

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
STUDY SESSION MINUTES

September 14, 2016
6:30 p.m.

Bellevue City Hall
City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Chair deVadoss, Commissioners Carlson, Hilhorst, Laing, Morisseau, Walter

COMMISSIONERS ABSENT: Commissioner Barksdale

STAFF PRESENT: Terry Cullen, Department of Planning and Community Development; Catherine Drews, City Attorney's Office; Camron Parker, Department of Parks and Community Services; Paul Bucich, Department of Utilities; Camron Parker, Department of Parks and Community Services

COUNCIL LIAISON: Not Present

GUEST SPEAKERS: Wayne Carlson, AHBL; Steve Roberts, Congregations for the Homeless

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

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

2. ROLL CALL

(6:35 p.m.)

Upon the call of the roll, all Commissioners were present with the exception of Commissioner Laing, who arrived at 6:45 p.m.; Commissioner Morisseau, who arrived at 7:16 p.m.; and Commissioner Barksdale, who was excused.

Chair deVadoss took a moment to thank Commissioner Hilhorst for her role serving as Chair of the Commission. He said he learned from her commitment to serving and professional dedication, as well as personal conviction.

3. APPROVAL OF AGENDA

(6:36 p.m.)

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

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

(6:36 p.m.)

5. STAFF REPORTS

(6:37 p.m.)

Comprehensive Planning Manager Terry Cullen reminded the Commissioners that the annual Commission retreat was scheduled for October 5 at Robinswood House at 5:00 p.m. A facilitator will assist by setting up interviews with all of the Commissioners, some of the staff, and with Mayor Stokes. The information garnered will be used in crafting the agenda for the retreat.

Mr. Cullen called attention to the upcoming short course on local planning notice to be held in Burien on September 28.

Mr. Cullen said discussions are under way with the City Clerk's office in regard to moving to fully digital Commission packets. The process of getting the packets to the printer and have them delivered by courier is not only expensive, it is full of opportunities for things to go awry. The current thinking is that the Commissioners will be issued a city tablet for use at the meetings.

The Commissioners were each provided with a photo of the Commission taken on July 27.

6. PUBLIC COMMENT

(6:44 p.m.)

Mr. Jack McCullough, 701 5th Avenue, Suite 6600, Seattle, said he has been working with staff on the development agreement concept for Andy Lakha's development project. The expectation is that it will be ready in about a month. A similar approach is being taken for Dave Meisner's proposal for the DNTN-O2. He noted that the pedestrian corridor has never been fully built out. One of the important features of the existing code with respect to the corridor was a super bonus. Properties along the corridor are required to dedicate property to the corridor and build it out as well in exchange for additional FAR and height. The Bellevue Corporate Center is one of the two remaining important projects; the SRO property is another. The owners of those properties want to see the super bonus retained when the new FAR schedule is adopted. The incentive is critically important to getting the pedestrian corridor built out and it has worked well over the last 30 years. With regard to the issue of retirement facilities in the downtown, he said in urban centers such facilities are typically in highrise structures. The model generally involves caring for residents from the age of retirement through the end of life, from independence to assisted living to nursing home care. In the DNTN-O1 and DNTN-O2 areas, however, senior housing is a permitted use and assisted living and nursing homes are not permitted uses. When the downtown chart was put together 30 years ago, assisted living and nursing home uses were much different affairs, typically in suburban areas. He said he has been working with staff to come up with a concept to address the issues.

Mr. Todd Woosley, PO Box 3325, shared with the Commission the latest information on the impacts of the Land Use Code recommendation for the Eastgate NMU zone that will soon be presented to the City Council. He noted that the property owner has worked with the city and the Commission for quite some time to come up with a code that will be economically viable in terms of redeveloping the property. As proposed, redevelopment will not be viable. The developer that has had an option on the property has walked away from the deal. Even so, work

to craft a viable development scenario to maximize the income stream of the property continues under the details of the code language. The Commissioners were provided with printouts showing two scenarios. The first was what could be built under what the alternative code language proposed by the property owner had been approved, which would have yielded 450 units in a six-story structure, with approximately 75 of the units affordable. The second was the reality of what the proposed code language will allow. It was noted that most of the FAR capacity for the entire site would need to be used to build two, short, urban-style apartment buildings on the front portion of the site, with none of the units earmarked as affordable units, while retaining the rear portion of the site as an RV park to generate income. Given the code language, that is the highest and best use. Under the recommended code language, it is unlikely any housing will be built in the Eastgate NMU. The code language is not yet set in stone and there is still time to revise it. It will be eight to ten years before the city will again review the zoning for the Eastgate area, and given the acute shortage of affordable housing, the city cannot afford to wait that long.

Commissioner Carlson asked if the city will require the RV use to remain in place. Mr. Woosley said that will not be a city requirement, but will be necessary for the property owner to maximize income from the property. Under the proposed code language, the development yield is too low to justify redevelopment.

Mr. Carl Vander Hoek, 9 103rd Avenue NE, said earlier in the week staff and the Commission chair and vice-chair attended a Bellevue Downtown Association meeting that was focused on downtown livability. The key assumptions the consultant Berk will use to analyze the code changes that have been proposed were discussed. The general feedback was that the consultant was off on the initial take. The Bellevue Downtown Association and staff will seek feedback from specific stakeholders with regard to what rents are, what construction costs are, and other details. Time limits prevented the Bellevue Downtown Association from reviewing the draft Land Use Code amendment language. He suggested it would be helpful to have a red line version to clarify the specific changes.

Ms. Betsi Hummer, 14541 SE 26th Street, a member of the East Bellevue Community Council (EBCC), pointed out that Larson Lake is zoned R-1. When the EBCC first met, Larson Lake was rezoned from higher density multifamily to open use and the result was a fabulous park. R-1 is a residential zone which means that houses could be built there. In the Mercer Slough where there is a large parking lot, the adjacent parcel is zoned R-1 and commercial. She said she did not understand how a park could be zoned R-1. She said her specific concern with regard to Larson Lake was that it would be turned into a little transit center, something which should be avoided. Additionally, she noted that she had attended many of the meetings of the Eastgate/I-90 CAC, which she said her husband was a member of, and at none of those meetings was the public health center ever addressed. It was very surprising to hear that a homeless shelter has been proposed to be located there, and that speaks to an overall lack of transparency with regard to how things get done.

Commissioner Laing pointed out that prior to the August break, the Commission addressed a couple of proposed Comprehensive Plan amendments related to parks. One of them would have effectively required park land to be zoned as park land. The Commission unanimously recommended moving the amendments on for substantive review, but the Council chose not to do so.

A motion to amend the agenda to hold the study session for the proposed men's permanent shelter before the study session for the downtown livability Land Use Code amendment was

made by Commissioner Laing. The motion was seconded by Commissioner Carlson and the motion carried unanimously.

