



Downtown Livability

ADVISORY COMMITTEE MEETING

Wednesday, May 15, 2013

6:30-8:30 p.m. • Room 1E-120

Bellevue City Hall • 450 110th Ave NE

AGENDA

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| 6:30 p.m. | 1. Call to Order and Approval of Agenda
<i>Co-Chairs Simas and Laing</i> |
| | 2. Welcome by Mayor
<i>Mayor Conrad Lee</i> |
| | 3. Committee and Staff Introductions |
| | 4. Public Comment
<i>Limit to 3 minutes per person</i> |
| 7:00 p.m. | 5. Review of Committee Charge & Operating Guidelines; Confirmation of on-going Committee meeting schedule – ACTION ITEM
<i>Co-Chairs</i> |
| 7:15 p.m. | 6. Project Context and Approach
<i>Dan Stroh, Emil King</i> |
| 7:45 p.m. | 7. Review of Scope Elements and Public Input to Date
<i>Emil King, Patti Wilma</i> |
| 8:30 p.m. | 8. Adjourn |

*Agenda times
are approximate*

Project web site located at: www.bellevuewa.gov/downtown-livability.htm. For additional information, please contact the Downtown Livability project managers: Emil King (425-452-7223, eaking@bellevuewa.gov) or Patti Wilma (425-452-4114, pwilma@bellevuewa.gov). Meeting room is wheelchair accessible. American Sign Language (ASL) interpretation available upon request. Please call at least 48 hours in advance. Assistance for the hearing impaired: dial 711 (TR).



Downtown Livability

Advisory Committee Short Bios

May 15, 2013

The Downtown Livability Advisory Committee consists of 15 members as appointed by the Mayor and confirmed by the Bellevue City Council (on March 18 and May 6, 2013).

MEMBER	REPRESENTATION
Aaron Laing (co-chair)	Planning Commission
Ernie Simas (co-chair)	Transportation Commission
Hal Ferris	Planning Commission
Erin Powell	Parks & Community Services Board
Jan Stout	Human Services Commission
Brad Helland	Environmental Services Commission
Trudi Jackson	Arts Commission
Patrick Bannon	Bellevue Downtown Association
Gary Guenther	Bellevue Chamber of Commerce
Ming Zhang	Small business representative
Michael Chaplin	Architect
Mark D'Amato	Downtown resident
Lee Maxwell	Resident from nearby neighborhoods
Loretta Lopez	City-wide representative
David Sutherland	Downtown employer

Aaron Laing (co-chair): Planning Commission

Aaron Laing is a land use attorney and a member of the Bellevue Planning Commission. He recently completed the Bellevue Neighborhood Mediation Program training. Since 2010, Aaron has served on a Washington State Bar Association committee whose purpose is to expand the role of mediation in land use and environmental disputes. Aaron's family lives in Enatai, with two preschool-aged children.

Ernie Simas (co-chair): Transportation Commission

Ernie Simas is a VP/COO of GIA Enterprises, Inc which is headquartered in Downtown Bellevue and employees over 500 people in the Puget Sound area. He holds an MBA and for years has had an intense interest in infrastructure and transportation development, as well as education issues. Ernie's family has lived in Bellevue for the past 14 years – 2 daughters attended and graduated from

Bellevue elementary and high schools. Over the years, Ernie has served on different committees for the Issaquah and Bellevue school districts and PTA. More recently, he has served on the Bellevue Transportation Commission and is currently the Chair. He also serves on the Bellevue City Civil Service Commission. Ernie is also a long time member of the Bellevue Chamber, serving a variety of roles over the years. Volunteer efforts have included education programs such as DECA, Junior Achievement and Project Business.

Hal Ferris: Planning Commission

Hal Ferris is a Principal at Spectrum Development Solutions and has over 30 years of construction and development experience. For the last twelve years, he has increasingly focused on the development and construction of sustainable, urban, mixed income, mixed-use multifamily and institutional projects. Hal has provided the direction and leadership for the development of over 5,000 beds of student housing on ten campuses in the Pacific Northwest and is the region's leading expert in student housing development. He is the past Chair of ULI Seattle, member and past Chair of the Bellevue Planning Commission and Vice Chair of the City of Seattle Housing Levy Oversight Committee. Hal earned a B.S. in Civil Engineering from the University of Washington, and an MBA from the University of Portland. Hal is married and has three grown children and 1 new grandson.

