



Bellevue Planning Commission

Wednesday, March 25, 2015

6:30 to 9:30 p.m. ■ 1E-113

City Hall ■ 450 110th Avenue NE, Bellevue

Agenda

Regular Meeting

- | | | |
|-----------|--|--|
| 6:30 p.m. | <ol style="list-style-type: none">1. Call to Order
<i>Aaron Laing, Chairperson</i>2. Roll Call3. Public Comment*
<i>Limited to 5 minutes per person or 3 minutes if a public hearing has been held on your topic</i>4. Approval of Agenda5. Communications from City Council, Community Council, Boards and Commissions6. Staff Reports
<i>Paul Inghram, Comprehensive Planning Manager</i> | |
| 6:45 p.m. | <ol style="list-style-type: none">7. Study Session
A. Single Family Room Rentals
Review recommended revision to draft ordinance and make a recommendation to the City Council
<i>Catherine Drews, Legal Planner</i>
Pg. 1

B. Comprehensive Plan Update
Review Housing, Utilities, Transportation and outstanding items
Make a recommendation to the City Council
<i>Paul Inghram, Comprehensive Planning Manager</i>
Pg. 9 | |
| 9:15 p.m. | <ol style="list-style-type: none">8. Other Business9. Draft Minutes Review<ul style="list-style-type: none">• February 25• March 4• March 1110. Public Comment* - <i>Limited to 3 minutes per person</i> | |
| 9:30 p.m. | <ol style="list-style-type: none">11. Adjourn | |

Agenda times are approximate

Planning Commission members

Aaron Laing, Chair
Michelle Hilhorst, Vice Chair
John Carlson
Jay Hamlin

Diane Tebelius
John deVadoss
Stephanie Walter

John Stokes, Council Liaison

Staff contact:

Paul Inghram 452-4070
Michelle Luce 452-6931

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

Wheelchair accessible. American Sign Language (ASL) interpretation available upon request. Please call at least 48 hours in advance. 425-452-5262 (TDD) or 425-452-4162 (Voice). Assistance for the hearing impaired: dial 711 (TR).



March 17, 2015

SUBJECT

Recommended Limited Revisions to the Planning Commission's Recommendation for Residential Room Rentals Permanent Regulations

STAFF CONTACT

Lori Riordan, City Attorney, 452-7220, lriordan@bellevuewa.gov
City Attorney's Office

Catherine Drews, Legal Planner, 452-6134, cdrews@bellevuewa.gov
Development Services Department

DIRECTION NEEDED FROM PLANNING COMMISSION

- Action
- Discussion
Information

INTRODUCTION

On March 25, 2015, staff will present to the Planning Commission recommended limited revisions to the Commission's proposed permanent regulations governing the rental of individual rooms in non-owner-occupied residential dwellings. The Commission held a public hearing on the proposed Land Use Code amendment on September 10, 2014, and after taking and considering public comment, the Commission voted unanimously to recommend permanent regulations to the Council.

DISCUSSION

Since the September 10, 2014, public hearing, Council members reached out to Commission members to express Council's desire to work collaboratively with the Planning Commission in developing and finalizing permanent regulations for single-family room rentals. These desires include that the permanent regulations recommended by the Commission are both robust and constitutionally sound. In response, Chair Laing requested the City Attorney provide recommended revisions to the Planning Commission's recommendation consistent with Council's objectives.

When the practice of single-room rentals in single-family residences was first brought to Council's attention, interim regulations were adopted to provide some speedy relief to the neighborhoods impacted by this practice. At that time research revealed a substantial body of case law arising out of litigation across the United States on the issue of families and rentals, especially in college towns. Court decisions illustrate the need to balance the rights of private property owners with the safety and comfort of their neighbors. The approach that Council adopted in the interim regulations is consistent

with regulations in other jurisdictions that have been found by courts to strike this constitutional balance.

We have reviewed Commission's proposed regulations to identify any possibilities for unintended consequences as well as consistency with constitutional balancing of property rights, as the Commission was unaware of the balancing test applied by courts at the time it recommended proposed regulations in September 2014. The goal of the review is to ensure the permanent regulations provide appropriate enforcement mechanisms, defensible terms, and provide regulatory certainty and predictability for the regulated community and neighborhoods. A review of the Commission's proposed permanent regulations revealed that limited and specific revisions are warranted to achieve the Council's objectives. At the conclusion of the study session, we will ask the Planning Commission to amend its recommendation and transmittal to Council to include the proposed revisions

To meet Council's objectives, we are recommending two revisions to the Planning Commission's proposed permanent regulations:

1. Provide a specific exemption for unrelated adults who live together as the functional equivalent of a family. We recommend carrying this exemption forward from the interim regulations; and
2. Clarify that related people living together in a household are considered a single housekeeping unit.

We have included the recommended revisions as Attachment A to this memorandum. No further revisions are recommended to the Commission's proposed permanent regulations, which are intended to accomplish the following:

- Allow the rental of an entire dwelling (no individual room rentals) to a "traditional" family, all of whom are related by blood, marriage, or legal adoption, with no maximum on the number of occupants;
- Allow the rental of an entire dwelling on a single lease (no individual room rentals) to a "self-identified" group of adults (all unrelated or some combination of related/unrelated), maximum 4 adults total; provided that unrelated adults may demonstrate they are living together as the functional equivalent of a family;
- Continue to allow a dwelling to have a bed & breakfast or boarding house use, maximum 2 rooms, subject to Home Occupation permit and all other current regulations, but clarify that such dwelling is owner-occupied;
- Regulate as a "rooming house" a dwelling that is not owner-occupied and offers individual rooms for rent.

The proposed ordinance establishes "Rooming House" as a use, defined as follows:

"Rooming House. A non-owner-occupied dwelling in which rooms are offered for rent or lease on an individual room basis."

This definition, together with the proposed regulations summarized below, is proposed because it is this form of rental structure (i.e., multiple leases for single rooms) which has been identified by the community as their primary concern.

Key features of the proposed ordinance include:

- A rooming house would be allowed only in multi-family and mixed-use land use districts, not in single-family districts.
- Special regulations would apply to rooming houses (see below).
- Definitions of “Bed and Breakfast” and “Boarding House” would be revised to reflect owner-occupancy, and to specifically exclude “Rooming House”. All other existing regulations that pertain to Bed and Breakfast and Boarding House uses would remain unchanged, including the requirement for a Home Occupation permit for either use.
- Definition of “Family” would place a 4-person limit on the total number of adult occupants, unless all are related by blood, marriage, or adoption.
- Unlike the interim regulations adopted by Ordinance No. 6128, there is provision for a “functionally equivalent” family that could exceed the 4-adult limit.
- A new definition of “Single Housekeeping Unit” is proposed.
- As noted above, a new definition of “Rooming House” is proposed.
- Provision for amortization of certain legally-established uses/leases that do not conform to the permanent regulations

Proposed Special Regulations for Rooming House uses:

The following general development requirements are proposed specifically for Rooming Houses:

- The Rooming House will be located in a detached single-family dwelling on its own parcel; and
- The Rooming House will offer no more than four rooms for rent to not more than a total of five individuals at any one time; and
- All rooms offered for rent shall be legally-established bedrooms; and
- An owner, landlord, or registered agent shall be identified as the party responsible and accountable for compliance with the terms of the applicable Land Use Code provisions. Said party shall be local and the name and contact information for that party shall be filed with the City prior to establishing the rooming house; and
- Legal on-site parking exists or will be provided, in a quantity equal to or greater than the number of bedrooms in the leased residence; and
- Appropriate provisions will be made for maintenance of the property exterior; and
- Appropriate provisions will be made for refuse collection, including trash, recycling, and yard waste; and
- A Rooming House shall comply with City of Bellevue noise and nuisance laws and health and safety codes, and with all other applicable City and State codes and regulations; and
- The designated owner, landlord, or registered agent shall be the “person responsible for the violation” in any civil violations proceedings under the terms of Chapter 1.18 BCC for failure to comply with this section. Tenants shall not be identified as responsible parties by virtue of signing a lease prepared by the owner, landlord, or registered agent for renting a room in a Rooming House.

RECOMMENDATION

Direct staff to revise the Commission’s propose permanent regulations and transmittal to the Council.

NEXT STEPS

Steps necessary to complete development and adoption of the permanent regulations are shown below.

1. Council study session – transmittal of revised Planning Commission recommendation (March 30)
2. Council action on proposed ordinance (April 6)
3. East Bellevue Community Council public hearing and final action (April 7)

ATTACHMENTS

- A. Revised Draft Ordinance for Permanent Regulations

ATTACHMENT A - City Attorney Recommended Revisions to the Planning Commission's Recommended Permanent Room Rental Regulations. March 25, 2016

Section 1. Section 20.10.440 – Residential Land Use Charts - of the Bellevue Land Use Code is hereby amended to add "rooming house" as a permitted use in the following land use districts: R-10, R-15, R-20, R-30, OLB, CB, F1, F2, and F3, and to add the following related note 17:

17. See LUC 20.20.700 for general development requirements for Rooming House.

The "rooming house" use listing shall be placed in the use chart immediately above the "Senior Citizen Dwellings" listing.

Section 2. Section 20.25D.070 of the Bellevue Land Use Code is hereby amended to add "rooming house" as a permitted use in the following land use districts: BR-OR, BR-RC, BR-R, BR-CR, and BR-ORT, and to add the following related note 6:

6. See LUC 20.20.700 for general development requirements for Rooming House.

The "rooming house" use listing shall be placed in the use chart immediately above the "Hotels and Motels" listing.

Section 3. Section 20.25F.010 of the Bellevue Land Use Code is hereby amended to add "rooming house" as a permitted use in the following land use district: EH-A, and to add the following related note 12:

12. See LUC 20.20.700 for general development requirements for Rooming House.

The "rooming house" use listing shall be placed in the use chart immediately below the "Five or more dwelling units per structure" listing.

Section 4. Section 20.20.700 of the Bellevue Land Use Code is hereby amended to read as follows:

20.20.700 Rooming houses.

~~The requirements of LUC 20.20.140 apply to rooming houses.~~

A. Rooming Houses, where permitted, shall comply with the following:

1. The Rooming House shall be located in a detached single-family dwelling on its own parcel; and
2. The Rooming House shall offer no more than four rooms for rent to not more than a total of five individuals at any one time; and
3. All rooms offered for rent shall be legally-established bedrooms; and
4. An owner, landlord, or registered agent shall be identified as the party responsible and accountable for compliance with the provisions of this section. Said party shall be local, and the name and contact information for that party shall be filed with the City prior to establishing the rooming house; and

ATTACHMENT A - City Attorney Recommended Revisions to the Planning Commission's Recommended Permanent Room Rental Regulations. March 25, 2016

- 5. Legal on-site parking exists or shall be provided in a quantity equal to the number of bedrooms leased or available for lease; and
 - 6. Appropriate provisions shall be made for maintenance of the property exterior; and
 - 7. Appropriate provisions shall be made for refuse collection, including trash, recycling, and yard waste.
- B. A Rooming House shall comply with City of Bellevue noise and nuisance laws and health and safety codes, and with all other applicable City and State codes and regulations.
- C. The owner, landlord, or registered agent designated pursuant to Section A.4 above shall be the "person responsible for the violation" in any civil violations proceedings under the terms of Chapter 1.18 BCC for failure to comply with this section. Tenants shall not be identified as responsible parties by virtue of signing a lease prepared by the owner, landlord, or registered agent for renting a room in a Rooming House.

