



Bellevue Planning Commission

Wednesday, March 12, 2014

6:30 to 10:30 p.m. ▪ Council Conference Room 1E-113
Bellevue City Hall ▪ 450 110th Ave. NE ▪ Bellevue, WA 98004

Agenda

- | | | |
|-----------|--|--------|
| 6:30 p.m. | <ol style="list-style-type: none">1. Call to Order
<i>Chair Tebelius</i>2. Roll Call3. Approval of Agenda4. Public Comment*
<i>Limited to 5 minutes per person or 3 minutes if a public hearing has been held on your topic</i>5. Study Session | |
| 6:45 p.m. | <ol style="list-style-type: none">A. Community Vision
<i>Review draft Community Vision statement
Paul Inghram, Comprehensive Planning Manager</i> | Pg. 1 |
| 7:45 p.m. | <ol style="list-style-type: none">B. Single Family Rental Housing
<i>Carol Helland, Land Use Division Director</i> | Pg. 19 |
| 8:15 p.m. | <ol style="list-style-type: none">C. Comprehensive Plan Update - Community Health
<i>Nicholas Matz, Senior Planner; Anne Biklé, SKCPH; Julie Walter, Studio 3MW</i> | Pg. 33 |
| 9:15 p.m. | <ol style="list-style-type: none">D. 2014 Comprehensive Plan Amendments
<i>Nicholas Matz, Senior Planner</i> | Pg. 37 |
| 9:30 p.m. | <ol style="list-style-type: none">E. Comprehensive Plan Update – Economic Development Strategy
<i>Paul Inghram, Comprehensive Planning Manager; Max Jacobs, Real Property Manager; Tom Boydell, Economic Development Manager</i> | Pg. 49 |
| 10:00p.m. | <ol style="list-style-type: none">6. Other Business7. Communications from City Council, Community Council, Boards and Commissions8. Committee Reports9. Staff Reports
<i>Paul Inghram, Comprehensive Planning Manager</i> | |

10. **Draft Minutes Review**

- January 8, 2014
- January 22, 2014

11. **Next Planning Commission Meeting – March 26**

10:30 p.m.

12. **Adjourn**

Planning Commission members

Diane Tebelius, Chair
Aaron Laing, Vice Chair
Hal Ferris
John Carlson

Jay Hamlin
Michelle Hilhorst
John deVadoss

Staff contact:

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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. Assistance for the hearing impaired: dial 711 (TR).



DATE: March 4, 2014

TO: Chair Tebelius and Members of the Planning Commission

FROM: Paul Inghram, ACIP, Comprehensive Planning Manager
452-4070 pingham@bellevuewa.gov
Erika Conkling, AICP, Senior Planner
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SUBJECT: Comprehensive Plan Update

The March 12, 2014, study session will continue review of the Bellevue Comprehensive Plan as part of the city's major Comprehensive Plan update. In addition to other Comprehensive Plan topics on the agenda, this study session will review the draft update of the Community Vision following the previous meeting's study session that reviewed community comments regarding the Vision and city staff assessment of the current Vision statement. This study session will look at the draft document and seek feedback on whether the updates appropriately respond to what we've heard from the community so far.

No formal action is requested at this study session. Feedback from the Commission is welcome. The draft Community Vision statement will be formally reviewed as part of the draft Comprehensive Plan update later this year at which time the Planning Commission will be asked to make a recommendation to the City Council.

BACKGROUND & ANALYSIS

The Comprehensive Plan captures the community's vision for the future of Bellevue, sets policy that directs City actions and decisions, and guides capital investments. Bellevue is periodically required to update its Comprehensive Plan to ensure continued compliance with the state Growth Management Act and, just as important, to ensure it reflects the dynamic changes and trends that have and will continue to affect the growth of the community. The City's Comprehensive Plan last underwent a major review in 2004. Thus, with adoption scheduled for 2014 it will be a 10-year update of Bellevue's Comprehensive Plan.

Community Vision

The Planning Commission began the update of the Comprehensive Plan with a study session on the Community Vision on June 13, 2012. The Community Vision is a foundational part of the Comprehensive Plan. It establishes the vision for where the community wants to be in twenty years. As "goal posts" for the future, it guides the various goals and policies of the plan, ensuring that they work together toward a common and integrated objective. Updating the Vision is a critical step in the overall plan update process and establishes a key reference point

for the other elements of the plan. As they are updated we will be able to ask, are the revisions consistent with working toward the community's desired vision? Just as the Vision is important during the update process, the Vision continues its significance for the life of the plan providing overarching guidance to the city organization and helping departments align toward a long-term goal for the community.

A vision is meant to guide the plan for the entire 20-year period or even beyond and is intended to be more challenging than strategic or short-term goals. Ideally, a vision should be aspirational, setting a high, yet achievable, bar. It should represent a dynamic tension that challenges the community and the organization to reach toward a better future and beyond today's achievements. A vision should also be based on the values of the community and it should speak to entire community. It is a statement of achieving what the community cares most about, and in turn, guides the actions and priorities of the plan.

Unlike vision statements for corporations, which are typically narrowly focused, a community vision must be sufficiently broad to encompass the community's most important attributes. However, a vision statement benefits from being short, pithy, to the point and memorable. The easier a vision statement is to read and comprehend, the more likely it will be remembered and used in the organization. A shorter vision statement, by its nature, helps an organization have greater focus and therefore better aligns competing strategies. Alternatively, a longer vision statement will be more inclusive and better capture the varied elements of the organization and community. When the City Council reviewed the current Vision at their meeting May 13, 2013, they recognized this conundrum by identifying the potential for the Vision to be more comprehensive, while at the same time acknowledging the desire for the Vision to be more concise.

It is also key for a vision to be specific to its community. The Bellevue Community Vision should reflect Bellevue's aim, not that of some other community. The challenge is that people in all communities share many of the same values and objectives. We all have a mutual vision for safe communities, good schools, employment opportunities and freedom. However, to be meaningful a vision should be unique. Restating fundamental human needs should be done only in a way that is specific to the community. It is appropriate for the vision to speak broadly about the entire community, and not be focused only on the aspects of the city organization. The City, as a municipal organization, orients itself to help the community achieve its vision. Meanwhile, there may be many aspects of the community's vision that are accomplished through the businesses, agencies, and citizens in the community with limited involvement of the city organization.

Current Bellevue Vision

The intent of the Comprehensive Plan update is not to start over from scratch or to reinvent the plan for the community. It is to adjust the plan where necessary to respond to changes to the community and the world while retaining continuity that pulls from the city's past. Similarly, the community's vision for 2035 is anticipated to be very similar to the vision for 2025 that the community has held previously and yet it may need to be adjusted to recognize changes and the community's evolving direction.

The current Community Vision (Attachment 1) has fourteen vision points, each with a short narrative statement. It paints a picture of a vibrant urban city that serves as the hub of the Eastside, a “city in a park” with a strong downtown juxtaposed with lush green spaces. It envisions a diverse transportation system that includes a form of high capacity transit, housing that meets the community’s needs, and a community that cares and nurtures all of its people. It envisions a safe community and a city organization that is responsive and a leader addressing regional issues.

In addressing the many facets of the community and the city organization, some argue that the current Vision is too long. Many remember “City in a Park,” or a few of the other vision points, but it is difficult to remember the Vision as whole. Some of the Vision points appear to overlap. Several talk about Bellevue’s role as a hub or a center of the Eastside. Several talk about the city’s regional role. There is a point regarding the downtown and city’s economic strength, which share similar elements. Many of the current Vision statements are appropriately graphic, expressing a clear, easy to envision future. Others might hint of jargon and some parts may be overly precise for a citywide vision.

The Vision paints a vivid picture of Bellevue’s future that continues to be widely shared. However, with changes to the community since 2004, it may be missing potential key qualities. The City Council in its May review suggested that the Vision should be more oriented on people. The current Vision is focused mostly on the character of the place and could be enhanced to talk more about the community itself.

The Vision highlights Downtown Bellevue, but its suggestion of Downtown being “alive 18 hours a day” may be dated. Other commercial and mixed centers are not well represented in the Vision. The Vision support a strong transportation system, yet is not articulate about the need for local, neighborhood connectivity and was written before plans were set for light rail. The Vision includes culture and diversity, although it may not be reflective of the significant increase in diversity that the city has experienced since 2004. The Vision is also largely silent about schools, while it is widely known how valued Bellevue’s schools are to the community.

Public Review

During a joint commissions forum and early public outreach where we asked people about the future of Bellevue affordable housing, environmentally friendly stormwater management, increased mobility options, protecting and enhancing green space, ethnic diversity, and economic growth were most discussed.

Overall, people expressed that Bellevue is a great place to live and strongly identified with their neighborhoods. There was a tension between the desire to protect what is here now and wanting to enhance, improve, and change things for the better. People envisioned a future in which they had better transportation options, more housing options to choose from, and were better connected to shops, services, and community gathering places in their neighborhoods.

The city continued to listen to the community through the Bellevue's Best Ideas campaign and more recently with several focus group sessions that asked people to prioritize those vision statements that were most important to them and that would take the most effort to achieve.

Based on the proceeding work, staff crafted 54 vision statements grouped in six review categories. The six categories were: natural and sustainable; designed for people; strong economic centers; arts, culture, and diversity; healthy and secure community; and aspirational government.

There was a high degree of consistency in the responses, which speaks well to the shared values in the community. Environmental stewardship and keeping Bellevue as a "City in a Park" were very important to participants. Participants embraced continued development of Downtown as the economic and cultural center of the Eastside, but also saw the potential to develop flourishing districts in BelRed and Eastgate/Factoria. People enjoy the quality of life Bellevue has to offer with safe and strong neighborhoods, good schools, and great public facilities. They also supported a vision that continued to improve quality of life and make it available to all in the community through affordable housing, improved mobility and more transportation choices, especially, creating neighborhood gathering places, embracing diversity, and ensuring inclusivity. We heard that diversity is not the same as culture. That diversity should be integrated into all parts of the Vision and the Comprehensive Plan. And there was support for vision statements that are representative. Those that, if achieved, would be indicators of broad success across specific objectives.

Future Trends and Challenges

For the Vision to remain relevant it must be stated in the context of today's city and the challenges that the city faces moving into the future. Bellevue has evolved rapidly over the last 100 years and continues to advance. First incorporated in 1953, Bellevue is now a city of more than 130,000 residents and about 140,000 jobs.

After several decades of expansion, annexation has all but ceased. The City is now nearly completed framed by lakes Washington and Sammamish to the east and west and by state parks Bridle Trails and Cougar Mountain to the north and south. Other edges of the city border Kirkland, Redmond, Issaquah, Newcastle and Renton. Without the opportunity to annex, future growth will be focused inward, largely directed to the city's Downtown and other urban centers. Nearly all future residential development in Bellevue will be in the form of multifamily and mixed use development. Likewise, much of the future commercial and retail development will become increasingly multi-story.

Downtown showed explosive growth in the last decade and became significantly more residential. Downtown Bellevue was the city's fastest growing neighborhood with its population increasing 176 percent from 2000 to 2010 and the amount of households with children living Downtown is comparable to other Bellevue neighborhoods. Nearly half of the city's future growth by 2035 is anticipated to occur Downtown, increasing its prominence in the region.

Arts organizations are increasingly making Downtown Bellevue their home. In addition to the Bellevue Arts Museum, work is progressing on developing a performing arts center. And BelRed is home to a number of arts-related organizations, such as PNB's ballet school.

Our population is also diversifying, with about 1/3 of residents foreign born, and growing older. Bellevue's average age is greater than that of King County. Those numbers are likely to increase. As the demographics change, demands for services, recreation opportunities and housing types may follow.

Light rail is now funded and under final design, expected to be operational in 2023. And while, light rail will provide the community with an additional transportation option, traffic congestion is likely to remain a concern and the community has increasing interest in local, neighborhood oriented mobility.

Even as the city continues to grow and become more urban, the community has a keen interest in maintaining and enhancing its park-like image and restoring the environment. Expanding the city's tree canopy, improving water quality in streams and lakes, and addressing global concerns about the climate will be challenges.

Bellevue is an affluent community, yet there are those in poverty and housing remains unaffordable to many that work here. Supporting families in need and addressing housing affordability were adopted as two key elements of the Vision in 2004, yet both remain as vexing challenges.

Assessment Summary

Intent with update:

- *Not to start over from scratch*
- *Up to date to reflect current times, future challenges and current interests of the community*
- *Continuity that pulls on the city's past*
- *Improve how the vision works/reflects the nature of the community*
- *Make the vision more accessible, usable (shorter)*

What's missing from current vision?

- *Emphasis on people*
- *External environmental aspects/GHG/environmental footprint*
- *Recognition of other MU districts*
- *Neighborhood/local connectivity (as opposed to regional transportation)*
- *Downtown is alive more than 18 hours*
- *Diversity of community*
- *Inclusivity of city*
- *Emphasis on schools*

Key challenges or elements of the future:

- *Most growth will be focused Downtown*
- *Other growth will be in other centers, not in SF neighborhoods*
- *Increased diversity*
- *Increased global connections*
- *Light rail*
- *Housing prices remain out of reach for many*
- *Need to preserve and improve environment and parks even while the city becomes more urban*

We also routinely hear people in Bellevue talk about:

- *Abundant green and open spaces*
- *Safe neighborhoods*
- *Outstanding schools*

New Draft Community Vision

Using what was recorded from the conversations with the public, Council and commissions about what is important about Bellevue as it grows and changes, and using staff's assessment of the current Vision, a revised Community Vision statement was prepared that reduces the number of individual elements from fourteen to seven, attempts to be more focused on those aspects of greatest importance, and highlights elements specific to Bellevue:

In 2035, Bellevue is:

- *Livable*
- *Natural and Sustainable*
- *Mobile and Connected*
- *A Place of Opportunity*
- *The Eastside's Center of Commerce & Culture*
- *Responsive to People in Need*
- *A City that Works*

The new draft is included as Attachment 2. In reviewing and critiquing the draft Community Vision, one may consider the four sets of summary assessment points outlined above:

- Is the draft Vision consistent with the intent?
- Does it include elements that were missing from the current Vision?
- Is it future oriented and responsive to the challenges Bellevue will face over the next twenty years?
- Does it capture the core values of the community?

At the study session, staff will walk through the elements of the draft Vision. At this stage it would be most helpful to provide an overall assessment of the draft and whether it captures a future vision consistent with the community's ideals and values. To respect the time of the

Commission, the intent is not to try to address discrete wording changes. However, detailed, wording suggestions are welcome and could be provided to staff to follow up on outside of the study session.

Next Steps

The City Council will also review the draft Vision update and continued public input will be solicited throughout the overall Comprehensive Plan update process. Ultimately, the draft Vision will be included in the draft Comprehensive Plan, which will be considered through a public hearing, formal recommendation by the Planning Commission and taken up for City Council action.

Additional study sessions will continue this winter and spring to review draft updates of the Comprehensive Plan.

ATTACHMENTS

1. MEETING THE CHALLENGES FOR TOMORROW, Bellevue 2025 (current Community Vision statement)
2. Draft Vision for Bellevue 2035

MEETING THE CHALLENGES FOR TOMORROW

Bellevue 2025

Imagine the Year 2025

The following is a mental picture of Bellevue's ideal future, assuming the goals and policies of this Comprehensive Plan are successfully realized.

