Bellevue Planning Commission

Wednesday, May 14, 2014
6:30 to 10:00 p.m. ▪
City Hall ▪ 450 110th Ave. NE, Bellevue

Agenda

6:30 p.m.	1.	**Call to Order** *Diane Tebelius, Chairperson*	
	2.	**Comprehensive Plan Speaking Event** **UW Bothell Chancellor Bjong Wolf Yeigh**	
7:15 p.m.	3.	**Roll Call**	
	4.	**Public Comment*** *Limited to 5 minutes per person or 3 minutes if a public hearing has been held on your topic*	
	5.	**Approval of Agenda**	
	6.	**Communications from City Council, Community Council, Boards and Commissions**	
	7.	**Staff Reports** *Paul Inghram, Comprehensive Planning Manager*	
7:30 p.m.	8.	**Public Hearing** **A. Comprehensive Plan Amendment** – Mountvue Place 14-123964 AC (14510 NE 20th St) Hear testimony regarding the proposed amendment **B. Comprehensive Plan Amendment** – Bellevue Technology Center 14-123945 AC (2010 156th Ave NE, 15805 NE 24th St, 15800 Northup Way) Hear testimony regarding the proposed amendment	Pg. 1
8:15 p.m.	9.	**Study Session** **A. Comprehensive Plan Amendment** – Mountvue Place 14-123964 AC (14510 NE 20th St) Deliberate and make a recommendation regarding the proposed amendment. **B. Comprehensive Plan Amendment** – Bellevue Technology Center 14-123945 AC (2010 156th Ave NE, 15805 NE 24th St, 15800 Northup Way) Deliberate and make a recommendation regarding the proposed amendment.	
	10.	**Committee Reports** *Downtown Livability*	

11. **Other Business**

12. **Public Comment*** - *Limited to 3 minutes per person*

13. **Draft Minutes Review**
    - February 26, 2014
    - March 12, 2014
    - March 26, 2014
    - April 9, 2014

14. **Next Planning Commission Meeting – May 28**
    - Single Family Rental Housing code amendments
    - Comprehensive Plan Update – Housing Element policy review

9:30 p.m. 15. **Adjourn**

Agenda times are approximate

Planning Commission members

Diane Tebelius, Chair
Aaron Laing, Vice Chair
Hal Ferris
John Carlson
Jay Hamlin
Michelle Hilhorst
John deVadoss

John Stokes, Council Liaison

Staff contact:

Paul Inghram 452-4070
Michelle Luce 452-6931

** Unless there is a Public Hearing scheduled, "Public Comment" is the only opportunity for public participation.*

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).

City of Bellevue

MEMORANDUM

DATE: May 7, 2014

TO: Chair Tebelius and members of the Bellevue Planning Commission

FROM: Nicholas Matz AICP, Senior Planner 452-5371
nmatz@bellevuewa.gov
Paul Inghram AICP, Comprehensive Planning Manager 452-4070
pinghram@bellevuewa.gov

SUBJECT: May 14, 2014, Public Hearings on 2014 site-specific Annual Comprehensive Plan Amendments (CPA) Threshold Review and Geographic Scoping

PLANNING COMMISSION ACTION

On May 14, 2014, the Planning Commission is scheduled to hold public hearings to consider the 2014 site-specific applications for CPA under Threshold Review. The Planning Commission is asked to recommend whether the applications should be initiated into the 2014 Comprehensive Plan amendment work program under LUC 20.30I.140 and to recommend the appropriate geographic scope for each application in accordance with LUC 20.30I.130.A.1.a.ii.

A map showing the locations of the two applications is included in Attachment 1. The Threshold Review criteria are included in Attachment 2. A staff report providing analysis of each application and a staff recommendation was posted online on April 24, made available to the applicants, and mailed to the Planning Commission. ***Please bring your copies of the staff reports to the meeting.***

At the meeting, the Planning Commission will be asked to open a public hearing for each application. Staff will provide a brief review of the request and the staff recommendation, followed by public testimony. After the Commission conducts the two public hearings, the Commission will be asked to deliberate on each request and make individual recommendations.

Sample motion language (for reference):

> I move to recommend *initiation/no further consideration* of the [*name*] Comprehensive Plan amendment application for the 2014 Annual Comprehensive Plan work program, and *expanded/not expanded* through geographic scoping [to include the named properties].

BACKGROUND

The 2014 list of initiated applications has been established to consider amendments to the Comprehensive Plan. The list is the tool the city uses to consider proposals to amend the Comprehensive Plan. Such consideration is limited to an annual process under the state Growth Management Act.

Threshold Review action produces proposed amendments for the annual CPA work program. This 2014 annual CPA work program consists of four steps:

Threshold Review

1. Planning Commission study sessions and public hearings to recommend whether initiated proposals should be considered for further review in the annual work program (*current step*-May);
2. City Council action on Planning Commission recommendations to establish the annual work program (late spring-early summer);

Final Review

3. Planning Commission study sessions and public hearings to consider and recommend on proposed Comprehensive Plan Amendments (summer-fall);
4. City Council action on Planning Commission recommendations to adopt amendments (fall).

THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff recommendations are shown below in summary, and in detail in the report materials previously provided to Commissioners along with the April 24, 2014, notice of Threshold Review public hearing.

RECOMMENDATIONS SUMMARY

1. Mountvue Place 14-123964 AC (14510 NE 20th St)
   - **Staff recommendation**: Include in CPA work program; do not expand geographic scope
   - Proposed map change from split BelRed-Commercial/Residential (BR-CR and BelRed-General Commercial (BR-GC) to all BelRed-Commercial/Residential (BR-CR)
   - 4.67-acre site

2. Bellevue Technology Center 14-123945 AC (2010 156th Ave NE, 15805 NE 24th St, 15800 Northup Way)
   - **Staff recommendation**: Do not include in CPA work program; do not expand geographic scope
   - Proposed replacement of subarea policy applicable to this site
   - 46-acre site

PUBLIC NOTICE AND COMMENT

The applications were introduced to the Planning Commission during study session on March 12, 2014. Notice of the Application was published in the Weekly Permit Bulletin on March 13, 2014, and mailed and posted as required by LUC 20.35.420. Notice of the May 14, 2014, Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on April 24, 2014 and included notice sent to parties of record.

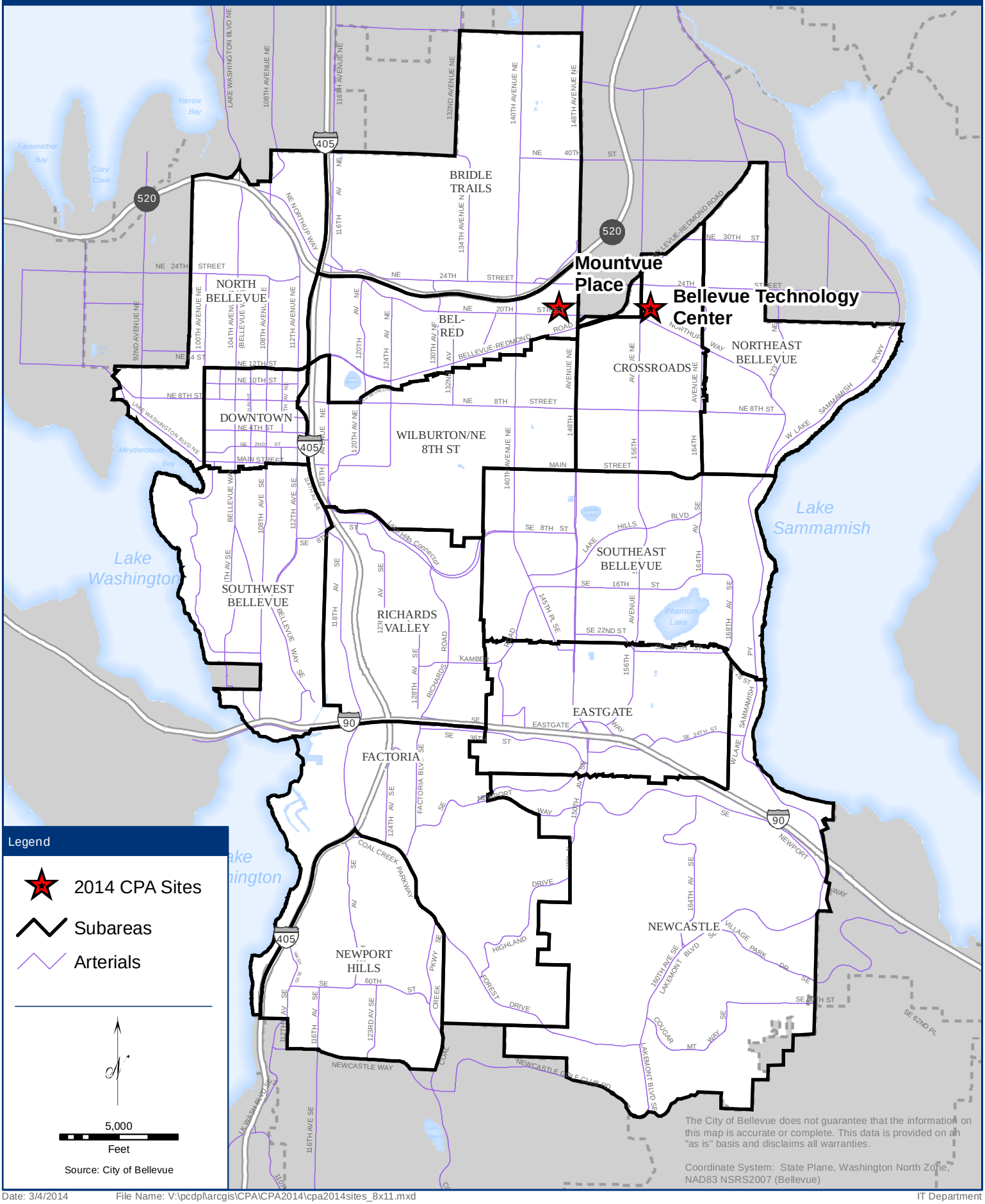
Public comments received before April 23 were included in the staff report materials previously sent to Commissioners. Public comments received after that date and to May 6 are included in Attachment 3.

ATTACHMENTS

1. 2014 site-specific CPAs citywide map
2. Threshold Review Decision Criteria (LUC 20.30I.140) and Consideration of Geographic Scoping (LUC 20.30I.130.A.1.a.ii)
3. Additional public comments received through May 6, 2014

2014 Comprehensive Plan Amendments

City of Bellevue
GIS Services



Date: 3/4/2014 File Name: V:\pcdpl\arcgis\CPA\CPA2014\cpa2014sites_8x11.mxd IT Department

20.30I.140 Threshold Review Decision Criteria

The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive Plan in the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met:

A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and
B. The proposed amendment is in compliance with the three year limitation rules set forth in LUC 20.30I.130.A.2.d; and
C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and
D. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and
E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

> **LUC 20.50.046 Significantly changed conditions.** Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and

F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and
G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code; or
H. State law requires, or a decision of a court or administrative agency has directed such a change.

(ii) Consideration of Geographic Scope

Prior to the public hearing, the Planning Commission shall review the geographic scope of any proposed amendments. Expansion of the geographic scope may be recommended if nearby, similarly-situated property shares the characteristics of the proposed amendment's site. Expansion shall be the minimum necessary to include properties with shared characteristics…

May 6, 2014

Planning & Community Development
Attn: Mr. Nicolas Matz

I'm writing regarding the land usage proposal for the area around Bellevue Technology Center (Project #14-123945AC). I'm a resident of Sherwood Forest and it is impossible to pass the opportunity to express my opinion about this new project proposal that will definitively impact our way of living, our community, our city and our environment.

My family moved to Sherwood Forest a couple years ago, when the time came to decide on the place to live for the long run and set roots my husband and I had no reservations moving to this neighborhood.

We are a young couple that could go for the option of living in a new development or a place somewhere in downtown but we strongly believe one of the most important assets of Sherwood Forest is the appreciation our community has for maintaining and protecting our trees and green areas and we couldn't find those values in any other place.

We all have big trees in our properties and the responsibilities that come attached to them, cleaning the roof in the windy season, maintaining clean streets, etc. but we all do it and we love it because we believe is a privilege to be in the city but still live in harmony with our environment.

The proposal puts at high risks this picture of a perfect place to live, a place where we can teach our kids that is still possible to find balance and respect and value nature.

I consider the Bellevue Technology Center to be and Eden within the city. It is true this is an office space but they take such good care of the land. The big trees that surround the property are invaluable to our city not to mention how hard it is to find a place with open hills like the ones this property has. We were for the longest time trusting this place was safe by the agreement the city made years ago about not developing any further this area. It is hard to believe things can change and we can lose this place as well.

We have some many projects going on in nearby streets that I find it hard to believe this property can become one more place where we prefer profitability over the sustainability. It was devastating to see the Group Health area become a clear space ready to host an apartment complex and office space. I really want you to consider if this is the future you want for the BTC area, not to mention all the issues that come with it: traffic, safety and nearby schools overpopulation. Please remember 156th and 24th street are narrow streets that connect most of the northeast community and taking on more traffic and noise will have a severe impact in our neighborhood.

I encourage you to maintain this property as is and vote for this place to remain and open space where we all can continue appreciating the beauty of nature for generations to come.
Please make me a party of records to receive future updates and notices regarding this project.

Sincerely,

Janet Castañeda

Janet Castaneda | Sherwood Forest Resident
2447 161st Ave NE
Bellevue, WA 98008

City of Bellevue

Planning & Community Development,

Project #14-123945AC - Bellevue Technology Center

As a resident of Interlake area I would like to make my voice heard regarding the proposed land use 14-123945-AC for the Bellevue Technology Center (formerly known as Unigard).

I'm deeply concerned with the way in which our area is being over-developed and how impervious the planning commission has been to the voice of the local residents whose livelihood is being impacted by the reduction of open green spaces in our community.

The Bellevue Technology Center is the last green space left in our community, it is the last buffer zone between a well establish residential community and the commercial development west of 156th Ave NE.

In the last years the city has approved, and development has started for almost 2,000 new residential until on 156th Ave NE (Overlake Village and GRE Real State) which will have a massive negative impact on traffic, schools and environment.

The already extremely congested corner of N.E. 24th Street and 156th Avenue N.E. which is essentially the only entry or outlet to our community will now be forced to support even more traffic from/to Microsoft and other employers and the SR520 highway.

The very challenging access to the neighborhood schools (Sherwood Forest Elementary, Highland Middle School and Interlake High School) will only become worse as the addition of 2,000 more families will strain our public school even more.

Our community has already lost hundreds of trees and acres of green space to new development and the Bellevue Technology Center tree canopy and meadow are an extremely important filter for the pollution created by the increasing traffic congestion in the area in addition to be an outdoor space for the community.

For the sake of current communities and health of the city please please put a cap on the amount of development that this section can withstand. I know I speak for many others in our community when I recommend that the proposal to expand development on this site and change policy S-CR-66 be denied.

Thank you very much for your consideration

Emmanuel Solis

Sherwood Forest resident

David & Kimberly Gray
16250 NE 30th Street
Bellevue, WA 98008
david_m_gray@hotmail.com

May 5, 2014

Planning & Community Development
Attn: Mr. Nicolas Matz
450 110th Ave. NE
P.O. Box 90012
Bellevue, WA 98009

To: Chair Tebelius and Bellevue Planning Commissioners
Subject: Bellevue Technology Center – Proposed Land Use Action
Ref: Project 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE

Dear Mr. Matz and Chair Tebelius,

My family and I would like to go on record opposing change to the site known as the Bellevue Technology Center. We are Bellevue residents within walking distance of this open space. Please add us as a party of record so that we may receive updates and any information regarding the proposal.

I am opposed to the development on the following grounds:

1) Impact to local traffic will be chaotic, especially during a time when three major development projects are underway. These developments are the lot of former Angelo's, the development and clearing of the Group Health area, and the development in the Sears parking lot which is in Redmond but none the less affects the area. We cannot afford more development in this area which is already strained with the recent redevelopment in the Trader Joe's area. These traffic pressures not only make it difficult to get into and out of our neighborhoods, they also bleed into the surrounding neighborhoods. I live on 30th street, and there is so much traffic during "rush hours" that I feel unsafe retrieving may mail. When opening my mailbox, I must stand in the street due to Bellevue's mailbox installation regulations. I frequently feel unsafe doing so. It is also too much traffic to allow my young children to play in the front yard.

2) Impact to open spaces and green areas. This current space provides a beautiful natural balance to the commercial developments around it, and a pleasing buffer between these developments and our neighborhoods. I know many folks who enjoy this natural refuge, and though it is a beautiful space year round, I myself have fond memories of sledding on the hills with my children Otis and Macy when it snows.

The current development is superbly fulfilling the original planning purposes. It should not be changed.

Thank you,

David, Kimberly, Otis, and Macy Gray

To: Chair Tebelius and Bellevue Planning Commissioners
Subject: Bellevue Technology Center – Proposed Land Use Action
Ref: Project 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE

We have lived in Bellewood East since1977. The Unigard woods and meadow have played an important part in the lives of our family for more than 35 years – sledding in the winter, walking in the summer and flying kites in the fall.

The woods and meadow have also served to define the neighborhoods of Bellewood East, Park Place, and Sherwood Forrest. All these neighborhoods consist of residential housing, schools, and churches, with the residential areas of northeast Bellevue extending all the way to Lake Sammamish. The Unigard woods and meadow provide a clear separation between these neighborhoods and the commercial developments west of 156th Ave NE. The current construction on 156th Ave NE and the proposed future development of the Bel-Red corridor and Overlake area make this separation more important than ever.

We hope you will accept the staff recommendation to reject the proposed amendment to the Crossroads Subarea Plan.

Brian R Ummel
Deborah Ummel

Brian and Deborah Ummel
1912 161st Ave NE
Bellewood East No 6
Northeast Bellevue

May 4,2014

To: Chair Tebelius and Bellevue Planning Commissioners
Subject: Bellevue Technology Center-Proposed Land Use Action
Ref: Project 14-123945-AC Bellevue Technology Center

I have enjoyed living in the Sherwood Forest Neighborhood since 1974. I feel a duty to help preserve the remaining green spaces.

Years ago our neighborhoods worked to establish S-CR-66, a policy that would protect and preserve the quality of life we enjoyed. When the current owners purchased the now BTC they were aware the PUD existed. If that policy is now ignored it will negatively impact our area with increased building and traffic congestion.

I urge you to not include the Bellevue Technology Center CPA in the 2014 CPA work program. Please do not allow the development of one of our area's last existing green spaces.

Thank you for your consideration.

Sincerely,

Diane Kelso

Diane Kelso
16217 NE 26th Street
Bellevue WA 98008
dbkelso@gmail.com

April 26, 2014

Bellevue Planning Commission
Bellevue Technology Center- Project #14-123945AC
450 110th Ave. NE
P.O. Box 90012
Bellevue, WA 98009

Dear Bellevue Planning Commission,

It has come to my attention that there is a proposed development in the Bellevue Technology Center. My family and I live in in the adjoining neighborhood of Sherwood Forest and are deeply concerned about the impacts of this possible building development.

Many of the northeast Bellevue residents are specifically concerned about the increase in traffic volume this development would bring and I completely echo their sentiments because I already experience traffic jams daily. Traffic during peak times on Northup Way, N.E. 24th Street and 156th Ave N.E is already extremely congested when my husband and I are commuting home. Adding more development would make a traffic situation that is already bad, even worse for residents.

One of the things I love about living in my neighborhood is that we have a great community. We have nearby schools, a meadow, and surrounding trees. I enjoy seeing families go for strolls and play with their dogs in the open green space as well as sliding down the hill in the meadow when it snows. It would be an extreme disappointment to lose the sense of community we have if the development were to occur.

My family and I hope that you will recognize the impact of what this new development will bring and I sincerely hope that this space will remain open for the residents and families to enjoy. Thank you for taking the time to read this letter and to consider these concerns.

Sincerely,

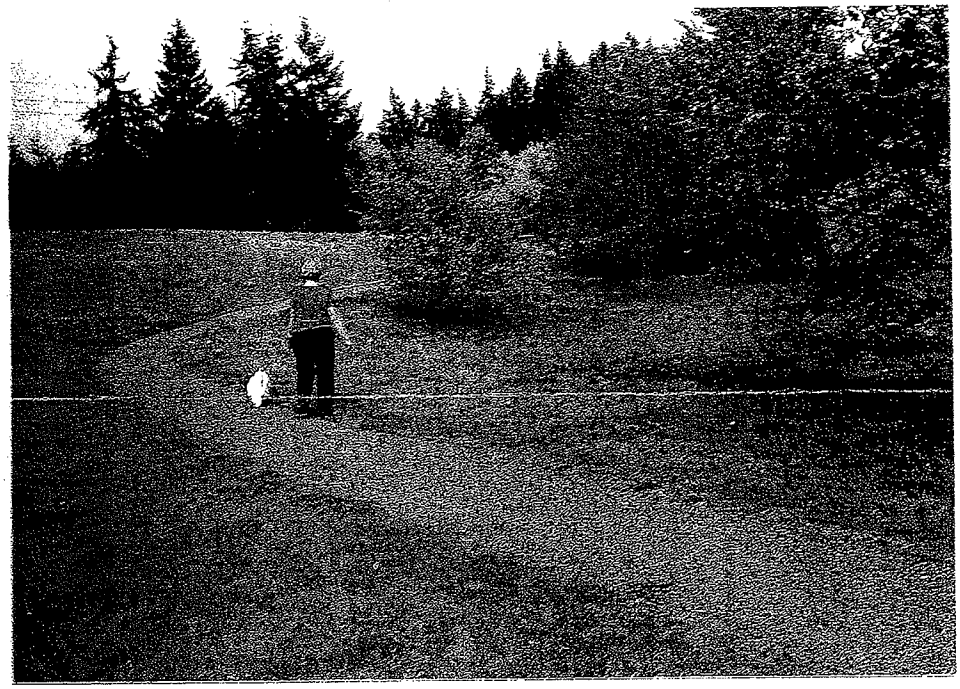
Darlene Truong
2605 162nd Ave NE
Bellevue, WA 98008

Project 14-123945 AC

Dear Mr. Bellevue Councilman ~ April 22, 2014

Please don't take away my open field exercise place.

