Bellevue Planning Commission

Wednesday, April 8, 2015
6:30 to 9:30 p.m. ▪ 1E-113
City Hall ▪ 450 110th Avenue NE, Bellevue

Agenda

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

4. Approval of Agenda

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

6. Staff Reports
Paul Inghram, Comprehensive Planning Manager

6:45 p.m.

7. Public Hearing Pg. 1

A. St. Luke's Lutheran Church Annual Comprehensive Plan Amendment – Threshold Review
Hear public comments regarding Threshold Review of the proposed amendment
Nicholas Matz, Senior Planner

B. Public Storage Annual Comprehensive Plan Amendment – Threshold Review
Hear public comments regarding Threshold Review of the proposed amendment
Nicholas Matz, Senior Planner

8. Study Session

A. St. Luke's Lutheran Church Annual Comprehensive Plan Amendment – Threshold Review
Deliberate on Threshold Review and make a recommendation to the City Council
Nicholas Matz, Senior Planner

B. Public Storage Annual Comprehensive Plan Amendment – Threshold Review
Deliberate on Threshold Review and make a recommendation to the City Council
Nicholas Matz, Senior Planner

8:00 p.m. **9. Other Business**

10. Draft Minutes Review

- January 28
- February 11
- February 25
- March 4
- March 11

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

8:30 p.m. **12. 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

MEMORANDUM

DATE: April 1, 2015

TO: Chair Laing 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: April 8, 2015, Public Hearings on 2015 site-specific Annual Comprehensive Plan Amendments (CPA) Threshold Review and Geographic Scoping

PLANNING COMMISSION ACTION

On April 8, 2015, the Planning Commission is scheduled to hold public hearings to consider the 2015 site-specific applications for CPA under Threshold Review. The Planning Commission is asked to recommend whether the applications should be initiated into the 2015 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, as are Comprehensive Plan maps of each application site. The Threshold Review criteria are included in Attachment 2. The staff reports for the application are provided to you separately; these detail the Recommendations Summary below and provide additional analysis of each application. ***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 2015 Annual Comprehensive Plan work program, and *expanded/not expanded* through geographic scoping [to include the named properties].

BACKGROUND

The 2015 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 2015 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*);
2. City Council action on Planning Commission recommendations to establish the annual work program (April);

Final Review
3. Planning Commission study sessions and public hearings to consider and recommend on proposed Comprehensive Plan Amendments (May);
4. City Council action on Planning Commission recommendations to adopt amendments (June).

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 provided to Commissioners along with the March 19, 2015, notice of Threshold Review public hearing.

RECOMMENDATIONS SUMMARY

1. St. Luke's Lutheran Church 15-103966 AC (3030 Bellevue Way NE)
   - **Staff recommendation**: Include in CPA work program; do not expand geographic scope
   - Proposed map change from Single Family-Medium (SF-M) to Multifamily-Medium (MF-M)
   - 4.3 acre site

2. Public Storage 15-103770 AC (1111 118th Ave SE)
   - **Staff recommendation**: Include in CPA work program; expand geographic scope
   - Proposed map change from Office Limited Business (OLB) to Light Industrial (LI)
   - 2.9 acre site

PUBLIC NOTICE AND COMMENT

The applications were introduced to the Planning Commission during study session on March 11, 2015. Notice of the Application was published in the Weekly Permit Bulletin on March 5, 2015, and mailed and posted as required by LUC 20.35.420. Notice of the April 8, 2015, Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on March 19, 2015 and included notice sent to parties of record.

Public comments received are included in Attachment 3.

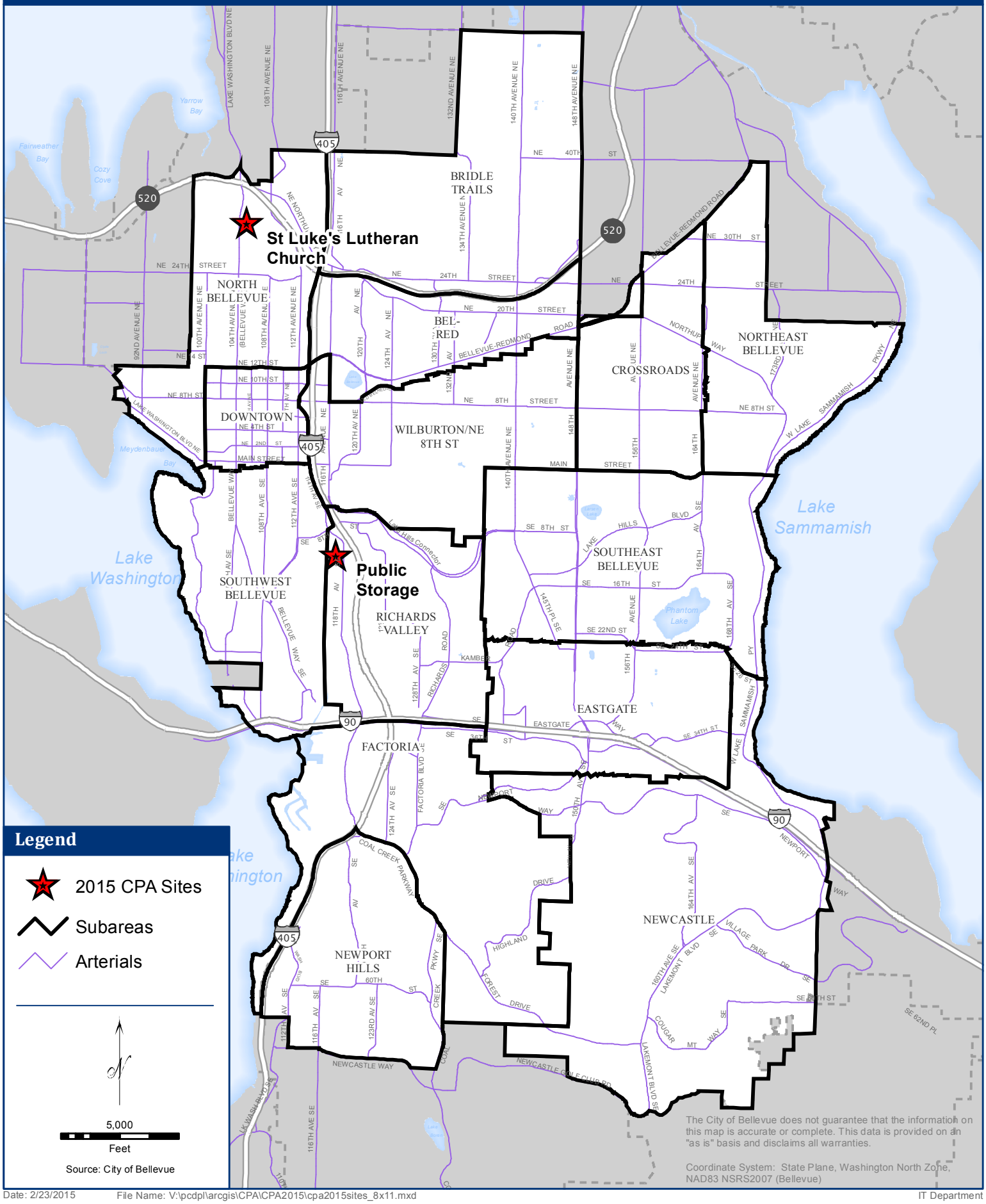
ATTACHMENTS

1. 2015 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. Public comments received through April 1, 2015

Attachment 1

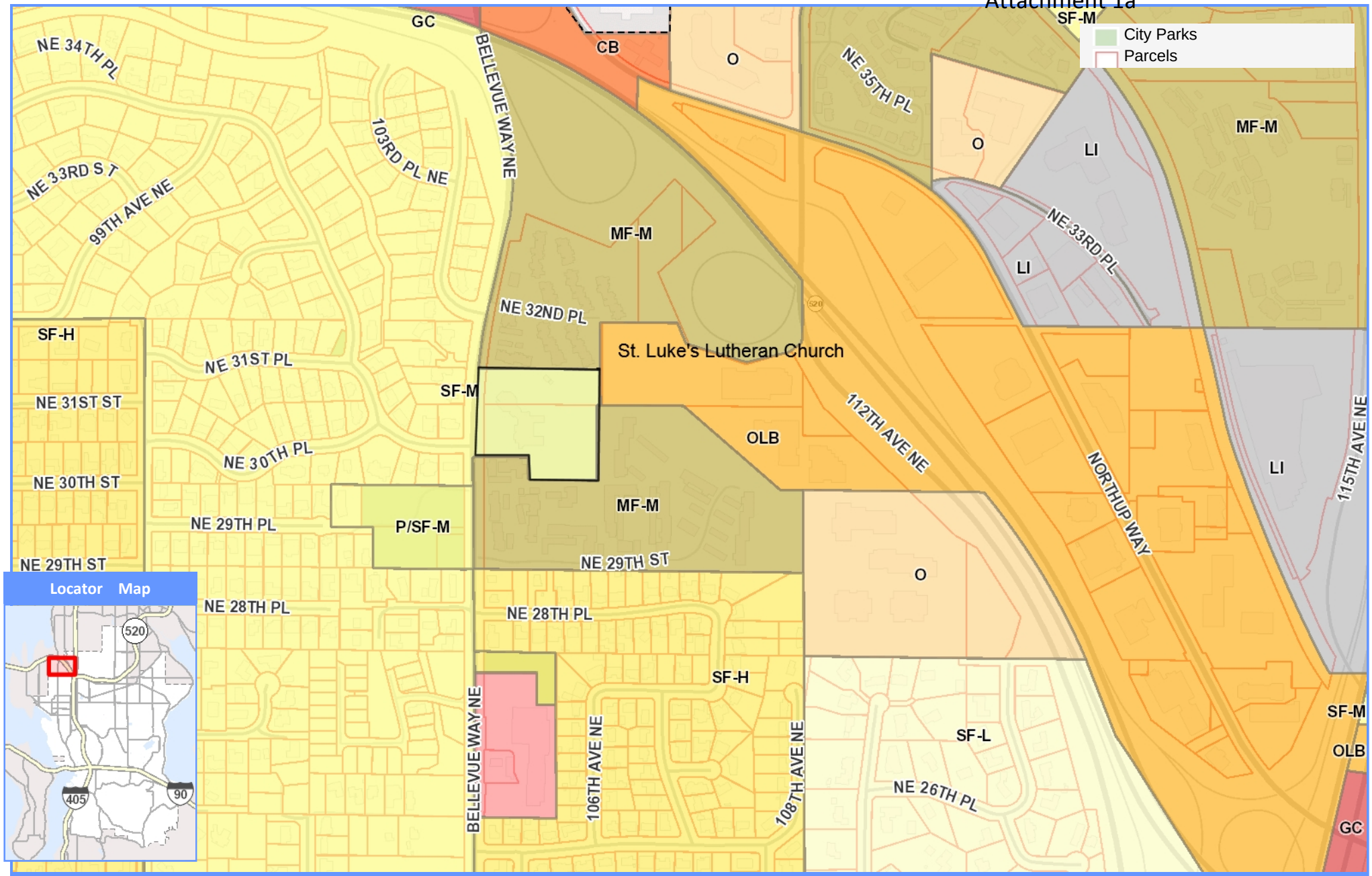
2015 Comprehensive Plan Amendments

City of Bellevue GIS Services



Date: 2/23/2015 File Name: V:\pcdpl\arcgis\CPA\CPA2015\cpa2015sites_8x11.mxd IT Department

Attachment 1a



St. Luke's Lutheran Church CPA

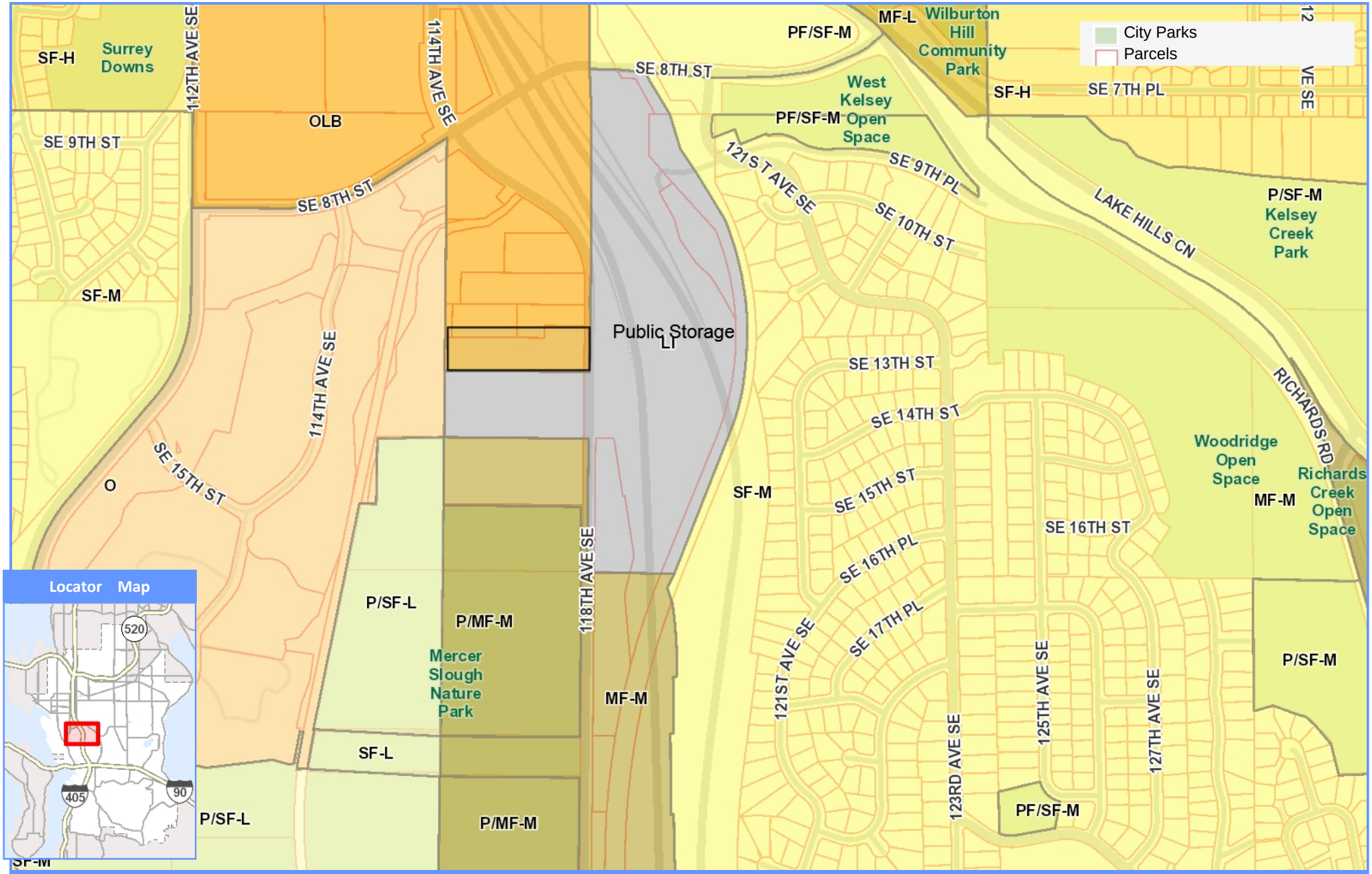
0 521 1,041

Scale 1: 6,247 Feet

Map Generated on: 02/26/2015

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Attachment 1b



Public Storage CPA

0 639 1,279

Scale 1: 7,672 Feet

Map Generated on: 02/26/2015

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

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…

Matz, Nicholas

From: jj10620@aol.com
Sent: Thursday, March 19, 2015 4:40 PM
To: Matz, Nicholas
Subject: St. Luke's Project
Attachments: St.+Lukes+Mar+2015.docx

Hello Nicholas,

Our Northtowne traffic sub-committee met with Rebecca Rodni and Darek Jarzynski today to discuss with them our concerns about Bellevue Way NE traffic. We gave them the attached letter about our concerns with the St. Luke's Project and Rebecca kindly offered to deliver one to you also. I thought that it would be best to also send you this in electronic form for your records.

Thank you again for meeting with us and including our concerns in the project file.

Janet Jelleff

NORTHTOWNE NEIGHBORHOODS ASSOC. 03/16/2015

Re: St. Luke's Project
File#15-103696-AC
Mr. Nicholas Matz AICP

Dear Mr. Matz,

The intent of this letter is to voice the concerns of the Northtowne Neighborhoods Association regarding the St. Luke's Lutheran Church Project to change the zoning from Single Family-Medium (SF-M) to Multifamily-Medium (MF-M). At this time we are working with both the City Council and the Transportation Committee to get funding to deal with several traffic concerns on Bellevue Way NE. Our main concerns are for pedestrian safety and so therefore are working for traffic calming, safe sidewalks and enhanced crosswalks. We feel by adding multi- family units to the area before this is accomplished is putting more pedestrians at risk.

Please include this letter in the project file.

The Northtowne Neighborhoods Association GREATLY THANKS YOU in advance for looking into this safety matter. We also look forward to working with all the appropriate city staff members to resolve this dangerous situation and increasing the safety of the northern gateway, Northtowne, for the city of Bellevue.

Thank you

The Steering Committee of Northtowne Neighborhoods Assoc.
Northtownecommuniytclub@outlook.com

Matz, Nicholas

From: Diana Thompson <artemis_21@comcast.net>
Sent: Friday, March 13, 2015 2:51 PM
To: Matz, Nicholas
Cc: seattlerust@gmail.com
Subject: RE: Rezoning at St. Luke's Lutheran Church--some questions

Hello Mr. Matz,

Thank you for the information. My concern with the rezoning of the property is the increase in traffic that will occur on Bellevue Way. My understanding is that the 56 units will be put in that space. At this time it's often very difficult to make a left turn on Bellevue Way from 103rd Ave NE. The traffic from the new building will make it even more difficult. In addition, traffic on Bellevue Way frequently backs up during rush hour, particularly in the winter. This rezoning, when coupled with the business and residential growth of down town Bellevue, will make living in our neighborhood less desirable.

I will not be able to attend the March 19th meeting as I will be out of town. Would you please forward my E mail to the appropriate persons.

Diana Thompson

From: NMatz@bellevuewa.gov [mailto:NMatz@bellevuewa.gov]
Sent: Friday, March 13, 2015 9:27 AM
To: artemis_21@comcast.net
Cc: seattlerust@outlook.com; robertk@imaginehousing.org
Subject: RE: Rezoning at St. Luke's Lutheran Church--some questions

Ms. Thompson-

Thank you for your inquiry. At the risk of sounding bureaucratic, this is an application to change the long-range plan, not a development permit application. The idea behind zoning is that it creates an equal class of requirements and opportunities for property owners developing under the same zoning. So a property owner with R-30 zoning will face the same density opportunities—30 units per acre of land—as any existing property owner with R-30 zoning.

I am forwarding a map of the proposal that was submitted with the St. Luke's CPA application. I will also share your inquiry with the applicant agents to see if they would like to be responsive. You may also choose to attend their March 19 open house and direct these inquiries to them at that time.

Nicholas Matz AICP
Senior Planner
425 452-5371

One City
Committed to Excellence

From: Diana Thompson [mailto:artemis_21@comcast.net]
Sent: Wednesday, March 11, 2015 8:25 PM
To: Matz, Nicholas

Cc: 'Dick Thompson'
Subject: Rezoning at St. Luke's Lutheran Church--some questions

Hello Mr. Matz,

My husband Dick Thompson has previously has corresponded with you regarding the proposed rezoning at St. Luke's Luthern Church on 3030 Bellevue Way NE.

I would like some more details on what is planned on the church property:

a) Can you tell me the number of apartment units that are planned or if that is not available the number that are permitted

b) Can you tell me the size (number of rooms and footage of each apartment of each apartment unit (If that is not available please tell me the size permitted

c) How will the planned and permitted apartments compare with the two apartment complexes North of the Northtowne QFC in terms of size of apartments and number of units per acre

d) Can you tell me the number of feet the apartments will be from the sidewalk on Bellevue Way

Thank you.

Diana Thompson 3115 103rd Ave NE Bellevue WA

Planning Commission Schedule

April 8, 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
Apr. 22	TBD
May 13	Annual CPA Final Review Public Hearing
May 27	TBD
June 10	TBD
June 24	TBD
July 8	TBD
July 22	TBD
August	No Commission meetings in August

From: ion bellevue <ionbellevue@gmail.com>
Sent: Tuesday, March 31, 2015 4:50 PM
To: Balducci, Claudia; Wallace, Kevin R; Stokes, John; Miyake, Brad; PlanningCommission
Cc: lthompson@seattletimes.com; bmacz@bellevuereporter.com
Subject: new single-family rental housing ordinance in Bellevue

As residents and owners of single-family homes in Bellevue, we share the concerns of homeowners in Spiritwood and other neighborhoods affected by the burgeoning demand for affordable housing, among students, minimum-wage workers, and the disabled. But we strongly disagree that the proposed ordinance will be an effective, or even optimal, way to deal with this situation.

