

City of Bellevue
Wilburton Commercial Area
Citizen Advisory Committee
Meeting Minutes

March 2, 2017
6:00 p.m.

Bellevue City Hall
Room 1E-112

MEMBERS PRESENT: Jeremy Barksdale, Sarah Chong, Shari Einfalt, Jay Hamlin, Matt Jack, Chris Johnson, Debra Kumar, James McEachran, Daniel Renn, Lei Wu, Alison Washburn, Don Weintraub

MEMBERS ABSENT: Glen Griswold, Maria Lau Hui, Andrew Pardoe

OTHERS PRESENT: Bradley Calvert - *Department of Planning and Community Development*, John Savo – *NBBJ*, Keith Walzak – *NBBJ*, Brian Vanneman – *Leland Consulting*

RECORDING SECRETARY: Audio Recording, transcribed by Bradley Calvert

1. Call to Order and Approval of Agenda

The meeting was called to order at 6:01 p.m. by Co-chair Wu.

Co-chair Wu asked if any members had any comments regarding the agenda.

- ❖ **Action Item:** *Ms. Kumar made a motion to approve the agenda. The motion was seconded by Mr. McEachran. The agenda was unanimously approved.*

2. Approval of Meeting Minutes

Co-chair Wu asked if there were any comments regarding the meeting minutes from the February 2, 2017 meeting. There were no comments

- ❖ **Action Item:** *Co-chair Barksdale made a motion to approve the meeting minutes from the February 2nd, 2017 meeting. The motion was seconded by Ms. Kumar. The meeting minutes were unanimously approved.*

3. Communication with Boards, Commissions, Stakeholders, Public, and Meeting Updates

Co-chair Barksdale asked if any members had information to share regarding their respective boards or commissions. Mr. McEachran acknowledged that the summary for the Human Services Commission Needs Update was located in the meeting packet. Co-chair Barksdale stated that a public hearing would be held the following week for the Downtown Livability Initiative.

*Following Public Comment, Co-chair Barksdale requested that they returned to item number 3 to address a few remaining issues.

Mr. Calvert referenced earlier questions regarding the process of the Committee. He referenced the roadmap handout that outlined discussion items and action items for each of the meetings and then referenced the larger roadmap hanging in the room. He stated that they would be posting the information from the Committee, the Property Owners Panel, and the public in an effort to find common themes and ideas and how each topic relates to subsequent discussion and action items. He referenced prior discussions on people and context and the information displayed on the roadmap. Mr. Calvert stated that they would update the roadmap following each meeting to demonstrate the process and information gathered, and that the roadmap would be posted on the project website for the public to view and follow the process.

Co-chair Wu stated that the roadmap would assist in identifying the outcome of the process and of particular items. She stated that she hoped it would give them a clear idea of the process and to raise comments and questions prior to the end.

Mr. Calvert mentioned the draft performance measures that would be part of the Environmental Impact Statement review process. He requested that the Committee members review the performance measures and provide any feedback as necessary.

Co-chair Wu stated she thought the vision statement would help guide the performance measures.

4. Public Comment

Todd Woosley stated that he was in attendance to represent the properties at Brierwood Center. He acknowledged the evening's agenda and stated he wanted to comment on the priorities and establishing an organizational framework. He stated that his father purchased their properties (Brierwood Center) in 1967 due to their location at the geographic center of Bellevue. He stated that his family migrated from Wyoming due to Bellevue's great school system and the City's economic opportunity. He stated that subsequently, the City chose to concentrate growth west of their properties and restrict the uses in the immediate area of his property. He encouraged the Committee to consider that both sides of Interstate 405 should be urban, acknowledging the Spring District, and the investment and transportation opportunities in the near future. He stated that the committee should take advantage of the infrastructure and to think big. Mr. Woosley stated that they were not pursuing 600' building heights. He stated that a floor area ratio (FAR) of 3.0, with a reasonable incentive system, would make better economic sense for his property than its current configuration of a 2.0 FAR. He stated it would make more sense to keep the existing pattern of development when considering the current incentive system and FAR (2.0). He referenced the previous night's Planning Commission meeting and stated that there should be a 90 percent base build out, with a smaller percentage of required incentive to achieve maximum development potential. He stated that this would provide economic assurance that the vision for the study area will make economic sense and would be built.

Gardner Morelli stated that he was in attendance representing his father, Panfilo Morelli, owners of the Eastridge Corporate Center. He stated that they were appreciative of being added to the study area following their petition to be included. Mr. Morelli stated that they were looking forward to learn more from the case studies and to obtain additional ideas for their properties. He stated that they were looking forward to presenting their ideas at the April CAC/Property Owners Panel Workshop. He stated that he believes they can provide insight on how they can collaborate to create a vision that makes economic sense, and ensuring that the amount of time and money invested makes economic sense

while supporting the 20 year vision.

Joseph Tovar stated that he was in attendance on behalf of the Etsekson and Rosen families, long-term residents of the Eastside and developers in the region. He stated that they owned the property north of NE 4th Street and immediately east of Interstate 405. He stated that the current tenant is a Ford auto dealership, but the owners are interested in the vision for the future and other opportunities for the longer term, citing that the current use is not necessarily what they have in mind for the future. Mr. Tovar stated that he was there on behalf to thank the Committee for the upcoming opportunity to work with them at the workshop in April, and to illustrate how their property could ultimately be redeveloped in a more intense and publicly beneficial manner. He stated that they also wanted to express that when the Committee speaks to floor plate size, building form, FAR, and buildings heights that the property owners will be recipients of many of the ideas. Mr. Tovar stated that what was unique about their property is the location and visibility to the interstate, its access from 116th Avenue NE and that it immediately abuts a likely landing location of the Grand Connection. He stated that when the Committee begins thinking about the long term vision that they should consider opportunities for early wins, and locations that are best suited for redevelopment by virtue of their location, and that in the case of their site, one that could easily be redeveloped in the next decade or so.

