Bellevue Planning Commission

Wednesday, March 4, 2015
6:00 to 9:30 p.m. ▪ 1E-113
City Hall ▪ 450 110th Avenue NE, Bellevue

Agenda

Special Meeting

6:00 p.m. **Executive Session**
Potential litigation

Regular Meeting

6:30 p.m.

1. Call to Order
Aaron Laing, Chairperson

2. Roll Call

3. Public Comment*
Limited to 5 minutes per person or 3 minutes if a public hearing has been held on your topic

Those wishing to comment on the Comprehensive Plan update are asked to make their comments during tonight's public hearing, item 7 on the agenda

4. Approval of Agenda

5. Communications from City Council, Community Council, Boards and Commissions

6. Staff Reports
Paul Inghram, Comprehensive Planning Manager

6:45 **7. Public Hearing** Pg. 1
Comprehensive Plan Update
Hear public comment about the draft update of the Comprehensive Plan following a brief staff introduction

8. Study Session
Comprehensive Plan Update
Consider the public comments made regarding the draft update of the Comprehensive Plan
Paul Inghram, Comprehensive Planning Manager

9:15 p.m. **9. Other Business**

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

9:30 p.m. **11. Adjourn**

Agenda times are approximate

Planning Commission members

Aaron Laing, Chair
Michelle Hilhorst, Vice Chair
John Carlson
Jay Hamlin
Diane Tebelius
John deVadoss
Stephanie Walter

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. 425-452-5262 (TDD) or 425-452-4162 (Voice). Assistance for the hearing impaired: dial 711 (TR).

City of Bellevue

Planning Commission Study Session

February 25, 2015

SUBJECT

Major Comprehensive Plan Update

STAFF CONTACT

Paul Inghram AICP, Comprehensive Planning Manager, 452-4070 pinghram@bellevuewa.gov
Planning and Community Development

DIRECTION NEEDED FROM PLANNING COMMISSION

Action
X Discussion
Information

At the March 4, 2015, meeting the Planning Commission is asked to hold a public hearing on the draft update of the Bellevue Comprehensive Plan. A compilation of comments received during and leading up to the hearing will be presented at the Commission's March 11 study session. Following the Commission's deliberations on March 11 and March 18, if needed, the Commission will be asked to make a recommendation on the draft plan to the City Council on March 25. The City Council is scheduled to consider the recommendation on the draft plan at a series of study sessions in April and May.

BACKGROUND

For more than a year, the Planning Commission has worked through detailed policy-by-policy reviews of the Comprehensive Plan. This is in addition to a number of study sessions to review background information, hear from guest speakers, and review the current plan, as well as the reviews conducted by the city's other boards and commissions. Stemming from the policy review process, staff prepared a draft updated plan for the Commission's consideration, which includes several components:

- The Vision and introductory text
- The Elements, including the policies, narrative background information and maps
- The Glossary
- Limited changes to Volume 2 subarea plans, including changes related to Surrey Downs Park, a change to the Downtown boundary, and changes to the Factoria, Eastgate and Richards Valley subarea plans related to the Eastgate/I-90 project
- A consolidated list of long-range transportation projects

The draft policies presented in the plan reflect the Commission's work and recommendations to date. Policy review tables have been used to track the progression from the original policy of the current Comprehensive Plan to the Planning Commission's current direction (or that of other boards and commissions). As the review process moves forward, staff will work with the Commission to identify and track additional potential changes that may be included in the Planning Commission's recommendation.

STAFF RECOMMENDATION SUMMARY

The Final Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.30I.150. Based on the criteria, the Department of Planning and Community Development recommendation is to recommend adoption the updated Comprehensive Plan. The staff report (previously provided) is included as Attachment 1 for reference.

PUBLIC HEARING

LUC 20.35.410 requires that the Planning Commission hold a public hearing on amendment proposals prior to making a recommendation to Council. LUC 20.35.430 states that any person may participate in the public hearing. At the time of the public hearing, the Commission is asked to make a motion to open the public hearing. Staff will provide a brief review of the proposed draft Comprehensive Plan update and the hearing will be open for public comment. Following public comment on the plan, the Commission will be asked to make a motion to close the public hearing.

PUBLIC NOTICE AND COMMENT

Notice of Application was published in the Weekly Permit Bulletin on April 11, 2013. Notice of Recommendation, Threshold Determination, and Public Hearing was published in the Weekly Permit Bulletin on February 12, 2015, and included notice to parties of record. Public comment emails that have been recently received are included in Attachment 2. Comments collected through the series of in-person and online open houses and other comments submitted during the public hearing will be provided to the Commission at the meeting on March 11.

NEXT STEPS

Release of the draft plan on February 11 coincided with an intense phase of public outreach, including two open houses, a meeting of the Neighborhood Leadership, and an on-line open house. Staff will prepare a document that consolidates comments received during the public hearing and this outreach period for the Commission's review during its deliberations.

February 11	Planning Commission meeting to receive draft plan
	Public review draft of entire plan available
February 13-March 3	Online open house
February 25	Public open house & joint boards and commissions meeting
February 26	Public open house at Interlake High School
March 4	Public hearing
March 11	Planning Commission deliberations

March 18	Optional Planning Commission meeting if needed
March 25	Recommendations to Council
April 6	Transmittal to Council
April-May	Council review (set of study sessions are scheduled)
Mid-June	Council final action
June 30, 2015	Statutory deadline for Comprehensive Plan Update

ATTACHMENTS

1. Staff Report (duplicate)
2. Public comments

City of Bellevue

Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

Planning Staff Report

DATE: February 11, 2015

TO: Chair Laing and Members of the Bellevue Planning Commission

FROM: Paul Inghram, Comprehensive Planning Manager, 452-4070
pinghram@bellevuewa.gov

SUBJECT: Major Comprehensive Plan Update (12-127970-AC)
March 4, 2015, Public Hearing

I. PROPOSAL SUMMARY

The proposal is adoption of update amendments to the Bellevue Comprehensive Plan in accordance with the requirements of the Growth Management Act. The proposal is intended to update, revise, and refine the current Comprehensive Plan to reflect changed conditions and evolving city policy since prior plan adoption. The proposal includes updated growth targets and extension of the city's planning horizon to 2035; policy and text amendments to respond to changes to state and regional guidance, address community needs, include new or updated information, and increase readability. The proposal also includes updates to the Land Use Map to reflect annexations and changes to the Eastgate area, and refinements to the map of subarea boundaries to respond to neighborhood change.

This staff report describes the proposal in greater detail, provides an overview of the process to review these amendments, and responds to the amendment decision criteria.

