

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

January 22, 2014
6:30 p.m.

Bellevue City Hall
City Council Conference Room 1E-113

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

COMMISSIONERS ABSENT: None

STAFF PRESENT: Paul Inghram, Erika Conkling, Janet Lewine, Department of Planning and Community Development; Emily Leslie, Department of Parks and Community Services; Michael Yantis, Human Services Commission; Eileen Rasnack, Network on Aging

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

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

2. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Commissioner Hilhorst who arrived at 6:45 p.m.

Chair Tebelius took a moment to introduce Councilmember John Stokes, new Council liaison to the Commission. Councilmember Stokes said he looked forward to working closely with the Commission.

3. APPROVAL OF AGENDA

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

4. PUBLIC COMMENT

Mr. Alex Clark, 11211 NE 68th Street, Apt 3, Kirkland, said he serves the student body at Bellevue College as the environmental and social responsibility representative. He said he has been focused on getting the City Council engaged on issues affecting the students, including the recent emergency housing ordinance. He noted that the students want to be considered and engaged in all planning efforts that will affect Bellevue College.

5. STUDY SESSION: Eastgate Area Plan

Senior Planner Erika Conkling noted that previously the Commission identified three issues for

further review: light industrial properties citywide; the future of the King County site; and the FAR and height recommendations relative to economic feasibility and character compatibility.

Ms. Conkling said there are five subdistricts within the Eastgate subarea portion of the Eastgate/I-90 study. The key focus is on the area called out as appropriate for a transit-oriented development near the park and ride and adjacent to Bellevue College. The recommendation is to create a critical mass with a mix of uses to create a center with a main street having services and ties to Bellevue College. The recommended FAR ranges between 1.5 and 2.0 in buildings ten to twelve stories tall.

Commissioner Carlson asked who the major employers are in the area, not counting car dealerships and the college. Ms. Conkling said there are office developments, including the Lincoln Executive Center, a Key Bank, King County Public Health, Music Works Northwest. For the most part, the corridor is populated with small businesses. T-Mobile is located across I-90 in the Factoria subarea.

Commissioner Ferris noted the CAC included a recommendation encouraging development to charge for parking but suggested that is a function of the market not the city. He said the role of the city in that regard is to adopt policies that discourage surface parking.

Commissioner Ferris also commented that FAR ranging from 1.5 to 2.0 is quite low. One lesson learned in the Bel-Red corridor is that even with additional height allowed FAR can constrain to the point of making development unviable; the Bel-Red CAC also recommended FAR ranging from 1.5 to 2.0 and testimony was given before the Commission that argued the range was too low to achieve the vision. The same argument can be made for the Eastgate area. Comprehensive Planning Manager Paul Inghram pointed out that the T-Mobile building has an FAR of about 1.25. Commissioner Ferris said the numbers need to be carefully reviewed to make sure there is no disconnect.

Commissioner Hamlin pointed out that the CAC spent most of its time talking about the vision for Eastgate; it spent very little time focused on FAR. Ms. Conkling said a comprehensive analysis on the development potential is planned.

Commissioner Laing said FAR and height are zoning tools that implement Comprehensive Plan policies. He cautioned against being overly prescriptive in drafting policy language to allow for maximum flexibility and said he would not want to see any reference to FAR in a Comprehensive Plan policy.

Councilmember Stokes agreed with Commissioner Hamlin that the CAC talked about height as part of the overall vision for the area. He said FAR was talked about generally but not specifically.

Chair Tebelius commented that currently development in Eastgate does not include highrise buildings so there is more of a feeling of openness. If ten-story buildings are allowed to spread throughout the corridor, the look and feel of the corridor will change dramatically. She also stressed how close the corridor is to residential areas that will ultimately be impacted by increased traffic. Commissioner Hamlin stressed the fact that the area near the park and ride was targeted by the CAC as being the most intense with lower buildings in the other parts of the study area.