Bill Finkbeiner stated that he was part owner of two pieces of property in the study area and worked in the area for 17 years, and that he wanted to thank the Committee members for their work. He stated that the neighborhood held a lot of exciting potential and that he appreciated the Committee's effort.

5. Results of Public Survey

Mr. Calvert introduced Keith Walzak from NBBJ to discuss the results of the public survey. Mr. Walzak asked the Committee members if they had a chance to view the survey beforehand. Approximately half of the Committee acknowledged reading the survey.

Mr. Walzak stated that there would be a total of three surveys conducted during the course of the study. He stated that they would be similar to online open houses, and that the surveys were set up in a similar manner by creating stations. Mr. Walzak stated that the initial survey included five stations. He stated that this survey was intended to get people engaged about the process and that the second survey would be more specific to the alternatives the Committee would create in the coming months. Mr. Walzak stated that the third survey would be obtaining comments from the public regarding the preferred scenario.

Mr. Walzak cited that there were 782 visitors to the survey. He stated that as respondents typically move through a survey participation rates decrease. Mr. Walzak stated that the average person spent over five minutes on the survey site, which exceeded expectations. He stated that most respondents visited three to four pages of the survey, and that this was encouraging for the level of engagement and interest in the project.

Mr. Walzak stated that the survey respondents were largely long-term Bellevue residents. He described that there were a series of similar ideas that emerged from the respondents including cultural space, the arts, outdoor recreation, and walkability.

Mr. Walzak stated that they asked general demographics to understand age, ethnicity, and household composition. He stated that there was a wide range in age, but that those over 35 made up $\frac{3}{4}$ of the responses. Mr. Walzak stated that nearly 70 percent of respondents identified as white, with Asian being the second largest demographic. Mr. Walzak stated that households with children made up approximately 41 percent of the respondents. He stated that 77 percent of respondents were married or had a domestic partner. Mr. Walzak stated that most respondents were homeowners, employed, and had a relatively high income.

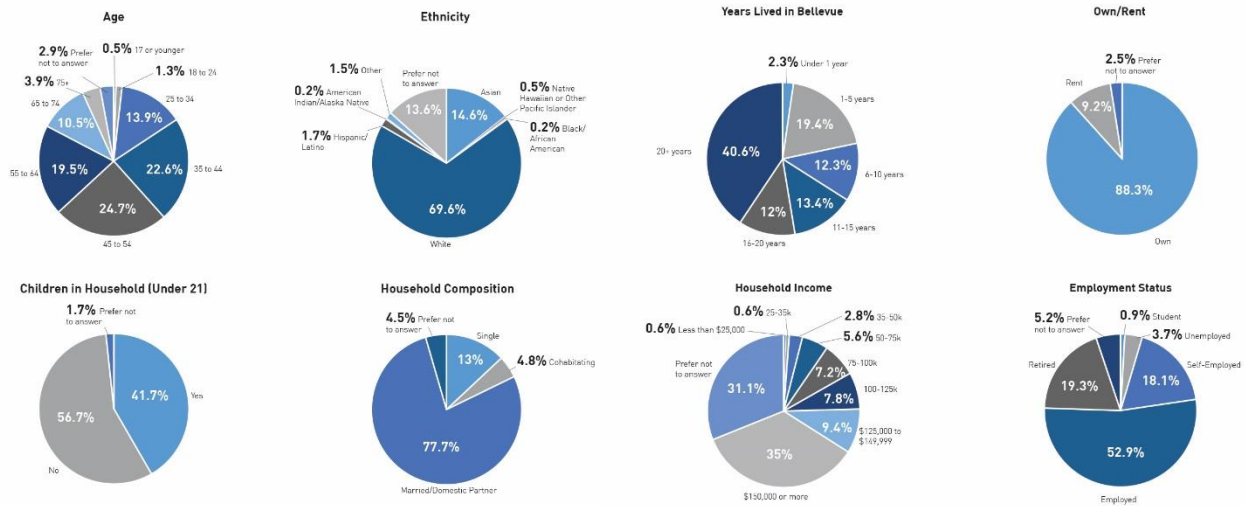


Figure 1 – Demographic Information

Mr. Walzak stated that the second station of the survey was to understand the big ideas respondents had for the study area. He stated that a total of 149 respondents provided answers to this station.

Mr. Hamlin asked who the survey was distributed to. Mr. Calvert responded that the City distributed the survey to several email subscriber lists for related projects and that the Economic Development team assisted in distribution. Mr. Hamlin asked if it was distributed to mostly Bellevue residents. Mr. Calvert responded that the respondents largely were, and that the survey asked the question whether respondents were residents or visitors. Mr. Renn stated that he posted the survey on the NextDoor forum. Mr. Calvert responded that the City also posted the survey to NextDoor.