7. PUBLIC HEARING AND STUDY SESSION

Low-Impact Development Principles Project

Mr. Cullen said the low-impact development (LID) principles project involves a series of code amendments. He said the anticipated outcome was that the Commission would make a recommendation to the Council on the proposed code amendments. The public hearing was started in late July.

Assistant City Attorney Catherine Drews said the proposal regarding the impervious surface limits had been revised based on input from the Commission.

Wayne Carlson, consultant with AHBL, explained that the public hearing was focused on the proposed land use amendments for the low-impact development principles project, to review the proposed revisions to the hard surface standards, and to receive and consider public comments. He reminded the Commissioners that the permit goals are to minimize native vegetation loss, minimize impervious surface coverage, and minimize storm water runoff by making low-impact development the preferred and commonly used approach to site development. The project is half of the city's response to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The permit requires that the city address the LID best management practices and the LID principles.

Mr. Wayne Carlson said a gap or opportunity analysis was conducted which identified several areas of opportunity. In the Land Use Code they included evaluating the use of LID earlier in the site design process; reducing impervious surface coverage; preserving and enhancing the tree canopy; and improving options for clustering development. The Transportation Commission reviewed the transportation design code and standards and identified as opportunities reducing impervious surfaces within rights-of-way and enhancing the tree canopy within transportation facilities.

The Council has a project interest statement that has guided the project. The statement establishes that Bellevue supports the objective of maintaining the region's quality of life, including that of making low-impact development the preferred and commonly used approach to site development. The language was lifted out of the NPDES permit and is the standard that permittees such as Bellevue are intended to comply with.

The Council also approved a list of principles to guide the project. The principles direct that the solutions identified be Bellevue appropriate; recognize and seek to balance competing needs; build on existing information and programs; engage stakeholders; and maintain Bellevue's compliance record with its NPDES storm water permit.

With regard to impervious surface, Mr. Wayne Carlson said the proposal establishes a hard surface limit, seeks to reduce the impervious surface limits by zone, and provide off-ramps for sites where permeable paving is technically infeasible. "Hard surface" is an umbrella term that includes impervious surface such as roofs, roads, walkways and driveways. It also includes permeable paving such as pervious concrete, porous asphalt and pavers. Under the proposal, there is no change to the allowed building coverage. Within each zone there is a maximum lot coverage by structure allowed expressed as a percentage. The proposal introduces a new hard

surface coverage limit, and reduces the existing impervious surface coverage. However, for sites that cannot infiltrate per the ecology standards in the storm water management manual, the use of existing pervious surface limits is maintained where they currently stand. The proposed hard surface limit provides for amenities. Section 20.20.460 maintains the innovative techniques, albeit with a cap, consistent with the city's Comprehensive Plan and neighborhood plans for reducing impervious surface.

There are a variety of Comprehensive Plan policies that support the proposed direction, including EN-43, EN-44, and LU-13.

Mr. Wayne Carlson called attention to Chart 20.20.010 which he noted outlines the maximum lot coverage by structure, which remains unchanged, and in a new row the maximum hard surface coverage limits which, for residential districts, was shown to range from 70 percent to 85 percent. He said the chart also lists the maximum impervious surface percentage for each residential district, and explained that the percentages are proposed to be reduced from where they currently stand. The reductions range from ten percent in the designations that are primarily single family in nature, to 20 percent in the multifamily designations. As previously indicated, an off-ramp is provided in the alternative maximum impervious surface row of the chart for those sites where permeable surfaces are not feasible for reasons such as steep slopes, high ground water and poor soils; the percentages shown as the alternative maximum impervious surface limits are the same as the current maximum impervious surface limits.

In conversations with the Planning Commission and the Master Builders Association, it was identified that although the use of permeable paving through the exemption allowed under LUC 20.20.460.G is not common, it is also not rare. Things such as sport courts and paver driveways occasionally are being exercised for various reasons in various single family residential zones. Mr. Wayne Carlson said several site plans were reviewed and meetings were held with several stakeholders in an attempt to craft a number that reflects the realities of some of the newer developments that are coming into the city, many of which are using a combination of hard surfaces and impervious surfaces for a total of between 60 and 70 percent coverage.

For sites where permeable surfaces cannot feasibly be utilized, the innovative techniques approach has been expanded. One instance would be a driveway of pavers with a drain underneath that behaves like a permeable driveway surface, which would qualify as an innovative technique. The related code language states that surfaces paved with permeable pavement and other innovative techniques designed to mimic the function shall not be included in the calculation of pervious surface so long as they are designed by an engineer. They will, however, be included in the calculation for determining the maximum hard surface coverage. The code language also states that the Director may require continued long-term maintenance to ensure the continued function of the innovative techniques.

Mr. Wayne Carlson said the recommendation of the staff was to recommend approval of the amendments as proposed to the City Council.

Commissioner Laing called attention to section 20.20.425.B and pointed out that there is currently no definition in the code for hardscape. The current code includes a definition for greenscape, which supposedly is the opposite of hardscape. He asked if the definition of hardscape will in fact be the opposite of greenscape, and if so, whether it would be easier to rely on the greenscape definition. Ms. Drews pointed out that section 20.20.425 relates to hard surface rather than hardscape. She said the definition of hard surface is the definition in the Department of Ecology manual and it will be included in the code. Hard surfaces are essentially

permeable surfaces. Commissioner Laing asked if meeting areas that meet the greenscape definition will also not be considered to be hard surfaces.

Commissioner Laing pointed out that the exemptions under section 20.20.425.B, as well as the existing exemptions under section 20.20.460.D, impervious surface, exempts decks and platforms. However, the existing definition in section 20.50.026 includes decks, patios, sport courts and swimming pools. Things like that need to be examined.

Commissioner Laing shared with the Commission photos of grasscrete, an approach that is fully permeable. He said it is grass that can be driven and parked on and is used extensively in Europe. He asked if the innovative technique will under the proposal be listed as a hard surface. Department of Utilities Assistant Director for Engineering Paul Bucich said under the Department of Ecology definition, grasscrete is non-native vegetation and is classified as a hard surface. The issue is not the type of vegetation used, rather it is the fact that it is an engineered system which is viewed as a hard surface.

Commissioner Hilhorst noted that pavers are much different and have no grass associated with them. Mr. Bucich allowed that pavers and grasscrete perform essentially the same functions. Grasscrete involves vegetation in closed cells that captures some of the water but is engineered to allow some of the water to go into the ground.

Mr. Wayne Carlson explained that when the Department of Ecology made the move toward the use of more permeable paving, which grasscrete is, there was some concern, justified or not, that in some of the more urban settings the use of permeable pavement to the largest extent possible could potentially fall below the thresholds for storm water treatment. The issue is not the use of vegetation or the lack thereof, rather it is the use of different pavement types that the storm water from those surfaces will not be treated.