A “City in a Park”

Bellevue's open space network reinforces its reputation as a City in a Park, providing abundant access to the natural environment, continued development of community parks, and newer neighborhood and mini-parks. An extensive waterfront park opens Meydenbauer Bay to Downtown and other parts of West Bellevue and, on the other side of the city, a major park provides swimming and boat access to Lake Sammamish. The city's open spaces are linked with trails and greenways that provide wildlife corridors, pedestrian routes, neighborhood connections, and access to magnificent views of the lakes and mountains.

A dedicated steward of environmental quality, where key natural features are preserved and restored

Bellevue takes the lead in promoting a quality, sustainable urban environment. Growth is occurring without harm to environmentally sensitive land and water resources. Many wetlands, riparian corridors and shorelines are protected in their natural state; others are being restored so they provide higher quality fish and wildlife habitat. As a result, more salmon are found in local creeks and streams, fish are spawning in several locations. The urban forest is recovering, and in many parts of Bellevue the tree canopy is increasing. These gains have been achieved through a combination of city programs, incentives, education, and regulations.

A model of superior urban design and “people places”

Commitment to urban design has helped make Bellevue a city of distinction, with “people places” that nurture a sense of community and neighborhoods that retain their unique character despite growth



Sidewalk cafes and retail shops bring local residents and business people to Old Bellevue.

and change. Key historic features are preserved, linking us to our past. Bellevue has completed the annexation of land within its urban growth boundary, and all development now occurs under the city’s design and environmental protection guidelines.

A community of diverse and vibrant neighborhoods

High quality neighborhoods make Bellevue a “great place to live.” Individual homes are well maintained, as are the public facilities that serve the residents. Remodeling and upgrading have made older neighborhoods attractive to young families, while respectful development has enabled these neighborhoods to retain their character. At the other end of the spectrum, new, higher density neighborhoods thrive in the Downtown and in mixed-use areas like Factoria.



The Crossroads Park serves a diverse community.

Neighborhood shopping centers have redeveloped to meet the needs of nearby residents, and all Bellevue neighborhoods are now linked to schools, parks, and commercial areas by a complete pedestrian system of sidewalks and trails.

A city that meets the housing needs of all citizens

The diversity of housing types and densities reflects the variety of needs in the community and Bellevue’s changing demographics. The city has options for families with children, couples, singles, and seniors. Some of these options are innovative, such as transit-oriented development, cottages and other small-lot single family housing, and accessory dwelling units. Bellevue’s support of regional efforts to create affordable housing has paid off, and people who work in Bellevue can afford to live here. Affordable housing options are available for retail and personal service workers, a significant part of Bellevue’s workforce, and for residents with low incomes or special needs.

A regional economic center with a strong and diverse economy

Bellevue’s economy is dynamic and resilient, due in part to its highly educated workforce. Firms employ people in such fields as technology, health care, finance,

law, professional services and international trade. Attracted to the quality of life in this community, energetic and talented workers create a culture of innovation and new companies offer solid family-wage jobs. Retail employment continues to be another strong focus, and tourism is an expanding industry as entertainment and cultural amenities flourish.

A city with a great Downtown—viable, livable, and memorable

Downtown Bellevue is the hub of the Eastside’s economy, with a vibrant mix of office and retail employment, arts and cultural attractions, hotels, and housing, linked to the Puget Sound region by regional freeways and the High Capacity Transit system. More than 60,000 people work here, and almost 14,000 live in high quality apartments and condominiums. Vital residential neighborhoods surround the core and, in the southwest corner, Old Bellevue thrives as a unique area with a strong sense of Bellevue’s past. The entire Downtown is pedestrian-friendly, and is humming with activity in a variety of public places, including the NE 6th Street Pedestrian Corridor and Bellevue Way’s “grand shopping street.” Restaurants, theaters, museums, nightclubs, a major performing arts center and other attractions bring Downtown alive 18 hours a day.



Mixed-use developments offer additional housing choices for residents.

The Eastside’s transportation hub, offering an array of mobility choices

The city’s transportation system is based on moving people and goods rather than moving cars. Auto dependency has been reduced by convenient and workable alternatives, including connections to the High Capacity Transit system, frequent neighborhood transit service, enhanced use of carpools, and an integrated pedestrian and bicycle system. Emphasis is on balance, not on the use of one mode to the exclusion of others. Both land use and transportation work together to provide mobility and to shape a high quality urban environment, less dominated by the auto and more sensitive to air quality, energy conservation, and protection of livable neighborhoods.

The center of arts and culture for the Eastside

Supported by strong leadership in both the public and private sectors, Bellevue has a national reputation for the visibility and strength of its arts and cultural offerings and the capacity of its cultural institutions. Unique and dynamic cultural districts have emerged in Downtown, Crossroads, and Eastgate/Factoria, which enhance the vitality of these mixed use neighborhoods.



The Bellevue Arts & Crafts fair draws more than 300,000 visitors to Bellevue each July.

Based on these attractions, and its ability to celebrate its ethnic and cultural diversity through the arts, Bellevue is known as a “must visit” place in the region. This enhances the city’s attractiveness to workers and residents of all ages seeking creativity and innovation.

A community that cares for people and families in need

Bellevue is a community that cares for and nurtures all of its people. The city plays an active role in shaping and supporting a system of human services which not only assists people in times of need, but also promotes the development of healthy individuals and families. The city is a recognized leader in engaging both public and private partners throughout the region to respond to the changing needs of its people, including youth and seniors and individuals with special needs. Overlake Hospital provides “state of the art” medical care.

A safe and secure community

Bellevue residents continue to feel secure and safe, as the city places the highest priority on protecting the community and preventing crime. Preparedness remains a major focus to assure that the city can respond effectively in an emergency.

A city served by outstanding community facilities and services

Public infrastructure is in excellent shape. The city has built new streets, sidewalks, utilities and other facilities as needed, and has restored much of its older

infrastructure. All of this has been done in a way that is sensitive to and helps reinforce the character and quality of the city's neighborhoods. Bellevue has financed these maintenance, restoration and construction projects by carefully prioritizing needs, making the most efficient use of



The Eastgate Park & Ride garage provides parking for transit users along I-90.

limited funding, and in some

cases finding innovative new funding sources and partnerships. The Bellevue School District has a national reputation as one of the best public school systems in the country. Bellevue Community College educates workers in the latest job skills and enriches Eastside residents with its continuing education offerings.

A leader in meeting regional challenges

Jurisdictions across the Eastside and the Central Puget Sound region have realized they must work together more effectively if the region is to make headway on such pressing issues as transportation, water supply, and environmental protection. Bellevue is recognized and valued as a leader in finding common ground and effective solutions to these interjurisdictional issues. The region continues to work together on growth management, resulting in closer-in, transit-friendly development that is less expensive to serve with public infrastructure. Farms, forests and open space are protected, and a highly valued part of this region's character.

An active and engaged community

Bellevue enjoys high levels of civic engagement as community groups, businesses and individuals work with city staff to identify and achieve community goals. The city makes citizen involvement a high priority, and Bellevue residents feel an increasing interconnectedness and sense of community. People

get involved, volunteer, and vote. The development of more community gathering places facilitates public discourse and interaction. There is an increasing capacity in Bellevue neighborhoods to participate in matters of interest, to help shape the community, and to engage in problem-solving.



Citizens in Bellevue get involved.

Bellevue 2035

In 2035, Bellevue is a great place for families, whether they are families with kids living in the tall high rises in a vibrant downtown or older adults choosing to “age in place” on the same quiet street they’ve lived for the last twenty years. The community is a diverse blend of many people and cultures, with people choosing to live and work here because of the welcoming people, the Pacific Northwest’s abundant beauty and opportunity, the safe neighborhoods and the strength of the schools and community. People in Bellevue have a creative spirit and know that by working together they will continue to enjoy the community that they have created and grow to meet tomorrow’s challenges.

In 2035 Bellevue is...

Livable

A community of diverse neighborhoods makes Bellevue a great place to raise a family, to live and work and to grow old. Communities gather in “people places,” like local hangouts and shops, the neighborhood schools, and parks and plazas. While some neighborhoods retain their unique character even as the community evolves, other new neighborhoods take shape Downtown and around transit stations. Businesses, buildings and housing types reflect the identity of individual neighborhoods and the diversity of the community.

- Downtown is a collection of vibrant, thriving, walkable neighborhoods with distinct identities and is one of the region’s prominent urban centers.
- Walkable neighborhood centers like BelRed, Wilburton, Crossroads, Eastgate and Factoria, flourish as hubs of housing, transit and commerce.
- Older, predominantly residential neighborhoods are well maintained and retain their more relaxed, quiet, green character.
- There are housing options for families with children, couples, singles, seniors and those with special needs.
- Public places and streets are the community’s ‘front porch’ where people meet and celebrate and where design expresses individual neighborhood identities.
- In all neighborhoods, people are safe and have access to shops, services, open space, recreation and healthcare.

Natural and Sustainable

Bellevue’s abundant natural green spaces, land and water resources, fish and wildlife habitat and urban landscaping evoke the feeling of a “City in a Park.” Trails, greenways and urban paths provide access to parks, open space and lakes, and carry Bellevue’s park-like atmosphere throughout the city. The community embraces its stewardship of the environment by protecting and restoring environmental systems, building with less

environmental impact and finding ways to reduce greenhouse gas emissions. The air and water are cleaner, salmon runs are increasing in local creeks, the urban forest is recovering and the tree canopy is expanding.

- Even as parts of the city become more urban, the city retains its green character and people have access to natural open space.
- Environmental systems are being restored, improving habitat and water quality.
- Surrounded by Lake Washington and Lake Sammamish, Bridle Trails State Park, Coal Creek Park and Cougar Mountain Wildland Park, there is nearby access to the water, major parks and great open space.
- The Eastside Rail Corridor trail and Mountains to Sound Greenway are green spines that provide amazing urban hiking and bicycling opportunities and add to the park-like character of the city.
- With immediate access to parks, recreation, urban hikes and great walking streets, people in Bellevue enjoy healthier lives.

Mobile and Connected

Situated at the region's crossroads of transportation and technology, Bellevue is connected regionally and globally. Access to wireless networks and to ultra-high speed internet service connects Bellevue residents and businesses with each other and the world. A diverse transportation system helps people and goods get to where they need to go. People are less reliant on automobiles for getting around, having convenient, workable alternatives, including frequent transit service, enhanced use of car and van pools and an integrated pedestrian and bicycle system. Connections to light rail serve the parts of the city experiencing the greatest growth.

- Land use and transportation are planned together to provide enhanced mobility and walkable urban environments less dominated by the auto.
- Neighborhoods have evolved to include a network of mobility options including light rail and bus rapid transit, complete streets that support cars, buses, pedestrians and bicycles, and trails.
- Local, regional and global access helps commercial areas thrive.
- Air quality is healthful and environmental and neighborhood impacts related to transportation are reduced.
- Free wireless networks are available in many public areas, providing increased access to information and technology, while internet infrastructure supports the growth of the tech sector and other businesses.

A Place of Opportunity

Bellevue's economic strength exists because of the innovation and creativity of the educated and culturally diverse people who work and live here. They drive international corporations that lead the world in technological change and are the creative spark of

local businesses and startups. The economic opportunities in Bellevue have resulted in prosperity for many. While not all in the community started with the same means, all have access to education, training and jobs that allow them to advance economically.

- Opportunities to prosper are accessible to everyone through education and training, while local colleges and universities stimulate economic innovation.
- Families are attracted to Bellevue schools that have a national reputation as one of the best public school systems in the country.
- A variety of commercial areas, from small neighborhood centers to Downtown Bellevue, support businesses of all scales, making Bellevue a great place to launch and grow a business.
- People who work here can afford to live here.
- Local and global businesses recognize Bellevue as a smart place to invest.

The Eastside's Center of Commerce & Culture

Downtown Bellevue is alive with a vibrant mix of restaurants, stores, entertainment, hotels, office and housing. Locals love the offerings of performances and cultural events close to home, which also attract people from throughout the region. Vibrant public places make Downtown, Crossroads, BelRed and Eastgate/Factoria dynamic cultural districts. Meanwhile, art and culture are part of the everyday fabric of people's lives in the form of education, involvement, performances and public art.

- Downtown Bellevue attracts people to see world-renowned art and performers at the annual Arts Fair, the Bellevue Arts Museum, the Downtown Performing Arts Center and other venues.
- Businesses and the "creative class" are attracted to Bellevue's culturally rich and ethnic diverse community.
- The BelRed arts district is known as a place for artist shops, studios and schools.
- The youth have amazing access to arts through the Bellevue Youth Theater, Bellevue Youth Symphony Orchestra and Bellevue Schools programs.

Responsive to People in Need

Bellevue is a community with a strong social fabric that helps it respond to the needs of all in the community, including youth, older adults, people with low incomes and people with special needs. Community groups, businesses, the faith community, the city organization and individuals work together to address the needs of the community.

- The city is a catalyst for public and private engagement to respond to the changing needs of its people.
- The community is prepared for and ready to respond to unforeseen emergencies.

A City that Works

The community is proud to live in a well-managed city. Appropriate foresight and investment has allowed the city to maintain its aging infrastructure. New investments have improved streets, sidewalks, utilities and other facilities as needed. The majority of the city's growth is focused into areas that can be efficiently served. All of this has been done in a way that is sensitive to and helps reinforce the character and quality of the city's neighborhoods.

- People of all backgrounds feel connected and are engaged in their neighborhood, the city and the larger community.
- City actions and public infrastructure serve the city efficiently while also adding to the character and quality of the community.
- Jurisdictions throughout the region work together effectively on pressing issues such as growth management, economic development, transportation, housing affordability, water supply, environmental protection and climate change.

DRAFT



MEMORANDUM

DATE: March 12, 2014

TO: Chair Tebelius and Members of the Planning Commission

FROM: Carol Helland, Land Use Director 452-2724
Mike Bergstrom, Principal Planner 452-2970
Development Services Department

SUBJECT: Residential Room Rentals – Permanent Regulations

Introduction

On September 23, 2013 the City Council adopted Ordinance No. 6128 as an emergency measure under the authority in Chapter 36.70A RCW and RCW 35A.13.190. Ordinance No. 6128 adopted interim zoning regulations governing the rental of multiple rooms in residential dwellings to unrelated individuals. The ordinance was adopted in response to several concerns raised by community residents, particularly from the Spiritwood neighborhood, about an emerging business model whereby an ownership group was purchasing homes with the intention of renting out individual rooms under separate lease agreements. Neighboring residents expressed concerns about the potential impacts of this practice, including:

- Density of residents living in single family neighborhoods could increase.
- Rental housing levels could increase in Spiritwood as investors seek to serve the student population attending Bellevue College as it transitions to a four year institution.
- Property maintenance could decline and rat infestations could occur.
- On-street parking volumes, traffic, and speeding could increase.

Ordinance No. 6128 was initially in effect for a six month period, to March 23, 2014. On March 3, 2014, after holding a public hearing, Council adopted Ordinance No. 6152 to extend the interim regulations for an additional six months, to September 23, 2014. The extension is intended to give the Planning Commission time to develop effective permanent regulations.