Your friend, *Lili,* the Dog



If you have any questions, contact my owners, Bruce and Carol Walker, Park Place, 1908 160 AV NE 98008

Matz, Nicholas

From: John McCall <jjmccall@comcast.net>
Sent: Tuesday, April 22, 2014 4:58 PM
To: Matz, Nicholas
Subject: Fw: Project #14-123945AC

----- Original Message -----
From: John McCall
To: n.matz@bellevuewa.gov
Sent: Tuesday, April 22, 2014 2:24 PM
Subject: RE: Project #14-123945AC

Dear Mr. Matz,

My wife and I want to comment on the proposed Bellevue Technical College (old Unigard site)development.
We are long-time Sherwood Forest residents and, like many others you've heard from, are deeply concerned about the proposed development.
If the property in question is developed further, it will definitely have a negative impact on our quality of life.
How? The level of noise and traffic congestion has increased significantly in our neighborhood over the years. Further development in addition to that already occurring on 156th Ave and Overlake will only make matters worse. We will also lose a valuable Green Belt buffer. People hike through the area and kids use the hill for sledding in the winter.
So, in summary, we hope the Bellevue Planning Commission will take citizen concerns into account and honor the commitment to keep the old Unigard site free from further development.
Thank you for your consideration.
Sincerely,

John and Jean McCall
16230 NE 27th St.
Bellevue, WA 98008

Planning Commission Schedule

May 14, 2014

The Bellevue Planning Commission meets Wednesdays as needed, typically two or three times per month. Meetings begin at 6:30 p.m. and are held in the Council Conference Room (Room 1E-113) at City Hall, unless otherwise noted. Public comment is welcome at each meeting.

The schedule and meeting agendas are subject to change. Please confirm meeting agendas with city staff at 425-452-6868. Agenda and meeting materials are posted the Monday prior to the meeting date on the city's website at:

http://www.bellevuewa.gov/planning-commission-agendas-2014.htm

Date	Tentative Agenda Topics
May 28	Single Family Rental Housing code amendments Comprehensive Plan Update – Housing Element policy review
June 11	Camp and Conference Center and clean up code amendments Eastgate Comprehensive Plan Update
June 25	tbd - Single Family Rental Housing code amendments public hearing
July 9	tbd - Single Family Rental Housing code amendments public hearing (if not on June 25) NPDES Stormwater-related Comprehensive Plan policies Recreational marijuana regulations
July 23	Comprehensive Plan Update
August	Summer Break – no meetings
Sept 10	tbd

City of Bellevue

MEMORANDUM

DATE: May 7, 2014

TO: Chair Tebelius and Members of the Planning Commission

FROM: Erika Conkling, AICP, Senior Planner,
Planning and Community Development,
econkling@bellevuewa.gov, 452-2898

SUBJECT: Eastgate/I-90 Corridor Land Use Implementation: housing and land use designations.

The Planning Commission has had a series of meetings on the implementation of the Eastgate Land Use and Transportation Project (the project). In previous meetings the commission reviewed policy direction from the Eastgate Citizen Advisory Committee (CAC) on land use, transportation, and design. This memo is not part of a study session but provides information on proposed land use designations for the Eastgate corridor and includes a follow-up on housing policy within the project area. Providing this information now will allow the commission to focus on the draft policy amendments at the next study session.

BACKGROUND

In April 2012, council accepted the Eastgate/I-90 land use and transportation vision as put forth by the Citizen Advisory Committee. The vision seeks to create a vibrant and attractive business environment by integrating multi-modal transportation solutions and a mix of uses into the single purpose, auto-oriented office and commercial areas that now dominate the corridor. New zoning will allow additional development potential, with particular emphasis on a transit-oriented development center near the Eastgate Park and Ride and Bellevue College. Design guidelines and an amenity incentive system are techniques that are recommended to ensure that new development is consistent with the Eastgate vision and contributes positively to the identity of the corridor. As part of the Mountains to Sound Greenway, and as an important entry point into Bellevue, development in Eastgate will leverage themes of sustainability and ecological enhancement to create a distinctive sense of place.

LAND USE DESIGNATIONS

Land use designations provide a way of linking policy with a specific geography. When viewed as a whole land use designations should reflect important citywide strategies. Each land use designation also provides the policy basis for the land uses, character, and function of the area to which it is applied.

Land use designations also link policy with zoning and other regulations. The *zoning code* and associated development regulations contain the details used in development including exactly which uses are allowed, dimensional standards, and the application of design, transition area, or other regulations. *Land use designations* establish high-level policies that define the intention and character of area and may support more than one type of zoning.

For the Eastgate project, the CAC made several recommendations about land use that need to be crafted into land use designations. Staff recommends using a mix of approaches in designating land use in the Eastgate corridor. See the proposed Land Use Designation Changes map in Attachment 1 and the proposed Land Use definition amendments in Attachment 2.

Light Industrial. Modifying the LI designation is consistent with the CAC recommendation, which did not envision much change in the Richards Valley industrial area. Primarily this amendment would allow research and development uses and flexible office-industrial uses (or flex-tech) to accommodate changes in the nature of light industrial production. These modifications are also consistent with the alternatives outlined in the analysis of LI lands citywide and would benefit the few other LI areas in the city. Corresponding adjustments to the LI zone would occur during the code amendment process.

Office Limited Business. The proposed amendment to the OLB land use designation removes the emphasis on retail and services as subordinate uses. Creating a new type of office land use designation and removing Eastgate land from OLB would leave little OLB remaining citywide. Similar to the LI land use designation, changes to the OLB land use would probably benefit OLB areas outside of Eastgate, but there has not been a citywide analysis of this approach. In the code amendment process, a new zone will be created to implement the OLB designation consistent with the Eastgate vision. Other OLB designated lands outside of Eastgate will keep existing zoning with the potential to rezone on a project specific basis.

Eastgate Transit Oriented Development. A new land use would be created to describe the Eastgate transit oriented development area. Although the city has other centers with transit oriented development, the character and functions of Eastgate will be different than in Downtown or in Bel Red. It makes sense to create a specific land use to describe this area, Eastgate- Transit Oriented Development (EG-TOD).

Neighborhood Mixed Use. Neighborhood Mixed Use (NMU) is another new designation proposed for the neighborhood shopping center (and surrounding area) at the Eastgate Plaza. By creating a new land use instead of amending the Community Business (CB) land use, it is possible to tailor the land use around the neighborhood shopping center without affecting all retail and service areas throughout the city. Although similar to CB in height and allowed uses, NMU zoning would limit auto sales and encourage a more form based approach to regulation by using Floor Area Ratios (FAR) instead of regulating by density and dimensional standards. Also, by moving to a FAR based approach, Eastgate Plaza may be able to participate in the FAR

based public benefit incentive system that the CAC recommended for Eastgate. Bellevue has a number of neighborhood retail and shopping centers that may be interested in redevelopment in the short or long term. A new land use designation created to support potential redevelopment of the Eastgate Plaza shopping center could be applied elsewhere in the city with a Comprehensive Plan Amendment and rezone.

Community Business. Although there is no proposed text amendment to the Community Business land use designation, the designation could be applied to three new areas to best implement the recommendations of the CAC. Applied to the Champion Center property, it would allow for a coffee shop or small retail operations to help activate the entrance to Bellevue College. Near Factoria Village (formerly Loehmann's Plaza), applying CB land use and zoning to all properties in the proposed activity node area will create consistency in regulations and design guidelines to implement that concept. Finally, the easternmost edge of the future transit-oriented development area is suitable for a lower-intensity mix of uses than the areas adjacent to the transit center. This area will include a mix of uses similar to Sunset Village (which is proposed to remain in CB land use designation), including auto sales use, making CB an appropriate choice here as well.

Office. Changes to the Office (O) designation remove the extensive discussion section that is both inaccurate and contains regulatory language. The discussion section confuses the Office land use designation with office uses by describing office use intensities that occur throughout the city in several land use designations. This section also establishes de facto regulatory limits on office uses classed as low, medium, or high intensity uses. Regulatory limits are not appropriate for policies and are already reflected in the land use code.

It is also worth noting that the O land use designation is applied to a new area, one not envisioned by the Eastgate CAC. There is a small cluster of office uses on SE 37th Street just west of the freeway interchange. These uses currently have a split designation, Office (O) and Single-Family High (SF-H), put in place before transition area regulations required buffers between single-family and more intense uses. The proposed land use map would fully designate these parcels O and eliminate the small strip of SF-H at the rear of these properties.

HOUSING POLICY

When the Eastgate study area boundary was originally created, residential areas were specifically excluded to focus on the transformation of the commercial, industrial, and office areas. As ideas about creating a more vibrant environment emerged, mixed use development that co-locates office, retail, and residential development in close proximity became a feature of the project. With market demand identified as about 1,800 residential units over the next 20 years, the Eastgate vision emphasizes residential development within the transit oriented development area, centrally located in the study area near the Eastgate park and ride and Bellevue College.

In a November 2013 meeting, Ray White, Vice President of Bellevue College, and Steve Fricke, resident of the Spiritwood neighborhood, spoke to the Planning Commission about local housing pressures related to Bellevue College. With the addition of new four-year bachelor degree programs, a growing program for international students, and the need for student athletes to be close to campus, Bellevue College is exploring options for student housing as part of its strategic plan update. Housing within the Eastgate study area could help alleviate housing and transportation system pressures associated with Bellevue College.

In the current Eastgate subarea plan there is also one policy addressing affordable housing.

> ***POLICY S-EG-11***. *Encourage more opportunities for affordable housing in the Subarea by maintaining and rehabilitating existing housing stock.*

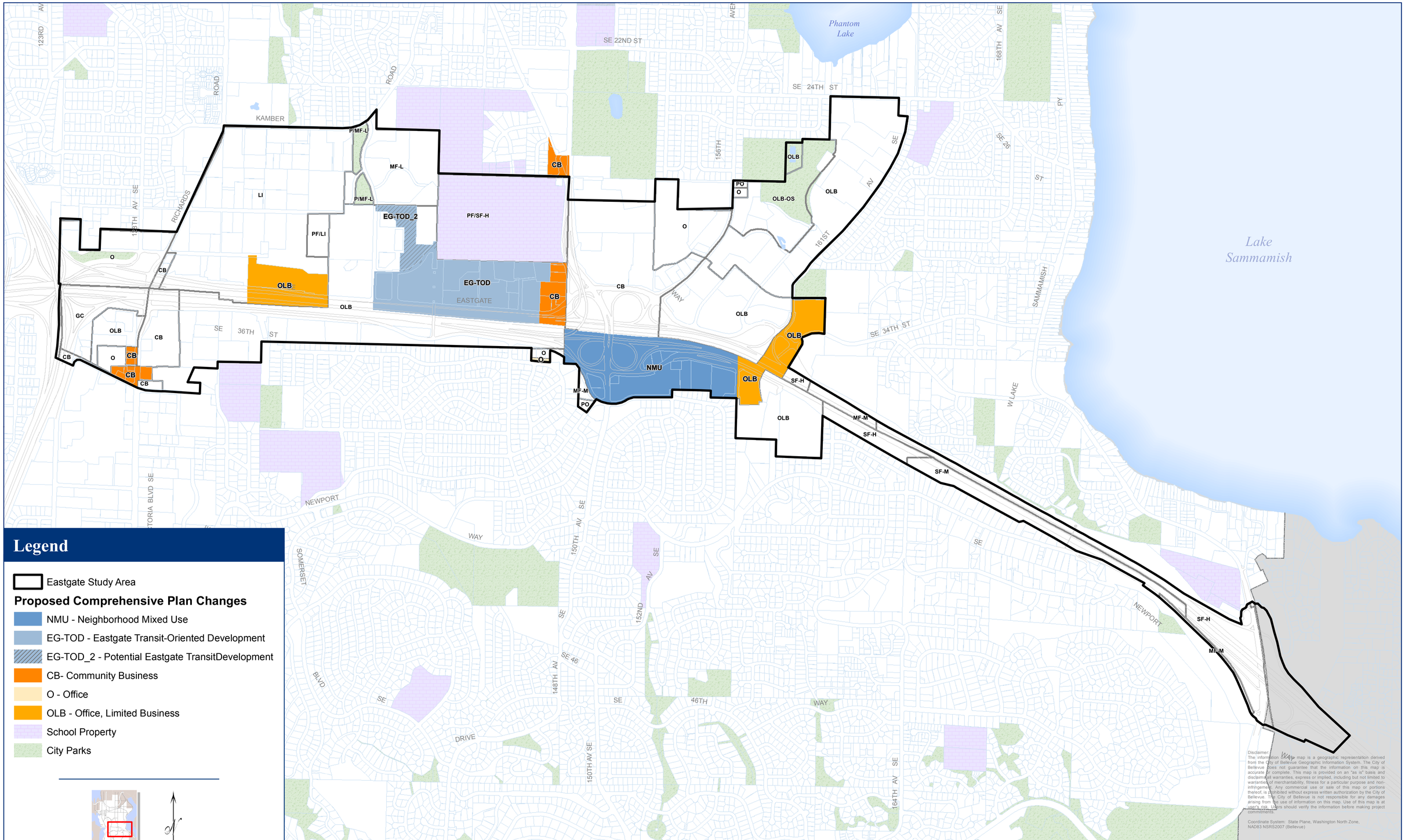
This policy does not need to be changed because it addresses the single-family area outside the study area boundary for the Eastgate project. Yet, it does not address the specific considerations for student housing for Bellevue College. As was discussed in previous study sessions on the Housing Element, the Comprehensive Plan will address the issue on a citywide basis. Since the growth of Bellevue College and planning appropriate housing for all people in Bellevue have citywide implications, policies addressing this area are best included in the Housing Element. However, it may be appropriate to modify one of the existing housing policies in the Eastgate subarea to mention the need for this type of housing.

NEXT STEPS

Staff will return in June to go over specific policy language associated with the policies reviewed in the series of work sessions on Eastgate. There will also be a public open house sometime in June to present the results of the work to date on the Eastgate project including an update on the design process for the Mountains to Sound Greenway, progress on the transportation strategy, as well as land use implementation. Public input from the open house and from the Planning Commission will go into the draft documents prepared for a public hearing during the summer.

ATTACHMENTS

1. Proposed Comprehensive Plan Designation Changes Map (Eastgate)
2. Proposed Land Use Definition Amendments



Legend

- Eastgate Study Area

Proposed Comprehensive Plan Changes

- NMU - Neighborhood Mixed Use
- EG-TOD - Eastgate Transit-Oriented Development
- EG-TOD_2 - Potential Eastgate TransitDevelopment
- CB- Community Business
- O - Office
- OLB - Office, Limited Business
- School Property
- City Parks

0 305 610 1,220 1,830 Feet

0 0.1 0.2 0.3 0.4 Miles

Sources:
City of Bellevue

Disclaimer:
The information on this map is a geographic representation derived from the City of Bellevue Geographic Information System. The City of Bellevue does not guarantee that the information on this map is accurate or complete. This map is provided on an "as is" basis and disclaims all warranties, express or implied, including but not limited to warranties of merchantability, fitness for a particular purpose and non-infringement. Any commercial use or sale of this map or portions thereof, is prohibited without express written authorization by the City of Bellevue. The City of Bellevue is not responsible for any damages arising from the use of information on this map. Use of this map is at user's risk. Users should verify the information before making project commitments.

Coordinate System: State Plane, Washington North Zone, NAD83 NSRS2007 (Bellevue)

Proposed Comprehensive Plan Designation Changes

April 2014

City of Bellevue
GIS Services

Date: 5/7/2014 File Name: V:\pcdp\arcgis\EastgatePlan_2014\EastgateLU_Proposed_19March2014_17x11.mxd

IT Department

DRAFT EASTGATE LAND USE DESIGNATIONS (May 2014)

Light Industrial (LI) — A land use designation that provides for the location of a broad array of activities, including manufacturing, wholesale trade, research and development, and distribution activities. ~~Offices are discouraged unless they support the primary functions of the LI district.~~ Sales of goods and services subordinate to permitted activities and low traffic-generating uses that sell bulky or large scale items are appropriate. Auto sales and rentals are appropriate only in certain locations.

Office, Limited Business (OLB) — A land use designation that provides areas for ~~integrated complexes made up of~~ office, hotels, or motels. ~~Subordinate uses~~ Uses such as eating establishments ~~and~~, retail sales, and services are ~~also~~ permitted to provide the amenity of shopping and services within easy walking distance to support nearby businesses and employees.

Eastgate – Transit Oriented Development (EG-TOD) – A land use designation in the Eastgate subarea that provides for a mix of office, housing, retail, and services. Multiple uses are encouraged to create a concentration of activity that supports transit service and retail development. The district is limited in extent in order to create an area focal point.

Neighborhood Mixed Use (NMU) – A land use designation that provides for a mix of retail, service, office, and residential uses, with an emphasis on neighborhood retail and service uses. This district serves the commercial needs of nearby office and residential uses.

Office — A land use designation that provides for the location of business, financial, administrative and professional services.

> ~~*Discussion: A low intensity office is an office building or office portion of a building with a floor area ratio (FAR) of 0.5 or less and where the following sliding scale is used: At 0.5 FAR, no office building or portion of a building may exceed 50,000 square feet of gross floor area; at 0.3 FAR, 100,000 square feet; at 0.1 FAR, 150,000 square feet.*~~
>
> ~~*To provide significant permanent open space and to allow a shift of development potential, office intensity of no more than .5 is allowed on properties designated OLB-OS. In this district, the sliding FAR scale does not apply.*~~
>
> ~~*A medium intensity office is a building of at least 0.5 FAR but not exceeding 4.0 FAR. A high intensity office is a building of at least 3.0 FAR.*~~
>
> ~~*Medium and high intensity offices are only located in the Downtown with the following exceptions: The 1993 Factoria annexation agreement created special circumstances for development in Factoria from 1993-2000 to permit office buildings of higher intensities; and office limit for FAR for the area north of Factoria Mall can be increased up to 0.75 consistent with Ordinance 5799 and Policy S_FA_30.1.*~~
>
> ~~*Medium intensity office is also permitted in the Bel-Red Subarea, where extensive area-wide land use and transportation planning has shown how medium intensity office uses can be*~~

~~*accommodated, while helping to create the transit-supportive form envisioned by the Bel-Red Subarea Plan.*~~

City of Bellevue

MAY -5 2014

Service First Desk

May 4, 2014

Planning Commission

Subject: Storm- Water Flow Rates I-90 Business Park

Predevelopment storm water flow rates, agreed to for the rezone of the I-90 Business Park, to be controlled by on site detention ponds to protect the shorelines of Phantom Lake, did not perform to prescribed standards. Extensive flooding resulted in major damage to the shorelines. This long term standing problem has not been addressed other than now designating Phantom Lake to a 'wetland' classification. For the purpose of regaining a thriving shoreline buffer again, surface water release from the I-90 Business Park needs to be re-corrected to predevelopment conditions that existed in 1980 prior to development. Following is an account of this non-compliance.

When KCM (1986) calculated inflow rates they were 'estimated' (44% of the data from the installed flow meters to the inlet of Phantom Lake was missing). Collins Hydraulic Analysis done in November 1990 stated that Pond A does not meet 1987 standards for storage volume requirements. Peak discharge rates had been increased by 190-320% from predevelopment conditions and that total runoff volume had increased by 46-110%. CH2M Hill (October 1993) issued an additional report titled 'Storm Water Detention Analysis'. It states that Pond A requires 31% more storage volume and that Pond B (Boeing) storage needs to be increased by 84%.

Sediment removal in Pond A was completed by September 1, 2011 and the pond was devoid of water. The outlet gates stayed closed. During Labor Day (on September 5th) a steady stream of water was observed entering the pond. Within three weeks the pond with its holding capacity of 285,000 cubic feet was full. This despite no rain events had occurred prior to, nor during the operation. The Department of Ecology and I inquired about this unexpected source of water and the City of Bellevue (COB) Utility Staff stated that no illicit water was released.

A month later Mr. Cowin of the Environmental Services Commission inquired of Staff concerning this event. Their answer was that after investigation, it had been determined to be HVAC System condensation (?) and it is an allowable discharge. Applying simple arithmetic and using twenty days as an event basis, equals 14,250 cubic feet per day, seemingly an excessive amount. This was never disclosed to Phantom Lakehomeowners. A request for copies of discharge records was submitted to Department Planning dated April 23, 2013. No answer has been received.

Planning for the I-90 East-Gate Rezone and Airport Park Development must consider the potential of added storm water releases into Phantom Lake. It is vital that a policy be in place to protect the lake, stop destruction of its shorelines and regain a healthy fishery that existed prior to development of the Business Park.

Respectfully,

Elfi Rahr

Elfi Rahr

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

February 26, 2014 Bellevue City Hall
6:30 p.m. City Council Conference Room 1E-113

COMMISSIONERS PRESENT:	Chair Tebelius, Commissioners Carlson, Hamlin, Hilhorst, Laing, deVadoss
COMMISSIONERS ABSENT:	Commissioner Ferris
STAFF PRESENT:	Paul Inghram, Erika Conkling, Department of Planning and Community Development
GUEST SPEAKERS:	Lisa Grueter, BERK
RECORDING SECRETARY:	Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:38 p.m. by Chair Tebelius who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Commissioner Hamlin, who arrived at 6:47 p.m., Commissioner Carlson, who arrived at 6:54 p.m., and Commissioner Ferris, who was excused.