Erin Powell: Parks & Community Services Board

Erin Powell has been a member of the Parks & Community Services Board since May 2012. She is a 12-year resident of Bellevue, and has been Treasurer and Board member of the Bellecrest Neighborhood Association since 2007. Erin's work history includes: REI-Redmond Store Sales and Outreach Specialist (2005 to present); and Recreation Center Coordinator-City of Seattle (16 years). Erin has a Bachelor of Science and Master's degree from Michigan State University (Recreation and Youth Leadership and Parks and Recreation Administration) and has done post graduate course work at the University of Washington's Evans School of Public Affairs. Others engagement/education includes: Cabrini Pastoral Care Minister, Assisted Pet Therapy "Pet Partner", and Bellevue College Business course work. Erin is married, has one dog and two cats, and a passion for hiking and the outdoors.

Jan Stout: Human Services Commission

Jan Stout is a 44-year resident of Vuecrest, with a history of deep involvement in the local education and Human Services work in Bellevue, the Eastside and the state. She has served on the Bellevue Human Services Commission for the past 7 years. She retired after spending 8 years doing community development in North King County for United Way of King County. In the late 1980s she represented the Bellevue School District on the 2-year CBD Implementation Study Committee that provided direction, vision and financing recommendations for the proposed redevelopment of Downtown Bellevue. The Committee envisioned a Downtown where people would live and work, be entertained, obtain the goods and services for a quality life; a Downtown that would become a 24-hour city where people would live and be on the streets all hours of the day and night!

Brad Helland: Environmental Services Commission

Brad Helland has served as chair of the Environmental Services Commission since 2010 and vice-chair from 2008-2010. He has 19 years of experience as an Environmental Engineer. He acquired an extensive understanding of government operations at the WA Department of Ecology, where he helped revise the Sediment Management Standards and served as Technical Lead for cleanup of complex industrial sites. Brad gained international experience doing water projects in Thailand and working for Raytheon at US Navy facilities in The Bahamas. While working as the Navy's O&M contractor, he learned about project management and working with staff in a unique cultural environment. While earning his graduate degree in Environmental Engineering, Brad won a fellowship and two competitive grants to fund remediation research and acquired significant experience doing work in an academic environment.

Trudi Jackson: Arts Commission

Trudi Jackson has been a member of the Arts Commission since 2011. She is President of the Board of Trustees of the Bellevue Schools Foundation, and recently joined Bellevue Youth Symphony as Executive Director, reflecting her passion for arts education. She has lived in Bellevue since 1993, and served as Treasurer to the Pike's Peak Community Association for many years; she now lives in Northwest Bellevue. She holds an MBA from Stanford University.

Patrick Bannon: Bellevue Downtown Association

Patrick Bannon began his new role at the Bellevue Downtown Association in January 2013. He joined the BDA in 2005 and was most recently vice president of communications and public affairs, leading key advocacy, member engagement and community relations initiatives. Established in 1974, the BDA has more than 260 organizational members who support Downtown's growth and evolution as the economic and cultural heart of the Eastside. Prior to the BDA, Patrick served for 10 years as an account executive for public relations agencies in the Seattle and Los Angeles markets. Patrick holds a bachelor's degree in public relations from Pepperdine University (Malibu, CA) and is a graduate of Leadership Eastside's enrichment program. He and his wife have two children and have lived on the Eastside since 1999.

Gary Guenther: Bellevue Chamber of Commerce

Gary Guenther is a Senior Vice President, Partner, and serves on the Board of Directors at Kidder Mathews, the largest full service commercial real estate firm in the Pacific Northwest. Gary also serves on the Board of Directors for the Bellevue Downtown Association and the Bellevue Chamber of Commerce as Vice Chair of Economic Vitality.

Ming Zhang: Small business representative

Ming Zhang is a member of MulvannyG2 Architecture's Board of Directors. He is a graduate of the Hefei University of Technology and the Illinois Institute of Technology, and holds both Bachelors and Masters degrees in Architecture. After graduation he went to work for Callison Architecture, and then

in 1995 left to start his own company. In 1998 he joined MulvannyG2 as a partner, where his primary responsibilities are architectural design, market operations, and corporate strategic planning. Ming specializes in high-rise architecture, urban mixed-use development planning, civic architecture, corporate headquarters, technology parks, and overall planning. Ming has helped create a new image for major cities throughout China and the U.S., and has received numerous honors and awards for his work. Ming is a frequent speaker on the topics of smart and sustainable building design, high-rise building design, and overall culture and design.