The interim ordinance accomplished several things:

- It lowered the number of unrelated individuals who can live together as a family from 6 persons to 4.
- It clarified what constitutes “related persons”.
- It allows more than 4 unrelated individuals to live together if they operate in a manner that is functionally equivalent to a family.
- It clarifies the definition of “boarding/rooming houses and bed and breakfasts”.
- It provides for amortization of certain uses that do not conform to the amended provisions of the land use code (i.e., rental arrangements that were legal prior to Ordinance No. 6128 but, due to the reduction of unrelated persons living together from 6 to 4, now exceed the 4-person limit).

In addition to the interim regulations, measures are being taken on other fronts to address the concerns of neighborhood residents, including educational outreach, ordinance enforcement, non-regulatory approaches such as mediation, placement of conditions on building permits, and research

of other communities' regulations. In addition, as part of the Comprehensive Plan Update, there will be consideration of many issues that influence housing affordability that can drive demand for single-room rentals.

Development of Permanent Regulations

On November 4, 2013, Council gave direction for moving forward with permanent regulations. Council clarified that the Planning Commission is being asked to develop narrowly tailored permanent amendments to the Land Use Code that address issues presented by the Spiritwood neighbors. To that end, Council approved several principles to guide the Planning Commission's work on this effort. These are:

1. The Council-adopted emergency ordinance should be used as a starting point for the Planning Commission work.
2. Work on the code amendment should progress expeditiously, with the goal of having permanent regulations in place by July 2014.
3. The recommended amendments should be narrowly tailored to prevent the conversion of single family homes to dormitory-like uses. With this goal in mind, the regulations should seek to ensure that:
 - a. Impacts of unrelated persons occupying a rental house are not greater than the impacts associated with a group of related persons occupying a home.
 - b. Single family homes are not designed to support future conversion to dormitory-like uses.
 - c. Impediments are not created that would limit access to fair housing choices for protected classes of people.
 - d. Tools to limit impacts are capable of being enforced.
4. City-wide impacts of the permanent amendments should be evaluated to ensure that negative consequences on rental housing and appropriate housing design are minimized.
5. Work on the rental housing amendment should not be undertaken in a manner that will delay final completion of the Shoreline Master Program Update, and the City Council will consider extensions to the Emergency Rental Housing Ordinance if necessary to accommodate Planning Commission review of these permanent regulations. *(Staff note: The interim regulations were extended on March 4 and are now scheduled to terminate September 23, 2014 unless extended again).*
6. Policy topics relating to housing affordability and availability are part of a longer term strategy that should not be undertaken during current development of the narrowly tailored amendments contemplated to address the Spiritwood issue. The Comprehensive Plan Update that is currently underway and expected to result in additional code development work late in 2014 is the proper forum to discuss broader policies such as:
 - a. Placing limits on garage conversions for living space;
 - b. Adopting additional single room occupancy regulations;
 - c. Evaluating the appropriate role of detached accessory dwelling units in the provision of fair housing choices;
 - d. Evaluating the single family home definition to ensure that it is appropriately specific to foster development of desired housing options without encouraging the commercial use of housing in single family neighborhoods;
 - e. Addressing "apodments" and micro-housing development trends; and

- f. Considering the role of rental registration and inspection program options as a viable enforcement strategy.

Realizing that there is a diverse group of stakeholders that will be affected by any permanent regulations that are developed, and that those regulations will apply city-wide and not just to the specific residences that have raised neighborhood concerns, it will be important that they balance the need to avoid or address undesirable impacts while accommodating reasonable housing choices for the renting population. It will be important to hear different perspectives and different ideas for solutions from those who are affected. Staff suggests that a panel be assembled, comprised of representatives of different interest groups, to work with the Planning Commission for that purpose. We envision that such a panel would include representatives of the neighborhood, rental housing industry, Bellevue College, and possibly others having a stake in this issue.

Recommendations

1. Provide staff with any initial feedback or direction for proceeding at your March 12 meeting, on either approach or ordinance substance.
2. Confirm that a housing panel would be desirable in developing the regulations, and provide input on the make-up of that panel.

Next Steps

The following are proposed steps and tentative dates for further Planning Commission discussion of this issue:

- April 23, 2014 – Study session involving a housing panel
- May 28, 2014 – Review of draft regulations
- July 9, 2014 – Public hearing and recommendation on proposed regulations

Attachments

1. Ordinance No. 6128
2. Ordinance No. 6152

ORIGINAL1352-ORD
09/19/13

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6128

AN ORDINANCE of the City of Bellevue, Washington, adopting interim official zoning controls to address impacts resulting from the rental of multiple rooms in single-family dwellings to unrelated individuals, by amending the definitions of “boarding house” and “family” and creating a new definition of “rooming house”, for a period of six months, to be in effect while the City drafts, considers, holds hearings, and adopts permanent regulations, to be effective immediately upon adoption, scheduling a hearing on the maintenance of the interim zoning ordinance, providing for severability, and declaring an emergency.

WHEREAS, the Bellevue Comprehensive Plan seeks to maintain and strengthen the vitality, quality, and character of Bellevue’s residential neighborhoods while providing housing choices and affordability; and

WHEREAS, the City of Bellevue has begun an update of its Comprehensive Plan as mandated by the Growth Management Act, and that update will include a broader evaluation of the community’s housing policies, needs, and related issues; and

WHEREAS, the Bellevue City Council has recently heard numerous concerns from citizens about the rental of multiple rooms in single-family dwellings to unrelated individuals and under separate lease agreements, and the impacts of such rentals; and

WHEREAS, the concerns and impacts identified by citizens include the erosion of single-family neighborhood character, from a stable neighborhood character to one that is more transitory, increased density, declining property maintenance, and increased on-street parking, traffic, noise and instances of speeding, among others; and

WHEREAS, the Bellevue Land Use Code currently defines “family” as one or more persons (but not more than six unrelated persons) living together as a single housekeeping unit, but does not define “single housekeeping unit”; and

WHEREAS, the American Community Survey for 2007-2011 shows that the average single-family household size in Bellevue is 2.75 persons; and

WHEREAS, the Bellevue City Council has determined that this rental practice and its real and potential impacts threaten the vitality, quality, stability, and single-

family character of Bellevue's residential neighborhoods, and that emergency action is warranted to diminish this threat; and

WHEREAS, the adoption of the interim controls contained herein will address the immediate impacts resulting from the above-described rental practice, will protect the stability and character of Bellevue's single-family neighborhoods, and will provide an opportunity for the City to more fully research and develop appropriate long-term strategies; and

WHEREAS, the Bellevue City Council has determined that the termination of existing uses that do not conform to the interim controls by July 1, 2014, will fairly and reasonably balance the interests of property owners and users with the benefit to the public; and

WHEREAS, pursuant to WAC 197-11-880, actions that must be undertaken immediately or within a time too short to allow full compliance with the State Environmental Policy Act (SEPA), to avoid an imminent threat to public health or safety, to prevent an imminent danger to public or private property, or to prevent an imminent threat of serious environmental degradation, shall be exempt from the provisions of that Act (see also BCC 22.02.050); and

WHEREAS, pursuant to RCW 36.70A.390 a public hearing must be held within 60 days of the passage of this ordinance; and

WHEREAS, the potential adverse impacts upon the public safety, welfare, and peace, as outlined herein, justify the declaration of an emergency; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
ORDAIN AS FOLLOWS:

Section 1. Section 20.20.140 of the Bellevue Land Use Code is hereby amended to revise the general development requirements applicable to "Boarding Houses and bed and breakfasts," to read as follows:

20.20.140 Boarding/rooming houses and bed and breakfasts.

Boarding/rooming houses and bed and breakfasts require a Home Occupation Permit, Part 20.30N LUC, approval. In addition, not more than two rooms may be rented to not more than two persons other than those occupying a single-family dwelling, provided there is compliance with health and building code requirements. The owner of the rooms to be rented shall provide off-street parking for such rooms at the rate of at least one parking stall for each room.

Section 2. Section 20.20.700 of the Bellevue Land Use Code is hereby deleted.

Section 3. 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 B definitions.

Boarding/Rooming House. A dwelling in which roomers and/or boarders individuals unrelated to the owner are housed and/or fed for profit for any time period, including stays of 30 days or more. This definition includes, but is not limited to, Transient Lodging as defined in LUC 20.50.048. (Refer to see LUC 20.20.140 for General Development Requirements applicable to Boarding/Rooming House uses).

Section 4. 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 F definitions.

Family. One or more adult persons related by blood, marriage, or legal adoption (but not more than six unrelated persons); or a group of not more than four unrelated adult persons living together as a single housekeeping unit in a dwelling unit. 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;
- 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.

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 5. 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 definition of "Boarding/Rooming House" in Section 20.50.012 and/or "Family" in Section 20.50.020, adopted on September 23, 2013, which use lawfully existed on the date such changes became effective, shall be discontinued by July 1, 2014.

Section 6. Duration and Scope of Interim Regulations. The interim regulations imposed by this ordinance shall become effective on the date herein, and shall continue in effect for an initial period of sixty (60) days, unless repealed, extended, or modified by the City Council after subsequent public hearings and the entry of additional findings of fact pursuant to RCW 35A.63.220.

Section 7. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council shall hold a public hearing on this ordinance within sixty (60) days of its adoption, or no later than November 22, 2013, so as to hear and consider public comment and testimony regarding this ordinance. Following such hearing, the City Council may adopt additional findings of fact, and may extend the interim regulations for a period of up to six (6) months. If a period of more than six months is required to complete consideration of any changes to city codes, the Council may adopt additional extensions after any required public hearing, pursuant to RCW 35A.63.220 and RCW 36.70A.390.

Section 8. Permanent Regulations. The City Council hereby directs the staff to develop for its review and adoption permanent regulations to adopt the interim regulations adopted herein, and to transmit this ordinance to the Washington State Department of Commerce as required by law.

Section 9. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

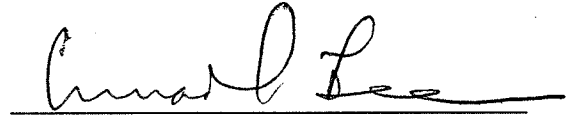
Section 10. Public Emergency. The City Council hereby finds and declares that a public emergency exists and that this ordinance is a public emergency ordinance necessary for the protection of the public health and safety and should, therefore, take effect upon adoption. The facts upon which this public emergency is based include all recitals set out in this ordinance as well as those facts contained in the legislative record.

Section 11. Effective Date. In accordance with RCW 35A.13.190, this ordinance, as a public emergency ordinance, shall take effect and be in force immediately upon adoption by a majority plus one of the City Council.

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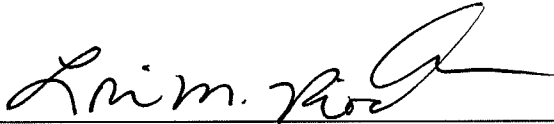
PASSED by the City Council this 23rd day of September,
2013, and signed in authentication of its passage this 23rd day of
September, 2013.

(SEAL)



Conrad Lee, Mayor

Approved as to form:



Lori M. Riordan, City Attorney

Attest:



Myrna L. Basich, City Clerk

Published September 26, 2013,

1378-ORD
02/27/14

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6152

AN ORDINANCE of the City of Bellevue, Washington, extending Ordinance No. 6128 adopting an interim official zoning ordinance to address impacts resulting from the rental of multiple rooms in residential dwellings to unrelated individuals, by amending the definitions of “boarding house” and “family” and creating a new definition of “rooming house”, for an additional period of six months, to be in effect while the City drafts, considers, holds hearings, and adopts permanent regulations; providing for severability; and establishing an effective date.

WHEREAS, the Bellevue Comprehensive Plan seeks to maintain and strengthen the vitality, quality, and character of Bellevue’s residential neighborhoods while providing housing choices and affordability; and

WHEREAS, the City of Bellevue has begun an update of its Comprehensive Plan as mandated by the Growth Management Act, and that update will include a broader evaluation of the community’s housing policies, needs, and related issues; and

WHEREAS, the Bellevue City Council continues to receive concerns from citizens about the rental of multiple rooms in residential dwellings to unrelated individuals and under separate lease agreements, and the impacts of such rentals; and

WHEREAS, the Bellevue City Council has determined that this rental practice and its real and potential impacts threaten the vitality, quality, stability, and single-family character of Bellevue’s residential neighborhoods, and that emergency action is warranted to diminish this threat; and

WHEREAS, the concerns and impacts identified by citizens include the erosion of single-family neighborhood character, from a stable neighborhood character to one that is more transitory, increased density, declining property maintenance, and increased on-street parking, traffic, noise, and instances of speeding, among others; and

WHEREAS, on September 23, 2013 , the Bellevue City Council adopted Ordinance No. 6128 imposing emergency interim official zoning controls to address impacts resulting from the rental of multiple rooms in residential dwellings to unrelated individuals, by amending the definitions of “boarding house” and “family” and creating a new definition of “rooming house;” and

WHEREAS, under the Growth Management Act (GMA), the City was required to hold a public hearing within 60 days of adopting Ordinance No. 6128, which public hearing was held on November 4, 2013, to consider the interim zoning ordinance regulating the rental of multiple rooms in residential dwellings to unrelated individuals; and

WHEREAS, following the November 4, 2013 public hearing the Bellevue City Council affirmed that Ordinance No. 6128 should remain in effect for an initial six month period; and

WHEREAS, Ordinance No. 6128 will, by its terms, expire on March 23, 2014; and

WHEREAS, extending Ordinance No. 6128 for an additional six month period will continue to address the immediate impacts resulting from the above-described rental practice, will protect the stability and character of Bellevue's single-family neighborhoods, and will provide an opportunity for the City to more fully research and develop appropriate long-term strategies; and

WHEREAS, the City has a compelling interest in the protection of the health and safety of all of its residents, as well as a compelling interest in ensuring that the goals and policies contained within the Comprehensive Plan and other policy/planning documents are fulfilled; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize cities to extend interim zoning ordinances for additional periods of up to six months following a public hearing and adoption of findings of fact; and

WHEREAS, on March 3, 2014 the City Council held a public hearing to consider extending Ordinance No. 6128 for an additional 6 month period; and

WHEREAS, the City Council finds that extending the interim zoning controls adopted by Ordinance No. 6128 is necessary to allow sufficient time for the proper consideration and development of permanent regulations that will effectively and fairly address the concerns raised by citizens in a manner that balances the interests of property owners and users with those of the general public; and

WHEREAS, pursuant to BCC 22.02.050 and WAC 197-11-880, the adoption of this ordinance is exempt from environmental review under the State Environmental Policy Act; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Extension of Interim Zoning Ordinance. Ordinance No. 6128 is hereby extended for an additional six month period, to September 23, 2014, unless repealed, extended, or modified by the City Council after subsequent public hearing

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1378-ORD
02/27/14

and the entry of additional findings of fact pursuant to RCW 35A.63.220 and RCW 36.70A.390.

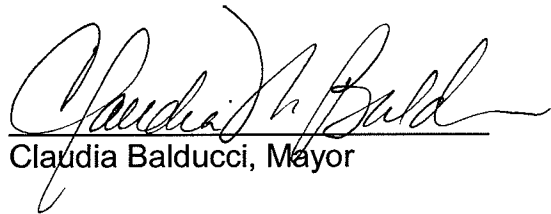
Section 2. Severability. Should any provision of this ordinance or its application to any person or circumstance be held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 3. Findings of Fact. The findings contained in this ordinance are hereby adopted as findings of facts to justify extending Ordinance No. 6128 imposing the interim zoning ordinance.

