

CITY OF BELLEVUE  
BELLEVUE PLANNING COMMISSION  
MINUTES

November 13, 2024  
6:30 p.m.

Robinswood House

COMMISSIONERS PRESENT: Chair Goepple, Commissioners Bhargava, Ferris, Khanloo, Lu

COMMISSIONERS REMOTE: None

COMMISSIONERS ABSENT: Vice Chair Cálad, Commissioner Villaveces

STAFF PRESENT: Teun Deuling, Thara Johnson, Emil King, Corbin Hart, Jesse Canedo, Kate Nesse, Department of Community Development; Nick Whipple, Rebecca Horner, Department of Development Services; Matt McFarland, City Attorney's Office

COUNCIL LIAISON: Deputy Mayor Malakoutian

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER  
(6:31p.m.)

The meeting was called to order at 6:31 p.m. by Chair Goepple who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Vice Chair Cálad and Commissioner Villaveces.

3. ORAL COMMUNICATIONS

Chair Goepple took a moment to note that under Ordinance 6752, the topics about which the public may speak during a meeting are limited to subject matters related to the City of Bellevue government and within the powers and duties of the Planning Commission. Additional information about the new rules of decorum governing conduct of the public during meetings can be found in Ordinance 6752.

Alex Tsimerman began with a Nazi salute and called the Commissioners dirty damn Nazi garbage rats and pointed out that many around the table had nametags without indication of their position, so they must have secrets, maybe Gestapo or KGB. The last time present at the Commission meeting Deputy Mayor Malakoutian stood up during the testimony to protect the Commissioners, given experience with Iranian Muslim terrorists. Trump is back and that is good,

backed by a hundred million Americans, maybe for another 40 years, to clean everything, including the Commissioners. The speaker noted having spent many years supporting Trump, for 10 years in every election his name was mentioned. Viva Donald Trump, Viva USA, Viva one hundred million Americans who understand what has happened with the country, and will bring America back. Do not call the cops.

Chair Goepple asked the record to reflect that the testimony offered was yet another violation of Ordinance 6752; it was delayed campaigning, and it was also irrelevant for the subject matter of this Planning Commission.

#### 4. 2024 Annual Commission Retreat

##### A. Introductions/Welcoming Remarks/Accomplishments (7:25 p.m.)

Chair Goepple said the list of accomplishments over the past year since we had our last Planning Commission retreat is very impressive. The work done includes everything from recommendations developed by the Commission to study sessions and public hearings, and in some cases, ultimate adoption by the Council, on the topics of the tree code regulations, residential redevelopment, the Wilburton LUCA, work on middle housing, and the Comprehensive Plan Periodic Update and its vision reaching out to 2044. The Commission has also worked on Wilburton Vision Implementation and the BelRed Look Forward.

Over the year there was extensive community engagement through public hearings for each of the initiatives, and a lot of robust discussion and recommendations made to the City Council. The Commissioners have not always agreed on everything, but the dialogue itself has produced a lot of excellent outcomes. Commissioners sometimes come in with one point of view and leave with a different one, which is a real testament to the open exchanges and discussions the Commission has on the issues.

The Commission has continued to meet with success utilizing the hybrid meeting format and allowing for more public comment. There have been hearings both virtually and in person. Most importantly, the Commission has benefited from welcoming new Commissioners.

Deputy Mayor Malakoutian took a moment to thank the Commissioners for their amazing work. On the Council side over the last year, the work on the budget has been a big achievement, along with the work on the Wilburton Vision Implementation, the BelRed Look Forward, and the Comprehensive Plan Periodic Update. The Commission always goes above and beyond with the help of the staff and the community in delivering robust plans to the Council, making the work of the Council much easier than it otherwise would be.

The city was recognized by the Puget Sound Regional Council with an award for excellent outreach in regard to Vision 2050. That is a huge milestone. The city also won an award for the

Planning for Housing Guide, which was a big part of the dialogue with the community about housing choices in the city.

There have been other transitions over the last year. Councilmember Jennifer Robertson said goodbye. The addition of new members to the Commission required them to ramp up very quickly, and they rose to the challenge. Emil King has taken on a broader leadership role as the Community Development Director. Thara Johnson was appointed to be the Assistant Director for the Planning Division. The work of all the city staff continues to be exemplary and praiseworthy.

