Bellevue Planning Commission

Wednesday, March 11, 2015 - corrected
6:30 to 9:30 p.m. ▪ D106
Bellevue College ▪ 3000 Landerholm Circle SE, Bellevue

- please note Bellevue College location -

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*
7:00 p.m.	**7.**	**Study Session** A. 2015 Annual Comprehensive Plan Amendment Applications — Pg. 1 Introduction of two amendment applications and establish geographic scope *Nicholas Matz, Senior Planner* B. Comprehensive Plan Update Review public comments and deliberate on draft plan *Paul Inghram, Comprehensive Planning Manager*
	8.	**Other Business**
	9.	**Draft Minutes Review** • **February 25** • **March 4**
	10.	**Public Comment*** - *Limited to 3 minutes per person*
9:30 p.m.	**11.**	**Adjourn**

Agenda times are approximate

Planning Commission members

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

John Stokes, Council Liaison

Staff contact:

Paul Inghram 425-452-4070
Michelle Luce 425-452-6931

** 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: March 6, 2015

TO: Chair Laing and 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: 2015 Annual Comprehensive Plan Amendments (CPA) List of Initiated Applications – March 11, 2015, Planning Commission Study Session

The city received two amendment requests in the annual 2015 Comprehensive Plan amendment (CPA) application period (December-January). This memo introduces the applications to the Commission and seeks to set the geographic scope for each application. See Attachment 1 for a complete application list and citywide map.

After tonight's presentation, staff will ask for direction on the geographic scope of each application and for the Commission to identify any additional information the Commission would like to aid in their review. A Threshold Review public hearing will be scheduled for April 8, 2015. A staff report and recommendation responding to the Threshold Review criteria in Attachment 7 will be available in advance of the public hearing.

ANNUAL COMPREHENSIVE PLAN AMENDMENT PROCESS

The city's annual process includes evaluation and review steps referred to, respectively, as Threshold Review and Final Review. Each involves examination of decision criteria and a Planning Commission public hearing and recommendation. The purpose of Threshold Review is to evaluate proposals for inclusion in the annual CPA work program. Final Review then recommends on the merits of each application. The annual CPA process this year consists of:

Threshold Review
1. Planning Commission study sessions and public hearing to recommend whether initiated proposals should be considered for Comprehensive Plan amendment (March-April).
2. City Council action on Planning Commission recommendations to establish the annual work program (April).

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

COMPREHENSIVE PLAN AMENDMENT REQUESTS

1. **St. Luke's Lutheran Church** 15-103696 AC

Subarea:	North Bellevue
Address:	3030 Bellevue Way NE
Applicant:	St. Luke's

Background

This privately-initiated application would amend the map designation on this 4.3-acre site from Single-Family Medium (SF-M) to Multifamily Medium (MF-M). The single property is a church and related uses. There is a concurrent rezone application. See Attachments 2 and 3.

The applicant's stated purpose 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 intent to work with Imagine Housing, a nonprofit organization which develops affordable housing, to construct multifamily housing on its church campus to "a) promote a diversity of housing stock within a subarea that is linked to neighborhood amenities and public transit; b) support mobility and lessen dependency on private vehicles for working and shopping; c) allow for infill development for an underutilized property to meet the needs of a broader economic segment of the community; and d) allow the church to collaborate with appropriate development constituents and work programs to allow affordability for the longest term possible."

This site is developed with a church and building for associated uses, existing parking, detention areas and open space.

If the CPA were adopted, the site could be rezoned to allow multifamily development at a density of up to twenty units per acre (R-20) in addition to the existing church use.

Geographic scoping

The Land Use Code states that expansion of the geographic scope is recommended for a site-specific proposal if nearby, similarly-situated property shares the characteristics of the proposed amendment site. Expansion shall be the minimum necessary to include properties with shared characteristics.

Staff does not recommend expansion of the geographic scope of the proposed St. Luke's Lutheran Church CPA.

Existing multifamily developed at R-20 densities borders the St. Luke's Lutheran Church site on the north, east, and south. A northeast portion of the site borders existing office developed at OLB densities. Bellevue Way borders the site on the west. See Attachment 3. There are no shared characteristics with the multifamily and office properties that already border the site, and the single-family districts to the west are separated from the church property by the five-lane Bellevue Way arterial.

2. **Public Storage** 15-103770 AC

Subarea:	Richards Valley
Address:	1111 118th Ave SE
Applicant:	Public Storage

Background

This privately-initiated application would amend the map designation on this 2.9-acre site from Office Limited Business (OLB) to Light Industrial (LI). The single property is a storage services/mini warehouse. There is a concurrent rezone application. See Attachments 4 and 5.

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 Public Storage to invest capital in aesthetic and structural improvements to the building and site and decrease impacts on the Mercer Slough."

If the CPA were adopted, the site could be rezoned to permit light industrial uses.

Geographic scoping

The Land Use Code states that expansion of the geographic scope is recommended for a site-specific proposal if nearby, similarly-situated property shares the characteristics of the proposed amendment site. Expansion shall be the minimum necessary to include properties with shared characteristics.

Three properties to the north share similarities to the Public Storage site. Their existing uses are at odds with their OLB designation: One site contains Davey Tree, a landscaping and maintenance service with outdoor equipment storage; the other site, consisting of two properties, was used until recently for garbage truck storage. These properties are comparably sized; they border the Mercer Slough (with the potential for impacts); and gain access on 118th Avenue SE.

Staff recommends that consideration of this request should encompass a geographic scope that includes these similar properties as shown on Attachment 6.

2015 COMPREHENSIVE PLAN SCHEDULE

The state deadline for the major update of the Comprehensive Plan is June 30 and the state limits amendments to local comprehensive plans to no more than once a year, except in limited circumstances. The city's annual amendment process typically occurs from January to about November each year, putting it out of sequence with this year's June 30 deadline for adoption of the Plan update. There are limited options for meeting both of these state requirements other than to attempt to adjust the annual amendment schedule to fit within the timing of the major update. Therefore, staff recommends accelerating the annual amendment process while continuing to follow all the necessary steps to allow for public review and for the applicants to have a fair opportunity to address their requests as required in the Land Use Code.

With a Threshold Review public hearing in April the Final Review process and hearing could be held in May, allowing a final recommendation to be transmitted to Council prior to the anticipated June action date of the major update.

PLANNING COMMISSION ACTION

The Planning Commission is requested tonight to reach a consensus on the extent of the expansion of the geographic scope of the applications. Consistent with the discussion above regarding the schedule for the annual amendments, a Threshold Review public hearing will be set for April 8, 2015. Finally, please direct to staff any additional questions or issues you would like addressed. Staff will include them in the staff report and recommendation responding to the Threshold Review criteria. That report will be available in advance of the public hearing.

ATTACHMENTS

1. 2015 List and Map of Initiated Annual CPAs
2. St. Luke's Lutheran Church CPA location map
3. North Bellevue Subarea Plan map
4. Public Storage CPA location map
5. Richards Valley Subarea Plan map
6. Public Storage CPA geographic expansion recommendation
7. Threshold Review criteria including expansion of geographic scope