Commissioner Carlson suggested that just as rooftop gardens are aesthetically more appealing than black tar roofs, grasscrete would be preferable to gravel or blacktop. Mr. Bucich said from an aesthetics perspective that would definitely be the case. Well designed and maintained vegetative roofs can be very attractive, but they can also be eyesores if they do not survive. There are examples of grasscrete installations that are thriving, and a multitude of examples where they have not survived. Grasscrete installations used primarily for parking will over time see their soils become very compacted, after which storm water does not infiltrate very well. Irrigation is essentially to the survival of grasscrete. Additionally, through normal rainfall and parking activities, the resulting compaction means less water is reaching the roots, and during the summer as the concrete portion heats up, the grass gets baked and killed. In a very high percentage of grasscrete installations, they end up acting more like compacted gravel.

Commissioner Hilhorst suggested that if maintained correctly, grasscrete could be an excellent option. She proposed including language calling for the exploration of new technologies and approaches to see if they would fit with the city going forward. Mr. Bucich said in the right applications grasscrete is very beautiful and works very well. The question is whether or not native vegetation could be used, and if it could be exempt from being counted as a hard surface. The Department of Ecology has looked at grasscrete along with green roofs and pavers and has concluded that they are hard surfaces and should be counted as such. To allow new techniques that are not in the Department of Ecology manual will put the city in direct conflict with the permit requirements. That will not preclude looking for new approaches and new opportunities, and requests for exceptions can be made.

Mr. Wayne Carlson said the tree retention issue is covered in section 20.20.900. The proposal incorporates a hierarchy for selecting the trees to be retained. Assurance devices may be required for the trees that are retained as a condition of project approval, including a note on the face of the plat. In the event of a conflict between the tree retention requirements and the critical areas requirements, the latter will prevail. The hierarchy priority order is landmark trees, significant trees over 60 feet in height, significant trees that form a continuous canopy, significant trees located within a rear yard, and significant trees that do not constitute a safety hazard. Items 6, 7 and 8 were proposed to be stricken based on discussions with staff who indicated the provisions are challenging to implement because they are vague relative to winter wind protection, summer shade, grouping significant trees to create a distinctive skyline feature, and significant trees in areas of steep slopes and adjacent to water courses and wetlands.

Mr. Wayne Carlson said the tree preservation hierarchy is much the same as the current requirements, but they emphasize the trees deemed most important to retain based on meetings with stakeholders, the public and staff. He pointed out that paragraph 20.20.900.G provides for an alternative tree retention and replacement option. No changes to the provision are proposed.

Mr. Wayne Carlson said the recommendation of staff was to recommend to the Council approval of the tree retention amendments as proposed.

Commissioner Hilhorst asked if homeowners would still be allowed to retain trees for the specific purpose of providing wind protection or summer shade. Ms. Drews said they would be allowed to do so. The code provision establishes a hierarchy, but if there is a better way to preserve trees, it can be done under the alternative plan option. The provisions do not apply to existing homeowners unless they are seeking to develop or redevelop their properties.

With regard to groups of trees that create a distinctive skyline feature, Commissioner Hilhorst proposed keeping the provision given that a skyline is different than a canopy. She noted that in her neighborhood an entire skyline of trees was impacted by development that was located in the middle of the trees. Ms. Drews said the issue staff has with the provision is that the criteria is subjective. What constitutes a distinctive skyline may not be the same thing for two different people. There are cases in land use law that argue against requiring an applicant to figure out what the regulations direct them to look for. It would be far more preferable to have criteria that provide more guidance.

Commissioner Laing asked why the proposal included removal of the word “healthy” in paragraph in paragraph (2). Ms. Drews said staff chose to go with the definition by the American Arborists Association, which simply refers to significant trees. Under the proposal, the Director can discount those trees for age, health or other reasons that may be an impairment to development. Commissioner Laing expressed concern about removing the “healthy” modifier, making it necessary for property owners to keep a dead tree or prove that a tree is a hazard.

Commissioner Laing commented that in the event a developer wanted to tear down an existing home in order to build a new home, a certain amount of trees would need to be retained on the property. Neighbor A might have a 10,000 square foot lot with five 60-foot trees in their backyard. Neighbor B elects to sell their home to a developer and the developer comes in, scrapes off the existing house, knocks down two trees in the process, and leaves five 60-foot trees in the back yard in accord with the requirements of the proposed provisions. The two neighbors end up with the same number of trees. The difference is that the new homeowner will not be allowed to remove any of the five significant trees, whereas Neighbor A could choose to cut down all five of his trees. As soon as anyone does anything with their single family homes,

the new requirements will be triggered and they will be locked in to having a certain number of trees on their properties going forward. Ms. Drews said that would be the case. She stressed that the larger discussion about tree retention overall in the city and what specific neighborhoods want to see done with their trees will take a long time. The proposal reflects what the city already requires for new development and redevelopment, including a requirement to have a tree plan as part of the building permit that gets recorded on the survey.

Mr. Wayne Carlson said the concept of clustering includes the conservation of on-site soils and the minimization of pervious surface coverage as criteria covered by a PUD approval. Under the proposal zero lot lines are allowed to facilitate the clustering of buildings to address those criteria, provided that the combined width of the side yard setbacks meet the minimum requirements. The goal is to allow for flexibility in terms of siting structures within the lot line envelope. The clustering proposal is supported by Comprehensive Plan policies HO-16 and EN-49.

The decision criteria are housed in section 20.30D.150. The proposal adds to the criteria conservation natural features, vegetation and on-site soils, as well as reduction in hard surfaces or requests for modification of zoning requirements as outlined in section 20.30D.165. The section does not introduce new housing types that have not previously been allowed, such as attached housing in single family zones, rather it allows for flexibility in the siting of a structure.

Commissioner Walter said absent a shared wall between two properties, there should be a minimal amount of space between the two structures to permit passage for various reasons. Mr. Wayne Carlson said there would be in that the separation would be the same distance as the current setbacks. He said where there are two properties with five-foot side yards, the total separation would be ten feet even if one structure is located on the lot line.

Mr. Wayne Carlson said the proposal includes conservation of on-site soils and minimization of impervious surface coverage within the list of what is allowed for PUD approval, and zero lot line development allowed to facilitate the clustering of buildings. He said the recommendation of staff was to recommend approval of the clustering amendments as proposed.

With regard to site design, the provisions include adding to the general requirements a soils report within the submittal checklist, and a protection and preservation plan where applicable, which would be where there are significant trees on site.

A motion to open the public hearing was made by Commissioner Carlson. The motion was seconded by Commissioner Laing and the motion carried unanimously.