More information about the Comprehensive Plan update and project documents are available for public review at http://www.bellevuewa.gov/comp-plan-update.htm. The staff contact for the project is Paul Inghram, Comprehensive Planning Manager, pinghram@bellevuewa.gov or 425-452-4070.

II. STAFF RECOMMENDATION

The Department of Planning and Community Development recommends that the Planning Commission forward to the City Council a recommendation for adoption of the updated Comprehensive Plan as proposed in the February 11, 2015, draft, replacing Volume 1 and the Land Use Map of the existing Comprehensive Plan, and limited amendments to the Downtown Bellevue, Southwest Bellevue, Eastgate, Richards Valley, and Factoria subarea

plans. This proposal satisfies the Decision Criteria for a Comprehensive Plan Amendment (see Section VI).

III. REVIEW PROCESS

The city is seeking public comment on the draft Comprehensive Plan. The current draft document is the culmination of work by the Arts, Environmental Services, Human Services, Planning, and Transportation commissions and the Parks and Community Services Board over a two year process. It has also involved the Bellevue Youth Council and Network on Aging, and input from members of the public, property owners, and businesses. The Planning Commission is responsible for developing a consolidated recommendation on the entire plan. Following the public hearing the Planning Commission is anticipated to continue its discussion and refinement of the draft document before making a recommendation to the City Council for their consideration. Continued input from the public, business and property owners, neighborhood groups, and other stakeholders will help the Planning Commission review the draft proposed by staff.

A public hearing before the Planning Commission on the draft Comprehensive Plan update is scheduled for March 4, 2015, at 6:30 p.m. at Bellevue City Hall, room 1E-113. Anyone who wishes to comment on the draft is encouraged to testify at the public hearing or submit written comments by March 4, 2015, to Paul Inghram, Comprehensive Planning Manager, PO Box 90012, Bellevue, WA, 98009-9012. For further information, please contact Mr. Inghram at pinghram@bellevuewa.gov or 425-452-4070.

In addition, other public involvement opportunities are planned, including a public open house on February 25, 2015, from 5:00 to 7:00 p.m., followed by a presentation to city boards and commissions. Additional open houses, meetings and an online open house are also planned.

IV. BACKGROUND

Bellevue has evolved dramatically since its incorporation in 1953 from a small, agricultural community of about 6,000 residents to its present-day status as a major regional center with over 130,000 residents and about 140,000 workers. Beginning with adoption of its first comprehensive plan in 1958 and continuing through today, the community has envisioned a future that builds on Bellevue's strengths as a desirable place to live and do business. The city's current Comprehensive Plan was originally adopted in 1993 and last updated in 2004, with annual amendments since that time.

The Growth Management Act mandates that cities periodically conduct a thorough review of comprehensive plans and revise them as necessary to comply with the provisions of GMA. The deadline for this review and revision is June 30, 2015 (RCW 36.70A.130).

Bellevue and the region have experienced a significant amount of growth and change since the last major update in 2004. The draft Comprehensive Plan update reflects important changes to the city and community (e.g. dramatic develop in the last decade; changing city demographics), in regional policies (i.e. VISION 2040, King County Countywide Planning Policies) and investments in major transportation projects (e.g. I-405, SR-520, light rail), that reinforce Bellevue's important role as a regional center.

Bellevue's plan is comprised of two volumes. Volume 1 contains the five mandatory GMA elements as well as eight optional elements and a glossary. Volume 2 is a supplementary compendium of 14 subarea plans and six transportation facility plans that provide a more detailed focus on specific areas and types of facilities than the elements in Volume 1. This update encompasses all of Volume 1 and makes a limited number of amendments to Volume 2 (see Section V Proposal).

There is adequate land capacity to accommodate the housing and employment growth anticipated to occur through 2035, consistent with Countywide growth targets. The Comprehensive Plan identifies levels of service for utilities and infrastructure to respond to growth and changing community needs. In addition, the plan provides for environmental protection, encourages economic development, supports efficient transportation systems, protects private property rights, and requires that adequate public services are available concurrent with new development. The draft Comprehensive Plan update is intended to reflect the vision and goals of the community as expressed through the public outreach process as well as the guidance and direction of the city's boards and commissions and the City Council. At the same time, the update is required to comply with the requirements of the Growth Management Act, including consistency with the regional policies of VISION 2040 and the King County Countywide Planning policies.

V. PROPOSAL

The proposed action is to update the Bellevue Comprehensive Plan in accordance with the requirements of the Growth Management Act. In general, the update revises and refines the current Comprehensive Plan to reflect changed conditions since 2004.

2035 Planning Horizon

Bellevue is required by GMA to plan for twenty years of forecasted population and

employment growth. To identify city specific growth forecasts, the city works with King County and other cities to analyze state and regional long range forecast and establish targets. The growth allocations that result from this process are documented in the King County Countywide Planning Policies. As shown in the Countywide Planning Policies, Bellevue has targets of 17,000 new housing units and 53,000 new jobs between 2006 and 2031. These targets, added to current populations and adjusted for annexation would result in growth of 15,800 housing unit and 51,800 new jobs between 2012 and 2035. The result would be a 2035 residential population of about 158,900 people and employment of about 185,100. Land use capacity and infrastructure system capacity are the measures that are used to determine the ability of the city to accommodate its adopted targets. The land use capacity analysis uses a combination of baseline information, land use assumptions, and growth factors to assign development to land that is undeveloped or is considered likely to redevelop. Based on the King County Buildable Lands Report (2014), there is available capacity to meet the 2031 growth targets and projected growth for 2035. Infrastructure capacity is planned to provide adopted levels of service to meet the needs of growth based on the analyses in capital facility and transportation plans.

Citizen Engagement Element

Public involvement is an important principle of good governance and a tenant of the Growth Management Act. A public involvement element is not required by the Growth Management Act. Bellevue's inclusion of a Citizen Engagement Element and its prominent location as the first element in the plan is a testament to how deeply the city values community participation in planning and decision making. These policies guide processes for citizen engagement and how citizen participation should be used in making land use decisions. Two policies are proposed to be added as part of this update to encourage community involvement in master planning of public projects and to address the use of new and emerging technologies to enhance citizen engagement.

Land Use Element

Land use is the foundational element of the Comprehensive Plan. There are amendments to the element proposed to update how and where to accommodate the projected population and employment growth. In the current plan, the city's primary area for growth has been Downtown and this continues to be true for a majority of future housing and job growth. Proposed policies also support growth in designated mixed use centers like BelRed, Eastgate, Factoria, Wilburton and Crossroads to create more compact, livable and walkable communities served by a full range of transportation options.