This city is rapidly getting too expensive to live in for people who work at lower-paying jobs or cannot keep up with rent increases. Take a stroll through Factoria or in Bel-Red on a weekday evening. There are RVs, pickup trucks and cars parked along the back streets and in commercial parking lots that shelter working people who cannot afford to live in Bellevue and cannot afford to live a long ways from their jobs here.

Chopping up a 50-year-old one-story house into 8 or 10 bedrooms for individual room rentals is a logical consequence of trends in the labor and real estate markets. But the people who are willing to live in these conditions often don't have any choice. We were at the Council meeting last night, and the self-congratulatory remarks of various Council members were so transparently mere lip service to the difficult conditions faced by many of these tenants--and the appalling lack of foresight, planning and resources given by the city to the affordable housing issue--that we could barely restrain ourselves from interrupting the proceedings. A majority of Bellevue residents are renters. This poorly-considered regulation is going to make an already-difficult rental situation much worse for many low- to moderate-income tenants.

On the property-owner side of things, we really have not heard from individual landlords. Yes, the Rental Housing Association was "consulted," but they don't represent anywhere close to a significant share of the owners of the single-family houses being rented out in Bellevue. Many of the houses that are the subject of anecdotes in Planning Commission and Council meetings are owned by out-of-town (sometimes out-of-country) investors. Have they been contacted about the changes in regulation of their significant investments in Bellevue? What kind of "outreach" do these property owners receive? We know of several owners of rental houses who had no idea of where the city was going with this ordinance. Litigation of this issue should come as no surprise in the future.

Who came up with this ordinance anyways? Was this the product of the City Attorney's research, or did she hire outside counsel at several hundred dollars an hour to come up with this beauty? Have any of you actually looked at the requirements of what the Planning Commission is proposing to the Council in terms of the invasion of tenants' privacy? The only member of Council who even mentioned concerns about enforcement was John Stokes, and that was only to mention in passing that enforcement will be complaint-based, and the city won't be going around "knocking on people's doors." Well, Mr. Stokes, how will the city enforce this ordinance without knocking on people's doors? How will the city obtain the very specific information on people's domestic lives that the ordinance requires without knocking on people's doors and demanding to see grocery bills, utility bills and leases? Students and minimum-wage workers are not typically home during the day, so when will the knocking on doors happen? In the evenings? Would you like it if someone came and knocked on your door at 8:00 p.m. and demanded to see your checkbook, your grocery bills, your utility bills, and a copy of the lease?

And what if the tenants, or the landlord, do not respond or refuse to provide this information? Without the information required by the ordinance, how would the city be able to prove a violation of the ordinance? Will the City Attorney go before the Hearing Examiner and say that the city has a reasonable basis to demand a civil penalty without proof of the number of unrelated people living in a rental house? Is the proof of a violation simply going to be complaints from neighbors that the city has not been able to substantiate?

How long does it take to investigate one of these complaints? And how many complaints have been made to the city since the first "emergency" ordinance went into effect in September 2013? 100? 200? 300? There must be several hundred rental houses around the city. How much staff time is taken up by these complaints and investigations? How many cases have been taken to a hearing for violation of the interim ordinance since September 2013?

None of these issues--the invasion of privacy, the added cost of staff time to implement and enforce this unwieldy set of regulations, and potential litigation--have been satisfactorily addressed by the City Attorney, the Planning Commission or City Council. We laughed merrily at the statement on the Agenda Memo that "No direct fiscal impacts will result from adoption of this Land Use Code Amendment." What about limited staff time competing with other enforcement needs? What about tenant relocation assistance (yes, we read the Bellevue City Code)? What about litigation costs if landlords challenge the ordinance--even if successfully defended, it will still cost Bellevue taxpayers since the City Attorney typically refers this kind of litigation to outside counsel (at hundreds of dollars per hour).

Please do not adopt this ordinance without further consideration of the impacts on tenant privacy, staff time and possible litigation costs. The discussions at the Planning Commission meetings have been very one-sided, and the consideration by Council so far has been very shallow and fragmented.

Thank you.

From: Gayle Niendorff <gniendorff@comcast.net>
Sent: Tuesday, March 31, 2015 9:21 AM
To: editor@bellevuereporter.com; Council; PlanningCommission
Subject: Tree Preservation along 148th Avenue

I have been learning about the PSE proposal to add overhead transmission lines along 148th, including the removal of 295 trees with some sort "mitigation", but leaving the stumps. How could this have been approved without an EIS? Whatever happened to the City's vision of a "City in a Park" as heralded in our Comprehensive Plan.

Please, go back to the drawing board and have this proposal revisited with an EIS review. It sounds horrendous,

Gayle Niendorff
Bellevue resident since 1968
425/747-6786

From: Diane Fern <dianefern@hotmail.com>
Sent: Tuesday, March 31, 2015 9:36 AM
To: editor@bellevuereporter.com; Council; EBCC; PlanningCommission; Smith, Terry; Harvey, Nancy; McDonald, Kevin; Balducci, Claudia
Subject: Objection to Tree Removal

To whom it may concern -

I am writing with regard to the plans for removal of nearly 300 trees along 148th Avenue, which I strongly disagree with. I am disappointed to hear that the City of Bellevue allowed PSE to proceed with this project without completing an EIS. Removal of these trees WILL have an environmental impact on Bellevue, because they protect air and water quality, mitigate the effects of storm water runoff, provide habitat for wildlife, and contribute to the beauty of the city.
I am concerned that PSE was not required to look at alternative solutions. A thorough examination of alternatives would have been required in the EIS. A variety of solutions are now viable which were not feasible when PSE first conceived this project in 2006.
Please do not allow this project to proceed as currently envisioned.

Thank you.
~Diane Fern

From: Linda Young <lyry@comcast.net>
Sent: Tuesday, March 31, 2015 9:48 AM
To: EBCC
Cc: PlanningCommission
Subject: Puget Sound Energy Plans

Please, please stop the madness of Puget Sound Energy and their plans to destroy hundreds of trees and leave the Eastside blighted, people living in fear of gas explosions and house prices heading down at a rapid rate.
I thought the Eastside was a community of bright people who were proud of their homes in beautiful tree lined streets. There is no need to fill the coffers of a hedge fund company in Australia who are waiting to sell Puget Sound Energy at a high price - we will all pay for this in so many ways.
Do everything you can for the people of the Eastside. Thank you.
Linda Young - resident and home owner in Newcastle, WA

From: Jeff Byers <jeffreypbyers@gmail.com>
Sent: Tuesday, March 31, 2015 10:10 AM
To: EBCC; PlanningCommission; Smith, Terry; Harvey, Nancy
Subject: Lake Hills-Phantom Lake Transmission Line

I've recently discovered that PSE plans to destroy 295 trees along NE 8th St and 148th Ave NE to plant in their place power poles for a high-voltage transmission line. Is it truly necessary to carve this scar through our "City in a Park"? It's hard to say, since the City of Bellevue gave PSE a free pass on the project without completing an Enviromental Impact Statement (EIS). As a resident of Bellevue, how can I feel anything but betrayed by our elected representatives?

I'm concerned that we didn't look at the impacts or alternatives for a project that will mar our city for decades. An EIS requires a thorough examination of alternatives. Why aren't we putting the lines underground? Why don't we consider grid batteries, which wouldn't have been feasible when PSE first conceived this project in 2006, but are now employed by utilities across the country? Let's seize this opportunity to use 21st century technology in support of our neighborhoods and environment!

At the very least, the City of Bellevue's elected officials must demonstrate that first and foremost, they represent the city's residents, not the economic interests of a private utility.

Sincerely,
Jeff Byers
12989 SE 46th Pl
Bellevue, WA 98006

From: Debra Haraldson <norwegian_gal@icloud.com>
Sent: Tuesday, March 31, 2015 12:24 PM
To: Balducci, Claudia; McDonald, Kevin; Harvey, Nancy; Smith, Terry; PlanningCommission; EBCC; Council
Subject: SAVE OUR TREES along 148th Avenue and NE 8th Street

Every Saturday in the summer, as I drive down 148th on my way to my CSA farm, I am amazed how beautiful this street is with the lovely tree canopy. I'm amazed how many neighborhoods in Bellevue are lush with green. My neighborhood of Lake Heights is over 65 years old, with buried power lines and huge trees. Just looking up is a treat! Greenery is what makes Bellevue so unique and beautiful.

Imagine my disappointment and outrage when I learned that the city allowed PSE to proceed with its project without completing an EIS (Environmental Impact Study). Removal of 295 trees WILL have an environmental impact, because these trees protect air and water quality, mitigate the effects of storm water runoff, provide habitat for wildlife, and contribute to the beauty of our "City in a Park."

There must be an alternative! We owe it to ourselves, our city, and our future residents to consider this project very seriously. Even if this project does not affect you personally, you are part of this community and we must remain strong and do what's best for all.

Debra Haraldson

Lake Heights

Bellevue

From: Maureen Slagle <ms1kiwi@gmail.com>
Sent: Tuesday, March 31, 2015 12:42 PM
To: PlanningCommission
Subject: PSE

I am disappointed/concerned/upset/outraged to hear that the city allowed PSE to proceed with this project without completing an EIS (Environmental Impact Study). Removal of 295 trees WILL have an environmental impact, because these trees protect air and water quality, mitigate the effects of storm water runoff, provide habitat for wildlife, and contribute to the beauty of our "City in a Park."

I am concerned that PSE has not looked at alternative solutions. A thorough examination of alternatives would have been required in the EIS. A variety of solutions are now viable. Maybe we should take a second look at putting the lines underground. Technology like grid batteries would not have been feasible when PSE first conceived this project in 2006. We now have the opportunity to use 21st century technology in support of our neighborhoods and environment.

We don't know how much this project will cost us or how many power outages might be prevented. An EIS would have helped the community better understand the project. Let's not shortchange ourselves or our children and grandchildren by taking shortcuts on a project of this magnitude.

Maureen Slagle

(a resident of Bellevue for 50+ years)

From: Nathan Hoff <nathanhome@comcast.net>
Sent: Tuesday, March 31, 2015 4:26 PM
To: Council; EBCC; PlanningCommission; Smith, Terry; Harvey, Nancy; McDonald, Kevin; Balducci, Claudia; editor@bellevuereporter.com
Subject: SAVE OUR TREES, STOP PSE!

To Concerned Community Leaders:

I am outraged to hear that the city allowed PSE to proceed with this project without completing an EIS (Environmental Impact Study). Removal of 295 trees WILL have an environmental impact, because these trees protect air and water quality, mitigate the effects of storm water runoff, provide habitat for wildlife, and contribute to the beauty of our "City in a Park."

I am very concerned and disappointed that PSE has not looked at alternative solutions. A thorough examination of alternatives would have been required in the EIS. A variety of solutions are now viable. Maybe we should take a second look at putting the lines underground. Technology like grid batteries would not have been feasible when PSE first conceived this project in 2006. We now have the opportunity to use 21st century technology in support of our neighborhoods and environment.

We don't know how much this project will cost us or how many power outages might be prevented. An EIS would have helped the community better understand the project. Let's not shortchange ourselves or our children and grandchildren by taking shortcuts on a project of this magnitude.

Nathan Hoff & Family
14164 SE 45th Pl
Bellevue, WA 98006

From: Kathy McGinnis <goodie1040@comcast.net>
Sent: Tuesday, March 31, 2015 6:33 PM
To: PlanningCommission
Subject: Fwd: Please help save our trees and our city!

Sent from my iPad

Begin forwarded message:

> **From:** Kathy McGinnis <goodie1040@comcast.net>
> **Date:** March 31, 2015 at 6:28:02 PM PDT
>
> **Subject: Please help save our trees and our city!**
>
> I am a resident in the Somerset area of Bellevue and have never sent an email to anyone concerning our city, but feel I need to send this one. I have heard of PSE's plan to cut down almost 300 trees and install large utility poles along 148th and NE 8th.
>
> I respectfully ask you to intervene in this matter and ask for other studies and options that are available. I honestly feel that this intended project will do much damage for our beautiful city. In this age of technology and scientific advances, I feel confident that there are alternatives.
>
> Please consider my heartfelt request. Thank you.
>
> Kathy McGinnis
> 6142 147th Pl. S.E.
> Bellevue, WA 98006
> Sent from my iPad

From: Mary Kolpacoff <maryk04102000@yahoo.com>
Sent: Tuesday, March 31, 2015 8:08 PM
To: editor@bellevuereporter.com; Council; EBCC; PlanningCommission; Smith, Terry; Harvey, Nancy; McDonald, Kevin; Balducci, Claudia
Subject: 148th/NE 8th Tree Removal

I am appalled to hear that the city of Bellevue has allowed PSE to go forward in this plan without the completion of an Environmental Impact Study. The removal of 295 trees will - of course - have an environmental impact. These trees provide not only beauty but protect air and water quality as well as mitigating the effects of storm water runoff.

As a 40-year resident of Bellevue I urge the city to explore alternatives to this destruction. Cutting trees to cut costs on this project is not an acceptable solution.

Mary H. Kolpacoff, Ph.D.
14905 SE 65th Street
Bellevue WA 98006

From: A. R. <arxyz@msn.com>
Sent: Wednesday, April 01, 2015 3:59 AM
To: editor@bellevuereporter.com; Council; EBCC; PlanningCommission; Smith, Terry; Harvey, Nancy; McDonald, Kevin; Balducci, Claudia
Subject: CLEAR CUTTING of the beautiful mature trees on 148th Blvd. for the PSE Phantom Lake/Lake Hills lines

I'm outraged to hear that the city allowed PSE to proceed with this project without completing an EIS (Environmental Impact Study). Removal of 295 trees WILL have an environmental impact, because these trees protect air and water quality, mitigate the effects of storm water runoff, provide habitat for wildlife, and contribute to the beauty of our "City in a Park."

I'm concerned that PSE has not looked at alternative solutions. A thorough examination of alternatives would have been required in the EIS. A variety of solutions are now viable. Maybe we should take a second look at putting the lines underground. Technology like grid batteries would not have been feasible when PSE first conceived this project in 2006. We now have the opportunity to use 21st century technology in support of our neighborhoods and environment.

Regards,

Andy Roosme

From: joy miller paltiel <joymillerpaltiel@hotmail.com>
Sent: Wednesday, April 01, 2015 7:34 AM
To: PlanningCommission
Subject: SAVE OUR TREES

Please support us. There are many people who will send you emails about the issues of the trees to be removed by PSE and the importance of stopping that from happening.
The email you receive will be written by people are intelligent and articulate. Most of them more articulate than me. It is my hope that you will listen and help us stop this action. I add my voice to the choir simply because if we allow this city to be messed with... without doing everything we possibly can... it will remain for us to take responsibility for our failure to protect our environment. All this because of some money grab by PSE... and it is the future of our city that hangs in the balance. We the residents of Bellevue will pay the price of this disaster both monetarily and esthetically for long after the trees are down. There is question about what will happen to property values but that set aside it is the quality of life itself in Bellevue is at stake. Please do everything possible to stop PSE from continuing to blight our city. If we don't stop them it will only get worse. What is next is the huge electrical transmitters. Let's stop this before it goes any further. THE QUALITY OF LIFE IN BELLEVUE IS AT STAKE.

Joy Paltiel 13615 S.E 58th Place Bellevue WA 98006

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

January 28, 2015 | Bellevue City Hall
6:30 p.m. | City Council Conference Room 1E-113

COMMISSIONERS PRESENT:	Chair Laing, Commissioners Carlson, Hamlin, Hilhorst, Tebelius, deVadoss, Walter
COMMISSIONERS ABSENT:	Commissioner Carlson
STAFF PRESENT:	Paul Inghram, Dan Stroh, Mike McCormich-Huentelman, Nicholas Matz, Department of Planning and Community Development
COUNCIL LIAISON:	Councilmember Stokes
GUEST SPEAKERS:	None
RECORDING SECRETARY:	Gerry Lindsay

1. CALL TO ORDER

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

2. ROLL CALL

All Commissioners were present with the exception of Commissioner Hilhorst, who arrived at 4:17 p.m., and Commissioner Carlson, who was excused.

3. PUBLIC COMMENT

Mr. Warren Halvorson, 13701 NE 32nd Place, noted that he had previously shared with the Commission concerns about several Utilities Element policies. He provided the Commissioners with copies of a matrix outlining his specific concerns and said at the next meeting he would submit specific recommendations. A market-based thought process should be applied to the Utilities Element, one that has the city's stakeholders in mind. The entire electrical energy industry is going through a transformative phase, and the trend is being driven by residents and businesses, government regulations, a desire for efficiencies, and new technologies. Electrical demand has been flat for a while and is in fact declining. There is no longer a direct correlation between growth and electrical usage and the trend is expected to continue into the future. The neighborhood concept plan presented by staff and the research done by Puget Sound Energy have clear and significant value; both point out the need for adequate and reliable power, safety, undergrounding, price and value. The issues should be translated into the overall Utilities Element rather than holding them up as separate entities. The working relationship between the city and Puget Sound Energy is important and needs to function well; in the future it will need to be even stronger. The city should serve as an ombudsman in the relationship which can be done within the framework of the current franchise agreement.

Ms. Kayla Schott-Bessler, 1402 Third Avenue, Suite 1230, Seattle, spoke as policy manager for the Housing Development Consortium of Seattle/King County. The city has a responsibility to ensure that the Housing Element reflects the full range of policies that realistically can expect to be needed to address the countywide need for very low-, low-, and moderate-income housing. The striking and weakening of some policies, particularly around funding, that seek to address the need raises serious concerns about the city's commitment to its obligation. She delivered to staff in written form a number of comments from folks not able to attend Commission meetings. Affordable housing benefits everyone in the community, not just those who occupy it; it has been proven to create jobs, revitalize neighborhoods, help employers, reduce traffic, and support a thriving economy.

Mr. Carl Vander Hoek, 342 102nd Avenue SE, asked the Commission to consider correcting the alignment of the downtown boundary line for both the Vander Hoek and Forum properties. The Vander Hoek family has owned the property in question since 1996 and plans to continue owning it into the future and to responsibly develop it. There is no risk of the downtown boundary line moving further to the south in the future given that Wildwood Park serves as a natural buffer. It is logical to have a straight boundary line from 101st Avenue SE to 105th Avenue SE.

Mr. Brent Carson, 719 Second Avenue, Suite 1150, Seattle, spoke representing Alamo Manhattan Properties. He noted that previously the Commission expressed a concern about the boundary line tooth extending too far to the south relative to the Par 5 parcel. He noted that staff would be recommending a compromise to which the property owner is in agreement. The compromise continues the downtown boundary line recommended by the staff for the Radford property and aligns with the existing boundary between the Alamo Manhattan project and the Aria at Main condominiums to the south, extending the line to the east across the split between the two parking lots that exist on the Par 5 parcel.

Mr. Wade Johns, 6652 Lakeshore Drive, Dallas, Texas, said Alamo Manhattan is the contract purchaser of the Par 5 property and is the developer and owner of the Main Street Flats project at Main Street and 106th Avenue NE that is nearing completion. The vision for the Main Street corridor is for a great pedestrian experience all the way down to Old Bellevue. The Par 5 site has been under contract for nearly a year during which time about a dozen different concepts and schemes have been considered, work which uncovered the split zoning line. If the line remains where it is, it will not be feasible to develop the Par 5 property. The proposal outlined by Mr. Carson will solve the problem.

4. APPROVAL OF AGENDA

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

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

Councilmember Stokes allowed that there is a lot of work yet to be done on updating the Comprehensive Plan. The Council is anxious to see the work completed. The Council was very receptive to the work done on the vision statement. The challenge lies in taking the Comprehensive Plan, which is a very good document, and making it better.

Chair Laing reported that along with Ernie Simas of the Transportation Commission he gave a presentation to the Council on the Downtown Livability Initiative. The anticipation is the Council will give direction to the Commission about how to move the process forward. He said he also updated the Council with regard to the work of the Commission generally.

6. STAFF REPORTS

Comprehensive Planning Manager Paul Inghram thanked Chair Laing for making the presentation to the Council regarding the work of the Commission. An additional update regarding the work to revise the Comprehensive Plan will be provided the Council on February 2, including the neighborhood element and the work on the vision statement.

7. DRAFT MINUTES REVIEW

A. September 10, 2014

Commissioner Hilhorst offered an amendment to page 80.