(8:13 p.m.)

Mr. David Hoffman, 33500 16th Avenue SE, spoke representing the Master Builders Association. He said after reviewing the most recent draft with Association members, staff and the consultant, the organization is generally supportive of the LID code amendments. The changes to the PUD code, which will allow for zero lot line construction, have been requested by the Association for many years. The amendments to the landmark tree code should include incentive language rather than a general priority list for tree retention, though it is recognized that the provisions include off-ramps. Since virtually all of the land for residential development left in Bellevue is constrained in one way or another, it cannot be fully known how the proposed code requirements will affect real future residential development. Some flexibility will be needed going forward, as well as allowing for potential future amendments to the provisions if necessary

in order to accommodate growth.

Mr. Jack McCullough, 701 5th Avenue, Suite 6600, Seattle, commented that most of the commercial development that is occurring in the city and will take place in the future will involve the redevelopment of existing sites. The city is working to rezone places such as Eastgate and Wilburton where there is already development that has certain impervious surface coverage levels that are well in excess of what the code and the new standards that have been proposed. In most cases, the impervious surface allowance will be diminished by 20 percent. He said his reading of section 20.20.460.F indicates that legally established impervious surface on a site prior to the date the ordinance is adopted that exceed the limits of the code shall not be considered nonconforming, and it will not be necessary to meet the new standards when the site is redeveloped, though the amount of impervious surface cannot be increased beyond what exists without removing some and converting it to pervious surface. In general, the nonconformity provisions do not apply, which could be very disconcerting to some.

Ms. Catherine Hughes, 10203 NE 31st Place, called attention to the last paragraph on page three of the packet and the reference to limiting hard surfaces, amending the dimensional chart, and allowing for new impervious surface techniques. The statement is made that the result is less impervious surfaces and hard surfaces overall and therefore should help to minimize runoff. There are a lot of issues still in talking about permeable, impermeable, and tree retention to help reduce storm runoff and increasing tree canopy, but there are little more than fractional changes in percentages. The tree retention concept has been batted around on and off for the last 20 years. The city is counting the trees is loses, but does not seem to be doing anything about replacing them. Trees that are 60 feet tall certainly are significant, but so are some at 45 feet and they should be included. The document refers to pervious pavement and impervious pavement. The word "pavement," however, has to do with hard surfaces period, surfaces that do not allow any give and take. In several places there is reference to unlimited pervious pavement; the reference should be to pervious materials. The word "pavement" is not generally associated with things that are supposed to be pervious. Gravel driveways exist in Bellevue that people are calling rain gardens. The fact is the soil between the road and a garage door is the most compacted soil on an entire lot. Throwing three inches of gravel on it cannot be called pervious. It is also questionable as to why gravel should be allowed at the edge of the street in that it can be a hazard to bicycles and motorcycles and can clog storm water drains.

Ms. Pamela Johnson, 3741 122nd Avenue NE, noted that between 300 and 400 people attended the recent Bridle Trails night out event. Those who attended were asked what is important to them about the Bridle Trails area, and overwhelmingly the answer given was trees. Trees are important to all areas of the city, not just in Bridle Trails. With regard to page 4 of 5, she said the reference is to significant trees within five feet of a rear yard above 20 feet of the adjacent property line, which is an agreed-upon code in Bridle Trails. The 15 feet should be changed to below 20 feet of the adjacent property line as far as significance is concerned. One thing that is very confusing about the proposal is what the fees and processes are, and how enforcement will be carried out. Assurances without enforcement means nothing will happen. The LID process is flawed because it has a narrow approach focused on new development. Even with the focus, there is an absence of fees and a process for maintenance and enforcement. It is also concerning that staff is allowed to determine what is important relative to significant and landmark trees. There is no public process involved in determining what a landmark tree is. She recommended a 50 percent tree canopy for parking. The Comprehensive Plan calls for 30 percent tree canopy master plan but there is no way to get there. The city should create an urban forestry commission to ensure public involvement in the tree preservation issue.

Mr. Todd Woosley, PO Box 3325, said he has plans to construct a new house on his lot and said he hopes he will not have to choose between having a backyard patio and parking on the lawn after the site is redeveloped. In a single family neighborhood, the current code could be used to retain only 14 percent of a site as non-hard surface. Bellevue, however, is an urban area and under the Growth Management Act the rural areas are preserved for macro environmental functions. The Department of Ecology has an insatiable appetite for restricting things, even in urban areas where all growth is supposed to be accommodated. Comprehensive Plan policy EN-44 encourages an incentive approach, but the proposal is more on the order of a mandate unless it can be proved something is technically impossible. The Commission should reverse that to make it consistent with the incentive program that is part of the adopted Comprehensive Plan environmental policies. People should be motivated to put in pervious surfaces rather than impervious surfaces. With regard to the Eastgate neighborhood mixed use, for some reason it has the lowest total hard surface coverage of any of the non-residential areas, and that should be brought up to the hard surface level of 85 or 90 percent afforded to all other commercial areas in the city. The costs are more significant than may be assumed in some cases. For example, the transportation plan calls for a six-block sidewalk project, and because of current storm water compliance requirements, that six blocks of sidewalk will cost nearly \$5 million. In moving forward, the Commission should be cognizant of the costs involved. Consideration should also be given to the potential loss of buildable land capacity, which could impact housing supply and affordability. If the code does not conform with the incentive approach outlined in the Comprehensive Plan policies, the policies themselves should be changed prior to adoption of a code which is clearly a mandate.

Commissioner Carlson said he was struck by the array of comments on the tree retention policy and said he wondered if it should be addressed as a standalone issue.

Mr. Jonathan Kagel, PO Box 312, spoke as president of the Viewcrest Community Association. He said the community was founded in 1947, at which time the protective restrictions and covenants were enacted. One thing the restrictions and covenants do is protect the views that create the area's unique sense of community relative to the low-profile look and feel and the relative lack of significant trees. In Viewcrest, it is not necessary to build a taller house in order to have views. The concern is that an enhanced tree retention approach may cause significant trees to eventually grow and block views in the community. In developing the code language, consideration should be given to well-established communities that have their own rules.

Commissioner Hilhorst asked what about the proposed approach would keep the Viewcrest Community Association from imposing its covenants and restrictions relative to trees that block views. Mr. Kagel said the Association would certainly continue to enforce the covenants. Enforcement takes place primarily when properties are sold or redeveloped, but sometimes people just do not comply. The concern is that trees not in compliance could reach a certain threshold making them protected, spurring the argument that the city will not allow the tree to be removed.

Commissioner Laing said he did not see in the current tree retention code a savings clause or any reference to applicability when there are covenants or view protections in place that were enacted prior to the adoption date of the ordinance.

