

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
STUDY SESSION MINUTES

July 11, 2018
6:30 p.m.

Bellevue City Hall
City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Chair Barksdale, Commissioners Carlson, Malakoutian, Morisseau, Moolgavkar

COMMISSIONERS ABSENT: Commissioners Laing, deVadoss

STAFF PRESENT: Terry Cullen, Deborah Munkberg, Department of Planning and Community Development; Patricia Byers, Department of Development Services; James Henderson, Department of Economic Development

COUNCIL LIAISON: Mayor Chelminiak

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER
(6:40 p.m.)

The meeting was called to order at 6:40 p.m. by Chair Barksdale who presided.

2. ROLL CALL
(6:40 p.m.)

Upon the call of the roll, all Commissioners were present with the exception of Commissioners Laing and deVadoss, both of whom were excused. Commissioner Morisseau participated via telephone.

3. APPROVAL OF AGENDA
(6:41 p.m.)

A motion to move agenda item 9A to follow agenda item 3, and to approve the agenda as amended, was made by Commissioner Malakoutian. The motion was seconded by Commissioner Carlson and the motion carried unanimously.

9. OTHER BUSINESS
(6:41 p.m.)

A. Planning Commission Officer Elections

Comprehensive Planning Manager Terry Cullen explained that the Commission is required to annually elect a Chair and Vice Chair. He noted that the current Chair and Vice Chair had been acting in an interim capacity since January when the past Chair resigned. Then Vice-Chair Barksdale was elected to serve out the remaining term of the past Chair, and Commissioner

Morisseau was elected to serve as Vice Chair. The officers serve a term that runs from August 1 through July 31.

Mr. Cullen said the Chair would ask for nominations, noting that a second was not required. He said the Chair would close the nominations at the appropriate time, noting again that a second was not required. In the event of only one nominee, he said the Chair would declare the nominee elected. In the event of more than one nominee, he said there would be a separate voice vote for each. He said the election would be declared final when one nominee received a majority of votes. He clarified that in the event no nominee receives a majority of the vote, successive rounds of voting would occur until a candidate emerges with a clear majority.

A motion to affirm the procedure for electing officers as described was made by Commissioner Carlson. The motion was seconded by Commissioner Moolgavkar and the motion carried unanimously.

Commissioner Carlson nominated Chair Barksdale to serve as Chair.

There were no other nominations and Chair Barksdale closed the nominations.

Chair Barksdale was declared the Chair.

Commissioner Carlson nominated Commissioner Morisseau to serve as Vice Chair.

There were no other nominations and Chair Barksdale closed the nominations.

Commissioner Morisseau was declared the Vice Chair.

4. REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS – None
(6:46 p.m.)

5. STAFF REPORTS
(6:46 p.m.)

Mr. Cullen noted that the recent move to Office 365 triggered the need for the Commissioners to delete their email accounts from the account settings and reestablish the account. Once reestablished, everything will be migrated over.

Mr. Cullen said the City Clerk's office will be offering a training session on Roberts Rules of Order with Ann McFarland from Jurassic Parliament. The session will occur in the fall. He said Ms. McFarland's presentations are fun and entertaining. The training is for all of the city's boards and commissions.

Mr. Cullen said the Commission's annual retreat is scheduled for November 14. Normally held during the evening hours, he asked the Commissioners to think about meeting during the day, possibly 3:00 p.m. to 6:00 p.m., instead and to pass along their thoughts.

With regard to the Commission schedule, Mr. Cullen said the meeting on July 25 was earmarked for a deep dive into the East Main Land Use Code amendment. However, the development of the issue is taking more time than anticipated and it will not be ready in time for the July 25 meeting. The other topic slated for that meeting was the Grand Connection policy work, but with the departure of Bradley Calvert the code work will lag somewhat behind as the plan amendment

continues to be move forward. Accordingly, he noted that the July 25 Commission meeting had been canceled. In September, meetings are slated for the 12th and the 19th, and the 26th will be held in reserve for a possible third meeting that month.