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

B. September 24, 2014

Commissioner Tebelius offered two amendments to page 95.

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

C. October 8, 2014

Commissioner Walter pointed out a typographical error on page 109.

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

D. October 22, 2014

It was noted that it was Commissioner Hilhorst who called the meeting to order and presided.

Commissioner Tebelius referred to 125 and noted the paragraph indicating her objection to an overall policy is not clear as to which policy she was referring. She asked to have the minutes clarified.

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

Commissioner deVadoss proposed that meeting minutes not approved within the span of four Commission meetings be deemed approved by default. Chair Laing said he was not sure if that would be allowed. Commissioner Hilhorst suggested that if not approved in that length of time approval of the minutes should be moved to the top of the agenda for the next meeting. There

was agreement to do that.

8. STUDY SESSION

A. Comprehensive Plan Update

i. Project Overview

Mr. Inghram briefly reviewed with the Commission the updated project schedule. He noted that the draft document would be released on February 11, and that a joint meeting with other boards and commissions is slated for February 25 to receive a presentation on the entire plan, with an emphasis on how the various parts fit together. A public open house will be held prior to the joint meeting, and an online open house will be conducted as well. A courtesy public hearing before the East Bellevue Community Council is on the calendar for March 3, and a general public hearing has been scheduled for March 4.

Chair Laing said staff has prepared tables comparing the existing Comprehensive Plan with the recommendations. It will be made available along with an annotated version of the Comprehensive Plan. Those documents will be used by the Commission in making a final recommendation in March.

Mr. Inghram clarified that the draft set for release on February 11 will be the staff recommendation. The Commission will review it, make changes as needed, and prepare a Commission draft that will ultimately be transmitted to the City Council.

Commissioner Walter pointed out that when individuals from the public review the document they will be looking for specific things, and having a staff draft and a Commission draft may serve to confuse them as to which draft they should take the time to review and comment on. Mr. Inghram agreed that there is often some level of frustration where a process takes two years or so to play out, and the frustration is usually focused on the question of when to engage. That is why a number of different public events are slated and why there are a number of different public outreach notifications. There will be a single draft plan for the public to review and comment on, and the Commission will make the revisions it deems necessary before forwarding the final document to the Council.

Chair Laing pointed out that over the past two years as each Comprehensive Plan element was brought before the Commission for review, there has been a staff recommendation. Members of the public have consistently attended the meetings and have provided feedback on the staff recommendation. The Commission has held multiple study sessions that in turn have elicited changes to the staff recommendation. The draft that will be released to the public for review and comment at the public hearing needs to be what the staff and Commission have worked on together.

Planning Director Dan Stroh said staff's objective in putting together the draft will be to reflect the work that has been done by the Commission, including all the language the Commission has reviewed and approved. There will also be a staff report summarizing the process and where things stand, but the draft document will be the Commission's product.

Commissioner Tebelius questioned whether what will be called the Commission draft should be released to the public before being reviewed by the Commission. Chair Laing suggested

scheduling a Commission meeting for February 11 for the sole purpose of reviewing the draft document ahead of the public hearing.

Councilmember Stokes pointed out that the Commission has already made recommendations for each element of the Comprehensive Plan. He agreed, however, that it would be helpful for the Commission to be afforded the opportunity to see the entire document put together before being released to the public.

Mr. Inghram explained that the schedule going forward is focused on meeting the June 30 deadline established by the state. Extending the Commission's time past March 25 will put a crunch on the Council's time to review the recommendation. The February 11 release date is driven in part by the March 4 public hearing date.

There was agreement to have Chair Laing and Commissioner Hilhorst work with staff on the scheduling details.

ii. Utilities Policies Follow-up

Senior Planner Nicholas Matz called attention to policy UT-39 and the issue of making the current undergrounding policy work in terms of broadband deployment. He noted the need to find the balance point between supporting broadband internet access and protecting neighborhood quality. The proposed change to the language of the policy removes the question of telecommunications from the idea of undergrounding, allowing the latter to focus on electrical distribution lines.

Answering a question asked by Commissioner Hilhorst, Mr. Matz said there is a clear distinction between wireless facilities and communication lines, the latter of which is addressed in the proposed new policy language. The policy allows for new aerial telecommunications lines on existing systems, which requires a right-of-way use permit, provided the visual impacts are addressed and provided they are required to be undergrounded when electrical distribution lines are undergrounded.

Chair Laing said because the issue is not necessarily a zoning code or Land Use Code issue, what gets skipped is the level of prescription that ensures some of the protections that normally are derived from a zoning ordinance or design standard. It makes sense to require undergrounding when electrical distribution lines are undergrounded. The concern expressed by Mr. Hanson is that absent something to trigger a requirement to underground telecommunication lines, they will never get undergrounded. However, the proposed policy language should very clearly state that all new aerial telecommunications lines on existing systems shall be designed to address visual impacts and shall be required to be placed underground at the time of undergrounding of electrical distribution lines. Mr. Inghram said the proposed policy says exactly that.

Mr. Matz added that in most cases telecommunications providers are hanging their lines on poles owned by the city or Puget Sound Energy, so when the electrical distribution lines are undergrounded and the poles go away, the telecommunications lines must also be undergrounded. Around 45 percent of the city is currently served with aboveground electrical distribution lines. Should a broadband supplier wish to install lines in an area where the electrical system is already underground, they must also go underground. Cost is always the decision maker in terms of undergrounding.

There was agreement to revise the proposed policy to read "Allow new aerial telecommunications lines on existing systems provided that they shall be designed to address visual impacts and are required to be placed underground at the time of undergrounding electrical distribution lines."

Mr. Matz brought before the Commission a revised version of a new policy addressing how to pay for undergrounding existing lines. He noted that the first draft proposed advocacy, the revised version was more focused on an inclusion approach to full mitigation.

Commissioner Tebelius suggested that if Puget Sound Energy is to be given the right to put their transmission lines through neighborhoods, the city should mandate that they must provide payment as a condition.

The Commissioners approved the revised policy language.

Mr. Matz noted that Mr. Hanson's memo addresses the need to create an affordable undergrounding mechanism. To that end staff proposed new policy language which would support neighborhood efforts to underground existing electrical distribution lines where neighborhood residents have indicated a willingness and ability to cover the non-utility share of project costs. Mr. Hanson also asked the city to limit the siting of transmission lines to provider owned land or public rights-of-way, eliminating the use of easements for electrical facilities. Electrical facilities are considered a legal form of land possession and any attempt to eliminate the use of easements would not be cost-effective and would be impractical from the perspective of the utilities.

Commissioner Hilhorst suggested that the new policy should support neighborhood efforts to underground where a majority of residents have shown or demonstrated a willingness or are in some specific way committed. Chair Laing said the point is well taken and suggests something like a local improvement district, which has a statutory threshold of acceptance.

Chair Laing pointed out that the effect of an easement for electrical transmission lines is that the property underneath cannot be used for anything. He said his reading of Mr. Hanson's argument was that given that situation, property owners who are not able to use their property across which there is an easement for an electrical transmission line should not be asked to pay property taxes on the land where the easement exists. Mr. Matz said while that is in fact Mr. Hanson's position, there is nothing the city can practically do about it.

BREAK

iii. Citizen Participation Policies Follow-up

Chair Laing noted that the Commission had previously agreed to keep the citizen engagement portion of the Comprehensive Plan as it currently exists. Since that time, four new policies have been proposed.

Commissioner Tebelius voiced support for the Commission's original conclusion to leave the citizen engagement section as it is.

Mr. Inghram commented that originally several new policies had been brought to the table for discussion. Had they been included, the tenor and nature of the existing element would have

changed. The question is whether or not gaps will be created by leaving the new proposed policies out. The first of the proposed new suggestions seeks to include a broader statement about engagement; the second addresses diversity more clearly; the third focuses on emerging technology; and the fourth reflects things going on in the city that encourage people to become more actively involved.

Commissioner Hamlin voiced his support for the four policies.

Commissioner Hilhorst said the city is already involved in engaging citizens and recognizes the diversity of the community. As such, the first two policies are not needed. The third policy provides value and should be included. The fourth policy is not needed because the city already works at getting citizens more involved.

Commissioner Walter commented that if the fourth policy is included it should be shortened to read "Effectively communicate opportunities to foster civic participation and leadership."

A motion to revise the third proposed new policy as suggested by Commissioner Hilhorst and to include it in the element was made by Commissioner Tebelius. The motion was seconded by Commissioner Hilhorst and it carried unanimously.

iiii. Housing Policies Follow-up

Commissioner Hilhorst referred to the proposed surplus land policy and asked if surplus land refers to undeveloped land owned by the city for which the city has future plans to develop a park. Mr. Inghram said the term refers to city owned land that is declared surplus, or no longer needed for its intended purpose. Such properties may or may not be developed. For a variety of reasons it would be highly unlikely the city would surplus property earmarked for parkland.

Commissioner Walter said she would prefer to see surplus land evaluated for its optimal use to benefit the city and the residents. As written, the proposed policy language puts the focus on affordable housing, meaning something more important could ultimately be overlooked.

Councilmember Stokes said the housing policies will be closely scrutinized at the Council level. He said it would be very helpful for the Commission to offer clear rationale for the policies it decides should be included. The housing issue is getting more and more complicated in light of the clear need. The policy language as proposed does not tie the hands of the city to anything other than considering affordable housing in deciding what to do with surplus land.

Commissioner Hamlin said as written the language gives some priority to affordable housing and as such the policy should be included.

Commissioner deVadoss echoed the concern voiced by Commissioner Walter.

Commissioner Tebelius said she would word the policy to read "Evaluate surplus public land for the highest and best use."

Chair Laing suggested the policy as drafted is seemingly innocuous, though it should refer to city owned surplus land. The issue is that Sound Transit has been looking at the possibility of over-condemning property along the light rail alignment so that it will have excess surplus land it can ultimately dispose of for transit-oriented development. Under Washington law, private property

cannot be taken for private use. Sound Transit has been at least accused of over-condemning property and selling the remnant parcels to multifamily developers for transit-oriented development, often with some component of affordability. So while the policy itself appears to be innocuous, the conversation behind it is a big deal. The prohibition against making a gift of public assets would seem to argue in favor of evaluating surplus public land for its highest and best use.

There was agreement not to include the policy.

With regard to policy HO-25, Commissioner Hilhorst noted her support for the Commission's version.

Commissioner Hamlin said he was comfortable with accepting the changes as proposed.

Commissioner deVadoss suggested that for the sake of consistency the policy should use the word "encourage" and should also reference "through incentives and other tools."

Chair Laing said the reference to incentives and the removal of regulatory barriers was removed from policy HO-23 in deference to being consistent with state-enabling legislation. There are some tools in place and others may be brought online in the future. The problem with HO-25 and HO-29 was use of the word "including" which is limiting rather than expansive.

Commissioner Tebelius indicated a preference for not making changes to the housing policies.

Commissioner Walter said she would like to see policy language included in the Comprehensive Plan that addresses affordable senior housing. Commissioner Hilhorst concurred.

Councilmember Stokes pointed out that while Bellevue is getting younger, it is also getting older. People in the neighborhoods have consistently said they want to be able to age in place. The policy provides extra emphasis and that is a good thing.

Commissioner Hilhorst said the discussion around providing tax incentives to developers to provide affordable housing should apply to senior housing as well.

There was consensus to revise the policy to read "Encourage a range of housing types for seniors affordable at a variety of income levels."

With regard to policies HO-2a and HO-39, Mr. Inghram said the proposed language is intended to provide some clarity. The edit made to HO-39 incorporates the discussion previously held by the Commission.

Commissioner deVadoss commented that the discussion around HO-39 originally included the notion of working with other organizations to help those who are homeless, and that element has been lost. It is worth considering again.

Answering a question asked by Commissioner Walter, Mr. Inghram allowed that there is some crossover between the Human Services Element and the Housing Element. Policy HO-39 is specifically focused on the shelter and housing aspect of addressing homelessness, and the policies in the Human Services Element speak more directly to the provision of services. A homeless shelter is both a service and a structure in which the service is provided.

There was agreement to revise policy HO-39 to read "Collaborate with other jurisdictions and social service organizations in their efforts to obtain funds and operate emergency shelters and day centers that address homelessness."

With regard to policy HO-2a, Commissioner Hilhorst pointed out that policy HO-25 seeks to ensure there will be affordable housing opportunities available throughout the city, which seems to indicate a plan will be drafted to make that happen. As such, there is no value added by including HO-2a as proposed. Mr. Inghram explained that a significant change was made regionally to move away from jurisdictional targets. The jurisdictions agreed to remove from their policies the specific targets and to place a greater emphasis on taking action. The intent of HO-2a is to reflect that regional policy stance.

Commissioner Walter proposed using "volume" or "quantity" in place of "amount."

Commissioner deVadoss recommended combining HO-2a, which is about proactive planning, and HO-25, which is about the role of the government. Chair Laing agreed and proposed simply moving "Monitor quantity, types and affordability of housing achieved" to HO-25.

Chair Laing proposed adding a policy reading "Evaluate affordable housing strategies to ensure that they do not have the unintended consequence of decreasing affordability to a variety of income levels." He explained that too many jurisdictions have attempted approaches that have actually increased housing costs. Bellevue should be a leader in adopting policies that will work. The multifamily tax exemption program is a good example.

Councilmember Stokes said he would prefer to see the policy worded positively. Chair Laing offered "Develop affordable housing policies that ensure housing affordability is maintained across a variety of income levels."

Commissioner deVadoss suggested "Promote a strategy to ensure that housing affordability is maintained across a variety of income levels" along with something about tracking and monitoring.

The Commissioners were in agreement with the concept and directed staff to wordsmith it and bring it back.

v. Neighborhoods Element Concept

Commissioner Hamlin indicated his support for the revised version of the element.

Commissioner Hilhorst noted her support as well, particularly with regard to ensuring high levels of public safety through accreditation of public safety services by following best practices. She asked how the policy will translate into making sure the police and fire departments are appropriately staffed as the city grows. Neighborhood Outreach manager Mike McCormick-Huentelman said one thing done in response to the last Commission meeting was a meeting with police and fire to talk about policy language that would support the work of public safety in the city. The representatives pushed back against being overly prescriptive but did want to see policies that set the framework for the work they do. The policy sets the framework, and implementation is the work of following through on the policy. Staffing recommendations based on the changing needs of the city and best practices are made during the budget process.

Commissioner Hilhorst stressed the need to go beyond simply saying something in policy language and assure that there will be implementation. Councilmember Stokes said implementation of all policies is the business of the city manager and the Council through the budgeting process. The Comprehensive Plan policies should avoid being overly prescriptive.

Commissioner Tebelius commented that public safety is the top issue for every city in the nation. The need for it is understood by all and does not need to be explained in great detail. In order to be effective, a police force must be nimble and able to adapt to whatever comes up. Policy should simply call for a strong police force, but how to accomplish that should not be spelled out in policy language.

A motion to extend the meeting by 30 minutes was made by Commissioner Hilhorst. The motion was seconded by Commissioner Hamlin and it carried unanimously.

Commissioner Walter agreed with Commissioner Tebelius that the city's fire and police forces need to be nimble, but added that they also need to be adequate. Councilmember Stokes reiterated that addressing the issue of adequacy is done through the budget process.

Commissioner deVadoss called attention to policy N-11 and suggested it is written too broadly. As drafted, neighborhoods are encouraged to address problems on their own. He proposed deleting the policy.

Mr. Inghram commented that the Bridle Trails neighborhood stepped forward an developed a neighborhood-specific tree standard that applies only to their area. The policy is intended to address similar situations and to facilitate neighborhoods developing specific solutions unique to their areas. The latter part of the policy, however, stresses the need to avoid identifying approaches that will create a fundamental barrier to a citywide responsibility.

Commissioner Tebelius said she could see all kinds of problems associated with the policy where the issue addressed has anything to do with criminal acts or public safety.

Mr. Inghram agreed to take another look at the policy.

Commissioner Walter said she lives in an aging neighborhood of which the residents are proud. People look at aging neighborhoods as opportunities for urban renewal while others would prefer to see them kept up. All neighborhoods share the need for a quality built natural environment that facilitates a safe and welcoming community. She said there once was an abandoned and unsafe house in her neighborhood and it took a number of years of working with the city to get the structure torn down. There is another similar house in the neighborhood that has been on the city's radar for 13 years and there seems to be nothing that can be done. There should be policy language to facilitate addressing those situations.

Mr. Inghram said there is a policy in the Land Use Element that addresses the issue. He suggested it might be a good idea to house the policy in the Neighborhood Element instead.

Chair Laing called attention to the adaptability paragraph on page 15 and the statement that neighborhoods will adapt to new changes in traffic patterns and congestion. He suggested that sentence should be deleted. The Commissioners agreed.

vi. Community Vision

By way of context, Commissioner deVadoss explained that the goal behind drafting the community vision was to keep it simply, to be aspirational, and to reflect what is uniquely Bellevue. He noted that additional edits were made following the Commission's last meeting.

No additional comments about the document were made.

vii. Downtown Subarea Boundary

Chair Laing recused himself, turned the gavel over to Vice-chair Hilhorst, and left the meeting.

Senior Planner Nicholas Matz reported that following the last Commission meeting staff had a healthy discussion with the Vander Hoek and Par 5 property owners regarding their views of where the boundary line should be drawn, taking into account the comments made by the Commission regarding the desire to see reasonably consistent development, to avoid undesirable impacts on the quality of urban design, and to draw the boundary in a logical and rational way. He outlined for the Commission staff's conclusion relative to where the boundary line should be drawn.

Commissioner Hamlin voiced support for the revised recommendations.

Commissioner Tebelius asked if the various property owners are in agreement with the proposal. Mr. Matz said the Vander Hoek and Par 5 property representatives are satisfied. He said staff would be reaching out to all of the other property owners.

Commissioner Tebelius asked what Main Street will look like once all of the changes go into effect. Mr. Matz suggested that anyone standing between the marijuana shop and Kennelly Keys and looking north, south and west will be able to get a sense of what Main Street will look like as it transitions toward Old Bellevue.

Councilmember Stokes suggested that development will help to revitalize the area, but even with the changes Old Bellevue will remain Old Bellevue.

There was consensus in favor of the recommendation.

9. OTHER BUSINESS - None

10. PUBLIC COMMENT

Ms. Mary Ann Halvorson, 13701 NE 32nd Place, responded to the comments made regarding the safety and police forces by saying her neighborhood had a very unfortunate experience just recently involving theft. In responding the police force was both nimble and effective and was very reassuring. The police followed up by speaking to the Bridle Trails Community Club about what can be done to avoid crime activity. Overall the experience in working with the police was extraordinary.

11. ADJOURN

A motion to adjourn was made by Commissioner Hamlin. The motion was seconded by

Commissioner Tebelius and it carried unanimously.

Commissioner Hilhorst adjourned the meeting at 10:03 p.m.

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

February 11, 2015 | Bellevue City Hall
6:30 p.m. | City Council Conference Room 1E-113

COMMISSIONERS PRESENT:	Chair Laing, Commissioners Carlson, Hamlin, Hilhorst, Tebelius, Walter
COMMISSIONERS ABSENT:	Commissioner deVadoss
STAFF PRESENT:	Paul Inghram, Department of Planning and Community Development
COUNCIL LIAISON:	Councilmember Stokes
GUEST SPEAKERS:	None
RECORDING SECRETARY:	Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:33 p.m. by Chair Laing who presided.

2. ROLL CALL

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

3. PUBLIC COMMENT

Mr. Norm Hanson, a resident of Bridle Trails, thanked the Commissioners for their dedication and for spending their time on behalf of the citizens of Bellevue. He noted that the Bridle Trails neighborhood is particularly interested in the non-managed utilities section of the Utilities Element. Referring to policy UT-39, he suggested revising it to read "Where electrical distribution lines are currently underground, allow a period of 12 months to underground existing overhead communication lines." Some areas of the city have electrical distribution lines underground but communication lines overhead, and new overhead lines have been added over the last ten years even though policy UT-39 requires all lines over a half inch to be undergrounded. Apparently the city and the Land Use Code allows providers to claim hardship, and that resulted in the overhead installations. The communication providers can save money in about half of Bellevue by going overhead with new lines. The city should consider an escrow investment fund that can be applied to the future costs of undergrounding. Bellevue will only become one city when all lines are undergrounded. The proposed new policy aimed at undergrounding existing electrical lines should be modified to read "Support efforts to underground existing electrical distribution lines throughout Bellevue." Every opportunity to underground should be considered, including road widening projects and water, sewer and natural gas line replacement projects. Tubing can be installed to accept the future installation of electrical and communication lines. He offered to work with staff to develop and refine

appropriate language for the 2035 vision.