Ms. Drews provided the Commissioners with copies of emails received on the topic that had not been included in the packet. She noted that the questions asked in them included whether or not the changes will apply retroactively; if the changes will impact the way storm water fees are calculated; and how the best management practices requirements will apply in the downtown.

The emails included comments on the transportation requirements as they relate to paving requirements on driveways. An example of a zero lot line ordinance from another jurisdiction was provided, and there were questions related to changes to the storm water code, which is a different code. There were questions asked about how the proposal would address site planning, and what the scope of the public hearing was.

Commissioner Carlson noted that much had been said about tree requirements and restrictions, and about punitive measures against people who cut down trees. Nothing has been said, however, about incentives for planting trees. He asked what policies are in place that encourage tree planting. Ms. Drews said that is certainly something the city could address. There are some programs in place, but the City could consider if it wanted to offer additional incentives for planting trees.

A motion to close the public hearing was made by Commissioner Laing. The motion was seconded by Commissioner Carlson and the motion carried unanimously.

(8:43 p.m.)

Ms. Drews returned to the issue of how the tree retention requirements apply. She said section 20.20.900, particularly subsection (F), applies to permits for new single family structures and for additions to impervious surface areas that exceed 20 percent when located on a single family lot developed with a residential use. She also noted that significant trees are defined in the definition section as a healthy evergreen or deciduous tree eight inches in diameter or greater measured four feet above existing grade. The Director may authorize the exclusion of any tree which for reasons of health, age or site development is not desirable to retain. With regard to the issue of private covenants, Ms. Drews said the city has not taken a policy to protect views. There are a lot of different viewpoints related to trees and how they should or should not be regulated, which is why the proposed amendment seeks to effect only minimal adjustments to section 20.20.900.

Chair deVadoss asked for a response on the issue of incentives. Ms. Drews said incentives can include things like reducing permit fees and expediting permit times. Under the NPDES permit, the city is charged with looking at things that are enforceable, and hopefully when the process is done it will be possible to step back and sit down with stakeholders to determine what kind of incentives they would like to see put in place.

Chair deVadoss asked how the comments made about potentially being able to take down from one to four trees on a recurring basis. Ms. Drews the loophole involves the clearing and grading code and is being looked at as part of the LID principles project.

Commissioner Morisseau noted that some had commented on the need for flexibility. Ms. Drews said the staff are always monitoring codes to see how they are working both administratively and for the public. The public can always recommend amendments through the proper channels.

Chair deVadoss noted that comments had been made about how the topic of trees generally should be approached, and that the staff had agreed with the need to address the topic on a larger scale. Ms. Drews said the Commission could as part of its recommendation to the Council put forward what its recommendations are toward trees based on the comments the commission has received.

Commissioner Hilhorst asked if the city directs the planting of new trees and whether or not any

tracking is being done to determine progress toward achieving the 40 percent tree canopy goal. Ms. Drews explained that typically when a developer removes a tree, they are required to provide mitigation. The mitigation can occur on site or off site on a ratio of 2:1. She said she was not able to say that the Department of Development Services is specifically tracking the level of tree canopy, but there are GIS maps of the canopy coverage that are updated periodically. Commissioner Hilhorst commented that was how it came to be known a few years ago that the tree canopy coverage percentage was falling, which led to setting the 45 percent goal. She said it would be good for the Commission to receive an update with regard to what the tree canopy percentage is currently. Additionally, it would be good to know if there is a specific plan of action in place to meet the goal. Ms. Drews said that would fall outside the scope of the LID project; it is part of the larger discussion that needs to occur with the city at large and all the stakeholders.

Commissioner Walter said five percent pervious surface in addition to the maximum lot coverage by structure is not all that much. She said she checked into putting in a pervious driveway and found that the cost is substantially more. Pervious surfaces also require vacuuming three times a year to keep the pores from getting clogged up. The level of maintenance alone could be prohibitive for many, especially the elderly. Mr. Bucich said it is in fact not necessary to vacuum pervious driveways three times per year. Commissioner Walter suggested the approach is overly ambitious. It would be better to take small steps rather than a full leap. It is too much to ask existing and new residents to do. The maximum impervious surface limit should be kept at 50 percent. The approach represents an overreach on the part of the city, particularly in regard to pervious and impervious surface surfaces.

Ms. Drews said she has reviewed the documentation put out by the Department of Ecology, Eco Northwest and the Environmental Protection Agency going back to 2007. She allowed that there are costs associated with moving toward pervious surfaces, but the conclusion reached has been that for most situations the costs are less.

Mr. Bucich clarified that if the proposed amendment were to be halted and the city were to do nothing else, under the new storm water requirements developers will be required to evaluate the use of LID best management practices on site. Where the best management practices are deemed suitable for a site, the developer will be required to install them. Currently, sites are allowed to have up to 50 percent impervious surfaces, whereas the proposal is to reduce that to 40 percent and where suitable given site conditions, to use a pervious solution for the additional ten percent. Sidewalks on site can be pervious concrete, pavers or grasscrete instead of hardened surfaces that do not give the ground any chance to absorb storm water. The use and application of infiltrative best management practices will be required. While new to some, they have been applied and implemented across the country for 30 years, including in the Puget Sound area since the late 1990s. Bellevue has been encouraging the use of low-impact development best management practices for many years and has seen some success. With the new permit provisions, the city no longer gets to simply encourage the practices, they are now required where a site is suitable. The LID principles project recognizes that the opportunity exists to incrementally reduce the amount of impervious surface and to utilize pervious techniques where feasible. Pervious surfaces are different from what most people are used to, and they do require some maintenance. The fact is, traditional hard surfaces and the associated storm water systems also require regular maintenance, and those costs are born by everyone through their storm water rates. Developments that have a more dispersed way of approaching storm water find it less costly to maintain over the long term.

Commissioner Walter agreed that the reason for making the change is good, but it is a very large

change that will in fact cost residents more. It is too much too fast, giving people time to adapt and understand.

Commissioner Laing asked what ratepayers can reasonably expect to get back under the new approach in terms of reduced storm water charges. Mr. Bucich allowed that the topic is very complex. There are many different factors that go into the storm water rates. They include the operation and maintenance of the infrastructure. As more infrastructure is brought online, the overall maintenance budget increases. What is less well understood are the impacts to the natural environment that have not been repaired or restored. Part of what the Department of Ecology is trying to do is slow the rate of bleeding in the environment so that over the next decade restoration can take place. Everything being proposed falls under the federal Clean Water Act, which focuses on restoring the nation's fishable and swimmable waters. The question of how much residents will get back cannot be answered, but without doubt as more degradation of the environment is allowed to continue, the eventual costs of restoring them will only increase. It has been fully acknowledged that the highly urbanized settings it will never be possible to return to fully forested conditions; that is why there are provisions in the storm water requirements that allow for off-ramps. The proposed code amendments represent an approach that will reduce the amount of new impervious surface and reduce the loss of native vegetation.