March 6, 2015

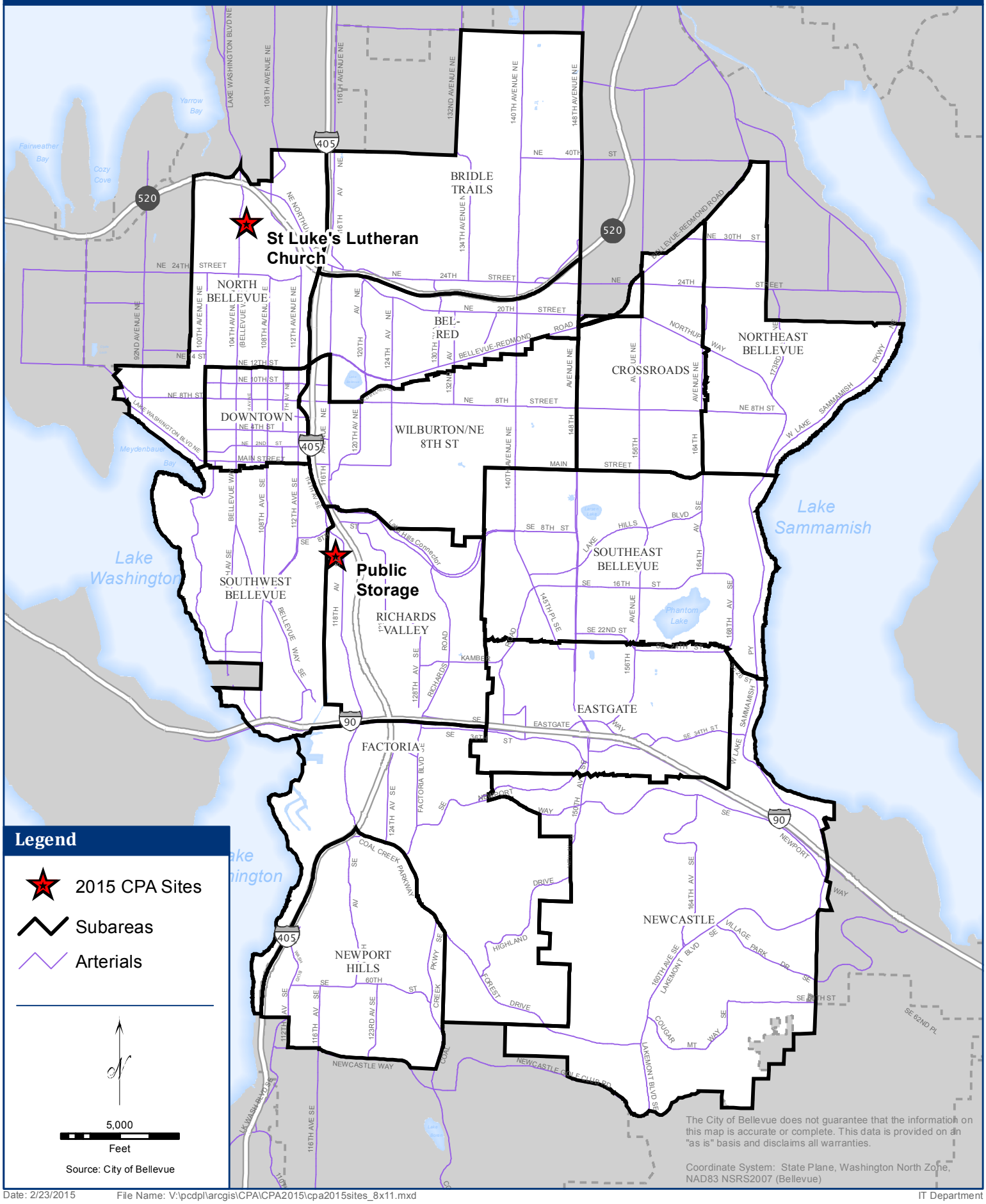
Attachment 1

2015 Annual Comprehensive Plan Amendments
List of Initiated Applications

CPA number (AC)	Site-specific Proposal *Subarea*	Applicant
St. Luke's Lutheran Church *15-103696 AC*	Proposed map change of 4.3 acres from Single Family-Medium (SF-M) to Multifamily-Medium (MF-M) **3030 Bellevue Way NE** *North Bellevue*	St. Luke's
Public Storage *15-103770 AC*	Proposed map change of 2.9 acres from Office Limited Business (OLB) to Light Industrial (LI) **1111 118th Ave SE** *Richards Valley*	Kletzly