4. APPROVAL OF AGENDA

A motion to move agenda item 8A ahead of agenda item 5 and to approve the agenda as amended was made by Commissioner Hilhorst. The motion was seconded by Commissioner Hamlin and it carried unanimously.

8. STUDY SESSION

A. Comprehensive Plan Update

Chair Laing thanked Comprehensive Planning Manager Paul Inghram and all the staff for their herculean effort to get the draft Comprehensive Plan pulled together and printed for the Commission's review ahead of the public release.

Commissioner Walter asked if the document will be reviewed by a professional editor for typos and the like. Mr. Inghram said the early drafts have been reviewed by a professional editor, but going forward additional changes will undoubtedly be necessary to correct typos and grammar.

Commissioner Tebelius added her kudos to staff for putting together the document. She allowed that while some changes may still be warranted, the document is ready for release to the public.

Commissioner Hamlin said in reading through the document he noticed that the city's urban areas are highlighted more than the residential areas. He suggested including more photos of residential areas to round it out a bit better. He noted that on pages 4 and 5 one of the projections chart has housing and population columns and dates on the left, and the other has just the reverse.

Commissioner Carlson said the draft keeps faith with what the Commission wanted to see and with what the Council directed.

Commissioner Hilhorst said it was exciting to be at the point of having the draft ready for public release. She praised the staff for their work and suggested the Commission should feel proud of the work.

Councilmember Stokes commended the Commissioners and staff for the hard work and thought that went into producing the document. The plan sets a vision for the future of the city and undoubtedly will stimulate discussion.

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

Councilmember Stokes commented that the Council retreat was set to begin on March 12. He said the focus will be on vision rather than specific substantive issues. He said kudos are due the Commission for having a good discussion during its retreat about relationships and how to make things move forward. The intent is to have overall standards, processes and procedures that apply equally to all of the city's boards and commissions. He said he would use the minutes of the Commission retreat and the document crafted by Commissioners deVadoss and Walter as a framework relative to relationships.

6. STAFF REPORTS

Mr. Inghram thanked the Commissioners for the positive comments. He pointed out that the work of the Commission over the past two years is what brought the document to its current state. He urged them when reading over the document to focus on whether or not it all fits together as a whole and is readable. There still is work to do and the feedback from the public will be very helpful.

Commissioner Walter asked if the timeline for the different hearings is posted on the city's website. Mr. Inghram said it is. Information is also being prepared to be sent out to neighborhood groups and various stakeholders, and notice of the document release and the open house and hearing opportunities will go out through the usual channels.

Mr. Inghram briefly reviewed the work items on the Commission's schedule of upcoming meetings.

7. DRAFT MINUTES REVIEW

A. November 12, 2014

Commissioner Hilhorst called attention to the first paragraph on page 2 and noted that the reference to "…the Chinese restaurant…" should read "…the South China restaurant…." She also referred to the fifth paragraph on page 3 and said the reference to the Lake Hills Community Club should be changed to the Newport Hills Community Club.

Chair Laing suggested the last sentence of the last paragraph on page 11 should be revised to read "The zero-sum game can be…." He also pointed out the need to include a comma after "Transportation Element" in the third paragraph on page 20.

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

B. November 18, 2014

Chair Laing commented that "…fully review…" in the sixth paragraph on page 2 should be changed to read "…review fully…."

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

C. December 10, 2014

Commissioner Tebelius called attention to the sixth paragraph on page 3 and suggested the second sentence should be revised to read "If the Council wants to see a synchronized master planning approach…."

A motion to approve the minutes as amended was made by Commissioner Hamlin. The motion was seconded by Commissioner Walter and it carried without dissent; Chair Laing abstained

from voting.

9. OTHER BUSINESS

10. PUBLIC COMMENT - None

11. ADJOURN

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

Chair Laing adjourned the meeting at 7:15 p.m.

CITY OF BELLEVUE
JOINT BOARDS & COMMISSIONS
MEETING MINUTES

February 25, 2015
6:30 p.m.

Bellevue City Hall
City Council Conference Room 1E-113

PLANNING COMMISSIONERS PRESENT:	Chair Laing, Commissioners Carlson, Hamlin, Hilhorst, Tebelius, deVadoss, Walter
TRANSPORTATION COMMISSIONERS PRESENT:	Chair Lampe, Commissioners Bishop, Chirls, Larrivee, Simas, Tanaka, Zahn
HUMAN SERVICES COMMISSIONERS PRESENT:	Chair McEachran, Commissioners Beighle, Bruels, Kline, Perelman, Plaskon, Villar
ARTS COMMISSIONERS PRESENT:	Chair Jackson, Commissioners Fateeva, Lewis, Ludeña, Madan, Malkin, Mandredi, Wolftechi
ENVIRONMENTAL SERVICES COMMISSIONERS PRESENT:	Chair Helland, Commissioners Howe, March, Morin, Pauley, Swenson, Wang
PARKS AND COMMUNITY SERVICES BOARD MEMBERS PRESENT:	Chair Grindeland, Members Evans, George, Heath, Hollenbeke, Kumar, Powell
COUNCILMEMBERS PRESENT:	Councilmember Robertson

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 7:08 p.m. by Chair Laing who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present

3. WELCOME AND INTRODUCTIONS

Chair Laing explained that the Comprehensive Plan belongs to the community, not to any one board or commission. He thanked the public for participating in the open house prior to the meeting and for attending the joint meeting.

4. STAFF PRESENTATION

Planning Director Dan Stroh said the act of planning is something that must be done in order to deliver the future everyone wants. Planning is a uniquely human activity and involves multiple

facets. Along the way choices must be made in charting a course that will yield the preferred future. Bellevue has a long history of planning and over the years has delivered some great results, things like a dynamic city center with a strong sense of place; maintaining and nurturing diverse and healthy neighborhoods; and a park system that interfaces with the natural environment and blends with the built environment. The Comprehensive Plan plays a unique role. It is the city's foundational document that sets the groundwork for a whole array of decisions across a wide range of topics. It speaks to the whole organization and influences everything from land use and zoning decisions to city services and budget priorities. The Comprehensive Plan comes in at the high level but is specific enough to be directive and add value in informing the decisions the city faces.

Mr. Stroh said the state Growth Management Act requires jurisdictions to periodically update their individual comprehensive plans. Bellevue goes beyond merely meeting the state requirement and seeks to understand what choices will need to be made in terms of local needs and values, all with the intent of having a Comprehensive Plan that is meaningful and relevant to the future of the city.

Each of the city's boards and commissions have been looking at the elements that are relevant to their work on behalf of the city. Those various pieces have since been folded into an integrated document and the focus of the joint meeting is to look at the document as a whole and to address the question of whether or not it captures the direction the city wants to chart for the future.

Comprehensive Planning Manager Paul Inghram pointed out that over the last two years more than 60 board and commission meetings have been spent focused on reviewing the existing Comprehensive Plan, receiving updates regarding data and projections, working through policy tables and drafting new policies. Additionally, the boards and commissions have met jointly three times previously. With work on the individual elements completed, the focus now shifts to looking at the document in total to see if it hits the mark.

Mr. Inghram briefly reviewed the schedule, noting that a second open house was planned for February 26 at Interlake High School. The Comprehensive Plan will also be discussed at the Neighborhood Leadership gathering on February 26, and an online open house has been activated which allows the public to offer comments electronically. The schedule is geared toward allowing the City Council time to review the document in detail ahead of the state deadline in June. The schedule calls for the Planning Commission to hold a public hearing and conduct its final deliberations ahead of crafting a recommendation to the Council by March 25.

The work to update the Comprehensive Plan has included inserting current data and has focused on making the document more usable and accessible for the general reader. The community has changed a lot in the ten years since the Comprehensive Plan was last updated. In many ways that is obvious in the growth that has occurred in the city and regionally. The Vision 2040 plan has been adopted at the regional level; light rail is planned to come to and through the city; the city's demographics are changing; there have been technology advances; infrastructure demands are changing; there is a new focus on sustainability; a dramatic new plan for the future of the Bel-Red corridor has been adopted; and there has been a focus on downtown livability. The Comprehensive Plan needs to respond to all of those changes.

Mr. Inghram said the vision statement in the Comprehensive Plan has been comprehensively updated. It incorporates the visioning work the Council has done. The growth strategy has also been updated to focus growth in the downtown area. An entirely new neighborhoods element

has been created; it provides a way for people to see how neighborhood issues are addressed and it reinforces the fact that Bellevue is a city of neighborhoods, both new and traditional.

One thing new about the Comprehensive Plan is the fact that after each policy there is a section that points to other areas of the plan to assist the reader in finding all relevant policies. Implementation steps have also been added to the end of each element. In Volume 2 of the Comprehensive Plan one of the key changes is related to the Eastgate/I-90 project.

Mr. Inghram briefly touched on ways in which the city is growing and is projected to grow in the future. Up to 52,000 jobs will be added in the next 23 years along with almost 16,000 housing units. Most of the growth is expected to occur in the downtown, though about a third of it will occur in the Bel-Red area. The Eastgate and Factoria areas can expect take some of that growth as well. The represents a different pattern of growth from what has been experienced in years past.

The group was shown the new land use map and it was noted that it is very nearly the same as the current one. Mr. Inghram pointed out that the map was revised to include changes in the Eastgate/I-90 area and a small change along the edge of the downtown.

5. UPDATE HIGHLIGHTS

The chair of each board and commission was invited to share their observations.

Chair Helland explained that the Environmental Services Commission is charged with reviewing the city's utility policies, budgets and rates. He said the Commission reviewed the Utilities Element, the Environmental Element and the Capital Facilities Element, as well as the low-impact development principles that are located throughout the Comprehensive Plan. The focus was on a holistic approach; encouraging the use of emerging technologies; links to functional systems plans and the Capital Investment Program; life-cycle materials management; habitat improvement where it will provide the most benefit; recognition of the value of the city's tree canopy; and green buildings and infrastructure. He said the Commission supports the draft document.

Chair Grindeland said the Parks and Community Services Board reviewed and discussed the Parks, Recreation and Open Space Element over the course of several meetings. The initial focus was on high-level discussions about the park and recreation system serves Bellevue residents currently and into the future. The Board talked about the growth in Bellevue, particularly in the downtown, Bel-Red and Eastgate, and the park and trail system facilities those areas will need as they urbanize. There was much talk about Bellevue's increasing diversity and how the city's parks facilities serve as important places to make connections with neighbors. There are parks and recreation policies that overlap with other policies, including the transportation policies around sidewalks and trails that contribute to the vision of Bellevue as a city in a park and to the provision of green space within a walking distance of every resident. The list of new policies proposed by the Board includes the acquisition and development of more parks; links between transportation and park policies; the need for new signage and wayfinding tools to direct people to the parks; the use of parks to celebrate, promote and preserve local heritage; and monitoring the provision of evolving recreation and service needs throughout the city.

Chair McEachran said the Human Services Commission has learned about human services and

housing as a collaborative impact. The Commission proposed the inclusion of three new policies aimed at improving accessibility to human services through geographic distribution and siting services close to public transit; supporting a local response to homelessness; and spotlighting the city's role in protecting the civil rights of residents through regulatory means. The Commission can be thought of as the hyphenation commission given that nearly all elements have something to do with human services.

Chair Laing shared that the Planning Commission focused primarily on land use and housing. There was discussion of where growth will occur and a focus on policies aimed at removing any barriers to additional growth in the downtown, the Bel-Red corridor and the Eastgate/I-90 area. The Commission also zeroed in on policies that will ensure a multimodal transportation network to serve growth where it will occur. The predominant land use in Bellevue is single family and by targeting growth to the three main growth areas, the integrity, health and vitality of the neighborhoods can be preserved. The Commission was very excited about adding the new Neighborhood Element; while not required by the Growth Management Act, Bellevue is a community of neighborhoods and the new element will add greatly to the Comprehensive Plan. The Commission spent more time over the last two years focused on affordable housing than on any other topic and worked to assure that there are policies that speak to a variety of housing needs across all income and diversity ranges. The document also includes general land use policies that address what can be done from a regulatory perspective to remove barriers to providing affordable housing. The multifamily tax exemption program, which the Council has taken up, is a tool that proved to be very effective in providing inclusionary affordable housing units. The Commission also included policies aimed at emphasizing the importance of education at all levels in the community, and touched on the need for student housing options. With regard to homelessness, policies are also included that seek to remove regulatory barriers to things like siting shelters.

Continuing, Chair Laing said the Commission had several briefings that touched on Bellevue's economy. He said Bellevue is unique in that it has more jobs than residents. Policy language has been included around what Bellevue does well in terms of creating job growth and what can be done to make sure that trajectory will be continued.

One of the most popular ideas that came out of the Bellevue's Best Ideas campaign was high-speed internet access. The campaign generated input from all around the community and was clever in that people could see ideas posted and could vote for them. Chair Laing said the Commission made an effort to incorporate policies to the extent possible that push toward the implementation of some of the ideas that were suggested.

In looking at infrastructure needs, the Commission heard from several communities opposed to having an abundance of overhead utility lines. The Commission worked with the community on draft policy language aimed at moving the city appropriately toward seeing utilities undergrounded.

Finally, Chair Laing said the Eastgate/I-90 citizen advisory committee met for over a year. Their thoughtful and thorough process envisioned what should occur in that part of the city. The committee recognized that some day the existing transit center may be served by light rail as well and as such there are opportunities for creating a dense urban community in the core of the Eastgate/I-90 area.

Chair Lampe said the Transportation Commission has been very busy over the past year. The

work has included the development of a new Transit Master Plan for the city which in the East Link era will be very important. The next major task for the Commission will be to update the pedestrian/bicycle plan that was initiated in 2009. The Commission has recommended policies, programs and investments that broadly address a wide range of mobility needs to address the rapidly changing community. Mobility in Bellevue is increasingly about providing travel options for all types of trips, including commute, errands and recreation. The Commission's recommendation relative to the Transportation Element is for a multimodal approach that can provide access to jobs, housing, services and recreation in order to improve public health, support economic development, sustain environmental values, enhance livability, protect neighborhoods and promote equity among all members of the community. The Commission is recommending policies that will define level of service standards for all modes of travel, including walking, bicycling, transit and auto travel. Implementation of the policies will require the development of measures and careful monitoring for each mode of travel to allow for the making of data-based investment decisions. Policies have been incorporated into the Transportation Element from the adopted Transit Master Plan; the policies will help Bellevue work with transit providers to ensure receipt of the transit services needed to support the anticipated growth. The recommended policies refine and update strategies to help manage the growth of traffic through programs and services in the transportation demand management program.

Chair Jackson with the Arts Commission said the arts influence everything. She said for the update the Commission honed in on what is facing the arts currently and for the foreseeable future. The addition of new policies allows for addressing critical ongoing issues and dealing with relatively new ones. Bellevue supports the arts in a variety of forms ranging from financial support for arts events to the provision of guidance for artists and arts groups to commissioning permanent public art. The city supports the arts as a way of defining the city's character and building community. Diversity will always be one of Bellevue's greatest strengths; the arts provide unique access into the city's many cultures and bring opportunities for greater understanding and appreciation. The arts also offer a chance for new residents to feel welcome and at home. Events featuring new and existing cultural traditions help to form the needed link.

Continuing, Chair Jackson observed that lack of space for the arts is a chronic and serious issue. Affordable space for office, studio, rehearsal, storage, exhibits, performance and event artist living space are all in short supply. The Commission sees the lack of space as the largest single barrier to growth in the arts community in Bellevue and on the Eastside. The new arts policy calls out for local and regional solutions to the facilities problem. Lifelong arts education for all skill levels provides broad community benefits. The arts operate within an ecosystem in which it is necessary to both learning artists and professional artists. Arts education helps significantly with the intellectual and social development of youth, and arts participation for seniors can counteract isolation while boosting mental and physical well being, all of which translates into the building of a stronger community and lessening impacts on the healthcare system. Studies show a strong correlation between arts participation and civic engagement. Lifelong arts education also fosters a greater pool of art teachers and arts professionals within the community and strengthens Bellevue's image and livability.

Public art is integral to the city's physical character and builds on its authenticity. Providing community landmarks, and expressing the character of the city and its unique neighborhoods, and giving residents free access to quality art are three of the many benefits that public art provides.

Chair Jackson said policies related to the arts and culture are involved in many of the Comprehensive Plan elements, including the Economic Development Element, the Human Services Element, the Parks, Recreation and Open Space Element, and the new Neighborhood Element. The arts have been used as a tool to support the goals of many elements. Bellevue has enjoyed several arts and transportation projects, and had a memorable partnership with the Utilities Department.

6. DISCUSSION & COMMENTS

The board and commission members participated in a roundtable discussion focused on the interconnectedness of topics across the entire plan, as well as general observations as to whether or not the disparate elements hold together as an integrated document.

7. CLOSING COMMENTS

Parks and Community Services Board vice chair Dallas Evans said his table discussed the subject of human services and what is being done about affordable housing. He said it is an oxymoron to call for beautifying the city by putting more parks and open space in while taking away land that could be used for housing. Regardless of what approach is taken, it will not be possible to achieve truly affordable housing in Bellevue given the land costs. Questions were asked about what someone living outside of but wanting to live in Bellevue would think of the plan. Every day 30,000 people go in and out of the city and that number will only grow over time. Absent effective transportation, Bellevue as a city in a park will no longer work. One missing component is the view of those who would like to live in Bellevue but who cannot afford to.

Planning Commissioner Jay Hamlin said the members at his table were generally pleased with the Comprehensive Plan. There was also agreement that some tweaks are still needed.

Planning Commissioner John DeVadoss commented that the process used to update the Comprehensive Plan was a good forum for pulling in and harmonizing the perspectives of many people. There are a variety of ways in which the document could be refined in that it will never be perfect. It is, however, a very good product overall.

Parks and Community Services Board Chair Grindeland said her table addressed the issues of affordable housing and tree canopy as well as how to enhance the city's neighborhoods by getting more people involved. The group discussed transportation as well. The conclusion reached was that the plan is a good one and that there is much work to do in Bellevue.

Planning Commissioner Stephanie Walter reported that those at her table covered a number of areas. The question of how prescriptive the document should be was raised along with the issue of how the plan gets implemented. Questions were raised about how to add into the document things that are not currently included. Questions were also asked about the unintended consequences that may result, such as the displacement of artists from the Bel-Red corridor as that area redevelops over time. The document is aspirational but every attempt should be made to keep from throwing the baby out with the bathwater.

Environmental Services Commission Chair Helland said his group talked a lot about undergrounding powerlines. The discussion also covered the usability of the document. The conclusion reached that the document is generally sound.

Human Services Commission Chair McEachran said his table also talked about affordable housing as well as accessibility for seniors wanting to retire in place. There also was discussion about the challenges and opportunities the city will face as the Spring District and the Bellevue College areas develop.

Transportation Commissioner Janice Zahn said the discussion at her table included the fact that mixed use zoning results in more expensive housing units. There was agreement that the city will need to intentionally look at the issue of inclusionary housing going forward. The group also discussed the tie between neighborhoods and art and the need to use programs already in place to create more art in the neighborhoods.

Transportation Commission Chair Lampe allowed that affordable housing is a huge issue that transcends a number of lines.

Planning Commission Chair Laing stressed the need for the document to be aspirational. Implementation occurs at an entirely different level, so the snapshot the Comprehensive Plan represents needs to be purposely somewhat out of focus. The plan represents a very solid roadmap for the city to follow going forward.

Arts Commission Chair Jackson said the Commission spends a lot of time thinking about neighborhood art projects as well getting art along transportation rights-of-way. Getting it going in both directions is an exciting idea. There is a need to make every area of the city livable, both by having green space and by providing art.

7. CLOSING COMMENTS

Councilmember Robertson said she was a member of the Planning Commission the last time the Comprehensive Plan was updated. She said the discussion at her table included a focus on how the document will be used and how to make sure what is aspirational will come to pass. Once the document is approved by the Council, the work of implementation will begin. That will involve amending the codes to be consistent with the Comprehensive Plan. Hopefully all of the boards and commissions will be invited to weigh in on that process. She said the forum generated a great deal of energy and sharing and is something that should be scheduled at least annually.

9. ADJOURN

The meeting was adjourned at 8:36 p.m.

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

March 4, 2015 | Bellevue City Hall
6:00 p.m. | City Council Conference Room 1E-113

COMMISSIONERS PRESENT:	Chair Laing, Commissioners Carlson, Hamlin, Hilhorst, Tebelius, deVadoss, Walter
COMMISSIONERS ABSENT:	None
STAFF PRESENT:	Paul Inghram, Department of Planning and Community Development
COUNCIL LIAISON:	Councilmember Stokes
GUEST SPEAKERS:	None
RECORDING SECRETARY:	Gerry Lindsay

EXECUTIVE SESSION

The meeting was called to order at 6:04 p.m. by Chair Laing for purposes of conducting an executive session to discuss potential litigation. The executive session ended at 6:32 p.m.