Section 5. Section 20.50.012 of the Bellevue Land Use Code is hereby amended to revise the definition of "Bed and Breakfast" to read as follows:

20.50.012 Bed and Breakfast. An owner-occupied dwelling which temporarily houses guests for profit. A Bed and Breakfast does not include a Rooming House as defined in LUC 20.50.044. (Refer to LUC 20.20.140 for General Development Requirements applicable to Bed and Breakfast uses).

Section 6. Section 20.50.012 of the Bellevue Land Use Code is hereby amended to revise the definition of "Boarding House" to read as follows:

20.50.012 Boarding House. An owner-occupied dwelling in which roomers and/or boarders individuals unrelated to the owner are housed and/or fed for profit. This definition includes Transient Lodging as defined in LUC 20.50.048. (See Refer to LUC 20.20.140 for General Development Requirements applicable to Boarding House uses). A boarding house does not include a Rooming House as defined in LUC 20.50.044.

Section 7. Section 20.50.020 of the Bellevue Land Use Code is hereby amended to revise the definition of "Family" to read as follows:

20.50.020 Family. Not more than four adult ~~One or more~~ persons, unless all are related by blood, marriage, or legal adoption, (but not more than six unrelated persons) living together as a single housekeeping unit. A group of related persons living in a household shall be considered a single housekeeping unit. Provided: A group of more than four unrelated adult persons living together in a dwelling unit may also be included within the definition of "Family" if they demonstrate to the Director that they operate in a manner that is functionally equivalent to a Family. Factors that shall be considered by the Director include whether the group of more than four unrelated persons:

- a. Shares the entire dwelling unit or act as separate roomers;
- b. Includes minor, dependent children regularly residing in the household;
- c. Can produce proof of sharing expenses for food, rent, or ownership costs, utilities, and other household expenses;

Commented [DC1]: Recommended revision to meet Council's objectives.

- d. Shares common ownership of furniture and appliances among the members of the household;
- e. Constitutes a permanent living arrangement, and is not a framework for transient living;
- f. Maintains a stable composition that does not change from year to year or within the year;
- g. Is not a society, fraternity, sorority, lodge, organization or other group of students or other individuals where the common living arrangement or basis for the establishment of the housekeeping unit is temporary; or
- h. Can demonstrate any other factors reasonably related to whether or not the group of persons is the functional equivalent of a family.

Commented [DC2]: Recommended revision to meet Council's objectives.

For purposes of this definition and notwithstanding any other provision of this Code, children with familial status within the meaning of Title 42 United States Code, Section 3602(k) and persons with handicaps within the meaning of Title 42 United States Code, Section 3602(h) will not be counted as unrelated persons.

Section 8. Section 20.50.044 of the Bellevue Land Use Code is hereby amended to add a new definition of "Rooming House" to read as follows:

20.50.044 Rooming House. A non-owner-occupied dwelling that is subject to multiple leases or in which rooms are offered for rent or lease on an individual room basis. (Refer to LUC 20.20.700 for General Development Requirements applicable to Rooming House uses).

Section 9. Section 20.50.046 of the Bellevue Land Use Code is hereby amended to add a new definition of "Single Housekeeping Unit" to read as follows:

20.50.046 Single Housekeeping Unit. One household where all the members have common access to and common use of all living, kitchen, and eating areas within the dwelling unit, and household activities and responsibilities such as meals, chores, expenses and maintenance of the premises are shared or carried out according to a household plan or other customary method. If the dwelling unit is rented, the household members must jointly occupy the unit under a single lease in order to be considered a single housekeeping unit.

Section 10. Amortization for Certain Nonconforming Uses. Notwithstanding Section 20.20.560 of the Bellevue Land Use Code, any use of a structure or of land which does not conform to the regulations of the district in which the use exists due to changes in the definitions or other Land Use Code provisions adopted by this ordinance, which use lawfully existed on the date such changes became effective, shall be discontinued by one year from effective date of this ordinance.

Section 11. Ordinance No. 6128, Ordinance No. 6152, Ordinance No. 6172, and Ordinance No. 6219 are hereby repealed.

Section 12. Severability. Should any provision of this ordinance or its application to any person or circumstance be held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 13. Effective Date. This ordinance shall take effect and be in force five (5) days after adoption and legal publication.



March 17, 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
- Discussion
- Information

The Planning Commission is asked to complete its final review of the draft Comprehensive Plan and make its recommendation to the City Council. Sample motion language is:

I move to recommend that the City Council adopt the update amendments, as corrected, to the Bellevue Comprehensive Plan in accordance with the requirements of the Growth Management Act. This replaces Volume 1 and the Land Use Map of the existing Comprehensive Plan, and includes limited amendments to Volume 2, including updates to the Downtown Bellevue, Southwest Bellevue, Eastgate, Richards Valley, and Factoria subarea plans, and replacement of the transportation facilities plans.

The City Council is scheduled to consider the recommendation on the draft plan at a series of study sessions beginning April 6.

BACKGROUND

The Planning Commission held a public hearing on the draft Comprehensive Plan on March 4 during which it heard from 28 speakers and considered numerous comments received on the draft plan at two open houses, an online open house and other forums held since the draft was released on February 11. Six of the city's boards and commissions held a joint meeting on February 25 to review the draft plan. The other boards and commissions revised relevant sections of the plan and provided individual recommendations for the update. Following the release of the draft plan various events 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.

Planning Commission Review Following Public Release Draft

At the March 11 meeting the Planning Commission reviewed the numerous public comments received on the draft Comprehensive Plan including those received from at the public hearing and from open houses, online and by letter. These comments were assembled in an organized catalog of comments and staff responses on key issues were provided in a digest summary.

Throughout the plan update process, community involvement has been critical. Many of the updates included in the draft are based on early comments about the scope of the update and “Best Ideas” submitted as part of a community contest to think of how to improve the city. The Commission recognized how many of the comments on the draft are supportive of the update or specific policies or are general in nature. Other comments address important aspects about how the plan could be implemented.

The Commission worked through nearly all of the entire set of public comments on the draft during the study session reviewing them in the order of the plan. The exception was those comments related to the Housing Element, which was specifically set aside to focus on at the March 25 meeting.

It was recognized that a lot of work had gone into the draft, reviewing policies one by one and listening to the community as individual topics were discussed. Largely, the Commission found that the draft responds well to the comments and that few new changes were needed. The Commission directed to changes to three policies in Utilities, Transportation and Human Services. A summary of the comment review including the three policy changes directed is provided in Attachment 1.

Additionally, the other boards and commission have been completing their final review of the complete draft following the joint boards and commissions meeting. Final changes recommended by the Arts and Transportation commissions are discussed below. No additional changes were provided by the Environmental Services Commission or Parks and Community Services Board. The Human Services Commission was considering the Comprehensive Plan at their March 17 meeting and may have comments at the time of the Planning Commission meeting.

At the March 25 study session, the Commission may focus on the following remaining items:

- **Arts & Culture**
- **Utilities**
- **Transportation**
- **Housing**
- **Human Services, if needed**

Arts & Culture

During the joint boards and commission meeting, there was significant discussion about how arts and culture are not just important for Downtown or the city overall, but are important aspects of our individual neighborhoods. Some suggested that there was a gap in the current draft policies, especially considering the plan’s increased emphasis on neighborhoods.

With the Arts Commission not meeting again until April, Arts Program staff worked with the Arts Commission chair and vice chair to reflect on interest expressed at the joint meeting. The chair and vice-chair of the Arts Commission recommend added this new policy to the Urban Design and the Arts Element, in the Arts and Culture subsection:

Work with the community to develop high quality neighborhood public art that enhances neighborhood character, builds community, and engages residents in the artistic process.

Utilities

At the last meeting the Planning Commission reviewed a number of comments regarding electrical utilities that expressed concern about the impact of new electrical facilities and a desire to include an aspirational policy to placing overhead lines underground. The Commission's recommendations developed over the course of several study sessions and reviewing individual policies in detail intend to maintain the city's policy of working to mitigate the impacts of new and existing electrical lines, whether through undergrounding, siting, screening or other methods. Existing policies address sensitive siting of electrical infrastructure (UT-72-73) and the mitigation of impacts (UT-40, 43, 45, 51, 53 and 74). The Commission elected to add two new policies that further this objective. Proposed new policy UT-X19 seeks to identify funding opportunities to mitigate impacts. Proposed new policy UT-X21 supports local neighborhood efforts to underground existing distribution lines.

Recognizing the impact of transmission lines, the Planning Commission asked to bring back a proposal that would increase emphasis on the need to mitigate the impact of electrical lines. In response to this direction, staff considered a range of possible options from potential new policy language to new narrative text. "Undergrounding" is a clear interest of some in the community, although more precisely, the issue is how to avoid or mitigate the visual and environmental impacts of power lines. Undergrounding may be one way to address those impacts, although, in some cases, it may result in its own set of impacts, such as to trees and the environment.

Ideally, the plan will provide the appropriate guidance and help identify a solution that minimizes impacts while supporting development of a highly reliable electrical system. However, a policy could inadvertently set an expectation that may be unrealistic. Recognizing the existing and proposed policies in the draft that already capture the community's interest in reducing impacts of electrical facilities and the potential for future new solutions, staff recommends adding a new paragraph to the Utilities narrative to address this issue. The following paragraph would be added to page 7 of the Utilities Element following the third paragraph:

A future reliable electric grid with fewer visual impacts may include emerging concepts such as non-wire, microgrid, or alternative technology solutions to the existing overhead system. Undergrounding may be part of the solution, although it may have its own technical and financial challenges. As technology evolves, new opportunities may allow for changes to the electrical grid and new techniques may be developed that better address the community's interest in mitigating impacts while providing a highly reliable system. Ultimately, this might include ways to underground transmission lines, although

it may also include other ways to avoid or reduce the visual and environmental impacts associated with power lines.

Transportation

The Planning Commission reviewed a number of comments from the public regarding the Transportation Element, including several that focused on the need for additional non-motorized transportation opportunities. Many of the comments were directed towards specific city projects, operations, maintenance and other aspects of implementation that are currently well-covered in the Transportation Element, therefore no policy amendments are needed.

Recognizing the extensive process of the Transportation Commission in reviewing and developing the recommendation for the Transportation Element, the Planning Commission's role focused on ensuring that the transportation policies integrate with the overall plan and land use vision for the community. One concern of the Planning Commission was the tone of policy TR-11, which some commissioners saw as "punitive" toward the single occupant vehicle. The majority of the Planning Commission recommended that TR-11 be deleted.

The Transportation Commission completed its final review of the draft Transportation Element the following night at its meeting on March 12. Regarding policy TR-11 the Transportation Commission found that the fundamental concepts of transportation demand management are well-supported in the Transportation Element and voted to remove policy TR-11 from its recommendation. In its final recommendation (to the Planning Commission and the Council), the Transportation Commission also included three other policy changes that are discussed in the attached memo (Attachment 2).

Housing

The Planning Commission choose to reserve review of the comments on the Housing Element for the March 25 meeting. An excerpt of the comment digest with housing comments and responses is attached (Attachment 3).