6. ORAL AND WRITTEN COMMUNICATIONS – None
(6:54 p.m.)

Mr. Mon Wig, 4811 148th Place SE, commented that every Commissioner had been given a tour of the Red Lion and Hilton properties on which redevelopment is being contemplated. He said the plan for the 15.5-acre site is to keep the Hilton but to demolish the Red Lion as part of the overall redevelopment of the site. He said his motivation was to create a unique development that can be a matter of pride for the community and for potential tenants. It should be both an asset to the neighborhood and a landmark. He said he never sells the properties he develops, choosing instead to keep them, uses his own money to develop, and to date has never had a partner. There has been a strong desire to learn what the community wants and to that end he or a company representative attended every CAC meeting. Now that the desires are known, the work to fill those needs can begin. The zoning code is a hundred-plus year decision, not a short-term decision. Because of its size and scale, the project if done right can become an example for other transit-oriented developments in Puget Sound and around the nation. It will also serve to improve and project the image of Bellevue.

Ms. Leisha Wig, 4811 148th Place SE, shared with the Commissioners conceptual images showing how the site could redevelop. The images included open spaces and courtyards along with outdoor seating and green roofs. The images also showed how integrated the transit connection can be with the rest of the project. The desire is to see the ground-floor retail activated 18 hours per day. The Council's guiding principle number five calling for consideration of larger floor plates along 114th Avenue SE should be included. The CAC supported an additional 15 percent building height in exchange for good design, and that should be reflected. A clarification is needed for design item 13 regarding what big box retail is to avoid being precluded from including a grocery store. The desire is to create a unique and iconic district, as outlined in the Council principles and as discussed by the CAC. The site should not be confused with Old Bellevue but it should have wide sidewalks and the like.

Mr. Jack McCullough, 701 5th Avenue, Suite 6600, Seattle, highlighted some key issue areas around which there will be future conversations. He said FAR is a critical issue. The CAC recommended an FAR of 4 and 5 in different parts of the site, and he said a greater FAR allowance will be suggested for the areas closer to the freeway and a lower FAR closer to 112th Avenue SE. The Council directed the Commission to consider larger floor plates along 112th Avenue SE for potential tech office users. With regard to public spaces, he said a strategy for great spaces will be presented. He agreed with the need to create an urban street grid on the site, some of which will be primarily focused on pedestrian movements. The thinking is that vehicles will be intercepted at the perimeter and get them underground for parking, leaving the streets open mostly for deliveries and drop-offs. The block sizes will need to be right and the current thinking is that they should be about a quarter the size of the superblocks of the downtown. Different street sections will be proposed, with some wider and some narrower. The streets should be privately owned and not dedicated to the city. One of the keys to making the site work will be being able to park underneath the entire site.

Mr. David Slight, 227 110th Avenue SE, said he serves as secretary for the Surrey Downs Community Club. He pointed out that the packet materials included no definition of "graceful transition." There are definitions included in previous Commission meeting minutes and

elsewhere of how the term has been before by the Commission. The community is looking for a graceful transition from 230 feet to ten feet. He said the community is quite happy with the pilot project on 108th Avenue SE, but he pointed out that 108th Avenue SE is not specifically mentioned in the concept of the station area and it should be called out equally for pedestrian and bicycles the same as Main Street and 112th Avenue SE.

Mr. Cullen pointed out that written correspondence had been received from Ms. Kristy Hannen outlining the same concern about 108th Avenue SE not being mentioned along with Main Street and 112th Avenue SE.

7. PUBLIC HEARING – None
(7:11 p.m.)

8. STUDY SESSION
(7:11 p.m.)

A. Economic Development Update

Economic Development Director James Henderson said economic development means different things to different people. For some it means building new roads, while for others it means new residential subdivisions or revitalizing a city's main street. The definition adopted by the city states that economic development is about developing and implementing sustainable programs that advance job creation and investment, develop human capital, and spur innovative entrepreneurship in order to build a foundation for prosperity for the community. Being successful in regard to economic development requires being both opportunistic and future focused.

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Bellevue is a national and international business center that is focused on technology. It is talent that fosters the development and expansion of existing businesses and supports the creation of new companies. Bellevue is the Puget Sound's second city. It is a core center for technology and innovation regionally. There are some 90,000 software engineers regionally, which is among the highest in the United States, and that number continues to grow. There are about 330 gaming or interactive media companies and/or studios in the state which collectively provide about \$20 billion to the region and the state. What makes Bellevue excited about gaming, interactive media and technology as a whole is that it sits at the intersection of new technologies, especially virtual reality, augmented reality and artificial intelligence. In looking toward the future, the expectation is that Bellevue will add about 35,000 jobs by 2035.