Mr. Walzak stated that the big ideas question was similar to the question they asked the stakeholders. He stated that the most popular responses included outdoor recreation opportunities, green space, trails, pedestrian friendly shopping, restaurants, nightlife, libraries, shelters, other public services, and theaters. Mr. Walzak stated that many respondents referenced cultural events and spaces. He stated that the second question for the station asked what Bellevue was currently missing that could be a part of the Wilburton Commercial Area. He stated that many of the answers were similar to the first question in addition to affordable housing, live theaters, incubator spaces, and other innovative uses that are not prevalent in Downtown.

Mr. Walzak stated that the second station of the survey was related to character. He stated that the question is to get to more specific information related to the answers in station one, and what would make the study area different from other places. Mr. Walzak said

that respondents were looking for small businesses and restaurants rather than large chains. They also expressed interest in green and walkable streets, cultural diversity, public art, and housing and workspaces for artists. He referenced a case study later in the meeting that would address a community that used art as an economic development strategy.

Mr. Walzak stated that the second question of the station asked about an unmet need or demand in Bellevue that could be satisfied by the study area. He stated that the responses included venues for culture and live events. Mr. Walzak stated that a public market was a frequent comment, and he continued to describe NBBJ's work in other locations where public markets have become a popular element and that they serve as great social gathering places. He cited their flexibility and ability to accommodate local businesses and allow them to engage with the community. Mr. Walzak stated that aging in place was also a popular comment so that a neighborhood is accommodating for all ages, particularly seniors. He stated that human scaled design, affordable housing, international destination, and workforce housing for teachers, firefighters and police officers were also popular survey comments.

Mr. Walzak stated that the next survey station was about defining features and that respondents were asked if they were familiar with the planned infrastructure. He stated that respondents were well informed of future projects such as the Grand Connection, East Link light rail, and the Eastside Rail Corridor. Mr. Walzak stated that the final question asked respondents to prioritize a number of potential uses or characters in the study area. He stated that parks and open space was a top priority, neighborhood businesses, pedestrian and cyclist network, affordable housing, and the natural systems such as Lake Bellevue and the wetland were also priorities. Mr. Walzak stated that it was interesting that the respondents wanted to see the natural features highlighted as part of the development.

Mr. Walzak stated that the information would be seen again in future surveys, and asked if the questions were based on the Committee's input. Mr. Calvert responded that the questions were based off of the same questions posed to the Committee and stakeholders for consistency.

Mr. Renn asked that if the topic of affordable housing referenced homes that those working in Bellevue could afford or if it was in reference to subsidized housing. Mr. Walzak stated that as a group the Committee would need to help define that and what it includes. He stated that there would need to be additional investigation into the topic. John Savo of NBBJ stated that workforce housing was becoming more prevalent in planning efforts, where people who are not executives can afford to live in the place where they work and are able to rely on walking, cycling, or public transportation to get to work. Mr. Savo stated that the team may want to introduce a number of terms to the Committee to better understand their goals for affordability. Co-chair Barksdale stated that the topic could be unpacked to include the various definitions so that Committee members could be more specific regarding their intent for affordable housing.

Chris Johnson stated that he attended the Technical Advisory Group's (TAG) affordable housing meeting the previous Monday that offered a first look at the principles developed by the TAG. He stated that there would be a meeting open to stakeholders and the public later in March to be able to review the draft work completed by the TAG. Mr. Johnson stated that the Committee wouldn't have to use the exact terms that the TAG or other cities have used, but that it would be helpful if the Committee was aware of the other terms and affordability definitions being used.

James McEachran stated that the TAG had been working very hard on a number of strategies, and that workforce housing remained a big question. He stated that given Bellevue's demographics, affordable housing should include those for seniors. Mr. Johnson stated it would be great to hear back regarding the conclusions from the March TAG meeting.

Co-chair Wu stated that the Committee should take advantage of the TAG's work. She also stated that given the visions discussed thus far, and the study area's location that it should have a role in improving opportunities for affordable housing for the City overall.

Brian Vanneman, of Leland Consulting, stated that the entire west coast and other major metropolitan areas were supply constrained. He also stated that there is rapid population growth with limited land to build new housing so that a lot of cities were experiencing the same challenges with affordability. Mr. Vanneman stated that if there is existing information that the Committee could use, it would be beneficial.

Co-chair Barksdale stated that he imagined it as a mix of affordable housing. Mr. Renn stated that the definition of affordability should be better defined, following his research of nearby homes in the area approaching the cost of one million dollars. Matt Jack stated that it would be useful to wait for the TAG results, as they are dedicating a substantial amount of time to the topic and that the Committee shouldn't focus on redoing their work.

Co-chair Wu stated that the topic should be a follow up discussion. Debra Kumar asked if affordable housing included senior housing. Co-chair Barksdale stated that should be part of the follow up discussion as it is a topic that has multiple attributes. Mr. Savo stated that affordable housing should not be age discriminatory and that all ages should benefit.

Mr. Walzak asked if the Committee had any questions regarding the survey stations, such as observations or thoughts. Mr. Hamlin stated that he felt like a lot of the same themes emerged from the public survey as those being discussed by the Committee. Co-chair Wu stated that she felt like the area has a lot of opportunities for people to connect and that was conveyed via the survey. Mr. Walzak stated that it would be beneficial to better understand the meaning of connections as it can include physical connections, and connections between people and communities.