Section 4. Effective Date. This ordinance shall take effect and be in force on March 23, 2014.

Passed by the City Council this 3rd day of March, 2014 and signed in authentication of its passage this 3rd day of March, 2014.

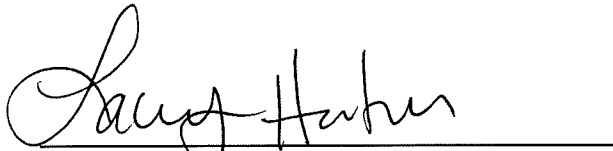
(SEAL)



Claudia Balducci, Mayor


Approved as to form:

Lori M. Riordan, City Attorney



Lacey Hatch, Assistant City Attorney

Attest:



Myrna L. Basich, City Clerk

Published March 6, 2014.



MEMORANDUM

DATE: March 5, 2014

TO: Chair Tebelius and Members of the Planning Commission

FROM: Nicholas Matz AICP, Senior Planner
425 452-5371
Planning & Community Development

SUBJECT: 2014 Comprehensive Plan Update and Community Health

The March 12, 2014, study session will include an introduction and overview of the healthy communities work program element for the Comprehensive Plan Update.

Anne Bikle, MLA, Environmental Health Public Planner with Seattle-King County Public Health, will speak on the larger context of public health in King County and the City Health profiles that have been developed for cities in King County.

Julia Walton, partner with Studio 3MW, will present on the work that the city has contracted with her firm regarding the 2014 Comprehensive Plan update topic of community health.

Community health is identified as an emerging topic in the Comprehensive Plan update work program. Similar to some of the other planning topics, community health spans multiple areas, such as mobility, land use and housing, and will likely influence multiple Comprehensive Plan elements. The health baseline and assessment, described below, will move the conversation from the general to specific and support policy development for values contained in the new draft Community Vision: livability, natural and sustainable, mobile and connected, a place for opportunity, center of commerce and culture, responsive to people in need and a city that works.

No formal action is requested at this time. Staff would appreciate hearing feedback from the Commission on the overall approach to the community health work program.

BACKGROUND

Urban planning is an outgrowth of health. The connection between public health and the built environment was the primary foundation of modern urban planning. Building and zoning ordinances were first derived to protect fire and life safety in US cities. Separation of land uses into individual zones followed as a means to protect the public from hazardous and toxic land uses.

The prevalence of the automobile reshaped our cities and enabled individual travel on dispersed street networks to separated, dispersed land uses. The result is that physical activity has largely

been engineered out of our cities. Today, the US is ranked the 51st healthiest nation in the world; one in twelve US children has asthma.

Lowered physical activity rates, changes in food sources, availability and nutritional content and changes in the built environment have been linked to the rapid emergence of obesity and diabetes epidemics in the US, which affects individual, family and community health, quality of life and prosperity. While these epidemics prevail across the nation, they vary among individual communities and populations. Differences in health status may be predicted based upon zip code, income, education, ethnicity and age.

Health research associates the rise in the obesity and diabetes epidemics, in part, to community design and urban form. Research also shows that changes in the built environment can allow for behavior changes, such as increased physical activity, which can lead to improved health outcomes. Health brings information and evidence to the planning conversation and provides the means to enable active living, improved nutrition, participation in life and workplace and enjoy longer healthy years.

Though the rapid decline in our nation's health is concerning, evidence is showing that intervention in the built and social environments can improve health outcomes. For example, this month the Centers for Disease Control said in a press release that the obesity rate for American children in the two to five-year-old demographic dropped from 14 percent in 2003-04 to just above 8 percent in 2011-12, a 43 percent decrease.

Health is linked to community value, designing around people, and serving a large unserved market for walkable communities. Evidence demonstrates that healthy communities positively affect economic development, the investment climate, community vibrancy, identity and culture and are factors in job and housing choice.

A healthy lifestyle, neighborhoods and development would support Bellevue's changing demographic, housing and generational needs.

Program Tasks

Four health topics were identified by staff in the Comprehensive Plan update work program:

- Community Health
- Physical Access to Human Services
- Access to Healthy Food
- Natural Environment and Health

The work consists of two parts:

Part I, Health Definition and Planning Methodologies (March 2014)

This first part will provide an informational basis for policy development intended for Part 2.

This first section includes:

- White paper with topic definition and evidence base

- Baseline assessment for each topic (assessing incidence, access to and distribution of human services, healthy food and natural environment related to demographics)
- Policy gap analysis
- Guiding principles and policy framework for health

Logic models and other graphics will demonstrate the causal linkages between policy, built and social environment changes, behavioral changes and positive health outcomes. Existing conditions and research evidence will provide the ground for reliable, measureable policy. Policy will be directed towards removal of barriers and health-promoting actions.

Part 2 (April-May 2014)

Part 2 will provide draft policy development for Planning Commission consideration.

NEXT STEPS

This review will help staff move forward with the health planning work. The overall Comprehensive Plan update will continue at future study sessions, including review of updated drafts of those components.



DATE: March 5, 2014

TO: Chair Tebelius and the Bellevue Planning Commission

FROM: Nicholas Matz AICP, Senior Planner 452-5371
nmatz@bellevuewa.gov
Paul Inghram AICP, Comprehensive Planning Manager 452-4070
pinghram@bellevuewa.gov

SUBJECT: 2014 Annual Comprehensive Plan Amendments (CPA) List of Initiated Applications – March 12, 2014, Planning Commission Study Session

The city received two requests for amendments in the annual 2014 Comprehensive Plan amendment (CPA) application period (December-January). This memo combines introducing the applications to the Commission with the initial review required to set the geographic scope for the site-specific CPAs. See Attachment 1 for a complete list and citywide map of the applications.

After tonight's presentation, staff seeks direction on 1) consideration of expansion of the geographic scope of the site-specific applications; 2) a Threshold Review public hearing date; and 3) any additional questions that the Commission would like information on prior to or at the hearing. A staff report and recommendation responding to the Threshold Review criteria (Attachment 7) will be available in advance of the public hearing.

ANNUAL COMPREHENSIVE PLAN AMENDMENT PROCESS

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

Threshold Review

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

Final Review

3. Planning Commission study sessions and public hearing to consider and recommend on proposed Comprehensive Plan Amendments (summer/fall).
4. City Council action on Planning Commission recommendations to adopt amendments (fall).

COMPREHENSIVE PLAN AMENDMENT REQUESTS

1. **Mountvue Place** 14-123964 AC

Subarea: BelRed
Address: 14510 NE 20th St
Applicant: Etsekson

Background

This privately-initiated application would amend the map designation on this 4.67-acre site from BelRed-Commercial/Residential (BR-CR) and BelRed-General Commercial (BR-GC) to all BelRed-Commercial/Residential (BR-CR). The single property, located on NE 20th and west of the Fred Meyer and NE 20th/148th Ave. NE intersection, is split by these current designations. There is a concurrent rezone application. See Attachment 2.

The applicant's stated purpose is to eliminate the split zoning so as to permit a unified development of the site under BelRed policy intent. This intent is to develop a sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past.

This site is developed with four buildings including various retail, office and storage warehouse land uses, according to the King County Assessor.

If the CPA were adopted, the BR-GC portion of the site—roughly the northerly one-third of the property—could be rezoned to provide a multiple-use mix of housing, retail, office and services envisioned by the BR-CR designation and densities.

Geographic scoping

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

Staff does not recommend expansion of the geographic scope of the proposed Mountvue Place CPA.

The Mountvue Place site sits in the northwest corner of a larger swath of the commercial/residential district which anchors BelRed's eastern districts. The site is bounded to the north by office uses (BR-OR) and to the east by retail uses (BR-CR) at Fred Meyer. NE 20th Street and additional BR-CR retail lie to the south. See Attachment 3.

To the west of Mountvue Place is property that appears similarly situated. However, its zoning line does follow an east-west property line, where the land use on the southerly part is similar to Mountvue Place but where the land use on the northerly part contains a warehouse component that would become nonconforming under BR-CR. The BR-GC designation on the northerly site is consistent with the land use and zoning. So although from the map the site west of Mountvue

Place CPA would be a candidate to include in the application, it does not share the characteristics which are causing Mountvue Place to seek a CPA.

2. **Bellevue Technology Center** 14-123945 AC

Subarea: Crossroads
Address: 2010 156th Ave NE, 15805 NE 24th Street, 15800 Northrup Way
Applicant: McCollough Hill Leary PS

Background

This privately-initiated application proposal would replace Policy S-CR-66 in the Crossroads Subarea Plan. This policy applies to the 46-acre Unigard (now called the Bellevue Technology Center) site located on 156th Avenue NE and bounded by Northrup Way and NE 24th Street. Interlake High School lies along its eastern border. See Attachment 4.

The existing policy:

***Policy S-CR-66:** Office use as a conditional use is appropriate for the property east of 156th Avenue NE between Northrup Way and NE 24th Street (commonly known as Unigard).*

Discussion: This area should be developed under a conditional use permit with attention given to retaining large stands of trees, views through the site from adjacent streets and the open character of the site.

The policy proposed by the applicant for this site:

Policy S-CR-XX: Encourage potential uses and/ or development standards for the property east of 156th Avenue NE between Northrup (sic) Way and NW (sic) 24th Street (commonly known as the Bellevue Technology Center, formerly the Unigard campus) that allow additional development on the property compatible with neighboring development, that address potential traffic congestion and the preservation of the Property's existing open character, tree stands and views through the site from adjacent streets.

The applicant's stated purpose is to "initiate a community outreach process to engage City and specifically Sherwood Forest stakeholders—including residents, employers, open space/parks advocates and local governments—in considering the Property's potential uses in a neighborhood-sensitive context with specific focus on enhancing the Property's existing open spaces, trees, vegetation and views."

The site, formerly and for years known as Unigard, has a long and storied development history through the implementation of a planned unit development (PUD). This saw construction first in 1973, with the latest buildings built in 2000. The site currently has approximately 73,000 and 39,000 square feet of office and parking, respectively, in nine buildings on 46 acres.

Key components of the PUD over the years have been the protection of the open space and large stand of trees in the northwest and southwest parts of the site, respectively, as well as views of and through the site, and the mitigation of traffic impacts.

Crossroads Subarea Plan general Land Use policies provide the framework:

Policy S-CR-1: *Maintain land uses as depicted on the Land Use Plan (Figure S-CR.1).*

Policy S-CR-2: *Protect existing single family neighborhoods from encroachment by more intense uses.*

Policy S-CR-3: *Encourage land use density that will not intensify vehicular congestion.*

Policy S-CR-4: *Ensure that any development of remaining vacant land in Crossroads is compatible with surrounding uses.*

Geographic scoping

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

Staff does not recommend expansion of the geographic scope of the proposed Bellevue Technology Center CPA.

The Crossroads Subarea Plan policy is specific to the former Unigard campus and its PUD approval. This suggests there are no shared characteristics properties near the application site that warrant expansion of the geographic scope.

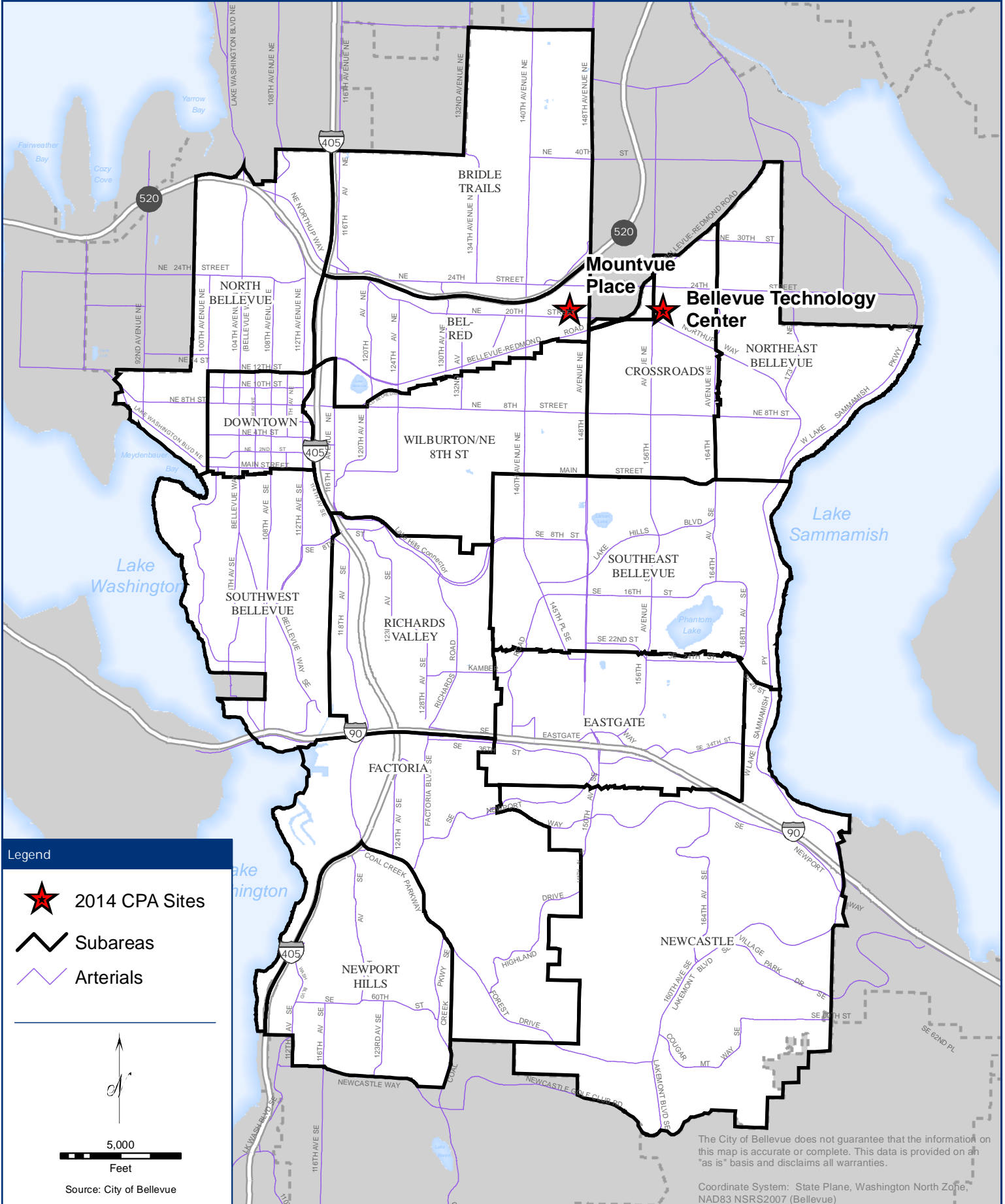
PLANNING COMMISSION ACTION

The Planning Commission is requested tonight to reach a consensus on the extent of the expansion of the geographic scope of the applications, and then to establish a Threshold Review public hearing date. Staff proposes scheduling the Threshold Review public hearing for April 23, 2014. Finally, please direct to staff any additional questions or issues you would like addressed. Staff will include them in the staff report and recommendation responding to the Threshold Review criteria. That report will be available in advance of the public hearing.