2015 Comprehensive Plan Amendments

City of Bellevue
GIS Services

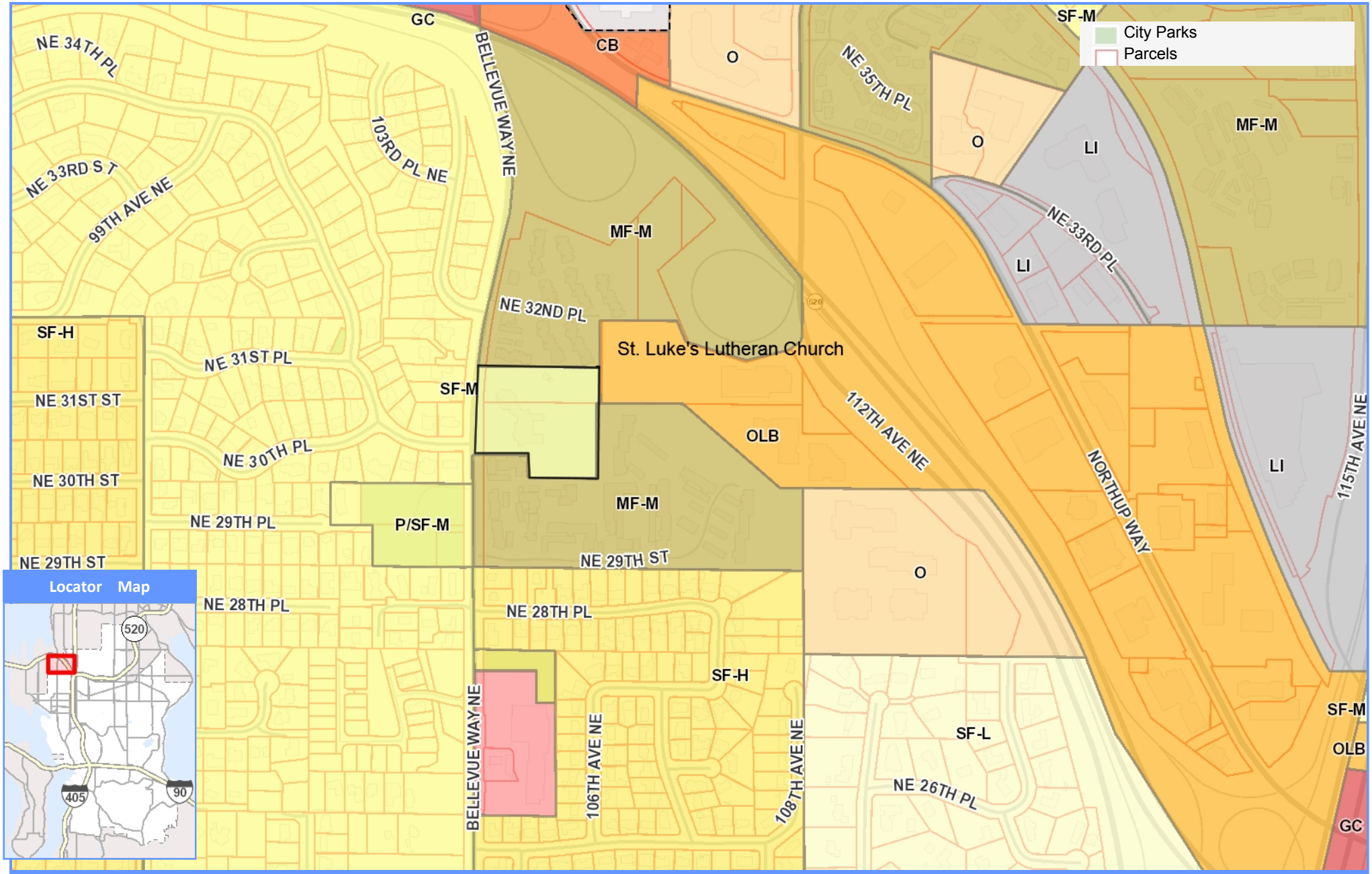


The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

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

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

Attachment 2



St. Luke's Lutheran Church CPA

0 521 1,041

Scale 1: 6,247 Feet

Map Generated on: 02/26/2015

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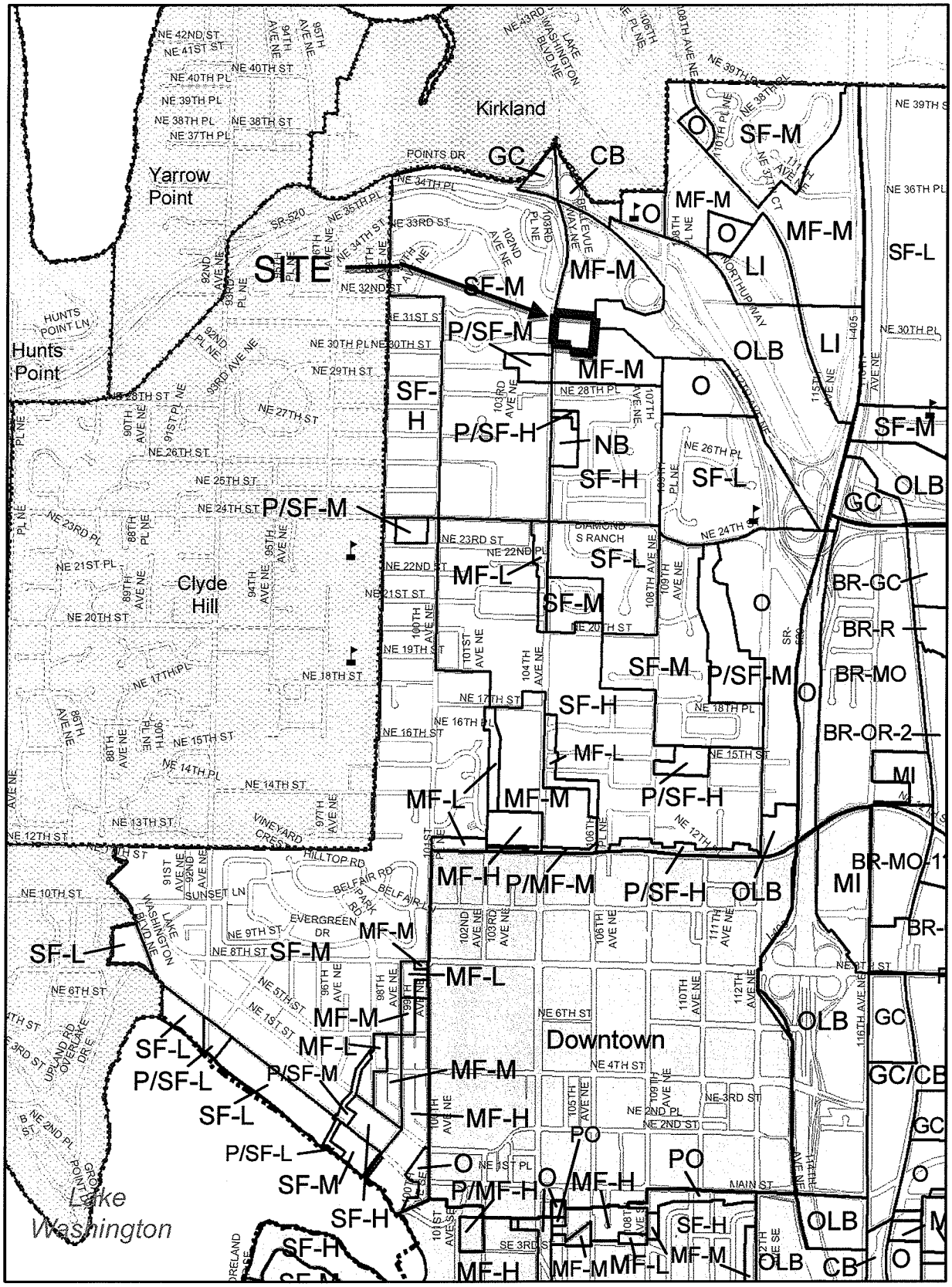


FIGURE S-NB.1

North Bellevue Land Use Plan

SF	Single Family	PO	Professional Office	GC	General Commercial
MF	Multi Family	O	Office	LI	Light Industrial
-L	Low Density	OLB	Office, Limited Business	PF	Public Facility
-M	Medium Density	OLB-OS	Office, Open Space	P	Park
-H	High Density	NB	Neighborhood Business		
-UR	Urban Residential	CB	Community Business		

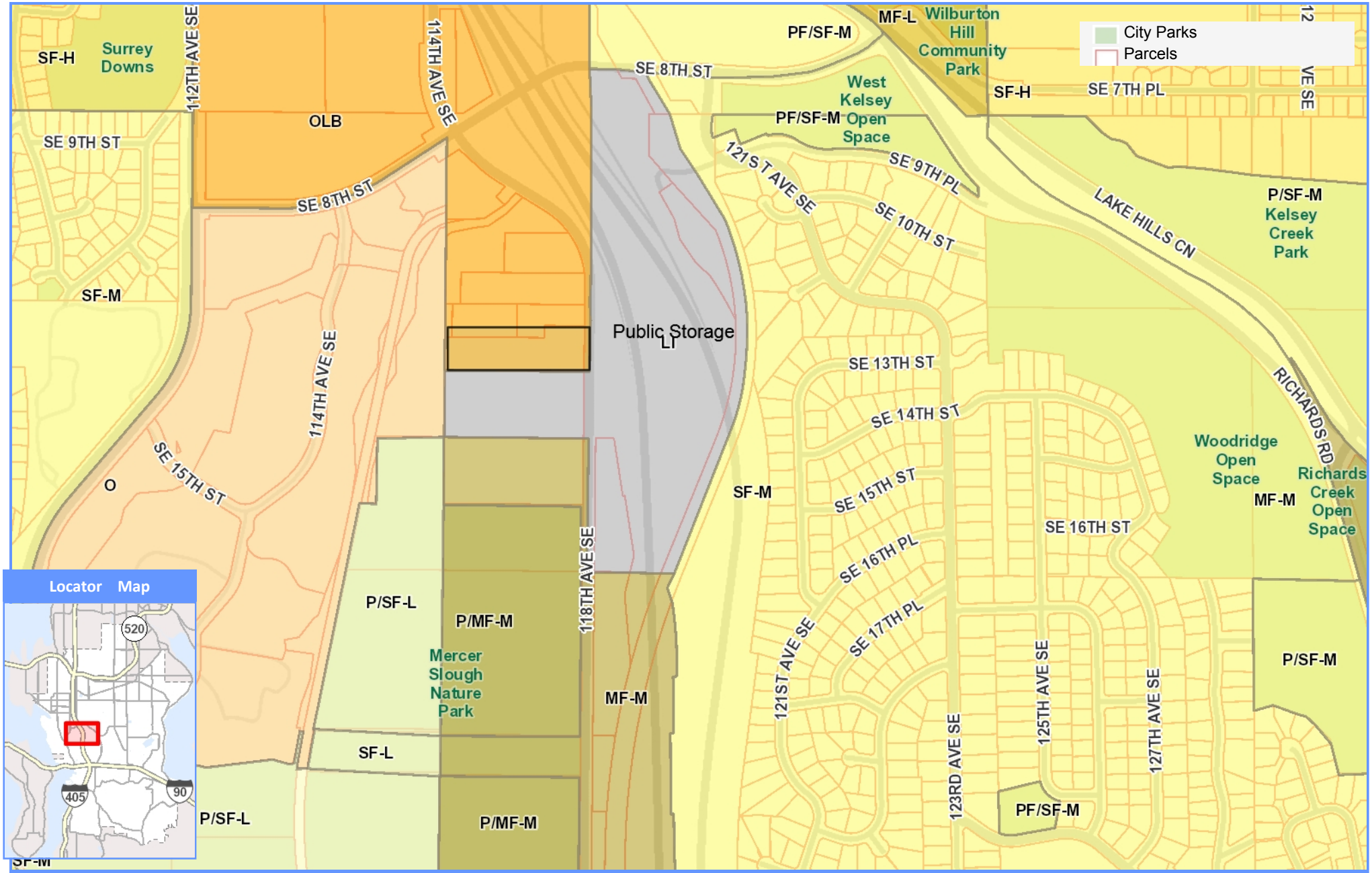
Fire Stations

Public Schools

Bellevue City Limits (2008)