Commissioner Walter recommended maintaining the table on page 19 of Attachment A, but without reducing the maximum impervious surface limit to 40 percent.

Commissioner Hilhorst recommended not striking out "groups of significant trees which create a distinctive skyline feature."

Commissioner Laing suggested it would not be appropriate for the Commission to make a recommendation regarding the tree issues. The impact of what is being proposed is a significant change citywide. There are a variety of opinions regarding the degree to which the tree retention requirements should be prescriptive. Bridle Trails has their own regulations and at one time Enatai was asked if they would like to have their own regulations as well. The provisions that are being proposed are new, and there are aspects that remain not fully understood. With regard to the LID elements, he said he was generally supportive of them. He pointed out, however, that the proposal represents a huge change in that it ushers in a 20 percent reduction in the allowed square footage of impervious surface. For a 10,000 square foot lot, 20 percent is 2000 square feet. If that lot is 80 feet wide and has a 20-foot setback requirement, that accounts for 1600 square feet. There is also the green factor, so 800 square feet of the front setback must be greenscaped. A driveway for a three-car garage is 20 feet deep and about 30 feet wide, taking up 600 square feet. The proposed approach would reduce the impervious surface allowance by more than three times the area of the typical driveway. The Department of Ecology has not established a specific standard, and the city could choose to reduce the impervious surface limits by ten percent instead of 20 percent, and that would still be a big change. The 70 percent hardscape provision is okay overall. For the 10,000 square foot lot, the 35 percent structure coverage accounts for 3500 square feet. Adding in 600 square feet for the driveway brings the total to 4100 square feet, which exceeds the 40 percent maximum impervious surface limit that has been proposed. He said his concern is in going immediately to the bottom line. In moving past the 70 percent mark, anything the city is asked to do to in the single family neighborhoods will significantly impact how people use and enjoy their properties.

Commissioner Laing recommended setting the maximum impervious surface limit at 45 percent, and the maximum hard surface limit at 75 percent.

With regard to establishing incentives, Commissioner Laing said the Commission over the years has been clear about its preference for the carrot rather than the stick. He said he saw nothing in the proposal by way of incentives. There are benefits associated with the LID principles, and the benefit is not going to be lower utility rates.

A motion to recommend to the Council approval of the LID elements, with the maximum hard surface coverage limit and maximum impervious surface limit increased by five percent from what was proposed for each single family zone, was made by Commissioner Laing. The motion was seconded by Commissioner Walter and the motion carried unanimously.

It was clarified that the motion did not include moving forward with any of the tree retention elements.

A motion to recommend adoption of the proposed clustering provision amendments as presented was made by Commissioner Laing. The motion was seconded by Commissioner Carlson and the motion carried unanimously.

****BREAK****

(9:27 p.m. to 9:38 p.m.)

Chair deVadoss announced that the Downtown Livability Initiative study session would be rescheduled to another date.

8. STUDY SESSION

Proposed Men's Permanent Shelter Briefing

(9:39 p.m.)

Senior Planner Camron Parker explained that the city is working in partnership with King County, Congregations for the Homeless and Imagine Housing on the homeless men's shelter project. The site identified as the prospective location for the shelter is the Eastgate public health clinic, which is adjacent to the Eastgate park and ride. He said homelessness has always been an issue in Bellevue, but it has become increasingly visible and prevalent over the last several years in the form of increased car camping and the use of open space for unpermitted encampments. While there are homeless single men, there are also homeless families and women. An increasing number of children enrolled in the Bellevue School District are also enrolled in homelessness programs.

Mr. Parker said the number of unsheltered persons sleeping outside on the night of the annual One Night Count was 245 in 2016, up from 134 in 2015. While accurate counts of homeless persons are difficult to achieve, the estimate based on various sources is that there are some 1200 persons who are homeless on the Eastside, many of whom were served by shelters over the course of the last year.

Commissioner Laing asked how students can be enrolled in the Bellevue School District without having a residence given that there are residency requirements within the school district for those students wanting to participate in extracurricular activities. Mr. Parker said the district is required under the federal McKinney-Vento act to continue providing educational services to students who are enrolled and then become homeless. They may move from shelter to shelter, even in a

different city, but they are still entitled to stay in the school where they started. Transportation to their home school is provided by the state.

The response of Bellevue to homelessness is primary community driven by local non-profit agencies. The city has had a longstanding relationship with a number of the agencies and funds them from the Human Services Fund. For the most part, homeless services in Bellevue are provided by and through non-profit agencies as opposed to specific city programs. The city also works very closely with the neighboring cities of Kirkland, Redmond and Issaquah on the understanding that homelessness is a regional issue. Homeless clients tend to move from city to city, and the shelter needs have been divided up among the cities, with each city addressing a part of the overall task. For shelter services, Bellevue is focused on the project of identifying a permanent shelter for single men; Kirkland is working on a permanent shelter project for women; and families; and Redmond already has a shelter that provides services to young adults. Bellevue and the other cities also have a relationship with the King County All Home homelessness initiative and are players on that level.

A number of homeless services are provided in Bellevue. Congregations for the Homeless has been providing services via a rotating shelter that moves through 12 different churches, staying one month at each. Ten of the 12 churches are located in Bellevue; one is in Medina and one is in Redmond. The program has been operating consistently in Bellevue since 1993. Congregations for the Homeless has also been operating a winter shelter for men in Bellevue since 2008. The shelter has moved through a variety of interim locations during those years. The main goal of the current project is to find a permanent location for the shelter.

Commissioner Hilhorst asked about the tent cities that are hosted by various cities. Steve Roberts with Congregations for the Homeless explained that there are two tent encampments that move around on the Eastside. Bellevue has established regulations for how often they can locate in Bellevue. The tent city program is operated in a different group under a different philosophy.

Commissioner Morisseau asked about the shelter at the YMCA on Bel-Red Road. Mr. Parker said the program called The Landing began there and serves young adults. The shelter has since moved to Redmond.

Mr. Parker said in the past three years there have been policies adopted that provide a basis for addressing homelessness in the city. The Council's vision priorities for 2016-2017 established an action item for having an Eastside permanent winter homeless shelter ready for the winter of 2018-2019. That is what has led to the focus on siting the shelter in Eastgate. There is also policy language in the updated Comprehensive Plan, and a Council interest statement and action item in the Council diversity action plan adopted in 2014.