3. APPROVAL OF AGENDA

A motion to approve the agenda was made by Commissioner Laing. The motion was seconded by Commissioner Hilhorst and it carried unanimously.

4. PUBLIC COMMENT – None

5. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCILS, BOARDS AND COMMISSIONS – None

6. STAFF REPORTS – None

7. STUDY SESSION

A. Comprehensive Plan Update

Comprehensive Planning Manager Paul Inghram noted that in past meetings the Commission has discussed the issue of light industrial land (LI) in the city. There are also a couple of policies in the current Comprehensive Plan about LI, including one that talks about the need for a general review of the uses and the locations. The Comprehensive Plan update provides the opportunity to take a citywide look at the issues.

Lisa Grueter, a land use planner with BERK, a public policy firm, said her company was retained by the city to help Bellevue with its economic development strategies, part of which has involved taking a closer look at the city's LI lands.

Mr. Inghram said Bellevue's vision to have light industrial and manufacturing uses dates back to the 1920s, but most of it never came about. Factoria's name stems from the notion of locating factories there, though only one factory was ever built there. LI zones were developed over time, however, primarily along the Burlington Northern/Sante Fe corridor. The LI-zoned land adjacent to the airport in Eastgate was rezoned to Office/Limited Business-Open Space as a way of transferring open space density credits to the development site. The western portion of the Bel-Red corridor was originally zoned LI but recently was rezoned to a variety of different Bel-Red zones. The Eastgate/Richards Valley area still has some land zoned LI.

Ms. Grueter said one issue BERK has focused on is where light industrial lands fit in the regional context. In 2012 manufacturing had more jobs than in the pre-recession years, and while most were in aerospace other manufacturing sectors were strong as well. Regionally, the land zoned for manufacturing, warehousing and distribution are recognized in the Vision 2040 plan. As the uses trend more toward distribution, larger parcels of land are needed, most of which are in the Kent valley and in Pierce County. Put into the regional context, Bellevue's light industrial lands do not figure significantly. The largest concentration of light industrial land currently in Bellevue is in the Richards Valley, but as land values rise market pressure is pushing toward changes to other uses.

Chair Tebelius asked if land in areas zoned for LI has lower market value. Ms. Grueter said in talking with brokers she was led to believe that the land in the Richards Valley is encumbered with a network of critical areas and small parcels which make it difficult to access and difficult to assemble the land into sufficiently large parcels. Accordingly, the highest and best use is still LI. For other LI areas in the city that have good visibility and good access, most of which are surrounded by residential, office or other uses, the LI zoning becomes questionable. Bellevue's strength's clearly, are in arenas other than industrial, particularly information and technology, business services, retail, and tourism.

Commissioner deVadoss asked why healthcare was not included as one of Bellevue's strengths. Ms. Grueter allowed that the services category, which includes healthcare, continues to be a strong sector for Bellevue.

Commissioner Laing pointed out that notwithstanding the Bel-Red plan and zoning, the corridor is still predominantly a light industrial area. The only thing keeping new businesses in very affordable existing buildings is the zoning requirements. A five-year look back at the zoning will be undertaken in 2014. He asked why the BERK report did not include Bel-Red as a light industrial area, and how the analysis would change if the look back recommendation relative to the zoning in the corridor were to remove the nonconformity provisions to allow for market-driven redevelopment. Mr. Inghram said the scope under which BERK is working involves only those areas that are zoned LI. He clarified that the uses in Bel-Red are explicitly not nonconforming and as such are free to continue in perpetuity. Many of the buildings that stand empty and which are having a difficult time finding new tenants are in fact in General Commercial (GC) zones. In the Bel-Red corridor, the uses in the LI zones are essentially Coca Cola, Safeway, the International Paper site, Cadman, and the two King County Metro properties.

Commissioner Laing called attention to a statement made on page 22 of the BERK report about light industrial uses not being a focus of the draft economic development strategy and asked if that is as a result of Council direction. Mr. Inghram said it really is tied to the fact that the predominance of economic activity in Bellevue is not in the industrial category. The Council's work is continuing so their direction could evolve. Commissioner Laing allowed that the existing LI uses in the Bel-Red corridor, whether located in LI zoning or GC zoning, are allowed to continue. However, if the city has an interest in having light industrial uses, and if the bulk of the land and facilities suitable to light industrial uses is in the Bel-Red corridor, the fact that the existing zoning in most cases precludes a new light industrial use from opening. Mr. Inghram clarified that the zoning in Bel-Red allows new light industrial uses to locate in buildings vacated by light industrial uses.

Commissioner Hilhorst asked if storage businesses are categorized as LI or commercial. Mr. Inghram said they actually can be allowed in either LI or GC zones and that allowed uses for LI are not much different from the GC zone.

Commissioner Hilhorst commented that the city's plans for the future focus on more urban housing. It is unlikely, however, that people are going to want to give up their RVs, boats and other toys even if they live where they can store those things. As a result, people are going to need storage uses nearby, and those uses could need a light industrial zoning in which to locate. Ms. Grueter agreed there will be a local need to preserve opportunities for storage uses and areas in which businesses can form and grow. LI and GC areas will certainly be needed. While their value may not be high from a regional perspective, they certainly have local value.

Ms. Grueter called attention to Exhibit 12 in the BERK report and reviewed with the Commissioners the percentage of building space that houses industrial uses in each of the city's five LI areas. She noted that other uses include office, retail, school and other. She suggested the range of zoning options includes retaining the existing LI zoning; expanding the zone to create more opportunity for industrial uses; retaining the existing areas where there is currently a critical mass; reviewing the uses allowed in the zone and allowing for some additional flexibility; and consolidating the GC and LI areas into a single zone given the similar mix of uses allowed in each zone.

Mr. Inghram commented that even in the Bel-Red corridor there is insufficient light industrial land available to house large warehouse operations, so being competitive at the regional level is unlikely. However, there could still be interest in or demand for small craft manufacturing or warehouse and storage uses. There is no reliable method for calculating industrial and/or manufacturing jobs in proportion to population. Some future companies may have as their primary focus professional services with thousands of high-tech employees but they may want lab space in a light industrial area, and having that option available close at hand may in fact be key in deciding where to locate their main operation.

Commissioner Hilhorst expressed the view that once the LI areas are gone from Bellevue, there will be no getting them back.

Commissioner Laing said there are uses that are typically associated with light manufacturing that provide value to the community in a number of ways. They certainly are one element of a diverse and healthy local economy. In talking about LI uses, however, there is a tension between flexibility and compatibility. The GC zone is more encompassing in terms of allowed uses, but allowing manufacturing uses in it could create compatibility issues. He said of the zoning

options outlined in the BERK report, options 4 and 5 were the most appealing to him. In the end it will all come down to how things are permitted, outright or by conditional use. The focus should be on what should be done to merge the concepts of options 4 and 5 to allow for both flexibility and compatibility.

Mr. Inghram said the zoning options represent the range of possibilities. If the intent is to increase flexibility for the LI zone, that could allow for more of the uses the community wants, such as auto rebuild and storage units, but it could mean a slow withering of space for actual manufacturing uses.

Commissioner Laing said under the Growth Management Act land for uses such as mining and logging can be preserved and when they are neighboring property owners receive notice that they will not be allowed to complain about those activities. If the issue of allowing for light manufacturing uses is that they are not always compatible with other uses, a similar approach could be implemented by the city. Mr. Inghram stressed that where compatibility is the issue, the specific range of issues will need to be kept in mind. Where something like a rendering plant may not be appropriate, a woodworking operation might be.

Commissioner deVadoss stressed the need for the city to retain its investment in the LI zone as manufacturing practices change in the coming years with 3D printers and other new technologies. If 20 years out the city has not preserved areas appropriate to the new manufacturing approaches, there will be challenges to be faced. Space will particularly needed to house companies that do design work.

Chair Tebelius commented that allowing LI uses gives the city character.

Mr. Inghram briefly reviewed with the Commissioners each of the five LI-zoned areas and the mix of uses currently in them.

Commissioner Hilhorst asked about the proposed Sound Transit maintenance operation in the Bel-Red corridor. Mr. Inghram said it is located in an area zoned for office development and is not directly adjacent to any existing LI property and as such will not negatively impact LI properties or uses.

Chair Tebelius asked if Sound Transit can force the city to allow the maintenance operation in a non-LI zone. Mr. Inghram allowed that they can.

With regard to the LI site along I-405 near SE 8th Street, which it was noted is mostly owned by the state, Commissioner Laing suggested that in looking to the future, the Commission should avoid taking any action that would create or perpetuate a nonconformity. Additionally, any action taken should allow for the maximum amount of flexibility. He said he was generally in favor of simply merging the LI and GC zones into a single designation and dealing with any potentially incompatible uses through the conditional use permit process.

Commissioner Hilhorst said her only fear in taking that approach would be in regard to what potential uses might get lost in translation. If the change is made, there will be no going back. Commissioner Laing said rather than rezoning the LI properties to GC, everything allowed in LI and everything allowed in GC should simply be folded into a single zone; nothing would be lost, and any use that could potentially be incompatible would be addressed through conditional use.

Chair Tebelius said her concern was that the approach could 20 years down the line lead to all LI uses being subsumed by GC uses and the city will have no LI uses at all. Commissioner Laing said that may very well occur, but it would be the market that decides.

With regard to the LI property in Richards Valley on which the King County Humane Society is located, Chair Tebelius said the organization is known nationally for the work they are doing. Additionally, they are currently undertaking a fundraising project that will redevelop their facilities at a cost of millions of dollars. The LI zoning on the site should be retained.

Mr. Inghram reminded the Commissioners that the Eastgate/I-90 CAC recommended that the LI zoning for the Richards Valley area should be retained but some flexibility should be added to allow for flex-tech and research and development uses that might be associated with Bellevue College.

Commissioner Hilhorst commented that nearly every building in the area is being fully used, which might be an argument against making any changes. Certainly nothing needs to be done to help full the spaces.

Mr. Inghram said the economic development policies will be before the Commission again at a future meeting. Time could be taken at the same meeting to talk more about strategies for the LI zone. At the Comprehensive Plan level the Commission could include policy direction aimed at assessing the uses, flexibility and compatibility of the Light Industrial zone.

Commissioner deVadoss asked Ms. Grueter what, if anything, surprised her as a result of her analysis. Ms. Grueter said she was most surprised to see just how close the LI and GC zones are relative to allowed uses. There was nothing surprising in terms of the data itself.

6. Eastgate/I-90 Area Plan

Senior Planner Erika Conkling said the Eastgate/I-90 CAC recommended a mix of office and commercial zoning, and a little more building height, for the LI-zoned King County site. The site is not currently housing industrial uses and it is separated from the Richards Valley by the topography. Its proximity to the freeway makes some types of industrial uses undesirable. For the rest of the Richards Valley LI areas, the CAC recommended preserving industrial uses while allowing flex-tech and research and development uses to locate there. Adding zoning flexibility could help the market to be more responsive in the area.

Councilmember Stokes noted that the CAC also discussed enhancing the natural areas that exist because the topography makes them unusable for development. Chair Tebelius said anything that could be done to make the area "softer" would benefit the area.

Ms. Conklin said the LI area that is part of the Lincoln Executive Center has been recommended by the CAC to be part of the transit-oriented development. While the site is zoned LI, the concomitant zoning agreement in place actually strips away most of the allowed LI uses. The site is currently used primarily for offices. The BERK report agrees with the recommendation of the CAC that the site should become part of the transit-oriented development.

Commissioner Laing commented that it would be incompatible with the recommendation of the CAC to expand the LI uses that were stripped away under the concomitant zoning agreement put in place in the 1980s for the Lincoln Executive Center site. Clearly the site was never intended

to develop as LI and obviously it has not. To fulfill the CAC's vision, the Commission should not suggest the site should be retained or treated as LI zoning.

Commissioner Hamlin agreed. He said for all the reasons cited, it makes no sense to try to hold onto the LI designation for those properties.

Chair Tebelius asked what will need to be done to put the CAC's recommendation into play. Ms. Conkling said it will be necessary to change the map for the four parcels in question.

Ms. Conklin noted that the Commission previously touched on the topic of design and site planning policies when it addressed the recommendations for each of the individual areas in Eastgate. She stressed that site planning and design are very important to the character of an area. One of the major recommendations of the CAC was to create a corridor identity; to carry out that direction it will be necessary to incorporate specific policy language for each of the subareas within the corridor. She noted that her memo to the Commission was specific with regard to which policies need to be amended. The general design direction for the entire corridor included incorporation of the Mountains To Sound Greenway and City in a Park elements and themes. The CAC also gave direction that the buildings that face I-90 should be iconic, and that Eastgate should be enhanced as a gateway into the city. The CAC recommendations included pursuing opportunities to enhance the visual quality of the corridor using vegetation, green spaces and building design.

Answering a question asked by Chair Tebelius about the Mountains To Sound Greenway, Ms. Conkling said the greenway itself involves the entire corridor from the beginning of I-90 to Ellensburg and is a scenic byway. The section of the greenway trail that will run through Bellevue is proposed to be located on the south side of I-90 and is just one component of the byway. The segment of the trail between Factoria and 150th Avenue SE is in the early design stage.

Ms. Conkling said one of the CAC's general recommendations was to go through the concomitant zoning agreements of which there are close to two dozen. The agreements range from the 1970s to the 2000s. Some of the design and site planning conditions have been included in the code, but policy language to address them might be in order.

The Factoria subarea has very good design policies that were done as part of the Factoria Area Transportation Study. Some of the policy language should be amended, however, to make sure the area is designed both for visibility from I-90 and to accommodate a pedestrian scale. In the Richards Valley, policy language is needed to promote sensitive building design and buffering from single family uses. A new policy is needed to assure that whatever happens on the King County site should add to the visual quality of the area and be well designed.

Answering a question asked by Commissioner Hamlin, Ms. Conkling said she did not include in the matrix the notion of policy language aimed at daylighting streams. Policies similar to those for Bel-Red would be appropriate, as well as language addressing opportunities for enhancement that could include removing culverts or allowing streams to flow more naturally.

Ms. Conkling said the huge transit-oriented development area in Eastgate is going to be something new and as such will need policy language. It will also be important to highlight the need for suitable internal circulation systems for all modes of travel as the larger parcels redevelop, as well the need to ensure connections with regional systems.

Attention was given next to floor area ratio (FAR). In simple terms, FAR is simply the building area divided by the site area, though the building area excludes the parking and mechanical equipment, and the site area usually excludes rights-of-way, though in most easements and critical areas are not excluded. The Commissioners were shown how a an FAR of 2.0 could result in either a low, flat building or a tall, skinny building.

Eastgate is being viewed as a redevelopment area, but that will not necessarily mean tearing down existing buildings; it could mean new infill development, or a partial tear down and rebuild. In thinking of allowing larger buildings, consideration must be given to impacts on views, light and glare, and visual dominance. Topography must also be taken into account.

Ms. Conkling said the base and maximum FAR varies throughout the city, as does allowed height. Currently in Eastgate the maximum is an FAR of 0.5 and a height of 45 feet. The CAC has proposed different FARs for different parts of the corridor. Bel-Red has a maximum FAR of 4.0 and an allowed height of 150 feet, and in the downtown the FAR can be as high as 8.0 and building heights can reach 450 feet.

Mr. Inghram said the city uses FAR to calculate the intensity of the office use, not to calculate the building envelope. He noted that quick mental calculations of building height and massing for a known FAR can lead to the wrong impression of how FAR translates to a building. The Commissioners were shown photos of a number of buildings, including both commercial and residential, and were asked to guess the actual FAR of each; in most cases the guesses were higher than the actual FAR.

7. COMMUNITY VISION

Mr. Inghram noted that the Commission first discussed the issue of community vision in June 2012. He explained that the vision sets a unified tone for the entire city by mapping out what the city wants to be, where it wants to go, and a roadmap for getting there. The vision as stated in the current Comprehensive Plan has served the city well and should not just be thrown away. The community outreach done as part of the Comprehensive Plan update has pointed out that Bellevue residents like the city and moved to it for a reason.

Ms. Conkling said outreach efforts have been under way for well over a year and began with a series of scoping meetings where the focus was on four specific areas: community, environment, family and business. The joint commissions forum served as one of the scoping meetings and the common themes that came out of that meeting had to do with economic growth, recognizing diversity, and environmental protection. The public forum hosted by the East Bellevue Community Council served as another scoping meeting and the common themes that emerged there included affordable housing, managing storm water, increased mobility and transportation, and green spaces/open spaces/parks. The Bellevue's Best Ideas interactive online site generated a lot of discussion about improved mobility, quality neighborhoods, and economic development. People were allowed to vote on other people's ideas, and the top ideas that came out of that exercise had to do with alternative transportation options, creation of a downtown performing arts center, a children's museum, super fast internet connections, and the creation of third place neighborhood gathering places.

A review of the current vision statement yielded 54 potential vision statements in six different categories. Six different workshops were conducted where people were asked to identify which

of the statements is most important to them, what they like about the statements, and what it will take the most effort to accomplish. In the natural and sustainable category, people generally supported broad ideas involving environmental stewardship, retaining natural settings, retaining the City in a Park idea, and having lots of transportation options. In the design for people category, it was clear that the community should be built on both physical and social connections that link people together. They indicated a desire for diverse housing types and housing affordability, and complete neighborhoods with gathering spaces, parks and shops, all within reach.

In the category of strong economic centers, people were in favor of flourishing active centers in the downtown, Bel-Red, Eastgate and Factoria. They also highlighted the importance of continuing the city's high standard of living and quality education, supporting small businesses, having local neighborhood services and shopping centers, and diversity as an economic asset. With regard to the arts, culture and diversity category, the participants said they see Bellevue as a regional and international leader in arts and culture. They focused on Bellevue as being a great place for those who live here, but not necessarily a tourist destination. They also suggested that diversity as a theme should be woven into all areas of the Comprehensive Plan, not just in arts and culture.

The healthy and secure community category generated comments about housing affordability, maintaining a low crime rate, making sure the community is healthy and prepared for emergencies, and continued support for human services in the community. With regard to the aspirational government category, people expressed a desire to have an open, inclusive and accessible government, continued maintenance of existing facilities and infrastructure, and partnerships and collaboration in the way the city conducts business.

Mr. Inghram said the current vision has several different sections. The intent is not to start over with the update, but there should be a recognition of current conditions, interests and values as well as a future orientation. The vision should be both aspirational and realistic. It should be meaningful, representative and memorable. The difficult part will be in finding the balance between being broad and specific to Bellevue. The current version of the vision is overly long and overly descriptive of Bellevue as it currently exists as opposed to being an aspirational statement of direction for the city. There is also not a clear linkage between the vision and the rest of the Comprehensive Plan. Missing from the current vision statement is an emphasis on people; Bellevue response to regional and global environmental issues; any recognition of the non-downtown commercial centers; the issue of neighborhood connectivity; a focus on diversity beyond an arts and culture viewpoint; and an emphasis on schools. The list of challenges to be addressed included the fact that most of Bellevue's future growth will be focused in the downtown; the population is becoming more diverse and the population of older citizens is increasing; the city is globally connected; light rail is coming to Bellevue; the cost of housing continues to be an issue for many; and the desire for residents to preserve and improve the environment and include park opportunities in the fact of a city that is becoming more urban.

Mr. Inghram asked the Commissioners to review and comment on the draft vision statement included in the packet relative to whether or not it generally represents the character of Bellevue, is aspirational, and is unique to Bellevue. He also asked for comments on issues that may be missing from the draft.

Chair Tebelius stressed that words matter when it comes to outlining a vision for the city. She objected to the use of the phrase "…some neighborhoods retain their unique character…" and to

references that families will be living in highrises in the downtown. The fact that Bellevue's population is aging means there will be more homes in Bellevue's neighborhoods available for families with children. Mr. Inghram said the intent is to show there is a wide range to Bellevue's families; there are families living in highrises, and there are elderly living in single family homes.

Commissioner Hamlin said he had no problem with the language as proposed. He allowed that some tweaks may be in order but they should be made only after careful contemplation and additional discussion.

Commissioner deVadoss said the vision statement needs to be very concise. It should focus simply on themes and principles.

8. OTHER BUSINESS

Chair Tebelius said the Commission could benefit from having an education class or even a "cheat sheet" relative to the various zoning districts. Mr. Inghram said an orientation guide is provided to new Commissioners. It outlines the work of the Commission and includes the Commission' by-laws, but it does not focus specifically on land use planning terminology and he agreed that something focused on that would be useful.

9. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCIL, BOARDS AND COMMISSIONS - None

10. COMMITTEE REPORTS - None

11. STAFF REPORTS

Mr. Inghram invited the Commissioners to attend the Transit Master Plan meeting on February 27 and a housing workshop on March 6.

Mr. Inghram reported that he attended a meeting in Lake Hills recently to give an update on the Comprehensive Plan work, with a particular focus on the extent to which the Comprehensive Plan can help address the housing issues that community has been facing. An offer to provide similar updates is being made to other neighborhood groups.

Mr. Inghram noted a number of ongoing developments in the Wilburton area, including a Porsche dealer, the Bellevue School District maintenance facilities building and a new hotel under construction.

12. DRAFT MINUTES REVIEW

A. January 8, 2014
B. January 22, 2014

There was agreement to defer approval of the minutes to the next meeting.

13. NEXT PLANNING COMMISSION MEETING: MARCH 12

14. ADJOURN

A motion to adjourn was made by Commissioner Hamlin and it was seconded by Commissioner Hilhorst.

Chair Tebelius adjourned the meeting at 9:50 p.m.