Lakes

N



Public Storage CPA

0 639 1,279

Scale 1: 7,672 Feet

Map Generated on: 02/26/2015

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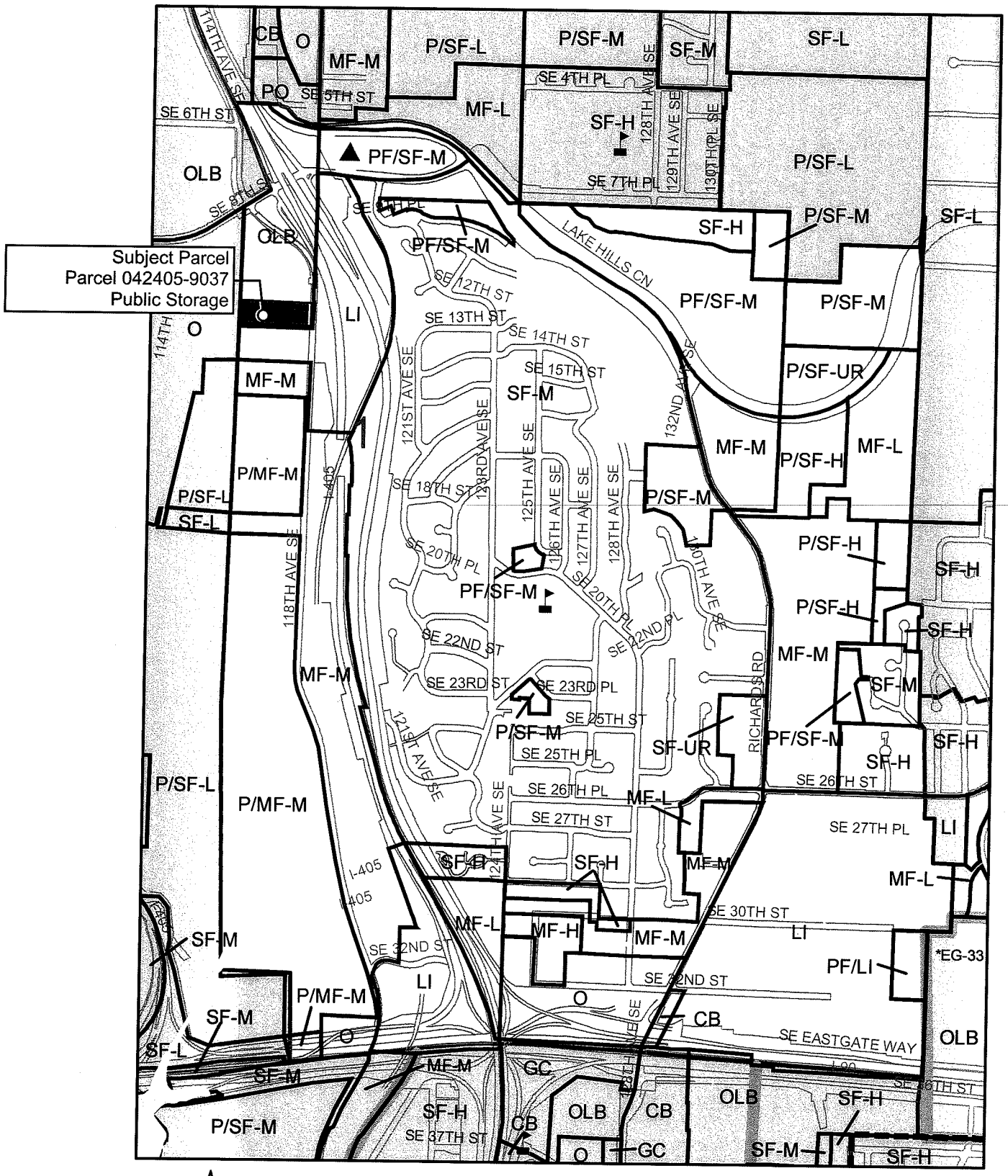


FIGURE S-RV.1

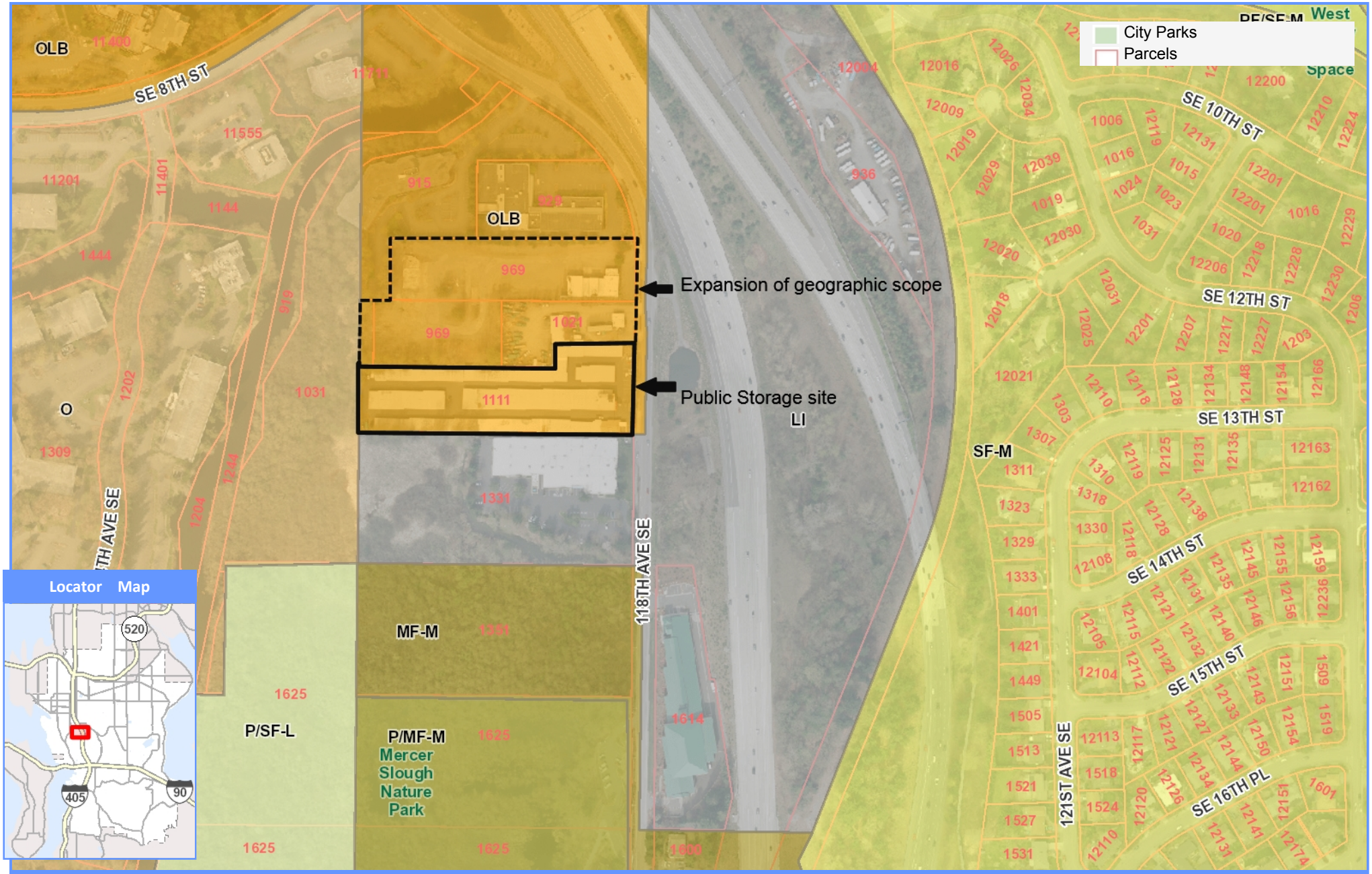
Richards Valley Land Use Plan

SF	Single Family	PO	Professional Office	GC	General Commercial	▲	Fire Stations
MF	Multi Family	O	Office	LI	Light Industrial		Public Schools
-L	Low Density	OLB	Office, Limited Business	PF	Public Facility		Planning Districts
-M	Medium Density	OLB-OS	Office, Open Space	P	Park		Bellevue City Limits (6/2005)
-H	High Density	NB	Neighborhood Business				Lakes
-UR	Urban Residential	CB	Community Business				

N

Received
JAN 28 2015
Permit Processing

Attachment 6



Public Storage geoscoping

0 324 648

Scale 1: 3,886 Feet

Map Generated on: 03/05/2015

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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…

City of Bellevue

Planning Commission Study Session

March 10, 2015

SUBJECT

Major Comprehensive Plan Update

STAFF CONTACT

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

DIRECTION NEEDED FROM PLANNING COMMISSION

Action
X Discussion
Information

The March 11, 2015, study session provides an opportunity to review the comments made on the draft Comprehensive Plan and begin deliberations. A complete set of comments received are enclosed for the Commissions' review. Additional study session time is scheduled for March 18, if needed. The Commission will be asked to make a recommendation on the draft plan to the City Council on March 25. The City Council is scheduled to consider the recommendation on the draft plan at a series of study sessions in April and May.