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. City staff have thoroughly re-reviewed the draft to look for technical corrections. Some of the corrections that have been identified include:

- Map corrections to 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.

A table (Attachment 5) provides a comprehensive list of changes staff proposes to make to the draft. The Commission is asked to include these changes as part of its recommendation to Council.

While staff sought to identify all of the needed technical changes, commissioners are welcome to point out anything staff have missed. As a last step, the city's consultant will do a final copy edit of the entire plan.

RECOMMENDATION

As provided in the staff report dated February 11, the Department of Planning and Community Development recommends that the Planning Commission forward to the City Council a recommendation for adoption of the updated Comprehensive Plan. This proposal satisfies the Decision Criteria for a Comprehensive Plan Amendment (see Section VI of the staff report). The Planning Commission is asked to complete its final review and make its recommendation to the City Council.

Sample motion language is:

I move to recommend that the City Council adopt the update amendments, as corrected, to the Bellevue Comprehensive Plan in accordance with the requirements of the Growth Management Act. This replaces Volume 1 and the Land Use Map of the existing Comprehensive Plan, and includes limited amendments to Volume 2, including updates to the Downtown Bellevue, Southwest Bellevue, Eastgate, Richards Valley, and Factoria subarea plans, and replacement of the transportation facilities plans.

For the record, this set of amendments includes the February 11, 2015, draft Comprehensive Plan along with the changes documented here in this memo, including:

- Utilities policy UT-X24 (see Attachment 1)
- Human Services policy HS-16 (see Attachment 1)
- Transportation policies (see Attachment 2)
- Technical corrections (see Attachment 5)
- Any additional changes directed by the Planning Commission

NEXT STEPS

The Commission is scheduled to complete its review and deliberations on March 25 and make a recommendation to the City Council. Tentatively, the City Council is scheduled to receive the transmittal with the recommended Comprehensive Plan on April 6 and then conduct a series of study sessions to review the draft. Final Council action is tentatively scheduled for June 15, 2015.

ATTACHMENTS

1. Draft Planning Commission Review Summary from March 11, 2015
2. Transportation Commission memo dated March 18, 2015
3. Public comment digest – housing responses
4. Environmental Services Commission letter dated March 11, 2015
5. Draft Technical Changes Table
6. Additional public comments received since March 11

DRAFT Planning Commission Review Summary
Draft Comprehensive Plan
March 11, 2015

The Planning Commission reviewed the numerous comments received on the draft Comprehensive Plan including those received from the public at the public hearing and from open houses, online and by letter. These comments were assembled in an organized catalog of comments and staff responses on key issues were provided in a digest summary.

The Commission noted that many of the comments are general in nature and that some fall beyond the scope of the plan. This comment can be shared with the Police, but does not require a change to the plan's policies. Other comments focused on specific sections or policies in the plan and were looked at in greater detail.

INTRODUCTION/VISION – The Commission considered comments about equity and noted how the concept of equity is addressed by statements in the Housing, Human Services and Economic Development elements. The Commission also recognized that a lot of work went into drafting the Vision and the importance of not further modifying it.

CITIZEN ENGAGEMENT – The Commission reviewed public comment about effective communication, which suggested adopting a communication protocol. It determined that this comment went beyond the scope of the plan. The Commission also considered a Council comment about outreach in non-English languages and recognized that the current policies are broad enough to support a range of effective outreach techniques. No additional changes to the draft were directed.

LAND USE – The Commission considered a number of Land Use related comments, each of which are generally consistent with the proposed draft plan or had been considered in detail at previous study sessions. No additional changes to the draft were directed.

NEIGHBORHOODS – The Commission recognize a number of comments made about the new Neighborhoods Element and that none recommended specific changes. Many of the comments were in support of adding the new element. No additional changes to the element were directed.

HOUSING – The Commission elected to hold their discussion about the Housing Element for the March 25 meeting.

CAPITAL FACILITIES – The Commission considered public comment regarding life-cycle costs and acknowledged that they had reviewed similar comments previously and already incorporated several changes into the draft to respond to them. No additional changes were directed.

UTILITIES – The Commission received some extensive and detailed comments regarding electrical utilities and the community's desire for undergrounding. It was clear that there is general agreement to work towards more undergrounding of electrical lines in the community and better mitigation of their impacts.

The Commission asked staff to prepare language that would increase emphasis towards supporting exploration of undergrounding of electrical lines

The Commission supported changing proposed policy UT-X24 to improve clarity:

“Administer applicable regulations and franchise agreement authority over the Seattle City Light and Olympic Pipeline infrastructure located in Bellevue.”

TRANSPORTATION – The Commission recognized a number of public comments that addressed non-motorized transportation and that many were orientated towards city operations, maintenance and other aspects of implementation. The Commission expressed concern that in the interest of being more multi-modal, the draft Transportation Element had become punitive towards cars and directed deleting TR-11 and to allow the opportunity for additional review at the next meeting.

HUMAN SERVICES – The Commission reviewed public comment about employment training for people with disabilities and directed staff to draft a change to HS-16:

“Encourage services that support Bellevue’s workforce in maintaining or advancing their employment opportunities, including those with special needs and disabilities.”

ENVIRONMENT – The Commission reviewed a number of public comments regarding vegetation and tree retention and the policies in the draft that support tree protection and tree canopy targets. No additional changes were made. The Commission did ask about how the Land Use Code works to protect trees during development and for more information to be brought back.

URBAN DESIGN – The Commission reviewed public comments on the designation of shopping streets and building design and made no additional changes.

EASTGATE SUBAREA PLAN – The Commission heard from a property representative and reviewed a number of public comments. The Commission directed changing Policy S-EG-26 to remove the proposed ending portion of the policy to retain its applicability to the entire subarea:

“Maintain the subarea’s predominantly treed skyline and encourage preservation of existing stands of trees and landscaping to frame development along the I-90 corridor.”

The Commission also asked for more information about the Bellevue College plans to be presented at a future meeting.

GENERAL – No additional changes.



DATE: March 18, 2015
TO: Bellevue Planning Commission
FROM: Bellevue Transportation Commission
Kevin McDonald, AICP, Senior Transportation Planner, 452-4558
kmcdonald@bellevuewa.gov
SUBJECT: Comprehensive Plan Update: Transportation Element –Recommendations to Amend Policies in the Public Review Draft

At the Transportation Commission meeting on March 12, 2015, Commissioners discussed and recommended four policy amendments to the Transportation Element in the public review draft version.

Three of these policy amendments are based on a staff recommendation that followed their review of the requirements for local comprehensive plans in the Growth Management Act, Transportation 2040 adopted by the Puget Sound Regional Council, and the King County Countywide Planning Policies. Staff reviewed recommended Transportation Element policies to ensure that each of the requirements is covered. Based on the staff review and subsequent discussion on March 12, the Transportation Commission recommends the following policy amendments be included in the Transportation Element:

1. **Transportation Finance.** Add to the end of the first sentence in policy TR-103 new language that identifies specific Bellevue infrastructure finance programs, as required in the Growth Management Act, RCW 36.70A.070(6)(a)(iv)(B):

Recommended amendment to policy TR-103. *Maintain financing capability to meet the city's adopted mobility targets through a mix of funding sources, as identified in the TFP and the CIP. Seek broadly-based financing through proportional participation from the beneficiaries of the system, including:*

1. *The citywide community;*
 2. *Existing businesses and property owners; and*
 3. *New development.*
2. **Mobility Management.** Add a new policy to this section that addresses transportation system resiliency in the face of disaster, consistent with **PSRC Transportation 2040** as follows: **Goal:** As a high priority, the region will maintain, preserve, and operate its existing transportation system in a safe and usable state. and **Policy MPP-T-8** - Protect the transportation system against disaster, develop prevention and recovery strategies, and plan for coordinated responses. The King County **Countywide Planning Policies** also

provide a regional policy context: **Policy T-16** Protect the transportation system (e.g. roadway, rail, transit, air, and marine) against major disruptions by developing prevention and recovery strategies and by coordinating disaster response plans.

Recommended new Narrative in the Regional Transportation Coordination section: A resilient transportation system is achieved through design that is multimodal and redundant, together with maintenance that protects the community's investments. Coordinated disaster response plans on the regional and local level can help ensure effective emergency response and mobility for business and personal needs.

Recommended new TR policy: Design and maintain the transportation system to be resilient to disaster.

3. **Mobility Management.** Add policy language to address equity in transportation system investments, consistent with **PSRC Transportation 2040** policy **MPP-T-22** - Implement transportation programs and projects in ways that prevent or minimize negative impacts to low-income, minority, and special needs populations. And also policy **MPP-T-25** - Ensure mobility choices for people with special transportation needs, including persons with disabilities, the elderly, the young, and low-income populations.

Recommended policy amendment to TR-4. Ensure that the transportation system infrastructure in Bellevue provides mobility options for all modes, and accommodates the mobility needs of everyone, including persons with disabilities, the elderly, the young, and low-income households.

Transportation Demand Management Policy

Transportation Commission policy discussion on March 12 addressed Policy TR-11 related to the Transportation Demand Management (TDM) Program.

Demand-management strategies in local comprehensive plans are required by the Growth Management Act in RCW 36.70A.070(6)(a)(vi). Policy support for a TDM program in Bellevue has existed in the Comprehensive Plan since 1989. Adopted as Policy TR-10 in the 1993 Comprehensive Plan, Policy TR-11 was included in the 2004 update.

For the 2015 Update to the Comprehensive Plan, the Transportation Commission had recommended amendments to policy TR-11 that would have enumerated additional specific techniques to support transportation demand management objectives.

In reviewing the body of policy in the Comprehensive Plan that supports the TDM program in Bellevue, and acknowledging the ongoing work of staff to develop specific TDM measures to suit individual employers, the Transportation Commission concluded that there is good policy support for the program and that TR-11 is not needed. Bellevue would remain in compliance with the Growth Management Act in the absence of this policy.

**City of Bellevue
Comprehensive Plan Update
Digest of Housing Comments and Responses**

CHAPTER/TOPIC (comment #)	DISCUSSION
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.

<p>g. Plan and provide funding for low, very low income hhs (OT.7.d, OT.8.b, P.16)</p>	<p>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 households, 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.</p>
<p>h. Add mandatory affordable housing to plan, similar to Kirkland and Redmond (P.18)</p>	<p>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.</p> <p>‘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.</p> <p>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.</p>

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.



Post Office Box 90012 • Bellevue, Washington • 98009 9012

March 11, 2015

Planning Commission
c/o Paul Inghram, Comprehensive Planning Manager
Planning and Community Development Department
PO Box 90012
Bellevue, WA 98009-9012

Dear Chair Laing:

Thank you for inviting comments from the Environmental Services Commission (ESC) regarding the City's Draft Comprehensive Plan (CP) dated February 11, 2015. We recognize that CP policies are instrumental in achieving the future the community and City Council envision.

The ESC reviewed the Utilities, Environment, and Capital Facilities elements at our February 19, 2015 meeting. Several commissioners also attended the February 25 Joint Boards and Commissions Meeting focused on the Comprehensive Plan where we had opportunity to discuss CP policy implications across traditional commission roles.