ATTACHMENTS


1. 2014 List and Map of Initiated Annual CPAs
2. Mountvue Place CPA location map
3. BelRed Subarea Plan map
4. Bellevue Technology Center CPA location map
5. Threshold Review criteria including expansion of geographic scope

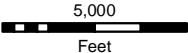
2014 Comprehensive Plan Amendments



Legend

-  2014 CPA Sites
-  Subareas
-  Arterials





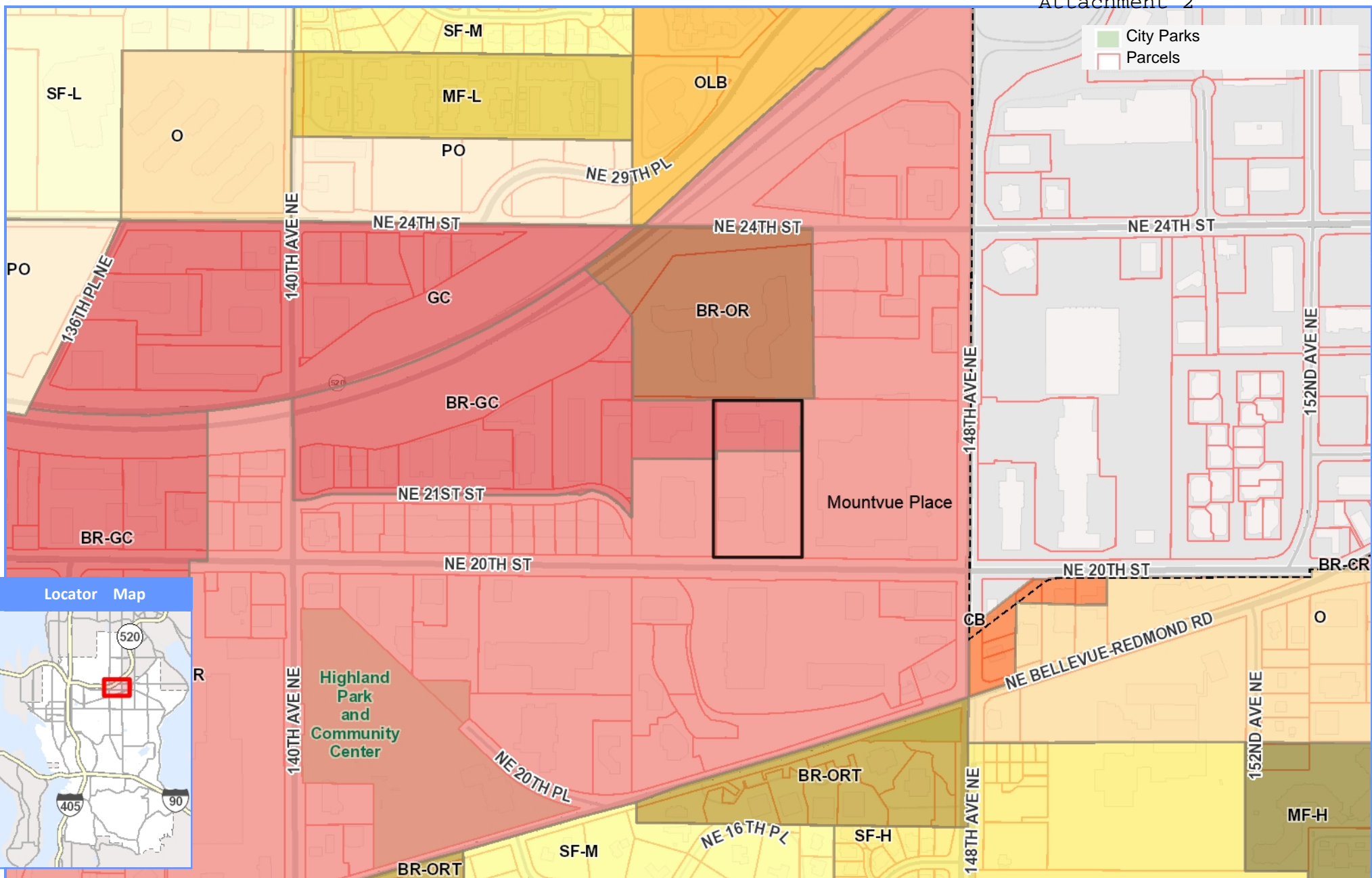
5,000 Feet

Source: City of Bellevue

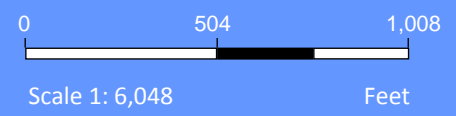
The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

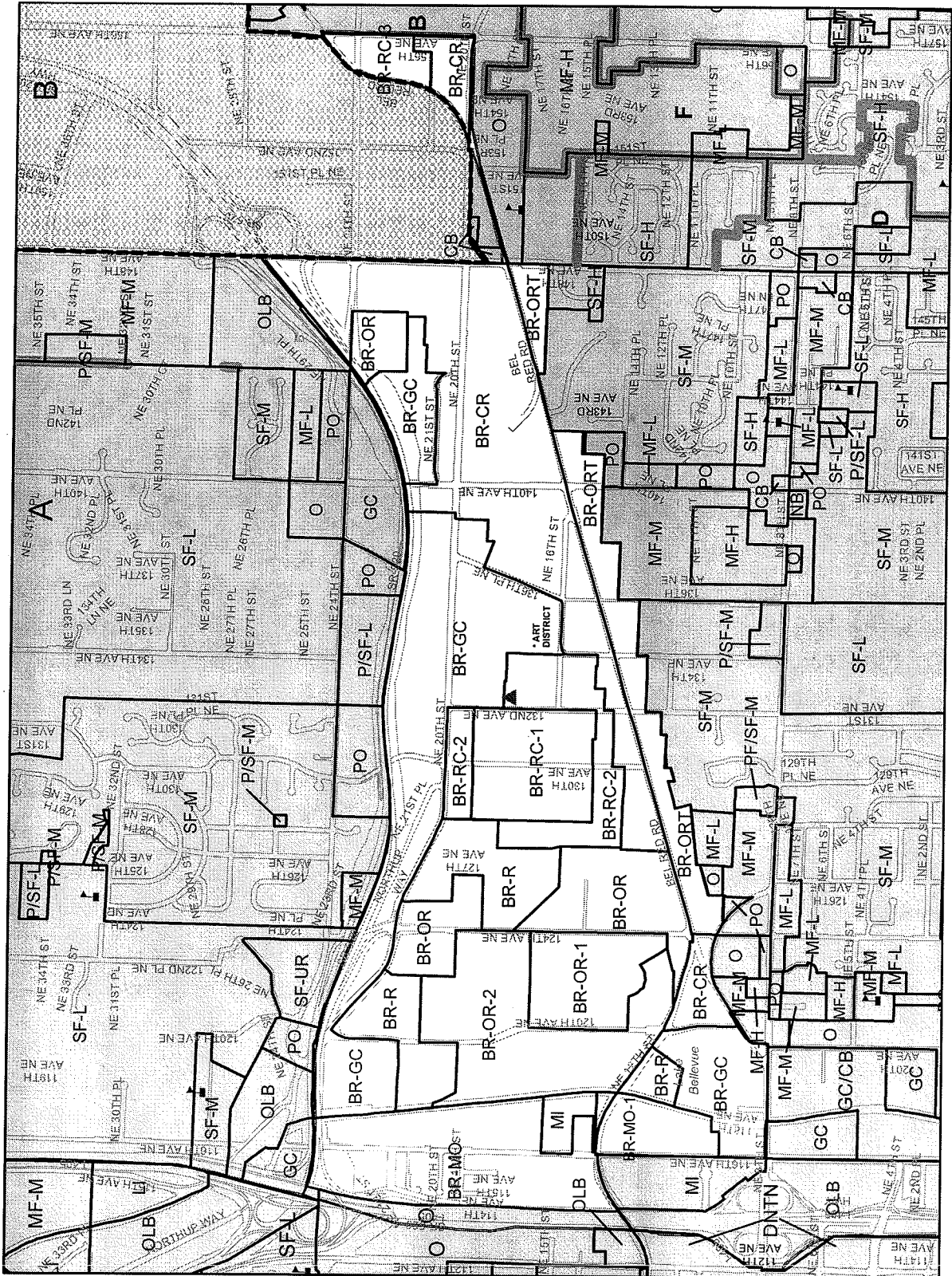
Coordinate System: State Plane, Washington North Zone, NAD83 NSRS2007 (Bellevue)

City Parks
Parcels



Mountvue Place CPA





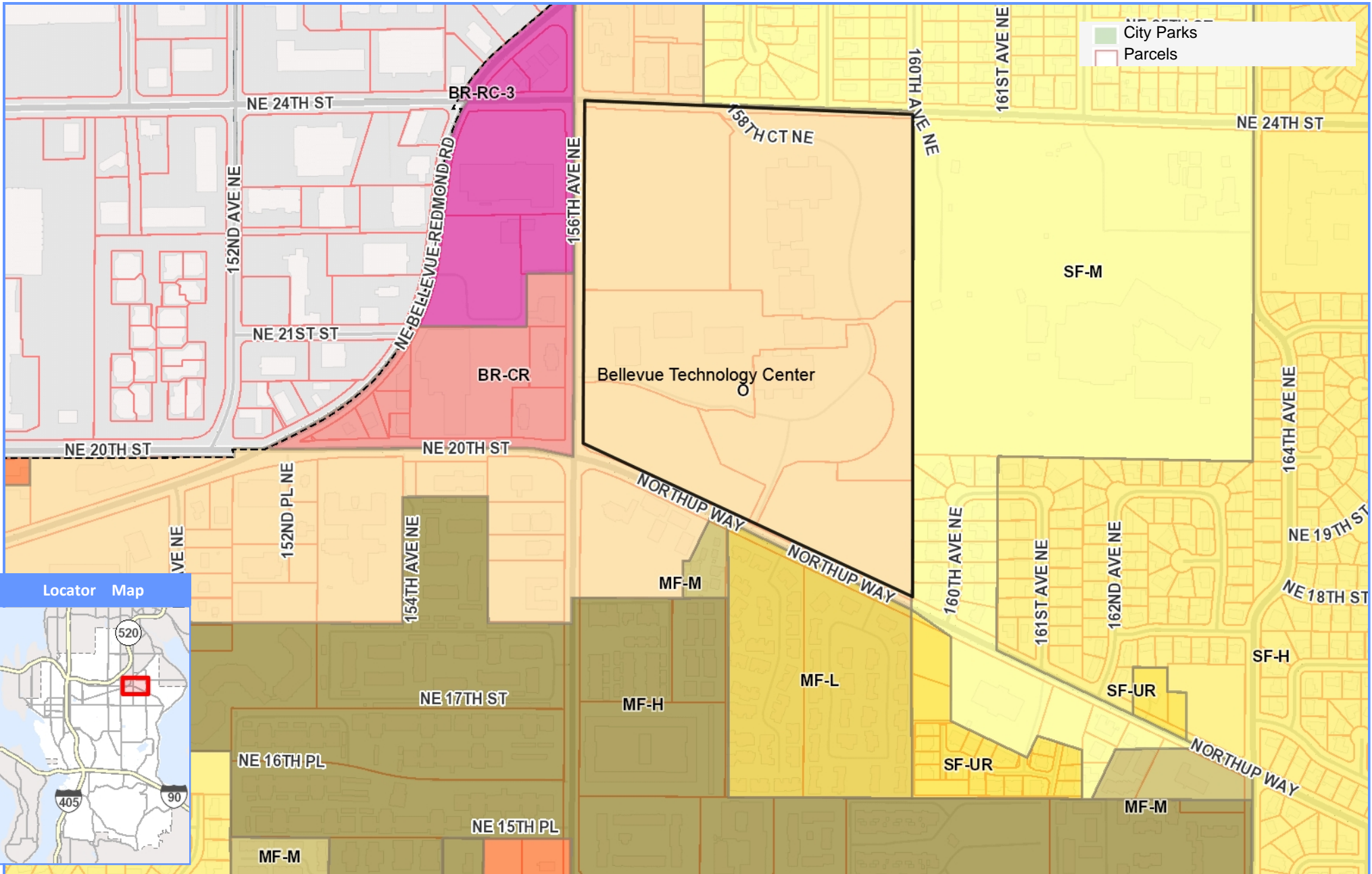
**Figure S-BR.1
Bel-Red Land Use Plan**

- BR-OR-1 Bel-Red Office/Residential Node 1
- BR-OR-2 Bel-Red Office/Residential Node 2
- BR-RC-1 Bel-Red Commercial Node 1
- BR-RC-2 Bel-Red Commercial Node 2
- BR-RC-3 Bel-Red Commercial Node 3
- BR-MO-1 Bel-Red Medical Office Node 1

- BR-OR Bel-Red Office/Residential
- BR-CR Bel-Red Commercial/Residential
- BR-R Bel-Red Residential
- BR-GC Bel-Red General Commercial
- BR-MO Bel-Red Medical Office
- BR-ORT Bel-Red Office/Residential Transition

- MI Medical Institution
- This legend is specific to the Bel-Red Subarea.*

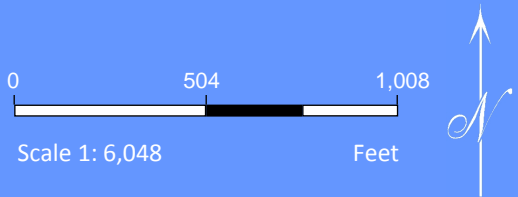
- Fire Stations
- Public Schools
- Planning Districts
- Bellevue City Limits Lakes (2008)



- City Parks
- Parcels



Bellevue Technology Center CPA





DATE: March 12, 2014

TO: Chair Tebelius and Members of the Planning Commission

FROM: Max Jacobs, Real Property Manager
MJacobs@bellevuewa.gov 425) 452-4182
Civic Services Department

Tom Boydell, Economic Development Manager
TBoydell@bellevuewa.gov (425) 452-4186

Paul Inghram, AICP, Comprehensive Planning Manager
pinghram@bellevuewa.gov 425-452-4070
Planning and Community Development

SUBJECT: 2014 Comprehensive Plan Update – Potential updates to the Economic Development Element

At the March 12, 2014 meeting city staff will continue to present proposed new economic development content for the Bellevue Comprehensive Plan as part of the city's major Comprehensive Plan update. This study session will be an opportunity to continue the Commission's June 26, 2013, discussion of potential changes to Economic Development Element. The Commission also will hear an update on the city's work developing an Economic Development Strategy, which material is informing the proposed Comprehensive Plan revisions. Tom Boydell, the city's Economic Development Manager, and Real Property Manager Max Jacobs will join the meeting to make a brief presentation and answer the Commission's questions.

No formal action is requested at this study session. Feedback from the Commission is welcome.

BACKGROUND & ANALYSIS

This study session will provide the Planning Commission an opportunity to review the existing Economic Development Element and along with proposed updates that have emerged from analysis performed during 2013.

On June 26, 2013, city staff presented to the Planning Commission an overview of the Comprehensive Plan's Economic Development Element. Staff also described the City's ongoing work developing an Economic Development Strategy, which seeks to set out an inspiring vision for the City's economic future. Based on research and a thorough analysis of the City's economic development position, the Strategy is intended to add significant direction and detail to the City's efforts in this area. Once finalized and adopted, the City intends to update the Economic Development Strategy roughly every three to five years, and would promote it as a companion to the more general Comprehensive Plan Element, which would continue to outline the City's high-level principles and objectives.