Commissioner Laing noted that the Downtown Livability Initiative CAC has talked about

charging for parking as a means of discouraging people from driving. Stakeholders have come forward, however, to say that the practice can actually price out the people who may have the least access to transit and must commute by automobile. The issue of charging for parking needs to be very carefully thought through.

Answering a question asked by Commissioner Ferris, Mr. Inghram explained that Bellevue does not count parking areas toward the FAR calculation. Affordable housing and ground floor retail are also exempted in some zones. Commissioner Ferris suggested that where above-grade parking is developed it should be screened or otherwise hidden by design.

Commissioner Ferris added that the topography in and around the transit-oriented development area means taller buildings there will visually impact the surrounding single family areas. Ms. Conkling said the CAC put forward some good recommendations for policies about buffering and creating separation between new development and existing single family neighborhoods.

Ms. Conkling said the idea regarding the multimodal main street is to create a pedestrian-friendly area connecting up the hill to Bellevue College, possibly via a terraced walkway with park-like areas. Enhancing the connection will make it more enjoyable and will help to create an off-campus atmosphere for the main street mixed use area. The CAC envisioned bringing the main street notion online through the use of an incentive system tied to increased development potential.

With regard to Bellevue College, Ms. Conkling reiterated the desire of the CAC to promote strong connections between the campus and the transit-oriented development area. She also stressed the need for the city's policies to support the master planning the college is currently undertaking. There is also much to be said in favor of creating connections between the campus and the businesses in the Eastgate core and in Richards Valley. The college does not even have much of a street presence at its main entrance on 148th Avenue SE. One way to anchor the entrance would be to include some institutional uses mixed in with retail uses; the retail service uses could serve the college and the adjacent neighborhoods.

Commissioner Laing commented that there is really nothing from a land use standpoint the city can do to facilitate the growth and development of Bellevue College. Certainly no current or proposed policies or regulations are standing in the way. It speaks well of the city relative to how the institution is valued that it is called out in the Comprehensive Plan even though the college does not have to comply with them and despite the fact that no prescriptive zoning regulations or design guidelines will be adopted and imposed on the college. Mr. Inghram agreed the city has no prescriptive land use tools to apply to the college, but there are other tools in the kit, not the least of which is having a good relationship with both the college and the state.

Councilmember Stokes said the city is working to develop a more collaborative relationship with the college, particularly around the issues of housing and street access, issues over which the city certainly has influence. Commissioner Laing suggested the part that is missing is what Bellevue College has said about what it would like to see included in the Comprehensive Plan.

Commissioner Ferris said in his private life he works with colleges on the development of campus housing. He said in working with Pacific Lutheran College they elected to site their book store toward the entrance of the campus and included services that are attractive both to students and the local community. Visibility from the street is what makes it all work. Bellevue College would benefit from taking a similar approach on 148th Avenue SE. He added that the development of housing for use by college students will serve to reduce the overall number of

daily trips to and from the campus and thus reduce the amount of parking needed.

Commissioner Hamlin reminded the Commission that the CAC had a representative from the college and they talked about a full range of issues, including parking, housing and the need for more of a presence on 148th Avenue SE.

Commissioner deVadoss suggested the city needs to have a good understanding of where the college intends to be in 10, 15 or 20 years out, and with that information in hand the city should seek to facilitate the plans. Housing likely will occur as a side effect.

Chair Tebelius asked if it would be appropriate for the Commission to make overtures to the college seeking their input in developing plans that will affect them. Councilmember Stokes said that would be a good idea. Bellevue College is a jewel in the rough that the city has not done a good job of leveraging. Having the Commission express a desire to work with the college in planning for the future would make sense.

Commissioner Hilhorst commented that the college is seeking to build some housing to the north of the campus but is facing the fact that the area is not served by sanitary sewer. In any partnership conversations that issue should be addressed.

With regard to Sunset Village, Ms. Conkling observed that the site is currently dominated by Michaels Toyota. The CAC recommended continuing to support and encourage the existing businesses there, though they called for putting zoning in place that favor a pedestrian-oriented mixed use environment. In addition to calling for a more intense mix of office and commercial uses and a slight increase in height and FAR, the CAC encouraged tying into the Mountains To Sound Greenway and sustainable site planning.

