Code; and

WHEREAS, the subject matter of said Ordinance falls within the jurisdiction of the East Bellevue Community Council pursuant to RCW 35.14.040; and

WHEREAS, the East Bellevue Community Council has participated throughout the process of developing this legislation, consistently raising the concerns outlined in this resolution before the Planning Commission and the Bellevue City Council; and

WHEREAS, the East Bellevue Community Council believes disapproval of Ordinance No. 4646 is the only way to meet its statutory obligation to its constituents to ensure that development within the East Bellevue Community Municipal Corporation boundaries is consistent with the current Comprehensive Plan; and

WHEREAS, although not generally opposed to stores which do warehouse-style retailing, the East Bellevue Community Council has consistently held that the impacts of such stores are potentially of such significance that they should only be located through a site-specific public review process; and

WHEREAS, following a public hearing held before the East Bellevue Community Council on June 7, 1994, the East Bellevue Community Council voted in open meeting to disapprove Bellevue Ordinance No. 4646;

NOW, THEREFORE, the Community Council of the East Bellevue Community Municipal Corporation of the City of Bellevue resolves as follows:

Section 1: The East Bellevue Community Council hereby disapproves Ordinance No. 4646 enacted by the Bellevue City Council on May 2, 1994 and pursuant to RCW 35.14.040, Ordinance No. 4646 shall not become effective within the area of the East Bellevue Community Municipal Corporation.

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Section 2: The East Bellevue Community Council disapproves Ordinance No. 4646 for the following reasons:

1. The City of Bellevue adopted an updated Comprehensive Plan in December, 1993. The proposed Land Use Code amendments are not consistent with the vision for Community Business districts as described in the subarea plans included in that Comprehensive Plan. Any changes should occur first through amendment to the subarea plans, rather than subverting the current CB designation by a definitional change.

2. No definitions of the words "local," and "community" exist in the current Comprehensive Plan to provide clarification of intent.

3. A basic premise of Bellevue's Comprehensive Plan is to encourage the location of large businesses in the downtown area, where infrastructure improvements have been, and continue to be, made to accommodate this goal. The downtown area was rezoned in August, 1981, to encourage concentrations of retail, office and high-rise residential development. Passage of the legislation in question encourages sprawl of large retail development, contrary to both the Bellevue Comprehensive Plan and the Growth Management Act.

4. Warehouse retailing stores are intended to draw from a broader area than was envisioned by the citizens advisory committees that developed the subarea plans. CB zones are not intended to serve large regional markets, rather, they are meant to serve the adjacent residential communities. Allowing warehouse retailing stores to locate in CB zones is inconsistent with the intent of the Comprehensive Plan and effectively amends the Comprehensive Plan without going through the planning process.

5. CB zones are often adjacent to affordable single family housing. Location of a warehouse retailing store would contribute to a deterioration in the quality of life in the neighborhood and result in a degradation of these affordable homes, contrary to the Housing Element of the Comprehensive Plan which emphasizes preservation, maintenance, and improvement of quality affordable housing.

6. Warehouse retailing stores are major regional traffic generators, yet Ordinance No. 4646 encourages their location (by not limiting their size to 100,000 square feet) in subareas where some of the most congested traffic patterns in the City are already found.

7. Parking requirements are not specified in the ordinance, so parking impacts have not been determined or evaluated.

8. The Community Council believes that siting of warehouse retailing uses should be done pursuant to a process which would include open public hearings and opportunities for citizen input as to impacts and potential mitigations of these impacts, not by simply changing definitions.

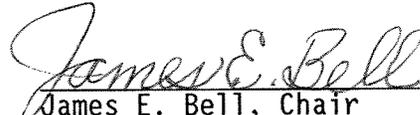
Section 3: The Clerk is hereby directed to certify the original of this Resolution, to file the same and to keep the same on file in her office. The Clerk is further directed to distribute certified or conformed copies of this

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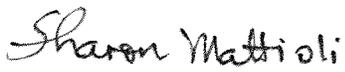
Resolution to the Bellevue City Council, the Office of Policy Planning, and the Department of Community Development.

PASSED by a majority vote of the East Bellevue Community Council on the 7th day of June, 1994 and signed in authentication of its passage this 17th day of June, 1994.

(SEAL)


James E. Bell, Chair

ATTEST:


Sharon Mattioli, CMC
Deputy City Clerk