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

March 12, 2014 Bellevue City Hall
6:30 p.m. City Council Conference Room 1E-113

COMMISSIONERS PRESENT:	Chair Tebelius, Commissioners Ferris, Hamlin, Hilhorst, Laing, deVadoss
COMMISSIONERS ABSENT:	Commissioner Carlson
STAFF PRESENT:	Paul Inghram, Mike Bergstrom, Nicholas Matz, Department of Planning and Community Development; Tom Boydell, Office of Economic Development; Max Jacobs, Civic Services
GUEST SPEAKERS:	Anne Biklé, Seattle-King County Public Health; Julia Walton, Studio 3MW
RECORDING SECRETARY:	Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:37 p.m. by Chair Tebelius who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Commissioner Carlson who was excused.

3. APPROVAL OF AGENDA

A motion to approve the agenda was made by Commissioner Laing. The motion was seconded by Commissioner Hamlin and it carried unanimously.

4. PUBLIC COMMENT

Ms. Stephanie Walter, 14418 SE 19th Place, said she had read the memo by Land Use Director Carol Helland and Senior Planner Mike Brennan regarding a permanent ordinance relating to single-room rentals. She said while it is understandable that keep changes to the ordinance should be narrowly tailored, just like the shoreline, single family neighborhoods need to be protected. The Commissioners were asked to consider expanding the parameters for work on the permanent ordinance to include exploration of options relating to enforcement, verification, and the possibility of removing the reporting based qualifier. Voluntary compliance with the interim ordinance has been observed to be problematic. Neighborhoods continue to erode, and waiting for the Comprehensive Plan changes may be too long a time period.

Mr. Steven Fricke, 14430 SE 19th Place, said the single-room rental issue is obviously very emotional for many, particularly in his neighborhood which has been experiencing a high

volume of single family housing being converted to multifamily housing. What the neighborhood wants is an enforceable rule that will preserve single family neighborhood and prevent people, particularly investors, from turning single family homes into multifamily homes by circumventing the spirit and the letter of the law. The city has done a good job at coming up with a band aid approach, but ultimately what is needed most is enforcement. The only way to enforce the rules is by first having knowledge. Some communities have gone the route of requiring registration of what clearly is a business.

Mr. Fred Bailey, 15243 NE 3rd Place, said his home is in the neighborhood bounded by 152nd Avenue NE, 156th Avenue NE, Main Street and NE 4th Place. He voiced concern regarding the fact that on his street two homes were purchased for the purpose of converting them into rooming houses. There are 16 houses on the street, five of which are large colonial style. The two homes in question were purchased by individuals who appear to be related to each other. One has three levels, including a daylight basement, and in the fall months there was a lot of construction done to the interior of the house. The house is currently occupied by two persons and the owner, who does not seem to stay in the home every night. The second home has four large bedrooms and a large recreation room over the two-car garage. It appears the owner is holding off doing anything further with the house until the issue of single-room rentals is resolved. A third home on the street is owned by a woman who has lived in it for many years; that home is currently undergoing major remodeling for the past few months and may also be being made into a rooming house. A fourth home on the street is now home to at least five persons who do not appear to be related. The street is quite narrow and has no sidewalks, and having cars parked on both sides of the street will create a potentially dangerous situation. The neighborhood was constructed with single family homes and it is not suitable for rooming house operations.

Mr. Tom Bailey, 4941 Newton Avenue South, Minneapolis, Minnesota, said he grew up in Bellevue and was at a City Council meeting six months ago when the rooming house issue was discussed. He agreed with the comments made by his father. He said much of the problem can be tied to the fact that there is an insufficient supply of housing for students attending Bellevue College.

Mr. Steve Kasner, 1015 145th Place SE, suggested the Commissioners should leave City Hall and walk the neighborhoods in which the single-room rental issues are occurring in order to better understand the impacts. It is unlikely the city will have a permanent ordinance in place by the time the interim ordinance expires. A great deal more problem solving needs to be done yet. It would benefit the public to conduct joint public hearings with the East Bellevue Community Council in that the public would only have to testify once. The fact is single-room rental homes are businesses, they are not single family homes. Registration certainly should be considered as a viable enforcement strategy, which is the approach many other cities have tried.

Mr. John Harrow, 2431 161st Avenue NE, said he serves as vice president of the Sherwood Forest Community Club, and was present to hear the discussion related to the Bellevue Technical Center, formerly the Unigard property. He said the Community Club has been in existence since 1948 and has repeatedly taken an active role in land use and transportation matters. The organization was an active participant with Unigard and the city in 1972 the negotiations and creation of the master planned unit development (PUD) on the Unigard property. Under the agreement, the property was allowed to have 325,000 square feet of office in three phases but was required to preserve the open meadow and wooded area on the southern portion of the site. The Community Club has reviewed the Comprehensive Plan amendment application submittal in

which the applicant proposes amending the language of Policy CR-66 in the Crossroads subarea plan, and the conclusion reached was that the proposed amendment is specific to the property formerly known as the Unigard site. The Community Club believes the proposed amendment is an attempt to pave the way for additional development on the site, which has been fully developed consistent with the terms and conditions of the adopted PUD. No further development potential exists for the site.

Commissioner Laing asked if a concomitant zoning agreement or a similar agreement was entered into when the PUD was created. Mr. Harrow said he did not know the answer to that question.

Mr. Ronald Merck, 14824 SE 18th Place, asked the Commission to be very careful in reviewing the issue of how single family housing should be defined. It will be imperative to have an airtight definition of what a single family residence is. In a recent talk by an architect, it was stated that Bellevue does not currently have a good definition. The proposal to reduce the allowed number of unrelated individuals living in a single family home from six to four is a good step, but four is still too many. Where single room rentals are permitted, the owner of the property should be required to reside on site. That is not currently required and it is not happening, thus the owners are not taking responsibility for the consequences of what they are causing. The city should also limit the amount of impervious surface allowed since some of the rental homes have paved their front yards for parking. All of the runoff from impervious surfaces should be tight-lined to the stormwater collection system.

Chair Tebelius invited Councilmember Stokes to comment. He allowed that currently the Commission has a lot on its plate and said he looks forward to helping in any way he can.

Commissioner Ferris called attention to the principles adopted by the Council to guide the work of the Commission relative to housing. He noted that the memo is clear that the Council does not want the Commission to take up the topic of considering the role of rental registration and inspection program options as a viable enforcement strategy. Clearly the community wants the city to take that very approach.

Chair Tebelius asked if the Council would object to the Commission making that recommendation.

Commissioner Laing observed that the context appears to be that the topic should be taken up as part of the Comprehensive Plan update, yet all of the things listed are highly prescriptive and generally are not the sort of things one would see in the Comprehensive Plan; they are, however, exactly the sort of things one would anticipate coming to the Council by way of recommendation for the interim ordinance. He said some clarification is needed.

Councilmember Stokes said the issue is very complicated the deeper it is delved into. In part the direction given by the Council is aimed at time management and making sure all the work being done can be accomplished in an appropriate time period. With regard to the registration and inspection options, he said the Council wants the Commission to focus on the interim ordinance with an eye on making recommendations for what should be added to it. If there are other issues, they should also be made known to the Council as things move toward a permanent solution. The Commission was urged not to get bogged down in the myriad details.

Commissioner Ferris observed that the memo included a recommendation to establish a panel

made up of neighborhood residents, rental housing industry representatives, Bellevue College, and others to inform the Planning Commission. He asked if that plan is to be put in motion the timeline will be stretched out even further. Comprehensive Planning Manager Paul Inghram said the intent is to have a panel put together to address the Commission at its April 23 meeting, not a seated panel operating as an advisory committee.

Councilmember Stokes said the single-room rental issue is adding a complication to the whole issue of affordable housing. He suggested the Commission will be involved in the various aspects for a long time so a conversation between the Council and the Commission would be in order.

5. STUDY SESSION

A. Community Vision

Mr. Inghram explained that the Community Vision is part of the Comprehensive Plan and provides a long-term view. The current vision section was last updated some ten years ago, but over the past year work has been under way to draft a new vision as part of the Comprehensive Plan update process. In assessing the current vision with the community, a fair amount of positive feedback has been received. The critiques that have been voiced include the fact that it is quite long, is more focused on current conditions and less focused on being aspirational, some issues could be addressed more clearly, and other issues are missing from the text.

Commissioner deVadoss thanked the staff for the good work done in putting together the draft Community Vision. He said it offers a solid foundation from which to work. He said he would like to see it be less verbose. The Commission should agree on a core set of principles and worry about the specific wording later. He also recommended setting aside a separate meeting in which to focus on the vision.

Commissioner Laing agreed that the document in its draft form is too long, and he agreed the Commission should start with a core set of principles, some of which can be readily gleaned from the community outreach efforts. He also agreed that a separate meeting should be scheduled to really delve into the document.

Councilmember Stokes said the Council's recent retreat highlighted the need for the Council and the Commission to have some discussions about what the vision statement should contain. In fact, all of the city's boards and commissions should be asked to chime in.

Chair Tebelius agreed that the draft is too detailed. She said her personal prejudices favor single family neighborhoods and not highrise buildings, especially for families with children, yet the language of the draft does not aim things in that direction. She agreed time should be found to focus in on the document.

Mr. Inghram clarified that there was no intent on the part of the staff to have the Commission review the draft in 45 minutes, make revisions to it and approve it. The draft represents only an initial step and what the staff need to know is whether or not the document generally is headed in the right direction. The next step will be to check in with the Council at which time they will be asked whether or not the document should incorporate some of their vision statements.

Chair Tebelius suggested the Commission should start with the vision statement hammered out

by the Council in retreat. Input has already been garnered from the city's other boards and commissions and it is reflected in the draft document.

There was agreement to schedule a meeting at which to focus only on the Vision Statement. Chair Tebelius also tasked Commissioner deVadoss with meeting with Councilmember Stokes and staff to develop a recommendation for how to proceed.

B. Single Family Rental Housing

Principle Planner Mike Bergstrom allowed that while the residential room rental issue has been in the mix for a while, the discussion represents the official kickoff of the exercise to develop permanent regulations addressing the concerns that have been raised. The issue concerns the rental of rooms in various residential dwellings to multiple unrelated individuals. Ownership groups have been purchasing housing stock, most of which has been older and more affordable, and renting out individual rooms under separate lease agreements. In some cases homes have been purchased and modified to create additional bedrooms and bathrooms, and in other cases there have been proposals for new construction having several bedrooms and bathrooms. The emerging business model is clearly based on making a profit. The concerns raised by neighbors is that such uses result in an increase in neighborhood density, an erosion of neighborhood character, property maintenance concerns, and concerns about parking, traffic and speeding. The issue was first raised in Spiritwood and continues to be most pronounced in that neighborhood, but it truly is an issue facing the entire city.

Mr. Bergstrom said the initial response by the city was to adopt Ordinance No. 6128 as an emergency measure. Emergency ordinances are allowed under state law subject to specific procedural rules. Such ordinances can be in effect only for a period of six months but can be extended if prior to the sunset date there is a public hearing and Council action. Ordinance No. 6128 was originally set to expire on March 23, but the Council extended the interim zoning regulations by adopting Ordinance No. 6152 which will be in effect until September 23. The purpose of the extension was to allow time to develop permanent regulations, and the language of the ordinance simply continues the provisions of Ordinance No. 6128.

Under Ordinance No. 6128, the number of unrelated persons who can live together as a family is lowered from six to four. The ordinance does not change the fact that any number of related family members can share a residence. In situations where there is a mix of related and unrelated individuals, the related individuals collectively count as one toward the maximum cap of four unrelated individuals. The ordinance clarifies what constitutes related persons, and allows more than four unrelated persons to live together if they operate in a manner functionally equivalent to a family; the ordinance is specific to what the Director is allowed to consider where a request to allow more than four unrelated individuals is submitted. The ordinance clarifies the definition of boarding and rooming houses, bed and breakfast establishments, and allows for the amortization of certain uses that do not conform to the provisions, such as where six unrelated persons were living in a house prior to Ordinance No. 6128 going into effect, in which case their living arrangements are allowed to continue until July 1, 2014, provided that if one person leaves the household they cannot be replaced with a new tenant.

Mr. Bergstrom said code compliance has received a number of complaints, each of which has been followed up. Much of the follow up work includes checking records and making sure processes have been carried out correctly. Because city actions are ultimately legal proceedings, it is necessary to document the record with proof. There has been an educational outreach

launched which has included public information handouts being sent to brokers, rental agencies, and anyone who might want them. To date there have been some cases that have involved mediation, and more building permits are being reviewed by the land use staff where an examiner sees a red flag. In some cases conditions are placed on the permits, including asking the applicant to sign a letter stating they understand the conditions and promising to abide by them.

Regulations in place by other communities are being investigated and that work is not done. There are many communities across the nation dealing with the issue, and those being focused on the most in the review are those with colleges.

The Commission has been charged with developing permanent regulations using the interim ordinance as a starting point. The permanent regulations are to be narrowly tailored to prevent dormitory-like uses. Citywide impacts are to be considered to avoid negative consequences on rental housing. The broader policy topics should be addressed as part of the Comprehensive Plan update. Mr. Bergstrom suggested that a single ordinance likely will not be able to address all of the concerns because of the complexities involved. The panel that will be put together will serve as a resource for staff, and will attend at least one Commission meeting to exchange ideas and observations.

Mr. Bergstrom allowed that the tentative schedule for the study is admittedly fast, with meetings in April, May and July, with a public hearing and Commission recommendation in July. If the schedule is adhered to, the Council could act on a permanent ordinance ahead of the August break.

Commissioner Ferris said while he was in college in shared a house near the campus with four other people. He said he and his housemates were good neighbors, even going so far as mowing the lawn and going shopping with the elderly couple next door. Not every instance in which there are several unrelated adults living in a home is a bad situation. He also noted that his children have also had similar experiences, both during college and after graduating but just getting started in their work lives. Every property owner who rents out a house is trying to make a profit, and that is not a bad thing. He said at one point in his live he and five other guys purchased a house in which to live, so in that case there were six unrelated persons living in a home they actually owned. All of those scenarios will need to be considered. He added that in his private life he develops student housing, both on and off campus, and said he has come to understand that there is no clear definition of what a "student" is; it could be someone taking only a single credit per semester or per year, or someone attending an accredited college or an experimental college. Students can be just out of high school or middle-aged and back in college for a different degree. Another issue that will need to be addresses is what is meant by the word "temporary." He agreed that some language should be drawn up to prevent parking on front yards or graveling them and converting them to parking areas.

Commissioner deVadoss said he thought that the question of student housing should be decoupled from the issue. He said he lived in a variety of housing situations while in college. Bellevue College is facing student housing challenges, but the larger issue is not necessarily a student housing issue. With regard to Bellevue College, some creative solutions are needed, and as the educational facility transitions from being a community college there is a clear need for the college to heed its responsibility to accommodate its students. He said he also was troubled by the term "functionally equivalent to a family." That could prove to be a slippery slope that could lead to some unintended consequences.

Commissioner Laing agreed with the need to look at the issue citywide and to keep it from being viewed as just a student housing issue. He noted that the apodment movement is being addressed in Seattle and suggested that at some point it will need to be addressed by Bellevue as well. There are at least two things in the current code that surprisingly are not in the draft and have not been talked about. First are the city's parking requirements which could be very difficult to meet by adding pavement due to the impervious surface requirements. The other issue is the city's greenscape requirement which essentially says about half of a front-yard setback must be retained as a non-pervious surface. While the second issue does not apply to homes that were developed prior to the adoption of the requirement, anyone needing a permit for some development activity cannot make a current situation worse. The parking and greenscape requirements should be met at least in the R-1 to R-5 zones.

Commissioner Hilhorst thanked Commissioner Ferris for outlining how complex the issue really is. She suggested the panel should include representatives from some of the area's large business employers. Bellevue has a lot of high tech companies who are advertising worldwide for workers to come and live in Bellevue. Many of those employees might also be candidates for shared housing situations and it would be good to hear from the employers what is being said about where to seek housing.

Commissioner Hamlin said his son lives in a house with about five other unrelated people, one of whom actually owns the home. They have formed their own community, they take care of the home and the property, and they are proving to be good neighbors. He agreed, however, that parking in such situations can be a huge problem. The approach taken by the city of Grand Rapids is to require parking for each resident, but that only adds to the amount of impervious surface area. Clearly renting out single rooms in houses in a single family neighborhood goes against the notion of what a single family neighborhood is. Aside from the aesthetic issues, single family neighborhoods are simply not designed to accommodate such uses given the narrower roads and lack of on-street parking.

Chair Tebelius said single family neighborhoods serve as the backbone of the city. Citizens of those neighborhoods are feeling endangered and the more they feel that way the more they will push back and the more political pressure will be brought to bear. It will be incumbent on the Commission to come up with solutions that will relieve the pressures. The problem stems from the fact that there are not enough housing options in Bellevue. She agreed that Bellevue College should be part of the conversation; they have about a thousand foreign students already and are seeking more because they generate income for the college, but they do not offer any housing. The problem has been growing and now the bubble has burst onto the neighborhoods. She also agreed that employers like Microsoft hires large numbers of persons from overseas, all of whom must also find places to live; as such, employers should also be part of the conversation. She said early in her career she shared an apartment with three other women, but the difference there was that it was an apartment, not a single family house.

Commissioner Ferris agreed with the need to preserve front yards and to limit impervious surface areas. Also, the number of entries into homes should be limited to avoid having essentially separate dwelling units. Some cities have sought to set ratios on the amount of community areas within a home relative to the number of bedrooms to avoid having living rooms divided up into additional bedrooms.

Chair Tebelius commented on the need to get to the heart of the problem, which is a supply and

demand issue. Commissioner Ferris agreed that the city has not provided sufficient opportunities for multifamily to address the need for more units. Bellevue College has room on its campus to develop student housing, but the Microsoft campus probably does not have the zoning it would need to develop housing for its workers; they could of course develop housing away from its campuses.

Mr. Bergstrom pointed out that the city began talks with Bellevue College about the need for student housing well in advance of the Spiritwood issue coming to the front. He allowed that while the city cannot tell the college what to do or force them to build housing, it certainly can keep pressure on them to be part of the solution.

Councilmember Stokes agreed with the need to address the larger issue, but said that will not be part of the immediate function.

Commissioner Hilhorst pointed out that when the Commission met on the Bellevue College campus in the fall of 2013 the college representative was asked when he would be making a proposal to the dean regarding student housing. His response was that a proposal would be made in January 2014. She suggested it is time to follow up to see what has transpired and she agreed to be the one to make the call.

C. Comprehensive Plan Update - Community Health

Senior Planner Nicholas Matz observed that community health has been identified as an emerging topic in the Comprehensive Plan update work program. Over the last decade, national research has pointed to the role land use plays in the health of communities by providing for non-motorized access to recreation, and access to healthy foods helps to prevent obesity and improve health. While Bellevue generally provides good access to food choices and recreation, the Seattle/King County Department of Health recommends local jurisdictions should review how local policies can and should affect community health.

Specifically, the Comprehensive Plan update work program has identified four health topics to be addressed: community health, physical access to human services, access to healthy food, and natural environment and health.

Ms. Anne Biklé, environmental health public planner with Seattle/King County Public Health, commented that over the last century the leading causes of death have changed from bacteria, viruses and microbes to non-communicable diseases such as heart disease and cancer. Currently in King County, two of the top ten causes of death are not diseases at all (suicide and injury), and the other eight are all non-communicable with the exception of influenza.

Public Health is interested in the leading causes but is even more interested in actual causes. Tobacco, poor diet and physical inactivity combined account for disproportionately more deaths than all of the other causes. Over what of what determines health is related to the places where people live, both the built environment and the natural environment. Planning has nothing to do with influencing genetics, and has little influence over healthcare, but planning has a lot to do with shaping the communities in which people live. Because place can influence health, planning can influence health.

Ms. Biklé said green space is typically thought of in terms of physical health along the lines of outdoor exercise. There are studies, however, that show green space is important for mental

health. Additionally, there are studies that link the density of retail alcohol outlets to gun violence; where the outlets are less dense there is less gun violence. If people have places to walk to on a day-to-day basis, they are faced with the choice to easily fit physical activity into their daily lives. Additionally, those who walk frequently have positive interactions with other people, thus improving their social and mental health.

Ms. Biklé said Public Health has a new product called City Health Profile. It contains data regarding 25 cities in King County. She noted that Bellevue is generally above average in many of the data categories. There are, however, pockets in Bellevue where things are below average, particularly relative to lower levels of physical activity and higher levels of obesity. Bellevue is higher than average in its population of people over the age of 65, but city's population is also very diverse. The incidence of Parkinson's disease is higher in Bellevue, but that may be related to the older population.

Ms. Biklé said urban areas can do a lot in the areas of arts and culture, parks and green space, better in fact that most rural areas. Bellevue excels in those issues. In approaching the Comprehensive Plan update, the city should seek to build on its strengths.

Julia Walton, partner with Studio 3MW, a planning, design and communications consulting firm, said the health profiles put out by Seattle/King County Public Health help to bring the conversation from the general to the specific. She said there is a lot of language in Bellevue's Comprehensive Plan that relate to the primary topics of land use, transportation and economics, but also to quality of life issues. The health data is one way to zero in on the quality of life issues that are often difficult to talk about. The determinants of health are tied to race, income, education, employment and housing, but they are also tied to personal behavior, place, living and working conditions in both homes and communities, and economic and social opportunities and resources. Policy intervention can promote healthier homes, neighborhood schools and workplaces, and inviting overall communities.

Ms. Walton said the built environment can be changed in ways that change behavior and influence health. Things that can be influenced through the Comprehensive Plan include increased physical activity, access to healthy foods, injury prevention and safety, stronger placemaking, and increased access to the natural environment. The four program tasks identified as part of the Comprehensive Plan update all have to do with access and creating an overall healthy community. The design of the built environment affect human behavior at all scales by affecting the places where people spend all of their time.

Obesity and chronic disease are at epidemic proportions nationwide but also around the world in developed and developing countries. Obesity is related to a number of chronic diseases and causes of death, but it is also a quality of life issue and relates to the overall well being of communities.