Mr. Roberts said Congregations for the Homeless since its inception has been working with the city to operate shelters in churches. There are 12 host churches and the shelter operates for one month at each location; other churches support the shelter operation with food, volunteers and financial assistance. The winter shelter is a separate operation and provides a safe place to sleep, food, a place to store belongings, hygiene facilities, and full case management. The specific objective is to assist homeless men in moving from life on the street into stable housing and ultimately to independence. Over the last year, 60 percent of the men in the shelter moved on to permanent housing. Additionally, about 30 men are graduated annually from the program into independence.

Commissioner Hilhorst asked if there is a timeframe men are allowed to stay in the shelter before

they have to move on. Mr. Roberts said the shelter is designed for those who want to leave homelessness. Those who are obviously just shelter hopping are given food and shelter for a couple of months only before they are asked to move to other facilities. The average stay in the shelter is 90 days but some men stay for as long as six months. Those who are making progress toward getting jobs and getting stabilized are allowed to stay until they reach their goals. He pointed out that of the 12 original churches that participated in the program in 1993, nine are still hosting the shelter for a month every year.

Commissioner Morisseau asked if any of the men who leave the shelter for permanent housing end up back in the shelter at some point. Mr. Roberts said if they get placed in housing operated by Congregations for the Homeless their progress can be tracked. The program enjoys a 95 percent housing success rate. Those who go into private housing are not easily tracked.

Mr. Roberts said the winter shelter started in 2008 by the city of Bellevue and Chief of Police Pillo in response to someone dying in the intersection of NE 8th Street and I-405 in 2007. The shelter was initially rudimentary and operated only during the coldest weather. It has evolved over the years and has moved locations, most recently in the Sound Transit building on 120th Avenue NE. That building is being torn down and the shelter will move to an interim space until a permanent space can be built. The shelter serves between 85 and 100 men.

A total of 571 unduplicated men were served by the shelter in 2015, 96 percent of whom reported as residents of the Eastside. The shelter does on occasion serve men from Seattle, but they do not typically stay for long as it is too difficult to go back and forth. In addition to the rotating shelter, Congregations for the Homeless also operates an outreach service to the community, a program that was also initiated by the city of Bellevue. Shelter staff go out on the streets and meet with homeless men both proactively and reactively. The rotating shelter, the winter shelter and the subsidized housing units taken together will serve about 1200 men in 2016.

Chair deVadoss asked what policy Congregations for the Homeless imposes in terms of addictions. Mr. Roberts said the shelters are different. The winter shelters are behaviorally based, which means they are designed for life safety. Anyone living on the street can come into the shelter, even if they are under the influence of alcohol or drugs, though they cannot use them in the shelter. They must be able to behave. The case managers will work with those with addiction issues. The rotating shelter is a clean a sober program and is often utilized by those in recovery. The housing units are also often used by those in recovery.

Commissioner Morisseau pointed out that the city's population is less than 50 percent Caucasian, yet 58 percent of those in the shelter are white homeless persons. African-Americans make up only two percent of Bellevue's population, yet 20 percent of the homeless are black.

Mr. Roberts said the planned facility in Eastgate will include an emergency shelter of 100 beds, a day center offering food service all day long, and 60 to 65 affordable housing units built on top of the shelter in partnership with Imagine Housing. The services provided at the day center will be key to helping people get out of homelessness. The services include medical, case management, employment assistance, addiction programs, housing placement, mental health services, and legal assistance, all of which will be located adjacent to the day center.

Mr. Parker said the site up for discussion is the Eastgate public health center site. He shared photos of the site and the surrounding area with the Commissioners. The site is within the proposed EG-TOD zone. The King County parcel is four acres so there is ample room to build a

new facility, allowing the existing clinic to remain operational. Proximity to the clinic and to transit services is a large factor. The fact that the site is located predominantly in a commercial area makes the shelter a good fit. The publicly owned site, coupled with King County's interest in supporting the project, led to investigating the site and the partnership.

Some work has been done to determine how the facility would fit within the transit-oriented development (TOD) vision of the Eastgate subarea. There are basically two building pad options, one involving an area where there is existing surface parking, and one in the corner of the property that is closer to the hill that rises up toward Bellevue College. The goal has been to make sure that building a new structure on the site will not in any way impede the TOD vision for the area, and to look for opportunities to help bring the vision along through early implementation. Utilizing the area where there is existing surface parking will require reconfiguring the displaced parking and/or building structured parking, which would add to the cost of the project. The street connection could be started by the project, along with pedestrian access and connections to the transit center. Constructing the building closer to the slope would entail a different set of complications but would not preclude the ability to construct the future east-west connection through the TOD area.

Mr. Parker clarified that no final decision has been made about whether or not the site will ultimately be selected. The city and King County have drafted a letter of agreement that outlines the steps to be taken through the end of the year that will yield the decision-makers what they need to make a decision, probably in the first quarter of 2017. One key element the city has taken on is the community outreach effort that is under way. There have already been several meetings with surrounding businesses, property owners and residents, and preparations are under way for larger community meetings.

Commissioner Morisseau asked about the structured parking option and Mr. Parker said it would be some combination of above and below ground parking. Commissioner Morisseau also asked about who makes up the development team and who the development partners are. Mr. Parker said the team and the partner members would be Congregations for the Homeless and Imagine Housing. Imagine Housing is a non-profit housing developer based in Bellevue and the organization brings to the table experience both in building affordable units and operating them. The organization has expertise in funding as well.

Commissioner Hilhorst asked what conversations have taken place with Bellevue College. Mr. Parker said there have been talks with staff from several different levels of the organization. They have offered a mix of different questions regarding the organization and the shelter clientele. They will need to evaluate what the facility would mean in terms of the campus and their security plan. They expressed interest in having service learning opportunities for their students, and they have pointed out that they have a robust career center that could benefit the men in the shelter.

Mr. Roberts said the winter shelter for men has been operated for some time in both residential and commercial areas for many years. Every site and facility has a different set of security issues, and Congregations for the Homeless is committed to solving all of them to protect the neighborhood, the residents and the shelter staff. A number of creative approaches have been used to ensure safety. There is always a need for education given that most people are afraid of the homeless. The fact is there is very little difference between those who are homeless and those who are not; the men are not homeless by character, they simply happen to be facing a homeless situation. A number of Bellevue College students use the transit center for parking, and the lighting along the pathway that connects the college and the park and ride is very good.

Mr. Parker said there is an interdepartmental team of city staff that is working on the project. The police department serves on the team and is focused on the issue of security. Mr. Roberts added that the policy like having the shelter operations because it makes it possible for the homeless to avoid camping under bridges or in parks, rather they are inside where it is warm and they are all being fed.