With respect to ESC responsibilities, we support the above-mentioned elements of the draft CP, both in substance and in format and presentation. We know you received input from a great number of stakeholder groups and the public. Looking to the future, well-managed utilities will continue to be foundational to Bellevue's strong economy, safe community, and healthy environment. We believe the policies present a balanced approach to:

- Managing utilities from a holistic perspective that recognizes the whole life cycle of assets, and determines capital investment and maintenance activities based on appropriate customer service levels and reasonable risk;
- Complying with the evolving requirements of Bellevue's Municipal Stormwater Permit;
- Supporting emerging technologies that can improve delivery of utility services; and
- Strengthen the connections between the CP, functional system plans, and the city's Capital Investment Program.

The ESC also encourages the efforts to make the document more readable and usable in electronic format to reduce printing.

Thank you for coordinating this significant effort over the past year.

Sincerely,

Brad Helland
Chair, Environmental Services Commission

CC: Jennifer Robertson, Bellevue City Council

**Draft Technical Changes Table – Planning Commission Review
Bellevue Comprehensive Plan Update
March 19, 2015**

Comment	Element	Location	Change
Capitalization of Element	Universal		When the document refers to a specific element of the plan, such as Land Use Element, the word Element should be capitalized. When used generally, element should not be capitalized.
Image quality	Universal		Ensure that image quality of map, graphics, and photo images is high.
Correct Spacing	Universal		Correct spacing between the policy number and the text.
Map Numbering	Universal		Please call maps Map # instead of Figure #
Correct typo	Universal		Correct six-year Capital Investment Program to <i>seven-year Capital Investment Program</i> .
TOC page numbers	TOC	TOC	Need to provide page numbers, list vision in TOC
Typo: school	Introduction/Vision	Page 1 Line 5	<i>schools</i>
New heading	Introduction/Vision	Page 3	Give Vision as special heading.
Change word	Introduction/Vision	Page 3 1 st paragraph 2 nd to last sentence	<i>Despite the city's growth, they <u>neighborhoods</u> remain...</i>
Remove word	Introduction/Vision	Page 3 2 nd paragraph 2 nd to last sentence	<i>Further detail is found in the Vision statement for each element, or chapter, of the plan.</i>
Remove word	Introduction/Vision	Page 5 1 st paragraph 1 st sentence	<i>Bellevue works with its partners to meet with the community's housing needs...</i>
Correct typo	Introduction/Vision	Page 6 2 nd paragraph 2 nd sentence	Remove comma between <i>businesses</i> and <i>through</i> .

Comprehensive Plan Update- Technical Changes Table

Change word	Introduction/Vision	Page 6 3 rd paragraph 1 st sentence	<i>As growth and development occurs... more sustainable future for future generations <u>to come</u>.</i>
Change word	Introduction/Vision	Page 8 2 nd paragraph Last sentence	<i>As an “umbrella” document, the plan’s policies... capital projects, develop- <u>ment of regulations, and other programs and services...</u></i>
Correct typo	Introduction/Vision	Page 10 Line 10	Remove the mid-sentence paragraph break.
Change word	Introduction/Vision	Page 10 Bellevue Profile 1 st sentence	<i>Bellevue is the fifth largest city in Washington where <u>that</u> more than 134,000 people call home.</i>
Change word	Introduction/Vision	Page 10 Bellevue Profile 1 st paragraph Last sentence	<i>While Downtown is a thriving regional attraction... that people keep calling <u>it</u> the place—a “City in a Park.”</i>
Correct figures	Introduction/Vision	Page 11, 13, 27	Figure colors, size, font will be standardized and replaced.
Remove word	Introduction/Vision	Page 12 1 st paragraph 4 th sentence	<i>Additionally, those over aged 65 and over...</i>
Remove words	Introduction/Vision	Page 12 Last paragraph Last sentence	<i>Redevelopment and change present can be looked at as an opportunity...</i>
Correct typo	Introduction/Vision	Page 13 3 rd line	<i>...be found in the Parks, Recreation and Open Space Element...</i>
Change photo	Introduction/Vision	Page 14	Remove photo as it is duplicated in the plan. Replace with: LR 6096.jpg and Compass Plaza.jpg
Correct typos	Introduction/Vision	Page 14 1 st sentence	<i>With some neighborhood housing stock dating back to the 1950s, one of the city’s challenges <u>is</u> to work with residents to maintain vitality and ensure these neighborhoods continue to be “great places to live.” <u>great places to live.</u></i>
Add words	Introduction/Vision	Page 14 2 nd paragraph 3 rd sentence	<i>In the face of rising development costs...- particularly for elderly residents on fixed incomes, <u>young families just getting started</u>, and for workers in lower paying service jobs.</i>

Comprehensive Plan Update- Technical Changes Table

Change word	Introduction/Vision	Page 16 1 st paragraph 3 rd sentence	<i>Large community retail and mixed use centers... while smaller centers provide goods and services to homes <u>households</u> in their immediate area.</i>
Change words	Introduction/Vision	Page 16 2 nd to last line	<i>...Institutional <u>uses cultural facilities</u></i>
Sentence change	Introduction/Vision	Page 17 1 st paragraph Last sentence	<i>A challenge for the city will be to continue to support Downtown as a place with the amenities, access, attractions and options that cause people to live and work there <u>make it a desirable place to live and work.</u></i>
Correct chart	Introduction/Vision	Page 17 Pie chart	Explain that services includes technology.
Remove word	Introduction/Vision	Page 18 1 st paragraph 2 nd sentence	<i>In the past several decades... from the Eastside’s growing population base.</i>
Remove word	Introduction/Vision	Page 18 1 st paragraph 4 th sentence	<i>A new youth theatre creates expands the potential for youth.</i>
Change photo	Introduction/Vision	Page 18 2 nd photograph	If possible, replace with a photo of a bus that display’s a Bellevue destination.
Sentence change	Introduction/Vision	Page 18 3 rd paragraph 3 rd sentence	<i><u>Bus service, including Metro’s Rapid Ride,</u> and buses provide transit service to much of the city.</i>
Sentence change	Introduction/Vision	Page 18 3 rd paragraph Last sentence	<i>Trails like the Eastside Rail Corridor and Mountains to Sound <u>Greenway</u> provide people with non-motorized choices that connect across the city and local streets and trails connect people to their neighborhoods <u>and the region.</u></i>
Sentence change	Introduction/Vision	Page 18 4 th paragraph 3 rd sentence	<i>Light rail and rapid <u>dedicated bus lanes</u> will provide a major opportunity for increase mobility, especially in those areas planned to receive the most growth.</i>
Correct typo	Introduction/Vision	Page 19 3 rd paragraph Last sentence	<i>As the city grows and changes... how to best managed limited resources and...</i>
Add words	Introduction/Vision	Page 19 Last paragraph 4 th sentence	<i>Today’s regional problems, such as traffic congestion, <u>affordable housing need</u> and urban sprawl, demand solutions on a regional scale.</i>
Correct typo	Introduction/Vision	Page 19	Change to: 72 cities

Comprehensive Plan Update- Technical Changes Table

		Last paragraph 5 th sentence	
Add word	Introduction/Vision	Page 21 1920's	<i>Road network and <u>ferries</u> connects Bellevue to the region.</i>
Add word	Introduction/Vision	Page 21 1980's 6 th sentence	<i>City funds <u>a</u> variety of neighborhood...</i>
Add and remove words	Introduction/Vision	Page 22 1990's 2 nd sentence	<i>To reduce urban sprawl, Countywide Planning Policies concentrate growth in Urban Centers, such as with Downtown Bellevue becoming the leading urban center for King County outside <u>of</u> Seattle.</i>
Correct typos	Introduction/Vision	Page 22 2000's 2 nd and 3 rd sentence	<i>City launches its Environmental Stewardship Initiative and <u>signs</u> on to the Mayors Climate Protection Agreement.</i> <i>Vision 2040, the regional growth strategy, layouts <u>lays out</u> a plan to coordinate regional infrastructure to support growth in centers.</i>
Correct typos	Citizen Engagement	Odd pages Footer	<i>Citizen Participation <u>Engagement</u></i>
Add photos	Citizen Engagement	Universal	Add photos to blank pages: Crossroads 6-2013.jpg, DT library outreach 6-7-2013.jpg, DT Park outreach 6-7-2013.jpg; Image 1.jpg, Photo 14.jpg, Interlake Open House03 2-26-15.jpg
Change photo	Citizen Engagement	Page 2	Move this photo to the Neighborhoods Element page 10. Replace with: bellforum3018.jpg
Correct typo	Citizen Engagement	Page 7 CP-2	Remove extra space before the start of the policy.
Correct typo	Citizen Engagement	Page 8 CP-7	<i>... in major revisions to the General Elements <u>general elements</u> and Subarea Plans <u>subarea plans</u> of the Comprehensive Plan.</i>
Correct typo	Citizen Engagement	Page 9 2 nd paragraph	Bold Land Use Code.
Add photos	Land Use	Universal	Add images to the Land Use Element.
Change photo	Land Use	Page 2	Remove photo that is duplicated in the plan. Replace with DSC_0982.jpg
Correct typos	Land Use	Page 3 What does it mean?	Add periods to 2 nd and 4 th bullets.

Comprehensive Plan Update- Technical Changes Table

Add a word	Land use	Page 3 2 nd paragraph 3 rd sentence	<i>The combination of geographic location, transportation access, and <u>a</u> beautiful natural setting...</i>
Remove words	Land Use	Page 3 3 rd paragraph 2 nd sentence	<i>In the early 20th century, the natural environment within Bellevue was changed by tree harvesting and the conversion of upland forest and wetland habitats to agricultural uses and urban development.</i>
Add words	Land Use	Page 3 4 th paragraph 1 st sentence	<i>Future growth is <u>largely</u> limited to <u>the</u> redevelopment of existing areas.</i>
Change photo	Land Use	Page 4	Remove photo that is duplicated in the plan. Replace with: Downtown Bellevue 3.jpg
Correct table	Land Use	Page 4	Right justify table, change title from <i>Forecasts</i> to <i>Projections</i> , and add source.
Correct table	Land Use	Page 5	Right justify table, remove hanging indent on second line of note, and add source.
Map correction	Land Use	Page 6	Correct pie chart to show 30% in Bel-Red, and make other necessary adjustments to correct this figure.
Add photos	Land Use	Page 8	Night Overlay of Coal Creek Parkway.jpg Biking in Scramble.jpg
Remove photo	Land Use	Page 9	Remove photo that is duplicated in the plan.
Remove photo	Land Use	Page 11	Remove photo that is duplicated in the plan.
Change photo	Land Use	Page 12	Remove photo that is duplicated in the plan. Replace with: ADJ BP 0214.jpg and Expedia.jpg
Sentence changes	Land Use	Page 16 Map heading 1 st two sentences	<i>This map shows the amount <u>number</u> of young children living within each Elementary School Attendance area. Each dot represents ten children who were between the ages of zero and five in 2010...</i>
Change photo	Land Use	Page 22	Remove photo that is duplicated in the plan. Replace with Picture 152.jpg
Remove photo	Land Use	Page 23	Remove photo that is duplicated in the plan.
Add word	Land Use	Page 24 LU-11	<i>Encourage the master planning of <u>multi</u> –building and multi-parcel developments and ...</i>
Add photo	Land Use	Page 27	View of Marina.jpg
Correct Heading	Neighborhoods	Page 1	<u>NEIGHBORHOODS</u> VISION
Change Photo	Neighborhoods	Page 2	Remove photo as it is duplicated in the plan. Replace with:

Comprehensive Plan Update- Technical Changes Table

			Downtown Sunset Aerial.jpg
Improve image quality	Neighborhoods	Page 3	
Add word	Neighborhoods	Page 4 1 st paragraph 2 nd sentence	<i>Basic needs include a quality built environment that facilitates a safe and welcoming community...</i>
Change Photo	Neighborhoods	Page 6 Top Photo	Remove photo as it is duplicated in the plan. Replace with: DSC_4284.jpg
Change Photo	Neighborhoods	Page 10	Remove photo which is duplicated in the plan. Replace with: 100_0967.jpg and DSC 6462.jpg
Correct typos	Neighborhoods	Page 15 Policy connections	Change <i>Civic Participation</i> to <i>Citizen Engagement</i> . Change <i>Parks, Open Space and Recreation</i> to <i>Parks, Recreation and Open Space</i> . Change <i>Urban Design</i> to <i>Urban Design and the Arts</i> .
Add words	Neighborhoods	Page 15 Last policy connection	<i>The Urban Design and the Arts Element includes policies on urban design that establish a baseline for design quality in public spaces and residential areas.</i>
Add photo	Neighborhoods	Page 15 Top	Add photo Mini City Hall in action.jpg
Add photos	Housing	Universal	Add photos to the Housing Element.
Add word	Housing	Page 2 1 st paragraph 2 nd to last sentence	<i>Information in the Housing Element... through A Regional Coalition for Housing (ARCH).</i>
Remove sentence	Housing	Page 3 4 th bullet	Remove due to inconsistency with other information: <i>Since 1990, multifamily housing has increased from 45 to 50 percent of Bellevue's housing units.</i>
Sentence change	Housing	Page 5 3 rd paragraph 1 st sentence	<i>As Bellevue transforms from a Seattle suburb to the major Urban Center of the Eastside, and as</i> <i>As the city's supply of developable land diminishes...</i>
Figure correction	Housing	Page 5-6 HO-1 – HO-4	Figure will be corrected and replaced. Source text should be left justified. Improve image quality.
Sentence change	Housing	Page 7 1 st paragraph	<i>Maintaining a quality residential environment is more challenging along the edges of neighborhoods, abrupt edges where different types or intensities of</i>

Comprehensive Plan Update- Technical Changes Table

		1 st and 2 nd sentence	<i>land use connect may result in undesirable spillover effects such as noise, glare, and parking.</i>
Remove words	Housing	Page 9 1 st paragraph 1 st sentence	<i>Housing opportunities are created when housing design and choice accommodates the ordinary changes that people experience over their lives due to aging and life circumstances.</i>
Delete repeated text	Housing	Page 10 Last sentence of 1 st paragraph and need columns at the bottom of the page	<i>This information is included in Figure HO-5. As the supply of vacant, developable land diminishes, the city must explore creative and innovative methods to maintain and increase affordable housing opportunities.</i> <i>Households:</i> <i>50-80 percent of AMI (moderate):</i> <i>30-50 percent of AMI (low):</i> <i>30 percent and below AMI (very low):</i> <i>Countywide Need:</i> <i>16 percent of total housing supply</i> <i>12 percent of total housing supply</i> <i>12 percent of total housing supply</i>
Correct figure	Housing	Page 11 HO-5	Source above should be below, remove grid lines and horizontal axis
Correct figure	Housing	Page 11 HO-6	Right justify numbers, first column not wide enough, others too wide, add source.
Correct map	Housing	Page 14	Please correct source information, which is cut off on the left side.
Update reference to Ten –Year Plan to End Homelessness	Housing	Page 21	<i>Committee to End Homelessness Strategic Plan</i>
Sentence change	Housing	Page 21 4 th line in table	<i>To further the strategic plan work Work with local agencies and jurisdictions to further the 10-year plan to end homelessness.</i>
Add Photos	Capital Facilities	Universal	Add these photos of capital facilities to the Element: LR-8464.jpg, Larsenlkcbn_9_12_9.jpg, 37_DSC1042.jpg, 7kelsey_barns_snow.jpg, 34-signage-SBCC.jpg
Change photo	Capital Facilities	Page 2 Top photo	Remove photos that is duplicated in the plan and replace with: 37HighlandCC.jpg
Correct formatting	Capital Facilities	Page 5	Remove bullets and format into a paragraph.

Comprehensive Plan Update- Technical Changes Table

Change photo	Capital Facilities	Page 7	Replace photo with one that is more up to date and has better image quality: Landscape Buffer Pedestrians1.jpg
Correct typo	Capital Facilities	Page 8 2 nd bullet Last sentence	<i>...seven six-year Capital Investment Program.</i>
Convert to hyperlinks	Capital Facilities	Page 11	Transform links into hyperlinks. Add link for Fire Department Facilities Master Plan: http://www.cityofbellevue.org/pdf/Fire/BFD_Facilities_Master_Plan.pdf
Correct typo	Capital Facilities	Page 12 3 rd paragraph First line	<i>Bellevue’s Capital Investment Program (CIP) is the city’s six <u>seven</u>-year financing and implementation plan.</i>
Remove photo	Capital Facilities	Page 19	Remove photo it is duplicated in the plan.
Add hyperlink	Capital Facilities	Page 20	Fire Department Facilities Master Plan: http://www.cityofbellevue.org/pdf/Fire/BFD_Facilities_Master_Plan.pdf
Add photos	Utilities	Universal	Add these photos to the Element: IMGPO281.jpg, LED Light Install2.jpg, Coho II.jpg, and others.
Formatting	Utilities	Universal	Format discussion text associated with policies.
Remove photo credits	Utilities	Page 2 Page 4 Page 5 Page 9 Page 12 Page 33	Remove photo credits Rick Wilson and Brian Ward are employees.
Remove a word	Utilities	Page 3 1 st paragraph 3 rd sentence	<i>Each city-managed utility is governed by a detailed functional system plan...</i>
Sentence change	Utilities	Page 3 2 nd paragraph 2 nd sentence	<i>The collection system discharges into interceptors <u>larger pipes</u> owned and operated by King County Metro <u>Wastewater Treatment Division</u> that transport...</i>
Sentence change	Utilities	Page 3 Last paragraph Last sentence	<i>The wastewater division <u>utility</u> serves...</i>

Comprehensive Plan Update- Technical Changes Table

Sentence change	Utilities	Page 4 1 st Paragraph Last 3 sentences	<i>The city monitors and maintains them and is evaluating the condition of <u>the</u> their condition of the pipes to determine when rehabilitation and/or replacement will be necessary. The cost for this work will be substantial. Maintenance Management of the lake lines has a direct connection is critical to maintaining and protecting water quality in Lake Washington and Lake Sammamish.</i>
Sentence change	Utilities	Page 4 2 nd paragraph	<i>Bellevue's drinking water utility... 37 square miles, including the adjacent communities of Clyde Hill, Hunts Point, Medina, Yarrow Point, and sections <u>portions</u> of the cities of Issaquah and Kirkland.</i>
Sentence change	Utilities	Page 4 3 rd paragraph	<i>Bellevue purchase water from the regional water provider, the Cascade Water Alliance, a regional supplier to several cities and special purpose districts. <u>Water from Cascade</u> is distributed through mains constructed, operated... water resources and regional East King County water supply needs and provides equitable participation in ownership and management. Bellevue <u>works with Cascade to promotes the efficient use...</u></i>
Sentence change	Utilities	Page 4 4 th paragraph 1 st sentence	<i>Bellevue's storm and surface water operations include <u>stormwater runoff and flood control</u> maintenance and enhancement <u>protection of surface water quality, and support of fish and wildlife habitat, and protection of the environment</u> protection of sensitive areas, and public education.</i>
Sentence change	Utilities	Page 5 1 st line	<i>...storm drains, 400 miles of pipes, and over 1,200 <u>city and privately owned</u> detention facilities. (city-owned and privately owned)</i>
Sentence change	Utilities	Page 10 2 nd paragraph	<i>Some of Bellevue's utilities infrastructure is aging <u>approaching the end of its service life</u> and will require repairs <u>or</u> and replacement over the next twenty years in the coming years. The costs of replacing utility infrastructure are substantial and <u>projects</u> take years for planning and implementation. <u>Each city-managed utility has</u> Individual city departments maintain plans and strategies and plans for funding and building the necessary improvements, which are scheduled and assigned funding in the city's Six year <u>seven-year</u> Capital Investment Program.</i>
Sentence change	Utilities	Page 10 3 rd paragraph 2 nd and 3 rd sentence	<i>Slightly more than 40 percent of the city's water mains consist <u>are made of</u> asbestos cement pipe... Replacing asbestos cement pipe is the focus of <u>Bellevue's water utility pipe</u> replacement programs.</i>

Comprehensive Plan Update- Technical Changes Table

Add sentence	Utilities	Page 10 3 rd paragraph	Add to end: <i><u>The utility's asset management program is planning for timely replacement of pipes and other facilities to maintain reliable service and protect the environment.</u></i>
Change word	Utilities	Page 11 2 nd subheading	Protection of <u>Maintaining Neighborhood Character</u>
Change photo	Utilities	Page 12	Remove photo and replace with: Assisting Storm drainage during Flood Response.jpg
Sentence change	Utilities	Page 12 Last bullet	<i>Utilities provide reliable, equitable service while being designed to avoiding <u>and minimizeing community impacts.</u></i>
Renumber maps	Utilities	Pages 13 -22	Renumber maps starting with UT-2 because there is a figure UT-1.
Map correction	Utilities	Page 13	Remove <i>uninc.</i> In front of <i>King County</i> on the map labels.
Map correction	Utilities	Page 14	Correct city limits to be a solid line instead of a dashed line for consistency with other maps.
Map correction	Utilities	Page 17	Add the Coal Creek Regional Facility at Coal Creek Parkway as a data point.
Sentence change	Utilities	Page 23 1 st bullet	<i>To develop and maintain all utilities <u>each utility</u> at the appropriate levels...</i>
Remove photos	Utilities	Page 23 and Page 24	Remove photos they are duplicated elsewhere in the plan.
Rewrite bullet to remove sub bullets	Utilities	Page 23 2 nd bullet	Rewrite to eliminate sub-bullets, but content is unchanged: <i>To ensure reliable utility service is provided in a way that balances public concerns about infrastructure safety and health impacts, consumer interest in paying a fair and reasonable price for service, potential impacts on the natural environment, and aesthetic compatibility with surrounding land uses.</i>
Correct formatting	Utilities	Page 31 UT-47	Format discussion section in italics with paragraph spacing between the discussion and policy.
Add photos	Transportation	Universal	Add photos to the Transportation Element.
Rewrite paragraph	Transportation	Page 2 1 st paragraph, starting with 2 nd sentence	<i>Mobility in Bellevue means having <u>providing people with an assortment of travel options that accommodate the community's needs help people get where they need to go. Not only does the transportation system support this fundamental mobility function, it contributes to a quality of life that Bellevue residents expect and that attracts employers and businesses.</u></i>
Add words	Transportation	Page 2 2 nd paragraph 2 nd sentence	<i>It emphasizes that the transportation system supports the city's land use vision <u>and livability</u> by providing options for people to get to the city as well as travel within the city.</i>