The built environment is the primary place to intervene in health issues within the Comprehensive Plan framework. The focus should be on removing barriers and looking at the distribution of and access to those parts of the built environment that promote and enable individual and community health. Communities that are designed for active living with equal distribution of foods, facilities and services enable people to make healthy choices and live healthy lives. The impacts of lower health and lower quality of life fall unequally on areas that have more minorities and lower incomes. It is known that healthy places also create economic value. The real drivers in the real estate market are the millennials and the baby boomers, and

communities that are designed to be healthy are finding their real estate markets to be very strong.

Food is not a topic called out in the Land Use Element or the Transportation Element, but it is extremely important to communities. Healthy food, while not evenly distributed in communities, has plays a comprehensive role in terms of being a physical cornerstone of human health, community building, cultural identity, and as a real estate amenity.

Ms. Walton said some quick mapping work has been done and during the update process several data points will be closely reviewed, particularly outlets with fresh fruits and vegetables such as grocery stores, specialty markets and community gardens. Restaurants are deemed to be non-grocery store food sources and they are also mapped. The distribution of healthy and unhealthy foods can also be mapped in terms of obesity rates. Generally, where there are higher obesity rates there are no grocery stores. Policy interventions could be made to the built environment that would enable changed behavior and lead to healthier food outcomes and overall improved health. It should be made easy for people to make the healthy choices.

With regard to health and the natural environment, Ms. Walton said the work to map schools and parks and look at access to those sites is under way. All pedestrian paths will be reviewed from the perspectives of data, standards, and geographic distributions. The focus will be on identifying barriers to making vital connections. The benefits of parks include both physical and mental health and wellbeing. Studies show that proximity to nature helps people recover more quickly from depression and anxiety, and also from surgeries and chronic diseases. The higher the prevalence and physical proximity of parks, the more people use them, and the more exercise they get the better their health. Changes aimed at prevention and intervention at the early stages of disease cycles can have positive long-term effects, tobacco use being a good example.

Ms. Walton said changing demographics that have brought rapid increases in suburban poverty led to including access to human services on the list. It used to be that poverty did not exist in the suburbs and the notion that it now exists there challenges a lot of assumptions for communities. Those who need human services the most include the elderly and the youth, persons with disabilities, low-income populations, recent immigrants, and minority populations.

The availability of housing types and choices is important to the health of a community, as is having a range of transportation choices. One-third of the households in Puget Sound have a greater need for transportation services due to income status, age or disability. They tend to be disperse populations, many of them zero car households.

Ms. Walton shared with the Commissioners a map showing the distribution of human services in Bellevue; she noted that health and social assistance businesses are prevalent throughout the city.

Ms. Walton said the study will also look at access to community facilities.

Commissioner Ferris pointed out that he serves on the board of the Urban Land Institute and is the immediate past chair. He said the organization has an initiative for the year focused on the topic of community health and suggested their findings should be reviewed.

Commissioner Hilhorst agreed that walkability is vitally important from a health perspective as well as from a social perspective. She said the loss of the neighborhood shopping center in her community meant the loss of social interaction for seniors and took away from them a place to

walk to. The effects were clear. As the city evolves and grows, every step should be made toward retaining the city in a park atmosphere. The challenge will lie in the pressures to use the existing open space for housing, which is also needed. She asked if there is data on the health of New Yorkers given how walkable that city is and the size of Central Park. Ms. Biklé said there is data available about New York health outcomes, some of which are linked to the amount of walking done in that city. She said she would share those references with the Commission. Ms. Walton commented that the residents of Paris are among the healthiest and fit in the world even though they eat a lot of rich foods, and the key link is that they walk nearly everywhere they go.

Commissioner Laing commented that correlation does not necessarily equal causation. He pointed out that the maps showing the areas of the city that have higher rates of poverty and negative health conditions are also areas with multifamily housing; on the flip side, the areas of the city with lower rates of poverty and negative health conditions are generally the single family neighborhoods. For the most part, the true correlation is likely to be income level. He said access to healthy food is clearly important, but often the accessibility issue is tied to income rather than geographical distribution, and that is something that planning may not be able to address. Ms. Walton suggested that advocacy for healthy food options and recruitment of establishments offering healthy food choices could be the key. There are corner stores showing up in some cities where people can go and quickly get healthy food.

Answering a question asked by Councilmember Stokes, Ms. Biklé said it is true correlations can be drawn between income and health. One question the city should ask is what should be done with the low-income areas in Bellevue to help level things out in terms of the factors that influence health. The answer is probably not a Whole Foods, but it may be some other food store in need of incentives from the city to locate in a low-income area.

Commissioner Ferris pointed out that Crossroads is often held up as place where there is a concentration of low-income households, but that area is served by very good grocery stores, it has good parks, and it has good access to transit.

Referring to the comment that about 60 percent of a person's health is determined by where they live, Commissioner deVadoss if the statement relates to a person's geographic area or their neighbors. Ms. Walton said the statement incorporates type of housing, who the neighbors are, family structure, and distance and access to grocery stores, parks and recreation.

Commissioner deVadoss asked if access to local foods is the same as access to healthy foods. Ms. Biklé said that is one piece of the puzzle. Many communities are placing an emphasis on creating local food economies.

Answering a question asked by Chair Tebelius, Ms. Biklé said the factors that influence obesity are primarily how much people are eating and how much they are moving. In the how much is being eaten category, the Commission can make decisions about economic development zones and can consider allowing for a mix of uses in certain parts of the city. On the front of how much people are physically moving, the Commission might look at things like sidewalk coverage and the degree to which they actually connect to places people want to go. Government cannot make decisions for people, but it can provide the choices.

Chair Tebelius said that while they are interesting, statistics can be widely interpreted to reach different conclusions. She noted that a study on the national level concerning the oldest populations found that the residents of Loma Linda, California, stand out. They do not drink,

they do not smoke, they are vegetarians, and they are highly religious. The study found that those four factors were determinant in why the residents are so healthy. Bellevue cannot make its citizens vegetarians, cannot prohibit them from smoking or using alcohol, and certainly cannot require them to be religious. Clearly there is more than just environment and geographic location that goes into determining health. High cholesterol levels have been proven to be deleterious to health, and one of the top factors contributing to high cholesterol levels is job stress; that is something else the city cannot regulate, though the city can and does provide a wonderful system of parks in which people can relax and unwind. Even so, the decision to visit parks and open spaces has to be made by each individual.

Commissioner Hilhorst agreed that the city cannot force people to be healthy. Health largely is a factor of personal responsibility. The city can, however, help make choices available by being friendly to new businesses coming in, especially small businesses like farmers markets that provide healthy and fresh produce, and by making it easier for shopping centers to exist within walking distance of residences. Preserving and improving on the city's park system also provides residents with at least the option of getting out and exercising.

Chair Tebelius said she had a skeptical reaction when she heard former King County Executive Ron Sims started his healthcare project for the county government in which he promised if his employees did certain things they would be rewarded with lower insurance rates and improved health. The fact is the program has worked. It was based on incentives, but it was still up to the employees to decide if they wanted to participate or not. All health insurance companies could take similar steps.

Mr. Inghram commented that Bellevue is in a good starting position in that its citizens have access to great grocery stores, excellent parks with trails and open space, and other positive attributes. Bellevue is not like places like south central Los Angeles where there are more liquor stores than grocery stores. Crossroads is a good example in that it has access to transit, grocery stores, community services, human services, and affordable housing. However, some of the King County Housing Authority's subsidized housing is located just to the east of Crossroads Park and has no clear connection to transit on 156th Avenue NE.

D. 2014 Comprehensive Plan Amendments

Mr. Matz informed the Commission that during the threshold review process the Commission is tasked with making a recommendation regarding whether or not each should be initiated into the Comprehensive Plan amendment process, and if so, setting the geographic scope for each. The decision as to whether or not to advance Comprehensive Plan amendment requests is made by the Council, following which the Commission begins the final review process during which the merits of each application are discussed, testimony is taken, and a recommendation is developed and forwarded to the Council for final action.

Mr. Matz said two Comprehensive Plan amendment requests were received during the prescribed period. The Mountvue Place privately initiated application seeks to amend the map designation on a 4.67-acre site on NE 20th Street in the Bel-Red subarea from its current split designations of BelRed-Commercial/Residential (BR-CR) and BelRed-General Commercial (BR-GC) to (BR-CR) only. The split designations currently in place do not correlate to a property line and the situation is preventing the property owner from realizing development under Bel-Red policy and regulation in the BR-CR designation and district. There are four buildings existing on the property.

Mr. Matz said staff did not recommend an expansion of the geographic scope for the site. The subject property is the only one dealing with the split designation and zoning issue. The property to the west appears similarly situated, however the zoning line there follows the east-west property line, and the warehouse component would become nonconforming under BR-CR.

Commissioner Ferris said from looking at the property to the west it seems logical to include it in the geographic scoping were it not for the nonconforming use impact. If the owners of the property were to come in with a vision for a higher and better use, it would be nearly a foregone conclusion that they would get what they want. Mr. Matz said that including the property where Harley Davidson is could lead toward including the properties to the west in the future where there is a lack of a retail component.

Commissioner Ferris said one of the lingering issues he has with the Bel-Red rezone is the nonconforming use impediment that was put on existing uses. The approach is forcing property owners to not be able to keep their properties economically viable before the market is ready for the transition to happen. A revisit would be in order to allow adaptive resuse of the existing buildings ahead of the Bel-Red vision coming to fruition.

Answering a question asked by Commissioner Hamlin about why the subject property ended up designated as it is, Mr. Matz said it appears the lines were drawn to follow the traditional pre-Bel-Red zoning. The historic zoning patterns drew bands of protective intensity and did not follow discrete patterns of uses.

Commissioner Laing asked if any requests to expand the geographic scope have been received by the staff. Mr. Matz said the applicants have specifically indicated a desire not to expand the geographic scope.

A motion to adopt the staff recommendation and to not expand geographic scope of the proposed Mountvue Place CPA was made by Commissioner Laing. The motion was seconded by Commissioner Ferris and it carried unanimously.

Mr. Matz said the Bellevue Technology Center Comprehensive Plan amendment is a privately initiated application that would replace policy S-CR-66 in the Crossroads subarea plan. The policy applies to the 46-acre site formerly known as the Unigard site and the proposed new policy language would allow for additional development.

Mr. Matz clarified that because the language of policy S-CR-66 is specific to the Bellevue Technology Center site, any expansion of the geographic scope would not be appropriate. He also corrected an error in the penultimate paragraph on page 39 of the staff report by noting that the last sentence should read "The site currently has approximately 306,000 and 238,000 square feet of office and parking respectively in nine buildings on 46 acres."

The site was developed through a PUD and there are concomitant agreements in place. Through the PUD mechanism the amount of office capacity on the site was constrained through regulation. Clearly the property owner is looking to revisit that question by revisiting the policy first.

A motion to adopt the staff recommendation and not expand the geographic scope of the proposed Bellevue Technology Center CPA was made by Commissioner Laing. The motion was seconded by Commissioner Hamlin and it carried unanimously.

Mr. Matz proposed setting a May 14 public hearing date and the Commission concurred.

Answering a question asked by Commissioner Laing, Mr. Matz said the concomitant agreement specifies the office capacity for the site. It is also focused on traffic improvements. The concomitant agreement is enforced through the zoning and is tied to the land, not the property owner. The agreement would not be changed as a result of the Comprehensive Plan amendment. If the policy language is ultimately changed, the property owner likely will seek an alternative designation and an alternative regulatory authority to allow for additional development on the site.

Commissioner Ferris observed that he will not be on the Commission to see the issue concluded. He pointed out, however, that there was a hard-fought battle to reach an agreement between the property owner and the local community where development of the property currently stands outlining what develop would be allowed. He said he would have difficulty seeing any changed condition that would warrant changing the status quo.

E. Comprehensive Plan Update - Economic Development Strategy

Economic Development Manager Tom Boydell noted the that work has been done since the last update given to the Commission in June 2013. There has been outreach to the business community in particular. The work has been focused on the Economic Development Element of the Comprehensive Plan to make the crosswalk between the strategy and the plan.

Real Property Manager Max Jacobs with the Civic Services Department said Bellevue is becoming an international center for business, culture and tourism. The economy continues to strengthen and is bolstered locally by major businesses and growing industrial clusters, and there is an interesting movement underway toward other types of businesses in finance, aerospace and information technology.

Mr. Boydell shared with the Commission a traditional bubble diagram with calculations based on location quotients. He noted that the ratio calculations yield a picture of what share of the growth in national employment within a given industry sector belongs to the state of Washington, and when broken down further the data can indicate figures for King County's share and even for Bellevue and the Eastside. The diagram indicated that the aerospace bubble, though

still large, is declining in the four county region. A subset of the aerospace bubble is space research; the businesses in that sector are quite small but their potential for growth is huge. Information technology continues to be a strength sector for the region and Bellevue; fully half of the employment in the state in mobile communications is in Bellevue. However, over the decades the sector has reduced because of mergers.

Clean technology is an emerging sector. Health informatics involves building information systems for hospitals and merging them with mobile communications devices. The sector does not appear to be taking hold in any significant way yet in Bellevue, though it may be hidden inside other numbers like Microsoft employment.

Mr. Jacobs said the economic strategy work has been focused on the sectors known to be in place in Bellevue, and particularly those sectors with potential for growth, and how they intersect with the growing population and the city's changing demographics.

Mr. Boydell said economic development is like the bed of a stream. It provides some stability, guidance and direction to the water that supports the ecosystem as it flows down the hillside. The role of the city is less about direct action or being responsible for creating the jobs and more about giving direction to and supporting businesses that create jobs. The success equation is tied to creativity, young talent, artistic skills and technology innovation, all of which exist in Bellevue's technology and innovation climate and which in some capacity always comes back to internationalism in one capacity or another. Instead of just diversification, the future is about Bellevue serving as a doorway to the Pacific Rim nations and a pipeline for talent and business development. It is all about what is happening on the streets, in the shops, in the schools, and in the business offices. Diversity is a key ingredient as well, not just in culture and languages but in perspectives and learning.

Mr. Boydell said the schedule for the economic development strategic plan has not changed from what was previously shown to the Commission, except that another round of outreach to the business community will be included. The final draft plan is currently slated to be presented to the Council on May 5.

Commissioner Ferris commented that the business outreach has largely been catered toward the large businesses, not the small businesses. He suggested the small startups should be sought out to hear from them what Bellevue has to offer and what the opportunities are. Mr. Boydell said the suggestion has been raised from other quarters as well. To that end, a professor from the University of Washington who specializes in technology ecosystems was hired to help reach out to the leadership of three different categories of businesses that somehow feed the ecosystem, including venture capital, real estate firms that provide space, and entities like the Zino Society, Techstars and Eastside Incubator. That work is not complete yet but the focus is on learning what startups need and what type of environment the city needs to create to support them.

Mr. Boydell said a presentation was made to the Council in January following which Next Generation Bellevue was launched that will involve several initiatives. A partnership has been formed with the Chaoyang district government in Beijing under which entrepreneurs will be screened and invited to come and compete against each other. Under the agreement, the five top winners quarterly will be flown to Bellevue to meet with the city and to look at the opportunity to develop business connections. An international entrepreneurs competition called Tech Hive will be held in Bellevue September 1 through 3 with persons flown in from China, India and Mexico to compete against local entrepreneurs. Work is under way for the winner of the competition to receive funding. The term "tech hive" was chosen deliberately to reflect site use plans being pursued by Expedia, Microsoft and others that is based on the concept of hiving. The concept involves smaller individual work spaces and more community spaces that are used flexibly for ad hoc meetings. Hiving capitalizes on the energy and dynamism of the employees. Buildings constructed to accommodate hiving are built with a certain parking ratio based on an assumption of square footage per employee and heavy transit usage by employees.

Building on the concept of hiving, Mr. Boydell asked the Commissioners to imagine having one or two indoor public gathering spaces of 30,000 to 40,000 square feet in the downtown for people to use having small creative meetings, or to accommodate large presentations. Cafés and coffee shops serve a similar need, but they are not always big enough. Similar models are in place in Singapore, Washington, D.C., and other places. A committee has been set up to explore whether or not the city could create an incentive for companies to create those kinds of spaces.

Commissioner deVadoss asked if any attempts are being made to partner with any international universities. Mr. Boydell said under the Tech Hive initiative includes an Memorandum of Understanding with the Chaoyang district government which in turn is reaching out to the Ministry of Science and Technology and to Peking University. Additionally, the University of Washington has operations in China and conversations are being held with them. There have been some good discussions with Intellectual Ventures about the model they utilize; that organization has connections with 400 universities around the world. The general manager of Intellectual Ventures has agreed to become part of the business leadership roundtable. Commissioner deVadoss suggested that in addition to working with technology schools steps should be taken to partner with business schools. Mr. Boydell agreed and pointed out that the lead person in Beijing is president of the Wharton School of Business Alumni Association and he brings with him some very strong business connections.

A motion to extend the meeting for 15 minutes was made by Commissioner Hamlin. The motion was seconded by Commissioner Hilhorst and it carried unanimously.

Mr. Jacobs said the economic development strategy work that is being carried out must be agile, creative and fast-moving. On a separate track is the Comprehensive Plan which houses the big picture principles and overview of what the city wants to accommodate so that all the economic development elements can happen. Most of what is in the current Economic Development Element is adequate and does not need to be overhauled. He said the steps being taken are aimed

at refining focus, not on a complete rewrite. In line with direction from the Commission, a new section will be created which acknowledges the role of education.

Commissioner Ferris commented on the topic of broadened housing options and allowed that while there have been discussions about housing affordable to the workforce, the term "housing options" is used frequently in the Comprehensive Plan to talk about types of housing, such as housing for families, for singles and for seniors. As such, the notion of workforce affordability is lost. The concept needs to be spelled out clearly in the Economic Development Element as something which is necessary to attract businesses to locate in Bellevue.

Mr. Inghram stressed that the work of the Commission is to draft policy language for the Economic Development Element of the Comprehensive Plan, not to craft specific economic strategies or approaches. Strategies are the responsibility of the Council, but the policies provide the long-term guidance regarding the values and goals of the city.

There was agreement that an additional study session should be scheduled on the Economic Development Element.

6. OTHER BUSINESS

The Commission took a few minutes to review the schedule of upcoming meetings and agenda items. Commissioner Hilhorst updated the Commission with regard to the speakers being lined up to address the Commission on various topics.

7. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCIL, BOARDS AND COMMISSIONS - None

8. COMMITTEE REPORTS - None

9. STAFF REPORTS - None

10. DRAFT MINUTES REVIEW

    A. January 8, 2014
    B. January 22, 2014

There was agreement to reschedule approval of the minutes to the next meeting.

11. NEXT PLANNING COMMISSION MEETING

    A. March 26, 2014

12. ADJOURN

A motion to adjourn was made by Commissioner Ferris. The motion was seconded by Commissioner deVadoss and it carried unanimously.

Chair Tebelius adjourned the meeting at 10:55 p.m.

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

March 26, 2014 Bellevue City Hall
6:30 p.m. City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Chair Tebelius, Commissioners Carlson, Ferris, Hamlin, Hilhorst, Laing, deVadoss

COMMISSIONERS ABSENT: None

STAFF PRESENT: Paul Inghram, Department of Planning and Community Development; Max Jacobs, Department of Civic Services

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:35 p.m. by Chair Tebelius who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present.

3. PUBLIC COMMENT

Ms. Stephanie Walter, 14418 SE 19th Place, said the Spiritwood neighborhood residents have been actively working with the city to prevent construction of individual room rentals in neighborhoods zoned for single family. The housing model where strangers live together under one roof has inherent problems and potential dangers. Investment groups are purchasing houses above market value to create individual room rentals for people on a temporary basis. The practice pushes home prices beyond what many homebuyers can afford and reduces the availability of affordable housing in modest single family neighborhoods. Housing consisting of individual room rentals is inconsistent with single family zoning. The use of the house is the problem, not the people who live in them. The use is very different from groups of friends or acquaintances getting together and renting a whole house and becoming part of the fabric of the neighborhood. An investment group began buying houses in Spiritwood a little over a year ago and they turned three bedroom homes into dwellings with eight or more sleeping areas. They also began construction of a 7800-square-foot structure with ten bathrooms and potentially 15 bedrooms, and their stated intent was to turn the house into a duplex once the neighborhood got rezoned to multifamily. While the investment strategy is smart, it shows total disregard for the people in the neighborhood that will be impacted, and it defied city regulations. If the activity would have been allowed to proceed unchecked, they would have attempted it in other modest neighborhoods throughout Bellevue, effectively taking planning and control away from the neighbors and the city. The Spiritwood neighborhood was established 50 years ago and many of the current residents are the original owners or the children of the original owners, all of whom enjoy the benefits of being part of a single family neighborhood and all of whom accept the

responsibilities that come with home ownership and being part of a neighborhood. It is encouraging to know the Planning Commission wants to maintain the character of the city's neighborhoods. The incentive for people who do not live in a neighborhood to alter the character of that neighborhood should be eliminated. The rules should be enforceable, and adherence to the rules should be verifiable. The Commissioners were invited to visit the neighborhood and to see the structure at 1722 144th Avenue SE. It is hard to believe the new structure could be viewed as a single family home even though it was built in accord with all existing code requirements. Several councilmembers have visited the site and expressed dismay.

Commissioner Carlson asked how large the homes are nearby to the structure in question. Ms. Walter said most of the homes that are 50 years old are between 1300 and 1500 square feet. Some homes in the neighborhood were constructed in the last five years or so and they are closer to 3000 square feet. The new structure is at least twice as big as any house near it. It appears the home has been built to be a boarding house but not just for students.