Mr. Henderson said when talking about talent it is critical to understand how Bellevue compares and competes with other technology centers around the nation. Bellevue stacks up very well, event against much larger cities, in terms of overall talent in business, science and the arts, specifically in computer and math, and in engineering and science. Those stats back up the fact that Bellevue is an innovation and technology center.

Two of Bellevue's recent recruitments are REI and Global Innovation Exchange (GIX). REI plans to move its headquarters to the city in 2020. There were a number of cities in the region competing to land the company, but the company was intrigued by the notion of moving to the Spring District and becoming part of something new, owning their own property, and having room to grow and expand. While senior level officials were excited about the move, the employees were not necessary convinced. Given that about 60 percent of their employees commute by bike, there were concerns about longer commute times and higher housing costs.

The city has been working with the employees to help them appreciate that there are some significant benefits associated with the move to Bellevue. GIX, a partnership between the University of Washington and Tsinghua University, opened in the fall of 2017. The unique school focuses on teaching master level programming, business information technology and innovation that can then be infused in existing companies throughout the world. The 3000 international students who will attend GIX by 2025 will become Bellevue's ambassadors into the future, so their impressions of the city will be important.

Commissioner Carlson asked what percentage of the international students will want to stay in Bellevue, or will be legally allowed to stay. Mr. Henderson said the question is difficult to determine. Not all but a lot of the students will be international, but whether or not they will want to stay depends on a variety of factors, including having jobs sponsored by employers, which is required for a work visa.

Continuing, Mr. Henderson said there have been numerous other recruitments aimed at bringing businesses to Bellevue. Most firms that have chosen to move to the city are smaller, with between 15 and 40 employees, most of which are focused on higher-cost roles like research and development and sales. Most of the companies view Bellevue as an alternative to Silicon Valley, which they view as saturated and largely overpriced. Such companies are at the forefront of technology innovation.

Bellevue and the entire Puget Sound region is an extremely globally competitive climate. Bellevue faces competition not only from other cities in the United States but from cities around the world. Just two or three years ago Bellevue's competitive edge was cost when compared to ~~Silicon~~ Valley or New York, but that cost advantage is quickly disappearing as lease rates for commercial space as well as housing prices continue to rise. High costs can potentially limit which companies can be financially viable in Bellevue. One current trend is that many tech employers are limiting the number of employees they have because of high costs. The news is still good for commercial spaces in the downtown where the cost is half to a third of the going rates in Silicon Valley, but recent sales of commercial properties locally and regionally are quickly showing that prices are continuing to rise. The Eastside market is getting much tighter. ~~Oculus~~ VR, a subsidiary of Facebook, is currently on a space binge and has been buying up almost everything it can find in Redmond, which has pushed Redmond's vacancy rates down to about one percent. Similarly, Amazon has come into Bellevue in a big way, pushing down vacancy rates in the city to around four percent.

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The impacts of high-cost commercial space is driving office densities up. Currently Amazon gives about 125 square feet per employee. The average of most companies is about 150 square feet. While that works well for some employees, it does not work well for others. There has been some pushback on the part of employees calling for more indoor and outdoor amenities in exchange for smaller office spaces.

Overall, however, the picture is positive and Bellevue and the Seattle region is hosting some significant companies, including international companies. However, while Bellevue is in a fortunate position currently, tech jobs are not sticky. Tech companies tend to shy away from making huge capital investments like a manufacturing concerns, which translates into the companies and the jobs being very portable. Nationally, other tech centers are rising up, including Denver, Dallas, Austin and Atlanta. Recently at the Eastside Leadership Conference it was projected that in Washington alone there will be a shortage of some 740,000 workers by 2021, with the biggest gaps being in software development, nursing and accounting.

Commissioner Carlson said the projected lack of workers was behind his earlier question about the number of international GIX students who might want to stay and work locally. Bellevue could greatly benefit from having highly trained technical workers choosing to remain in the area, many of whom may choose to start businesses. Mr. Henderson said his office has learned that talent drives the economy. Keeping current talent and attracting new talent is therefore of paramount importance.

Commissioner Carlson asked if any of the projections have Bellevue as the home of any manufacturing concerns. Mr. Henderson said manufacturing in the gaming industry is projected to grow in the future. Manufacturing is also projected to increase regionally, including SpaceX in Redmond. The nature of manufacturing has changed dramatically and is less focused on the high volume operations in the Southeast and the Upper Midwest, and the changes have been triggered largely by advancements in technology.