Michael Chaplin: Architect

Michael Chaplin is a Principal at Sclater Partners Architects, a mid-size architectural design and planning firm in Seattle. He has significant experience in large, mixed-use projects and has earned a reputation for his ability to expedite even the most complex projects. Michael received his Bachelor of Architecture degree from Washington State University. His excellent listening skills, combined with strong project management, have resulted in many satisfied clients. Orchestrating a design team that listens, learns, explores and delivers a project that meets or exceeds the goals of the client is Michael's top priority for each project. Michael is an active member of the International Council of Shopping Centers, NAIOP and the Bellevue Downtown Association.

Mark D'Amato: Downtown resident

Mark D'Amato arrived in the Seattle area from Germany, in 1975, after his tour of duty as a Russian linguist in the U.S. Army. He and his wife have lived on the Eastside since their arrival—on Yarrow Point, in Kirkland and in Bellevue. Mark attended the UW where he obtained a BSCE in 1978 and started a career in structural engineering that continues today. He is a cofounder of DCI Engineers, now a Seattle based civil and structural engineering firm that has grown to a staff of 185, with eight branch offices in the Western U.S. Mark and his wife moved from Kirkland to Bellevue in 2007, living first on Meydenbauer Bay before moving into Washington Square Condominiums (in Downtown Bellevue). Mark has two daughters; one works in marketing with an architectural firm, the other attends Willamette University.

Lee Maxwell: Resident from nearby neighborhoods

Lee Maxwell was born in Seattle, with her school years spent in the small rural Eastside town of Duvall when its population was only 265. After declaring three majors at Whitman College she worked as a draftsman and technical writer on aircraft and missile projects for The Boeing Company for twenty years. Married to Sam Maxwell, a Boston transplant and Boeing engineer, they raised two of his three sons (two of whom succumbed to Cystic Fibrosis in their early 20s) in the same Surrey Downs house that they live in now. Lee has served on several citizen advisory assignments for the City, and helped found Advance Bellevue (a non-profit leadership training program), Meydenbauer Convention Center and Theater, Bellevue Forum, (a private-sector urban visioning and study group) and the non-profit Eastside Heritage Center where she currently volunteers. Lee and Sam enjoy traveling, collecting antiques of all kinds, and hitting the pub and a concert or movie. They have also qualified their gardens as a WA Dept. of Fish & Wildlife Backyard Wildlife Sanctuary.

Loretta Lopez: City-wide representative

Loretta Lopez is an owner and manager of a Bellevue technology company, an attorney and a member of the Washington State Bar Association. She has lived in the Bridle Trails community for 21 years, and is the Co-Vice President and past Co-President of the Bridle Trails Community Club. Loretta is also a member and current President of the Bellevue Library Board. Loretta has served on two Bellevue Citizens Advisory Groups, on Meydenbauer Center Expansion and on placement of a new SR 520 freeway ramp in the Bridle Trails neighborhood.

David Sutherland: Downtown employer

David Sutherland serves as Vice President of Talent Planning & Analytics at Expedia, Inc. Prior to joining Expedia in late 2012, Dave was the Director of Workforce Insights at CH2M HILL and had accountability for global workforce reporting, metrics & analytics, employee life cycle survey administration & analysis, and strategic workforce planning. Dave has previous experience with Avaya, Prudential, and has also worked for the federal government. He speaks frequently at a variety of workforce planning and measurement forums. Dave graduated from Boston College with a degree in Finance and is a Six Sigma green belt.



Downtown Livability

Advisory Committee Operating Guidelines (DRAFT FOR COMMITTEE REVIEW)

May 15, 2013

These guidelines describe the roles and procedures to be followed by the Council-appointed Downtown Livability Advisory Committee.

Membership

The Downtown Livability Advisory Committee consists of 15 members as appointed by the Mayor and confirmed by the Bellevue City Council (on March 18 and May 6, 2013). The Committee includes representation from the Planning Commission (2), Transportation Commission, Parks & Community Services Board, Human Services Commission, Environmental Services Commission, Arts Commission, Bellevue Downtown Association, Bellevue Chamber of Commerce, small business representative, architect, Downtown resident, resident from nearby neighborhoods, City-wide representative, and Downtown employer. Members of the Committee serve on a voluntary basis without compensation.