1. CALL TO ORDER

The regular meeting was called to order at 6:34 p.m. by Chair Laing who presided.

2. ROLL CALL

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

3. PUBLIC COMMENT

Mr. Peter Maxim, 12405 NE 2nd Street, said his property abuts Wilburton Hill Park. He said starting about 25 years ago people who lived along the NE 2nd Street and 128th Avenue NE used to have lots of ivy in their yards as a ground cover. They often threw their trimmings into the park. Now there is about ten acres of ivy growing in the park. Ivy is an allopathic material, which means its root system kills other plants. The parks department about five years ago made attempts to have some of the ivy removed but they have not pulled the ivy out by the roots, which means it has all grown back. The ivy has killed most of the groundcover plants in the park, which has caused most of the birds to leave and the animals to have nothing to eat. The Commission was urged to add money to the maintenance and operations budget for parks so the ivy can be removed before it takes over the rest of the park.

Chair Laing suggested the issue should be brought to the City Council's attention as well as to

the attention of the city manager.

Answering a question asked by Commissioner Carlson, Mr. Maxim said the parks department has a policy against the use of herbicides. Unfortunately, to truly get rid of the ivy they are going to have to resort to their use.

4. APPROVAL OF AGENDA

A motion to amend the agenda by striking item 8 and to approve the agenda as amended was made by Commissioner Hilhorst. The motion was seconded by Commissioner Tebelius and it carried unanimously.

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

6. STAFF REPORTS - None

7. PUBLIC HEARING: Comprehensive Plan Update

Comprehensive Planning Manager Paul Inghram explained that the Comprehensive Plan is a single document that pulls together many of the city's different planning efforts and creates a coherent strategy for how to manage change and growth over the next 20 years. It is an important tool that guides decision making. The process of updating the document has been going on for the last two years and concerted effort has been put into reaching out to the public for input.

Mr. Inghram said the Comprehensive Plan was last updated in 2004. Since then many things have changed in the downtown, in various neighborhoods, and in the city's commercial areas. The proposed update to the plan takes all of that into account. Some key structural changes to the plan are proposed, including a reworking of the vision statement in line with the adoption of a vision by the Council. The draft document updates and refines the city's growth strategy to take into account growth in the downtown as well as in the Bel-Red and Eastgate corridors. One significant change to the document is the inclusion of a new element focused on neighborhoods to provide a single place to address neighborhood issues. The policies in the various elements of the Comprehensive Plan were worked on by the cities six different boards and commissions; in all over the last two years there have been some 60 meetings focused on the update work.

Under the plan, the majority of growth in the city will occur in the downtown, with the next largest amount of growth occurring in the Bel-Red corridor. Very little change is anticipated to occur in the single family areas, which is in line with the policies aimed at protecting and maintaining single family. The land use map will remain largely unchanged, so the update work, while significant, does not represent a significant change relative to zoning. It does: provide more support for economic development; adds a new education subsection that recognizes the value schools have in the community; includes a new neighborhoods element that provides support for updating the subarea plans that allow neighborhoods to do planning at the local level; includes updated human services policies; and includes updated policies regarding housing that relate to housing affordability and the need for student housing options, particularly around Bellevue College.

The update rolls in changes that were developed by a citizen advisory committee for the

Eastgate/I-90 corridor that includes a number of changes to the Eastgate commercial area. There is no proposal to extend office into residential areas. The proposal does talk about changes to the office corridor to allow for a greater mix of uses and to encourage redevelopment, particularly in the area to the south of Bellevue College and north of the freeway.

A number of refinements are made in the proposal to the Transportation Element to address overall mobility. The changes include consolidation of four different subsections about transit and five different transportation project lists.

One of the significant changes in the Capital Facilities Element is the attempt to include links to the city's various functional plans for water, sewer, and parks.

The two most talked about items related to the Utilities Element have been internet access and better mitigation of overhead power and telecommunication lines, with a preference for undergrounding.

A number of policy amendments are proposed for the Parks, Recreation and Open Space Element. One issue addressed is how to keep the city green while accommodating additional growth. Tree canopy and habitat restoration are both addressed in the policies.

The plan also addresses arts and culture. It continues some of the policies that are supportive of public art but it also looks at the need for arts facilities and provides support for a performing arts center.

Mr. Inghram said a number of comments from the public had been received from the online open house, the joint boards and commission meeting, and the neighborhood leadership gathering. He provided the Commissioners with written copies of the comments received to date. The comments highlighted a continued interest in undergrounding utility lines throughout the city; the need to address housing affordability; an interest in art as a city concept but also in the neighborhoods; making use of opportunities; continuing to acquire land for parks and open space; concerns about dealing with the impacts that come along with accommodating growth; ways to support neighborhoods; the need to preserve and increase the city's tree canopy; and the need to address safety and crime. At the recent East Bellevue Community Council there were comments made about traffic and walkability within neighborhoods; access to transit; tree protection; and concerns about single family room rentals. The online open house generated a comment in support of a National Hockey League team in Bellevue. Others advocated for creating a bicycle facility in the Eastside rail corridor; the need to improve mobility for those in wheelchairs; the BR-MO zone in Bel-Red and the FAR levels; concerns about the potential development of the Unigard site in Sherwood Forest; support for zoning changes for the Eastgate RV site; and support for changing the downtown southern boundary.

Motion to open the public hearing was made by Commissioner Tebelius. Second was by Commissioner Hilhorst and the motion carried unanimously.

P.1 Ms. Ellen Hegenauer , 15980 NE 8th Street, spoke as director of Harrington House, a transitional housing program for women who are pregnant or parenting. She thanked the Commission for the hard work put into updating the Comprehensive Plan and for including affordable housing policies in the plan. The draft Housing Element, however, does not do enough to address Bellevue's affordable housing needs and obligations. One of the best ways to address and prevent homelessness is to ensure affordable housing is available, especially for low- and

moderate-income families.

P.2 Ms. Agnes (last name not given), 15980 NE 8th Street, spoke as a case manager for Harrington House. She stressed the need for and importance of having affordable housing. She said she works with some amazing women who have amazing children who have invested a great deal of time and effort in stabilizing their families. They are connected with and work in the community, and many of them go to school and are otherwise engaged in the city. For all their hard work and effort, however, they cannot afford to live in the city. Affordable housing needs to be available for all such families.

P.3 Ms. Rebecca Bailey, 15980 NE 8th Street, said she works as a life skills coordinator at Harrington House. She said the women in the program work hard and make progress integrating into the Bellevue area while in the program, only to find when they are ready to leave there is no housing they can afford. The wait lists for affordable housing is up to ten years long, which means they must move to some other city. Often the commute from their new home is too far from Bellevue.

P.4 Ms. Alisa Batos, a Harrington House resident, agreed with the previous speakers. She said the women residents plan their lives around Bellevue and once they meet with success find they must move to some other city because of a lack of affordable housing. Bellevue is a great community and most would prefer to stay in the city.

P.5 Ms. M. Fraser , also a resident at Harrington House, said she moved to Washington from Louisiana after Hurricane Katrina to do contract work at Microsoft. She said she soon came to realize how great Bellevue is. She said two years ago she went through an ordeal that left her both a single mother and homeless. That brought her to Harrington House and back to Bellevue. If Bellevue will seek to invest in those like the residents of Harrington House, their children will invest in the future of Bellevue.

Commissioner Carlson said he is familiar with the work of Harrington House. He asked how many women and children have been helped over the years. Ms. Ellen Hegenauer said more than 350 have been served in the nine shared living units operated by Harrington House.

P.6 Mr. Todd Woosley with Hal Woosley Properties, PO Box 3325, spoke on behalf of the Kramer family, owners of the Eastgate RV Park. He said the family would like to transition their property from what is becoming an obsolete use to a use that will provide more housing. He spoke in support of the policies, particularly those recommended by the Eastgate/I-90 CAC. The proposed policies will allow for moving forward with a zoning action to effect a housing opportunity.

P.7 Mr. Ross Klinger with Kidder Mathews, 500 108th Avenue NE, Suite 2400, spoke representing owners of the Trailer Inns RV Park and voiced his support for the recommendations of the Eastgate/I-90 CAC. The policies when translated into a zoning action will increase the supply of housing in the area; will accommodate growth; will support a greater variety of retail businesses at places such as Eastgate Plaza; will provide rental housing close to Bellevue College; will provide for a buffer between established single family neighborhoods and I-90; and will create a better jobs/housing balance in the Eastgate subarea.

P.8 Ms. Osha Morningstar, 10022 Meydenbauer Way SE, #315, said her home is right across the street from the yacht club. She said equity and inclusion should be part of everything Bellevue

does. She said she holds a Section 8 voucher from the King County Housing Authority and was not able to find a place to live in Bellevue until able to increase the voucher by $300, something that took a great deal of time and effort. She said she lived in a tax credit building in Auburn after moving to Western Washington from Eastern Washington. There were often fights outside the apartment and it was not safe to go out at night. Having buildings dedicated to low-income housing is not preferable to having low-income residents integrated into the community. Housing that qualifies as affordable under the HUD definition is often too expensive for low-income residents to afford. In planning new districts, such as the Spring District, careful consideration should be given to the unintended consequence of rising rents in an area that used to be affordable. The city should also do a better job of advertising its meetings, programs and services. With regard to sustainability, she suggested Bellevue should make composting mandatory like Seattle does; there are no recycling bins on the streets in the downtown. She also spoke against allowing Puget Sound Energy to cut down 295 trees to accommodate a new power substation. Mature trees decrease carbon by 70 percent over what juvenile trees can do. Consideration should also be given to allowing social service agencies to locate in the downtown.

P.9 Ms. Nancy Qualley, 16231 NE 2nd Street, addressed the topic of affordable housing. She said the city certainly is not where it needs to be. She shared a situation in her family involving a member who got divorced and had medical issues. It took him six months to receive some financial and medical assistance, after which he was ready to be out on his own, but not in Bellevue because of the cost of housing. He ultimately moved to Dayton, Ohio. It should be taken into consideration that the need in Bellevue is much higher than what is available.

P.10 Ms. Rachel Voelkle, 10604 NE 38th Place, Suite 215, Kirkland, spoke as the operations coordinator for Imagine Housing. She said the affordable housing non-profit develops affordable housing and supports the residents with supportive services. Currently the organization is providing housing for 485 families on 13 properties in east King County, three of which are in Bellevue. She said everyone should have the opportunity to live in a safe, healthy and affordable home. Because Heather, a single mother of two, found living quarters through Imagine Housing, she is able to live close to her work and is able to spend more time with her family. The Velocity project was opened in September 2014 thanks in part to a partnership with Bellevue and Kirkland. The project has 44 parking spots for the 58 units, but currently only 38 of the parking spots are occupied, due in large part to the fact that the project is located near a park and ride facility. Where it is possible to build intentional affordable housing units near growth areas that include transit centers, the result can be fewer cars on the road and less congestion. According to the 2014 Washington State Department of Transportation corridor capacity report, it costs each person commuting into Bellevue up to $2500 per year in commute congestion costs when wasted time and gas are factored in. That statistic could be alleviated by providing affordable housing in the city, giving individuals and families the opportunity to live close to where they work. The Commission was thanked for including affordable housing policies in the updated Comprehensive Plan, but more work is needed to see affordable housing located in the downtown and in areas planned for housing growth.

Chair Laing noted that several in the audience agreed with the testimony.

Mr. Bob Knox noted his support for the comments made by the previous speaker.

P.11 Mr. Warren Halvorson, 13701 NE 32nd Place, spoke representing himself as well as a committee of neighbors from Bridle Trails, Somerset, Woodridge, Newcastle, Lake Lanes and the Coalition

of Eastside Neighborhoods for Sensible Energy. He submitted to the Commission recommended changes to the Comprehensive Plan policies relating to non city-managed utilities. The policy language needs to take into account the facts that electricity is essential to the health of the city; significant changes are occurring in the electrical industry; vibrant and distinct neighborhoods need to adapt to change but also need to be protected; and the need to preserve Bellevue as a city in a park. He pointed out that most of the 14 recommended language changes involve only a single word.

P.12 Mr. Norm Hanson, 3851 136th Avenue NE, said over the years he has worked with many different neighborhoods on electrical infrastructure and out of service times. He said he was encouraged by the vision in the Comprehensive Plan. A vision that many of the city's older neighborhoods have is to see their overhead utility lines undergrounded. The Comprehensive Plan should include support for the undergrounding of electrical distribution and transmission lines. Washington D.C. and San Diego are both currently involved in undergrounding their electrical transmission lines. Having such policy language would provide a base of support for the city to work with providers.

Chair Laing noted that several in the audience agreed with the testimony.

Commissioner Tebelius asked if the proposed new transmission line through Bellevue should be undergrounded. Mr. Hanson said New Jersey is currently undergrounding 18 miles of a 230kv transmission line, proving that it is not impossible. A longer one goes through Vermont. The city has done a great job in building the downtown, which has nine redundant circuits and no substations; the same vision should be applied throughout the city.

P.13 Ms. Becky Lewis, 16552 SE 19th Street, said Bellevue prides itself on being diverse. In order to really be diverse, more affordable housing is needed. The Spring District would be an ideal location for affordable housing, but Wright Runstad is going to be allowed to pay a fee instead of putting in affordable housing. The Comprehensive Plan should have policies with teeth. They should call for using best practices in order to get affordable housing in all the right places.

Chair Laing noted that several in the audience agreed with the testimony.

P.14 Mr. Chris Rossman, 10360 Main Street, spoke on behalf of the Wolf Company which is currently in the process of developing a mixed use building with approximately 350 housing units at the corner of Main Street and Bellevue Way. He said in addition to market-rate multifamily housing, the Wolf Company also develops moderate-income senior housing and affordable housing throughout the West Coast. The Eastside market has been identified as having a need for both housing types. He voiced support for looking at areas in the city outside the downtown core to provide residential density.

Commissioner Carlson commented that everyone would like to see more housing available for low- and moderate-income people. There certainly are concerns about grown children being able to afford to live in the city they were raised in. He asked Mr. Rossman what he would suggest the city should do to help make more such housing happen. Mr. Rossman said affordability is not unique to Bellevue or even the Puget Sound region. The fact is the economics are challenging to anything beyond maximizing a return for investment. Everything from the cost of land to the cost of development, and several things not controlled by the development community, goes into the mix and determines what housing will cost. Success has been found in developing affordable housing through partnering with communities and/or large stakeholders

within a community to help subsidize the costs. Seattle uses the multifamily tax exemption program to target more moderate-rate housing in exchange for a tax exemption over a 12-year period. The program appears to be the best win-win option. Regulatory requirements relative to building and zoning codes do not have a big impact, but the cost of permits and impact fees certainly do.

Commissioner Hilhorst asked what do stakeholders look for. Mr. Rossman used the Bay Area as an example and said the large tech companies located in what is essentially a suburban location have changed the dynamics of the neighborhoods. Unfortunately, because of the economics behind the companies and the salaries they pay, people not affiliated with those companies have a very hard time living in the community. What Wolf Company and other developers have done is to work with large corporations to help create various alternative housing options based on the notion that those very corporations are the ones that helped to create the affordability gap. There are tax credits and exemptions used as well.

Commissioner Walter asked if there are any government grants available for the construction of affordable housing. Mr. Rossman said the affordable housing product Wolf Company offers is not a tax credit product and the company does not seek government grants. Incentives offered to developers, such as tax credits and exemptions, yield the same results.

Commissioner Tebelius allowed that the cost of land on the Eastside is quite high and is in limited supply. Mr. Rossman said the dynamics of housing density and the costs to build housing is always reflective of the macro economic impacts. Land is cheaper in Phoenix and it costs less to develop there, but the revenues generated from the users of the development is less as well. In the end, the economics are not much different. In the current development cycle on the Eastside, however, the cost of the land does not support any use the Wolf Company develops outside of market-rate housing.

P.15 Ms. Alicia Campo, 11018 NE 11th Street, spoke representing Downtown Action to Safe Housing, a non-profit affordable housing developer. She said those who work in Bellevue should have the option of living in Bellevue. The significant job growth projected for the next 15 years covers a variety of income levels. It will be critical to create a housing strategy plan that supports affordable housing throughout the city. It is concerning that the Commission has rejected many of the housing policies suggested by staff and housing advocates. The city's affordable housing policies should be strengthened by creating a housing strategy plan, reconsidering some of the housing policies suggested by the staff and housing advocates, and partnering with ARCH and member cities to implement a new dedicated revenue source to increase public funding for the ARCH housing trust fund. The city should take advantage of the effective housing tools other cities have employed to ensure that current and future workers in Bellevue will have the option of living in Bellevue.

P.16 Ms. Rae Levine, 700 108th Avenue NE, spoke as the interim executive director for Sophia Way, a Bellevue-based organization that works to help women move from homelessness to independence through the provision of shelter, lifeskills training and supportive services. Sophia Way operates a 21-bed supportive shelter operated at St. Luke's Lutheran Church on Bellevue Way, a transitional communal house hosted by the East Shore Unitarian Church in Bellevue, and is involved with the Eastside emergency winter shelter for women and children. The agency supports woman housed in market-rate units as well. She said she is often asked if there are really homeless women in Bellevue. While they are not openly visible, there are homeless women in Bellevue who are even as old as 70. There are also homeless children living in

Bellevue. The winter shelter during the current winter season has seen an uptick in the number of families in need of shelter. People are most often homeless because they cannot afford housing. Many have incomes because they work but still they cannot afford housing. Everyone should have the opportunity to live in a safe, healthy and affordable home. The draft Housing Element talks about affordable housing, but the policy language could be strengthened by adding specifics. A plan for the city's share of very low- as well as moderate-income housing should be included. There should be a commitment to implement a range of development incentives to help promote affordable housing. Steps need to be taken to increase the amount of funding available for affordable housing. The direction nationally for providing services and helping people who are experiencing homelessness move toward independence is toward providing housing first and services second. Everyone from the federal government to local jurisdictions and human services agencies are embracing the approach. The new direction will not be successful, however, unless there is more housing available.

Chair Laing noted a dozen or so hands raised in support of the comments.

Commissioner Walter asked if affordable housing units should be congregated around transit or interspersed throughout the city. Ms. Levine said being close to transit is very important. Low-income housing that is congregated into a single area makes the residents stand out; it is better to have units spread out. While there is general support for moderate-income housing, the real need lies is for low- and very low-income housing.

P.17 Ms. Mickie Larrimer, 4053 149th Avenue SE, spoke in favor of integrating affordable housing into neighborhoods. She said the Eastgate is home to residents from a variety of incomes and the community is benefited as a result.

P.18 Ms. Karen Tennyson, 12617 NE 87th Place, Kirkland, said formerly served on the Planning Commission in Kirkland and as chair of ARCH and currently serves on the board of the Housing Alliance. She said ending homelessness and providing affordable housing is her passion. The King County Ten-Year Plan to End Homelessness has reached its tenth anniversary, and ironically there are now more homeless in the county than when the plan was launched. The cities on the east side of Lake Washington have often worked together to achieve goals that would have been impossible if taken on alone. Efforts should be put into working together to develop a permanent funding source for affordable housing for the Eastside. Bellevue should follow the lead of Redmond, Issaquah and Kirkland, each of which has mandatory affordable housing regulations in their plans. It is the only way to truly get affordable housing. Kirkland has mandatory affordable housing in every apartment building in the downtown. People spend their money where they live, not where they work, so it makes economic sense to provide housing in Bellevue for people who work in Bellevue. Everyone benefits when everyone benefits.

Chair Laing noted about a dozen hands were raised in support of the comments.

P.19 Ms. Kristi Becker, 10116 SE 6th Street, spoke as associate director of housing and case management for Hopelink. She added her support to the statement made earlier that everyone should have the opportunity to live in a safe, healthy and affordable home. Over the past few years Bellevue's diversity has been increasing and the needs for low-income neighbors have been growing. There has also been an increase in the number of families struggling to locate affordable housing in Bellevue and east King County. Families are often having to pay a high percentage of their income for rent, leaving very little for basic needs. The waiting lists for

affordable housing are often over two years. Many working families that are exiting the homeless housing units offered by Hopelink are unable to locate affordable housing in the community in which they live and where their children go to school; they are often forced to relocate, and the result can be instability in the household. Bellevue has been a good partner in helping Hopelink serve low-income families in Bellevue. Hopelink provides food, housing, emergency financial assistance, heating assistance, employment services and education. The package of services is designed to help people stabilize whatever crises they have experienced and to help them build the tools and skills they need to finally exit poverty. Affordable housing is a key factor to their success. The Commission was asked to strengthen the affordable housing policies in the draft Housing Element, to plan for the city's regional share of very low-, low- and moderate-income housing, and to commit to implementing a wide range of development incentives for low- and moderate-income housing.