Co-chair Barksdale asked if the Committee members saw any responses or results that were unexpected or surprising. Co-chair Wu stated that she was curious to understand in the future how the study area could be made different in regards to art from Downtown. Mr. Walzak stated that some of the case studies might provide examples of how other cities have accomplished those goals. He stated that despite every community's conditions being different, the Committee could understand the strategies used by them to promote the arts or cultural diversity. Co-chair Barksdale stated that it doesn't necessarily mean that Downtown and the Wilburton Commercial Area needed to be mutually exclusive. Mr. Savo also stated that it may also mean that a major institution is not needed to accomplish these goals and that it could be much smaller strategies.

Mr. Johnson stated that there were existing city documents to achieve cultural diversity citywide, and that the Committee may want to refer to that for strategies that might be applicable to the Committee's work. He stated that since there wasn't much to begin with in the study area, looking at examples of other successful cities will help the Committee better understand how to bring that vision to fruition. Mr. Renn stated that the previous

Tuesday there was a gathering at City Hall to discuss diversity and that there was a great presentation regarding Bellevue's demographics. He stated it may be worth including. Mr. Calvert stated that the presentation was the same information the Committee received in the February meeting packet. Mr. Savo stated that not only buildings can bring the vision to reality, but also how the public realm engages its citizens, such as festival streets.

Mr. Hamlin stated that the results of the survey did not reflect the characteristics of Downtown that most residents were familiar with. He stated that the results of the survey provided much more of a neighborhood feel that is distinctly different from Downtown. Mr. Hamlin stated that he felt that the study area may be a regional center, but its character and feel would be different from the urban center. He stated that the responses from the survey did not leave a feeling of similar office environments found in Downtown. Mr. Savo stated that it doesn't mean office uses couldn't be a part of the vision, but it could be part of a mixed use, cultural district at its heart.

Mr. McEachran stated that he had observed the number of seniors that wanted to age in place, potentially selling their homes for something smaller in an urban area. He also acknowledged the urbanizing of children, and services such as the Seattle Children's Museum, and the importance of those third places. He observed how seniors spoke positively of being able to walk a few blocks to services Downtown. Co-chair Wu stated that offices could still exist amongst services within short walking distances.

Mr. Weintraub questioned whether there were enough responses of people who do not currently reside in Bellevue but may want to, and that he was surprised at the number of residents who responded. He also questioned how more responses from younger professionals could be obtained. Co-chair Barksdale asked if consideration had been given to advertising on mediums such as Facebook. Co-chair Wu also suggested that the Committee members could distribute surveys amongst their professional network. Mr. Calvert responded that links were provided on LinkedIn and Facebook, and requesting the assistance of the Office of Economic Development in reaching a wider audience. Mr. McEachran recommended student services at Bellevue College, given their scale and potential to participate in the Bellevue work place. Co-chair Barksdale also recommended a road show. Mr. Jack stated that surveys on the buses to Bellevue were particularly effective. He stated how it is an audience that doesn't live here, but does work here, and that maybe they could share their insights.

6. Economic Information and Discussion

Mr. Calvert introduced Brian Vanneman from Leland Consulting, the lead economic consultant for the study to discuss market opportunities and conditions for the Wilburton Commercial Area.

Mr. Vanneman acknowledged some of the terms used to describe the special opportunity for the Wilburton Commercial Area that have emerged from interviews and surveys. He stated that he was interested in discovering if these were the correct goals for the area, including feasibility and how the city can help encourage the vision through implementation.

Mr. Vanneman stated that they created a "subarea" which is a half mile buffer around the Wilburton Commercial Area in response to the limited number of residents in the study area. He stated that the slides would compare five different areas: the study area, subarea, Downtown, the City of Bellevue, and King County. Mr. Vanneman referenced another

area referred to as the Wilburton Market Area, a larger area for the market analysis and capture rate. He defined the capture rate as the reasonable amount of growth the study area could absorb as part of the larger predicted growth for the region.

Mr. Vanneman stated that Downtown Bellevue was a dense neighborhood, adjacent to Wilburton with a limited population. He referenced other centers of density in the region including Seattle, Kirkland, and Redmond. Mr. Vanneman referenced the population growth estimates by the Puget Sound Regional Council and that the region is projected to continue its rapid growth. He stated that Downtown Bellevue was projected to grow at an annual rate of 5 percent and with north Bellevue growing between 3 and 4 percent.

Mr. Vanneman stated that the household sizes in the study area, the subarea, and Downtown trended smaller than the city and King County. He stated that almost 60 percent of the households in downtown are one person. Mr. Vanneman referenced that there were a large quantity of young adults (25-34) in Downtown and the study area when compared to the rest of the city, and there were a relatively low number of children. He stated that the number of renters was higher and that the average income was lower than the city average, but still relatively high compared to King County.

Co-chair Wu asked how she should consider those trends for the future of the study area. Mr. Vanneman responded that they could acknowledge the number of young residents, and make the decision to either encourage more young residents, or investigate means to attract older residents or families. He stated that the intent is to show what currently exists and then to allow the Committee to determine whether to encourage those trends or to encourage something different. Mr. Savo stated that potential zoning could impact who the study area attracts. Mr. McEachran asked for confirmation that a new elementary school would be in the study area. Mr. Calvert responded that the school will be southeast of the study area.

Mr. Vanneman stated that the entire study area was relatively high income. He stated that the Asian population was the largest minority population, and that it was significantly higher than King County as a whole. Mr. Vanneman stated that the Hispanic and African-American populations in Bellevue were smaller than those in King County as a whole.