One aspect of land use that has been and continues to be integral to land use is neighborhood character. The growth strategy described above reinforces the goal of maintaining the health of existing single family and multifamily residential neighborhoods while encouraging services and facilities that meet community needs and gathering places that foster stronger community ties.

Bellevue has annexed all but a few parcels of its potential annexation area. For that reason, the existing Annexation Element has been reduced to a few key policies and incorporated into the Land Use Element.

Housing Element

Proposed housing policies complement land use and transportation goals by encouraging most future housing growth, including affordable housing, in Downtown and transit-served mixed use centers like BelRed, and maintaining the character of established single family neighborhoods. Housing growth targets are consistent with updated Countywide Planning Policies previously approved by the City Council. The update includes proposed policies to address homelessness through regional efforts and to help people move into financial stability. Some new and updated policies are proposed to address changing demographics including an aging population and the growing need for student housing. Senior housing policies call for a range of housing types and services that allow people to age in place. Other proposed policies call for collaborative efforts to address student housing and limiting impacts of single family room rentals.

Affordable housing continues to be an important component of housing policies. Updated and new policies work toward providing affordable housing options throughout the city, and to consider funding and state enabled tools to address affordable housing. Concerns about up-zoning existing single family areas near the South Bellevue park-and-ride and the proposed East Main station are already explicitly addressed by existing policies.

Capital Facilities Element

The goal of the Capital Facilities Element is to ensure that Bellevue's capital facilities systems efficiently serve the community's growth at planned levels of service through fiscal prioritization, innovation, and attention to the city's character and quality. While there are unique challenges in providing capital facilities for each service, the Capital Facilities Element addresses several broad issues that apply more generally in Bellevue: accommodating increased demand, replacing aging infrastructure, coordinating a mix of public and private facilities, and complying with changes in laws and regulations. For the update, proposed new policies emphasize coordination with non-city-managed capital

facilities providers to plan for facilities consistent with the Comprehensive Plan; reference to the city's most recent Comprehensive Emergency Management Plan to ensure the city's ability to recover and reconstruct from a disaster; and consistency with Countywide Planning Policies and state law for essential public facilities (EPF).

Utilities Element

The Utilities Element complements the Land Use and Capital Facilities Elements to ensure that Bellevue will have adequate utilities to serve both existing development and future growth. Policies address environmental impacts, facilities siting and construction, economics, and aesthetics in design and landscaping. For the update, proposed new policies emphasize: cost effective management of city utility systems over their lifetime while maintaining desired service levels; adoption of Low Impact Development principles; a watershed focus on stormwater management; encouraging widespread, affordable, high-speed internet access; support for emerging information and telecommunications technologies that are sustainable, appropriate and viable; allowing new aerial telecommunication lines on existing systems provided that they address visual impacts and are required to be placed underground at the time of undergrounding electrical distribution lines; support for neighborhood efforts to underground existing electrical distribution lines; encouraging the prioritization of restoring electrical service to utility facilities following power outages; and providing oversight of Seattle City Light and Olympic Pipeline infrastructure located in Bellevue by implementing regulatory and franchise agreement authority. Similar to the Capital Facilities Element, proposed policies better recognize and describe the role and relationship of detailed functional system plans (e.g. water, waste water, stormwater), support coordination across utility providers, and encourage innovative techniques to improve customer service.

Transportation Element

The Transportation Element supports the goals of the Land Use Element by addressing roads, transit, light rail, bicycling and pedestrians, and the need for local as well as regional mobility now and in the future. Proposed policies, consistent with the recommendations of the Transportation Commission, support implementing multimodal level-of-service standards and concurrency requirements, developing metrics and monitoring for all modes of travel, and making investments in projects to ensure mobility. Changes include consolidating redundant language, deleting outdated policies, and incorporating new and updated policies that reflect Council actions on plans and projects such as the Transit Master Plan, the Pedestrian/Bicycle Transportation Plan, the Downtown Transportation Plan and East Link light rail. In addition, all of the transportation facility plans and transportation projects from subarea plans in Volume 2 of the Comprehensive Plan have been consolidated into a single,

comprehensive project list to reconcile discrepancies in project descriptions, eliminate overlaps, and prepare for the development of a comprehensive Transportation Master Plan.

Economic Development Element

The *Economic Development Plan*, adopted by Council in July 2014, served as a key reference for updating the Economic Development Element. Updates reinforce the integration of economic development objectives with long-term land use planning. Specifically, the proposed economic development policies emphasize: continuing to grow Bellevue as a regional economic center; positioning Bellevue as an international gateway to the Pacific Rim and hub for international investment; promoting an innovation economy through technology startups; addressing opportunities to capitalize on key economic clusters or industry sectors (e.g. technology, business/financial services, retail and tourism); and embracing the city's diversity as a major economic strength.

In addition, the proposed policy changes include a section to support the development of human capital through continued support for high quality education and training. Finally, the update amends policies that link land use, housing and urban design with economic development and thereby makes Bellevue an attractive place to live and locate a business, creates dynamic places and community gathering spaces (or "third places") in neighborhoods, supports a range of housing opportunities for a growing workforce, provides access to good schools, and encourages a range of commercial options available to neighborhoods throughout the city.

Environment Element

The Environment Element provides a framework for integrating human and natural systems to create a livable, sustainable urban environment. New and updated policies support establishing a numerical target for overall tree canopy and an action plan for meeting it; creating partnerships between the city and private landowners to steward private lands, streams, and natural resources for public benefit; reducing or eliminating city purchasing and use of certain materials and products with negative ecological impacts; working with businesses to reduce the amount of waste sent to landfills. Proposed policies also support education and incentives for the implementation of low impact development practices, holistic site planning, and other green building practices for all new development, including higher standards for city-owned facilities. Other proposed policies are intended to align with Council goals and actions on regional and national issues. These amendments include establishing a citywide target and taking actions to reduce greenhouse gas emissions in coordination with ongoing regional efforts. One new policy ensures consistency with the

city's National Pollution Discharge Elimination System (NPDES) permit, which incorporates low impact development measures into stormwater-related policies and codes.

Human Services Element

The Human Services Element addresses the city's role in meeting the basic needs of all of its current and future residents through policies that are aligned with the Land Use, Housing and Transportation Elements in particular. Proposed policies, consistent with the recommendations of the Human Services Commission, reflect the changes in city demographics, including needs related to seniors, public health and homelessness. One new policy supports creating a network of human service access points, geographically distributed throughout the city, especially in areas well-served by transit. A new policy on homelessness encourages a coordinated local response among the city and other service providers for housing and supportive services. Another proposed policy encourages the city to use its role to advance civil rights protection, community health, and other human service objectives. This new policy builds off an existing policy that encourages the city to consider human services impacts in regulatory and legislative decision making.