The Commissioners spend hours reading all of the documents provided to them, and they come to meetings fully prepared. The level of collaboration among the Commissioners is amazing. There is always mutual respect, everyone is ready to listen to each other with curiosity and without judgment. The same thing holds true for the stakeholders and community members. The relationship the Commissioners have with the staff is of the highest order. It is always cordial, the very model of what the relationship should be between the Commission and the staff.

#### B. Icebreaker (7:32 p.m.)

The Commissioners and staff engaged in an icebreaker exercise facilitated by Senior Planner Dr. Kate Nesse.

#### C. Commission Perspectives (7:37 p.m.)

Planning Director Thara Johnson said there were a lot of common themes from the feedback received regarding the areas in which the Commission functions well. They included respect among the Commissioners and between staff and the Commissioners; appreciation for the hard work that fellow Commissioners put in; and valuing the different knowledge and perspectives the Commissioners bring to the table.

The areas highlighted in which the Commission could function better included more efficient conversations during the meeting by making better use of Roberts Rules of Order; asking more focused questions; and structuring the conversation differently, such as through shared images, limiting time, open conversations, and limiting repeat comments. Spending time to allow the Commissioners to get to know each other better outside of meeting times could be beneficial. The Commission could also function better by focusing the discussions on areas in which the Commission can have an impact.

By way of clarifying the issue of more focused questions, Thara Johnson said the notion is where there is a question raised it should receive a thorough discussion rather than touching on it and then coming back to it later.

Thara Johnson said the question about how can staff support be improved came up quite a few

times. It has previously been stated that Commissioners asked questions or ask for additional information and the staff do not always come back and respond to those specific questions. The use of technology to improve communication and organization was raised. Also noted was having staff reference successful projects, precedents and benchmarks from other jurisdictions. Finally, it was suggested that process could be improved by balancing topics to minimize additional meetings. Thara Johnson said the staff recognize all the additional meetings the Commission held during the year which enabled meeting deadlines and keeping to the overall schedule. The year was heavier in terms of topics and getting through a lot of material, which led to the suggestion to look for opportunities to minimize the need for additional meetings.

Dialoging with the community received a fair amount of feedback. There was a call for encouraging more diverse community voices at Commission meetings, and to clarify for the benefit of the community the individual roles and powers of the Commission, the staff and the Council.

Overall, the function of the Commission can be improved by making sure the scope and ask of the Commission is clear at the outset of every discussion; by managing time and the agenda items to ensure the meetings do not go over time; and by including more data, especially financial data, to help in the decision-making process.

Commissioner Lu suggested that from a process perspective having short written responses from the staff to Commissioners' questions from the previous session would be helpful. That would not necessarily have to happen during the meeting; it could be in memo form in the Commission packet.

Commissioner Ferris agreed with the suggestion. Recently there has been a lot of written input and testimony from the public, and it would be beneficial to have written responses from staff prior to the next meeting.

Commissioner Bhargava stressed the need for the Commissioners to be sensitive in asking the staff to do things. There is a lot for them to do so the Commissioners should be judicious. One approach would be to highlight in the meetings when a written follow-up is really needed to avoid overloading the staff.

Commissioner Khanloo voiced appreciation for the Wilburton development community who elected to get together and draft a single letter to the Commission rather than to submit 25 different memos.

Chair Goepple suggested circulating any action items from the discussion prior to the next meeting and put it on the agenda for a short discussion.

D. Bellevue's Economic Development Trends  
(7:48 p.m.)

Chief Economic Development Officer Jesse Canedo informed the Commissioners that an update to the Economic Development Plan will soon be initiated.

Business Development Manager Corbin Hart said the Cultural and Economic Development division is housed in the Community Development Department. The division has a broad portfolio of topic areas. There are four broad areas, arts, business development, public spaces, and partnerships that span everything from tourism to real estate redevelopment, public art, start-up support, and a variety of things in between.

The current Cultural and Economic Development plan was adopted in November 2020 and is intended to run through 2025. The update process will be launched with the Council on December 10. The current plan has two specific strategies: the foundational strategies and the direct strategies. Economic development is one of the few topic areas that every city department contributes to in some way. A great example of a foundational strategy is transportation infrastructure, which is vital to economic development. The direct strategies involve some very focused work. The six direct strategy areas are: capacity building, small business, workforce, retail, the creative economy, and tourism.