King County, 2015 - 2025

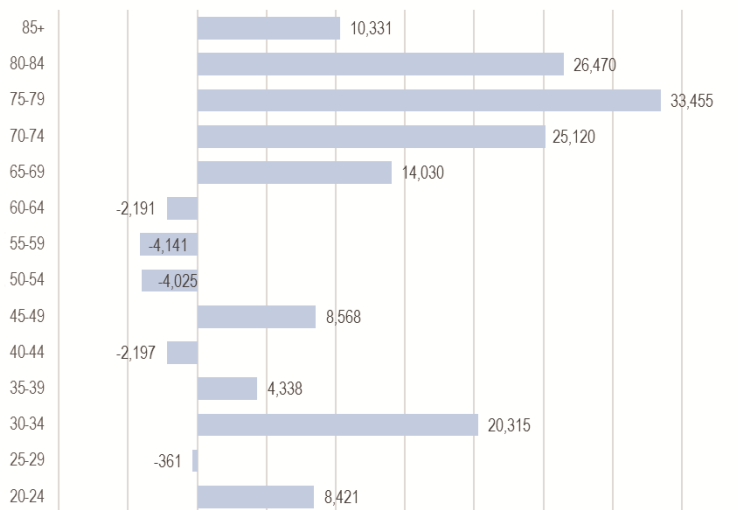


Figure 2 – Forecasted population change by age group

Mr. Vanneman referenced a slide showing change in population by age group in King County. He stated that there should be a large demand for all kinds of senior housing. Mr. Savo asked Mr. Vanneman to explain the cohorts that would see negative change. Mr. Vanneman stated that it meant there were larger numbers of those age cohorts than in the future due to smaller generations between the boomers and the millennials.

Mr. Vanneman stated that there was a huge amount of apartment development around the Wilburton study area but there was little to none in the study area. He stated that there were over 5,000 units under construction or proposed in Downtown and none in the Wilburton study area. Mr. Renn asked that when Mr. Vanneman stated none, did he mean none in the study area, citing the difference between the study area and the City's Wilburton subarea. Mr. Vanneman confirmed that the statistic referenced the study area. Mr. Vanneman compared the housing units being built in Downtown compared to the Spring District for reference. He stated that units being built in the Spring District tended to be midrise, while those being built in Downtown were luxury high rise units. He stated that he expected that type of growth to continue.

Mr. Vanneman stated that a total of 23,000 households would be in demand in the market area, and that Wilburton could expect a low capture rate of 15 percent and a high capture rate of 19 percent. He stated that would result in 3,500 to 4,500 units over the next 20 years. He stated that was rather to the ULI National Advisory Panel's estimates. Co-chair Barksdale asked how the capture rate was determined. Mr. Vanneman stated that they look at the capture rate in the surrounding area, comparable areas, and the size of the study area and establish an estimate. He stated that the estimate would be the equivalent to all of the units proposed or under construction in Downtown over a period of 20 years.

Mr. Vanneman stated that the office development was more intense and larger in Downtown and the Spring District. He cited that there were none proposed within the study area. Mr. Vanneman stated that the REI headquarters, Google in Kirkland, and the Global Innovation Exchange were interesting examples. He cited the closure of Bellevue's Impact Hub, but that it indicated an entrepreneur spirit. Co-chair Barksdale acknowledged that WeWork was opening in Downtown in the Lincoln Square development. He stated that large corporations were returning to urban areas, mixed use, and walkable environments all across the country and cited GE's move to Boston, and the Amazon campus in Seattle. He stated that he expected this to be an opportunity for the study area. Mr. Savo stated that it may just not be tech companies, citing Weyerhaeuser's move to Pioneer Square in Seattle. Mr. Vanneman stated that the companies were following smart, young professionals, to the places that they enjoyed living.

Mr. Vanneman referenced the expected job growth in King County, citing large growth in professional and business services, education and health services, and information jobs. He stated that these were all sectors that Wilburton was well poised to capture. He stated that there were a large number of people that commuted into Bellevue for employment compared to those that commute out of Bellevue for employment.

Mr. Vanneman stated that there was a direct correlation between education and prosperity, and that education drives incomes. He stated that Bellevue was well above other regions in terms of educational attainment. Mr. Vanneman stated that the office demand would be approximately 15 million square feet for the market area in the next 20 years. Co-chair Barksdale asked if Mr. Vanneman could relate that demand back to employment growth by sector. Mr. Vanneman stated that the current chart was actual jobs, and that the number of jobs and the total square footage is based on the expected square footage need of each sector to determine the amount of office space. He stated that

was often between 200 and 300 square feet. Co-chair Barksdale acknowledged that the numbers between jobs and square footage of office space was not consistent. Mr. Vanneman responded that sectors such as healthcare do not take up office space, citing the different needs of each sector for physical space per job.

Mr. Vanneman stated that he would provide all of the data tables to the Committee if they were interested. He stated that the capture rate for the Wilburton study area was between 12 and 20 percent, resulting between 1.8 and 3 million square feet of office space. He stated that this was consistent with the Urban Land Institute National Advisory Panel's numbers.

Mr. Vanneman stated that there is a large quantity of retail in the study area, primarily the auto dealerships and the grocery stores. He stated that the Uwajimaya grocery store interested him because it is an authentic and unique retailer that reflects the diversity of Bellevue. He stated that food is important in real estate development. He stated that developers were increasingly using food to create a sense of place. Mr. Vanneman stated it was an important part of placemaking and development and should be an important element of the Wilburton study area.