Commissioner Tebelius asked what qualifies as an affordable rent for a low-income family. Ms. Becker said the range for those earning 30 to 60 percent of area median income is between $445 and $950 per month.

Chair Laing noted several hands were raised in support of the comments made.

P.20 Mr. Wade Johns, 6652 Lakeshore Drive, Dallas, Texas, spoke representing Alamo Manhattan which is developing a project at 106th Avenue NE and Main Street. He said the firm shares in the vision of the pedestrian corridor that will run from old Bellevue down Main Street to 112th Avenue NE. The firm has the immediately adjacent Par 5 site under contract as well. There are some ambiguities as to where exactly the zoning lines are that cross the Par 5 site. The solution outlined in the recommendation of the staff should be approved. He also agreed that affordable housing is important and progressive cities around the nation, including Portland, Oregon, are finding ways to address the need. Bellevue should reach out to those cities to see what they are doing.

Chair Laing said several hands were raised in support of Mr. Johns' comments.

P.21 Ms. Kayla Schott-Bresler, 1402 3rd Avenue, Seattle, spoke on behalf of the Housing Development Consortium of King County. On the question of whether it is better to have affordable housing units in individual developments or integrated throughout the community, she suggested the answer is both/and rather than either/or. Neither solution will address the problem entirely. Many non-profits are doing a great job of providing affordable housing units in developments such as Velocity, but there is room for mixed-income developments in places where developers can help contribute to solving the affordable housing needs of the community. There is clearly a need for affordable housing in Bellevue as well as in other Puget Sound cities, and there is also an interest in tackling the problem. There are already many tools available for use, and much will depend on the degree to which the city commits to using those tools. ARCH and the city staff have done a good job of laying out the tools for the Commission. She added that she and the representatives of other organizations focusing on the affordable housing topic are anxious to hear the Commission's discussion.

Chair Laing clarified that the Commission will begin its deliberations on March 11 and will continue them either March 18 or March 25.

P.22 Ms. Leslie Schofield, 3030 Bellevue Way, spoke representing St. Luke's Lutheran Church. She said the church houses the Sophia Way day center and residential center, hosts Congregations for

the Homeless, and has hosted tent city twice. The church sees homelessness every day. The Commission was urged to do low-income and affordable housing.

Chair Laing noted several hands were raised in support of the comments.

P.23 Mr. Bob Stanberry, 3030 Bellevue Way, also spoke representing St. Luke's Lutheran Church. He highlighted the need for affordable housing in the community. He said Bellevue could become a leader and show King County, the state and the nation how to provide housing for everyone.

Chair Laing noted that several hands were raised in support of the comments.

P.24 Ms. Michelle Wannamaker, 4045 149th Avenue SE, said she had come to comment on allowing office to encroach on the single family homes to the south of I-90 in the Eastgate area, but was happy to learn that would not in fact be the case. She asked, however, about the boundaries for the Eastgate subarea.

Mr. Inghram explained that the boundaries that are currently in existence define the Eastgate subarea as well as the Southeast Bellevue subarea. He said there is a proposal on the table to change the boundaries to reflect boundaries based on schools and other aspects.

Ms. Wannamaker commented that overall the draft Comprehensive Plan is a very well written document and represents a great deal of time, thought and effort. She thanked the Commissioners for their work.

P.25 Ms. Loretta Lopez spoke as president of the Bridle Trails Community Club. With respect to the citizen engagement section, she stressed that inviting citizens to participate in all aspects of government is a bedrock of Bellevue. There is a clear need to make that known. With regard to the neighborhood goals and policies, she stressed the importance of ensuring police, fire and emergency services provide high levels of public safety. She questioned how policy N-11 will work with the housing policy HO-16 which allows for attached and detached accessory dwelling units in single family districts where consistent with neighborhood subarea plans. The fact is most neighborhood subarea plans do not address detached accessory dwelling units, so some clarification should be added. The position of the Bridle Trails Community Club relative to detached accessory dwelling units is that they are in effect a zoning change from single family to multifamily without notice. Policy HO-X-4 speaks to allowing seniors to stay in their homes and neighborhoods is a very good idea, one that can be accomplished by policy HO-16 through allowing attached accessory dwelling units.

Answering a question asked by Ms. Lopez, Chair Laing explained that the Commission will continue to take comment from the public for as long as its deliberations continue, which is at least until March 18.

P.26 Mr. James McEachran, 15029 SE 47th Street, said he serves as chair of the Human Services Commission. He stressed that in everything the city does, human services is key to the ultimate success. Speaking personally, he said it was very rewarding to see the success Imagine Housing has met with.

Chair Laing noted that several hands were raised in support of the comments made.

P.27 Mr. Faisal Jaswal, 4452 Factoria Boulevard, said he serves as assistant dean of student programs for Bellevue College. He thanked the Commissioners and the city for being a valid and robust partner with Bellevue College. The work of the Commission is needed and is being well received. He said he works with countless numbers of students who are homeless in conjunction with community partners that work to provide shelter and housing. The hope is that the city will maintain a robust stance in terms of policies and actions in support of building a future that will support the type of community everyone wants to see in the future.

Chair Laing noted there were many hands raised in support of the comments.

P.28 Mr. Bob Knox, housing development project manager for Imagine Housing, stressed the need for land use policies and designations that will allow development to take place in the neighborhoods where land acquisition costs are less. Additionally, allowing for exemption from impact mitigation fees related to utilities and utilizing the tax exempt programs can significantly reduce the cost of developing affordable housing. There are federal tax credit programs available, but access to grant dollars is at the state level rather than the federal level; funding is limited and the process is very competitive.

Motion to close the public hearing was made by Commissioner Hamlin. Second was by Commissioner Hilhorst and the motion carried unanimously.

8. OTHER BUSINESS - None

9. PUBLIC COMMENT - None

10. ADJOURN

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

Chair Laing adjourned the meeting at 8:25 p.m.

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

March 4, 2015 | Bellevue City Hall
6:00 p.m. | City Council Conference Room 1E-113

COMMISSIONERS PRESENT:	Chair Laing, Commissioners Carlson, Hamlin, Hilhorst, Tebelius, deVadoss, Walter
COMMISSIONERS ABSENT:	None
STAFF PRESENT:	Paul Inghram, Department of Planning and Community Development
COUNCIL LIAISON:	Councilmember Stokes
GUEST SPEAKERS:	None
RECORDING SECRETARY:	Gerry Lindsay

EXECUTIVE SESSION

The meeting was called to order at 6:04 p.m. by Chair Laing for purposes of conducting an executive session to discuss potential litigation. The executive session ended at 6:32 p.m.

1. CALL TO ORDER

The regular meeting was called to order at 6:34 p.m. by Chair Laing who presided.

2. ROLL CALL

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

3. PUBLIC COMMENT

Mr. Peter Maxim, 12405 NE 2nd Street, said his property abuts Wilburton Hill Park. He said starting about 25 years ago people who lived along the NE 2nd Street and 128th Avenue NE used to have lots of ivy in their yards as a ground cover. They often threw their trimmings into the park. Now there is about ten acres of ivy growing in the park. Ivy is an allopathic material, which means its root system kills other plants. The parks department about five years ago made attempts to have some of the ivy removed but they have not pulled the ivy out by the roots, which means it has all grown back. The ivy has killed most of the groundcover plants in the park, which has caused most of the birds to leave and the animals to have nothing to eat. The Commission was urged to add money to the maintenance and operations budget for parks so the ivy can be removed before it takes over the rest of the park.

Chair Laing suggested the issue should be brought to the City Council's attention as well as to

the attention of the city manager.

Answering a question asked by Commissioner Carlson, Mr. Maxim said the parks department has a policy against the use of herbicides. Unfortunately, to truly get rid of the ivy they are going to have to resort to their use.

4. APPROVAL OF AGENDA

A motion to amend the agenda by striking item 8 and to approve the agenda as amended was made by Commissioner Hilhorst. The motion was seconded by Commissioner Tebelius and it carried unanimously.

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

6. STAFF REPORTS - None

7. PUBLIC HEARING: Comprehensive Plan Update

Comprehensive Planning Manager Paul Inghram explained that the Comprehensive Plan is a single document that pulls together many of the city's different planning efforts and creates a coherent strategy for how to manage change and growth over the next 20 years. It is an important tool that guides decision making. The process of updating the document has been going on for the last two years and concerted effort has been put into reaching out to the public for input.

Mr. Inghram said the Comprehensive Plan was last updated in 2004. Since then many things have changed in the downtown, in various neighborhoods, and in the city's commercial areas. The proposed update to the plan takes all of that into account. Some key structural changes to the plan are proposed, including a reworking of the vision statement in line with the adoption of a vision by the Council. The draft document updates and refines the city's growth strategy to take into account growth in the downtown as well as in the Bel-Red and Eastgate corridors. One significant change to the document is the inclusion of a new element focused on neighborhoods to provide a single place to address neighborhood issues. The policies in the various elements of the Comprehensive Plan were worked on by the cities six different boards and commissions; in all over the last two years there have been some 60 meetings focused on the update work.

Under the plan, the majority of growth in the city will occur in the downtown, with the next largest amount of growth occurring in the Bel-Red corridor. Very little change is anticipated to occur in the single family areas, which is in line with the policies aimed at protecting and maintaining single family. The land use map will remain largely unchanged, so the update work, while significant, does not represent a significant change relative to zoning. It does: provide more support for economic development; adds a new education subsection that recognizes the value schools have in the community; includes a new neighborhoods element that provides support for updating the subarea plans that allow neighborhoods to do planning at the local level; includes updated human services policies; and includes updated policies regarding housing that relate to housing affordability and the need for student housing options, particularly around Bellevue College.

The update rolls in changes that were developed by a citizen advisory committee for the

Eastgate/I-90 corridor that includes a number of changes to the Eastgate commercial area. There is no proposal to extend office into residential areas. The proposal does talk about changes to the office corridor to allow for a greater mix of uses and to encourage redevelopment, particularly in the area to the south of Bellevue College and north of the freeway.

A number of refinements are made in the proposal to the Transportation Element to address overall mobility. The changes include consolidation of four different subsections about transit and five different transportation project lists.

One of the significant changes in the Capital Facilities Element is the attempt to include links to the city's various functional plans for water, sewer, and parks.

The two most talked about items related to the Utilities Element have been internet access and better mitigation of overhead power and telecommunication lines, with a preference for undergrounding.

A number of policy amendments are proposed for the Parks, Recreation and Open Space Element. One issue addressed is how to keep the city green while accommodating additional growth. Tree canopy and habitat restoration are both addressed in the policies.

The plan also addresses arts and culture. It continues some of the policies that are supportive of public art but it also looks at the need for arts facilities and provides support for a performing arts center.

Mr. Inghram said a number of comments from the public had been received from the online open house, the joint boards and commission meeting, and the neighborhood leadership gathering. He provided the Commissioners with written copies of the comments received to date. The comments highlighted a continued interest in undergrounding utility lines throughout the city; the need to address housing affordability; an interest in art as a city concept but also in the neighborhoods; making use of opportunities; continuing to acquire land for parks and open space; concerns about dealing with the impacts that come along with accommodating growth; ways to support neighborhoods; the need to preserve and increase the city's tree canopy; and the need to address safety and crime. At the recent East Bellevue Community Council there were comments made about traffic and walkability within neighborhoods; access to transit; tree protection; and concerns about single family room rentals. The online open house generated a comment in support of a National Hockey League team in Bellevue. Others advocated for creating a bicycle facility in the Eastside rail corridor; the need to improve mobility for those in wheelchairs; the BR-MO zone in Bel-Red and the FAR levels; concerns about the potential development of the Unigard site in Sherwood Forest; support for zoning changes for the Eastgate RV site; and support for changing the downtown southern boundary.

Motion to open the public hearing was made by Commissioner Tebelius. Second was by Commissioner Hilhorst and the motion carried unanimously.

P.1 Ms. Ellen Hegenauer , 15980 NE 8th Street, spoke as director of Harrington House, a transitional housing program for women who are pregnant or parenting. She thanked the Commission for the hard work put into updating the Comprehensive Plan and for including affordable housing policies in the plan. The draft Housing Element, however, does not do enough to address Bellevue's affordable housing needs and obligations. One of the best ways to address and prevent homelessness is to ensure affordable housing is available, especially for low- and

moderate-income families.

P.2 Ms. Agnes (last name not given), 15980 NE 8th Street, spoke as a case manager for Harrington House. She stressed the need for and importance of having affordable housing. She said she works with some amazing women who have amazing children who have invested a great deal of time and effort in stabilizing their families. They are connected with and work in the community, and many of them go to school and are otherwise engaged in the city. For all their hard work and effort, however, they cannot afford to live in the city. Affordable housing needs to be available for all such families.

P.3 Ms. Rebecca Bailey, 15980 NE 8th Street, said she works as a life skills coordinator at Harrington House. She said the women in the program work hard and make progress integrating into the Bellevue area while in the program, only to find when they are ready to leave there is no housing they can afford. The wait lists for affordable housing is up to ten years long, which means they must move to some other city. Often the commute from their new home is too far from Bellevue.

P.4 Ms. Alisa Batos, a Harrington House resident, agreed with the previous speakers. She said the women residents plan their lives around Bellevue and once they meet with success find they must move to some other city because of a lack of affordable housing. Bellevue is a great community and most would prefer to stay in the city.

P.5 Ms. M. Fraser , also a resident at Harrington House, said she moved to Washington from Louisiana after Hurricane Katrina to do contract work at Microsoft. She said she soon came to realize how great Bellevue is. She said two years ago she went through an ordeal that left her both a single mother and homeless. That brought her to Harrington House and back to Bellevue. If Bellevue will seek to invest in those like the residents of Harrington House, their children will invest in the future of Bellevue.

Commissioner Carlson said he is familiar with the work of Harrington House. He asked how many women and children have been helped over the years. Ms. Ellen Hegenauer said more than 350 have been served in the nine shared living units operated by Harrington House.

P.6 Mr. Todd Woosley with Hal Woosley Properties, PO Box 3325, spoke on behalf of the Kramer family, owners of the Eastgate RV Park. He said the family would like to transition their property from what is becoming an obsolete use to a use that will provide more housing. He spoke in support of the policies, particularly those recommended by the Eastgate/I-90 CAC. The proposed policies will allow for moving forward with a zoning action to effect a housing opportunity.

P.7 Mr. Ross Klinger with Kidder Mathews, 500 108th Avenue NE, Suite 2400, spoke representing owners of the Trailer Inns RV Park and voiced his support for the recommendations of the Eastgate/I-90 CAC. The policies when translated into a zoning action will increase the supply of housing in the area; will accommodate growth; will support a greater variety of retail businesses at places such as Eastgate Plaza; will provide rental housing close to Bellevue College; will provide for a buffer between established single family neighborhoods and I-90; and will create a better jobs/housing balance in the Eastgate subarea.

P.8 Ms. Osha Morningstar, 10022 Meydenbauer Way SE, #315, said her home is right across the street from the yacht club. She said equity and inclusion should be part of everything Bellevue

does. She said she holds a Section 8 voucher from the King County Housing Authority and was not able to find a place to live in Bellevue until able to increase the voucher by $300, something that took a great deal of time and effort. She said she lived in a tax credit building in Auburn after moving to Western Washington from Eastern Washington. There were often fights outside the apartment and it was not safe to go out at night. Having buildings dedicated to low-income housing is not preferable to having low-income residents integrated into the community. Housing that qualifies as affordable under the HUD definition is often too expensive for low-income residents to afford. In planning new districts, such as the Spring District, careful consideration should be given to the unintended consequence of rising rents in an area that used to be affordable. The city should also do a better job of advertising its meetings, programs and services. With regard to sustainability, she suggested Bellevue should make composting mandatory like Seattle does; there are no recycling bins on the streets in the downtown. She also spoke against allowing Puget Sound Energy to cut down 295 trees to accommodate a new power substation. Mature trees decrease carbon by 70 percent over what juvenile trees can do. Consideration should also be given to allowing social service agencies to locate in the downtown.

P.9 Ms. Nancy Qualley, 16231 NE 2nd Street, addressed the topic of affordable housing. She said the city certainly is not where it needs to be. She shared a situation in her family involving a member who got divorced and had medical issues. It took him six months to receive some financial and medical assistance, after which he was ready to be out on his own, but not in Bellevue because of the cost of housing. He ultimately moved to Dayton, Ohio. It should be taken into consideration that the need in Bellevue is much higher than what is available.

P.10 Ms. Rachel Voelkle, 10604 NE 38th Place, Suite 215, Kirkland, spoke as the operations coordinator for Imagine Housing. She said the affordable housing non-profit develops affordable housing and supports the residents with supportive services. Currently the organization is providing housing for 485 families on 13 properties in east King County, three of which are in Bellevue. She said everyone should have the opportunity to live in a safe, healthy and affordable home. Because Heather, a single mother of two, found living quarters through Imagine Housing, she is able to live close to her work and is able to spend more time with her family. The Velocity project was opened in September 2014 thanks in part to a partnership with Bellevue and Kirkland. The project has 44 parking spots for the 58 units, but currently only 38 of the parking spots are occupied, due in large part to the fact that the project is located near a park and ride facility. Where it is possible to build intentional affordable housing units near growth areas that include transit centers, the result can be fewer cars on the road and less congestion. According to the 2014 Washington State Department of Transportation corridor capacity report, it costs each person commuting into Bellevue up to $2500 per year in commute congestion costs when wasted time and gas are factored in. That statistic could be alleviated by providing affordable housing in the city, giving individuals and families the opportunity to live close to where they work. The Commission was thanked for including affordable housing policies in the updated Comprehensive Plan, but more work is needed to see affordable housing located in the downtown and in areas planned for housing growth.

Chair Laing noted that several in the audience agreed with the testimony.

Mr. Bob Knox noted his support for the comments made by the previous speaker.

P.11 Mr. Warren Halvorson, 13701 NE 32nd Place, spoke representing himself as well as a committee of neighbors from Bridle Trails, Somerset, Woodridge, Newcastle, Lake Lanes and the Coalition

of Eastside Neighborhoods for Sensible Energy. He submitted to the Commission recommended changes to the Comprehensive Plan policies relating to non city-managed utilities. The policy language needs to take into account the facts that electricity is essential to the health of the city; significant changes are occurring in the electrical industry; vibrant and distinct neighborhoods need to adapt to change but also need to be protected; and the need to preserve Bellevue as a city in a park. He pointed out that most of the 14 recommended language changes involve only a single word.

P.12 Mr. Norm Hanson, 3851 136th Avenue NE, said over the years he has worked with many different neighborhoods on electrical infrastructure and out of service times. He said he was encouraged by the vision in the Comprehensive Plan. A vision that many of the city's older neighborhoods have is to see their overhead utility lines undergrounded. The Comprehensive Plan should include support for the undergrounding of electrical distribution and transmission lines. Washington D.C. and San Diego are both currently involved in undergrounding their electrical transmission lines. Having such policy language would provide a base of support for the city to work with providers.

Chair Laing noted that several in the audience agreed with the testimony.

Commissioner Tebelius asked if the proposed new transmission line through Bellevue should be undergrounded. Mr. Hanson said New Jersey is currently undergrounding 18 miles of a 230kv transmission line, proving that it is not impossible. A longer one goes through Vermont. The city has done a great job in building the downtown, which has nine redundant circuits and no substations; the same vision should be applied throughout the city.

P.13 Ms. Becky Lewis, 16552 SE 19th Street, said Bellevue prides itself on being diverse. In order to really be diverse, more affordable housing is needed. The Spring District would be an ideal location for affordable housing, but Wright Runstad is going to be allowed to pay a fee instead of putting in affordable housing. The Comprehensive Plan should have policies with teeth. They should call for using best practices in order to get affordable housing in all the right places.

Chair Laing noted that several in the audience agreed with the testimony.

P.14 Mr. Chris Rossman, 10360 Main Street, spoke on behalf of the Wolf Company which is currently in the process of developing a mixed use building with approximately 350 housing units at the corner of Main Street and Bellevue Way. He said in addition to market-rate multifamily housing, the Wolf Company also develops moderate-income senior housing and affordable housing throughout the West Coast. The Eastside market has been identified as having a need for both housing types. He voiced support for looking at areas in the city outside the downtown core to provide residential density.