Mr. Henderson said the opportunities for growth in Bellevue lie primarily with smaller, research- and engineering-focused tech companies, many of which are already located in Bellevue. Growth needs to occur in those industries in order to support new and existing companies, as well as the talent they employ. That includes growth in companies that are focused on cultural activities and education.

Mr. Henderson said in thinking about development, it is necessary to think about supporting both the tenants, which are the business customers, and the employees. The cost of living in Bellevue and the region must be viewed in terms of comparison to other areas. There are in fact only four other cities, San Francisco, San Jose, Los Angeles and New York that actually have a worse housing-to-salary ratio than Seattle. That shows the Puget Sound area is becoming a much more expensive place to live. Companies around the region are beginning to feel the pain of high housing prices and the general cost of living. Affordable housing was the top issue for all companies across Bellevue, including tech companies, in the 2017 business survey. One way to augment the higher prices is to focus on place. Growing firms need “cool” places to recruit and retain creative, high-cost talent.

Amazon’s RFP relative to a second headquarters for the company was released in October 2017. It reads like a talent attraction and retention strategy. The cities that made application were narrowed to the top 20. The city’s that were not selected, however, were in fact provided with valuable information by Amazon in regard to how they can make their communities more attractive to tech companies and knowledge workers in the future. Many of the communities are standing still and are enacting policies aimed at growing and attracting tech companies.

One of the prime attractions for tech companies is people-focused neighborhoods. The neighborhoods in which people grew up or attended college all have very memorable features, features that make people consider living or working somewhere. There needs to be more of a balance on residential and commercial placemaking when thinking about development across the city.

Mr. Henderson said the process of keeping Bellevue competitive will need to focus on two goals: making great places that attract and maintain talent, and providing affordable spaces to businesses and residents. As the economic development office transitions to including more placemaking activities, it will focus on community and cultural event/meeting space; music, local retail and local restaurants; and recreation facilities.

Commissioner Carlson asked what Bellevue’s current unemployment rate is. Mr. Henderson said

throughout the greater MSC, which includes Everett, Seattle, Tacoma and Bellevue, the rate is around 4 or 4.5 percent. It is likely closer to 3 percent in Bellevue.

****BREAK****

B. East Main Transit Oriented District Implementation
(7:45 p.m.)

Senior Planner Deborah Munkberg identified for the Commissioners the East Main transit-oriented district on a map along with the surrounding areas, the Grand Connection alignment, the Main Street bridge, I-405 and the East Link light rail alignment. She noted that Surrey Downs Park joins the southern edge of the area, and said the Main Street bridge widening project will impact the northern edge of the area.

Ms. Munkberg noted that the Comprehensive Plan policies for the East Main Station Area had been before the Commission on February 28 where some initial policy concepts and ideas were presented, and again on March 28 where a set of draft goals and policies were presented. Since then, staff have made revisions based on direction from the Commission and has done some additional staff review and editing. A full review of the draft policies with an eye on their relationship to the adopted Comprehensive Plan and the CAC recommendations is being done.

The proposed amendments fall into four areas: the glossary in the form of a couple of new terms; an amendment to the Land Use Plan map to designate the area as a transit-oriented district; a few policies in the Land Use Element to describe and provide definition around transit-oriented district; and policies in the Southwest Bellevue subarea plan.

With regard to the proposed draft policies, Ms. Munkberg called attention to Attachment 1 in which the relationship of the draft policies to the adopted Comprehensive Plan policies was shown alongside the CAC recommendations. She noted that in a few cases where there was no specific CAC recommendation, the policies relate to something either in the Comprehensive Plan or are tied to an important element of the station area that needs to be addressed. One example is the policy relating to Sturtevant Creek for which the CAC did not include a specific recommendation relative to preservation and enhancement.

Ms. Munkberg said the glossary is contained in Volume 1 of the Comprehensive Plan. It defines in general what transit-oriented development is, and specifically the East Main transit-oriented district. She noted that no changes had been made to the glossary since the Commission last discussed it. The Land Use Element of the Comprehensive Plan includes broad policies that talk about the development character of transit-oriented development. It includes the importance of non-motorized pedestrian/bike connectivity, as well as the importance of fitting the station area within the context of the surrounding area, and the type of transit facility serving it. The potential for using the land use incentive system is also discussed in regard to significant upzoning. In the revised policies there are some minor wording changes needed to tighten up and clean up the language without changing the overall intent.