Mr. Vanneman stated that the economic analysis looked at retail demand and projected about 4 millions square feet of development in the market area. He projected that the capture rate would be between 400,000 and 700,000 square feet for the Wilburton study area. He stated that this was significantly lower than the Urban Land Institute National Advisory Panel's estimate. He stated that they did not believe that the Wilburton study area could capture more and that generally retailers are needing less and less square footage. He also stated that they are seeing less retailers in the projects that they are working on. Mr. Savo stated that with a dense mixed use neighborhood, retailers would become more of an ancillary use rather than taking up an entire site such as big box. He stated that it could still be very valuable retail but just smaller.

Co-chair Wu asked if the analysis made a difference between standard retail and local niche retailers. Mr. Vanneman responded that the analysis is from a broad point of view using standard figures of what each household is expected to purchase and not by the scale of each individual retailer. He stated that they do include estimates for types of retailers such as food and beverage, and apparel.

Mr. Vanneman acknowledged the two major healthcare providers in the study area. He stated there was also lodging along the western side of the study area. Mr. Vanneman stated that lodging is typically a following use, in response to office and housing development. He stated that health and wellness has become an increasingly important part of placemaking and driver of development. Mr. Vanneman stated that the Urban Land Institute has done a number of studies on health in relationship to development and placemaking. He stated that when looking at the existing healthcare uses and grocery stores in the study area it opens the opportunity for a district that is oriented around health and wellness. He cited the south Portland waterfront, the Mission District in San Francisco, and Union in Seattle with their abundance of health uses and housing. Mr. Savo stated they were also highly walkable.

Mr. Vanneman referenced an Urban Land Institute report on healthy corridors and how they identify elements such as infrastructure, land use patterns, public interaction, and linkages to other parts of the city to create a framework for a healthy corridor.

Mr. Vanneman stated that the types of public infrastructure going into the study area are phenomenal and that it should create a private market reaction. He stated that the Eastside Rail Corridor is a good example and related it to the BeltLine in Atlanta and other greenways where private developers are building around them to create a really great public and private place. He stated it would be valuable to think about these public investments and how they could encourage the private sector to build around them to create combined great public spaces.

Mr. Vanneman stated that 116th Avenue NE was a key piece of infrastructure and acknowledged the existing streetscape plan. He stated that it could potentially serve as a Main Street for the district and a much more pedestrian friendly place. Mr. Vanneman stated that he didn't know if the Committee would choose to adopt the existing plan, but reinforced that changing the character could encourage private investment near it.

Alison Washburn asked that when they are speaking in regard to pedestrian friendly are they also considering bike friendly. Mr. Vanneman stated that some of the best studies, such as New York City, examined improvements to the streets including pedestrian, cyclists, and landscaping improvements and found that a lot of reinvestment such as retail occurred on the streets as a result of these improvements. He stated that the data he has demonstrates that people want to live in places where infrastructure for pedestrians and cyclists has been improved.

Mr. Vanneman referenced the graphic of all of the land uses and density and highlighted the significant difference between Downtown and the study area. He stated that the study area was in the path of growth with BelRed and Downtown. He stated that it made sense for this to be the next urban area.

Mr. Vanneman referenced a graphic that showed the development potential of each property as a relationship of land value to improvement value. He stated that the darker colored properties are the ones most likely to develop and the lighter colored properties were the least likely. He summarized that those with a high land value and low building value were more likely to improve and those with a low land value and high building value were less likely to improve.

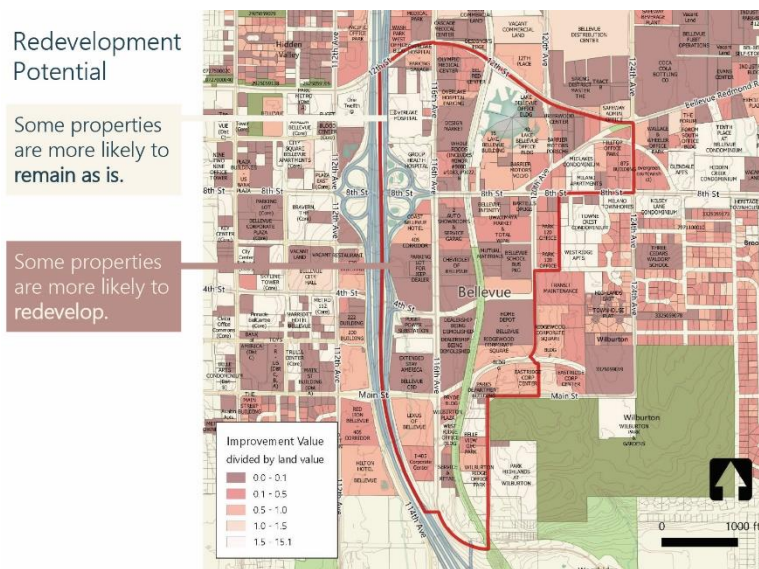


Figure 3 – Redevelopment Potential

Mr. Vanneman stated that another element to consider with the major public improvements is that the areas around these improvements had the greatest likelihood for change. He stated that many of the ideas presented by the Committee, public, and stakeholders were feasible for the Wilburton Commercial Area. He stated that there may be unwanted outcomes with affordability and traffic, but that the area presented an immense opportunity for development.

Mr. McEachran stated that the statistic of people commuting in for employment raises the question of whether those that work in professions such as healthcare and education can afford to live in Bellevue. Mr. Vanneman stated that data came from the Census. Mr. McEachran asked if the Committee would receive this information. Mr. Calvert responded that the presentation would be posted to the website and that the Committee members would receive the presentation in their next meeting packet.