Parks, Recreation and Open Space Element

The Parks, Recreation and Open Space Element complements the other elements in the Comprehensive Plan and reflects the vision of Bellevue as a "City in a Park." Several significant actions have occurred since the last update in 2004 that influenced the proposed policy amendments to this element. These changes include an update to the Parks & Open Space System Plan, a change to the city's level of service methodology to measure park adequacy, expansion of the city-owned inventory of park land and trails, adoption and/or updates to subarea plans and facility master plans, and the city's support of the Eastside Pathways collective impact campaign. Consistent with the recommendations of the Parks and Community Services Board, new policies are proposed to improve signage and wayfinding in existing parks; support using parks to celebrate and preserve history, cultural arts and local heritage; and track the community's evolving recreation and community services needs.

Shoreline Management Element

Since the Shoreline Master Program is being updated in a separate process, the policy changes related to the Shoreline Master Program are not included in the Comprehensive Plan update work.

Urban Design & the Arts Element

The Urban Design & the Arts Element seeks to create "a city where people want to be" through the continued development of the arts, protection and integration of the natural environment, quality design of sites, buildings and public space, and preservation of the city's historical resources. It guides both private development and public investments to build a city that is engaging, aesthetically appealing and functionally understandable. A new Arts & Culture subsection in this element emphasizes the community's interest in arts and culture. It supports arts programs, access to arts and cultural facilities throughout the city, improving arts education, and supporting artists and arts groups working in the community.

Proposed policy further encourages design that incorporates local character. Policies continue to encourage attractive built environments that convey excellence in architecture, site design and construction. Proposed policy additions encourage the integration of low impact development strategies and other environmental technologies into site, building and streetscape design. There are a number of proposed new policies designed to enhance pedestrian areas by making them more comfortable, safer and attractive places. Two maps are proposed that designate key boulevards and locations to reinforce the character of the city, support neighborhood identity, and highlight natural, park and other scenic areas. Policy changes specific to the Downtown and other mixed use centers focus on creating an active and engaging pedestrian experience.

Neighborhoods Element

The plan update proposes a new Neighborhoods Element to provide a framework and approach to support developing neighborhoods and their character as the city evolves. The Neighborhoods Element also seeks to express how neighborhood area (subarea) plans relate to the overall Comprehensive Plan, and provides a cross-referencing section to identify key neighborhood policies found throughout the plan. Overall, the new Neighborhoods Element will reinforce the importance of quality neighborhoods and will provide a single place where one looking for neighborhood policies may begin.

Subarea boundaries have not been updated in many years, and in some instances no longer reflect the neighborhood geographies recognized by Bellevue residents. New neighborhood area/subarea boundaries are proposed that better reflect current neighborhood groupings and "on the ground" realities. These were developed in large part using the Bellevue School District elementary school attendance areas (a geography recognized by many residents, with and without children in the household) and refined with additional input from an informal residents' focus group. As individual neighborhood area (subarea) plans are updated the existing subarea boundaries will be revised to match these new neighborhood area boundaries. The new boundaries will not be in effect until the individual plans are adopted by Council.

Subarea/Neighborhood Area Plans

The Comprehensive Plan includes fourteen subarea plans that provide more specific direction for smaller geographic areas of the city. New policies in the Neighborhoods Element have been added to recognize the value of subarea/neighborhood area plans and the need to support periodic reassessment to ensure they meet the needs of the local community. New policies support the role of subarea/neighborhood area plans in recognizing unique neighborhood character and would direct periodic update of all existing subarea plans. Policy changes to current subarea plans are limited in this update to those that integrate changes related to the Eastgate/I-90 project, and other discrete necessary changes. Eastgate, Richards Valley and Factoria subarea plans will see a select set of updates specific to the implementation of the Eastgate/I-90 project. Areas of those subareas outside of this project area will not be part of the update at this time.

One proposed policy change to the Southwest Subarea Plan is related to Surrey Downs Park. Policy S-SW-27 limits vehicular access to the park from 112th Avenue SE. That access will be eliminated with the construction of light rail. Deleting the policy will allow for adoption of the new park master plan which includes reconfigured vehicular access to the park from the neighborhood.

Crossroads and Downtown boundaries. During the scoping process for the Comprehensive Plan update, individuals raised questions about specific subarea boundaries as well: the south Downtown boundary and the BelRed/Crossroads boundary at 156th. Members of the Sherwood Forest and Crossroads neighborhoods requested a change in the Crossroads/BelRed boundary to move the 156th Avenue triangle area (site of the old Angelo's Nursery and nearby properties, which were in the Crossroads Subarea prior to 2009) from the BelRed Subarea back to the Crossroads Subarea and to restore the previous zoning. The Planning Commission reviewed the site in detail, including information about the BelRed process, the adopted regulations, the view analysis conducted at that time, and recent information about the Goodman Real Estate project. The review included looking at options for moving the boundary and changing the zoning, moving the boundary and keeping the BelRed zoning, or creating a new zoning category. The review concluded to maintain the boundary at 156th Avenue NE; no change is proposed.

A question about the Downtown southern boundary resulted in analysis of a number of specific parcels. Unlike the clearly defined west, north and east Downtown boundaries, the south boundary is a jagged edge, and splits some parcels and buildings as it makes its way between 100th Avenue and 108th Avenue. There is interest in making the boundary more regular and to resolve some of the odd parcel configurations, while maintaining the

established policy direction of not extending Downtown development into the residential neighborhood to the south. The proposal includes three adjustments to the boundary.

Land Use Map Amendments

As discussed above, the city has sufficient buildable capacity to accommodate the growth anticipated over the next twenty years. All of the proposed changes to the Land Use Map stem from the Eastgate/I-90 project and are limited to the Eastgate/Factoria/Richards Valley subareas. The map changes proposed integrate the recommendations of the Eastgate/I-90 project that encourages transit oriented development, increased housing opportunities, and additional neighborhood oriented services in the corridor adjacent to I-90. Map changes include a new Eastgate TOD designation in the area between Bellevue College and I-90 and a new Neighborhood Mixed Use designations south of I-90 and east of 150th Avenue NE. Other select parcels in the Eastgate/I-90 project area are proposed to change designations as shown on the updated map.