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Commissioner Morisseau asked how the requested pedestrian access at 108th Avenue SE and Main Street would be addressed in the Land Use Element. Ms. Munkberg said the citywide Land Use Element policies broadly discuss walking and bicycle routes in the station area. The Southwest subarea plan includes a policy that addresses the specifics of Main Street.

Commissioner Moolgavkar clarified that the intersection of 108th Avenue SE and Main Street is

not technically in the East Main transit-oriented district. Ms. Munkberg confirmed that.

Ms. Munkberg said the bulk of the draft policies are in the Southwest Bellevue subarea plan. In the section there is the vision statement, followed by policies that relate to land use, transportation, urban design, open space and the natural environment. The new text in the vision statement was intended to tighten up the language and be more clearer. The revision to policy 13 included a change in content to clarify what is meant by large-format retail uses; the language change outlines that such uses are intended to serve more of a regional market as opposed to a neighborhood-serving market. At the policy level, specific square footage of uses is not addressed; that occurs at the regulatory level.

Ms. Munkberg said new policy 21 addresses building placement and materials and is intended to get at the notion of addressing noise reduction. Policy 23 talks about the Main Street corridor and it came from the policy exercise where it was recognized that a recommendation from the CAC had not been directly addressed. The new policy language talks about supporting a future corridor design for Main Street that emphasizes safety and character. The larger corridor study will likely address the issues concerning 108th Avenue SE, including the safety issues.

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Ms. Munkberg said the balance of the policy language changes were primarily editorial in nature.

Mr. Cullen said the policies will be before the Commission again for a study session on September 19 prior to the public hearing.¹

Chair Barksdale asked if the notion of graceful transitions came up during the CAC discussion. Ms. Munkberg said she would have to go back and review the meeting minutes before answering. She said what staff has meant relative to graceful transition is that the height closest to the downtown and I-405 will transition down, and that it should happen in a way that is proportionate and does not result in abrupt changes. The specific numbers and design standards will appear in the regulations.

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Commissioner Morisseau asked how that fits into the wedding cake approach imposed on the downtown area. Code Development Manager Patricia Byers said the East Main transit-oriented district is not considered to be part of the downtown. The wedding case design structure applies specifically to the downtown. The graceful transition language is more about making sure the perimeters of East Main have good transitions to the adjoining and nearby areas. The Council direction given to the Commission specifically talks about graceful transitions.

Ms. Munkberg pointed out that the draft policies in the urban design section talk about achieving a distinctive pedestrian-oriented design character and a lively public realm that reflects the unique relationship of the station area to the downtown and surrounding residential area. There are also policies that talk about scale of development, where the greatest building heights should be and where they should scale down.

Commissioner Moolgavkar asked how retail uses that serve a regional market are defined and how the proposed policy language supports the CAC's direction against having things like Walmart and Target big box stores in the development. Ms. Munkberg said the CAC was clear about wanting to see retail uses and services that serve the local neighborhood area. Retail uses that serve a regional market is not a defined term, but Walmart, Home Depot and Target are retail uses that generally serve a wider market than the immediate neighborhood area. She

¹ The September 19, 2018 meeting was canceled and re-scheduled for September 26, 2018.

reiterated that the regulations in the use charts and development standards are where the intent of the policy language will play out.

Mr. Cullen said the interface of the East Main transit-oriented district with the downtown is quite small and occurs along Main Street. The way the downtown code is set up, there is a lower building height requirement for the section of downtown that faces Main Street and the East Main transit-oriented district than what is proposed for parts of the East Main study area. That anomaly has been identified and the staff are assessing that issue. The primary interface relative to the East Main area is with Surrey Downs to the west. However it is defined, a transition will need to be created that will work for that neighborhood.

Commissioner Carlson asked for a ballpark estimate on how many more people will be in the transit-oriented district during the day. Ms. Munkberg said there were some numbers developed in association with the traffic analysis. She said she could bring those numbers to a future Commission meeting.