Mr. Johnson asked what data was used for the office space market and if it was spread across all classes of office space types. Mr. Vanneman stated that he used a combination of data from CoStar, Colliers, the Puget Sound Regional Council, and the Census. He stated that the analysis used the types of employment categories rather than office space types such as class A. Mr. Johnson stated that it was an important consideration as he didn't imagine the Committee having a vision for the study area with just class A office space.

Mr. Hamlin requested to see the retail projection again, and stated that it didn't match the 310,000 square feet that the Urban Land Institute Advisor Panel's projected. Mr. Vanneman stated that their numbers represented an annual growth rate rather than a 20 year projection. Mr. Vanneman confirmed that he would follow up with information to clarify the difference.

Mr. Calvert clarified the location of the new elementary school at Main Street and 124th Avenue NE.

7. Case Studies

Mr. Walzak began by providing an overview of the case studies serving as great examples for specific topics. He stated that they asked the stakeholders and Committee members for recommendations for case studies. Mr. Walzak said they wanted to provide case studies that addressed specific topics such as transit oriented development, urban villages, health districts, eco-districts and sustainability, arts districts, and historic districts.

Mr. Calvert began by speaking about Atlantic Station in Atlanta, Georgia. He stated that there were a number of circumstances that were similar to the Wilburton Commercial Area. He stated that the scale was different, but the project was a re-visioning of a former steel yard that was separated from Midtown Atlanta by an interstate. Mr. Calvert stated that similar to the Grand Connection, a new bridge was built over the interstate in an effort to unlock the development potential of the area.

Mr. Calvert stated that Atlantic Station's proximity to an urban center and the interstate was a similar circumstance as Wilburton. He stated that there were multiple districts within the development. Mr. Calvert explained that the higher density development occurred near the interstate and the main arterial road creating a district. He also stated that the development included big box retail such as an Ikea, Target, and Publix grocery store. Mr. Calvert also stated that there was a mix of townhomes and apartment buildings that created another distinct district. He stated that at the center of the development was a public space.

Mr. Calvert acknowledged the nearby proximity of the Atlanta BeltLine to Atlantic Station and that it has served as a catalyst for redevelopment. He stated that the concept of trail oriented development as spurred a lot of growth. Mr. Calvert stated that there

were also lessons to be learned from Atlantic Station. He stated that there was some attempt at spreading the density of Midtown across the interstate and caused some stagnation in growth. Mr. Calvert stated that as time passed they learned from their challenges and went back and modified some of the spaces by including smaller niche retail in the alleys and public spaces.

Mr. Calvert referenced two images of the Atlanta BeltLine, the first showing buildings backing up to an overgrown trail. The second showed an improved trail and he stated that businesses and restaurants began to orient themselves to the trail. Mr. Calvert stated that the Atlanta BeltLine isn't just used for hiking and walking but is an actual means of connectivity to services and employment for many people.

Mr. Walzak stated that the next two examples focused more on policy that related to creating healthy communities. He stated that comprehensive plans have several basic functions such as land use, transportation, and cost of infrastructure. Mr. Walzak stated that in the State of California they have adopted a new element related to health. He stated that in Los Angeles they have updated their plans to include a health component. Mr. Walzak stated that the study focused on healthy neighborhoods by including key priorities such as safe neighborhoods, clean environments, access to health services, housing, healthy food, and the ability to thrive.

Mr. Walzak stated that they were trying to attack issues relating to obesity and chronic disease. He stated that they were also trying to establish a direct connection between health and transportation and safe routes. Mr. Walzak stated that housing, environmental justice, and open space were key elements as well. He stated that there were seven primary goals; promote Los Angeles as a leader in health and equity, the built environment, parks and recreation, food, the environment, lifelong opportunities for learning and prosperity, and safe and just neighborhoods. Mr. Calvert added that these metrics are also used for elements such as art and culture and that they pose the question whether it is improving the health of the community. He stated that the Indianapolis Cultural Trail has applied similar means to measure the project's success.

Mr. Walzak stated that the Baton Rouge plan focuses on a specific district. He stated that the area is interesting as it has eight different medical providers in the 1,000 acre study area. He stated that the plan acknowledged that the providers weren't speaking to one another about how to improve the community. He stated that a major arterial cuts through the district and that it is a very auto oriented district. Mr. Walzak stated that the need to improve the health and safety of the corridor was a primary driver in the plan.

Mr. Walzak stated that the study was designed to use healthcare terms such as "diagnostics" and "treatment" to develop the entire plan document and recommendations. He stated that the plan examined healthy places, health education and research, healthcare innovation, and resiliency and disaster preparedness. He stated that the plan provided an example on how the medical uses in the Wilburton study area could encourage or enact change.

Mr. Savo stated that the South Waterfront district in Portland was a largely industrial area cut off from the city by a highway. He stated that there was a health and science facility nearby but was located far up a hill, so they were looking for opportunities to connect to the city. Mr. Savo stated that the scale is similar to the Wilburton Commercial Area, and that the treatment of the waterfront element in the Portland plan is similar to how the Wilburton area could treat the Eastside Rail Corridor, as a means to attract people. He stated that the sustainable strategies addressed building performance and economic

health, diversity and equity. He stated that the development included senior housing, institutions, and housing.