Ms. Conkling said there are some major employers in the I-90 Office Park area, including Microsoft, Boeing and Avanta. The CAC recommended modest increases in FAR and height, encouraged ground-floor retail in any new development, and called for non-motorized improvements such as walkways connecting to some of the parks and recreation resources in the area. The CAC also recommended ensuring the continued protection of the Phantom Lake watershed.

Commissioner Ferris said he would favor proactive policy language aimed at improving stormwater facilities and reducing the impacts to Phantom Lake. Commissioner Hamlin commented that Phantom Lake residents attended the CAC meetings and spoke eloquently in favor of protecting Phantom Lake. He said the CAC was certainly sympathetic to what the Phantom Lake homeowners want to see happen.

Commissioner Laing pointed out that most of the I-90 Office Park properties are developed to their maximum potential under the current regulations and are unlikely to redevelop in the near future. He said that is disheartening relative to Phantom Lake in that if there is no redevelopment it is unlikely there will be any improvements put in place for treating stormwater. There will be no meaningful change without taking a basin-wide approach to the water quality and quantity issues facing Phantom Lake. If the city does not get involved, nothing will happen.

Commissioner Hamlin expressed the need to be cautious in light of the fact that there is no absolute proof that development in the I-90 Office Park caused the Phantom Lake issues. Mr. Inghram noted that the office park was developed under a different set of regulations and if there were to be new development it would face a far different standard. What is needed is an

approach that both encourages some level of redevelopment and recognizes that the area is not appropriate for a lot of growth given its proximity to single family and its distance from transit accessibility.

Ms. Conkling said the Eastgate Plaza is located on the south side of I-90 and is home to a shopping center with a grocery store and neighborhood retail uses that serve the surrounding neighborhood. Other uses in the area include a large church and an RV park. The CAC recognized the need to maintain the neighborhood shopping base and called for increasing the mix of uses to include residential, office, retail, eating and drinking establishments, general commercial and lodging. The CAC recommended allowing modest increases in both FAR and height but stressed the need to ensuring new development will not adversely affect the nearby residential areas.

Commissioner Ferris commented that while there may be some redevelopment of the site over time, it will continue to be auto-focused and is not a place to encourage pedestrian-oriented development. Mr. Inghram agreed but pointed out that the CAC called for integrating the Mountains To Sound Greenway improvements and landscaping to improve the city in a park notion.

Ms. Conkling reviewed with the Commissioners the proposed basic subarea plan changes. They ranged from corrections to outdated facts and figures to policies needed to preserve auto sales and retail uses. There are currently on the books policies that limit multifamily housing that does not have direct arterial access, and that specify zones where housing is inapplicable; those policies will need to be changed to coincide with the recommendations of the CAC.

Commissioner Laing said if the desired outcome is to avoid having an inconsistency in the Comprehensive Plan about the location of multifamily housing within the subarea, policy S-EG-8 is not out of line. The most prominent land use in the subarea continues to be single family residential and to eliminate the policy would be to suggest that the single family character of the subarea is not to be maintained.

Commissioner Ferris said the simpler approach would be to simply state the goal of preserving the single family. Controlling multifamily by saying it must be accessed from an arterial is confusing.

Ms. Conkling pointed out that if the transit-oriented development center is created, the associated multifamily housing would not be accessed directly from an arterial, thus a change to the policy language is needed to allow that circumstance. She agreed that preservation of the single family housing would be preserved by not allowing multifamily anywhere except along the corridor. Mr. Inghram allowed that the intent of the proposed policy change should be made clear.

Chair Tebelius asked about the proposal to eliminate policies S-EG-29 through S-EG-36 and policy S-EG-39. Ms. Conkling said those policies refer specifically to zones that may be eliminated as part of the process.