Comprehensive Plan Update- Technical Changes Table

Sentence change	Transportation	Page 2 2 nd paragraph, last two sentences	<i>The transportation system is designed and scaled to meet the future travel demand and to reflect <u>complement</u> or enhance the character of the community. Mode of travel, capacity and design for each mode, and priorities for mobility along right-of-way corridors reflect the intensity and mix of land uses <u>and the expectations for safety and livability.</u></i>
Add word	Transportation	Page 3 1 st paragraph, 1 st sentence	<i>As population and employment in Bellevue have grown, traffic volume on many of Bellevue’s arterial streets has held <u>relatively</u> steady.</i>
Sentence change	Transportation	Page 3 2 nd paragraph 2 nd sentence	<i>New and planned transit service, including Rapid Ride bus service, and <u>the planned</u> East Link light rail, will provide additional mobility options while supporting compact, mixed-use development near transit stations.</i>
Sentence change	Transportation	Page 3 3 rd paragraph 1 st sentence	<i>To ensure getting around Bellevue on foot is easy and safe, and bicycling facilities accommodate riders of all ages and abilities, Bellevue implements and maintains a system <u>facilities for non-motorized travel</u> in accordance with the...</i>
Rearrangement	Transportation	Page 3 4 th bullet	<i>Move the 4th bullet to the top. For the foreseeable future, private automobiles will continue to carry the majority of daily trips in Bellevue...</i>
Remove word	Transportation	Page 3 2 nd bullet 2 nd sentence	<i>Future Transportation planning will focus on a multimodal ...</i>
Rewrite bullet	Transportation	Page 3 3 rd bullet	<i>Revised bullet to recognize updated conditions: <u>Light rail transit service coming to Bellevue will increase transit service and expand connectivity to the region.</u> Expanded transit service is coming to Bellevue, specifically in the form of East Link light rail and RapidRide, increasing mobility in Bellevue and providing connections to other communities.</i>
Remove photo	Transportation	Page 4 Top photo	<i>Remove photo, it is duplicated in the plan.</i>
Sentence rewrite	Transportation	Page 4 1 st paragraph 1 st sentence	<i>Bellevue continues to evolve toward a community where driving is an option and where people can more easily get around by walking, bicycling, and transit. <u>Bellevue continues to evolve toward a community where people can easily get around by walking, bicycling and riding transit, and driving remains an important mobility option.</u></i>

Comprehensive Plan Update- Technical Changes Table

Sentence change	Transportation	Page 4 2 nd paragraph 1 st sentence	<i>East Link light rail will have six stations in Bellevue, serving a wide range of neighborhoods and providing connections within Bellevue and to Seattle and Redmond the region.</i>
Add paragraph	Transportation	Page 4 5 th paragraph	<i>MAINTAINING WHAT WE BUILD</i> [new subheading] <i>A sidewalk is usable by everyone only when it is free from barriers like root heaves. Bicycle lanes provide dedicated space for bicycle riders only when they are free of debris. Roadways are best for cars, trucks and buses only when there are not potholes. Bellevue must continue to invest in preventative maintenance to ensure the transportation system serves everyone.</i>
Change photo	Transportation	Page 5 Bottom	Replace with photo that shows better example of multi-modal roadway: Eastgate Flashing Beacon.jpg
Add a word	Transportation	Page 5 1 st paragraph 1 st sentence	<i>Roads, bicycle trails, and transit systems may often cross jurisdiction lines and agency responsibilities.</i>
Add words	Transportation	Page 6 1 st paragraph 2 nd sentence	<i>An improved roadway network <u>that operates efficiently</u> is one element of the balanced transportation system.</i>
Correct table	Transportation	Page 6 TR-1	Enlarge second column so information fits better and is more readable, use symbols instead of words
Remove word	Transportation	Page 7 1 st paragraph Last sentence	<i>... as shown in Figure TR-2 below.</i>
Correct typo	Transportation	Page 7 3 rd bullet	<i>Bellevue’s investments in pedestrian and bicycle facilities promote the use of those modes, while partnerships <u>with others</u> in the region can expand the high-occupancy vehicle land system and improve transit service.</i>
Sentence change	Transportation	Page 7 Last paragraph Last sentence	<i>The public sector can build infrastructure to support walking, bicycling, and ridesharing, while cooperation between public and private groups, employers, and residents can create an environment <u>that accommodates and enhances</u> conducive to non-single-occupant-vehicle travel.</i>
Add hyperlink	Transportation	Page 8 1 st transit paragraph	Transit Master Plan: http://www.bellevuewa.gov/transit-plan-documents.htm
Format table	Transportation	Page 8	Format table to match the others in the plan. Left justify source information.

Comprehensive Plan Update- Technical Changes Table

		TR-2	
Add hyperlinks	Transportation	Page 9 4 th paragraph	Pedestrian and Bicycle Transportation Plan: http://www.bellevuewa.gov/pedbikeplan.htm Pedestrian and Bicycle Implementation Initiative: http://www.bellevuewa.gov/pedbike-plan.htm
Add words	Transportation	Page 10 1 st line	<i>...system that is <u>safe and comfortable</u> for riders of all ages and abilities...</i>
Sentence change	Transportation	Page 10 3 rd paragraph Last sentence	<i>Large-scaled freight handling is primarily an off-street function, although <u>increasingly</u> and the curbside is <u>increasingly</u> used to accommodate small-scale parcel pick-up and delivery.</i>
Add words	Transportation	Page 11 3 rd paragraph	<i>In emphasizing mobility options, this Plan <u>plan</u> requires investments in all modes, with the objective of <u>providing mobility options and meeting adopted level of service standards for all modes.</u></i>
Correct typo	Transportation	Page 11 Last line	<i>Capital Investment Plan <u>Program</u></i>
Add words	Transportation	Page 12 2 nd bullet	<i>Connected <u>and continuous</u> pedestrian and bicycle facilities...</i>
Sentence change	Transportation	Page 12 5 th bullet	<i>The transportation system <u>complements</u> maintains and enhances neighborhood character...</i>
Map correction	Transportation	Page 14	Remove table of projected daily trips by MMA.
Map correction	Transportation	Page 15	Remove yellow highlighting from map and legend. Corrected text: This map shows the function classifications of <u>the existing and planned arterials-street system</u> in Bellevue. Yellow highlighted streets are new planned streets which have yet to be constructed. Refer to the Glossary for Functional Classification definitions.
Map correction	Transportation	Page 17	Insert data point for Wilburton Park and Ride and insert call out box for Bellevue Transit Center.
Correction	Transportation	Page 18 Page 19	<i>Bellevue Pedestrian and Bicycle Master <u>Transportation Plan</u></i>
Correct typo and remove words	Transportation	Page 23 Callout box Last sentence	<i>The City <u>city of Bellevue</u> helps...</i>
Remove photo	Transportation	Page 29	Remove photo it is duplicated in the plan.
Correct typos	Transportation	Page 31	Bold the policy numbers. Correct the spacing on TR-X13.

Comprehensive Plan Update- Technical Changes Table

		TR-50 TR-X13	
Correct typo	Transportation	Page 33 TR 75.29	Bold the policy number, unbold the first line.
Sentence change	Transportation	Page 38 Pedestrian and Bicycle Transportation	<i>Policies that address increasing <u>the opportunities to provide people with for</u> safe, comfortable and connected pedestrian and bicycle mobility <u>facilities</u> in Bellevue.</i>
Remove photo	Transportation	Page 40	Remove photo because it is duplicated in the plan.
Change photo	Transportation	Page 43	Remove photo because it is duplicated in the plan. Replace with: Stormwater infiltration on 145 th Place SE.jpg
Remove photo	Transportation	Page 45	Remove photo because it is duplicated in the plan.
Add photos	Economic Development	Universal	Add photos to the Economic Development Element.
Correct typo	Economic Development	Page 1 Vision statement	Remove comma between <i>businesses</i> and <i>through</i> .
Correct punctuation	Economic Development	Page 1 Call out box	Format bullets with periods for consistency with the rest of the document.
Change photo	Economic Development	Page 2 Bottom photo	Remove this photo because a light is out in the sign. Replace it with: Food 2.jpg
Correct punctuation	Economic Development	Page 4 Call out box	Format bullets with periods for consistency with the rest of the document.
Improve image clarity	Economic Development	Pages 5 -7 ED-1 – ED-3	Use original file instead of picture to improve quality.
Add photo	Economic Development	Page 8	Engaging Building Design.jpg
Add photo	Economic Development	Page 9	Add photo (make it the top photo): from page 20: Impact Hub.jpg
Sentence change	Economic Development	Page 9 Last paragraph 1 st sentence	<i>Population, employment, and tourism growth have increased the demand for more people moving ways to move <u>from place to place</u>.</i>
Change photo	Economic Development	Page 14	Remove photo that is duplicated in the plan. Replace with: Downtown Bellevue 2.jpg and Food 1.jpg

Comprehensive Plan Update- Technical Changes Table

Sentence change	Economic Development	Page 14 2 nd paragraph 1 st sentence	<i>The element also places an emphasis... to achieve shared outcomes <u>objectives.</u></i>
Correct typos	Economic Development	Pages 16 -20 ED-X1 ED-X2 ED-11 ED-7 ED-X3 ED-X4 ED-X5 ED-X7 ED-X8 ED-9 ED-X9 ED-10 ED-19 ED-21 ED-22 ED-23 ED-33	Remove one-space indent in part or all of the policy
Change Photo	Economic Development	Page 17	Remove photo because it is duplicated in the plan. Replace with: City of Bellevue with Snow Mountains.jpg
Change Photo	Economic Development	Page 20	Move photo to page 9 and replace with:
Add photos	Environment	Universal	Add photos to the Environment Element.
Correction	Environment	Page 1	Photo Credit: Ollie Oliver <u>Hugh Jennings</u>
Change words	Environment	Page 1 Vision statement	<i>As growth and development occurs... more sustainable future for future <u>generations to come.</u></i>
Correct typos	Environment	Page 2 1 st paragraph 2 nd sentence	<i>Located between the shores of Lake Washington... for residents and a <u>key habitat corridors</u> for wildlife.</i>
Add photo	Environment	Page 3	1-Mercer-Slough-Nature-Pk.jpeg