Commissioner Carlson commented that everyone would like to see more housing available for low- and moderate-income people. There certainly are concerns about grown children being able to afford to live in the city they were raised in. He asked Mr. Rossman what he would suggest the city should do to help make more such housing happen. Mr. Rossman said affordability is not unique to Bellevue or even the Puget Sound region. The fact is the economics are challenging to anything beyond maximizing a return for investment. Everything from the cost of land to the cost of development, and several things not controlled by the development community, goes into the mix and determines what housing will cost. Success has been found in developing affordable housing through partnering with communities and/or large stakeholders

within a community to help subsidize the costs. Seattle uses the multifamily tax exemption program to target more moderate-rate housing in exchange for a tax exemption over a 12-year period. The program appears to be the best win-win option. Regulatory requirements relative to building and zoning codes do not have a big impact, but the cost of permits and impact fees certainly do.

Commissioner Hilhorst asked what do stakeholders look for. Mr. Rossman used the Bay Area as an example and said the large tech companies located in what is essentially a suburban location have changed the dynamics of the neighborhoods. Unfortunately, because of the economics behind the companies and the salaries they pay, people not affiliated with those companies have a very hard time living in the community. What Wolf Company and other developers have done is to work with large corporations to help create various alternative housing options based on the notion that those very corporations are the ones that helped to create the affordability gap. There are tax credits and exemptions used as well.

Commissioner Walter asked if there are any government grants available for the construction of affordable housing. Mr. Rossman said the affordable housing product Wolf Company offers is not a tax credit product and the company does not seek government grants. Incentives offered to developers, such as tax credits and exemptions, yield the same results.

Commissioner Tebelius allowed that the cost of land on the Eastside is quite high and is in limited supply. Mr. Rossman said the dynamics of housing density and the costs to build housing is always reflective of the macro economic impacts. Land is cheaper in Phoenix and it costs less to develop there, but the revenues generated from the users of the development is less as well. In the end, the economics are not much different. In the current development cycle on the Eastside, however, the cost of the land does not support any use the Wolf Company develops outside of market-rate housing.

P.15 Ms. Alicia Campo, 11018 NE 11th Street, spoke representing Downtown Action to Safe Housing, a non-profit affordable housing developer. She said those who work in Bellevue should have the option of living in Bellevue. The significant job growth projected for the next 15 years covers a variety of income levels. It will be critical to create a housing strategy plan that supports affordable housing throughout the city. It is concerning that the Commission has rejected many of the housing policies suggested by staff and housing advocates. The city's affordable housing policies should be strengthened by creating a housing strategy plan, reconsidering some of the housing policies suggested by the staff and housing advocates, and partnering with ARCH and member cities to implement a new dedicated revenue source to increase public funding for the ARCH housing trust fund. The city should take advantage of the effective housing tools other cities have employed to ensure that current and future workers in Bellevue will have the option of living in Bellevue.

P.16 Ms. Rae Levine, 700 108th Avenue NE, spoke as the interim executive director for Sophia Way, a Bellevue-based organization that works to help women move from homelessness to independence through the provision of shelter, lifeskills training and supportive services. Sophia Way operates a 21-bed supportive shelter operated at St. Luke's Lutheran Church on Bellevue Way, a transitional communal house hosted by the East Shore Unitarian Church in Bellevue, and is involved with the Eastside emergency winter shelter for women and children. The agency supports woman housed in market-rate units as well. She said she is often asked if there are really homeless women in Bellevue. While they are not openly visible, there are homeless women in Bellevue who are even as old as 70. There are also homeless children living in

Bellevue. The winter shelter during the current winter season has seen an uptick in the number of families in need of shelter. People are most often homeless because they cannot afford housing. Many have incomes because they work but still they cannot afford housing. Everyone should have the opportunity to live in a safe, healthy and affordable home. The draft Housing Element talks about affordable housing, but the policy language could be strengthened by adding specifics. A plan for the city's share of very low- as well as moderate-income housing should be included. There should be a commitment to implement a range of development incentives to help promote affordable housing. Steps need to be taken to increase the amount of funding available for affordable housing. The direction nationally for providing services and helping people who are experiencing homelessness move toward independence is toward providing housing first and services second. Everyone from the federal government to local jurisdictions and human services agencies are embracing the approach. The new direction will not be successful, however, unless there is more housing available.

Chair Laing noted a dozen or so hands raised in support of the comments.

Commissioner Walter asked if affordable housing units should be congregated around transit or interspersed throughout the city. Ms. Levine said being close to transit is very important. Low-income housing that is congregated into a single area makes the residents stand out; it is better to have units spread out. While there is general support for moderate-income housing, the real need lies is for low- and very low-income housing.

P.17 Ms. Mickie Larrimer, 4053 149th Avenue SE, spoke in favor of integrating affordable housing into neighborhoods. She said the Eastgate is home to residents from a variety of incomes and the community is benefited as a result.

P.18 Ms. Karen Tennyson, 12617 NE 87th Place, Kirkland, said formerly served on the Planning Commission in Kirkland and as chair of ARCH and currently serves on the board of the Housing Alliance. She said ending homelessness and providing affordable housing is her passion. The King County Ten-Year Plan to End Homelessness has reached its tenth anniversary, and ironically there are now more homeless in the county than when the plan was launched. The cities on the east side of Lake Washington have often worked together to achieve goals that would have been impossible if taken on alone. Efforts should be put into working together to develop a permanent funding source for affordable housing for the Eastside. Bellevue should follow the lead of Redmond, Issaquah and Kirkland, each of which has mandatory affordable housing regulations in their plans. It is the only way to truly get affordable housing. Kirkland has mandatory affordable housing in every apartment building in the downtown. People spend their money where they live, not where they work, so it makes economic sense to provide housing in Bellevue for people who work in Bellevue. Everyone benefits when everyone benefits.

Chair Laing noted about a dozen hands were raised in support of the comments.

P.19 Ms. Kristi Becker, 10116 SE 6th Street, spoke as associate director of housing and case management for Hopelink. She added her support to the statement made earlier that everyone should have the opportunity to live in a safe, healthy and affordable home. Over the past few years Bellevue's diversity has been increasing and the needs for low-income neighbors have been growing. There has also been an increase in the number of families struggling to locate affordable housing in Bellevue and east King County. Families are often having to pay a high percentage of their income for rent, leaving very little for basic needs. The waiting lists for

affordable housing are often over two years. Many working families that are exiting the homeless housing units offered by Hopelink are unable to locate affordable housing in the community in which they live and where their children go to school; they are often forced to relocate, and the result can be instability in the household. Bellevue has been a good partner in helping Hopelink serve low-income families in Bellevue. Hopelink provides food, housing, emergency financial assistance, heating assistance, employment services and education. The package of services is designed to help people stabilize whatever crises they have experienced and to help them build the tools and skills they need to finally exit poverty. Affordable housing is a key factor to their success. The Commission was asked to strengthen the affordable housing policies in the draft Housing Element, to plan for the city's regional share of very low-, low- and moderate-income housing, and to commit to implementing a wide range of development incentives for low- and moderate-income housing.

Commissioner Tebelius asked what qualifies as an affordable rent for a low-income family. Ms. Becker said the range for those earning 30 to 60 percent of area median income is between $445 and $950 per month.

Chair Laing noted several hands were raised in support of the comments made.

P.20 Mr. Wade Johns, 6652 Lakeshore Drive, Dallas, Texas, spoke representing Alamo Manhattan which is developing a project at 106th Avenue NE and Main Street. He said the firm shares in the vision of the pedestrian corridor that will run from old Bellevue down Main Street to 112th Avenue NE. The firm has the immediately adjacent Par 5 site under contract as well. There are some ambiguities as to where exactly the zoning lines are that cross the Par 5 site. The solution outlined in the recommendation of the staff should be approved. He also agreed that affordable housing is important and progressive cities around the nation, including Portland, Oregon, are finding ways to address the need. Bellevue should reach out to those cities to see what they are doing.

Chair Laing said several hands were raised in support of Mr. Johns' comments.

P.21 Ms. Kayla Schott-Bresler, 1402 3rd Avenue, Seattle, spoke on behalf of the Housing Development Consortium of King County. On the question of whether it is better to have affordable housing units in individual developments or integrated throughout the community, she suggested the answer is both/and rather than either/or. Neither solution will address the problem entirely. Many non-profits are doing a great job of providing affordable housing units in developments such as Velocity, but there is room for mixed-income developments in places where developers can help contribute to solving the affordable housing needs of the community. There is clearly a need for affordable housing in Bellevue as well as in other Puget Sound cities, and there is also an interest in tackling the problem. There are already many tools available for use, and much will depend on the degree to which the city commits to using those tools. ARCH and the city staff have done a good job of laying out the tools for the Commission. She added that she and the representatives of other organizations focusing on the affordable housing topic are anxious to hear the Commission's discussion.

Chair Laing clarified that the Commission will begin its deliberations on March 11 and will continue them either March 18 or March 25.

P.22 Ms. Leslie Schofield, 3030 Bellevue Way, spoke representing St. Luke's Lutheran Church. She said the church houses the Sophia Way day center and residential center, hosts Congregations for

the Homeless, and has hosted tent city twice. The church sees homelessness every day. The Commission was urged to do low-income and affordable housing.

Chair Laing noted several hands were raised in support of the comments.

P.23 Mr. Bob Stanberry, 3030 Bellevue Way, also spoke representing St. Luke's Lutheran Church. He highlighted the need for affordable housing in the community. He said Bellevue could become a leader and show King County, the state and the nation how to provide housing for everyone.

Chair Laing noted that several hands were raised in support of the comments.

P.24 Ms. Michelle Wannamaker, 4045 149th Avenue SE, said she had come to comment on allowing office to encroach on the single family homes to the south of I-90 in the Eastgate area, but was happy to learn that would not in fact be the case. She asked, however, about the boundaries for the Eastgate subarea.

Mr. Inghram explained that the boundaries that are currently in existence define the Eastgate subarea as well as the Southeast Bellevue subarea. He said there is a proposal on the table to change the boundaries to reflect boundaries based on schools and other aspects.

Ms. Wannamaker commented that overall the draft Comprehensive Plan is a very well written document and represents a great deal of time, thought and effort. She thanked the Commissioners for their work.

P.25 Ms. Loretta Lopez spoke as president of the Bridle Trails Community Club. With respect to the citizen engagement section, she stressed that inviting citizens to participate in all aspects of government is a bedrock of Bellevue. There is a clear need to make that known. With regard to the neighborhood goals and policies, she stressed the importance of ensuring police, fire and emergency services provide high levels of public safety. She questioned how policy N-11 will work with the housing policy HO-16 which allows for attached and detached accessory dwelling units in single family districts where consistent with neighborhood subarea plans. The fact is most neighborhood subarea plans do not address detached accessory dwelling units, so some clarification should be added. The position of the Bridle Trails Community Club relative to detached accessory dwelling units is that they are in effect a zoning change from single family to multifamily without notice. Policy HO-X-4 speaks to allowing seniors to stay in their homes and neighborhoods is a very good idea, one that can be accomplished by policy HO-16 through allowing attached accessory dwelling units.

Answering a question asked by Ms. Lopez, Chair Laing explained that the Commission will continue to take comment from the public for as long as its deliberations continue, which is at least until March 18.

P.26 Mr. James McEachran, 15029 SE 47th Street, said he serves as chair of the Human Services Commission. He stressed that in everything the city does, human services is key to the ultimate success. Speaking personally, he said it was very rewarding to see the success Imagine Housing has met with.

Chair Laing noted that several hands were raised in support of the comments made.

P.27 Mr. Faisal Jaswal, 4452 Factoria Boulevard, said he serves as assistant dean of student programs for Bellevue College. He thanked the Commissioners and the city for being a valid and robust partner with Bellevue College. The work of the Commission is needed and is being well received. He said he works with countless numbers of students who are homeless in conjunction with community partners that work to provide shelter and housing. The hope is that the city will maintain a robust stance in terms of policies and actions in support of building a future that will support the type of community everyone wants to see in the future.

Chair Laing noted there were many hands raised in support of the comments.

P.28 Mr. Bob Knox, housing development project manager for Imagine Housing, stressed the need for land use policies and designations that will allow development to take place in the neighborhoods where land acquisition costs are less. Additionally, allowing for exemption from impact mitigation fees related to utilities and utilizing the tax exempt programs can significantly reduce the cost of developing affordable housing. There are federal tax credit programs available, but access to grant dollars is at the state level rather than the federal level; funding is limited and the process is very competitive.

Motion to close the public hearing was made by Commissioner Hamlin. Second was by Commissioner Hilhorst and the motion carried unanimously.

8. OTHER BUSINESS - None

9. PUBLIC COMMENT - None

10. ADJOURN

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

Chair Laing adjourned the meeting at 8:25 p.m.

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

March 11, 2015
6:30 p.m.

Bellevue College Room D106
3000 Landerholm Circle SE

COMMISSIONERS PRESENT:	Chair Laing, Commissioners Carlson, Hamlin, Hilhorst, Tebelius, deVadoss, Walter
COMMISSIONERS ABSENT:	None
STAFF PRESENT:	Paul Inghram, Nicholas Matz, Department of Planning and Community Development
COUNCIL LIAISON:	Councilmember Stokes
GUEST SPEAKERS:	None
RECORDING SECRETARY:	Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:33 p.m. by Chair Laing who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Commissioner Tebelius who arrived at 7:00 p.m.

The Commissioners introduced themselves.

Chair Laing noted that at the request of some advocacy groups focused on affordable housing, deliberation on the Housing Element would be moved to the March 25 Commission meeting.

Chair Laing left the meeting at 6:38 p.m. and handed the gavel to Vice-Chair Hilhorst.

3. PUBLIC COMMENT

Mr. Todd Woosley with Hal Woosley Properties, PO Box 3325, spoke representing the owners of Eastgate Trailer Inns who he said would like the property zoned to permit the construction of hundreds of housing units, something that certainly would benefit Bellevue College students. He commented that in addition to the great need for affordable housing, there is a need for housing affordability. The city should not seek to take the heavy handed regulatory approach that has failed jurisdictions, including Bellevue, in the past, but rather should focus on increasing the supply of housing by making sure there is sufficient land zoned for housing. He said the city does not currently have enough land zoned for housing to accommodate the projected population growth. Very good questions were asked by the Commission at the meeting on March 4 and he recommended the book *Zoning, Rent Control and Affordable Housing* by William Tucker which concludes the more regulated the housing market the less affordable it becomes. He also made

available to the Commission a report done by the Bellevue Chamber of Commerce in 1985 focused on how the city's regulations directly and indirectly affect the cost of new housing in the city. The report indicates that every dollar the government adds to the price of a lot adds $4 to the sale price of the house, and for every dollar government adds to the price of building a house, the sale price of the house is increased by $2. Financing those increased costs over the course of a 30-year mortgage can really add up. The best way to address housing affordability is through increasing the supply of housing and minimizing associated government costs.

Answering a question asked by Commissioner Walter, Mr. Woosley said the housing planned for the Eastgate Trailer Inns site is multifamily. The property owner is looking for a six-story structure and a 2.5 FAR.

Commissioner Carlson asked what if any actions were taken as a result of the document published by the Bellevue Chamber of Commerce. Mr. Woosley explained that it led to a regulatory reform effort that benefited the city's housing supply and which contributed to Bellevue's remarkable economic development. Bellevue had at the time an inclusionary housing requirement which has since been repealed.

Ms. Leslie Scofield with St. Luke's Lutheran Church, 3030 Bellevue Way, reminded the Commission that the church has partnered with ARCH and Sophia Way to build a women's shelter in the church. The church has now partnered with Imagine Housing to build apartments on the church site.

Ms. Sibyl Glasby, director of housing development for Imagine Housing, 10604 NE 38th Place, Kirkland, said the organization has partnered with St. Luke's Lutheran Church in submitting a Comprehensive Plan amendment application seeking zoning comparable to that of the church's neighbors. If approved, the amendment will allow for the construction of affordable housing on the church property. The need for affordable housing in Bellevue is great. Currently Imagine Housing has 3200 people on its wait list in East King County, a thousand of which are seeking housing in Bellevue.

Commissioner Carlson asked if the housing units would be open to all or to a specific group such as women or families. Ms. Glasby said the greatest need is for family housing and small households. The anticipation is that between 50 and 60 apartment units can be fit onto the church's existing parking area.

Mr. Paul Bell, office of student legislative affairs at Bellevue College, said he got his start working in advocacy at Bellevue College when an ordinance came out that affected the ability of students to find housing. Partnerships have since been developed with the city that have improved things. The advocacy program seeks continued involvement. There is much in the Comprehensive Plan of vital importance, including housing, transportation and the arts.

Commissioner Carlson commented that Bellevue College has at 32,000 almost as many students as the University of Washington. One major difference is that the University of Washington has plenty of dorm rooms for its students. Mr. Bell said a dorm is in the planning phase. He promised to get to the Commission information on the number of units and when it might be constructed.

Mr. Norm Hanson, 3851 136th Avenue NE, called attention to the February 11 revision of the Utilities Element and reminded the Commissioners that the existing policy that encourages the

undergrounding of communication lines has been on the books for 20 years and has not resulted in any instances of communication lines being undergrounded. The reason is the Land Use Code allows providers to bypass the policy if they claim a hardship. On 140th Avenue NE to the north of NE 44th Street there are four communications lines, some of which are very large, located overhead. In some areas the electrical distribution line was put underground but the communication lines were not undergrounded at the same time. The policy needs to be revisited if the vision for the future of Bellevue includes having all utility lines underground. Half of Bellevue has no utility poles. UT-X21 calls for supporting neighborhood efforts to underground existing electrical distribution lines, but the policy should include transmission lines. When streets are widened, there should at least be a requirement to put in all of the conduit to make undergrounding later possible.

Mr. Warren Halvorson, 2701 NE 32nd Place, said a number of recommendations were made to the Utilities Element policies by a group of residents from Bridle Trails, Somerset, Woodridge, Newcastle, Lake Lanes, and the Coalition of Eastside Neighborhoods for Sensible Energy. He thanked the Commission for patience, encouragement and support. He noted that 148th Avenue NE between NE 8th Street and NE 16th Street is about to be changed considerably because of the installation of new electrical facilities. The amount of work that has been done is impressive, but the tradeoffs made are not so impressive. One of the tradeoffs will be a payment to the city in the amount of $895,000 for the removal of 295 trees, further eroding the city's tree canopy which over the years has dropped from 60 percent to 36 percent. The Comprehensive Plan includes the objective of increasing the overall tree canopy. The project is set for a mediation process, but there is little confidence that the process will protect the neighborhoods. Puget Sound Energy's Energize Eastside project anticipates putting the new transmission line on 100-foot poles, which are taller than the existing tree canopy. The fact is the rate of electrical usage growth has dropped considerably in recent years, and that argues against the need for a new transmission line with such large poles. At a recent Council meeting Mayor Balducci did an excellent job of looking at all the aspects of electrical usage and the status reports. She made the point that once the studies are all in hand they should be operationalized. The end result should make the community better, not business as usual.

Ms. Osha Morningstar, 10022 Meydenbauer Way SE, #315, suggested that equity, equal opportunity, accessibility and sustainability engrained in everything the city does. With regard to housing, the city could benefit from having a housing task force focused only on Bellevue, and even neighborhood by neighborhood, to assure equal opportunity for all. She said she lives in Section 8 housing but will have to move if the rent exceeds 40 percent of her income. With all the new apartments and condominiums being constructed in the city, people are losing the ability to grow their own food. Bellevue has only two pea patches and each has a waiting list. A certain amount of park land should be opened for pea patches for the benefit of many. The city could also benefit from having more free or low-cost cultural opportunities. If the Tateuchi Center receives public funding, there should be programs offered that are accessible to all income levels. Bellevue offers some programs that are not widely known, including the naturalist program and a free composting program. A college internship should be created to go out and teach people about the different programs and services. In addition to the recycling containers available across the city, there should be compost bins, especially in parks where people have picnics. There should be mandatory composting for restaurants.

Mr. Faisal Jaswal, 4452 Factoria Boulevard, said he works for Bellevue College. He said the college is looking at possibly three phases of dorm construction, with the first phase breaking ground in 2017 for a 350-bed facility, with 20 percent of the units designated as affordable.

There are opportunities for a partnership between the college and the city given the tie between transportation and affordable housing.

Commissioner Carlson asked what percentage of the study body lives within three miles of the campus. Mr. Jaswal said the college has those numbers and that he would be happy to provide them to the Commission.

Commissioner Walter commented that Bellevue College actively recruits and draws a number of international students every year. She said the college has the responsibility of making sure those students will be housed either on campus or in safe and legal situations. Mr. Jaswal said the college would like to see housing available for all students, not just for international students. The initial housing will be targeted to the international community.