Advisory Committee Charge

The City Council has directed the Downtown Livability Advisory Committee to provide guidance to City staff in developing the work products needed to update the Downtown Land Use Code. This work entails review and assessment of specific Code elements set forth in the Project Scope approved by the City Council in January 2013. The Committee's work is expected to result in a set of recommendations that update these Code provisions to reflect changes in the evolution of Downtown Bellevue, and to make Downtown a more livable and memorable place. Once the Committee work is complete, it will disband.

The Committee's work will be guided by the vision set forth in the existing Downtown Subarea Plan; this effort will help implement that vision. The work will be further informed by the Project Principles approved by the City Council on January 22, 2013 for this initiative.

In conducting this work, the Committee should recognize that a wide range of opinions, expertise and objectives exists within its membership. Committee members should respectfully consider each other's views and right to participate, and fully consider all aspects of any issue before drawing conclusions and recommendations. The Committee should also participate in broader public outreach on the project and solicit input from the general public and other community stakeholders.

The Committee will act in an advisory capacity to the City Council. Following Council receipt of the Committee work, the Planning Commission will make its official recommendations on the text of the Code amendments. The City Council will ultimately approve any changes to the Land Use Code.

Co-Chairs

The Advisory Committee will be co-chaired by Aaron Laing (Planning Commissioner) and Ernie Simas (Transportation Commissioner). The co-chairs will be responsible for running Committee meetings, providing facilitation, and ensuring adherence to these operating guidelines. The co-chairs will encourage active participation by all Committee members.

Meetings

The bulk of the Advisory Committee's effort is expected to occur during Spring and Summer 2013. It is anticipated that the Committee will convene approximately 6-8 times for 2 to 2.5-hour regular meeting as well as a few longer worksessions and field tours. Meetings of the Committee should be, to the extent possible, scheduled for a recurring time and place. The preferred time of day and day of the week for on-going meetings will be determined by the Committee at their first meeting. All meetings are subject to open public meetings law. Meeting minutes will be kept and distributed to all members and posted on the project website.

Reaching Agreement

Whenever possible, the Committee will make decisions by consensus. Every effort will be made to determine the "sense of the committee" and to reach agreement by consensus. When consensus is not possible, a vote shall be taken. The majority vote of a quorum (50% or more of members) shall constitute action by the Committee; a quorum exists when a majority of the Committee's members are present. For certain decisions, the co-chairs may call for a vote on matters that the Committee, through consensus, agrees can best be facilitated by a show of hands.

Attendance

Each Committee member shall commit to attend all scheduled meetings. It shall be the responsibility of members to prepare for meetings by reviewing materials distributed in advance. Agenda materials will be distributed approximately one week prior to each meeting. Consensus-based decisions and decisions based on a vote will be made by those Committee members present at the meeting. Substitutes for Committee members are not permitted.

Non-Committee Participation

Advisory Committee meetings will be advertised on the project website, City events calendar, and other venues, and will be open to attendance by the general public. At the Committee's second meeting, and at subsequent meetings, a limited amount of time will typically be available for oral public comments. Written comments may be addressed to the Committee co-chairs in care of staff.

In addition, staff will facilitate a variety of other public engagement tools to ensure that the general public and interested stakeholders have opportunities for input into the Committee process.

Communication with City Council, Boards and Commissions

The Committee co-chairs and City staff may provide periodic updates on the progress of the project to the City Council. Committee representatives from City boards and commissions shall provide regular updates to their colleagues.

Committee Support

City staff shall manage the overall planning effort and will, with the assistance of consultants, provide technical and clerical support to the Committee. Any requests for information or other communication between the Committee and consultants shall be done through the staff project management team.



Downtown Livability

Scope and Council Principles

Approved January 22, 2013

The over-arching purpose of this Initiative is to **advance implementation of the Downtown Subarea Plan**, in particular the Plan’s central theme of making Downtown more **Viable, Livable, and Memorable**. The project will be guided by the existing vision set forth in the Downtown Subarea Plan, and work to more effectively implement the Plan. The focus is on the specific elements of the Land Use Code and related codes as laid out in the Project Scope approved by Council in September 2012, which includes strong coordination with the companion Downtown Transportation Plan update occurring in this same timeframe. However, if other related issues arise, the Council desires to hear about these and have the opportunity to refer them to this or another venue, such as the Major Comprehensive Plan Update.