BACKGROUND

The Planning Commission held a public hearing on the draft Comprehensive Plan on March 4 during which it heard from 28 speakers. Additionally, a number of people provided comments at two open houses, an online open house and other forums held since the draft was released on February 11. The various events of the last two weeks connected directly with more than 200 people. Thirty-nine individuals provided comments online, more than a thousand reviewed the online open house, and information about the plan update reached as many as 20,000 people through the city's Facebook page as well as through the Bellevue Reporter and the official public notice.

Boards and Commissions

The release of the draft plan followed about two years worth of work by six boards and commissions reviewing the current plan and developing updates to the plan's policies. On February 25 the Planning Commission hosted a meeting of the six boards and commissions. Generally, during the review and update process each commission focused on their corresponding topic.

- The Arts Commission reviewed the Urban Design policies related to arts and culture.
- The Environmental Services Commission reviewed parts of the Utilities, Capital Facilities, and Environment elements that relate to city utilities.
- The Human Services Commission reviewed the Human Services Element and provided comments on housing policies.
- The Parks and Community Services Board reviewed the Parks, Recreation and Open Space Element.
- The Transportation Commission reviewed the Transportation Element.
- The Planning Commission reviewed the remaining elements of the plan, including the Vision, and Land Use, Housing, Economic Development and Environment elements. The Planning Commission is also responsible for the overall integration of the entire plan.

February 25 Joint Boards and Commissions Meeting

The February 25 joint meeting provided an opportunity to look at the plan as a whole, rather than its individual parts, to ensure that the document is helping the community work towards its future vision. During the joint meeting, commissioners expressed a number of ideas. Housing affordability appeared to be the issue that was discussed the most. Commissioners talked about how to manage growth, achieve the vision and avoid creating a place that is too expensive for current and future residents.

Affordable housing was the most discussed issue at several tables. Commissioners expressed concern that there needs to be an on-going discussion about how to make affordable housing work in conjunction with real-world realities faced by the development community. There was concern that the focus on preserving existing zoning may push the cost of housing ever upwards. There was interest in being opportunistic to create solutions, such as allowing mother-in-law units in existing homes.

Some suggested that we need policy in the Neighborhood Element about the development of community-involved public art in neighborhoods. It was noted that this is already happening but there is no specific policy that supports it. Meanwhile, concern was also expressed about the threat of artists being priced-out of Bellevue. Commissioners expressed interest in acquiring additional park land, building Meydenbauer Bay Park, connecting people to open space, wayfinding, and more third places. There were questions about how to manage densities, mobility, growth and changing neighborhoods. At least one table focused on how the plan responds to proposals for new power lines. There was recognition of the technical and financial challenges in trying to underground the lines, while questioning whether the city could do more.

Commissioners also talked about the format and writing of the plan. It was noted that they really like how the plan looks and feels now that all the elements have come together. Some suggested that the four page summary document could be integrated into the plan introduction to be used as an executive summary.

Following the joint boards and commission meeting, the commissions reserved an opportunity to further review the draft plan and provide additional comments. From initial discussions with the commissions it is not anticipated that they will proposed significant additional changes.

- The Arts Commission will not meet again until April, but the chair will discuss potential responses with the Arts program staff

- The Human Services Commission next meets on Tuesday, March 17
- The Environmental Services Commission met on February 19 and indicated that it would provide a letter ahead of March 18 that would have limited comments.
- The Parks and Community Services Board meets the evening of March 10
- The Transportation Commission meets again on March 12 and may consider a few additional transportation policy recommendations

To respond to the joint meeting comments about arts in neighborhood Arts program staff are exploring the potential for an additional policy. Arts staff will check in with the Arts Commission chairperson due to the commission not meeting again until April.

Minutes from the joint meeting are included in the packet.

Neighborhood Leaders Gathering

The draft Comprehensive Plan was presented to the Neighborhood Leadership gathering on February 26. Discussion at the meeting supported the plan while also asking about how to manage impacts associated with economic growth, such as traffic and housing costs. Some expressed concern that rising costs will push people out of Bellevue; that we need to have respect for all people and broadly promote prosperity for all.

Comments suggested a need for a neighborhood investment strategy that focuses on neighborhood centers that would support redevelopment at Lake Hills and Newport Hills. There was also a concern about the loss of trees from short plats and development. Others expressed concern about the Energize Eastside transmission line project and the impact it will have to trees. Other comments include: concern about crime; need for more p-patches; and connecting homes to transit stations.

A full meeting record will be available soon.

East Bellevue Community Council

The East Bellevue Community Council held a courtesy public hearing on March 3 to review and discuss the draft Comprehensive Plan. Comments were made about traffic and walkability within neighborhoods; access to transit; impacts of utilities and utility coordination; tree protection; and concerns about single family room rentals. The EBCC also asked to specifically look at removing transportation project CTPL-22, which they suggested is no longer needed. (The Comprehensive Plan project list is a broad, long-range plan and includes many projects that are not included in the fiscally constrained Capital Improvement Program. The intent of the draft transportation project list included in the Comprehensive Plan is to consolidate the multiple existing lists. Individual projects were not analyzed – that occurs periodically through more detailed transportation planning processes, like development of the Transportation Facilities Plan.)

Minutes of the meeting will be available.

Network on Aging

The Network on Aging met on March 5 and discussed the draft plan. They suggested that policies should be changed so that developers are not allowed to pay-in-lieu for affordable housing. They also asked about how the city addresses the gap between setting the policies and implementing them through codes and programs. This is key with issues like urban design, tree canopy preservation, and neighborhood character. They noted that the city needs to be more nimble to respond to issues.

The Network on Aging recommended adding a policy to support park benches in downtown. The blocks are long and benches would make it easier for people with limited mobility to navigate downtown. It is also good for social interaction. They also suggested a policy to support farmers markets in public spaces. They recommended greater coordination with adjacent jurisdictions on land use and traffic. Development decisions made in Redmond and Newcastle affect Bellevue residents who live at the edge of the city.

Minutes of the meeting will be available.

Public Comments

The city received an extensive amount of public comment through the open houses, online open house and other means of engagement. A complete catalog of comments is enclosed for the Commission's review and posted online. The catalog cover sheet provides an index of each comment.

Attachment 1 provides a digest of comments and responses. Many of the comments make general statements in support of the plan or about the city. The digest identifies comments that make specific comments about the plan and policy and provides a response that notes how the comments have been addressed by the draft plan.

Technical Review

At a prior meeting the Commission asked about whether the plan would go through a round of editing to catch grammatical errors and typos. Prior to finalizing the plan, at least two rounds of additional review will occur. City staff will thoroughly re-review the draft to look for technical corrections. For example, the page numbers of the document will be filled in and then the table of contents will be completed. As a last step, the city's consultant will do a final copy edit of the entire plan.

Some of the corrections that have been identified so far include:

- Minor map corrections to correct mistakes found in labels, sources, legends, and data points
- Reviewing photos to avoid repetition and appropriateness
- Formatting charts, especially to ensure adequate font size
- Narrative review to clarify meaning and increase understanding of the text
- A range of minor typos that require correction.

While staff and the consultant will work to identify and fix all of these needed technical changes, commissioners are welcome to point them out. Rather than use the Commission's deliberation time to discuss technical changes, a record of intended changes can be available for review.

NEXT STEPS

The Commission may use the March 11 and 18 study sessions to review public comment and deliberate on the draft plan prior to making a recommendation to the City Council. It may be appropriate to identify general categories of comments to address at each meeting. Final comments from the other boards and commissions will become available at the meetings on March 18 and 25 and the Commission may want to refer back to the comments the City Council made at its February 2 study session (summarized in the February 11 Planning Commission packet) that included questions about housing and citizen engagement.