Mr. Renn asked if the development has been considered a success yet. Mr. Savo responded that it did take a little time for the development to be a success but it is now. He stated that it still has its challenges but it has been built out further. Mr. Savo stated that it was much more high-rise focused and felt more like Vancouver than the Pearl District of Portland. He stated that the eco-district idea was very applicable to the Wilburton study area. Ms. Washburn stated that there is a trail connected to the development that reminds her of the Grand Connection that includes tram, train, trolley, and trail. Mr. Calvert stated that Tillikum Crossing also had a big impact as it not only served transit, cyclists, and pedestrians, but it was also an attraction.

Mr. Savo stated that storm water treatment, sustainability and LEED Neighborhood Development (ND) could also be strong lesson for the Wilburton Commercial Area. He stated that South Lake Union was a pilot for LEED ND and should be considered for future application for sustainability.

Mr. Walzak stated that the RiNo District in Denver was an example of how Denver has organized distinct districts. He stated that the RiNo area was primarily defined as industrial and that it was neglected following the completion of two interstates that split the neighborhood into four parts. He stated that as a result there were a lot of abandoned warehouse spaces. Mr. Walzak stated that the artists began to take over the spaces, and while it is not formally recognized as a district by the city there has been a groundswell of artists to create a brand and identity for the district.

Mr. Walzak stated that it has its environmental challenges but the artists have really changed the character of the area. Mr. Savo stated that when the change occurs organically it is much more authentic. Mr. Walzak stated that a developer came in to create a unique architectural style with the intent of creating an incubator and creative space for artists, architects, and others. He stated it is now in its third phase of development.

Mr. Walzak stated that Olympic Village in Vancouver, BC was discussed by the stakeholders. He stated that over time it has been converted following its original use. Mr. Walzak stated that there is an affordability component, LEED Gold requirement for new buildings, connections to trails, and sustainable strategies. He stated that the area was primarily residential with some retail at the ground level. Mr. Walzak stated that it was a much smaller project, but it could serve as an example of a starting point in the Wilburton Commercial Area. Mr. Savo stated that it also brings up the point whether to concentrate growth or to distribute it. Co-chair Barksdale stated that he made a recent trip to Olympic Village and it felt as if the area didn't have a defining boundary.

Mr. Walzak stated that Rockville Town Center in Maryland was of similar scale, but started with a central urban village. He stated that it had a town square and a very focused design for pedestrian and public spaces. Mr. Walzak stated that design was focused on the human scale. He stated that it includes a number of public facilities such as performance spaces and libraries. Mr. Savo stated that many of the examples included active living. He stated that the scale of the study area allows everything to be walkable and that it should be walkable from surrounding neighborhoods and not just a destination that people drive to. Mr. Savo stated that also works with the health district.

Mr. Walzak stated that the last few examples also included affordable housing elements. Mr. Calvert stated that Rockville Town Center also included a moderate priced housing requirement.

Co-chair Wu stated that two of the case studies focus on policy and that it is timely during the Committee's attempt to develop a vision statement. She also stated that the concept of active living should encourage making the entire neighborhood walkable.

Mr. McEachran stated that elements such as healthy neighborhoods should be included as sub points as part of the comprehensive plan, and part of the overall plan for all neighborhoods. Mr. Walzak responded that was the case in Los Angeles but it was buried in the comprehensive plan document.

Ms. Kumar stated that one of the things that hasn't been talked about are those that drive to the study area to use the new light rail station. Mr. Savo stated that will be an important part of the conversation. He stated that how we use cars will change whether that is promoting other forms of transportation or to discourage driving. Mr. Savo stated that the first consideration will be taking cars off of surface parking lots and to find ways to discourage that as a primary means to use and store automobiles.

Mr. Calvert stated that the Wilburton Station, East Main, and Spring District stations are intended to be urban stations and that stations such as South Bellevue and others further out will be locations for park and rides. Co-chair Wu stated that the Committee doesn't need to think about a park and ride station if there will be others, particularly if the environment for pedestrians and cyclists is made welcoming enough in the study area. Mr. Calvert stated that the Metropolitan Atlanta Rapid Transit Authority has a large number of park and ride stations with aerial guideways that are under redevelopment for transit oriented development. He stated that was something occurring around the country and that the park and ride wasn't providing a sound return. Mr. Savo stated that this should be a district that should encourage people to come to, not depart from. Mr. Renn stated that there would also be a park and ride at the 136th Avenue station.

8. Prioritizing Assets, Opportunities, and Framework

Mr. Calvert stated that the Committee would be receiving homework prior to the next meeting. He stated that common themes have developed between the committee, public, and the stakeholders. Mr. Calvert stated that they would distribute a survey online for them to prioritize these assets and themes for the study area. He stated that he would like each of the committee members to make an attempt at a draft vision statement to consider for the next meeting based upon their priorities.

Mr. Calvert stated that the next meeting will be important because they will choose a vision statement and will also hear from the property owners in the study area. He stated that they would also be employing the design computational tool to understand height, form, and density.

Mr. McEachran asked if there was an opportunity to receive information in advance from the property owners to facilitate the discussion. Mr. Renn stated that it would be nice to have the addresses of the property owners that will present so that they could study the sties prior to the meeting. Mr. Calvert responded that they will share as much information in advance as possible in addition to a map of the properties to be discussed.

Mr. Calvert stated that the information for the case studies will be posted online but if the committee members wished to receive additional information to feel free to request it.

9. Adjourn

Co-chair Barksdale adjourned the meeting at 8:01 p.m.