VI. COMPREHENSIVE PLAN AMENDMENT DECISION CRITERIA

The decision criteria for a Comprehensive Plan amendment are set forth in the Land Use Code, Section 20.30I.150. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposed amendment merits **approval**. This conclusion is based on the following analysis:

B1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the city, the Countywide Planning Policies (CPP), the Growth Management Act and other applicable law; and

The proposed amendment is consistent with the Comprehensive Plan and other goals and policies in these planning documents for urban growth development.

<u>Comprehensive Plan</u>

The proposal is a major update and review of the Comprehensive Plan that looks at the plan as whole, updating facts and figures and revising policies to reflect the community's current conditions. The proposal builds on the vision and implementation of the existing Comprehensive Plan, incorporates the change that has occurred since the last update in 2004, reflects the community's evolving vision, and plans for the growth that Bellevue must accommodate over the next twenty years.

Growth Management Act

The proposal is consistent with the Growth Management Act because it contains the required elements as well as many optional elements; demonstrates how growth targets can be accommodated in terms of land capacity, infrastructure and urban services; updates policies to provide internal consistency among the elements; and addresses other requirements related to regional coordination and consistency (see below). The draft Comprehensive Plan encourages and supports denser, mixed use development in Downtown Bellevue – a regional growth center – and in other locations in the city. This allows the city to grow consistent with the regional growth strategy and for the region to avoid urban expansion into rural areas. The update supports the Growth Management Acts fundamental provisions, including coordinating land use planning with the provision of streets, utilities and other infrastructure, and planning for housing needs of the community.

Multi-county Planning Policies (VISION 2040)

VISION 2040 is a regional plan prepared and adopted by the Puget Sound Regional Council (PSRC) in 2008. Cities and counties within the four-county region of PSRC are required to be consistent with the multi-county planning policies (MPP) in VISION 2040 as part of their individual comprehensive plan updates. VISION 2040 designates Bellevue as one of five metropolitan cities in the region and Downtown Bellevue as a regional growth center. As a result, Bellevue is expected to accommodate a greater share of regional growth than smaller cities. The proposal demonstrates the ability to accommodate future population and employment growth consistent with the regional designations. In addition, the proposal includes policies to address consistency with the MPP related to the environment, development patterns, housing, economy, transportation, and public services.

Countywide Planning Policies

Countywide Planning Policies for King County were updated in 2012, including revised targets for population and employment growth. The proposed Comprehensive Plan update provides adequate land capacity and urban level services to accommodate the revised growth targets. The proposal also includes policies to address consistency with the Countywide Planning Policies related to the environment, development patterns (including Bellevue's designated urban center), housing (including affordable housing), economy, transportation, and public facilities and services.

B2. The proposed amendment addresses the interests and changed needs of the entire city as identified in its long-range planning and policy documents; and

The proposal includes new and amended policies in every element that address the changing needs of the entire city. The city's interest is in accommodating anticipated future growth in a manner that maintains existing neighborhood character, provides for a variety of housing types affordable to a range of incomes, maintains a urban level of service for public facilities and utilities, fosters economic development that provides employment, goods and services for a growing population that is increasingly diverse.

B3. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 [below] for the definition of "significantly changed conditions;" and

> **Significantly changed conditions are defined as:** 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).*

The proposal addresses a wide range of significant changes affecting the city since the last major update adopted in 2004, some of which include:

- New Countywide growth targets and updated growth projects that expect the city to accommodate 15,800 new housing units and 51,800 new jobs by 2035.
- Changes to city plans to support future development in BelRed, Crossroads, Wilburton and the Eastgate/I-90 corridor.
- A growing and increasingly diverse population.
- Development of major regional transportation projects including light rail, I-405 and SR-520 improvements, and local transportation projects including NE 4th Street, 120th Avenue, and NE 15th/16th Street.

B4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and

N/A - This criterion does not apply.

B5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the city.

The proposal demonstrates a public benefit and enhances the public health, safety and welfare of the city by providing adequate land capacity and urban level services to

accommodate growth, reinforces environmental protection, encourages economic development, supports efficient transportation systems, protects private property rights and requires that adequate public services are available concurrent with new development.

VII. STATE ENVIRONMENTAL POLICY ACT

An environmental document has been prepared in a manner consistent with the requirements of the Washington State Environment Policy Act (SEPA). The City of Bellevue has elected to follow an integrated SEPA/GMA process for the Comprehensive Plan update SEPA document. The standard Environmental Checklist form has been integrated with an expanded description and analysis of the proposal in order to support future decision-making. The full SEPA report is attached to this staff report.

The current Comprehensive Plan is designed to minimize environmental impacts to the natural and built environment that could result from future growth and development. For example, the Environment and Shoreline Management elements are focused on protection of the natural environment. Urban Design and Land Use elements promote the quality and character of community character and promote land use compatibility, among other goals. In the Comprehensive Plan update, existing goals and policies that are carried forward and amended and new goals and policies continue to focus on measures that eliminate or minimize the potential impacts of growth on the natural and built environment.

The issue papers contained in Chapter 6 of the SEPA report document the environmental analysis of proposed amendments to all applicable elements of the city's Comprehensive Plan. For each element, the papers provide background information, a review of existing and proposed policy changes, and an analysis of potential environmental implications associated with proposed new or amended policies. A summary table that highlights emerging issues and related SEPA implications is shown at the beginning of each issue paper. The comprehensive plan elements and the corresponding issue papers are shown the table below.

Comprehensive Plan Elements and Environmental Analysis

Comprehensive Plan Element	**Environmental Analysis**
Citizen Participation	Citizen participation conducted as part of the 2015 Comprehensive Plan update is described in the Public Outreach section of this Chapter. Goals and policies for citizen participation, while an important policy issue, are unlikely to result in direct impacts to the natural or built environment and are not addressed as part of this SEPA

	review.
Land Use	Land Use, Urban Design, Economic Development and Neighborhoods Issue Paper
Housing	Housing and Human Services Issue Paper
Capital Facilities	Capital Facilities and Utilities Issue Paper
Utilities	Capital Facilities and Utilities Issue Paper
Transportation	Transportation Issue Paper
Economic Development	Land Use, Urban Design, Economic Development and Neighborhoods Issue Paper
Environmental	Environment Issue Paper
Human Services	Housing and Human Services Issue Paper
Parks, Recreation and Open Space	The Parks & Open Space System Plan (2010) was subject to a separate SEPA review process prior to adoption. Because the Parks, Recreation and Open Space Element is based on and consistent with the goals and objectives contained in the System Plan, it is not further reviewed in this environmental document.
Shoreline Management	The Shoreline Master Plan was subject to a separate SEPA review process prior to adoption. Because the Shoreline Management Element is based on and consistent with the goals and objectives contained in the separate Shoreline Master Plan, it is not further reviewed in this environmental document.
Urban Design	Land Use, Urban Design, Economic Development and Neighborhoods Issue Paper
Annexation	Because nearly all of the City's planned annexation areas have been annexed, the existing Annexation Element will not be carried forward. Annexation policies are included in the updated Land Use Element and are addressed in the Land Use, Economic Development, and Urban Design Issue Paper.