Ms. Irene Fernands, 1705 146th Avenue SE, addressed the permanent ordinance to be written for the purpose of controlling room rentals in single family homes. She said she was concerned at the last Commission meeting to hear the Commissioners relate their housing experiences from their college days that included groups of friends living together and even helping out their elderly neighbors; she noted that her college experience was similar in that it involved sharing a house with several friends and living as a family unit. In writing a permanent ordinance, the Commission will not be dealing with that housing model, a model that is in fact compatible with single family neighborhoods. The permanent ordinance will deal with strangers renting rooms in single family homes under short-term individual leases of the sort that can be found on Craigslist. Such houses are run as businesses and are incompatible with single family neighborhoods. The existing emergency ordinance limits the number of individuals in such homes to four. While that is a step in the right direction, the emergency ordinance is complaint based and can be very difficult to enforce. The permanent ordinance will need to be enforceable and aimed at preserving all of the city's single family neighborhoods so that Bellevue can continue to be a family friendly city.

Answering a question asked by Commissioner Hamlin, said there is a fine line between people sharing a home as a group of renters having a single contract and someone renting individual rooms to unrelated persons under multiple contracts.

4. APPROVAL OF AGENDA

A motion to approve the agenda was made by Commissioner Laing. The motion was seconded by Commissioner Carlson.

Commissioner Hilhorst asked to have approval of the minutes moved ahead of the study session. There was consensus to do that.

The motion carried unanimously.

5. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCILS, BOARDS AND COMMISSIONS – None

6. COMMITTEE REPORTS

Commissioner Laing said the Downtown Livability Initiative CAC met on March 19 and addressed the pedestrian corridor. With regard to the pedestrian corridor, there was a full discussion as to whether or not the Committee should agree to recommend extending it beyond the bus transit center to 112th Avenue NE. The suggestion was made to consider extending the corridor to I-405 or even to the east side of I-405. The Committee also discussed the issue of public open space and deliberated various strategies. One thing that came up was the idea of having at a minimum a pedestrian linkage over the freeway connecting the downtown with Wilburton, and at a maximum constructing a lid over the freeway that would essentially be like a park.

Commissioner Ferris said there continues to be a natural tension among the Committee members relative to accommodating pedestrians, bicycles and cars given the city's limited rights-of-way. He said he pointed out that any bike rider choosing to ride along NE 4th Street or NE 8th Street is choosing to put himself in danger, so the only east-west corridor that is safe is the NE 6th Street pedestrian corridor. The problem there, of course, is that there are pedestrians using the facility. The challenge will be in accommodating both. He said the anticipation is that a bike share program will inevitably begin operating in the downtown and people will choose to take light rail to the transit station and get on a share bike and peddle it to their ultimate destination.

Commissioner Laing said the Committee also discussed the need to provide full ADA-compliant access throughout the corridor. It was noted that the corridor as it has been developed in fact is in line with the ADA standards that were in effect at the time of construction, but those standards have changed over time.

Commissioner Ferris said the Committee intends to have its final meeting in June. A recommendation will then be forwarded to the Council for a review, following which the Council will send the issue on to the Commission to tackle. The Commission likely will not see it until September.

7. STAFF REPORTS - None

8. DRAFT MINUTES REVIEW

A. January 8, 2014

A motion to approve the minutes was made by Commissioner Hamlin. The motion was seconded by Commissioner Hilhorst and it carried without dissent; Commissioner Ferris abstained from voting.

B. January 22, 2014

Commissioner Laing called attention to the third paragraph from the bottom on page 3 and noted that in the second sentence the "…the college does not have to comply with them…" should read "…the college does not have to comply with it…."

A motion to approve the minutes as amended was made by Commissioner Hamlin. The motion was seconded by Commissioner Laing and it carried unanimously.

8. STUDY SESSION

A. Comprehensive Plan Update - Economic Development Element

Real Property Manager Max Jacobs said the work to update the city's economic development strategies is moving forward quickly. The work will be under review by various stakeholders in March and April and will then be forwarded to the Council in May. Some key qualities and strengths of the community rose to the top along with some new ideas, including the idea of strong neighborhoods that are interconnected yet individual; the highly educated workforce and the need to continue to grow that talent; the excellent quality of life and school system; the need for infrastructure; the regional nature of Bellevue and its leadership throughout the area; and the need to strive for environmental sustainability.

Mr. Jacobs said the main issues captured in the Economic Development Element are the evolving nature of the economy, the amazing diversity Bellevue has, and the fact that the city is becoming an international player. The existing element is serviceable and is not in need of a major overhaul. The work to update it should focus on embracing what is emerging from the strategic planning effort and what the community has had to say. The key themes include the importance of third places; the need for a wide variety of housing options; a strong education system that includes higher education; the role of Bellevue in the region; and diversity as a major strength.

No major structural changes are planned for the Economic Development Element update. The economic climate section will focus specifically on business, and the current section on community livability and economic growth will focus more precisely on community livability. A new section addressing education is proposed to be added to the element. There are several policies in the existing element that talk about education, but they are mixed in with other community livability ideas; they focus on the education of children and adults in the workforce. The idea of revitalizing commercial areas will be refocused on places, something that was heard often from the community. The business marketing, retention and recruitment will be streamlined and the name will be changed slightly to focus on outcomes rather than on activities. Finally, the city development strategies section will be renamed implementation strategies given that it covers the things the city actually does to promote economic development.

Commissioner Laing noted his support for changing the name of the economic climate section to business climate and giving focus specifically to business. Referring to the first added policy, he suggested that in addition to promoting local businesses and locally produced goods, something should be said about services as well. With regard to ED-4, he suggested the revised language should begin with the word "maintain" rather than "continue," but agreed with recognizing the relationship between a good permitting process and economic activity.

Commissioner Ferris referred to the analysis of possible change paragraph on page 1 of Attachment 1 and said he did not like the word "actors" as used in the second sentence; stakeholders would be a better word. He also commented that the business retention and recruitment section really is an element of the business climate and as such the two sections could be consolidated. Chair Tebelius and Commissioner Hilhorst concurred.

Commissioner Ferris observed that no change is recommended to ED-6 but commented that there are two competing goals, keeping taxes low and funding infrastructure with new development. The fact is it will not be possible to keep taxes and impact fees on businesses and development low to spur economic development and still be able to pay for the needed infrastructure. The language of ED-6 should be revised to make maintaining services and the

financial health of the city a priority while considering the impact of the city's policies regarding taxes and fees on economic development goals.

Commissioner Hilhorst called attention to ED-4, proposed to become ED-5, and said she would start the policy with "Strive for an efficient, timely, predictable and customer-focused permit process…." She said her experience in working on the shopping center issue has shown her that the city could do a lot better in its permit process, thus neither "maintaining" or "continue" are the right words.

Commissioner Carlson proposed adding the word "streamlined" after "efficient." Commissioner Hilhorst agreed. Commissioner Carlson also pointed out that the last part of the revised policy should read "recognizing the role of development in creating places for economic activity."

Commissioner deVadoss agreed with Commissioner Ferris regarding revising ED-6. He also observed that inspiring ideas and new technologies as a key points and suggested that because of that it would make sense to emphasize innovation in the seven key focus areas using phrases such as "providing a platform for innovation…" and "catalyzing innovation.…"

Commissioner Laing suggested the concept easily could be added to the first new policy to read "Promote local businesses, innovation, and locally produced goods and services."

Commissioner Ferris commented that the concept of providing a platform for innovation implies far more than just adding the word "innovation" to the notion of promoting local businesses. The concept is important enough to warrant a separate call-out. Mr. Inghram agreed to work with Commissioner deVadoss to find a way to incorporate the concept.

Answering a question asked by Chair Tebelius, Mr. Jacobs explained that the Economic Development Element is the big-picture document, while the economic strategy outlines relatively specific near-term programs and projects; the strategy will be updated every three to five years and thus will be more agile than the Comprehensive Plan element. Currently the city does not have an economic strategy document. The city has a role to play in fostering economic development through creating the environment in which businesses operate; that includes providing infrastructure and establishing regulations and tax policies. In addition, the city can play a direct role in some targeted areas, including partnering with agencies and providing direct funding to make happen things the Comprehensive Plan calls out as fundamental ideas.

Commissioner Laing pointed out that the city's budget is based on the vitality of the economy, not the other way around. One thing that has consistently kept Bellevue competitive is the fact that the city has one of the lowest property tax rates in the state. It is one thing to shirk infrastructure investments and quite another to look at who is responsible for infrastructure investments. Infrastructure necessitated by private development under state law is to be paid for by the developer, where as continued maintenance of existing infrastructure is the responsibility of the city. The policies should focus on fostering the economic climate by seeking to remove hindrances that are keeping the local economy from expanding, such as regulatory and tax burdens.

Chair Tebelius called attention to the analysis of possible change on page 1 of Attachment 1 and suggested that most of the specifics called out are things businesses do and are not things the city does. She suggested the section is too broad in its attempt to bring everything into the business climate section. She said she would retain the wording of ED-2 as it is in the current

Comprehensive Plan; it is broad and well written.

Commissioner Ferris pointed out that the proposed policy language was drafted in concert with a wide variety of stakeholders and should be taken seriously. Mr. Jacobs said the language of ED-2 acknowledges the fact that the stakeholders recognized that the city has provided great infrastructure but needs to provide more, particularly in the transportation arena.

Commissioner Laing said it would be appropriate to send a message to the business community through the Comprehensive Plan that the city wants to do things consistent with their priorities. Chair Tebelius questioned telling anyone the city will simply do what they want done. Commissioner Laing agreed that in practice the policies may not perfectly coincide with what the business community wants, but from an aspirational standpoint there is nothing amiss with saying the city wants to provide quality and cost-efficient city services and facilities consistent with the priorities and growth of the community. The Comprehensive Plan is a high-level planning document and also a statement of values, and one of the city's values is having policies that are driven by what the community wants.

Commissioner Carlson said he believes in using few words and laymen's terms. He said he would like to see a subheading along the lines of "A business-friendly city hall that recognizes that low tax rates, streamlined permitting processes, and reasonable regulations are integral to economic development." Chair Tebelius agreed that such a sentence gets to the heart of the matter and somewhat obviates the need for all the rest of the words.

Commissioner Hamlin agreed with Commissioners Ferris and Laing that the ideas behind the policy language has not come from the Commission or the city but from the stakeholders who participated in the community focus meetings. The Commission should avoid overthinking the language and beating it to death. To do so would in some ways be arrogant because it would be going against what the community has been saying.

Commissioner Carlson said he did not see much in the policy language that he disagreed with or needed to get upset about. However, from the perspective that the work product is the result of a lot of public meetings, public input and staff work, in places it appears to resemble the shape and size of something that has been put together by a committee. The Commission should work toward boiling it all down to a document that is shorter, clearer and more succinct.

Mr. Inghram said the document in fact reflects an attempt to do just that. While the results may not take things as far as the Commission may want, starting over from scratch would potentially cause greater concern in the community.

Mr. Inghram also explained that the analysis of possible change column in the memo is intended to discuss the difference between the element and the strategy, except where specifically noted. The analysis text associated with the chapter goal is not intended to be replacement language for the goal. Mr. Jacobs added that no changes are proposed to any of the introductory language, only to policies.

With that understanding, the Commissioners agreed no changes were needed to ED-1 and agreed with the proposed new policy to become ED-2, as revised by Commissioner Laing to add "and services." There also was consensus to revise the existing ED-2 as proposed; to make no changes to the existing ED-3; to revise ED-4 as proposed; to move ED-5 to the implementation section; to make no change to ED-6; to move ED-7 to the community livability section; to make no

change to ED-8; to move ED-9 and ED-10 to the education section; to move ED-11 to the business retention section; to move ED-12 to the community livability section; to delete ED-13; to make no change to ED-14; and to move ED-15 and ED-16 to the implementation section.

Commissioner Ferris called attention to the proposal to name section 4 "Supporting Diverse and Dynamic Places" and suggested that that is a way to achieve community livability, which is the focus of section 2. He proposed combining those two sections and the Commissioners concurred.

There was agreement to make no change to ED-17 or ED-18.

With regard to the language of ED-7, the new ED-11, Commissioner Hilhorst said she saw no value added in the proposed revision. Commissioner Ferris said he did not like the word "adequate" as used in the existing policy. Commissioner Carlson proposed "Encourage development of a range of housing alternatives to accommodate Bellevue's growing workforce."

Commissioner Hamlin commented that the proposed new policy ED-12 addresses the third places where people can work, live and recreate. He said he liked the idea and wanted to encourage places that will build vitality around the community. Commissioner Carlson agreed with the need for third places but questioned whether or not a policy is needed to make them happen; he suggested that the market will bring them about because the people want them.

Commissioner Ferris said there are places in the city where things are not working because of the existing code language. The Newport Hills Shopping Center is a case in point. The code requires big retail spaces, but the retailers have all left. With a policy like the proposed ED-12, the local community could say the Land Use Code is not allowing what the policy calls for to actually happen, and they could hold up the policy language as a solid reason for changing the code.

Commissioner Hilhorst agreed with the point the proposed policy tries to make but noted that ED-28 calls for facilitating the redevelopment and re-invigoration of older neighborhood shopping centers that are experiencing decline, and working with stakeholders to transform such centers into high quality and dynamic retail/mixed use commercial areas that also provide a gathering place and sense of community for the neighborhood. With that policy in place, the proposed ED-12 does not add any value.

There was agreement not to include the proposed ED-12.

Commissioner Carlson said there are a couple of issues that directly drive economic development that are not stated at all in the policies, including parking, crime, and the setting of wages by the free market rather than by government.

Mr. Jacobs said the point is well taken that economic development is heavily influenced and supported by land use, public safety, infrastructure and utilities. The Economic Development Element does not, however, attempt to articulate every little detail, rather it is focused on the hoped-for outcomes that are specifically about economics.

Mr. Inghram noted that a proposal had been made to include policy language emphasizing the downtown as a major regional center and retail destination. He said when the policy is drafted language could be added about parking, access, safety and the like.

Commissioner Ferris pointed out that parking is in fact a tax on development and as such is an inhibitor for new development. In those areas where the parking requirements have been relaxed, there has been more overall development.

Commissioner Hilhorst called attention to the introductory statement to the planning and infrastructure section where the language calls for developing the land uses and infrastructure to support the needs of the businesses Bellevue wants to retain, grow and attract. She suggested the language of ED-19 could be expanded to include multiple modes of transportation and parking.

Chair Tebelius said she would like to see some language stating that any impact fee imposed on a project must be used in the area of the project. An impact fee for a development in the downtown should in fact be used in the downtown. Commissioner Ferris under that scenario tax revenues from the rest of the city should not be used to support development specifically in the downtown. Every taxpayer in Bellevue will be helping to pay for the $60 million tunnel in the downtown, and few would support the notion of putting that entire burden on the shoulders of downtown businesses. Mr. Inghram said the issue has been discussed several times by the Transportation Commission during their review of the transportation policies. Those policies will come to the Commission for inclusion in the Comprehensive Plan.

There was agreement to consolidate existing policies ED-12 and ED-13 into a new policy ED-13.

Commissioner Laing voiced support for having a section on education and trying it to economic development. He also spoke favorably about the notion of encouraging access to higher education and training opportunities, the latter of which does not necessarily involve a four-year degree, and about including a reference to continuing education. He suggested, however, that all of the concepts regarding education could be contained in one or two policies by tightening the language, and proposed removing "such as" and "including" statements in policy language.

Commissioner Carlson proposed a slight revision to the language of existing policy ED-9 to read "Encourage the provision of a high-quality primary, secondary, training and post-secondary public education system in Bellevue."

Commissioner Ferris said he would like to see included a reference to lifelong learning opportunities. He said he did not know where it should be inserted.

Mr. Inghram explained that the proposed new policy ED-15 attempts to capture the stimulus education provides to the economy. He agreed the "such as" portion could be eliminated. The policy is intended to highlight the aspect of education that stimulates and benefits businesses.

There is also the fact that having a strong public school system benefits business. People, including CEOs, choose to locate in Bellevue because they want their kids in the Bellevue School District. He allowed that the two statements made in the proposed ED-15 could be consolidated, but suggested that policy should be kept separate from a reworded ED-9.

Commissioner Ferris called attention to the last proposed new policy in section 4 said he did not understand the connection between supporting diverse business types and making neighborhoods attractive.

Commissioner Laing said he would shorten the policy to read "Emphasize the value of a range of commercial centers."

Mr. Inghram suggested revising the policy to read " Emphasize the value of a range of commercial centers to provide opportunities for a diversity of businesses." He said that is the concept the proposed language was trying to achieve. The Commissioners concurred.

Commissioner Ferris commented that Bellevue has very little incubator/research/innovative space. Such uses usually occur in buildings whose primary function no longer happens. The Bel-Red corridor has several such spaces, but the code restrictions prevent the repurposing of those buildings. There should be some policy language regarding the need for the city to continue looking for opportunities to allow such spaces to exist in the city.

Commissioner Laing suggested the language of ED-28 could be tweaked to be broad enough to accommodate reinvigorating neighborhood shopping centers and the repurposing of existing buildings to allow for those types of things to happen.

Mr. Inghram said the proposal to change the title of section 4 was aimed in part at supporting existing and new places. Certainly the neighborhoods will see the value in having specific policy language about declining shopping centers, but the overall focus should be on maintaining vitality. The proposed policy language, none of which has been fully flushed out, focus on forward-looking aspects, not just on taking corrective actions.

Commissioner Ferris said the policy suggested by Commissioner Carlson about creating a platform for innovation could include something about fostering opportunities for start-up businesses and innovation. Commissioner deVadoss concurred.

Commissioner Hilhorst said existing policy ED-26 addresses the ideas of commercial areas in decline, taking corrective actions, and planning for new uses and new urban forms.

The staff were directed to redraft the section 4 policies. There was consensus to retain policies ED-26, ED-27 and ED-28 without change. With regard to the old section 3, the new section 5, there was agreement to retain ED-19 without change; to move ED-20 to the implementation section; to keep ED-21 without change; to accept the proposed merging of ED-22 and ED-23 and

to approve the proposed language, except without the phrases "seek to" and "and growth of high-technology businesses;" and to delete ED-24.

Commissioner deVadoss stressed the need to retain the concept in ED-23 of working with the private sector.

It was noted that section 5 would be melded into section 1. There was consensus accept the proposed language for ED-11; to retain ED-29 without change; to move ED-30 to the implementation section; to have staff rework the proposed language change for ED-31; and to delete ED-32.

Chair Tebelius questioned use of the term "entrepreneurial ecosystem" in ED-33. Commissioner deVadoss said the term can encompass incubator and startup businesses. There was agreement the policy should be tightened up and shortened by eliminating "including by supporting the efforts of organizations that advance entrepreneurism."

Mr. Inghram said staff in is review of the existing policies found ED-34 to be a bit odd. He suggested the opportunity exists to more directly connect to elements from the strategic planning work. Mr. Jacobs added that the economic strategy will explicitly promote ongoing communication with the business sector in an active way. The principle is to have the ongoing dialog.

Commissioner deVadoss suggested there is a larger theme that goes beyond local businesses. He said the story of Bellevue has to be told beyond the city to attract investors and startups. Evangelizing is a key thing the city can do to promote economic vitality. He recommended revising the language of ED-34 to elaborate on the role the city should play.

Commissioner Ferris said there should be an introductory paragraph to the economic development section that recognizes the need for the city to keep up with the market and revisit the economic development strategies more often that every ten years when the Comprehensive Plan is updated.

Commissioner Laing called attention to ED-16 and noted that as proposed to be revised, the referenced economic development strategy is the document that will be kept fresh by updating it more frequently. Commissioner Ferris said the proposed language was consistent with what he was asking for. Mr. Jacobs added that there will be a preamble added to the element that will go into quite a lot of detail; that section has not yet been drafted.

Chair Tebelius said she liked the proposed language revision for policy ED-36 but suggested it should be trimmed to read "…other cities in the Puget Sound region to advance…."

Commissioner Laing referred back to language at the bottom of page 2 of the packet that said the anticipation is that each local community will focus on economic development objectives. He

allowed that Bellevue is a subregional city and as such needs to play well with others, but Bellevue is also in direct competition with other jurisdictions. With regard to ED-36, he said he would strike the word "regional" and insert the word "shared" in its place. The city should be mindful of its regional relationships, but it should not be forgotten that first and foremost Bellevue needs to be advancing its own economic objectives.

There was agreement to replace "regional" with "shared" in ED-36.

Answering a question asked by Commissioner Ferris about the implementation strategies, Mr. Inghram allowed that the Comprehensive Plan is visionary by its very nature and is not generally the place to list implementation strategies. He stressed, however, that the section contains policies aimed at directing implementation. The policies do not get into the details of exactly how and when certain things should be done, rather they identify the types of ways to implement the principles outlined in the policies.

Commissioner Carlson called attention to ED-38 and said in addition to being a classic run-on sentence, the policy contains little more than government gobbledygook that means nothing.

Commissioner Laing said city actions relative to the Lake Hills Shopping Center provide an example of ED-38 being implemented. He noted that the city entered into a development agreement with the developer of the shopping center under which the traffic impact fees were waived and wetland mitigation and a trail was required. ED-38 essentially says it is okay for the city to put itself into such situations.

Commissioner Hamlin suggested the policy could be shortened by simply saying "where appropriate." Mr. Inghram disagreed, however, suggesting that the "ifs" are in fact key to the policy in that they create the litmus test for when the city can financially invest in a public/private partnership. He allowed that the language could be more artfully worded.

The Commission directed staff to redraft ED-38 to be more understandable while retaining the principles outlined in the policy.

Commissioner Laing suggested substituting "shared" for "countywide and regional" in ED-15, and striking the word "actively."

With regard to the revisions to ED-16, Commissioner Laing suggested it should read "…economic development strategy to ensure…." He also pointed out the need to revise ED-25 to change "...helps identify…" to read "…helps to identify…."