Jesse Canedo explained that the current plan, when it was adopted in 2020, was a step forward for Bellevue toward a more holistic approach to economic development and economic diversification. Bellevue has done really well since its inception, particularly in retail and primary employment. As the changing trends in the workforce were observed, as well as the types of places that workers and companies ask for, it became clear there is a need to make sure Bellevue is set up well for a future that encompasses a broad and diverse economy. Employer diversification and retention were top items when work on the 2020 plan commenced. Going forward, the Council has asked to have economic diversification continue as a major focus.

Corbin Hart shared with the Commission a chart comparing the Eastside, which includes everything from Bothell to Renton, to other regional economies in the nation. The Eastside is the 37th largest economy in the nation as a metro area. The Eastside's GDP is \$139 billion annually. Bellevue lies at the heart of the Eastside, a fact that should be highlighted in terms of the regional workforce flows between the different cities. For instance, while the Microsoft campus does not count specifically towards Bellevue's employment, a lot of the economic impacts of that massive campus are felt in Bellevue and vice versa for Redmond, Kirkland and Renton. From a customer-resident perspective, many people view the Eastside collectively rather than as specific cities.

The work to update the Cultural and Economic Development Plan will take into account the shifting national economy. Over the last four or five years, there has been increased competition within the technology sector, which is one of Bellevue's largest employment sectors. There has been investment in semiconductors in the Midwest and Southwest, and a lot more competition from second-tier tech markets in Colorado, Texas, and Tennessee. Bellevue has one of the strongest tech workforces in the nation, if not the strongest, but it is also one of the most expensive. Austin, Pittsburgh, and Chicago each has a slightly lower-quality workforce in the tech sector, but it costs much less to live and operate in those cities, which is a factor in business

location decisions.

Commissioner Ferris asked if by “expense” the reference is to employee wages or the cost of living. Jesse Canedo said it is both wages and the cost of real estate and office space. Some tech companies think in terms of the skill set or the type of degree workers have and they measure that against cost.

Corbin Hart said the region as a whole is a heavy exporter of a lot of different things, which impacts the local economy. Specifically, there is a very strong connection to China with trade, and the changing geopolitics are a wider concern for the region. There are some impacts there. Boeing is an industry pillar for the region's aerospace sector. In talking about diversification for the region, that is something that needs to be considered.

In terms of current national trends, Jesse Canedo said part of the challenge for the Commission will be to plan for both the current and long term. It is necessary to respond to what the market is currently doing while also thinking about the ten-, twenty-, or even fifty-year timeline. While laying a foundation for the long term, it is necessary to also make decisions about the near term.

Corbin Hart said since the plan was adopted, there has been a shift in Bellevue’s major employers. In 2020, Microsoft was the largest employer at 8,700 employees. Now in 2023 Microsoft is no longer on the list, and Amazon is on the list instead. As of the end of the year, Amazon is hoping to have 17,500 employees in downtown Bellevue. There are a lot of employers hovering right around 1,000 employees; they often pop above 1,000 and drop below 1,000 year over year. Meta is another company to watch; it was not really on the list in 2020 but was heavily on the list by 2023. There are a number of rapidly growing companies in the city. Byte Dance is expanding significantly, the Pokémon Company has a large expansion, and so does Snowflake. There are employers in the middle tier that are going to be jumping into the major category, potentially knocking off some current employers on the list.

Jesse Canedo commented that many of the company names that have been removed from the list are place-flexible companies. For example, Microsoft chose overnight to exit the market. In thinking about diversification strategies, there will be a need to support additional strategies that are a little more "sticky," companies that have a deeper investment in their sites, locations, or other assets that will really keep them anchored in Bellevue. Across the region, they include healthcare, biosciences, or industries that require significant investment in place. The hope is the economy will be more resilient as the city diversifies.

Deputy Mayor Malakoutian asked why the City of Bellevue and Bellevue College were shown on the chart as having decreased. Jesse Canedo said in part it has to do with how FTEs and LTEs are counted.

Answering a question asked by Commissioner Khanloo, Corbin Hart said the number of workers in Bellevue Square are not counted given that they work for individual businesses. It is likely that collectively there are in the order of 1000 employees there. Each business there usually has

from five to 20 employees. Some of the larger ones, like Nordstrom, actually sometimes show up on the top employers list. The Bellevue Collection is collectively one of the strongest concentrations of employment in the city, but they are all individually employed.