Answering a question asked by Chair Tebelius regarding the proposals for additional review involving policy S-EG-11, Ms. Conkling said the issue of student housing in the Spiritwood neighborhood has pointed to a larger issue with the cost and supply of student housing in the area. The CAC's report and recommendations did not anticipate that issue but did provide a solution by saying generally the city should increase the amount of housing in the corridor. The approach to affordable housing in the Eastgate subarea as a whole is to preserve the single family

neighborhoods. Consideration needs to be given relative to approaching the issue of affordable housing in light of some of the citywide discussions that are ongoing. If affordable housing ultimately ends up as part of the public benefit amenity system in the corridor, there will need to be a policy addressing it.

Commissioner Ferris suggested that affordable housing is an issue facing the city and the region as a whole, not just the Eastgate subarea.

****BREAK****

6. STUDY SESSION: Comprehensive Plan Update - Housing Element

Associate Planner Janet Lewine briefly reviewed the discussions to date relative to updating the Housing Element. She also shared with the Commission the schedule going forward.

Human Services Commission Chair Michael Yantis said the Human Services Commission supports the development of new shelter housing with supportive services by removing Land Use Code barriers in commercial and mixed use districts. Currently, shelter with supportive services is not permitted in commercial and mixed use districts, and that makes siting new shelter facilities very difficult.

Chair Tebelius asked where the use is currently permitted and Human Services Manager Emily Leslie answered that the use is allowed in the downtown and in the R-20 and R-30 zoning districts. The winter shelter for men is temporarily located in the Bel-Red corridor in a building owned by Sound Transit; a year-round shelter would not in fact be permitted in that location. Chair Yantis added that shelters need buildings of a certain size, but very few buildings with sufficient size are in zones that allow shelters.

Commissioner Laing asked what areas are deemed inappropriate for locating a homeless shelter. Ms. Lewine answered that single family districts are not viewed as appropriate because shelters are a multifamily use. Commissioner Laing suggested the focus should be on specifically identifying the areas where shelters should not be allowed and permitting them in all other districts.

Commissioner Carlson asked how many shelter beds are available in the city and what proportion of them are supplied by the state and what proportion are private. Ms. Leslie said the winter shelters being supported by the city are operated by Congregations for the Homeless, a non-profit organization. The men's shelter has a capacity of about 70 and is seeing that many men per night. That organization's year-round shelter rotates among various congregations and offers about 35 beds per night. The year-round women's shelter operated by the non-profit Sophia Way has 21 beds, and their winter shelter averages about 20 women and children nightly. There are no shelters for homeless families in Bellevue; there are some in Kenmore and Redmond.

Commissioner Ferris commented that there is a fine line between emergency shelter and transitional housing. There are a number of facilities around the Eastside that offer short-term transitional housing units.

Chair Tebelius suggested the Commission needs to have shelter housing defined, an understanding of what services currently exist, and a good idea of what the need is before opening all commercial and mixed use districts to the use.

Chair Yantis said the Human Services Commission also has an interest in seeing the affordable housing policies updated and implementation of a wide range of mandatory regulations and incentives aimed at achieving a full range of affordability. The statistics show that the city comes up short of its established goals for affordable housing. Clearly continuing down the same path is not the correct option. Redmond has mandatory requirements and how development there has been affected should be investigated.

Chair Yantis said the Human Services Commission supports increased public funding for the Housing Trust Fund and encourages affordable housing in proximity to transit and services. The Commission also supports addressing the important issues facing the city's existing single family neighborhoods, including an aging population that wants to remain in the community; extended families, particularly in certain ethnic groups, that desire larger homes to accommodate multiple generations; older residents who want neighborhood choices that include single-story ramblers and small yards; and balancing neighborhood reinvestment with maintaining traditional neighborhood character.

The Human Services Commission favors increasing housing choices in Bellevue for young workers and diverse communities, including efficiency units or apartments, and accessory dwelling units. Ms. Leslie said the city's ethnic diversity has changed dramatically since the Comprehensive Plan was last updated, and input from those communities is needed relative to their housing needs.

Commissioner Hilhorst urged caution in considering the notion of larger homes accommodating multiple generations, saying it could be a very slippery slope.