Comprehensive Plan Update- Technical Changes Table

Rewrite third bullet	Environment	Page 3	<i><u>Increasing automobile travel and greater energy consumption has the potential to result in increased air pollution and carbon emissions.</u></i> <i>Increased automobile traffic driven by population growth has led to increased greenhouse gas (GHG) emissions as well as greater consumption of energy and other resources. However, Bellevue remains a regional leader in promoting increased transit usage and reduction of GHG emissions.</i>
Sentence change, remove double period typo.	Environment	Page 4 2 nd paragraph 2 nd and 3 rd sentences	<i>Along with significant population growth and development, Bellevue has <u>also</u> witnessed <u>significant</u> declines in citywide tree canopy <u>and</u> increases in impervious surfaces and traffic congestion. These <u>changes</u> <u>declines</u> result in negative impacts that threaten the livability of Bellevue.-</i>
Figure update	Environment	Page 5	Figure EN-1 will be updated to be more readable.
Rearrange material	Environment	Page 5- 6	The location of the figure comes before the text and callout box that provides the context for understanding picture. Put figure on page 6 and move first paragraph on page 6 and the call out box to page 5.
Move second to last sentence in first paragraph to the second paragraph	Environment	Page 6, end of 1 st paragraph, beginning of 2 nd	<i>As of 2008, 46 percent of the total area in Bellevue was impervious.. Like most urban streams in the Puget Sound lowlands, all of Bellevue’s major streams are classified as biologically impaired and have been impacted by urban development.</i> STORMWATER [subheading] <i>As in any urban areas, ensuring surface water quality will be a continuing challenge as further urbanization occurs and greater amounts of stormwater are discharged to lakes and streams.</i>
Remove words	Environment	Page 6 2 nd paragraph 1 st sentence	<i>As in any urban areas, ensuring surface water quality will be a continuing challenge as further urbanization occurs <u>and greater amounts of stormwater are discharged to lakes and streams.</u></i>
Sentence change	Environment	Page 6 2 nd paragraph Last sentence	<i>The most <u>cost</u>-effective approach to controlling water pollution... restoring native soils and vegetation <u>where conditions are suitable to do so.</u></i>
Add photograph	Environment	Page 7	Minnows.jpg
Sentence change	Environment	Page 7 1 st sentence	<i>There is strong evidence that non-point source pollution <u>(that which originates from diffuse sources)</u> as opposed to point-source pollution <u>which originates from a single known location)</u> (pollution that comes from numerous sources, as opposed to pollution from a single source) is killing...</i>

Comprehensive Plan Update- Technical Changes Table

Add word	Environment	Page 7 3 rd sentence	<i>Each individual, business, and government... by reducing or eliminating <u>soil erosion</u>.</i>
Delete sentence	Environment	Page 7 1 st paragraph 4 th sentence	This sentence does not fit with the subject of this paragraph: <i>City regulations prohibit illicit discharges into surface waters.</i>
Add photo credit	Environment	Page 8	<i>Credit: Hugh Jennings</i>
Correct typo	Environment	Page 9 1 st sentence	<i>There are a variety of geologic hazards in Bellevue including steep slopes and <u>seismic</u> and coal mine hazards.</i>
Remove word	Environment	Page 9 1 st paragraph Last sentence	<i>Subsidence that occurs over a large area can cause usually non-catasrtophic...</i>
Add words	Environment	Page 10 2 nd paragraph Last sentence	<i>The city regulates land uses and land alteation activities to minimize the potential for <u>damage from flooding</u>.</i>
Sentence change	Environment	Page 11 1 st paragraph 2 nd sentence	<i>Of the 23 special status species known in 2002 to existi in Bellevue <u>in 2002</u>, 13 live in the city...</i>
Sentence change	Environment	Page 11 2 nd paragraph 2 nd and 3 rd sentence	<i>Coal Creek and lower Lewis Creek also provides <u>Chinook habitat</u>. Coho and sockeye slamon <u>have been seen in</u> inhabit most of Bellevue's...</i>
Sentence change	Environment	Page 11 2 nd paragraph Last sentence	<i>City monitoring of fish species in Bellevue's streams indicates that the abundance and diversity of <u>other native</u> fish have remained mostly steady...</i>
Correct figures	Environment	Page 11 -14 EN-2 – EN-5	Figures will be corrected to match colors, font, and source to match other figures in the plan.
Add a word	Environment	Page 12 1 st paragraph 1 st sentence	<i>Bellevue's urban tree canopy provides <u>habitat</u>, stormwater management services, oxygen, carbon capture, and a buffer for urban noise and visual pollution.</i>
Correct two typos with hyphens	Environment	Page 12 1 st paragraph, line 4 and line 13	<i>temperature existing</i>

Comprehensive Plan Update- Technical Changes Table

Sentence change	Environment	Page 12 2 nd paragraph	<i>Vehicle miles traveled, community electricity <u>use</u> and community natural gas <u>use</u> account for over 98 percent of current emissions. Emphasis on action to reduce emission in these sectors <u>areas</u> offer the most cost effective greenhouse gas emission reductions.</i>
Correct typos with hyphen	Environment	Page 13 3 rd and 6 th lines from bottom	<i>walking communities</i>
Correct figure	Environment	Pages 12-14 EN-3- EN-5	Figures will be formatted to match the rest of the plan and image quality will be improved.
Remove sentence	Environment	Page 14 Last sentence	<i>Washington State's Beyond Waste Plan was a move in the right direction; however, a severe reduction in funding for the plan threatens its efficacy.</i>
Correct typo with hyphen	Environment	Page 14 5 th line	<i>material</i>
Paragraph changes	Environment	Page 15	<i>Bellevue has been a leader in recycling and waste reduction for decades. The amount of waste generated per household in Bellevue has declined significantly since 2007. Bellevue's <u>single-family</u> residential recycling and composting rate is 67.7 percent. However, recycling rates for businesses and multifamily buildings in Bellevue are much lower than the residential rate, at a combined rate of 24.4 percent of all waste. The economic recession of 2008 is the biggest driver of the recent decline...</i>
Change photo	Environment	Page 16	Remove photo, it is repeated in the plan. Replace with: 05DSC02546.jpg
Correct formatting	Environment	Page 16	Bold <i>Protecting Critical Areas</i>
Add words	Environment	Page 16 2 nd paragraph 2 nd sentence	<i>Environmentally critical areas provide <u>a</u> myriad <u>of</u> functions and values that are important to the sustainability of Bellevue's urban environment.</i>
Remove a word	Environment	Page 17 1 st sentence	<i>Bellevue recognized the importance of critical areas and was an early adopter of regulations to ensure their protection.</i>
Sentence change	Environment	Page 17 Call out box 1 st sentence	<i>One of Bellevue's Sensitive Species State law requires cities...</i>
Add photo	Environment	Page 19	Ehle 1.jpg
Remove a word	Environment	Page 19	<i>The program resulted in nearly 50 new solar arrays in Bellevue and a 140% increase in solar production community wide.</i>

Comprehensive Plan Update- Technical Changes Table

		Last paragraph, 2 nd to last sentence	
Improve image quality	Environment	Page 20	Improve the resolution on the figure.
Add source	Environment	Page 20 2 nd paragraph	Add source for statistic on food waste.
Correct typo with hyphen	Environment	Page 20 3 rd paragraph 2 nd sentence	<i>products</i>
Correct typo	Environment	Page 20 3 rd paragraph 6 th line	Remove the number 47 from the end of the line and add a foot note with source.
Paragraph corrections	Environment	Page 20 3 rd paragraph	<i>The environmental impacts of materials... have environmental consequences throughout their entire material lifecycle... [Add paragraph break]</i> <i>Progress in this field requires a paradigm shift from traditional “waste reduction” which often implies waiting until an object is at the end of its useful life to determine if it should be thrown away or recycled to a shift to “materials management,” which requires looking looks further upstream to the production... In this paradigm, products <u>Products are purchased with more environmentally firendly practices and materials, used purchased-in a manner that...</u></i>
Add photo	Environment	Page 21	CleanFuelSignage.jpg
Correct typos	Environment	Page 27 Page 28 Footnote text at the top	Correct hanging indent on second and third lines. Correct spelling of <i>guarantee</i> on the first line and correct spelling of <i>identification</i> on the first line.
Change photo	Environment	Page 40	Remove photo, which is repeated in the document. Replace with: Woodland Commons Apt 10122012_7.jpg
Remove captions	Human Services	Universal	Remove captions below photos.
Correct table	Human Services	Page 3	Right justify table, add figure number(HS-1), and left justify source.
Correct heading	Human Services	Page 3	HUMAN SERVICE NEEDS AND OPPORTUNITIES TODAY’S CONDITIONS AND TOMORROW’S PROJECTIONS

Comprehensive Plan Update- Technical Changes Table

Delete words	Human Services	Page 6 Subheading and 2 nd to last line.	<i>Human Services Continuum of Care</i>
Update map	Human Services	Page 7	Correct two of the data points.
Sentence change	Human Services	Page 9	<i>A continuum of care ensures that <u>human</u> services are available at every level from early intervention to crisis response.</i>
Correct table	Human Services	Page 13	Add vertical line between columns.
Sentence change	Parks, Open Space, and Recreation	Page 3 1 st paragraph Last sentence	<i>In addition... by Bellevue's <u>Bellevue</u> Parks & Community Services Department.</i>
Sentence change	Parks, Open Space, and Recreation	Page 3 3 rd paragraph 1 st sentence	<i>The Parks & Community Services Department manages...</i>
Correct typo	Parks, Open Space, and Recreation	Page 4 3 rd paragraph 2 nd sentence	Remove extra space after <i>Areas</i> .
Sentence change	Parks, Open Space, and Recreation	Page 4 3 rd paragraph Last sentence	<i>Careful parks planning and requisition strategies will be necessary to ensure that all areas of the city have <u>equitable</u> equal access to quality recreation opportunities.</i>
Correct typo	Parks, Open Space, and Recreation	Page 5 2 nd paragraph Line 6	<i>Examples</i>
Formatting correction	Parks, Open Space, and Recreation	Page 8 2 nd picture	Resize or recenter picture to avoid cutting off the whale's nose.
Map correction	Parks, Open Space, and Recreation	Page 12	Correction the location of data point 8.
Add call out box	Parks, Open Space, and Recreation	Page 13	Add a call out box with the objectives from the Parks & Open Space System Plan in order to show the consistency between the Comprehensive Plan and the functional plan. This may go on a different page, as needed, for layout purposes. Add a hyperlink to the Parks & Open Space System Plan: http://www.bellevuewa.gov/park-plan.htm .

Comprehensive Plan Update- Technical Changes Table

			<p><i>To meet the community’s Parks, Recreation, and Open Space goals, the city is dedicated to:</i></p> <ul style="list-style-type: none"> • <i>Steward a coordinated system of public open spaces that preserves the city’s natural character, sustains its urban forest resources, and protects its natural systems, wildlife habitat and wildlife corridors as a legacy for future generations.</i> • <i>Obtain the land necessary to provide a broad range of recreation opportunities throughout the community.</i> • <i>Connect parks, neighborhoods, schools, and activity areas together through a coordinated system of trails and open spaces.</i> • <i>Provide access for all of Bellevue’s residents to a variety of park facilities including waterfront, play areas, sports fields, and recreation centers.</i> • <i>Offer a variety of recreation, athletic, art, social, learning, and environmental education programs.</i> • <i>Define and enhance neighborhood character by using open space as visual relief to separate and buffer between uses.</i> • <i>Offer services and programs to all ages and segments of society that provide opportunities for building healthy and productive lives.</i> • <i>Collaborate with other agencies, public and private, to efficiently meet the community’s needs for parks, recreation, cultural opportunities, and open space.</i>
Add words	Urban Design and the Arts	Page 2 1 st paragraph Last sentence	<i>Combining aspects of architecture... Parks and, <u>Recreation, and</u> Open Space and Transportation elements.</i>
Change words	Urban Design and the Arts	Page 3 2 nd paragraph 1 st sentence	<i>Bellevue will need to balance the development of urban areas, focused in Downtown and other mixed use areas <u>centers</u>...</i>
Correct typo	Urban Design and the Arts	Page 5 2 nd paragraph Line 5	<i>Remove extra space between design that is</i>
Add photo credit	Urban Design and the Arts	Page 5 2 nd photo	<i>Photo Credit: Buster Simpson</i>

Comprehensive Plan Update- Technical Changes Table

Correct typo	Urban Design and the Arts	Page 6 3 rd paragraph 5 th line	Remove extra space in <i>to create</i>
Correct error	Urban Design and the Arts	Page 7 Heading	<i>URBAN DESIGN & THE ARTS IN BELLEVUE</i>
Sentence change	Urban Design and the Arts	Page 7 1 st paragraph	<i>The Urban Design and the Arts Element addresses five key aspects of urban design: Character, Arts & Culture...</i>
Add photo credit	Urban Design and the Arts	Page 7 2 nd photo	<i>Photo Credit: Carey Rose</i>
Change photo	Urban Design and the Arts	Page 13 1 st photo	This photo is repeated in the plan, replace with: Art and Architectural Details. jpg
Correct typo	Urban Design and the Arts	Page 14 1 st subheading and UD-69	Remove hyphen from <i>Mixed Use</i>
Add photo	Urban Design and the Arts	Page 17 Above call out	42DSC_9137.jpg
Add photo	Urban Design and the Arts	Page 21 Above call out	Winters House.tiff
Map correction	Eastgate Subarea	Map	Correct "O" designation shown in single family residential areas.