B. Comprehensive Plan Update - Community Vision

Commissioner deVadoss shared with the Commissioners a draft set of guidelines he developed, in conjunction with Councilmember Stokes, Planning Director Dan Stroh and Mr. Inghram, at

the direction of the Commission. He said in doing the work they identified that something fundamental was missing, namely guidelines to frame the principles of the vision. He recommended that rather than have a vision statement in the abstract, there should be a preamble for the overall Comprehensive Plan outlining the core essence of the document and a separate vision preamble for each section of the plan.

Commissioner Laing said the comprehensive work creates an excellent lens through which to view what is being done. He said he had not identified anything to add or take away from the guidelines.

Answering a question asked by Commissioner Hamlin about the third bullet, Commissioner deVadoss said the intent was to ensure some sense of continuity with respect to where the city is and where it aspires to arrive. Commissioner Hamlin said the statement has a lot in it that is not necessarily easy to understand. Mr. Inghram said the intent is to use the existing vision statement as the inspiration for going forward.

Commissioner Hamlin said it makes a lot of sense to have a vision statement for each module in the Comprehensive Plan.

Answering a question asked by Chair Tebelius, Mr. Inghram said the drafting process will use the current vision statement to identify the parts that are still valid. He suggested a couple of Commissioners might want to work with Commissioner deVadoss, Councilmember Stokes and staff in creating a draft for the full Commission to review and comment on. Chair Tebelius appointed Commissioner Carlson to assist in the work.

9. OTHER BUSINESS - None

10. PUBLIC COMMENT - None

11. NEXT PLANNING COMMISSION MEETING

A. April 9, 2014

Commissioner Ferris suggested that the single family rental housing panel that will share with the Commission on April 23 should include a student to talk about issues related to student housing. Chair Tebelius agreed and suggested it would be good to ask the student body president to participate as well.

12. ADJOURN

Chair Tebelius adjourned the meeting at 9:07 p.m.

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

April 9, 2014 Bellevue City Hall
6:30 p.m. City Council Conference Room 1E-108

COMMISSIONERS PRESENT: Chair Tebelius, Commissioners Carlson, Ferris, Hamlin, Hilhorst, Laing, deVadoss

COMMISSIONERS ABSENT: Commissioners Carlson, deVadoss

STAFF PRESENT: Paul Inghram, Janet Lewine, Nicholas Matz, Department of Planning and Community Development; Arthur Sullivan, ARCH

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:36 p.m. by Chair Tebelius who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Commissioners Carlson and deVadoss, both of whom were excused.

3. PUBLIC COMMENT

Ms. Liz Mills, 5604 Brooklyn Avenue NE, Seattle, said for more than 10 years she worked at the Family Village in Redmond, a social service venture with housing, employment and childcare. On behalf of the YWCA Seattle/King County/Snohomish County, she said the organization works to eliminate racism and empower women by providing services to some 50,000 women annually in King and Snohomish counties. YWCA also owns and operates 813 units of permanent housing, of which 256 on the Eastside and 64 are in Bellevue. The agency also owns and operates 72 units of time-limited housing, also called shelter and transitional housing, 20 of which are at Family Village in Redmond serving Eastside families. The YWCA supports measures that make housing accessible to homeless and low-income women and families, prevents homelessness, and promotes the creation of affordable housing. According to HUD, those paying 30 percent or more of their income for housing are considered cost burdened and at risk of homelessness. The city of Bellevue's 2013-2014 Human Services Needs Update states that affordable housing remains an issue for 51 percent of residents, and that nearly 37 percent of Bellevue renters and 38 percent of homeowners pay more than 30 percent of their incomes for housing. The 2014 January One Night Count found 178 individuals unsheltered on the Eastside, not counting those in transitional housing or shelters, or those who did not want to be counted. One of the best ways to address homelessness is to have quality permanent affordable housing for Bellevue's low and moderate neighborhoods. There are many good things in the proposed Comprehensive Plan update, but some things need encouragement, including support for non-

profits in siting and when applying for county, state and federal funding; support for legislation at the local, state and federal levels that address housing needs; continued collaboration with other jurisdictions to increase capacity and cost efficiencies, of which ARCH is an excellent example; a continued focus on a range of development incentives to produce a variety of housing options; and the need to site housing near transit, light rail stations, and job opportunities.

Ms. Irene Fernands, 1705 146th Avenue SE, addressed the permanent ordinance to be written to regulate single-room rentals. She said the investor in her neighborhood recently placed four ads on Craigslist for single rooms to be rented on separate leases in single family homes. In the postings the rooms are called Bellevue College housing and the readers are reminded that there are no dorms on campus. The ads state that there are 18 rooms to choose from, that many rooms are currently available, and that more are coming soon. The ad also states that all of the rooms are in the same neighborhood. Students are encouraged to pre-lease for the next school year, and the ad states that international students are preferred. The investor is nearly finished building a nine-plus-bedroom, ten-bath megahouse in her neighborhood. The driveway for the six-car garage is being framed. The neighborhood is zoned single family and the investor is clearly running a business with plans for expansion. An ordinance is needed that will protect single family neighborhoods and keep Bellevue a family friendly city.

Ms. Stephanie Walter, 14418 SE 19th Place, called attention to a 1300-square-foot house that has been subdivided into eight rooms. She said multiple cars are parked there and people are always moving in or out. When the emergency ordinance was approved limiting the number of unrelated residents to four, the property owner did not adhere to it. Recently the property manager stored some equipment at the site that went missing; the residents called the police and accusations were made, and within a couple of days all the renters were gone and the property manager moved into the home. There need to be standards established that will protect both the renters and the neighborhoods. The standards need to be both verifiable and enforceable.

Ms. Stephanie Valasco, 1823 Terry Avenue, Seattle, spoke on behalf of the Housing Development Consortium of King County (HDC). She said HDC represents more than 100 private businesses, non-profit organizations, and public partners who work to develop affordable housing throughout King County. Many of the members serve Bellevue and other Eastside cities. HDC is dedicated to the vision that all people should be able to live in safe, healthy and affordable homes. The housing strategy plan, new policy 2-A, is encouraging, particularly as it relates to addressing the needs of very low, low- and moderate-income households. The plan for implementation and monitoring of affordability will play a crucial role in achieving the shared vision of Bellevue as a city that meets the housing needs of all citizens. One of the best ways to prevent and address homelessness is to assure that quality, permanent affordable housing is available for low- and moderate-income households in high-opportunity neighborhoods. If implemented, the revisions to policy HO-12 regarding the provision of incentives for residential development in multifamily and mixed use zones can help ensure modest-wage workers will have the opportunity to live near their jobs. As the city continues to refine its affordable housing incentives as noted in policy HO-23, it must be emphasized that while removing regulatory barriers may help to increase the overall housing supply, without real and meaningful affordable housing incentives such as those listed for exploration in policy HO-33 the housing needs of modest-wage workers may continue to go unmet. The private sector cannot be expected to meet the needs of the Eastside's lowest income residents, particularly those earning less than 30 percent of the area median average income. Strong public subsidies are critical to meeting the needs in that economic segment of the population. Unfortunately, funding for ARCH has flatlined while the needs persist. If implemented, the provisions of policy HO-27, which call on

the city to provide funding to support housing needs, especially for low- and very low-income households, will help support non-profit organizations like the YWCA, Imagine Housing and Hopelink as they continue to serve Eastside families and individuals. The revisions to policies HO-38 and HO-39 support regional partnerships and planning to address homelessness, and if implemented the policies will help homeless housing service providers better address the special housing needs of the population.

Mr. Kim Herman, 4545 119th Avenue SE, suggested that if Bellevue really wants to have some affordable multifamily housing, it should implement the multifamily property tax exemption. The exemption should include in it a requirement for affordable housing. There are two parts to the property tax exemption, an eight-year and a 12-year exemption. The only housing being built under the 12-year exemption is housing that is already receiving some kind of a subsidy. The eight-year exemption does nothing to encourage private sector developers to do any kind of affordable housing. Seattle is the only one of the 13 cities that have enacted the multifamily property tax exemption to require some level of affordability. He suggested that in Bellevue 20 percent of the housing should be affordable to those earning 50 percent of the area median income, and 30 percent should be affordable to those earning 60 percent of the area median income, which is very close to the market. As mentioned in the plan, there are other things the city can do to encourage housing affordability, including density bonuses, parking reductions, fee waivers, and expedited permitting. Parking is particularly expensive to develop, costing as much as $40,000 per underground stall. Where there are other transportation options, eliminating the parking can greatly reduce the cost of developing housing units, particularly for seniors and other special groups that do not necessarily need parking. There should be a significant increase in the contribution to ARCH. The city should consider developing a site acquisition fund that would assist non-profit developers acquire sites when they become available, even if it is ahead of the time they need them; land is a key issue given that housing cannot be built without a place to build it. Acquisition of land by the city to be held for future development is a nice way to be able to control future housing development; control of the land can make it possible for the city to advertise for the type of housing and amenities wanted.

Ms. Karen Stutters, 410 Mt. Jupiter SW, Issaquah, said she is a volunteer advocate for the homeless community on the Eastside. With regard to the Land Use Element, she said the goals of natural systems, neighborhoods, a downtown urban center and mobility says nothing about human beings, which at its heart is what land use is all about. She encouraged the Commission to broaden the goals to address humans. She said as an attorney she has dealt a lot with homeowners in the state fighting foreclosures. Foreclosures are on the rise in the state along with homelessness. In Bellevue's school system along there are 191 homeless schoolchildren. There are only two shelters in Bellevue, one for women that can accommodate 45 and one for men that can accommodate up to 100, and the city's current plans will serve to keep people on the streets in places such as Tent City. Policy LU-1 talks about quality of life. Policy LU-33 talks about monitoring job centers. The needs to track foreclosure rates and unemployment and the objective should be modified so the data can better inform the Comprehensive Plan. The American Planning Association has published a document that talks about how municipalities could use data to address homelessness in their Comprehensive Plans. The organization encourages local planners to include the specific subject of homelessness in their Comprehensive Plans as part of the housing elements but also tied to and coordinated with land use plans. Planners should also ensure that local Comprehensive Plans address the need for an array of emergency, transition and permanent housing options, and they should work to ensure that every community has reasonable facilities to accommodate the needs of the homeless both on an emergency basis and for the short-term.

Ms. Elizabeth Maupin, 410 Mt. Jupiter Drive, Issaquah, spoke as coordinator for the Issaquah/Sammamish Interfaith Coalition. She said many who live in Issaquah worship in Bellevue and vise versa and many attempts have been made to address housing in a regional manner, particularly through ARCH. What Bellevue is doing is being watched by all surrounding communities. There are two homeless encampments on the Eastside. The pattern of allowing homeless camps to exist for only 90 days at a time creates the need for five sites per year and ten municipalities to accommodate the two camps on the Eastside. Bellevue's consent decree is a big step in the right direction. She said she was happy to see the plan talk about diverse and innovative housing. ARCH does a great job. There is a need for family daycenters in each school district. Issaquah has started one, and Renton has one as well, and the daycenters are vital to keeping the kids in their school district where they have a social safety net. When looking at affordable housing, particular attention needs to be paid to those who earn 50 percent or less of the area median income. Baby Boomers are starting to age out of the workforce, and as they become on fixed incomes staying in their communities will require affordable housing options.

Ms. Quiana Ross, 118 107th Avenue NE, spoke as a board member of Imagine Housing and a veteran of the armed services. She voiced concern regarding the lack of affordable housing. She said she found herself homeless after being discharged from the army and for a time lived in a storage unit. She said she eventually found Imagine Housing and moved into a unit at Andrews Glen. She said she now feels safe and comfortable in the community and has completed her college degree. ARCH had a big role to play in getting the units at Andrews Glen constructed.

Chair Tebelius noted that the Department of Veterans Affairs has statutory requirements to assist veterans with housing and asked Ms. Ross if she was able to access help through them. Ms. Ross said she found an extensive waiting list and few resources available. In many ways working through them felt hopeless.

4. APPROVAL OF AGENDA

A motion to approve the agenda was made by Commissioner Laing. The motion was seconded by Commissioner Hilhorst and it carried unanimously.

5. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCILS, BOARDS AND COMMISSIONS

Councilmember Stokes said he would be working with Commissioners Carlson and deVadoss and staff on drafting the land use vision statement. The Council's vision statement was developed at the Council retreat but has yet to be finalized. In the end the two should mirror each other.

Councilmember Stokes reported that the Council has elected to select acting city manager Brad Miyake to serve as the city's new city manager. Including Mr. Miyake, the final list of four candidates were all well qualified. The final interview process was intense and thorough. In the end the Council concluded Mr. Miyake was the best choice.

6. COMMITTEE REPORTS - None

7. STAFF REPORTS

Comprehensive Planning Manager Paul Inghram explained that the Commission would not be meeting in the Council Conference Room for the next month and a half in order to accommodate the work of rewiring the audio and media systems.

Mr. Inghram informed the Commissioners that a public hearing on the city's Transportation Improvement Program would be held on April 10 before the Transportation Commission.

8. STUDY SESSION

A. Comprehensive Plan Update - Land Use and Housing Policy Reviews

Mr. Inghram noted that over the past year the Commission has been involved in high-level overviews of the various issues and background data. The process has come around to the point of looking specifically at the different policies in the current plan. Other city boards and commissions are reviewing some of the other policies, including human services and transportation.

On September 25 the Commission reviewed the land use growth targets, and in November there was an abbreviated discussion about the Land Use Element and the general strategy for making changes to it. The growth targets were previously adopted by the Council and no attempt to establish new ones will be made. However, the adopted growth targets will need to be brought into the Comprehensive Plan along with a recognition of how they will continue out to 2035. About half of the city's future growth in both jobs and housing is planned to occur in the downtown. Outside of the downtown, the majority of the growth will occur in Bel-Red, Factoria, Eastgate and Crossroads, with the balance to be spread out around the city.

The downtown is different from the other centers in the city. It is the central focus for the city and as a designated center for the region serves as a major hub for the Eastside. From a physical standpoint, the downtown has the tallest buildings and the most dense development. The city's mixed use centers have transitioned more or less to include a range of transportation options and a mix of different types of buildings. The neighborhood commercial centers are smaller and have shops and services that are intended to be specific to the areas surrounding them. There are other commercial areas in the city that are not part of specific centers; they include Bellfield and along SR-520 and are critically important to the city in that they provide economic and other services. The city's residential areas, both single family and multifamily, make up the city's neighborhoods and as such are also vitally important.

The policies to be discussed run the gamut of updates to the growth patterns and strategies to the hierarchy of the downtown and other types of centers, protecting and supporting the character of the residential neighborhood areas, addressing art and culture uses, uses related to the support of families and religious uses, and support for the city's subareas. The proposal is to do away with the Annexation Element given that the city essentially has no land left to annex aside from a few small parcels on Cougar Mountain.

Turning to a review of the Land Use Element policies, the Commissioners bypassed items 1 and 2, the land use vision statement and goal, given that Councilmember Stokes along with Commissioners Carlson and deVadoss and staff have been tasked with addressing the vision.

With regard to item 3, the proposed change to policy LU-1, Chair Tebelius questioned the appropriateness of including in an aspirational document the directing of growth into the downtown. Mr. Inghram said it is appropriate for the document to guide future growth as is done through zoning. Chair Tebelius said her concern had to do with use of the word "direct."

Commissioner Laing commented that if future growth is not directed to occur in the downtown and the areas zoned for it, it would follow that increases in density will need to be accommodated outside of those areas, namely in the existing residential areas, including the single family areas.

Commissioner Ferris agreed. There is a lot of development capacity in the downtown and in Eastgate, Bel-Red and Factoria. If growth does not occur in those areas, it will filter into the single family neighborhoods, or else a lot of multifamily will have to be added on the fringes. He said he liked the word "direct" as being very decisive about where the growth should go.

There was consensus in favor of the proposed policy language change to policy LU-1.

With regard to item 4, new policy language regarding the city's park-like character, Commissioner Laing noted that language is aimed at all property throughout the city, not just park properties. He voiced concern with the reference to landscaping, suggested that someone in a single family residential area could file a complaint with the city about a neighbor taking out their lawn and thus violating the Comprehensive Plan. There was agreement to drop from the proposed policy language "and landscaping."

Chair Tebelius noted that item 5, also new policy language, was focused on integrating land use and transportation planning. She said her concern was that the language appears to prioritize walking and biking above any other mode of transportation. She suggested that at the very least the phrase the last part of the policy that refers to the negative impacts of vehicle travel should be eliminated.

Commissioner Hamlin said he could see that the language seeks a balanced approach, but he agreed the language could be reworded. Commissioner Ferris concurred and suggested the phrase "balanced approach" should be incorporated into the policy.

Commissioner Laing proposed "Promote a land use pattern that is integrated with a multimodal transportation system." He suggested an aspirational and forward-looking document should not focus on the fact that cars have negative impacts given that down the road they may not.

Mr. Inghram commented that the intent of the draft policy language was not to say that cars are bad but rather to highlight the need for doing land use and transportation planning together to reduce the negative impacts associated with vehicles, which in addition to greenhouse gas emissions includes parking and congestion.

Commissioner Laing said the fact is people want to move to the Northwest because they want to get out into mountains and to the ocean, and they need cars in order to achieve those goals. There should not be policy language that speaks pejoratively of vehicle ownership and links vehicles to greenhouse gas emissions. All that is needed is language that calls for an efficient land use plan that integrates with a multimodal transportation system.

There was consensus to use the language proposed by Commissioner Laing.

With regard to item 6, policy LU-2, Commissioner Laing said he would prefer to use the word "support" rather than "implement." No objections were made to making that change.

There were no revisions offered to the proposed wording of policy LU-3, item 7 on the matrix. There was agreement that policy LU-4, item 8, did not need to be revised.

Mr. Inghram noted that the proposed change to policy LU-5, item 9, involved an attempt to merge the existing policies LU-5 and LU-6. With regard to the word "periodically," he said all jurisdictions are required to update their buildable lands inventory every seven years. He agreed that the seven-year period could be spelled out explicitly in a sidebar.

Mr. Inghram pointed out that item 11, the current policy TR-5, resides elsewhere in the Comprehensive Plan. The proposal is to move it to the Land Use Element and to revise the language to make it more realistic relative to the jobs/housing mix. Bellevue at one time had more households than jobs, but things have swung in the other direction and it would, be unrealistic to expect a straight one-to-one housing/jobs balance. The Commissioners offered no revisions to the proposed language.

Item 12, a proposed new policy regarding schools, Commissioner Hilhorst suggested the language should include a reference to higher education. Mr. Inghram said that policy language has been proposed for the Economic Element that is specific to higher education. He said the intent of the proposed land use policy was to address residential growth in the downtown and how the school system should address the needs that will come with it. Other schools, private schools and job training facilities all have a fair amount of flexibility to locate where they can best meet the demand, but the school district has an obligation to serve the public where needed. The policy language seeks to make sure the city should be engaged in the process of public school siting. .

Commissioner Ferris said the transition of Bellevue College from a two-year college to a four-year college has created a demand that has resulted in impacts to the local neighborhoods, something that was missed by the city and the college. If there had been policy language encouraging the city and institutions of higher education to work together to make sure all impacts would be addressed, some of the impacts now being seen would have been addressed. Mr. Inghram noted that item 37, policy LU-11, addresses master planning and also refers to large institutions. He suggested that would be one way to get at the issue.

Councilmember Stokes agreed it would be good to include policy language addressing higher education, particularly since in the future Bellevue College may not be the only higher education institution in the city.

Chair Tebelius said the problem being experienced by the neighborhoods around Bellevue College stem from either the college intentionally ignoring the potential for problems or from their not thinking far enough ahead. Either way there was a miss. There should be policy language, separate from policy LU-11, to prevent the same issue recurring going forward.

With regard to item 12 and the proposed policy language relative to schools, Chair Tebelius asked how much control the city has over the school district. Mr. Inghram said the school district is charged with deciding where schools need to be located in order to serve the city's school-aged students. That is why the proposed policy language calls for working with the

school district in siting school facilities. The city often provides the school district with growth and demographic information, and always shares land use plans so they can prepare and plan accordingly. The city can also work with the district in identifying parcels that might be right for a school location. The city has some control through the permitting process.

Chair Tebelius said she could accept policy language indicating the school district plays the lead role and the city plays a supporting role in siting schools.

Commissioner Ferris proposed "Support the school districts efforts identify and plan for future school facility siting that meets community needs."

Senior Planner Nicholas Matz pointed out that the Bellevue, Lake Washington, Issaquah and Renton school districts all have facilities inside the city limits of Bellevue. He also suggested that in looking at the impacts of schools on communities private schools should not be overlooked. He added that the capital facilities section specifically address other units of government that are providing services.

Mr. Inghram said the policy language seeks to recognize that with growth planned for certain places, the city should have an active role in planning for public schools. There are other aspects of neighborhood compatibility with private schools and other institutions. He allowed that one element of the Comprehensive Plan that will be improved with the update is referencing to other parts, and the schools policy would be a good one to have linked.

With regard to the residential areas policies, items 13 through 18, Commissioner Hamlin said he saw nothing about affordability.

Commissioner Ferris questioned how the proposed language for policy LU-21, item 15, is intended to be interpreted and what it is supposed to achieve. On its face it clearly is aimed at keeping the city's housing stock maintained and updated, but it could be interpreted as the heavy hand of Big Brother.

Mr. Inghram said policy LU-21 was added to the Comprehensive Plan following which the city developed a neighborhood program aimed at property maintenance and updating with an eye on neighborhood quality. He allowed that the policy could be in the Housing Element, but it seems to also fit in the residential areas segment of the Land Use Element.

There was agreement to place the item in the parking lot for additional discussion.

Commissioner Laing proposed revising the last part of policy LU-19 to read "…the city's codes."