VIII. PUBLIC NOTICE AND COMMENT

Notice of the application, staff report and public hearing will be published in the Weekly Permit Bulletin and Seattle Times on February 12, 2015. A public hearing is scheduled for March 4, 2015.

The update of the Comprehensive Plan occurred over a more than two-year public process that included a significant amount of public input and comment. Public participation is a fundamental goal of the state Growth Management Act and is central to the update project. Public engagement provides important opportunities for the community to help shape the plan, to learn more about the city and to build community connections. Recognizing the importance of this goal, WAC 365-196-800 establishes that jurisdictions planning under GMA must establish procedures for early and continuous public participation in the development and amendment of comprehensive plans and development regulations.

The City of Bellevue prepared a Community Engagement Plan in 2013 that identifies the following objectives and strategies: [1]

Objectives

- Connect with all aspects of the community
- Conduct ongoing outreach throughout the entire project
- Provide multiple levels and styles of engagement
- Build relationships and connections in the community
- Coordinate and collaborate with other organizations and agencies
- Develop an increased understanding of city policy

Strategies

- Utilize city boards and commissions to review and provide consultation on proposed policy
- Hold public events and open houses
- Use a website to share project information and updates – Forming Our Future – Comprehensive Plan Update
- Conduct a "Best Ideas for Bellevue" social media campaign
- Connect with neighborhoods
- Host speakers forums
- Conduct key stakeholder and target meetings
- Host informal coffee and conversations at neighborhood locations
- Work with local media to get information out

Consistent with these objectives and strategies, the following summarizes key events and activities undertaken to promote public participation in the comprehensive plan update:

- **City Council meetings.** At public meetings, the City Council initiated the comprehensive plan update on October 22, 2012, approved the comprehensive

[1] City of Bellevue. Forming Our Future Comprehensive Plan Update Draft Community Engagement Plan. May 13, 2013.

plan work program and public outreach plan on May 13, 2013, and has been periodically updated through the course of the project.

- **Planning Commission meetings.** Planning Commission review of updated comprehensive plan elements was conducted at about 30 public meetings, including meetings held off-site at Bellevue College, Lake Hills and Interlake High School. Review began in late 2012 and has continued through 2015. The majority of meetings were conducted in 2013 and 2014.
- **Other Boards and Commissions.** The Human Services, Environmental Services, Arts, and Transportation commissions, and the Parks and Community Services Boards reviewed specific applicable comprehensive plan elements at public meetings beginning in late 2012 and continuing through 2015. The Bellevue Youth Council and the Network on Aging also met and reviewed aspects of the update. Collectively, these groups met over 30 times over the course of their reviews.
- **Joint Boards and Commissions.** Forums were held on the overall plan update, the environment, and on community diversity on January 23, 2013, November 19, 2013, and May 7, 2014, respectively.
- **Neighborhood and community meetings.** Presentations were made to various neighborhood groups, including Lake Hills, Bridle Trails, and Northtowne, and the update was discussed with small groups of community members.
- **Spring Forward Expo**, a citywide open house, was held in the spring of 2013 and included information about the update.
- **Video comments** were captured of a number of community members and Councilmembers about their vision for Bellevue.
- **Bellevue Chamber of Commerce Forum** on December 12, 2012.
- **Community discussions** on the city's vision were conducted on November 12, 2013, and December 3, 2013.
- A **Community Forum** hosted by the East Bellevue Community Council on January 29, 2013.
- A **Vision Workshop** was held at Interlake High School on December 3, 2013.
- **Sammamish High School**. The city worked with ninth grade students to provide input to the Comprehensive Plan. Participating students elected to research and analyze the goals and policies for the Eastgate, Lake Hills and Newport Hills neighborhoods and provided their recommendations to the Planning Commission on April 24. 2013.
- **Bellevue's Best Ideas** was an online campaign to invite ideas on how Bellevue should grow over the next twenty years. This campaign resulted in 126 ideas, 164 comments on ideas and 1,770 votes from 346 different people. May through July 2013.

- **Outreach events** to support the Best Ideas campaign and to encourage involvement in the Comprehensive Plan occurred in the Downtown ped corridor, at the Downtown Library, the Newport Library, and Crossroads Shopping Center.
- **Speakers Series**. Select speakers were invited to speak on specific topics central to the future of the city at public Planning Commission meetings, including Kemper Freeman on September 11, 2013; Jon Talton and Greg Johnson on December 11, 2013; and Ron Sher on January 8, 2014.

Comments received leading up to the draft have been addressed through the numerous board and commission meetings reviewing individual policy sections.

Several public engagements are planned for February and March leading up to the public hearing scheduled for March 4, 2015. A public open house and joint boards and commission meeting will be held February 25. Another open house is schedule for February 26. An online open house will run from February 13 to March 3. Comments from those engagements will be made available, along with other comments received prior to or at the hearing, to the Planning Commission for its consideration.

A courtesy hearing with the East Bellevue Community Council (EBCC) on the draft Comprehensive Plan will be held on March 3, 2015.

The draft Comprehensive Plan will be provided to the state department of Commerce to initiate the state's 60-day review process.

IX. NEXT STEPS

We request the Planning Commission to conduct and close the public hearing at its regular meeting on March 4, 2015, discuss the proposal, and ask questions of staff. It is anticipated that the Commission will continue its review, deliberation and refinement of the proposals at additional meetings following the public hearing. The Arts, Environmental Service, Human Services and Transportation commissions and the Parks and Community Services Board may forward additional comments and recommendations. It may be appropriate to leave the hearing record open to receive additional comments. It is anticipated that following review of comments and deliberations the Commission will make a recommendation to the City Council in late March.

X. ATTACHMENTS

1. Draft updated Comprehensive Plan
2. SEPA Report and Expanded Environmental Checklist

From: Darcy b Johnson <darcy@fulcrumcapllc.com>
Sent: Friday, February 20, 2015 10:30 AM
To: PlanningCommission
Subject: Affordable Housing is a Community Priority

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission (CC Bellevue City Council),

As you update Bellevue's Comprehensive Plan, I want you to know that affordable housing is important to me and important to the fabric and well-being of our community.