Draft review schedule	
February 11	Planning Commission meeting to receive draft plan
	Public review draft of entire plan available
February 13-March 3	Online open house
February 25	Public open house & joint boards and commissions meeting
February 26	Public open house at Interlake High School
March 4	Public hearing
March 11	Planning Commission deliberations
March 18	Optional Planning Commission meeting if needed
March 25	Recommendations to Council
April 6	Transmittal to Council
April-May	Council review (set of study sessions are scheduled)
Mid-June	Council final action
June 30, 2015	Statutory deadline for Comprehensive Plan Update

ATTACHMENT

1. Public comment digest

ENCLOSURE

Public comment catalog

ATTACHMENT 1

City of Bellevue
Comprehensive Plan Update
Digest of Public Comments and Responses
Public Hearing Draft 2/11/15-3/9/15

CHAPTER/TOPIC (comment #)	DISCUSSION
INTRODUCTION	
1. Vision Statement – include equity in vision statement (P.8.a)	The forward of the Vision statement provides an overall vision of the future of the community. Staff could look at how a statement about equity could be woven into the introductory paragraph. The Human Services vision, which is part of the overall Vision statement, states a value of opportunity for all in, "Every member of the community has the opportunity to achieve their potential and enhance their quality of life." while not directly using the term "equity." In addition to the Vision, the Housing element includes a new policy HO-X1 supporting fair housing, a critical link to equal opportunity, and the Economic Development element promotes equal opportunity (ED-12).
CITIZEN ENGAGEMENT	
1. Effective Communication (O.36.m, C.9.e)	The commenter seeks a new policy that requires a communication protocol for staff and Council. The policies that are part of the Citizen Engagement Element broadly establish an objective of communicating with the public, being transparent in the planning process, and recognizing public input. The suggested policy would get to a level of administration that may be too detailed for the Comprehensive Plan.
LAND USE	
1. Area-specific land use/zoning issues	
a. Crossroads/BelRed **boundary (OT.9)**	The options for the BelRed and Crossroads areas along 156th Avenue were looked at closely both during the plan update process and several years ago during the BelRed planning effort. No change to the zoning is proposed in the draft plan. In response to a request to review the subarea boundary, the initial review indicated that the current zoning and 156th boundary establish a clear separation and appropriate transition between the more intense development in Overlake to the west and the lower density residential development to the east.
b. Seeks northern Bellevue moratorium associated with	See prior comment. A moratorium on development is not proposed.

eastern BelRed/Crossroads area (O.21)	
c. North of Overlake Hospital, seek greater FAR for BR-MO (O.33.b)	The BelRed Subarea Plan was adopted in 2009 and was not freshly examined as part of the Comprehensive Plan update process. The city is planning to conduct a review of the BelRed plan once staff capacity is available. That review is an appropriate process to consider potential changes to the BelRed zoning and subarea plan.
d. Par 5 site – support for Downtown boundary change (OT.2, OT.3, P.20)	The draft plan includes a change to the southern Downtown boundary consistent with this comment. Changes to zoning and Land Use Code will be subsequent steps.
e. Rezone requested by St. Luke's Church (O.33.a)	A request to change the land use designation and zoning for St. Luke's Church was submitted as an annual amendment application and will be reviewed in the coming months as part of the privately initiated 2015 Comprehensive Plan amendments.
HOUSING	
1. Housing Needs	
a. Areas outside of downtown core for higher density more diverse uses (P.14)	Land use changes that support higher densities have been included in past subarea planning projects such as BelRed and Eastgate. Typically, the city would consider changes to increase densities through subarea planning, and not through a citywide change.
b. Housing for people with mental illness/physical disabilities (O.25.d, E.12, OT.8.b)	While the plan does not directly address mental illness, HO-37 provides reasonable accommodation for housing for people with special needs.
c. Accommodate seniors and fixed income (C.4.a, E.12)	The draft includes a number of policies related to housing affordability. HO-X4 and X10 specifically address the needs of seniors.
d. Homeless shelter (C.4.b)	Policies HO-38-39, X8 and HS-X2 address homelessness and related services.
2. Housing Affordability	
a. General affordability concerns (multiple)	The draft plan includes a subsection focused on housing affordability. For example, policy HO-22 states, "Work cooperatively with King County, A Regional Coalition for Housing (ARCH), and other Eastside jurisdictions to assess the need for, and to create, affordable housing."
b. Key focus for Downtown and high growth corridors (O.39.b, E.9, OT.8.a, b, E.12, OT.7.c)	The draft plan includes policy HO-25 encouraging housing affordability throughout the city. Options for emphasizing Downtown and mixed commercial/residential areas were included in the January 28 packet and could be brought back for additional review as needed.

c. Develop Housing Strategy Plan (O.39.c, E.9, OT.8.a, b, E.12, OT.7.a, P.15)	The draft plan includes policy HO-25 to develop an effective housing strategy. Options for adjusting this language to focus on a "strategy plan" were included in the January 28 packet and could be brought back for additional review as needed.
d. Surplus land for affordable housing (E.9, OT.8.a, b, E.12)	An optional new policy to address surplus land use was included in the January 28 packet and could be brought back for additional review as needed.
e. Incentives for affordable housing (OT.7.b, OT.8.b, P.28)	The comment is referring to a change to HO-23 discussed in the January 28 packet, which could be brought back for additional review as needed.
f. Public private coordination (including ARCH) (OT.7.e, OT.8.b, P.15)	Policy review concluded that this is substantially covered by other policies, such as HO-21 and HO-22.
g. Plan and provide funding for low, very low income hhs (OT.7.d, OT.8.b, P.16)	The Countywide Planning Policies encourage cities to plan for housing for moderate, low and very-low income households due to the different policies and programs needed to address different levels of affordability. Policy HO-27 explicitly states using funding low and very low income households. In terms of a more broader statement to use other strategies to address very low and low income houeseholds, during the housing policy review process, a new draft policy HO-2a was suggested to respond to the Countywide Planning Policy: "Employ a housing strategy plan to promote housing supply, affordability and diversity, including strategies that address the need for housing affordable to very-low, low and moderate income households and persons with special needs. Monitor amount and affordability of housing achieved." During the policy review process, elements of this draft policy were simplified and merged with HO-25.
h. Add mandatory affordable housing to plan, similar to Kirkland and Redmond (P.18)	Mandatory affordable housing requirements may be described as one end of the spectrum of approaches to affordable housing. E.g. Voluntary affordable housing bonuses for all residential zones (e.g. Bellevue density incentives) ; Mandatory affordable housing incentives following rezones (e.g. Kirkland, Redmond) Voluntary affordable housing incentive linked to rezones (e.g. Bel-Red FAR incentives); Mandatory requirements in all residential zones. As noted above, Bellevue has implemented affordable housing through incentives using a floor area bonus system in BelRed, which shares some similar provisions to those used in other neighboring cities. 'Mandatory affordable housing 'requirements may be described as one end of the spectrum of incentive approaches to affordable housing. Seems appropriate to maintain flexibility to