The City has held several public engagement activities throughout 2013 including public meetings and the Bellevue's Best Ideas on-line campaign. In addition to the analysis work completed as part of the Economic Development Strategy, the city heard a number of comments about business and economy, including:

- Support for a vibrant Downtown
- Need to ensure neighborhood and community centers are active and economically healthy
- Support for neighborhood services
- Support for small and local businesses and start-ups
- Interest in housing affordability as an issue with attracting workers
- Support for being a community that is welcoming to a diverse workforce, including those from a variety of backgrounds

Economic Development Element

The Economic Development Element of the Comprehensive Plan guides efforts to market the city, offer services to businesses of all sizes, inform citizens and city leaders of the direction and strengths of the economy, and guide decision making in land use, infrastructure, capital budgeting, regional collaboration, local partnerships, and other decisions as they pertain to the success of businesses, employees, and related services. Economic Development is identified in the Growth Management Act as a key element of local comprehensive planning.

While the city's current economic policies remain relevant, significant changes have occurred since 2004 when the Comprehensive Plan was last updated. Downtown Bellevue saw a large amount of new development and with it a large increase in high-tech employment that may be indicative of companies seeking a more urban, interesting location to attract the best employees. As an example, Concur Technologies recently moved from a suburban Redmond location to Downtown Bellevue so as to have better access to transportation options that result in a reduced need for parking. One might expect continued interest in Downtown Bellevue due to its amenities, central location and high quality office space. The city has also seen significant growth of medical uses, additional retail development, and changes to the auto sales industry. With plans for BelRed, Wilburton and Eastgate, areas other than Downtown are also primed for renewed development interest.

While Bellevue has a strong economic position, it is important to continue building from past successes to be proactive and to not take future economic competitiveness for granted. In this light, Council is developing more clarity and focus around the city's economic development strategy. At its June 17 meeting Council moved ahead with an economic mission and vision and authorized hiring an economic development consultant to develop a formal economic development strategic plan to guide the city over the next three to five years. While the economic development strategy will focus on the near-term compared to the Comprehensive Plan's 20-year planning horizon, the Council's development of a near-term economic strategy will help identify economic strategies that could be emphasized in the Economic Development Element.

Additionally, the Countywide Planning Policies were recently updated and provide guidance for cities. The Countywide Planning Policies support the economic growth of King County’s economy while being consistent with and supporting the Regional Economic Strategy and VISION 2040’s economic policies, which emphasize the economic value of business, people, and place.

The countywide and regional policies serve to identify regional economic objectives that cities benefit from. It is anticipated that each local community will focus on local economic development objectives. The Bellevue planning policies should be reviewed to ensure that they are consistent with the Countywide Planning Policies although they may be more locally oriented and don’t need to repeat regional or countywide direction.

On June 17, 2013, the City Council endorsed the idea of creating a Strategic Plan to guide the City’s economic development efforts. A cross-departmental staff committee was convened to oversee the process. Berk Consulting was hired in July to assist staff in undertaking this work. Since then, Berk conducted extensive interviews with a diverse range of community market participants and prepared a detailed Situation Assessment describing Bellevue’s economic development status. (Interviewees included local and regional partners, businesses, real estate representatives, community leaders, and others. Berk’s report summarizes the extensive feedback received, which is helping to inform the emerging Economic Development Strategic Plan.) City staff delivered a progress report on the Strategic Plan to the City Council on October 17, 2013, and again on January 13, 2014.

Current Economic Development Element:

Section	Description
Economic Climate Policies ED-1 – 16	This section describes a range of principals recognizing that the city’s general economic climate, including quality of life, helps attract and retain high-quality businesses. This section identifies areas that are not strictly within the City organization’s control (such as education) that are nonetheless important factors in economic vitality.
Community Livability and Economic Growth Policies ED-17 – 18	This section focuses on urban amenities and public facilities as important drivers improving the community’s quality of life.
Planning and Infrastructure Policies ED-19 – 24	This section addresses the ways in which land use policies, planning and regulation, along with development of public infrastructure, provide the necessary foundation for economic growth. This section also speaks to coordination with private sector to advance other types of infrastructure (such as communications technology).
Maintaining and Revitalizing Commercial Areas Policies ED-25 – 28	This section focuses on the fairly specific challenge of declining neighborhood commercial centers, and identified the City’s desire to reverse this trend.

Section	Description
Business Marketing, Retention and Recruitment Policies ED-29 – 36	This section identifies economic development program areas on which the City should focus its efforts. Also emphasized here is the need for an economic development vision.
City Development Strategies Policies ED-37 – 38	This section encourages the City to explore using financing tools and partnerships to advance economic development objectives.

Informed by input from the Planning Commission, the community, and the ongoing Economic Development Strategy work of Berk Consulting, City staff analyzed the current element and focused on key areas for potential updates:

- Retain the essence of the Economic Development policies, many of which still speak to relevant city priorities.
- Rename sections to more clearly express their focus.
- Add a section on Education into which existing policies could be consolidated and where additional focus could be described relating to potentially expanding Bellevue’s college and university resources. This proposed new section recognizes the importance of education as a key pillar to the community’s quality of life, and also as a generator and attractor of workforce talent.
- Expand a section to include implementation strategies.
- Express input received in community forums, such as highlighting the importance of and increasing desire to see people gather and interact outside of their homes and workplaces (i.e., “third places”).
- Incorporate specific areas of emphasis being developed in the Strategic Plan, such as:
 - Recognizing the need to broaden the city’s housing options
 - Emphasizing Bellevue as an international gateway and hub
 - Highlighting Bellevue’s increasingly regional role
 - Encouraging the city’s innovation economy and speaking to key economic clusters or industry sectors that are currently strong or that present particular opportunity (such as technology, business/financial services, retail and tourism)
 - Recognizing the city’s diversity as a major economic strength

Potential Economic Development Element Updates:

Section	Description
Business Climate	Renamed to clarify that the focus of this section is on businesses in particular rather than the more general economic environment of the city.
Community Livability	Also renamed to bring focus on one specific topic rather than two. This section would continue to focus on the community’s quality of life, in part by consolidating policies on this topic.
Education (new section)	This new section assembles policies relating to education. While education efforts devoted to children enhance community

Section	Description
	livability, programs geared toward adults strengthen the City’s workforce and help create a critical mass where talent attracts talent.
Diverse and Dynamic Places	This renamed section speaks to the increasingly-recognized importance of place, including the power of Downtown as a regional center and the value of local “third places.” Where the existing section emphasizes rehabilitating declining shopping centers, the suggested changes in this section focus more generally on helping enhance a variety of quality places for community gathering and other activities.
Planning and Infrastructure	This section name is unchanged. The focus on infrastructure is heightened in the proposed revisions. This section also consolidates other activities previously grouped with efforts relating to revitalizing commercial areas. This section continues to address the ways in which land use policies, planning and regulation, along with development of public infrastructure, provide the necessary foundation for economic growth.
Business Retention and Recruitment	This section is largely unchanged, still identifying economic development program areas on which the city should focus its efforts. The section name is modestly revised to focus on outcomes (retention and recruitment) rather than activities (marketing). Also emphasized here is the importance of an economic development vision.
Implementation Strategies	This section expands the City Development Strategies section to consolidate the specific efforts or program areas that should be championed by the city organization.

More detailed analysis and proposed changes are provided policy-by-policy on the attached table, Attachment 1.

Policy Review

As the Planning Commission continues its review of the Comprehensive Plan and considers opportunities for improvements and updates, the Commission will be evaluating the policy language of the existing plan and draft language proposed by staff. An overall goal for the update is to make the plan more usable and accessible. Doing so helps staff understand how to apply the city’s policy, makes the plan easier for the public to understand what it means to them, and helps the plan aid the Council and commissions in decision making. Ideally, the goals and policies of the plan establish clear city direction that, when applied comprehensively, help move the city toward it’s desired future.

At this stage, staff welcomes feedback on whether the proposed changes to the Economic Development Element are headed in the right direction and whether the Commission has additional policy suggestions that it would like to have considered. Staff anticipate returning with draft policy language for the Economic Development Element sometime in April.

NEXT STEPS

Review of the overall Comprehensive Plan update will continue at upcoming study sessions. The objective is to work through issues and specific policy areas to enable preparation of an updated draft this spring and summer.

ATTACHMENTS

1. Economic Development Element Policy Review Table

REFERENCE MATERIALS

Copies of the current Comprehensive Plan were previously distributed to the Planning Commission. It is also available online: http://www.ci.bellevue.wa.us/comprehensive_plan.htm

January 13, 2014, City Council Study Session and Draft Economic Situation Assessment:
<http://www.bellevuewa.gov/pdf/City%20Council/PacketExtendedStudySession1-13-143c1.pdf>

King County Countywide Planning Policies
<http://www.kingcounty.gov/property/permits/codes/growth/GMPC/CPs.aspx>

PROPOSED NEW SECTION NAMES/ORDER:

1. **Business Climate** [changed from “Economic Climate”]
2. **Community Livability** [changed from “Community Livability and Economic Growth”]
3. **Education** [new section]
4. **Diverse and Dynamic Places** [changed from “Maintaining and Revitalizing Commercial Areas”]
5. **Planning and Infrastructure** [no change]
6. **Business Retention and Recruitment** [no change]
7. **Implementation Strategies** [changed from “City Development Strategies”]

Policy #	Existing Goals/Policies	Analysis of Possible Change
	Overview	
Chapter Goals	<p>To pursue a strong local economy consistent with a sustainable natural environment and a high quality of life in order to provide:</p> <ul style="list-style-type: none"> • Employment and other economic opportunities for residents of Bellevue and the central Puget Sound region; • Vibrant commercial areas to serve the needs of the city and region; and • A solid tax base to support local services. 	<p>Details describing specific City actions would be provided in the City’s Economic Development Strategy (as opposed to the Comp Plan). The Strategy document discusses where the City will take direct action and investment, and where the City will partner with other actors. The Strategy also adds layers to the Element’s broad goals and themes, such as: attracting <u>talent</u>; growing the presence of <u>universities</u>; increasing <u>global investment</u>; <u>broadening opportunities</u>/paths to prosperity for wide range of residents; helping develop variety of <u>housing</u> choices; contributing to solving <u>regional</u> challenges; and helping enhance and create diverse and dynamic <u>places</u>.</p>

Policy #	Existing Goals/Policies	Analysis of Possible Change
Sections (no policies)	Economic Profile of Bellevue <ul style="list-style-type: none"> • Employment Trends • Corporate Headquarters and Major Employers in Bellevue • Bellevue’s Future Economic Development Prospects • Strengths • Challenges 	
Section 1.	Economic Climate To build and nurture a positive economic climate that will attract and retain high quality firms.	Rename Section: <i>Business Climate</i>
ED-1	Maintain a business climate that supports the retention and expansion of the city’s economic base.	No change
		Add new policy to support promoting local businesses and locally-produced goods.
ED-2	Continue to provide high quality and cost efficient city services and facilities, and promote this as one of Bellevue’s outstanding economic development assets.	Adjust policy to make clearer the link between community needs and the cost of city services.
ED-3	Develop and maintain regulations that allow for continued economic growth while respecting the environment and quality of life of city neighborhoods.	No change
ED-4	Maintain an efficient, timely, predictable and customer-focused permit process, conducted in a manner that integrates multiple city departments into a coordinated entity.	Revise to include acknowledgement of real estate development.
ED-5		Moved to “Implementation” section

Policy #	Existing Goals/Policies	Analysis of Possible Change
ED-6	Consider the impacts of the city’s policies regarding taxes, fees and utility rates on Bellevue’s economic development goals, while recognizing the balance between economic development, the maintenance of high quality services, and the financial health of city government.	No change
ED-7		Revised and moved to “Community Livability” section
ED-8	Recognize and consider the economic and environmental impacts of proposed legislative actions prior to adoption.	No change
ED-9		Revised and moved to “Education” section
ED-10		Moved to “Education” section
ED-11		Revised and moved to “Business Retention” section
ED-12		Moved to “Community Livability” section
ED-13		Incorporate into ED-12 in “Community Livability” section
ED-14	Work with the business community and residential interests to promote community interests and to address differences in a manner that minimizes conflict.	No change
ED-15		Revised and moved to “Implementation” section
ED-16		Revised and moved to “Implementation” section

Policy #	Existing Goals/Policies	Analysis of Possible Change
Section 2.	Community Livability and Economic Growth To invest in making Bellevue more livable, recognizing that a high quality of life attracts the creative talent that propels economic growth, with the proper consideration of environmental impacts and community concerns.	Rename Section: <i>Community Livability</i>
ED-17	Recognize the economic development benefits of city and private sector investments in urban amenities like arts and culture, open space and recreational facilities, and high quality urban design. Strengthen the city's assets in these areas as an explicit component of the city's economic development strategy.	No change
ED-18	Encourage high quality design and urban amenities for public and private development, maintaining development standards to recognize that a quality built environment helps attract the talented workers who will sustain economic growth.	No change
ED-7	Encourage an adequate supply of workforce housing that meets the needs of the city's diverse employment base.	Move from ED-7 and consider minor revisions
	New policy	Add additional reference to the priority of supporting existing and new dynamic places as they enhance/support the city's economic vitality. E.g., Cultivate development of diverse, distinctive, well-defined places that invite community activity and gathering.
ED-12	Develop an environment that fosters respect for all individuals and groups.	Move from ED-12 (and incorporate ED-13)
ED-13	Encourage and promote employment opportunities for all residents, including youth.	Merge with ED-12.

Policy #	Existing Goals/Policies	Analysis of Possible Change
	Insert new section:	Education
	New Policy/theme	Adults/Talent Hub – that encourages continued investment in higher education that creates economic stimulus to local businesses, such as through research and development; and encourages accessible higher education and training opportunities that increase economic opportunity for the community.
ED-9	Encourage the provision of a high quality primary, secondary and post-secondary public education system in Bellevue.	Move from ED-9
ED-10	Facilitate efforts of businesses and institutions to train workers for today’s and tomorrow’s jobs, and support continuing education in the community.	Move from ED-10
Section 4.	Maintaining and Revitalizing Commercial Areas To maintain the quality of older commercial areas, promoting redevelopment and revitalization as needed to maintain their vitality.	Move up Section on Places (formerly “Maintaining and Revitalizing Commercial Areas”) Rename Section: <i>Diverse and Dynamic Places</i> Suggest re-writing this section to more generally discuss supporting existing and new places. This is where the city can talk about ED benefit of having vibrant, fun, attractive places around the city. Can include reference to commercial areas, but not focus on rehabilitating shopping centers, necessarily. The ED Strategy can focus on that if it is deemed an immediately needed goal.
ED-25		Moved to Implementation Section and combined with ED-5
	New policy	New policy regarding downtown as major economic and regional center and retail destination.