With regard to Bellevue's businesses and employment per sector. Corbin Hart said professional, scientific and technical services is one of the highest sectors at more than 23,000 employees. The information sector, with more than 26,000 employees, is the largest sector. Retail employees number about 13,000 in Bellevue. Turning to the number of businesses in the city, it was noted that the highest number of employees per business is in the information sector. Many of Bellevue's really large companies are tech companies, though there are also some small business tech companies. Amazon skews the numbers a bit. Some of the sectors with many small businesses are construction, education, and the arts. Employees in that sector include plumbers, HVAC workers and electricians, as well as dance studios and Montessori schools. Restaurants and retail are encompassed in the category of industries with many small businesses but we want to emphasize the breadth of the types of small businesses.

Commissioner Bhargava asked if there is data showing how the small business numbers have changed over the last three to five years. Corbin Hart said early 2020 Bellevue had around 7,000 small businesses. Many were lost during the pandemic. Over the past five years, the drop was followed by an increase to where the total now stands at around 6,600 now. New business licenses and applications have actually increased significantly, even compared to pre-COVID levels. The city is seeing a lot more turnover in the business community, with many new firms being founded year over year.

Jesse Canedo said the City conducts a business survey every odd-numbered year. All small businesses in the city are asked to participate in the census-style survey. The data points have all trended upwards over the last year.

Commissioner Ferris commented on the fact that the University of Washington in Seattle has an impact on Bellevue's economic growth to a significant degree from graduates being able to remain in the community, start businesses, and otherwise contribute. The question asked was if there is a way to measure the impact to any degree. Jesse Canedo said the University of Washington might have just released its annual impact statement touting their regional contributions. They do produce a lot of talent, and the University does have an incredible impact. It is one of the highest-ranked institutions in so many categories, including innovation. It is known that while the University of Washington, Washington State University and local community colleges do fantastic work in producing talent, there is still a significant talent gap in the region on the order of tens of thousands of positions, all because the university system in the rest of the state is not scaled to meet the current demand.

Chair Goeppele allowed that there has been much in the news lately about the challenges faced by the Bellevue Art Museum and noted that at the same time the city is focused on creating an arts district. He asked what the thinking is about the future of the arts segment in Bellevue and how it can be both relevant and successful. Jesse Canedo said the City's arts manager is

deeply engaged with the Bellevue Art Museum and all of the city's arts organizations. It is important to separate the Bellevue Art Museum from the rest of the arts community. The Bellevue Art Museum is a particular organization that has had organizational struggles for over 20 years, probably since they moved into its building. There is an audience mismatch between the Bellevue Art Museum and the community. However, the other arts organizations are thriving and looking to grow. There are more than 120 creative businesses just around the BelRed light rail station. There are opportunities associated with expanding access to arts and culture citywide, helping to bring the community together and create economies of scale in neighborhoods. Everything is being considered, from traditional studio galleries to digital art innovation and everything in between.

Corbin Hart said the barriers to small businesses in Bellevue that were highlighted in the 2023 business survey were consistent with previous surveys. Affordability and access to capital topped the list of issues faced by small businesses. The city did lose a number of small businesses as a result of the Covid pandemic. While the Small Business Administration defines small businesses as having 500 or fewer employees, Bellevue's definition is 25 or fewer employees.

Commissioner Khanloo asked if the City has information about the small businesses that have closed. Corbin Hart said there is a lot of anecdotal evidence. Sometimes it comes down to placement and lack of another suitable or affordable place in the city. Some businesses close down when the owner chooses to retire. Bellevue is unique in the region in terms of not requiring annual business licensure, and in terms of not requiring tax returns to be filed annually for businesses below a certain threshold. Accordingly, the City has no occasion to interact with many businesses at all.

Corbin Hart said Bellevue has 14,000 employees working in the healthcare sector, but only 3,900 of them actually live in Bellevue. The stats are similar for the retail and tourism sectors, and even for City employees. Fully 80 percent of the people employed in Bellevue live outside the city.

Bellevue benchmarks itself against five other cities in terms of economic diversification. The parallels are not meant to be exact, rather they are similar cities in large metros that are very focused on high technical employment and that sort of thing. A lack of economic diversification exposes Bellevue to sector- or company-specific headwinds. With a diversity index of 39.7, Bellevue is one of the lowest of the peer cities. That is reflected in the unemployment rates. For example, Arlington, Virginia, is sitting at about 2.5 percent unemployment currently, whereas Bellevue is at about 4.7 percent. While Bellevue's unemployment rate is not considered bad – it is actually close to what economists call full employment – there is a discrepancy that is spurring on conversations about diversification.