	consider different approaches to using land use incentives based on individual circumstances. The commenter also argued against allowing fee-in-lieu payments in place of including affordable units within projects. While Bellevue does allow developments to pay a fee-in-lieu, this funding goes directly into the city's affordable housing fund to support housing projects. There are trade-offs between integrating affordable housing and stand-alone projects. Stand-alone projects can facilitate use of special financing and tax credits that may not be available in mixed projects, while mixed projects help with distribution of affordable housing.
i. Consider impact mitigation fees (P.28)	The city currently exempts affordable housing units affordable at 50% of median income from transportation and school impact fees (the city doesn't collect park impact fees). The city is also considering short-term tax exemptions as a financial incentive to affordable multifamily housing.
CAPITAL FACILITIES	
1. Consideration of life-cycle cost and cost effectiveness procedures (O.36.i, k, j, l, C.9.f)	This is addressed most specifically in the Environment and Utilities elements. Life cycle cost analysis is required by EN-28, "Use life cycle cost analysis and best management practices in city projects and procurement to achieve effective environmental stewardship and long-term fiscal responsibility." And UT-X4 states: "Emphasize cost effective management of city utility systems over their lifetime..." capturing the intent of life-cycle cost management. Additionally new policy CF-X1 promotes planning for the long-term. "Cost effective" is included in policies UT-1, X3.
UTILITIES	
1. Undergrounding utilities (O.17.e, E.5, E.6, E.7.a, OT.6, P.12)	The draft includes several policies that seek undergrounding and mitigation of new and existing power lines. The intent, which there appears to be broad agreement on, is to work towards fully mitigating the impacts of new and existing power lines, whether through undergrounding, screening or other methods. The policies in the draft address a number of aspects of this issue. The fundamental challenge is to determine how to make it happen, and specifically, how to fund the mitigation and undergrounding recognizing the various laws and constraints involved. One of the key changes proposed to the plan is policy UT-X19, which seeks to identify new funding opportunities to mitigate impacts. Without a funding solution, changes to policy will have limited effect. Changes suggested by the comment P.12 at the hearing for policy UT-X21 make it: "Support efforts to underground existing electrical distribution and transmission lines." This change is not recommended by staff. Typically, policies include a means to

	achieve the given outcome, to avoid vagueness and uncertainty. The draft version of X21 attempts to provide specific direction on working with *neighborhoods* and provides greater clarity on how to achieve undergrounding. Additionally, UT-19 addresses the need to identify funding for undergrounding and mitigation, which is essential for any undergrounding strategy to be successful. If a version of X21 as suggested in the comment is included as an aspirational statement, it could have potential budget impacts on the city absent a clear alternative funding solution. Staff also heard interest in changing policy X18 to require undergrounding for all street projects. Currently, consistent with the policy in the draft plan, the city evaluates the cost and feasibility of undergrounding as street projects are designed. There may be some cases where undergrounding would be unrealistically expensive and other cases where there is insufficient project funding. Making undergrounding a mandate in all cases may further the objective of undergrounding, but may also result in not being able to proceed with some street projects.
2. Utilities siting and development (E.7.b, E.8, OT.1.g, OT.5.d, OT.5.e, OT.5.k, OT.5.l, OT.5.m)	The draft includes a number of policies about the siting of utilities in sensitive locations that stem from amendments adopted in 2007 (UT-72-74). These policies also relate directly to the sensitive siting process including in the Land Use Code. Comment OT.5.d suggests making community engagement for the siting of facilities mandatory by replacing "encourage" with "shall" in UT-51. This would generally be consistent with the requirement in the Land Use Code for sensitive siting of *electrical* utilities. However, UT-51 applies to all non-city managed utilities, not just electrical lines. If a change were made to UT-51 it would be appropriate to distinguish between those new "sensitive" facilities (which are defined in the code) and minor, common utility changes. Comments regarding UT-53 suggest mandating a height limit for power poles. The code includes a restriction to the allowed height limit, allowing exceptions where the applicant demonstrates that a greater height is the minimum necessary to function. UT-53 is appropriately encompassing of the need for aesthetic compatibility and the code provides the more detailed regulations to fulfill that objective. Changing the policy is unnecessary to further the regulations already in place. The change proposed to UT-73 "…potential for visual (ADD <u>and other negative</u>) impacts absent appropriate (ADD <u>design consideration</u>), siting and mitigation." if made would broaden

	the policy. The intent of UT-73 is to focus on visual impacts to the community; broadening to include "other" impacts creates ambiguity. The term "design" could be added. Additions suggested to UT-75 would increase the length of the policy, but do not appear to strengthen the effect of the policy and therefore are not recommended by staff.
3. **Energy conservation**	
a. General and require prior to additional transmission facilities (OT.5.a, OT.5.b)	The commenter proposed specific changes to policies UT-46 and 47, which address energy conservation. The existing policy language is appropriately broad so that responsibility applies to providers and users, not just utilities. The change proposed for UT-47 could potentially have an unintended consequence of applying only to city facilities and not more broadly. Policy EN-4 also promotes energy efficiency and renewable energy sources.
b. Require energy efficiency (OT.5.f)	The commenter proposes an addition to UT-68 to require energy efficient building codes and require energy efficiency in new buildings. To an extent, the city has already enacted regulations and building codes the require building efficiency. Furthering this objective is also part of the city's Environmental Stewardship Initiative. If desired, a new policy (or addition to 68) could be included, although the proposed ending may be overly restrictive and could be dropped as indicated here: "Enact regulations and modify building codes to require energy efficiency and conservation investments when such investments are cost effective ~~over the expected life of the building or other improvement~~."
4. Regional utility facilities (OT.5.c, OT.5.n)	The changes proposed by the commenter to UT-48 would reduce recognition of the regional and network aspects of energy distribution and would be counter to the city's responsibility under GMA to plan within the regional context. Changes proposed to UT-X24 overstate the city's role in regarding to the Seattle City Light power lines and Olympic Pipeline. However, staff would suggest an alternative wording of the policy than that originally proposed to clarify the city's role: "Administer applicable regulations and franchise agreement authority over the Seattle City Light and Olympic Pipeline infrastructure located in Bellevue." While the city has clear interest in protecting the community from potential harm, the city's role in overseeing these utilities is generally limited to review of new permits or right-of-way agreements and not ongoing operations.

5. Health effects of electrical utilities (OT.5.g, OT.5.h, OT.5i)	There is no need to delete UT-69 as proposed by the commenter. This policy simply states that the city should be involved in regional and state policy discussions about the health effects of EMF. The changes proposed to UT-70 would go beyond the current policy, which calls for periodic review of science, to require the city to conduct its own health monitoring of health impacts associated with utilities. While the city can stay abreast of current literature, the city is not in the position to conduct its own health monitoring.
TRANSPORTATION	
1. **Non-motorized facilities**	
a. Operations/maintenance (O.1, O.2, O.4.l, C.2)	The Bellevue City Council has initiated the Pedestrian and Bicycle Implementation Initiative and directed staff to work with the Transportation Commission to develop the next phase of implementation of the Pedestrian and Bicycle Transportation Plan, which was adopted in 2009. The Plan addresses maintenance standards and a smartphone app, MyBellevue provides a direct link for people to report maintenance concerns.
b. More/better corridors/connections (O.2, O.4.c, O.6, O.23.b, O.27, O.38, C.5, C.8)	The Pedestrian and-Bicycle Transportation Plan includes projects that will improve connectivity for people walking, riding a bicycle or other non-motorized travel. Included in the plan are sidewalks, trails and bicycle facilities, including a number of priority bicycle corridors that run east-west and north-south across the city, providing connections to adjacent cities and regional pedestrian/bicycle facilities.
c. Standards for non-motorized trail development (O.4.i, j, k, O.15.a, O.40, O.30, OT.1.c)	The Pedestrian and-Bicycle Transportation Plan includes maintenance standards for facilities. The Pedestrian and Bicycle Implementation Initiative will consider adding other types of facilities that are not included in the 2009 Ped-Bike Plan, such as protected bicycle lanes, green bike lanes, and sharrows.
d. Air quality and pedestrian friendly streets (OT.1.d, O.13.d, O.41)	Policies in the Transportation Element, in the Neighborhood Protection section and in the Environmental Considerations section, refer to the efforts the city can take to protect neighborhoods and the environment from the potential adverse impacts from the transportation system.
2. Mobility and access, including by wheelchair (O.3, O.36.b, g, E.19.b, g)	The Pedestrian and-Bicycle Implementation Initiative will be an opportunity to assess compliance with the Americans with Disabilities Act (ADA) and strategies to improve overall access for wheelchairs and others with mobility restrictions. Policy TR-26 supports this effort to ensure accessibility for everyone, regardless of their age and ability.
3. Neighborhood traffic concerns (O.14, C.3)	Refer to Transportation Element policies in the Neighborhood Protection section that identify the many ways the city can work with neighborhoods to address the potential adverse impacts from the transportation system.