Policy #	Existing Goals/Policies	Analysis of Possible Change
	New policy	New policy emphasizing retail strength as an engine of economic activity and magnet for visitors.
	New policy	New policy supporting development of other key commercial areas.
	New policy	New policy supporting efforts that promote tourism, hotel, retail and arts businesses.
	New policy	New policy that emphasizes the value of a range of commercial centers, from major mixed use centers to small neighborhood centers. Support diverse business types, local and start-ups and make neighborhoods more attractive.
ED-26	Where commercial areas are in decline, work with businesses and other stakeholders to identify corrective actions, which may include: 1. Planning for new uses and new urban forms, leading to proposals for changes to the Comprehensive Plan and zoning 2. Developing incentives and other strategies to promote re-investment. Targeting investments in public infrastructure that may help catalyze new private sector investment.	No change
ED-27	Where a commercial revitalization effort involves significant changes to plans and regulations that may impact a residential neighborhood, develop strategies to avoid or minimize these impacts.	No change (moved from other section)
ED-28	Facilitate the redevelopment and re-invigoration of older neighborhood shopping centers that are experiencing decline. Work with stakeholders to transform such centers into high quality and dynamic retail/mixed use commercial areas that also provide a gathering place and sense of community for the neighborhood.	No change (moved from other section)

Policy #	Existing Goals/Policies	Analysis of Possible Change
Section 3.	Planning and Infrastructure To develop the land uses and infrastructure to support the needs of the businesses Bellevue wants to retain, grow and attract, with the proper consideration of environmental impacts and community concerns.	No change to section name
ED-19	Maintain and update integrated land use and transportation plans to guide the future of the city's major commercial areas and help them respond to change.	No change
ED-20		Move to Implementation section
ED-21	Continue to identify, construct and maintain infrastructure systems and facilities required to promote and sustain a positive economic climate. Anticipate needs and coordinate city infrastructure investments with economic development opportunities.	No change
ED-22	Provide a reliable source of high-quality water at a reasonable cost.	Suggest deleting – the provision of water is included in the Utilities Element and doesn't need to be repeated here – or revising to mirror the ED aspects of other infrastructure-related ED policies and to broaden beyond just water.
ED-23	Facilitate private sector efforts to implement state-of-the-art technology, including communication technology, throughout the community.	Revise policy and merge with concept from ED-22 above.
ED-24	Maintain land use development standards within the city's commercial areas that promote high quality, aesthetically attractive development, in order to add economic value to these areas and to ensure they are good neighbors.	Delete – already covered in Land Use and Urban Design Elements.

Policy #	Existing Goals/Policies	Analysis of Possible Change
Section 6.	Business Marketing, Retention and Recruitment To provide an effective, coordinated program in business marketing, retention and recruitment, with the leadership and level of resources needed to accomplish this mission.	Rename Section: <i>Business Retention and Recruitment</i>
ED-11	Build on the strengths of Bellevue’s diverse residents and businesses to increase connections and relationships with other countries.	Move from ED-11 and make more aggressive, with general reference to what is detailed in the ED Strategy relating to positioning Bellevue as a major global business hub.
ED-29	Provide city leadership and direction to maximize the business retention and recruitment efforts of Bellevue’s economic development partners.	No change
ED-31	Create a vision that clearly communicates Bellevue’s future as the leading Eastside employment and activity center, as a visitor destination, and as a leading American city. Communicate this image within the Puget Sound region and beyond.	Revise to incorporate ED-36 and to acknowledge economic vision established by ED Strategy process.
ED-32	Develop partnerships with other organizations, such as the Chamber of Commerce, the Bellevue Downtown Association, King County Economic Development Commission, the Port of Seattle, and others, to effectively market Bellevue’s economic assets.	Delete – partnerships have been established.
ED-33	Promote and nurture entrepreneurial development in Bellevue, by supporting efforts such as the Bellevue Entrepreneur Center and exploring ways to retain or create areas where small or emerging businesses can develop and flourish.	Consider updates that expand ED Strategy concepts that support the entrepreneurial ecosystem.
ED-34	Seek ongoing private sector guidance for the city’s marketing and development efforts, to ensure this work is on target and well connected to the city’s private sector partners.	Revise to more generally refer to city’s intent to incorporate private sector guidance in ongoing ED strategic planning, marketing and implementation.

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Policy #	Existing Goals/Policies	Analysis of Possible Change
ED-35	Provide adequate resources to support a first-rate economic development program, while leveraging private sector contributions as appropriate.	Delete
Section 6.	City Development Strategies To develop organizational and financial tools that allow the city to leverage private sector resources to accomplish Bellevue's economic development goals.	Rename Section: Implementation Strategies Addresses broader implementation tools and opportunities.
ED-37	Consider the use of organizational and financial tools to leverage private sector resources in accomplishing the city's economic development and land use vision.	Minor revision to reference separate strategic planning work/document.
ED-38	Facilitate economic development in commercial areas through public/private partnerships if the activity is consistent with the city's adopted policies, if there is a compelling public benefit, and if there is an acceptable level of risk.	No change
ED-20	Encourage economic development in designated locations through a mix of incentives, regulations, and strategic investments that support the city's adopted plans.	Move from ED-20 and revise to include, "economic and planning data, business assistance services"
ED-15	Cooperate and coordinate with local and regional government and economic agencies to implement the countywide economic development policies.	Move from ED-15, merged with ED-36 and revised to be more forceful.
ED-36	Recognizing that Bellevue is highly interrelated to the larger regional economy, foster collaboration with other cities on the Eastside, Seattle, and the larger region to meet common marketing, retention and recruitment interests.	May be able to streamline policy while continuing to support involvement at the regional level; merge with ED-15.

Policy #	Existing Goals/Policies	Analysis of Possible Change
ED-16	Ensure that economic development strategies are reviewed regularly to be flexible and to respond to changes in the market.	Move from ED-16 and update to be consistent with ongoing ED Strategy work and need for future updates.
ED-5	Facilitate the collection, analysis and dissemination of information that contributes to economic activity.	Move from ED-5 and merge with ED-30 to support economic monitoring and data collection.
ED-30	<p>Monitor the city’s strengths and weaknesses for various economic sectors, and promote specific industries or industry clusters that capitalize on Bellevue’s strengths and create higher paying, family wage jobs. In particular, promote the retention and recruitment of high technology and other firms that are a good fit with Bellevue’s highly-educated workforce.</p> <p><i>Discussion: The city and its partners will strive to understand the development requirements of newly developing business sectors. The Economic Development Element as a whole addresses the many factors that comprise specific implementation strategies to retain existing and attract new businesses.</i></p>	
ED-25	Work with the private sector to evaluate economic trends, opportunities and needs of key industries, with the intention of anticipating issues and taking early action to avoid decline in the city’s commercial areas.	Move from ED-20 and revise to include “economic and planning data”.



Planning Commission Schedule

March 12, 2014

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 425-452-6868. 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>
Mar 26	Joint commissions meeting – diversity forum
April 9	Eastgate Plan Comprehensive Plan Update
April 23	Comprehensive Plan Update Eastgate Plan Potential review of code amendments
May 14	Comprehensive Plan Update Eastgate Plan
May 28	Comprehensive Plan Update
June 11	Comprehensive Plan Update
June 25	Potential review of code amendments
July 9	Potential review of code amendments
July 23	Comprehensive Plan Update

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

January 8, 2014
6:30 p.m.

Bellevue City Hall
City Council Conference Room 1E-113

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

COMMISSIONERS ABSENT: Commissioner Ferris

STAFF PRESENT: Paul Inghram, Scott MacDonald, Department of Planning and Community Development; Patrick Foran, Camron Parker, Department of Parks and Community Services

GUEST SPEAKERS: Ron Sher, Metrovation/Crossroads; Heidi Dean, Newport Hills Community Club

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:44 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 Laing, who arrived at 7:36 p.m., and Commissioner Ferris, who was excused.

Chair Tebelius introduced new Commissioner John deVadoss.

Councilmember Robertson praised the Commission for scheduling meetings in different neighborhoods in the city in an attempt to find out what should be included in the next Comprehensive Plan.

3. SPEAKERS EVENT - NEIGHBORHOOD CENTERS AND COMMUNITY GATHERING PLACES

Chair Tebelius introduced Ron Sher of Metrovation/Crossroads. He said in undertaking any project, the bottom line is that retailers and tenants will not be there unless they can make money. As the Commission evaluates what is needed to make the community work, it should keep in mind the fact that retailers and tenants must be visible, must have some parking, must have enough critical mass in terms of other businesses, and their customers must be able to get to them easily. People like to shop in local community areas in part because they will meet those they know.

Mr. Sher explained that the concept of third places was described by Ray Oldenburg in his book *The Great Good Place*. He implies that in the lives of people there are three places: the place people live and interact with their families, the place where people work and interact with

workmates, and the places where people can sit and encounter others. Third places include spaces like parks, cafés and plazas. The best third places are predicated on civility.

The question is how to get neighborhoods to be third places. Density helps because where there is density people can walk or bike to their destinations. Once people get into their cars it is easier to visit more distant locations and the neighborhood locations often lose out. Third places need several things going on; it is difficult enough to make third places happen, and their locations should be chosen with an eye on having enough things happening to serve as a draw, including successful retail and services. Cities can help third places thrive by making a commitment to defer some costs to the tenants or by providing excellent programming aimed at drawing crowds. People have to be trained to come to third places. Property values around great third places tend to rise as the gathering places thrive.

Commissioner Carlson asked about parking and Mr. Sher said parking is needed but not too much of it. A parking supply large enough to accommodate everyone all of the time argues against a sense of neighborhood, but there should be enough teaser parking to give people the feeling that they usually can park there. Parking for employees should be provided, but it should be hidden. Over time, successful centers can get away with less parking. Whether or not to charge for parking depends on a number of factors, including retail rents and property values. Certainly areas that are struggling, and probably all suburban centers, should provide free parking.

Commissioner Hamlin noted that there was talk at one time of developing residential as part of the Crossroads shopping center. Mr. Sher said talks are under way with a senior housing developer about senior housing at Crossroads. That will give people a way to age in place in a welcoming community, and will at the same time support the Crossroads businesses. The same principle could be applied to a number of areas.

Answering a question from a member of the audience, Mr. Sher said tearing down the old movie theater, developing a new theater and an anchor grocery store provided evidence to the community that Crossroads was moving forward. That was followed with the public market, several restaurants and entertainment, along with a commitment to programming and advertising. No attempt was ever made to compete with Bellevue Square, rather the strengths and diversity of the Crossroads area was made the focus and celebrated. The high-density multifamily apartments in the Crossroads area has certainly contributed to the success of the center.

Commissioner Carlson commented that it is easy to relax at the Crossroads shopping center because it feels safe and he asked how the issue of security is handled. Mr. Sher said one of the most important steps is taken on the leasing side. Diversity and energy are important, and there should be things for the kids to do, but not so much that all of the kids will be drawn to hang out there. In the early days when tenants were desperately needed a lot of kids did hang out there, even so a video arcade tenant was turned down because it would have invited the wrong mix. Crossroads shoppers represent all the ages and much of that is due to managing the tenant mix.

Answering a question asked by Commissioner Hilhorst, Mr. Sher said in time the shopping center may want to go multistory, but that will not occur for many years as Bellevue continues to evolve.

Chair Tebelius thanked Mr. Sher for his participation. She then introduced Newport Hills Community Club president Heidi Dean.

Ms. Dean said connectedness is what makes neighborhoods healthy. Connectedness evokes a sense of belonging and being welcomed, as well as a sense of being a part of and invested in something. The benefits of connected neighborhoods include emotional health and a sense of wellbeing, improved safety, a strengthened neighborhood identity, and improved property values. Connectedness also reduces the need to travel far from home for social opportunities. The opposite of connectedness results in political and emotional isolation as well as reduced property values.

There are three components to creating neighborhood connectedness: physical, social and communication/technological. Physical connectedness involves walkability and being able to easily get from one place to another using sidewalks and pathways. Social connectedness involves gathering places and spaces, or third places. Newport Hills is fortunate to have a shopping center that can fill a portion of the need, but social connectedness can also come about through park programming and at churches and schools. Communication/technological connectedness comes about through information sharing in the form of bulletin boards, kiosks, newsletters, informational signage, and online resources.

The characteristics of a health community gathering place are well-lit and open spaces, spaces that are pleasant and comfortable to be in both indoors and outdoors, the potential for quiet interactions, versatility in terms of usage, spaces that facilitate communications between people, and accessibility for all. Technology has made it possible for people to reach out and touch people around the world, but many long for a return to being in touch with the people next door. Places in which to make that happen are needed; such places include open spaces, cafés, town squares and meeting rooms.

Ms. Dean said the Newport Hills Shopping Center is both a blessing and a curse for the local community. It is a blessing when it is full and there is lots of business going on, but it is a curse when it is empty and unused. Gathering places can be identified, however, through an inventory of neighborhood assets, including schools, churches, parks, retail and commercial facilities, clubs, libraries, and even vacant lots where the owner gives permission for their use. In any event, concerted efforts on the part of communities are needed to make them successful.

Commissioner Hamlin asked if consideration has been given to siting something at the Newport Hills Shopping Center that would draw from more than just the local community. Ms. Dean said what is needed is a balance of businesses with a local and more widespread appeal. She said there had been talks about partnering with the Spiritwood folks and with Bellevue College representatives about redeveloping the shopping center with housing above retail for students, but it was determined to be too far from the college. Some zoning changes may be necessary to bring about a successful conclusion.

Chair Tebelius asked Mr. Bill Pace what was behind his decision to expand his fruit stand business to Newport Hills. He responded by saying that the East Link light rail line will eventually shut down his operation in South Bellevue. He said his interest in Newport Hills stemmed in part from the urging of Ms. Dean, in part from the fact that the neighborhood is fully supportive, and in part from the belief that his business could help revitalize the neighborhood shopping center.

4. APPROVAL OF AGENDA

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

5. PUBLIC COMMENT

Mr. Martin Selig, 3123 163rd Place NE, spoke to the idea of getting neighborhoods to work together. He said his neighborhood of Ashbrook, which has 19 homes, has a wetland which at one time was overgrown with blackberries. Several in the community took it upon themselves to chop down the blackberries and replant with native plants. Ultimately the action brought the community members together. The Commission should similarly provide opportunities for citizens to improve their neighborhoods, particularly with regard to parks and vacant properties.

Chair Tebelius noted that the city of Mercer Island called for citizens to volunteer to help chop down invasive plant species. The program has made a big difference.

Ms. Tandana Tolug, 15923 NE 27th Place, said in Redmond said an organization called Green Redmond partners with the city to assist in sprucing up parks and trails. The same model could be implemented in Bellevue.

Commissioner Hilhorst said Newcastle has a similar program, and indeed Bellevue has a partnership program. In Newport Hills the citizens worked with the parks department to plant trees at the pipeline trailhead.

Councilmember Robertson said the Arbor Day program is active in Bellevue as well as other volunteer programs. The city does make some matching dollars available.

Commissioner Laing noted that the city also has a fairly robust network of neighborhood associations, and the city's recently hired neighborhood outreach manager, Michael McCormick Huentelman, who is putting a lot of energy into his role. There is information available on the city's website.

BREAK

7. STUDY SESSION: Parks and Community Centers

Parks and Community Services Director Patrick Foran said the mission of his department is to help build a healthy community. A lot of elements must come together in order to create third places, and the people are more important than the place. In addition to parks and recreation responsibilities, the department focuses on human services and adult misdemeanor probation. On the volunteer front, the department spearheads three major volunteer opportunities: Stewardship Saturdays, the Master Gardeners Program at Lake Hills, and the Master Naturalist Program. There are other volunteer programs as well to which citizens donate some 18,000 volunteer hours annually. It is good to see work done, but the real strategy is to see people come together around a common task. The city is also focused on creating commercial third places.

Mr. Foran said for planning purposes it is critical to understand why people come to third places. Some spaces are successful and others are not and it all comes down to what people want to do and how they envision the space.