Commissioner Bhargava asked what the diversity index measures. Corbin Hart said it is a comparison of the national employment distribution across sectors to local employment distribution. A lower number signifies a larger divergence between those and means there are too many people in one sector. Cambridge, Massachusetts, for example, indexes heavily toward



education, while Bellevue indexes heavily toward tech, wealth management, and professional services.

Commissioner Lu observed that there are often overlaps with financial services. For example, there are tech people working in financial companies. The overlaps can skew the ratios across industries. Commissioner Khanloo added that should a Microsoft sales employee lose their job, it will be categorized as a tech sector layoff.

Corbin Hart said the city is aiming to have an additional 70,000 jobs. The plan update will be very intentional in seeking to ensure that those jobs will be high-quality, living-wage jobs spread across multiple sectors, not concentrated in one. Employer risk also needs to be considered in the percentage of employment relying on major employers. Jesse Canedo said Bellevue is putting significant effort into ensuring that the job creation goals will be met. The trend line is upward compared to historic levels, and the broader economic development efforts reflect that commitment.

Chair Goepple asked if meeting the targets will put the city in a better or worse position relative to the 80 percent of employees who live outside the city. Corbin Hart said the housing and jobs target have a 1:1 ratio [meaning 1 household for every 2 jobs, assuming 2 employed adults per household] and that alignment is very intentional. Thara Johnson added that the city is working to update its Affordable Housing Strategy as well, which hopefully will help improve the trend.

Planning Director Emil King remarked that currently there are about 2.4 jobs per housing unit in the city. The target is based on a 2:1 ratio. The fact is people may for various reasons still choose to live in another Eastside city and commute into Bellevue to work.

Commissioner Lu asked how Bellevue's jobs growth relates to Seattle and the broader area. Corbin Hart said Bellevue has over the last five years or so seen a decent amount of growth, though possibly not as much as expected. A lot of jobs were lost during Covid, especially in retail, but those numbers are ticking upward again and is not out of line with other regional areas. Emil King added that Bellevue's numbers from a proportional share are less than a third those of Seattle.

Corbin Hart noted that there are more than a hundred creative businesses located in BelRed. The focus for that area is on developing a unique identity. The BelRed Arts District Community Alliance was founded in 2023 and the organization held its first event celebrating the opening of the 2Line with music and murals.

The Eastgate area formerly was the city's second largest employment center. The area is home to 5.4 million square feet of office space. However, the area has been hit very hard given that Boeing, Microsoft and T-Mobile all exited the area. There is currently a 41 percent vacancy rate. Future economic repositioning for the area includes new sectors such as life science and research and development. There is some transition to housing occurring as well.

Commissioner Khanloo asked about the car dealerships in the Eastgate area, given that they generate large amounts of tax dollars for the city. Corbin Hart noted that some of the dealerships have chosen to relocate, including to areas of BelRed, and others likely also choose to relocate.

Commissioner Lu said there is much in Eastgate to draw businesses to the area, including proximity to the Park & Ride and inexpensive office space. Not having food options is a huge drawback, however.

**\*\*BREAK\*\***

(7:49 p.m. to 7:54 p.m.)

E. Looking Forward – Strategic Initiatives and Development Trends and Major Project Updates

(7:54 p.m.)

Thara Johnson remarked on having seen significant progress and successes with community engagement. As pointed out by Deputy Mayor Malakoutian, the city has been recognized regionally, which is very exciting. The intent is to continue much of the innovation achieved with the Comprehensive Plan update and other efforts, expanding those to new initiatives. For example, there will be a continued focus on cultural outreach assistance, efforts that have been expanded to bring on a Korean Cultural Outreach Assistant as part of neighborhood area planning. Additionally, evaluations will be made to determine levels of success at engaging and reaching various stakeholders, particularly those voices the City does not normally hear from.

With regard to regional planning, the Comprehensive Plan was recently adopted by the Council. While that marks the end of the update process, there are a couple of additional steps still needed, including approval from the Department of Commerce and formal certification through the Puget Sound Regional Council (PSRC). The certification ties into the City's ability to secure transportation funding. That process will likely be completed in early 2025.

The City is anticipating significant developments in the next legislative session, including work tied to the Climate Commitment Act which aligns with the ongoing work of the Environmental Stewardship team. Five designated countywide centers were identified during the Comprehensive Plan process. Over the next year, a formal adoption process will be undertaken with the Growth Management Planning Council and the King County Council. The work will be done by staff and will not directly involve the Planning Commission.