4. SOV and transit (O.23.a, O.36.d, f, E.19.c, d, f, C.9.c)	Refer to Transportation Element policies in the Transportation Demand Management section for policies that address alternatives to driving alone, and the Transit section and the High Capacity Transit section that address how Bellevue works with the transit agencies to provide transit service for Bellevue residents and employees. Also refer to the Bellevue Transit Master Plan, adopted by the City Council in 2014.
5. Regional transportation role (O.36.e, E.19.e)	Refer to Transportation Element policies in the Regional Transportation Coordination section, the State and Federal Highways and Corridors section and the Transit and High Capacity Transit sections that address the active role Bellevue plays in regional mobility planning and implementation, including the freeway system and the transit system.
ECONOMIC DEVELOPMENT	
1. Employer training and benefits (O.25.e)	The commenter encourages working with non-profits agencies to train and hire people with disabilities. The current draft includes policies on education, such as D-10, that support training of workers generally, but does not address the specific situation of people with disabilities or special needs. Policy HS-16 in the Human Services Element encourages services that support the workforce in maintaining and advancing employment opportunities. If desired, an additional policy could be drafted to more directly support employment training for those with disabilities.
ENVIRONMENT	
1. Vegetation and tree retention (O.10, O.13.e, O.17.f, O.19, OT.1.f, h, j, OT.10.d, e, O.11)	Several comments support protecting or enhancing the city's overall tree canopy and some expressed concern for the loss of trees, primarily due to development. In addition to the vision statements for parks and the environment that express a city that remains "green" consistent with being a "city in a park," the plan includes policies specific to tree preservation. Two new policies in the Environment Element support establishing a tree canopy target and working to minimize tree canopy loss: **EN-X3**. Establish citywide tree canopy targets that reflect our "City in a Park" character and maintain an action plan for meeting targets across multiple land use types including right of way, public lands, and residential and commercial uses. **EN-X10**. Minimize the loss of tree canopy and natural areas due to transportation and infrastructure projects and mitigate for losses, where impacts are unavoidable.

	The city could expand this policy direction to support more aggressive tree preservation regulations. While there appears to be a near universal support for maintaining the city's treed character, interests in tree protection varies between neighborhoods, especially between those that are more wooded and those with significant views. It may be appropriate to address the question of potentially stronger tree protection at a neighborhood scale at the time of neighborhood area planning.
URBAN DESIGN	
1. Shopping Streets (O.36.a, E.19.a)	The comment suggests reducing the area of the 130th Avenue shopping street designation and adding a shopping street designation at the Spring District. The 130th designation stems directly from the guidance of the BelRed subarea plan that calls for 130th to become a "main street" style street at the center of the development around the 130th light rail station. While this area is not yet fully developed with retail, the plan sets the vision for the street as the area redevelops. During the BelRed planning process, the Spring District was anticipated to have a limited amount of retail. It was not anticipated to have a "main street" style retail corridor.
2. Building height and spacing (O.37, C.9.g)	This comment addresses how design guidelines affect tower spacing. As the code amendments for the Downtown area are revised as part of the Downtown Livability project, this could be an appropriate issue to consider.
EASTGATE SUBAREA PLAN	
1. Subarea boundaries (OT.10.a)	Commenters noted that the boundaries in the Eastgate subarea (and other subareas) are different from those shown on the Neighborhoods Areas map. The Neighborhood Areas map boundaries are new and revised to better correspond to neighborhood areas. However, the subarea boundaries continue to relate to the older, and partially out of date, subarea plans. The older subarea boundaries cannot be immediately changed to match because the subareas currently contain policies that are specific to geographic locations within their current (older) subarea boundaries. As the subarea plans are updated over the next several years, the boundaries will be updated to match the new map. Staff will work to provide additional clarifying text next to the maps.
2. Zoning (OT.10.b,O.26, P.7, P.17, P.24)	Commenters object to residential areas being rezoned for Office. This is due to a misprint on the map of the Eastgate area. No zoning change is proposed for the residential areas near Eastgate. This was explained to the commenters at the hearing and will be corrected on the documents.

	Other comments are supportive of changes to the Land Use map for the RV Park. Specific FAR and heights for the proposed new zoning of Neighborhood Mixed Use will be reviewed during the code development process, to occur following plan adoption.
3. Tree protection and retention (OT.10.d)	The commenter suggests that policy S-EG-26 include words such as "and on both public and private land in neighborhoods" so that the policy can be applied to all redevelopment within the Eastgate subarea's residential areas. As proposed the policy reads: **S-EG-26.** Maintain the subarea's predominantly treed skyline <u>and encourage preservation of existing stands of trees and landscaping to frame development along the I-90 corridor.</u> The text of the proposed policy was modified to include the recommendation of the Eastgate Citizen Advisory Committee about preserving existing stands of trees in the corridor. However, the additional text refocuses the policy to apply only to the I-90 corridor, whereas previously the policy applied to the whole subarea. Adding text to apply the policy to neighborhoods, or removing the last few words of the proposed policy so that it can be applied outside of the corridor, would allow the policy to be applied throughout the subarea as initially written.
4. Transportation (OT.10.f)	The commenter suggests seeking an eastbound I-90 on-ramp at the Richards Road interchange. Major changes to state freeways are dependent on the Washington State Department of Transportation. Transportation access and management was explored in detail during the Eastgate/I-90 project. In general, the project focused on projects that are less costly and more realistic, recognizing that state and local budgets would not be capable of making major freeway changes. This comment will be forwarded to the Transportation Department for consideration. Since this project concept has not been studied or emerged through a transportation planning process, it would not be appropriate to add the project to the Comprehensive Plan at this time.
GENERAL	
1. Implementation	
a. Enforcement of zoning and development standards (C.1, O.11)	Some of the concerns expressed include changes in neighborhoods, large homes, vacant homes, tree reduction, runoff, and unaffordability. The Comprehensive Plan addresses these general concerns in a number of places throughout the plan. It may also be appropriate to visit these topics at the time of updating neighborhood area plans as a means to address concerns specific to individual neighborhoods. Other concerns

	relate to Land Use Codes, implementation and enforcement that may be addressed through code updates and other implementation steps.
b. How will policies be translated to implementation? City needs to take action. (O.28, O.39.f)	The Comprehensive Plan in an "umbrella" document that guides other city plans and actions. Each element includes a description of the type of implementation steps that will be taken to implement the plan, such as functional plans, regulations, and city programs.
2. Energize Eastside (O.17.d, O.7, O.9, O.29, O.32)	While the Comprehensive Plan does not address individual permit applications, a number of Utilities policies discussed above apply to new transmission lines, like the Energize Eastside project. As noted above, the policy set seeks to mitigate the impacts of new lines while also seeking a reliable energy system. Additionally, environmental protection is addressed in the Environment Element.
3. Public Safety (O.8, C.6.b)	The Neighborhoods Element includes several new policies regarding public safety (N-1-4). The Environment Element includes policies related to protection from natural hazards, such as steep slopes. Policy CF-12 supports maintaining a disaster recovery plan. And the Transportation Element has many policies that address traffic and pedestrian safety. While there are other aspects of public safety, the draft represents an expansion on this issue from the current plan. Detailed public safety operational policy is managed by the Police and Fire departments separately from the Comprehensive Plan. Building/construction safety is managed by the Building Division. These operational areas are important, but are not directly related to long-range planning.
4. Plan Format, reducing the size of the plan (O.36.c, E.19.c, C.9.a)	A few comments express concern that the plan has an excessive number of policies and would be better if it were significantly shorter. An objective of the plan update process was to make the plan more user friendly and readable. The commissions sought to reduce redundant policies and consolidate sections where appropriate. The narrative text was reduced and consolidated to the front of each chapter. New short sections were added at the end of each chapter to guide the reader to implementation steps and to cross reference other policies in the plan. Additionally, the multiple transportation projects lists in the current plan were consolidated into a single list.

Planning Commission Schedule

March 11, 2015

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

The schedule and meeting agendas are subject to change. Please confirm meeting agendas with city staff at 425-452-6931. Agenda and meeting materials are posted the Monday prior to the meeting date on the city's website at:

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

Date	Tentative Agenda Topics
Mar 18	Tentative, if needed, Comprehensive Plan Deliberations
Mar 25	Comprehensive Plan Deliberations

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 city's 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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.