11 March 2015

Planning Commission
c/o Paul Inghram, Comprehensive Planning Manager
Planning and Community Development Department
PO Box 90012
Bellevue, WA 98009-9012

RE: Comments on Draft Comp Plan

Dear Mr. Inghram and Chair Laing,

Thank you for the opportunity to provide comments on Bellevue's draft Comprehensive Plan. I enjoyed the productive discussions we had at the joint Boards & Commissions meeting on 25 FEB and appreciate all the efforts of staff and other commissions in contemplating future policy.

My discussions with City staff and a number of different commissioners prompts me to put forward the following comments & questions on the public review draft (dated FEB 2015) of the CP policies:

ENVIRONMENT

EN-2: Policy cites promoting an "environmentally safe workplace" which is unclear in its meaning. Does this policy intend to go beyond compliance with environmental, health & safety laws and rules? If the intent of promoting an environmentally safe workplace is adequately captured in the following clause of this policy (minimize adverse environmental impacts) and in policy EN-3, is the "environmentally safe workplace" clause even necessary?

EN-3: Consider using the more commonly understood "feasible" in place of more regulatory "practicable."

EN-X1: Consider clarifying whether the "corrective" actions will be targeted at all vehicles or only to the city fleet. Corrective action implies a level of control for a municipality not generally associated with privately owned vehicles, so if the policy is intended to be broader than the city fleet it should be clearly aspirational (more incentive/goal oriented than corrective action).

EN-X10: Why is minimizing the loss of tree canopy limited to transportation and infrastructure projects? Shouldn't the policy apply more broadly to all construction and maintenance projects, regardless of the project proponent, within Bellevue?

EN-X5: Consider combining this policy with the nearly identical (but less specific) policy EN-5.

EN-X4: Consider combining this policy with EN-6 because both relate to waste reduction through use of environmentally preferable products.

EN-37: Is it possible to "incentivize" (or add similar language) use of low impact development (e.g., "utilize and incentivize low impact development techniques")?

UTILITIES

AN-3: Doesn't the Utilities Department's service area include areas that unlikely to ever be annexed (e.g., Points communities, parts of Issaquah)? If this policy is directed at areas of unincorporated King

Co., then more specific language is needed. Conversely, if the intent of this policy is covered by UT-7, consider deleting it.

UT-X7: Why should LID principles be limited to infrastructure improvement projects? Shouldn't we apply them to all operations, maintenance, and capital projects?

Solid Waste: I propose an additional policy (or an amendment to an existing policy such as UT-14). I will also be bringing this forward to the ESC at our next mtg. Bellevue should incentivize waste reduction by subsidizing waste containers inversely proportional to their size (i.e., provide the largest subsidy to the smallest solid waste container and shift the costs to the larger sized containers).

UT-X10, UT-53: Add the concept of feasibility to the policy. Neighborhood context and aesthetics, while subjective, seem like reasonable design objectives, but excessive costs due to extensive modifications arising from objections to developing necessary infrastructure should not be borne by all Utilities ratepayers.

UT-27: Consider combining this with UT-26 as they both address quality of the water supply.

UT-38: Consider specifying a minimum amount of lead time required for notification (e.g., 48 hrs for non-emergency operations). This may be too specific, or departments may have differing requirements, but if a minimum can be established, why not put it into policy?

UT-39, UT-X18, UT-X21: The City should promote undergrounding of electrical distribution and other appropriate utilities by subsidizing a small part of the costs and by working with neighborhoods proactively to establish local improvement districts. While subsidy may appear to benefit a limited number of citizens, a programmatic approach will eventually benefit all areas of Bellevue with overhead utilities. I suggest the Environmental Services Commission, the Planning Commission, and the Transportation Commission work on approaches to maximize value to the community and keep costs to the City reasonable.

UT-41: Why is this limited to telecommunications infrastructure?

UT-56: The meaning of "area wide plan" is unclear and subjective on its face. Also unclear is what constitutes a demonstration of "lowest land use impacts consistent with Telecommunication customer needs." Isn't the intent of this policy covered under UT-55? Consider striking the use of an area-wide plan as it appears to increase the administrative burden for projects that already have permitting requirements in exchange for unclear benefits.

UT-58: What's the basis for the height standard? Is 30 inches feasible? Why specify 30 inches rather than some other height? Policies typically specify intent and goals rather than specific measurements normally found in rules/code. Perhaps this could be revised to clearly speak to the intent of the policy. If the intent is similar enough to UT-55, UT-56, UT-60, and UT-61, consider deleting this policy.

UT-70: The phrase "new accepted scientific research" is problematic in that both "new" and "accepted" are subjective. The policy seems to contemplate specific health impacts; can these be specified? If not, simply strike "new accepted" to be inclusive of all peer-reviewed research.

UT-71: This policy suffers from the same malady as UT-70 in that it appears to contemplate some particular health effects associated with electrical facilities without being specific. The intent of the policy seems to be covered in UT-70, which specifies changes where warranted.

CAPITAL FACILITIES

CF-7: Consistency among CP elements is certainly necessary. So much so that it seems out of place to call out only Land Use in the Capital Facilities element. It's more of an operational necessity and should be one of the issues that is routinely monitored. Suggest striking this policy and adding text in the Introduction of the CP (or elsewhere, as appropriate) that speaks to internal consistency of policies. If it needs to be a specific policy, then there should be a section at the beginning of the document for general overarching policies. Less preferred would be making a broad consistency policy in the Citizen Engagement element (because policy consistency is somewhat related to effective citizen engagement).

HOUSING

HO-X5a: How are these rental rates appropriately regulated? Is there really a need to expend City resources to monitor room rentals in single family neighborhoods across Bellevue, or is this policy more a result of a few complaints? It seems like *house* rentals are much more of an issue, as it has a much greater potential to affect neighborhood character, but I don't see any policy on that. Unless there is a compelling need, strike this policy and expend City resources elsewhere.

HO-28: In addition to incentives, development of multi-family housing should require some appropriate percentage of the units to be leased at affordable rates. For example, Redmond zoning codes require 10% of units to be affordable. I don't pretend to know what the appropriate amount is, but if you look at the housing data it is clear that Bellevue is way behind the curve. Incentives alone will not get us where we want to be.

Thank you for considering these questions and comments. In the unlikely event you have the time to discuss any of these, I'll make myself available at your convenience. I know you're getting a lot of comments, and I share your goal of processing them as efficiently as possible.

Best regards,

Brad Helland



Planning Commission Schedule

March 25, 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>

<u>Date</u>	<u>Tentative Agenda Topics</u>
Apr. 8	Annual CPA Public Hearing
Apr. 22	TBD
May 13	Annual CPA Final Review Public Hearing
May 27	TBD
June 10	TBD
June 24	TBD
July 8	TBD
July 22	TBD
August	No Commission meetings in August

Puesta Del Sol Elementary School

3810 132nd Ave. SE

Bellevue, WA 98006

March 6, 2015

450 110th Ave. NE

P.O. Box 90012

Bellevue, WA 98009

Dear City of Bellevue,

Year around in my neighborhood there's a bunch of kids that like to play and walk outside, me included, and my neighbors and I would be able to walk and play more if it was safer. That's why I believe that there should be sidewalks in my neighborhood the Empirical East near Odell middle school and Sammamish High School. I believe this for several reasons including, economic benefits, safety benefits and other things that will help the community.

I believe that there should be sidewalks in my neighborhood because, as I said before there are economic benefits. These benefits include that house buyers are fine with paying more, for houses that are in neighborhoods that have sidewalks in them. Not only has that, but the value of property risen in more pleasant places and more friendly areas, too. (In this case places that have sidewalks) Also sidewalks help give more access for employees to businesses that would have had to take public transportation

I believe that there should be sidewalks in the Empirical East neighborhood because there are also safety benefits such as, being able to socialize in big groups without having to be in the roads. Especially since we're in walking distance from a middle and high school, this causes more kids to pass through are neighborhood in big groups coming back from school. Additionally you can walk at all times without having to worry about being somewhere unsafe. You can walk in the morning and night when it might be foggy rainy or dark that could cause it to be harder for drivers to see.

In the Empirical East neighborhood there should be sidewalks! Sidewalks are essential because it's better for the people in the community. This is true because it will lower the amount we need to use cars for shorter trips which saves gas and decreases pollution. Also sidewalks will encourage a better community through allowing better connections throughout the neighborhood. Also sidewalks will inspire people to walk more witch will help people get healthier

Yes, I do know some people might think that sidewalks are expensive but they don't get damaged easily nor need repairs that often. Plus safety is much more important than money will ever be

I believe that there should be sidewalks in my neighborhood the Empirical East located in Bellevue Washington near Odell Middle School and Sammamish High School. This will make a better more pleasant neighborhood and a much safer one, too. As I said before safety is much more important than money.

Sincerely,
Samuel Nagel
Samuel Nagel

Sources: www.healthbydesignonline.org

PUESTA DEL SOL
ELEMENTARY SCHOOL
3810 132ND AVENUE SE
BELLEVUE, WA 98006



SEATTLE
WA 980
11 MAR '15

City of Bellevue
450 110th Ave. NE
P.O. Box 90012
Bellevue, WA 98009



PLANNING

98009901212



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
6:00 p.m.

Bellevue City Hall
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.

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

March 11, 2015
6:30 p.m.

Bellevue College Room D106
3000 Landerholm Circle SE

COMMISSIONERS PRESENT: Chair Laing, Commissioners Carlson, Hamlin, Hilhorst, Tebelius, deVadoss, Walter, Councilmember Stokes

COMMISSIONERS ABSENT: None

STAFF PRESENT: Paul Inghram, Nicholas Matz, Department of Planning and Community Development

COUNCIL LIAISON: Councilmember Stokes

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

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

2. ROLL CALL

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

The Commissioners introduced themselves.

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

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

3. PUBLIC COMMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4. APPROVAL OF AGENDA

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

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

6. STAFF REPORTS - None

7. STUDY SESSION

A. 2015 Annual Comprehensive Plan Amendment Applications

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. Comprehensive Plan Update

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. OTHER BUSINESS - None

9. PUBLIC COMMENT

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

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

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

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

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

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

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

10. ADJOURN

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

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