Turning to the neighborhood commercial centers policies, items 19 to 22, it was noted that policy LU-35 would be removed given that is content was fully covered by policy LU-26. Commissioner Hamlin suggested that policy LU-26 should be condensed. Commissioner Hilhorst agreed and pointed out the overlap between policies LU-25 and LU-26 and suggested the two could be combined.

Commissioner Ferris commented that during the Commission's review of the zoning for retail centers with large grocery and drug stores it was pointed out that the rules and regulations for those locations had been written at a different time in the city's development; they are very specific with regard to how big a particular tenant can be and how big a second tenant can be.

The worry was that neighborhood centers would come in with just anchors and no small shops. In the current economic climate, however, it is the large anchors that are not making it and the leftover code language is severely limiting and does not reflect the transition that is under way in some neighborhoods. Paragraphs 1, 2 and 3 under policy LU-26 should be rewritten with language that encourages neighborhood activity and outlines the importance of community centers in the way they create community activation.

Chair Tebelius asked Commissioners Ferris and Hilhorst to work together on drafting new language for the neighborhood commercial centers policies.

Referring to the downtown and mixed use centers policies, items 23 to 27, Chair Tebelius noted the recommendation of staff to move policies LU-29 and LU-30 to the downtown subarea plan.

Commissioner Laing said he would prefer to see "promote" or "maintain" used as the verb in policy LU-29 rather than "strengthen." He also questioned use of the phrase "over the next decade" as used in policy LU-30, but said his real concern was with whether or not Comprehensive Plan policy language is even needed to encourage the creation of housing in the downtown.

Commissioner Laing called attention to the new policy language in item 26 and suggested that "where served by a full range of transportation options" was not necessary to include. The areas have already been identified as mixed use centers and if they are not served by a range of transportation options they should not have been identified in the first place. Mr. Inghram said Wilburton is a big area of which the mixed use center is only one relatively discreet part. Similarly, not all of Bel-Red is a mixed use center. That is the reason the "served by a full range of transportation options" tag was added to the proposed policy.

Chair Tebelius questioned the need to spell out specifically in policy language where the mixed use centers are. Commissioner Ferris said by calling out Bel-Red, Eastgate, Factoria, Wilburton and Crossroads specifically gives some certainty to both the mixed use centers and the areas outside the mixed use centers. Commissioner Hamlin agreed and added that the specific subareas make clear the boundaries of the mixed use centers located within them.

Attention was given next to items 28 to 33, the policies regarding the commercial and light industrial areas outside of centers. Chair Tebelius called attention to policy LU-34 and voiced concern about the lack of light industrial land in the city and the fact that it is slowly disappearing. She questioned calling out the Richards Valley light industrial area specifically. Mr. Inghram listed the city's five light industrial locations and noted that while most contain only one or two parcels, the Richards Valley area is the only collection of light industrial lands. Chair Tebelius pointed out that the traditional light industrial uses in the Bel-Red corridor will be phased out over time, but in the meantime there are restrictions in place under the Bel-Red plan that keeps them from being rented out for light industrial purposes. Something should be done in the interim to allow the properties to be used for light industrial uses. Mr. Inghram said that is one reason for the proposed language of policy LU-32; the policy aims to maintain the critical supply of light industrial in the Richards Valley area. Other options would be to call for more light industrial land, and to call for maintaining all existing light industrial land.

Commissioner Hamlin said he was bothered by the use of the word "critical" and would word the policy to read "Maintain a supply of light industrial land in the Richards Valley and other appropriate areas to serve local needs."

Commissioner Hilhorst agreed the focus should not be limited to just Richards Valley and said each light industrial parcel should be considered on a case-by-case basis. As worded, the policy seems to indicate that action will not be taken to preserve light industrial land anywhere except in Richards Valley. Mr. Inghram commented that a policy simply calling for the retention of light industrial land in the city would obviate the case-by-case approach.

Commissioner Ferris said the language proposed by Commissioner Hamlin would focus on retaining the Richards Valley light industrial lands but would not be so stringent as to direct the retention of all light industrial lands in the city. There has been a nibbling away of light industrial lands throughout the region over time and there continues to be a pressure to do so.

Commissioner Hilhorst said if the city wants to encourage higher education and more technology, the users drawn in may have some really big equipment to be housed. If the light industrial lands are given away, the ability to woo those uses will be greatly diminished. Mr. Inghram said that some of the existing light industrial areas are so small they do not offer opportunity to house large equipment.

Councilmember Stokes commented that Bellevue really does not have light industrial any more. What it has is cheap land that is attracting certain types of uses. What is needed is protection of the critical mass of light industrial land in Richards Valley in order to allow for R&D and small manufacturing uses. Bellevue will not get the more traditional light industrial uses, but the city needs to ensure the ability to address the next generation of light industrial uses that will be attracted to the city.

Commissioner Laing pointed out that light industrial is just a name, as is general commercial. The names are not important and what really matters is what the specific uses are. The questions before the Commission are what uses are not wanted, what uses are wanted, and how to get what is wanted.

There was agreement to put the issue in the parking lot for additional discussion.

BREAK

With regard to items 34 to 38, land use compatibility, Commissioners Hamlin and Laing questioned using the word "address" in the proposed language for policy LU-8. They suggested the word "assess" would be better.

Chair Tebelius suggested the language of policy LU-9 is too vague given that compatibility can be broadly interpreted. Mr. Matz said the policy language, to which no change from the existing language is proposed, allows the city use design review to manage compatibility.

Commissioner Ferris suggested that the policy language contradicts the nine-bedroom 8000-square foot home being constructed in the Spiritwood neighborhood that so many say is out of character with the neighborhood.

Commissioner Hamlin pointed out that the policy is in fact aimed at land use compatibility. Mr. Inghram agreed but allowed that to some degree the policy points to the Spiritwood issue. In Spiritwood the issue in part is what constitutes a single family use, and if the nine-bedroom home is deemed to be a single family use, then it is a compatible use with other single family

uses. The home may not, however, be compatible in terms of design.

Mr. Matz reiterated that the existing policy language allows the city to use design review as a transition area tool. The city has already determined where those apply and where they do not. There have been conversations in the past about taking the concepts of things like design review and applying them to single family homes, but that is a level of fine-grain detail the city has chosen not to pursue.

There was agreement not to make any other changes to the policies in the land use compatibility section.

The citywide policies, issues 39 to 49, were addressed next. Commissioner Laing suggested the first line of the new policy that is the subject of item 40 should read "Help communities to maintain…." Chair Tebelius agreed and suggested the latter part of the policy as proposed should be eliminated. There was agreement to do so.

Commissioner Ferris observed that most of Bellevue's single family neighborhoods developed at a time when the city was growing and the neighborhoods were home to families. Many of the human service have aged and they are home to far different family groupings, including seniors and empty nesters, many of whom may need to modify their neighborhood or the character of their homes in some way to recognize the transition.

With regard to the new policy under item 41 having to do with arts and culture, Chair Tebelius said she would prefer to see funds spent to construct playgrounds than on art installations.

Commissioner Hamlin said the policy identifies art as a placemaking element and as an element of community. Commissioner Laing agreed and said the policy recognizes that the city is maturing. Commissioner Hilhorst said the artwork recently sited in Newport Hills involves signage that heralds arrival in the neighborhood. The installations along 119th Avenue SE is functional and includes large boulders people can sit on. All of it is providing a great deal of value to the neighborhood.

Commissioner Laing proposed striking "including those with children" from the proposed new policy language under item 42. The other Commissioners concurred.

Commissioner Laing also said he did not like the reference to "transferring density" as used in policy LU-17. He said he gets the idea from a conservation perspective where the transfers are from rural areas of the county. However, as worded the policy would allow someone in a community such as Newport Hills to upzone a parcel and then transfer much of the development potential to other sites in the city. Such an act would create density out of nothing and allow it to be moved around at will. Mr. Inghram said a number of people have come to the city to talk about the issue. Some own parcels that are highly encumbered by critical areas such as wetlands and have sought to transfer some of the density in exchange for preserving the open space. Commissioner Laing said he could accept the policy if the concept were made more clear in the language.

Commissioner Ferris said there are several instances in which transferring density works well. One example is the Rainier Club in downtown Seattle which sits on land that is zoned to allow much higher density. The Club sold their development rights in order to retain the historic structure. The density was transferred to a developer with a site that was able to take advantage

of the higher height. The transferring properties cannot be developed at some later date for something else. Bellevue has few historic structures, but it does have open space that could be preserved using the practice.

Mr. Matz said the concern voiced by Commissioner Laing was focused on private property owners transferring density within a zoning structure, but said it appeared the conversation was more focused on government keeping its hand on the mechanism that allows for that. There are a lot of existing tools at the county and state levels to manage the impacts, some of which involve the transfer of density rights. He suggested the concerns of the Commission were centered on government having a role in the decisions regarding density transfers rather than just allowing them to happen.

Commissioner Laing said he likes the county's transfer of development rights program, the purpose of which is to preserve open space. He said his worry was about the creation of false markets for density. Mr. Matz pointed out that the proposed policy language is focused on the preservation of open space and only mentions transferring density to effect that goal.

There was agreement to put policy LU-18 in the parking lot until such time as the Commission conducts its review of community health.

Chair Tebelius asked why the proposed policy under item 48 is needed. She said she was not comfortable including policy language regarding religious uses. Commissioner Laing agreed.

Mr. Inghram said there has been a lot of discussion about the topic and interest expressed from various corners about including policy language recognizing the traditional and evolving role religious uses play in the community. He allowed, however, that state and federal law does not allow much opportunity to carve out a special niche. A number of roles are being played by religious organizations, including tent city, housing projects by St. Margaret's and others, the temporary winter homeless shelter at St. Peter's, the women's shelter at St. Luke's, and thrift shops.

Ms. Lewine observed that when Holy Cross came in wanting to do a housing project, they sought a Comprehensive Plan amendment because there was no policy language recognizing that church property might be used for other purposes.

There was agreement not to include the proposed policy.

With regard to the neighborhood areas policies, items 50 to 52, Commissioner Laing proposed using the word "preserve" rather than "recognize" in the new policy addressed in item 50.

Commissioner Laing also said he could see no need for the new policy proposed in item 51. Mr. Inghram said the policy language is proposed because the city has not periodically assessed and updated the neighborhood plans. Commissioner Laing said he could accept having the policy read "Periodically assess and update neighborhood area plans." The Commissioners agreed to that change.

Mr. Inghram explained that the Neighborhood Enhancement Program, which is the topic of policy HO-4, item 52, was canceled due to budget constraints. Efforts are under way to see the program refunded and restarted. The Council will make the budget decision before the policies are ultimately adopted.

With regard to the annexation policies, items 53 to 57, Mr. Matz said there are about 45 acres left in the city's potential annexation areas that have yet to be annexed. The city is managing the intent of policy AN-7 in the way it interacts with the owners of those properties. While there is no interlocal agreement in place, the city enjoy a strengthened relationship with King County in terms of being able to address their regulating and permitting requirements. He allowed that the last sentence of the policy addresses something the city does not current do and he agreed it could be eliminated. There was agreement not to make that change and to retain the rest of the policy language.

Ms. Lewine kicked off the conversation about housing policies with a brief review of the work done to date, including the Commission's review of the recommendations from the Human Services Commission and the Bellevue Network on Aging. She noted that five key housing areas were identified from the list of potential opportunities and gaps and said many of the changes to the Housing Element will focus on those five areas.

Ms. Lewine said the Commission's response to the key area of shelters and homelessness was one of support for policy that uses clearly defined housing responses and refocuses on responses that work to move people from homelessness to independence. With regard to the key area of mixed use neighborhoods, the response from the Commission was to include in the Comprehensive Plan the notion that both Lake Heights and Newport Hills could benefit from mixed-use redevelopment. The response to the affordable housing key area was to implement programs enabled by the state to increase the supply of affordable housing. Universal design and aging in place were identified as key areas and the response from the Commission was that no requirements should be added that would increase the cost of housing. The response of the Commission to the student housing key area was threefold: 1) policy should not be specific to Bellevue College; 2) policy should address the housing needs of young adults in general; and 3) there is a need to address other issues that could result from small units, such as traffic, parking and density.

Chair Tebelius said it was her understanding that the One Night Count tally for 2014 was lower than for 2013. Arthur Sullivan, director of A Regional Coalition for Housing (ARCH), said there are two elements involved in estimating the number of homeless. The One Night Count numbers that are released immediately includes only those who are in locations not meant for habitation; it includes the number of persons in homeless encampments as well, but it does not include those who are in shelters. For the winter of 2013-2014 a much larger shelter for homeless men was in operation, so while the 2014 street count was less than in 2013, there were more in shelters.

Chair Tebelius asked what the difference is between affordable housing and low-income housing. Ms. Lewine said housing is considered to be affordable if it takes no more than 30 percent of one's income. Generally, when talking about affordable housing, governments are referring to housing that is affordable to persons earning less than 80 percent of area median income. Mr. Sullivan said currently the median income is just over $88,000 for a family of four. Ms. Lewine said many of the tools will target the 80 percent of median income category, especially the tools the market might provide. To get to those in the 50 to 60 percent category, subsidies are generally required.

Commissioner Ferris observed that Bellevue's inventory of housing affordable to incomes below 60 percent of the area median is disproportionately smaller than Kirkland, Redmond and Issaquah. Mr. Sullivan commented that for rental housing, countywide between 35 and 40

percent of all housing is affordable at 50 percent of median, whereas in East King County that number is below ten percent. Similar percentages apply to home prices.

Mr. Sullivan pointed out that city policy regarding affordable housing is not all about land use; it goes beyond that to include all of the tools available to cities to help support housing needs. The Comprehensive Plan is the place to house policies for the Council to consider in making decisions about affordable housing.

The Commissioners reviewed the Housing Element policies and the proposed actions as outlined in the matrix in the Commission packet.

There was agreement that no change was needed to item 1, policy HO-1, and that the proposed revision to item 2, policy HO-2, was good.

With regard to item 3, policy HO-3, Commissioner Laing suggested the last part of the language should read "…through adoption and enforcement of appropriate regulations." The Commissioners concurred.

Commissioner Laing pointed out that items 4, 14 and 33, new policies regarding student housing, do not actually reference student housing. He suggested that in order to keep the policies from being interpreted inappropriately, the policies should specifically use the phrase "student housing." Mr. Inghram pointed out that the testimony received to date has been clear that the single-room rental issue being faced in Spiritwood and other neighborhoods is not tied to students only.

Commissioner Ferris said in his private life he works a lot with student housing. He pointed out that there is a fair housing law that prevents discriminating against people based on their profession. Accordingly, the law would argue against saying a non-student can live in a group facility but a student cannot. The only place where the issue of being a student or not can be applied to housing is on the college campus itself. There is also the issue of how to handle someone who moves into a facility as a non-student who subsequently enrolls as a student; they cannot simply be kicked out for having become a student while a resident. The single-room rental issue does involve students but not exclusively, thus the policy language should address the single-room rental issue not the status of the renters in those rooms. Having agreed with the argument made by Commissioner Ferris, Commissioner Laing proposed wording the item 4 policy to read "Monitor and appropriately regulate room rentals in single family areas." The Commissioners concurred.

There was agreement to move policy HO-4, item 5, to the Land Use Element, and to address policy HO-5, item 6, in the Urban Design Element. There also was consensus not to change policies HO-6 and HO-7, items 7 and 8, to delete policies HO-8 and HO-9, items 9 and 10, and to move policy LU-23 from the Land Use Element to the Housing Element as proposed as item 11.

Commissioner Laing voiced concern regarding the language for the proposed new policy on fair housing, item 12. As drafted, the policy directs doing more than just complying with the Fair Housing Act law. Ms. Lewine said the jurisdictions that are required to affirm further fair housing are required to submit regular reports and to include in those reports the strategies they employ. Mr. Inghram added that part of the city's fair housing assessment includes making sure there is policy support. To be consistent with the federal guidelines, a policy needs to be

included in the Housing Element. Commissioner Laing stressed the need to avoid drafting policy language that sets forth an obligation for which there is no meaningful way of knowing whether or not it has been met.

There was agreement to put the policy in the parking lot for additional discussion.

With regard to item 13, policy HO-10, Commissioner Laing proposed wording the policy to read "Encourage development of appropriate amenities for families with children throughout the city through city investments, development regulations and incentives."

Chair Tebelius questioned the need for the policy but Commissioner Ferris supported it. He noted that a lot of new housing will be built in the downtown and in dense neighborhoods but absent policy support amenities for families with children may otherwise not be built. Bellevue is family friendly and it makes sense to have policies that are supportive of families. As drafted, the policy does not require developers to do anything, it simply encourages appropriate amenities, which could be brought about through incentives tied to additional zoning capacity.

Commissioner Laing suggested the introductory clause for the new policy language outlined in item 14 should be eliminated, leaving the policy to read "Support housing for students on-campus and in adjacent transit-served mixed use/commercial areas." Ms. Lewine said that language does not reflect the idea of collaboration between the city and the college.

Commissioner Hilhorst agreed Bellevue College should not be called out specifically in the policy. She proposed the policy should read "Work with colleges and private developers to support housing for students…." Commissioner Ferris said he would prefer to see the language include Bellevue College and suggested that as drafted the policy is both specific and all-inclusive.

There was consensus to retain the policy has drafted.

The Commissioners agreed no changes were needed to policy HO-11, item 15, and to revise policy HO-12 as suggested in item 16.

With regard to item 16, policy HO-12, Ms. Lewine explained that proposed revision to the language was intended to clarify that residential development for a range of household types and income levels applies to all areas where housing is permitted, not just single family and multifamily areas.

There was agreement not to change policy HO-13, item 17 and to revisit item 18, policy HO-14 as part of the discussion of policy HO-29.

Commissioner Hamlin said he did not understand the edited language for policy HO-15, item 19. Ms. Lewine said demonstration projects have been used by other cities as a tool for housing choice. In most cases development codes are relaxed or the jurisdictions ask for proposals that might demonstrate the effectiveness of various approaches. The city could use the tool for development areas like the Newport Hills Shopping Center where it would not be wise to simply open the code to allow anything that walks in the door. Mr. Sullivan said Kirkland used the process to get cottage housing on the books; they began with a demonstration project which proved successful, after which they went in and changed the code.

Commissioner Ferris voiced his support for the proposed revision to policy HO-16, item 20. Adding the last phrase will in particular give a little more control to the neighborhood plans. The Commissioners concurred.

Commissioner Hamlin asked why policy HO-17, item 21, was no longer needed. Ms. Lewine said the existing policy was the launch pad for the city's examination of neighborhood infill. In two rounds of review, new codes were adopted that now obviate the need for the policy.

Mr. Inghram allowed that there continue to be some vacant or underutilized large single family parcels scattered throughout the city. The question is whether or not the Commission wants to include a policy encouraging infill development. He said it is unlikely that the city going forward will want to take an active role in looking at infill development. There was agreement to delete the policy.

There was agreement not to change policy HO-18, item 22, to delete policy HO-19, item 23, as proposed, and not to change policy HO-20, item 24.

Chair Tebelius asked if a change to policy HO-21, item 25, was really necessary. Ms. Lewine said there is a difference between creating opportunities for housing and the creation of a diversity of housing types. Mr. Sullivan said the proposed language says if the city is going to promote working partnerships, the outcome should be a diversity of housing types rather than simply more housing. The market currently is creating a lot of studio and one-bedroom units that can hardly be called family housing and which does not fulfill the need for a diversity of housing types.

Commissioner Laing proposed putting the issue in the parking lot and voiced the concern that while the intent of the policy is good, the language is so nebulous it will not accomplish the goal.

A motion to extend the meeting to 10:00 p.m. was made by Commissioner Hilhorst. The motion was seconded by Commissioner Laing and it carried unanimously.

There was agreement in favor of the proposed new policy regarding universal design and aging in place, item 26.

There was agreement to make no changes to policies HO-34 and HO-22, items 27 and 28.

Chair Tebelius asked what the language of the proposed housing strategy plan policy, item 29, mean in reality. Ms. Lewine said the policy is key to taking the affordable housing policies from strategies for creating affordable housing to achieving the creation of affordable housing and how to monitor those units that are realized. She noted that the language mirrors that of the Countywide Planning Policies.

Mr. Sullivan said at a previous meeting staff showed the Commission a slide showing all the steps in the process, and Commissioner Ferris pointed out that while there are policies in place the city has not taken the next step. The housing strategy plan called out by the policy directs the listing of a wide range of strategies prioritized by effectiveness and need. Once such a matrix is completed, the city will have different strategies aimed at addressing different needs. The outcome will not dictate what the city's decisions will be, rather it will simply outline the order in which issues will be studied based on the policies. Nearly every jurisdiction is employing the approach, which is suggested in the new Countywide Planning Policies. The approach outlines a

process; it does not direct the city to undertake any specific program to increase the affordable housing inventory.

Councilmember Stokes said the Council has for a long time had as a policy addressing the issue of affordable housing. The proposed policy will result in the development of a range of strategies to be used. Clearly, in the final analysis it will be up to the Council to determine which strategies should be incorporated and how much funding should be allocated.

Commissioner Laing proposed streamlining the draft policy to read "Promote a strategy to provide a diverse supply of affordable housing. Monitor amount, types and affordability of housing achieved."

There was agreement to continue the policy review at the next Commission meeting.

9. OTHER BUSINESS - None

10. PUBLIC COMMENT - None

11. DRAFT MINUTES REVIEW

    A. February 26, 2014

Action on the draft minutes was deferred to the next meeting.

12. NEXT PLANNING COMMISSION MEETING

    A. April 23, 2014

13. ADJOURN

A motion to adjourn was made by Commissioner Hamlin. The motion was seconded by Commissioner Hilhorst and it carried unanimously.

Chair Tebelius adjourned the meeting at 10:07 p.m.