Over 25 years ago, our organization started the first low income housing corporation on the Eastside. Since that time the need has skyrocketed.Housing is a fundamental need, even more vital to a healthy community than food!! It impacts traffic, crime and safety more than any other single factor. The problem will never go away but we can be smart about how we address the need.

I believe there is still a significant amount of work that needs to be done on the Housing Element to ensure it reflects--and seeks to address--the deep affordable housing and homelessness needs in our community. As you conduct your final deliberations on the Housing Element, please make sure that it includes policies that ensure that those who work in Bellevue can afford to live in this great city.

Thank you for all the work you do for our community. I look forward to hearing about the City's progress on updating the Comprehensive Plan Housing Element.

Darcy b Johnson
8022 126th Ave SE
newcastle, WA 98056

From: Neil Maris <neil.maris@comcast.net>
Sent: Thursday, February 19, 2015 10:18 AM
To: PlanningCommission
Subject: Affordable Housing is a Community Priority

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission (CC Bellevue City Council),

As you update Bellevue's Comprehensive Plan, I want you to know that affordable housing is important to me and important to the fabric and well-being of our community.

I believe there is still a significant amount of work that needs to be done on the Housing Element to ensure it reflects--and seeks to address--the deep affordable housing and homelessness needs in our community. As you conduct your final deliberations on the Housing Element, please make sure that it includes policies that ensure that those who work in Bellevue can afford to live in this great city.

Thank you for all the work you do for our community. I look forward to hearing about the City's progress on updating the Comprehensive Plan Housing Element.

Neil Maris
21449 SE 35th Way
Sammamish, WA 98075

From: Paula Matthysse <paulamatthysse@gmail.com>
Sent: Friday, February 13, 2015 1:23 PM
To: PlanningCommission
Subject: Affordable Housing is a Community Priority

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Bellevue Planning Commission,

As you update Bellevue's Comprehensive Plan, I want you to know that affordable housing is important to me and important to the fabric and well-being of our community.I work in Bellevue with programs that serve immigrants and refugees who live, work and go to school in Bellevue.

I believe there is still a significant amount of work that needs to be done on the Housing Element to ensure it reflects--and seeks to address--the deep affordable housing and homelessness needs in our community. As you conduct your final deliberations on the Housing Element, please make sure that it includes policies that ensure that those who work in Bellevue can afford to live in this great city. The Bellevue Diversity Plan cannot be honored if affordable housing is not in the comprehensive plan. Many immigrants to our community want to live here because of our schools and great neighborhoods. Please connect the dots between our community strengths and insure that people who work here, go to school here etc can afford to live here!

Thank you for all the work you do for our community. I look forward to hearing about the City's progress on updating the Comprehensive Plan Housing Element. I will be tracking this process closely.

Paula Matthysse
PO Box 1191
Carnation, WA 98014

From: Alaric Bien <alaricbien@gmail.com>
Sent: Friday, February 13, 2015 3:29 PM
To: PlanningCommission
Subject: Affordable Housing is a Priority for Bellevue

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission (CC Bellevue City Council),

As you update Bellevue's Comprehensive Plan, I want you to know that affordable housing is important to me, my children, and the very fabric and well-being of our community.

I believe there is still a significant amount of work that needs to be done on the Housing Element to ensure that it reflects and addresses the deep affordable housing and homelessness needs in our community. As you conduct your final deliberations on the Housing Element, please make sure that it includes policies that ensure that those who work in Bellevue can afford to live in this great city.

With the current situation as it is, my children (who are now 14 and 19) will never have the chance to live in the community where they grew up. They are likely not going to end up making lots of money in the tech sector, but will probably end up in the culinary field, nonprofit sector, or maybe even teaching. I would like them to have the option to live where they work and where they have a sense of community and connections.

Thank you for all the work you do for our community. I look forward to hearing about the City's progress on updating the Comprehensive Plan Housing Element.

Alaric Bien
15818 SE 13th St
Bellevue, WA 98008

From: Karina O'Malley <kcfom@hotmail.com>
Sent: Friday, February 13, 2015 10:21 PM
To: PlanningCommission
Subject: Bellevue needs to support and sustain Affordable Housing

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission (CC Bellevue City Council),

As you update Bellevue's Comprehensive Plan, I want you to know that affordable housing is important to me and important to the fabric and well-being of our community. People who work in Bellevue need to live in Bellevue, the school teachers, baristas and grocery clerks. The people on Social Security, the young couples getting started, need to be part of the fabric of the city. I have a friend, currently homeless, who has frequent doctor appointments in Bellevue and cannot afford the gas to travel there if he lives far away. He has a guaranteed housing subsidy of $800 but can't find a place to live in Bellevue to maintain his health care, so he remains homeless so he can get to his doctor. Clearly, Bellevue needs to redouble its efforts to allow for housing options for folks like this.

I believe there is still a significant amount of work that needs to be done on the Housing Element to ensure it reflects--and seeks to address--the deep affordable housing and homelessness needs in our community. As you conduct your final deliberations on the Housing Element, please make sure that it includes policies that ensure that those who work in Bellevue can afford to live in this great city.

Thank you for all the work you do for our community. I look forward to hearing about the City's progress on updating the Comprehensive Plan Housing Element.

I am on the board of The Sophia Way, which serves homeless women in Bellevue and all across the Eastside. We have sited shelters in Bellevue and Redmond and are looking to meet the needs of more women experiencing homelessness. A major challenge is finding a place in their community that they can afford. Please help.

Karina O'Malley
6430 123rd ave NE
Kirkland, WA 98033

From: Alice Fong <ms.alicefong@gmail.com>
Sent: Monday, February 16, 2015 8:34 AM
To: PlanningCommission
Subject: Affordable Housing is a Community Priority

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission (CC Bellevue City Council),

As you update Bellevue's Comprehensive Plan, I want you to know that affordable housing is important to me and important to the fabric and well-being of our community.

I believe there is still a significant amount of work that needs to be done on the Housing Element to ensure it reflects--and seeks to address--the deep affordable housing and homelessness needs in our community. As you conduct your final deliberations on the Housing Element, please make sure that it includes policies that ensure that those who work in Bellevue can afford to live in this great city.

Thank you for all the work you do for our community. I look forward to hearing about the City's progress on updating the Comprehensive Plan Housing Element.