Commissioner Walter commended the presenters on their presentation. Commissioner Walter said she did stand up at Council because they (the Planning Commission) had just voted on the Eastgate land use code amendments, she has serious reservations and she would have preferred that the discussions about the shelter and the code amendments to have been held together rather than having separate discussions. She said she had questions, such as if this (the shelter) was the reason the college put their dorms on the other side of campus from where they had originally discussed. Commissioner Walter said she lives just to the north the site in a neighborhood that has a lot of issues with room rentals that could have been helped by having a lot more dorms on campus. The documentation talks about siting shelters where there are no residences nearby, but the Eastgate master plan establishes that there will be many residential units in the area. It feels like we have two sets of things going on. She understands that it is important to have a very clear picture who these people are. People showing aggressive behaviors are not allowed into the shelter, but there is a question where they go once they are turned away. People are allowed to come to the shelter while inebriated or otherwise under the influence but they are not allowed to engage in those activities in the shelter. Does that mean they go outside the shelter to the local grocery store or the Factoria pot shop and then bring it back here walking through all the neighborhoods in between? She has great concern for the surrounding area. Commissioner Walter wants to know, in terms of the Horizon House, what was the impact, acknowledging there's not a lot of economic activity down there, and she drove down there to look at it, and it looks like the pictures. Commissioner Walter restated that she would like to know the economic impact of men's shelters on surrounding neighborhoods, within walking distance, like a couple of miles. More specifically, the impact on emergency services, fire and ambulance, police calls. What is going to be the impact on the hospital? She notes that the presenters said they have mental health services but nationwide medical facilities are lacking in being able to address mental health issues. What happens if someone has a mental health issue and there are no beds? Where do you put them? Commissioner Walter said these are probably all challenges the providers know but these are questions she has. The main thing Commissioner Walter is thinking is the problems in Seattle are enormous and broken, and she is concerned about them coming to Bellevue. Traditionally, it's been harder to here but if the shelter is on a transit line it's going to make it easier to get to and from Seattle. If it's a King County shelter, there was something in the Real Change newspaper, a site with a star, so it's been publicized there's going to be shelter there. She is concerned about how wide a net we are casting for this shelter. Commissioner Walter doesn't agree with some of the policies in place in Seattle that she believes have drawn homeless people to that city, and it was under the intent of taking care of their own but instead have taken care of someone else's 'own'. Commissioner Walter's concerns are huge with this, she acknowledged that the provider knows many of the issues well, and said that probably at least half of the city's residents have this on their minds.

Mr. Roberts allowed that many residents of Bellevue likely have many of the same concerns, particularly those who have not experienced homelessness themselves. The fact is shelters have been operated in churches in Bellevue for the past 23 years, many of them immediately adjacent to a childcare center. Usually what happens when people take the time to get to know the homeless is they bring their children over to help make sandwiches for them. Congregations for the Homeless is not at all interested in attracting homeless persons from Seattle; the strategies

that have been developed have been focused on making sure that does not happen, and indeed that has not been an issue. The homeless do tend to stay in the areas with which they are familiar; those who do come over from Seattle are always encouraged to go back and access services there. The homeless continuum of care in King County measures where people come from to the extent they share accurate information, and the data shows that less than eight percent of those served in King County come from outside King County.

Commissioner Laing said his perception is that the visible homeless population ebbs and flows. There clearly is a correlation to the local government's current position relative to homelessness and the provision of services. He asked if the proposal for the Eastgate site is for a facility that will serve as a regional shelter, or if it is intended to serve as a continuation of the work that has been going on in Bellevue for many years. Mr. Roberts said the focus is on a continuation of the work in Bellevue and on avoiding the siting problems. Siting is the main reason Bellevue and the other cities have decided to build a permanent facility; it is very complex to identify a new space every year or so and have to establish relationships. There are also efficiencies and improvements that can occur when there is a permanent space. There is no anticipation that attendance at a permanent shelter in Eastgate will see any different kinds of folks being served. It will be an Eastside facility for Eastside residents and having a permanent location will make it possible to come close to ending homelessness on the Eastside for men. There will always be those who do not want to move out of homelessness, but they total no more than ten or fifteen percent. Currently the cities have little recourse in dealing with that population, and those who want to go live in the woods will do so. Panhandlers can be encouraged to seek food and a warm place to sleep at the shelter rather than being given money.

Commissioner Morisseau suggested it would be fair to say that there is a connection between the ten or fifteen percent who do not want to end homelessness and mental health issues. She asked if once open, the shelter will be providing mental health care for those who need it. Mr. Roberts said there are a number of mental health providers in the community. The shelter case managements facilitate the necessary connections, but the clients must travel to where the services are provided. Once up and running, the permanent shelter will be able to provide those services on site, which will yield a much higher success rate. Employment services is a major contributing factor for getting people out of homelessness.

Chair deVadoss acknowledged the good work done in the community by Congregations for the Homeless. With regard to the timing of the Eastgate initiative and the communications, things were out of sync and somewhat awkward. He suggested it would behoove everyone to be very up front as to why things happened as they did. To the extent possible, data should be used to support the decision-making process. There is a clear desire on the part of the Commissioners to help the homeless in Bellevue, but if there is a plan beyond Bellevue everyone should be up front about it and put it on the table for debate.

Mr. Roberts reported that Congregations for the Homeless hopes to open an interim shelter in Bellevue in November. He invited the Commissioners to visit the facility, serve a meal and get to know the clients. The focus of the proposed facility is entirely on the issue of homelessness on the Eastside.

9. DRAFT MINUTES REVIEW

(10:49 p.m.)

June 22, 2016

A motion to approve the minutes as submitted was made by Commissioner Morisseau. The motion was seconded by Commissioner Hilhorst and the motion carried unanimously.

July 13, 2016

A motion to approve the minutes as submitted was made by Commissioner Laing. The motion was seconded by Commissioner Walter and the motion carried without dissent; Chair deVadoss and Commissioners Hilhorst and Laing abstained from voting because they had been absent from the July 13th meeting.

July 27, 2016

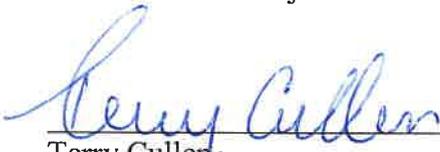
A motion to approve the minutes as submitted was made by Commissioner Laing. The motion was seconded by Commissioner Morisseau and the motion carried unanimously.

10. PUBLIC COMMENT - None

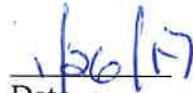
(10:54 p.m.)

11. ADJOURN

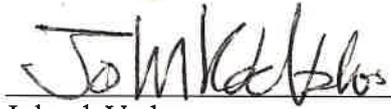
Chair deVadoss adjourned the meeting at 10:54 p.m.



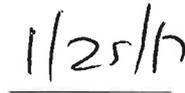
Terry Cullen
Staff to the Planning Commission



Date



John deVadoss
Chair of the Planning Commission



Date