Eileen Rasnack, Chair of the Bellevue Network on Aging, said the group has had a strong interest in housing since its beginning. The Network recognizes that there are a lot of older citizens who have lived in Bellevue all their lives and who want to continue living in the city but who because of changing health conditions or other factors find their homes no longer suitable. What they need are choices when it comes to housing type and variety, and services readily available to them in proximity to their established neighborhoods and activities.

Chair Tebelius commented that it is not unusual for people to downsize their homes as they grow older and no longer have a need for houses large enough to raise a family. Downsizing involves moving to a smaller home and does not necessarily equate to moving to an assisted living facility. She suggested that trend has been going on for quite some time. Ms. Rasnack agreed but pointed out that affordability is often an issue, especially in relation to assisted living facilities. In most cases it becomes necessary to move quite a distance from their home neighborhoods to find affordable options. Rather than making the change, many would prefer to simply stay in their homes. Adult family homes and assisted living options need to be incorporated into various communities.

Commissioner Ferris suggested the Commission needs to know more about where senior housing options are currently allowed and whether or not opening the door wider will result in more affordable options for seniors.

Commissioner Hilhorst said one of the options discussed in regard to the Newport Hills Shopping Center was including housing. The neighborhood has voiced its support for including senior living. Mr. Inghram pointed out that the city's role is to facilitate the creation of a mix of housing types, the lion's share of which will be constructed by the private market. There are

places like Newport Hills and Hilltop where the community has voiced support for having options that will allow their seniors to remain in their neighborhoods.

Commissioner Ferris suggested pulling together a panel developers who specialize in senior housing to talk to the Commission about what is needed to make projects work. Mr. Inghram agreed that would be a good idea.

Ms. Rasnack said the Network on Aging believes variety is the key and has spent time discussing the fact that incentives will be needed in order to achieve affordable housing for low-income and very low-income residents. In addition, builders need to be encouraged to focus on universal design in constructing new homes to address the issue in the years to come.

Commissioner Carlson said there is an adult family home operating in his neighborhood that fits in very comfortably.

Commissioner Laing said he suspected that there is nothing in the Comprehensive Plan that acts as an impediment to the creation of alternate types of housing for seniors, and that there are policies that at least generally support it. If there are goals and policies that in fact are impediments, the Commission should be made aware of exactly which ones need to be addressed.

Chair Tebelius asked Ms. Rasnack what the Network on Aging meant by the statement "Include more proactive policies around engaging under-served population groups. Given our rapidly evolving aging and diverse community, simple 'we will not discriminate' policies are no longer sufficient. Goals for social justice, equity, anti-racism and cultural competence are needed to direct how the City will approach this issue moving forward." Ms. Rasnack replied that the statement came from a joint meeting of the Human Services Commission and the Network on Aging. Bellevue's diversity is changing and it will be important going forward to take notice of that fact and to be inclusive.

Commissioner Ferris said policy language does not always result in the desired outcome. The problem is the details of how a particular policy will be implemented will not be discussed until the policies are in place. Separating policy development from implementation strategies does not result in a positive outcome. Mr. Inghram explained that it simply is not possible to rewrite the Comprehensive Plan and all of the implementation tools simultaneously. The Comprehensive Plan addresses every aspect of the city from finances to traffic control. When the Comprehensive Plan was updated ten years ago, policy language was included with regard to examining the employment centers of the city to ensure their vibrancy. In the intervening years the work plan has included visiting those sites one at a time and initiating different planning studies. At the time the policy language was written, there was no way of knowing what the outcome would be. The Comprehensive Plan establishes the vision for the future of the community and identifies the problems and barriers that need to be overcome in order to achieve the vision.

Commissioner Carlson highlighted the need for policy language that is simple, clear, and readily understood by everyone.

Commissioner deVadoss agreed with the need to have clarity on what the real problems are. He also stressed the need to think about possible unintended consequences.

Commissioner Laing commented that Commissioner Ferris gave a presentation on affordable housing to the Downtown Livability Initiative CAC in which he outlined the existing policies. In his presentation, he noted the goals are not being reached because of a lack of implementation that occurs at the zoning level. He allowed that while the aspiration and the vision is in place, there is a disconnect in how it is implemented.