Commissioner deVadoss asked how Bellevue College compares to similar colleges across the country with respect to its investment and focus on housing. Mr. Jaswal allowed that Bellevue College has been slower than its sister colleges in the Puget Sound area in that regard. It has been very difficult because it is nearly unaffordable to buy land and develop housing students can afford to pay for in the Bellevue community. Nonetheless, over the past ten or fifteen years the college has been buying adjacent properties with an eye on developing them for student housing.

Commissioner Hilhorst said she was encouraged to hear things are moving forward toward having some student dormitories developed. She suggested inviting Bellevue College to attend a future meeting of the Commission to answer some specific questions and to share as much detail as possible on the efforts to create student housing.

Ms. Stephanie Dow, a student at Bellevue College and an intern in the office of student legislative affairs, said she is passionate about affordable housing, student housing, and transportation. She said a low-income friend and her mother moved to Bellevue several years ago to be closer to medical facilities. They wanted to rent near Bellevue College where the friend is a student but failed to be chosen in the housing lottery, leaving them currently without a place to live. There is a real need for affordable housing in Bellevue. Bellevue College has a lot of students without cars and that makes public transportation vitally important. Having a transit center near the college is also very important. The Transportation Element calls for a system of connected pedestrian and bicycle facilities, and that is a good idea.

4. APPROVAL OF AGENDA

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

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

6. STAFF REPORTS - None

7. STUDY SESSION

A. 2015 Annual Comprehensive Plan Amendment Applications

Senior Planner Nicholas Matz informed the Commission that the state guideline for adopting the ten-year update to the Comprehensive Plan, which must be completed by June 30, is at odds with the annual amendment process, which runs from January to November. The only option available given the conflict is to speed up the annual process without failing to provide ample opportunity for public participation and public hearings. To that end the first full review of the applications will occur in April and final review and the public hearing will be scheduled for May. The annual amendments will then be wrapped into the overall Comprehensive Plan update for a single action by the City Council.

Mr. Matz said two applications had been submitted. The first, St. Luke's Lutheran Church, seeks a change from Single Family-Medium to Multifamily-Medium on the 4.3-acre site which currently has a church and related uses. A concurrent rezone application has been submitted as well. The stated purpose for submitting the application is to increase opportunities for affordable housing to serve and practice inclusivity for all people and to seek partnerships to encourage and build economic diversity. The applicant has indicated an intent to work with Imagine Housing to construct multifamily housing on the church campus. If the amendment is adopted and the site is rezoned, the allowed density would be up to 20 units per acre.

The property is surrounded on three sides by existing multifamily housing and a little bit of office, and it is bordered on the west by Bellevue Way. Mr. Matz said the recommendation of staff was not to expand the geographic scope for the application.

The second application, Public Storage, seeks a change from Office/Limited Business (OLB) to Light Industrial (LI) for a 2.9 acre site on 118th Avenue SE in the Richards Valley subarea. The site is currently developed with a storage/mini warehouse use. A concurrent rezone application has been filed as well. The applicant's stated purpose is to reconcile the existing zoning designation, which causes the existing use to be nonconforming, with the current and long-term future use of the site which will allow the property owner to invest capital in aesthetic and structural improvements to the building and site and decrease impacts on Mercer Slough. If the amendment is adopted and the rezone is approved, the site will permit light industrial uses.

The Commissioners were informed that in making a recommendation with regard to expanding the geographic scope, the focus is on similarly situated properties. Mr. Matz noted that for Public Storage, the three properties to the north of the subject property have similar uses and are nonconforming in OLB. Each is comparably sized, borders Mercer Slough, and gains access off of 118th Avenue SE. The recommendation of staff was to expand the geographic scope to include the three properties to the north.

Commissioner Hamlin asked if public comment had been received regarding the St. Luke's application. Mr. Matz said the response following posting of the notification has centered on questions about what the applicant intends to do on the site.

Commissioner Walter commented that many years ago she attended a church that elected to put affordable housing on a part of the church site. She said the use was fully compatible with the church use. Many of the security issues associated with affordable housing were addressed by having the units behind the church.

Answering a question asked by Commissioner Carlson, Mr. Matz said the local neighborhood is both active and engaged. St. Luke's and Imagine Housing have proactively been engaged in outreach to the surrounding community.

There was consensus in favor of the recommendation not to expand the geographic scope for the St. Luke's application.

With regard to the Public Storage application, Mr. Matz explained that the uses on all three sites to the north of the application site are nonconforming to the OLB designation. It is likely the uses were in place before the current zoning was established. The staff analysis will highlight the uses that would be allowed under the requested designation and zoning.

Commissioner Hamlin asked if any public comments or questions had been received since posting notice. Mr. Matz said there had been none to date.

Commissioner Hamlin agreed with the proposal to expand the geographic scoping.

Commissioner Tebelius said she was heartened to see a request to add light industrial zoning given how much has been lost.

Commissioner deVadoss said as the process moves forward he would be anxious to hear from the parks department and others about how Mercer Slough would be benefited or impacted by the proposed change.

There was concurrence to expand the geographic scoping as recommended by staff.

Comprehensive Planning Manager Paul Inghram said the public hearing would be scheduled for April 8.

B. Comprehensive Plan Update

Mr. Inghram called attention to the full set of public comments received to date regarding the Comprehensive Plan update. He noted that staff have been working through the plan to catch any of the technical changes and is preparing a comprehensive list for the Commission's review. Ultimately the consultant will be asked to do a final run-through to make sure things are right.

Mr. Inghram said the public comments have fallen into some specific categories. Some have been general in nature and either are supportive or negative. Other comments fall into the category of questioning how the policies will be implemented. Still other comments have included specific requests for changes and the question for the Commission is whether or not those changes should be made.

Commissioner Tebelius said she was surprised to see how many anonymous comments were included in the catalog of comments, and said it also was not always clear if those making comments are in fact residents of Bellevue. While most of the comments are well-founded, the Commission is not able to do anything about many of them, particularly those that involve budgeting decisions.

Commissioner Tebelius called attention to the Introduction and Vision section and said it appropriately reflects a broad approach to Bellevue. She recommended making no changes to it.

Commissioner Hilhorst concurred. She noted that even though the word "equity" is not used, the spirit of equity is echoed throughout.

Mr. Inghram noted that during the joint boards and commissions meeting the suggestion was made to include the four-page summary in the introduction. Commissioner Tebelius said the plan is set up to be cohesive and the summary could end up being misinterpreted.

The Commission turned next to the Citizen Engagement Element. Mr. Inghram said there was a public comment made about effective communication, to which Commissioner Hilhorst noted there was no suggested revision included beyond establishing a specific communication protocol. She said she saw no reason to make a change and the other Commissioners concurred.

Mr. Inghram said Councilmember Robertson made the suggestion to support outreach in languages other than English which had not been directly addressed. There was agreement that there is nothing preventing the city from doing that and no changes to the Citizen Engagement Element were needed.

Mr. Inghram said the specific comments made relative to the Land Use Element centered on the Crossroads-Bel-Red boundary, the impact of development on the Unigard site, increasing the allowed FAR for BR-MO zone, and the downtown boundary. These comments were consistent with the draft. A comment with a proposal to change the designation fort the St. Luke's Lutheran Church site is addressed by an annual amendment request before the Commission. There was consensus no changes were needed to the Land Use Element.

With regard to the Neighborhoods Element, Mr. Inghram said some comments made were specifically in support of it while others were more general. None of the comments, however, proposed changes to the document. The consensus was that no changes should be made.

Mr. Inghram said there were comments made about addressing life cycle costs in the Capital Facilities Element. He noted that there are several places in the policies where capital project costs and efficiencies are discussed. Commissioner Carlson pointed out that there is nothing in the Comprehensive Plan that prevents those issues from being taken into account. There was consensus not to make any changes to the element.

Mr. Inghram noted that a number of comments had been received regarding the Utilities Element, most of which addressed the issue of undergrounding utility lines. He suggested that there is general agreement about the intent to mitigate and underground where feasible. The question is how can the city achieve more undergrounding of existing lines and new lines when proposed, and better mitigation where undergrounding is not possible. The comments have included proposed new policies and changes to some of the draft policies. One of the most significant new policies in the draft is Policy UT-X19 which focuses on identifying a funding source.

Commissioner Carlson suggested amending Policy UT-X21 to read "Support neighborhood efforts to underground existing electrical distribution lines <u>and transmission lines</u> where a significant number of neighborhood residents have demonstrated a willingness…." Mr. Matz cautioned that the change would run afoul of the existing tariff funding structure. The desire is to explore other mechanisms to address undergrounding. The policy language proposed by the commenter is aspirational but gets ahead of trying to identify different ways to address funding, which is the focus of UT-X19.

Mr. Inghram pointed out that the proposed policy is aimed at supporting neighborhood efforts,

but undergrounding a transmission line is not within the realm of possibility for a neighborhood effort. The proposed policy language could set up something that simply cannot be achieved.

Commissioner Hamlin agreed with the aspiration of getting utility lines undergrounded, and said he understands there is a cost involved. Pushing for undergrounding should be done where possible and within reason. The Commissioners concurred.

There was agreement not to include the issue of transmission lines to Policy UT-X21.

With regard to utilities siting and development, Mr. Matz explained that in 2008 a whole new section was created in the Land Use Code that specifically deals with electrical facilities regulation and sensitive siting regulation. Some of the proposed revisions relative to the Utilities Element come up against the fact that there are already requirements in the code, such as pole height. It would be misleading to state in policy what the regulations already address.

Mr. Inghram said some of the suggested policy revisions reach toward requiring cost efficiency rather than promoting or encouraging it.

Mr. Matz said that the purpose of enacting regulations is to require energy efficiency and conservation where such investments are cost effective.

With regard to regional utility facilities, Mr. Matz said the city is keenly aware of the fact that Seattle City Light and Olympia Pipeline have facilities that run through the city. The facilities do not directly serve Bellevue residents and the city does not have the oversight authority it has with other utilities. The city has a franchise agreement with Olympic Pipeline and has regulatory authority over things like vegetation management for Seattle City Light. The idea behind the proposed change o Policy UT-X24 is to make it clear that the city does take proactive steps through applicable regulations. The city does not have an operational oversight role to play. There was agreement to revise the policy as suggested.

Mr. Matz explained that an extensive amount of work had been done around Policy UT-69. He suggested there was no need to amend the policy. There was agreement to make no change to the policy.

Mr. Inghram noted that quite a few comments had been made about transportation policies, some of which extended beyond the limits of the plan. He said the opinion of staff was that the policies do a good job of covering all the bases ranging from operations and maintenance to mobility and access to neighborhood traffic concerns. The Commissioners were reminded that the Transportation Facilities Plan is regularly updated which provides for the opportunity to address specific projects; work to update the Transportation Facilities Plan is in fact currently underway, and work to update the pedestrian/bicycle plan is about to get under way.

Answering a question asked by Commissioner Walter, Mr. Inghram said the Transportation Element is the biggest element and has the greatest number of policies. It covers everything from streets to pedestrians, bicycles and multiple modes of transit. One of the ideas behind transportation master planning, which is a new aspect of the Transportation Element, is to fold the numerous transportation planning efforts into a more cohesive whole.

Commissioner Tebelius said the Transportation Element as drafted is not as she remembered the Commission approving it. For example, Policy TR-11 calls for working with other jurisdictions

to implement programs to limit the supply of commuter parking. She said it was her understanding the Council had said that was not going to happen, and said she did not remember the Commission approving the policy. Additionally, she said people are generally not worried about having bike lanes or sidewalks, they are worried about traffic. There is nothing in the transportation policies about focusing on car trips and making them more efficient. Requiring Bellevue Square to establish a parking tax and to reduce their overall number of parking spaces will kill the use.

Commissioner Walter concurred. She noted that she had come out strongly against the policy during the deliberations and also provided testimony before the Transportation Commission with the same argument.

Commissioner Carlson commented that there is an interesting experiment going on between the cities of Seattle and Bellevue relative to the issue of parking. Seattle has a deliberate strategy aimed at discouraging the use of automobiles, and the strategy includes discouraging parking. New developments do not even have to provide parking spaces. Driving lanes are being converted to bicycle lanes, turning lanes, and even parklets, which are parking strip sized parks. Bellevue has taken the view that retail is the economic driver and parking should be plentiful and accessible to accommodate retail shopping. The parking has all been provided by the private sector, and Bellevue's approach has worked. Bellevue's downtown is far more robust than Seattle's downtown. Policy TR-11 looks like Seattle's strategy grafted into Bellevue's transportation plan. He moved striking it in its entirety.

Commissioner deVadoss said it was not his recollection that the draft language was approved by the Commission. He echoed the comments made by Commissioners Tebelius, Walter and Carlson.

Commissioner Hamlin disagreed. The draft policy came from the Transportation Commission which spent a great deal of time working to develop the policies in the Transportation Element. The policies have in fact been very deliberately developed. Bellevue's vibrant future will be based on multimodal approaches to getting around. The city has been so focused over time on cars that it has failed to look at other modes of transportation. Taking the wider view is only prudent. Those who live and work in the downtown need safe options for getting around, including walking and biking. Small pocket parks are awesome ways of beautifying the downtown and making it vibrant.

Commissioner Carlson observed that in recent years there has been an increase in travel by bus, and light rail is coming to town as well. Those modes will continue to be part of the transportation picture for Bellevue. The problem with Policy TR-11 is that it is punitive. Commissioner Walter agreed.

Commissioner Tebelius said she remembered taking a look at what the Transportation Commission submitted for policies in the Transportation Element and having real concerns about their focus. The Commission concluded that the focus of the policies was wrong for Bellevue, that one mode should not be emphasized over another. She said she did not see any of the changes recommended by the Commission reflected in the draft.

Mr. Inghram pointed out that ultimately the City Council has the final say on what policies to include. The Planning Commission has the opportunity to strike Policy TR-11 and to make other changes to the element as it sees fit, and the Transportation Commission has the opportunity to

make its case to the Council to include the policies as drafted.

The majority of Commissioners agreed to delete Policy TR-11. Commissioner Hamlin disagreed with the majority and advocated for keeping TR-11.

Turning to economic development, Mr. Inghram noted the suggestion had been made to encourage working with non-profit agencies to train and hire people with disabilities. He noted that there is general but not specific support in the draft policies addressing persons with special needs. There is policy language in support of educating and training generally, and there is a policy in the Human Services Element that talks about encouraging services that support the workforce in maintaining and advancing employment opportunities.

Commissioner Tebelius asked if including language as proposed by the commenter would require the city to get into the business of training and hiring people with disabilities. Mr. Inghram said the policy in the Human Services Element encourages but does not require the city to make specific investments. One option would be to add something to Policy HS-16 along the lines of "…including those with those with special needs and disabilities…."

There was consensus to include that language in Policy HS-16.

Mr. Inghram noted that the overwhelming number of comments regarding the environment were about tree retention. Some of the comments addressed non-policy issues. Two policies in the Environmental Element, EN-X3 and EN-X10, specifically address the tree canopy and avoiding the impacts associated with a loss of the tree canopy.

Commissioner Walter referred to the statement made during public comment that the proposed new transmission line project will be paying something like $895,000 as a fee in lieu of mitigation for removing so many trees. She asked if the city will be using those dollars to replant trees. Mr. Inghram said it was his understanding that the fee in lieu is based on covering the cost of planting new trees.

Mr. Matz added that the construction of a new transmission line will require the removal of trees, and he pointed out that new trees will not be planted in the right-of-way through which the new line will run. The required mitigation is focused on dealing with the impact of the loss of tree cover, which will be addressed by planting new trees elsewhere. He allowed that major public projects have resulted and will result in the loss of trees, and the policies seek to balance that by tracking tree cover and replacing what is lost.

Commissioner Hilhorst pointed out that while there are restrictions on developers regarding the clearing of land, the same restrictions do not apply to homeowners. There have been several cases where developers have asked the private property owners to clear the land ahead of finalizing a sale. She asked if that gap has been closed by the draft policy language. Mr. Inghram allowed that he was not able to answer the question precisely. He agreed to seek an answer based on what the code says.

With regard to the Urban Design Element, Mr. Inghram noted that a comment had been made about the shopping street designation for 130th Avenue NE and 120th Avenue NE, and there was a separate comment regarding building height that was more focused on the downtown design guidelines. The shopping street designations stem from the Bel-Red planning effort and are consistent with the Bel-Red plan. The concern about building heights is an issue to be addressed

when the code and design guideline changes for the downtown are reviewed.

There was agreement not to make any changes to the Urban Design Element.

Mr. Inghram noted that comments had been received that referenced what turned out to be an incorrect map. Comments were also received regarding subarea boundaries being different from those on the Neighborhoods Areas map. The problem is that the Neighborhoods Areas map boundaries have been drawn to better correspond to neighborhood areas, but the subarea boundaries will continue to relate to the older and partially out of date subarea plans until they are updated. He said clarifying text could be added to explain why the maps are different. The Commissioners agreed that should be done.

With regard to Policy S-EG-26, Mr. Inghram said the focus is on maintaining trees in the entire Eastgate area, but the amendment made to it made it focused on just the commercial corridor. He suggested the policy language should be tweaked so as to avoid losing the emphasis on the entire subarea. The Commissioners concurred.

Mr. Inghram said a commenter suggested adding an eastbound ramp to I-90. While that might be a good idea, it is beyond the city's purview.

Mr. Inghram said a variety of different general comments had been received. Some were about Energize Eastside which from a plan perspective are addressed in the Utilities Element. There were comments made about public safety as well as how the plan is formatted. Staff did not see the comments as suggesting any particular change to the plan. Staff also has compiled a list of typographical errors and technical corrections to be made; they will be shared with the Commission.

There was agreement the Commission would not need to meet on March 18.

8. OTHER BUSINESS - None

9. PUBLIC COMMENT

Ms. Osha Morningstar, 10022 Meydenbauer Way SE, #315, reiterated her proposed to include the notions of equity, equal opportunity, accessibility and sustainability to the vision statement. Most people with access to the Comprehensive Plan will choose to read the vision statement and the introduction section for each element, but not the entire document. People do not realize the importance of equity, equal opportunity, accessibility and sustainability until they is compromised. The city should take on the important issue of training and hiring people with disabilities. Transportation is also vitally important to the city, especially being able to get around by car; not everyone can access the bus. Protecting the tree canopy is very important. Replanting trees that have been removed is essential, but everything possible should be done to protect mature trees as they are most efficient and helping to clean the air.

Mr. Andy Swayne with Puget Sound Energy, 355 110th Avenue NE, said he served on the team that designed and permitted the Phantom Lake-Lake Hills project. He said the project is currently before the City Council for consideration as to whether or not it should be approved based on the recommendation from the hearing examiner. The fee in lieu is based on city policy that puts a value on trees removed from city property and rights-of-way. There is a formal process in place for determining the value of the trees. They could choose to do a number of

things with the fees paid in lieu. In the case of Phantom Lake-Lake Hills, if the project is approved, the money will be used to buy and replace as many trees as possible throughout the project corridor and adjacent to it. If there are funds left over, it will be allocated to other parks and tree-related projects. Much of the vegetation to be removed from the transmission line corridor will be replaced with shrubs and trees that have maximum heights that are compatible with the transmission line. There has been much review by the parks and planning departments.

Commissioner Walter asked if some of the large trees to be removed could in fact be saved and replanted elsewhere. Mr. Swayne said he would pass on the comment. He allowed that the approach would have implications for the value issue and the fees paid in lieu. Replanting mature trees would need to occur outside of the corridor.

Commissioner Hamlin asked if the replacement trees include a mix of maturities. Mr. Swayne said how well mature trees do when planted depends on the species. Some species must be planted when they are smaller.

Ms. Wendy Brawlt with the Bellevue College BFET employment and training program explained that her focus is on workforce retraining based on certain eligibility factors. She said many of the students are challenged by transportation and housing issues. The fact is that not everyone has car or the ability to get around by car and as such transportation alternatives are very important. Housing and transportation are issues that are linked in many ways.

Mr. Thomas Corsini said he is a student at Bellevue College and is in his last quarter of television services. He said for the past year he has been part of a crew that manages the streaming of the City Council meetings every Monday night. He said he is also a parishioner of St. Luke's Lutheran Church. He voiced his support for the Comprehensive Plan amendment submitted by the church. He said the need for affordable housing is as high as it has ever been. He said the Commission would benefit from hearing from staff how many people in Bellevue qualify for affordable housing. Many elderly living in the city are being taxed out of their own homes.

10. ADJOURN

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

Commissioner Hilhorst adjourned the meeting at 9:20 p.m.