There is upcoming legislation that will impact the Planning Commission's work programs. Work has already begun on the middle housing and accessory dwelling units issues. Another area of focus is the floor area ratio increase, for which a new name is being considered to better reflect the scope. The initiative will implement several changes from the Comprehensive Plan and is expected to come before the Commission in 2025.

Continuing, Thara Johnson said work on affordable housing is continuing. The proposed budget

includes approval for an Office of Housing, which will coordinate closely with the Community Development department. The Affordable Housing Strategy update was launched by the City Council on November 12, and while the Planning Commission will not oversee it, there will be opportunities to see the changes in the strategy and how the new Council-set targets will be achieved. Additional work on housing stability programs and monitoring regional progress on affordable housing goals will also proceed.

The list of ongoing work items includes relationship building and supporting code and policy implementation for plan changes through Land Use Code Amendments. In 2025, neighborhood area planning efforts will continue in Crossroads and Newport. Similar planning efforts for Eastgate and Factoria will begin mid-2025 and continue into 2026. The Downtown regional center plan update will align with new the PSRC requirements and that will trigger changes to the targets for population, jobs, and housing.

The Strategic Planning team will focus on projects co-led with Economic Development, such as the Grand Connection and visioning for city-owned sites like the Metro site near City Hall. Urban boulevards, street landscaping, and sidewalk implementation will require collaboration with the Parks & Community Services and Transportation departments on larger projects. Other efforts include implementing the Eastrail Framework Plan and supporting parks master planning for projects like Meydenbauer Park Phase II and Ashwood Park.

The BelRed Look Forward LUCA work, a significant component of implementing the Comprehensive Plan, will launch early in 2025 and will be ongoing throughout the coming year. That work will be before the Commission in terms of Land Use Code Amendments.

The Environmental Stewardship Initiative team recently launched the ESI Plan update, covering the next five-year cycle. It will implement policies from the Climate and Environment element of the Comprehensive Plan. Work on the Wilburton Sustainable District Plan, Electric Vehicle Roadmap implementation, partnerships on Energy Smart Eastside, and applying for significant federal and state climate grants will also be priorities.

Development Services director Rebecca Horner noted having heard that many jurisdictions in the state of Washington will not be adopting their comprehensive plan updates on time. It is notable and commendable that the Commission has made it possible to meet the deadlines.

The Development Services department is unique in the city as it operates across four departments. Most of the work is focused on cost recovery, though some, like Code and Policy, is not. Despite a very high development cycle over the past 12 years, the city is now seeing decreased activity, reflecting economic uncertainties, interest rates, and political factors. Property owners are holding onto entitlements and delaying projects. Construction has decreased significantly and there are fewer new projects starting. However, the department remains busy with ongoing engagements through public committees and neighborhood outreach. A building permit extension process was recently opened to allow for hanging on to building permits longer.

There are a number of major projects in construction. Much of it is nearing completion and seeking final inspection and occupancy permits. There are 21 major downtown projects under review currently, representing over 6,000 residential units and two million square feet of office space. There are also 15 projects under construction in BelRed representing some 1,500 residential units and 750,000 square feet of office space. While overall activity has slowed, the pre-application numbers suggest future potential.

Commissioner Lu asked if any specific areas are seeing slowdowns in permitting. Rebecca Horner said all areas are generally down. While the current environment presents challenges, the city is well-positioned to adapt and move forward strategically.

Chair Goepple asked if the City expects additional state mandates that will require the City to react. Rebecca Horner said the City provided feedback to the legislature about the need to slow the pace of new mandates. There are still a couple of issues under discussion by the legislature.

Assistant City Attorney Matt McFarland pointed out that over the last couple of years Bellevue has gone well beyond the state mandates to increase the development of housing. The city's C-1 Affordable Housing Density Bonus is a case in point.

#### F. Summary and Closing Remarks (8:23 p.m.)

Chair Goepple remarked that the Commission has accomplished a lot over the last year. The Commission has stayed the course and did not shy away from hard work. The work of the Commissioners is to be commended. While there is political uncertainty nationally, at the local level Bellevue is in good hands.

#### 5. ADJOURNMENT (8:25 p.m.)

A motion to adjourn was made by Chair Goepple. The motion was seconded by Commissioner Lu and the motion carried unanimously.

Chair Goepple adjourned the meeting at 8:25 p.m.