A Regional Coalition for Housing (ARCH) director Arthur Sullivan pointed out that the Comprehensive Plan is not a land use-only document; it is the document that guides all city actions. The Council cannot decide to fund affordable housing without a policy to that end in the Comprehensive Plan. Senior housing can be benefitted by programs that aim to get single family rehab money focused on helping seniors stay in their homes. For diversity, it may mean having programs that are designed for lower income residents that work for people who are English-language challenged. The policies in the Comprehensive Plan set the stage for future actions. As soon as the Comprehensive Plan update is completed the Commission will be involved in strategy planning aimed at coming up with explicit details.

Commissioner Laing commented that all of the city's boards and commissions are supposed to coordinate their Comprehensive Plan planning efforts with the Planning Commission, and the Planning Commission is to make a final recommendation to the City Council. While the Planning Commission is predominantly focused on land use issues, all elements of the Comprehensive Plan are in the Commission's bailiwick, including aspirational policies.

Ms. Lewine suggested that current policy relative to shelters and homelessness is indirect. In the years since the Comprehensive Plan was last updated there has been a great deal of forward movement relative to addressing homelessness. The current Comprehensive Plan does not even mention the Ten Year Plan to End Homelessness, an aspirational goal that has had a huge impact on the region and which guides the city's funding for homelessness programming. Over the past three years the focus has been on getting people housing ready, one element of which has been employment training. During the economic downturn Bellevue got involved in foreclosure mediation to keep people from becoming homeless in the first place. Energy has been focused on veterans as well to help prevent homelessness.

Commissioner Carlson said he would like to see a homeless strategy aimed at getting people back to a sense of stable independence. That should be the ultimate goal of the city's homeless policy.

Commissioner Hilhorst said panhandling is often associated with the homeless. She asked if it would be appropriate to include in the Comprehensive Plan language aimed at limiting the amount of panhandling that occurs on Bellevue's streets. Where panhandling is allowed, opportunists who are not necessarily the needy often step in and dollars get directed to the wrong people. Mr. Sullivan said policy language can be specific about supporting programs aimed at

helping people stabilize their lives and move on, but it cannot be specific about panhandling given the constitutional rights and issues involved.

With regard to mixed use housing, Ms. Lewine observed there is current Comprehensive Plan policy language that supports it. However, the unique mixed use neighborhoods Bellevue is creating in the downtown and Bel-Red are not addressed in the current Comprehensive Plan. Policy language is needed to reflect an approach that has become much more prevalent.

Mr. Inghram said there is also a need to monitor the housing being produced to facilitate moving from known needs to implementation. One useful datapoint would be the level of affordability being provided by the market.

Mr. Sullivan pointed out that many jurisdictions in east King County are relying on their mixed use zones to meet their housing growth targets. Many of the mixed use zones are not historically residential areas and that could have implications for the entire subregion relative to the jobs/housing balance, which is why monitoring is critical.

Commissioner Ferris commented that Lake Heights historically has had both commercial and residential, but the commercial is no longer working well so it is transitioning to mixed use. He suggested there may be other neighborhoods that could benefit from having a designated commercial area transition to mixed use, but that would need policy support in the Comprehensive Plan.

Ms. Lewine said there are existing policies that address affordable housing that are behind the city's support of ARCH and partnerships with non-profits to preserve existing and create new affordable housing units. The Comprehensive Plan language, however, reflects the old Countywide Planning Policies targets rather than the more recently adopted policies that speak more to strategies for meeting the identified need.

Commissioner Ferris said he would like to see language calling on the city to implement programs and regulations enabled by the state to encourage the production and preservation of affordable housing.

Mr. Inghram commented that there is an existing policy that supports accessory dwelling units. Over the past few years there has been feedback received from certain neighborhoods that has highlighted the need to refine the policy to better address the concerns regarding neighborhood compatibility. Flexibility is needed to be able to apply the rules differently in different parts of the city.