Bellevue has been a gathering places for generations. In the early 1900s the Leschi ferry from

Seattle let its passengers off at Meydenbauer Bay. The passengers would then make their way to the Wildwood Park bandstand where they would gather. Currently people choose to use parks for a variety of purposes: some want to sit alone, others want to join in groups for fun and recreation. Downtown Park is a good example where people can come to the park alone and sit alone but still watch people and enjoy all the activities. People come to Bellevue parks to connect with others having similar interests and abilities. They want places in which they can feel comfortable and welcomed, and community centers certainly fill that desire for persons of all ages and ability levels. Parks and community center programs create environments in which people who do not necessarily know one another participate collectively. Third places are also relied on as places to remember things of importance or significance.

Mr. Foran said the Lake Hills and Newport Hills communities were developed specifically to accomplish community. They both include a neighborhood shopping area, recreation facilities, a park and a school. The neighborhood schools in Bellevue serve as third places, but additionally throughout the city there are community organizations that are actively providing third places. Cyber space is quickly gaining ground as a de facto fourth place. The city has on the books an intent to link all of the parks in the system via trails and paths, and stream restoration is a large part of that element. Done right, the trails and streams can become third places in and of themselves. The Burlington Northern/Sante Fe right-of-way is a large-scale opportunity that will over time have a bit impact in leveraging other developments that may want to create a third place by serving as a facilitator. The pedestrian corridor is also a connection feature that serves as a third place; ultimately it will connect to Meydenbauer Bay.

The city has for several years been working with the Newport Hills community and the owner of the Newport Hills Shopping Center to bring about a success. A meeting of the minds is needed relative to mutual and competing interests. The Commission will have a role to play in encouraging that to happen.

The Comprehensive Plan should include an acknowledgment of how important the school district policy is relative to allowing children to attend the schools in their neighborhoods. That policy plays a very important role in keeping Bellevue's neighborhoods strong.

Commissioner Laing said he would like to see a multimodal pedestrian/bicycle grade-separated path following the light rail alignment through the city. He suggested the coming of light rail gives the city a legacy opportunity to provide for safe pedestrian/bicycle connectivity along an easy grade. The city should adopt a sidewalk/trail standard for Sound Transit to follow as they tear up and rebuild facilities along the light rail alignment. Mr. Foran agreed.

7. STUDY SESSION: Comprehensive Plan Update

A. Neighborhood Centers and Community Gathering Places

Comprehensive Planning Manager Paul Inghram briefly reviewed the comments made by the speakers relative to what works well and the achievements accomplished. He asked the Commissioners to think about the policies needed to set things in motion with regard to neighborhoods centers and community gathering places.

Chair Tebelius observed that the restaurant located next to the Lake Hills library for many years served as a community gathering place. She noted that it has since burned down and she asked if in such cases the city gets actively involved in encouraging a similar use to locate there. Mr.

Inghram said there have over the years been local institutions that for one reason or another are no longer around, and the city is keenly aware of how much they are missed by the local populations. He allowed, however, that the city does not have a policy calling for active involvement in seeing similar commercial uses brought in.

Mr. Inghram said streets are not often thought of as public places, but they can often be transformed into public places to accommodate certain events. Museums and churches also serve as third places. He shared with the Commissioners a map of known gathering places and noted concentrations in Factoria, the east part of Bel-Red, Crossroads, and in the downtown, as well as the city's parks, community centers, visitor centers, schools and churches. He urged the Commission to consider the health of the existing commercial neighborhood centers; to consider how to leverage some of the non-commercial spaces; and to consider what if anything should be done in those areas where there are gaps.

Chair Tebelius observed that commercial gathering places must be profitable or they will not remain. Mr. Inghram agreed and pointed out that in 2007 the city worked closely with the Crossroads community and Mr. Sher to create more of an interface between the shopping center and the park. Traditionally, parks in Bellevue have been intentionally designed to be isolated, but more recently that view has been tempered with an eye on energizing adjacent properties. Various pieces are in place in Newport Hills awaiting reimagining that will connect them in ways that will leverage each.

Answering a question asked by Chair Tebelius, Mr. Inghram said the element of closeness has two components. First is the dimensional standard that measures how far one is physically from a third place asset, and there are some areas in the city that are not within a comfortable walking distance from a gathering place. Second is the fact that with the development patterns associated with residential neighborhoods, even being dimensionally close does not mean it is easy to get there. The experience of getting from one place to another certainly is a critical factor to the success of neighborhood centers and gathering places. At the same time, no one has suggested that every neighborhood should have the exact same opportunities and the same number of amenities within an easy distance.

Commissioner Laing pointed out that community gathering places most often include establishments that sell food. If the challenge is a lack of desirable places that provide food, the bigger question would be whether or not there is something from a land use policy standpoint that must be done to allow for food establishments, even if only on a small or limited-scale basis. Most of the larger places include some food services and people do tend to congregate there. Chair Tebelius suggested the issue may in fact be one of economics rather than zoning.

Mr. Inghram said a key question is how to keep zoning from getting in the way while continuing the long-standing policy of protecting the individual identity and character of each neighborhood.

Commissioner Hilhorst pointed out that progress relative to the Newport Hills Shopping Center stalled because the site was lumped in with the Neighborhood Business zone, which applies to multiple areas around the city. The community tried to take an area of 20,000 square feet and allow it to be parted out so that multiple businesses could locate in there, but the zoning did not allow that. Changing the code to accommodate Newport Hills would have in fact been injurious to North Towne by allowing for the construction of a very large space. The Comprehensive Plan should look at ways to move away from a one-size-fits-all approach to a flexible approach that

can be made to fit the individual locations.

Commissioner Laing commented that the approach in place in Bellevue is that zoning and Comprehensive Plan designations must nearly mirror each other. Comprehensive Plan changes are cumbersome but are allowed to occur annually, whereas zoning changes that are site-specific can be accomplished relatively quickly through a quasi-judicial process. The process in fact makes it very difficult to be responsive and flexible. The Commission may want to recommend to the Council adopting a different model like many jurisdictions in the state have done which allow for a variety of uses under general Comprehensive Plan designations.

Commissioner Hamlin commented that the policies in the Comprehensive Plan are in fact rather broad in defining the Comprehensive Plan designations. Without going too far, it might make sense to allow for some variation within the zones as they relate to specific areas that would result in a Newport Hills Neighborhood Business and an Old Bellevue Neighborhood Business.

Chair Tebelius asked if it would take Council approval to move in that direction. Mr. Inghram said he did not believe that would be necessary. He suggested the Commission should first work on policy language that would provide some aim and leaving the task of remapping the entire city to become a work program item to be addressed over time.

B. Urban Design

Assistant Planner Scott MacDonald explained that the Urban Design element of the Comprehensive Plan is about people and design. It is about people in the sense of how residents, visitors and workers experience the city, and it is about design in the sense that it guides the built environment in the city. The goal of the element is to create a city that is dynamic and engaging, aesthetically appealing, and functionally understandable. The element guides private and public development and investments. The element is currently divided into four main sections: 1) design quality; 2) public places and connections; 3) community design; and 4) landmarks and historic resources.

In 2004 the city made some modest updates to the urban design policies. The planned development of Bel-Red, the building boom in the downtown, increased diversity of the population, and the updated growth projections that have come about since 2004 all necessitate a need to once again review the policies. Mr. MacDonald said staff have identified policy approach, arts and culture, pedestrian space, neighborhood centers and community gathering centers, and environmental design as key topics in need of special attention during the update process.

Urban design applies citywide and evokes the vision of Bellevue. However, within the individual neighborhoods there should be room for a more diverse palette for defining character.

Commissioner deVadoss stressed the need to look for patterns in reviewing the policies in terms of similar geographic areas, populations and attributes to learn what has been done by other cities.

Mr. MacDonald allowed that the current policy language focuses on only two types of neighborhoods: downtown and residential. The update should seek to vary the policy options to apply to the different neighborhoods, particularly given the city's diversity.

Mr. Inghram said the urban design policies get implemented in a number of different ways. They are used during the design review process for major commercial projects. They influence specific programs, including the public art program, and they influence how public projects are designed.

Commissioner Laing said his biggest concern would be to move toward a very prescriptive language in the Comprehensive Plan where aspirational goals and policies absolutely regulate development. The more prescriptive the policy language in the Comprehensive Plan, the more inflexible it becomes. If anything, the Comprehensive Plan language should be streamlined and any overly prescriptive policies should be removed in favor of a higher level of generalization.

Chair Tebelius commented that the Comprehensive Plan is supposed to be broadly written. The tighter and more specific the policy language, the less broad and the less flexible the Comprehensive Plan is. Mr. Inghram agreed policies should not be overly prescriptive.

Commissioner deVadoss cautioned against using diversity as an attribute in the context of the urban design policies in the spirit of not being overly prescriptive. Chair Tebelius concurred, noting that using diversity as a criteria could divide more than unite.

Mr. MacDonald noted that the Urban Design Element is the primary home of the arts and culture policies. Bellevue residents enjoy the arts and the schools have a high level of arts education. Arts practitioners, artists and arts organizations all say that cultural facilities are lacking in Bellevue, and there has been no mechanism for addressing that issue. The top voted idea in Bellevue's Best Ideas was the creation of a large performing arts center in Bellevue.

Mr. MacDonald proposed elevating the section of arts policies to make a clear home for policies regarding arts and culture, and noted the need to expand the policy direction to cover art programs, facilities and the performing arts in addition to public art. He also noted that the public has repeatedly stressed the need to focus on pedestrian spaces relative to walkability, pedestrian amenities, and connections. The pedestrian experience hits on a number of different issues, including public health, aging in place, and even neighborhood identity. The current urban design policies promote similar rather than compatible design; the former is strict whereas the latter allows for variation while still maintaining function. The Commissioners concurred.

Mr. MacDonald said residents have also been clear about their desire to see neighborhoods connected to local services. Specifically they want walkable connections.

Chair Tebelius observed that over the years walkability has meant different things. Some time ago it simply referred to neighborhoods having sidewalks. The sidewalks that have been provided, however, are not necessary conducive to walking in that they are hard, they get dirty and often they are slick with moss. Mr. Inghram explained that walkability goes beyond mere functionality and includes the notion of experience. The city's pedestrian/bicycle plan talks a lot about connectivity across the city. The problem is many cannot even get to things that are already in their neighborhoods. While there is a desire for citywide connections, the urban design policies need to call for local connections that are both safe and enjoyable.

There was agreement that some of the current policies are duplicative and should be either eliminated or consolidated.

Commissioner Hamlin stated that access across the freeways in the downtown is very poor for

pedestrians. He suggested the policies should speak to improving the crossings for the benefit of pedestrians.

Noting in the staff memo the suggestion to identify specific street corridors as priority locations for streetscape improvements, Commissioner Hamlin said that approach would be too specific and prescriptive. Mr. Inghram said there is a map in the current Comprehensive Plan that specifies such streets. He suggested the better approach might be to review the streets individually to determine if they in fact should be called out as needing streetscape improvements. He clarified, however, that the policy does not dictate what the streetscapes should be or which projects will be done in which year; it simply puts in place a program for effecting street beautification.

A motion to extend the meeting by 15 minutes was made by Commissioner Hilhorst. The motion was seconded by Commissioner Laing and it carried unanimously.

Mr. MacDonald commented that the current Comprehensive Plan is almost silent with regard to environmental design. What is needed is policy language that allows for solar, wind and any kind of new technology. Low-impact development elements such as green roofs, green walls and rain gardens can both limit stresses on stormwater facilities and serve as interesting for pedestrians to view.

Commissioner Hamlin suggested policy language encompassing sustainability would be broader and would cover more than just building elements. Mr. Inghram noted that the section is intended to address the urban design aspects of environmental building elements.

Commissioner Hilhorst commented that while some wind power generators are relatively small, some are large structures. The policy language should be aimed at making sure things fit in and will not negatively impact views.

8. STUDY SESSION: Eastgate Area Plan

Senior Planner Erika Conkling said the Eastgate/I-90 CAC in its final report recommended a number of changes to the policies for the subarea. The changes were well received by the community and the Council.

Ms. Conkling noted that the Eastgate/I-90 study area included portions of three subareas: Richards Valley, Factoria, and Eastgate. Focusing on the changes proposed for the Richards Valley subarea, Ms. Conkling said the policy recommendations for the light industrial area included maintaining the light industrial uses while allowing for some flexibility to permit technology or research and development uses. The policy recommendations include enhancing and protecting the environmental elements of the subarea.

To the south of the industrial area is what in the report was called the King County site. The area was singled out by the CAC as appropriate for new development, primarily office but with some retail and commercial businesses.

Commissioner Hamlin said the CAC concluded that office fits the King County site because of its low elevation. He stressed, however, that the CAC did not have any strong feelings about how the site should be used.

Chair Tebelius informed the Commissioners that a large capital campaign is under way to raise funds to redevelopment the King County Human Society use on the King County site in Eastgate. The new state-of-the-art facility will serve as a training center for Washington State University veterinarian students. There is the possibility that in time the facility will need to expand to adjacent properties.

Ms. Conkling highlighted the need to make sure a variety of uses will be permitted for the King County site so that as development proposals come in they can be quickly acted on.

Commissioner Laing said it will be necessary to carefully consider the allowed FAR so that the allowed heights can be realized. Commissioner Hamlin clarified that the CAC focused on uses rather than FARs. Ms. Conkling said a process of testing FARs will be done to determine what will work in terms of visual aesthetics and economics.

A motion to extend the meeting for 15 minutes was made by Commissioner Hamlin. The motion was seconded by Commissioner Laing and it carried unanimously.

Ms. Conkling the policy changes relative to the Richards Valley subarea will include mention of the Eastgate vision; new language supporting ecological improvements; language regarding pedestrian/bicycle safety; modification of some existing design policies to encourage the city in a park ambiance; and the question of light industrial property.

With regard to the Factoria subarea, Ms. Conkling said most of the recommendations that came out of the CAC reinforced the 2005 Factoria planning effort. Some small changes are needed, however, to incorporate the Eastgate/I-90 CAC's final report. The existing FAR will be maintained, but language regarding the creation of an activity node around the planned transit hub in Loehmann's Plaza would be appropriate. Some height and FAR increases may be appropriate for the area to the east of the T-Mobile headquarters building. The Mountains To Sound Greenway will need to be mentioned, and the land use policies may need some tweaking to include hotels as an allowed use.

Ms. Conkling said the Eastgate subarea has five subdistricts. The proposed transit-oriented development is centered around the existing Eastgate park and ride close to Bellevue College. The area is anticipated to have the greatest increases in uses and development potential. The area will need to be enhanced with some design features marking it as a gateway.

There was agreement to continue review of the Eastgate subarea plan at a future meeting.

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

B. December 11, 2013

It was agreed to delay approval of the minutes to the next meeting.

14. NEXT PLANNING COMMISSION MEETING

A. January 22, 2014

15. ADJOURN

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

Chair Tebelius adjourned the meeting at 10:55 p.m.

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 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 noted that the area near the park and ride was targeted by the CAC as being the most intense, which is separated from residential areas, 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 limit the impact to 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 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. 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 in favor of protecting Phantom Lake. He said the CAC was 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 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-7 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 policy S-EG-8 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. 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 apodments, 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 of 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. 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 has 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 and their neighborhoods. There is not, however, any proposal to require universal design or anything else to single family homes. 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.