The Project Scope includes the following:

- Amenity incentive system
- Building form and height
- Design guidelines
- NE 6th Street Pedestrian Corridor
- Light rail interface
- Downtown parking
- Vision for Downtown OLB district
- Downtown signage
- Sidewalk widths and landscaping
- Vacant sites and buildings
- Mechanical equipment screening
- Recycling and solid waste
- Vendor carts
- Range of permitted uses
- Green, energy efficient, and sustainable development forms
- The Land Use Code interface with the mobility work underway through the Downtown Transportation Plan

This is the most extensive Code update since the adoption of the original Downtown Land Use Code in 1981. In the intervening decades, Downtown Bellevue has evolved dramatically, from a bedroom suburb to a dynamic regional employment center, as well as the City’s fastest growing residential neighborhood. This project should place particular emphasis on the following changes that have led to and accompanied Downtown’s evolution.

Change

Principle

<ul style="list-style-type: none"> ○ After several development cycles since the original Code adoption, it has become increasingly clear what is working and not working with development incentives. 	<ol style="list-style-type: none"> 1. Refine the incentive system to develop the appropriate balance between private return on investment and public benefit.
<ul style="list-style-type: none"> ○ Downtown Bellevue has experienced a massive influx of new residents. This has helped create long hoped-for urban qualities, but also led to increased frictions that occur in a dense, mixed use environment. 	<ol style="list-style-type: none"> 2. Promote elements that make Downtown a great urban environment while also softening undesirable side effects on Downtown residents.
<ul style="list-style-type: none"> ○ Downtown has seen a significant increase in pedestrians and street-level activity. 	<ol style="list-style-type: none"> 3. Increase Downtown’s liveliness, street presence, and the overall quality of the pedestrian environment.
<ul style="list-style-type: none"> ○ Through new development, Downtown has an opportunity to create more memorable places, as well as a distinctive skyline. 	<ol style="list-style-type: none"> 4. Promote a distinctive and memorable skyline that sets Downtown apart from other cities, and likewise create more memorable streets, public spaces, and opportunities for activities and events.

Change

- Environmental rules and strategies have evolved over the past decades since the Downtown Code was adopted.
- Downtown is attracting a younger and more diverse demographic mix, of workers, visitors, and residents.
- As Downtown has become a more mature urban center, it is experiencing an increase in visitors and more interest in tourism.
- We live in an increasingly global economy, with flows of goods and services, capital and people transcending state and national boundaries.
- Downtown's relationship with adjacent residential neighborhoods has evolved. It remains important to achieve a transition in building form and intensity between Downtown and adjacent residents, but nearby neighborhoods are also seeking the attractions that the city center brings.
- The development arena is becoming increasingly competitive, as Downtown continues to seek quality investments that implement the Subarea Plan vision.
- As Downtown has matured and filled in, opportunities for quality development are becoming limited, and expectations have grown as to how each development contributes to the greater whole.
- Bellevue's park and open space system has dramatically evolved, for example with acquisition and planning for Meydenbauer Bay Park, development of the Downtown Park, and the nearby Botanical Garden on Wilburton Hill.

Principle

- 5. Encourage sustainability and green building innovation in Downtown development. Enable design that promotes water, resource, and energy conservation, and that advances ecological function and integrity.**
- 6. Respond to Downtown's changing demographics by meeting the needs of a wide range of ages and backgrounds for an enlivening, safe and supportive environment.**
- 7. Promote elements that will create a great visitor experience and a more vital tourism sector for Downtown.**
- 8. Strengthen Downtown's competitive position in the global and regional economy, while reinforcing local roots and local approaches.**
- 9. Maintain graceful transitions with adjoining residential neighborhoods, while integrating these neighborhoods through linkages to Downtown attractions.**
- 10. Refine the Code to provide a good balance between predictability and flexibility, in the continuing effort to attract high quality development that is economically feasible and enhances value for all users.**
- 11. Promote through each development an environment that is aesthetically beautiful and of high quality in design, form and materials; and that reinforces the identity and sense of place for Downtown and for distinct districts.**
- 12. Advance the theme of "City in a Park" for Downtown, creating more green features, public open space, trees and landscaping; and promoting connections to the rest of the park and open space system.**