Chair Tebelius said she opposed the notion of allowing some neighborhoods to say they will accept accessory dwelling units and other neighborhoods to say they will not.

Mr. Sullivan clarified that in Bellevue accessory dwelling units are only allowed as attached units, whereas in almost every other city in east King County they can be detached. There are limits regarding size, and city approval is needed before the accessory unit can be rented out.

Commissioner Ferris added that in Bellevue the property owner is required to occupy one of the units.

Ms. Lewine said much has been heard from the Network on Aging and from the public about the city's aging population that wants more housing choices that will allow them to stay in the community. Implementation of universal design principles allows housing and residents to age together. While the Countywide Planning Policies support universal design, there is no language in Bellevue's Comprehensive Plan addressing the issue.

Commissioner Ferris said the concept is sound but is fraught with challenges. When applied as a housing design requirement, all new units constructed must have doors and hallways of a certain width, and must include other elements which taken together can impact room layouts. That layer has never been applied across the board to single family homes. Mr. Inghram allowed that it may be necessary to differentiate between public and private development.

Commissioner Laing said he could support policy language aimed at exploring the use of incentives to see universal design concepts implemented, but to outright require it would be problematic. He pointed out that the additional layer can add significantly to the cost of construction.

Mr. Sullivan said the ARCH website has an entire section on the topic of aging in place that was done in cooperation with the Network on Aging and other senior agencies. For many, being able to remain in their homes and avoid assisted living is the most affordable choice.

Mr. Inghram said the population of Bellevue is growing older and there has been a strong interest voiced by seniors in favor of being allowed to remain in their homes. There is not, however, any proposal to require universal design or anything else. There are programs in place that help people maintain and adapt their homes for those not able to do the work themselves. Policy language is needed to continue such programs, and is also needed to allow for services in proximity to where seniors live.

A motion to extend the meeting to 10:15 p.m. was made by Commissioner Laing. The motion was seconded by Commissioner Carlson and it carried unanimously.

Mr. Sullivan said the question is whether or not the Comprehensive Plan should include policies aimed at finding non-regulatory ways to support Bellevue's aging population remain in their homes. There was agreement to make that clear in moving forward.

Ms. Lewine said student housing is not a topic addressed by the current Comprehensive Plan. There have recently been concerns raised by citizens about how the need has been addressed in

some neighborhoods, and while a single population has been targeted the real underlying issue is a lack of affordable housing options.

Commissioner Ferris cautioned about being too specific with regard to housing for students at Bellevue College. If another institution of higher education were to locate in Bellevue, policy language that is tied only to Bellevue College would quickly become dated. What is needed is policy language aimed at encouraging the development of housing that is attractive to students.

Mr. Sullivan said the apartments in Redmond are home to a number of people who work at Digipen, but they are good examples of housing that would interest students.

Mr. Inghram said the market is responding to the need in the form of people renting single rooms in single family homes for a low rent.

7. OTHER BUSINESS - None
8. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCIL, BOARDS AND COMMISSIONS - None
9. COMMITTEE REPORTS - None
10. STAFF REPORTS - None
11. DRAFT MINUTES REVIEW
 - A. November 13, 2013

Chair Tebelius encouraged the Commissioners to submit any revisions to the minutes in writing.

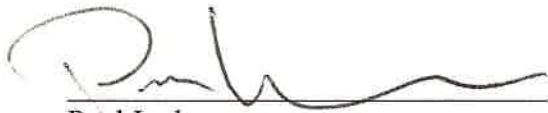
A motion to approve the minutes was made by Commissioner Hamlin. The motion was seconded by Commissioner Laing and it carried unanimously.

- B. December 11, 2013

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

12. NEXT PLANNING COMMISSION MEETING
 - A. February 12, 2014
13. ADJOURN

Chair Tebelius adjourned the meeting at 10:22 p.m.



Paul Inghram
Staff to the Planning Commission

4/4/2014
Date



Diane Tebelius
Chair of the Planning Commission

4/7/14
Date

* Approved and corrected March 26, 2014