Alice Fong

Bellevue, WA 98004

From: PlanningCommission
Subject: FW: 161st Avenue SE Crosswalk
Attachments: IMG_0338.jpg; IMG_0340.jpg; IMG_0346 (2).jpg; IMG_0361 (2).jpg; IMG_0365 (2).jpg; IMG_0366.jpg

From: Glenn Extor [mailto:gwextor@gmail.com]
Sent: Tuesday, February 17, 2015 4:22 PM
To: PlanningCommission; McDonald, Kevin
Subject: Fwd: 161st Avenue SE Crosswalk
---------- Forwarded message ----------
From: Glenn Extor <gwextor@gmail.com>
Date: Tue, Feb 17, 2015 at 4:05 PM
Subject: 161st Avenue SE Crosswalk
To: klatt@bellevuewa.gov
Cc: TOM FISCHER <captainthomas@hotmail.com>, John Tseng <awungfoo@gmail.com>, Rick & Leanne Ballard <Balfamily@msn.com>, "dawn@litterell.net" <dawn@litterell.net>, planningcommission@bellevue.wa.gov, council@bellevuewa.gov, kmcdonald@bellevue.wa.gov

Mr. Klatt,
This City Transportation Project, 161st Avenue SE Crosswalk, comes as a complete surprise to me. This street is not an arterial, has sidewalks on the east side of the street, a designated trail on the west side of the street and has an intersection with a red light and crosswalk less than 1,000 ft. from the proposed crosswalk. Placing a crosswalk in this location adds traffic impairment where none is needed. Does Cabot, Cabot, and Forbes Business Park (CC&F BP) to the west intend to open an entrance extending SE 33rd PL to their parking lot with access to 161st Avenue SE and allow parking for users of Spiritridge Park? Is this a way for the business park to have more diverse motor vehicle ingress and egress rather than just SE Eastgate Way? Will this connect the CC&F BP buildings to the south of Spiritridge Park to the buildings to the west? Adding this access would violate the CC&F BP Master Plan that intentionally omitted with purpose, pedestrian and motor vehicle ingress and egress to 161st Avenue SE from the west, therefore no crosswalk or intersection at Spiritridge Park was ever included in the original CC&F BP Master Plan. What is the real purpose, and who requested this crosswalk?

There is no CC&F BP pedestrian connection to the trail on the west side of the street. The intersection for the proposed crosswalk is between Spiritridge Park, CC&F BP south of Spiritridge Park (on the east side of the street) and entrance to the Spiritridge Townhouse complex. The CC&F BP to the west and south (east side of the street) of Spiritridge Park are not the intended users of Spiritridge Park where the crosswalk is being placed. Spiritridge Park was intended for use by the local neighborhood residents of the City of Bellevue and is a condition of the CC&F BP development and Master Plan. The CC&F BP has an existing park in the complex along with a series of trails. The CC&F BP to the south has a sidewalk and crosswalk with wheelchair access, and the local residents have sidewalk ingress and egress to Spiritridge Park. The only people to benefit from the new crosswalk are people in the business complex (non-neighborhood residents) on the west side of the street, not the local neighborhood residents. The only connectivity served by this crosswalk will be users of the trail. This seems frivolous to place a crosswalk to avoid 2,000 ft. of additional walking or jogging to get to Spiritridge Park.

Lighted crosswalks do make a lot of sense for safety reasons, but as a concerned citizen this appears to be a case where safety priorities have not been considered. There are other streets such as the intersection of SE 35th PL, SE 34th ST and 164th PL SE which are in need of a lighted crosswalk. The south side of SE 35th PL has no sidewalk and the north side of SE 35th PL has no sidewalk heading east from 162nd PL SE. Projects have been rejected or tabled until the "next" budget which always seems to have money for projects located in another neighborhood.

161st Avenue SE has had many projects such as paving, traffic calming "speed humps", physically re-directing the street to slow traffic, and street planters installed. This street is just a street in a subdivision, so why all the attention to this one area? Why not dangerous intersections such as the one mentioned above?
In 2006, the sidewalk issue for SE 35th PL, SE 34th ST was removed from the neighborhood enhancement program at the city's request and moved to a storm drainage project in the 2008 capital budget. We agreed and the local residents withdrew the request from the program. 2008 has come and gone without a sidewalk or a storm drain upgrade. The storm drainage project was moved out of that budget and is now in limbo. We asked again after 2008 and were told the sidewalks were in the 2010 capital budget, so we waited some more, still no sidewalk. Last year (2014) we asked again, and we were told: "If you really want this, you have to come down to City Hall and complain to the Mayor and City Council. That is what the people living near Newport Way did". It appears we just aren't serious enough about this issue. A sidewalk was put in from West Lake Sammamish Parkway to 168th PL SE. I believe the developer installed this as a condition of development.
SE 35th PL to SE 34th ST to West Lake Sammamish Parkway is a feeder arterial that handles a large amount of daily and weekend traffic. The drainage is in terrible shape, there are no sidewalks on the north side of the street from162nd PL SE to 168th PL SE, and no sidewalks at all on the south side of the streets.

There are no stop signs or crosswalks the entire length of the arterial (SE 34th ST - SE 35th PL) from West Lake Sammamish Parkway until you reach the stop sign at SE Eastgate Way. Shrubs and blackberries encroach on what little path exists on SE 35th PL and SE 34th St. and mailboxes are also placed so as to crowd into the street. The drainage ditches are in sad shape and shrubbery has overgrown the ditches in some places. I can't remember the last time the drainage system was checked, but it has been reported and suggestions have been made to the city to remedy these problems.

At the 2014 City of Bellevue Open House we suggested to the City that, at least, a culvert be extended from 162nd PL SE to the bus stop on SE 34th ST past the 164th PL SE intersection. This would at least allow a gravel back fill of the ditch and a safe path extended to the intersection of SE 35th PL, SE 34th ST and 164th PL SE and the bus stop. Many people walk this road daily, and bicyclists use the road as well. The road is a major thoroughfare for emergency vehicles, large trucks, Metro and school buses. A neighbor was hit by a truck's mirror while walking on the north side of SE 35th PL. Sooner or later someone is going to be seriously injured or possibly killed. This also raises the question of someone in a wheelchair being able to use this arterial.

Please answer me why this area has not been considered for "traffic calming" or crosswalk(s) or sidewalks?

Regards,
Glenn Extor
3470 162nd PL SE
Bellevue, WA 98008
425-641-4867
P.S. See attached photos

1623

Planning Commission Schedule

March 4, 2015

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 425-452-6931. 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
Mar 11	Comprehensive Plan Deliberations
Mar 18	Tentative, if needed, Comprehensive Plan Deliberations
Mar 25	Comprehensive Plan Deliberations