Commissioner Moolgavkar asked if the transit-oriented district would be subject to the incentive system for affordable housing. Ms. Munkberg said that was a recommendation of the CAC and there is draft policy to support that approach.

With regard to the Land Use Code, Ms. Byers said the process of putting it together involves the use tables, the standards and the design guidelines. But before those items can be addressed, it is first necessary to address the why and the what. The purpose of the East Main development area is to leverage the light rail investment by providing mixed use transit-oriented development within half a mile of the East Main station. The transit-oriented development is intended to provide a mix of residential, office, retail and hotel uses that will serve the surrounding neighborhood and create an active and vibrant center. The policies are applicable to the development of the East Main station area. The northern portion of the study area, which is bounded on the south by Main Street on the north and SE 6th Street, will receive the bulk of the attention. The area south of SE 6th Street and north of SE 8th Street is significantly constrained by a wetland and is not likely to significantly redevelop. The definitions make all the difference relative to what applies where. The definitions section for the East Main study area have been drawn from several sources, including the downtown, the general code, Bel-Red and Eastgate.

Continuing, Ms. Byers said the submittal requirements are documents required to be submitted when applying for a permit. The land use director and land use department determine what documents are needed, and that is not outlined in the code. The permit process in East Main will require a master development plan and design review; the same is required for the transit-oriented development area of Eastgate. A master development plan is required where a planned development involves multiple parcels of land or where a phased development is planned. A master development plan takes a look at the entire project, not just the design guidelines and how they fit with the project. The use tables outline what is permitted and how and they are a part of the permit process. The required review process looks for consistency with the Comprehensive Plan and with the Land Use Code.

The use requirements are very important relative to a transit-oriented development. Residential, office, retail and hotel are the uses that make up an active and vibrant center. Services, particularly on the ground level, are also an important part of the mix. The residential uses include commercial uses like live/work space. The development standards are fairly straightforward. They are quantitative and specific in what they require relative to FAR, building height and the number of parking spaces. The design guidelines are much more qualitative in

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nature and address things like the look of the streetscape, façade materials and façade articulations. There is more of a give and take process involved in applying the design guidelines.

Ms. Byers explained that standards include things such as sidewalk width, tree species, in some respects lighting, while guidelines address such things as building façade materials and weather protection.

Commissioner Moolgavkar asked where the placement of tables on sidewalks outside of cafés and the like are addressed. Ms. Byers said that is addressed in the right-of-way provisions. She said it used to be that a fence of some sort had to be erected to house the tables, but that has now changed to simply requiring them on the sidewalk.

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Mr. Cullen allowed that the actual code amendment involves revisions to many different chapters within the overall Land Use Code. It is very challenging work relative to maintaining internal consistency. He said the code amendment process would be taking a different approach, and will be less focused on working through it page by page. Rather, the focus will be on the big picture issues and consistency with the Comprehensive Plan.

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Mr. Cullen said he recently read an article about an interesting change in retail, specifically Nordstrom Local, a 3000 square foot store. Their typical department stores are 140,000 square feet. The Nordstrom Local approach has caught fire. It is a clothing store with no clothes. It combines online retails with pickup and the incredible Nordstrom experience. He stressed the need to be flexible in considering retail as a use given how the industry is rapidly changing in an attempt to compete with online stores.

Commissioner Moolgavkar asked if the city has any incentives relative to attracting local businesses to locate in transit-oriented developments. Ms. Munkberg said she would follow up on that question with Mr. Henderson and report back to the Commission.

10. APPROVAL OF MINUTES (8:38 p.m.)

A. June 13, 2018

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

11. CONTINUED ORAL COMMUNICATIONS (8:39 p.m.)

Mr. Mon Wig, 4011 134th Place SE, said he attended all of the CAC meetings. He said the CAC discussed the subject of transition and included in their recommendation having building height limited to 65 feet for the first 50 feet east of 112th Avenue SE. He said the site is about a football field away from the sound wall and two football fields away from the higher houses. All of that goes to the issue of transition.

Mr. Jack McCullough, 701 5th Avenue, Suite 6600, Seattle, said he spent the last ten years working on transit-oriented developments up and down the corridor, including Federal Way, Tukwila, Columbia City, downtown, Capitol Hill, Northgate, Marymoor and Bel-Red. Other than the downtown location, the East Main site is the only one with potentially high enough

market rents to support building housing in concrete and steel. A massive inventory of wood frame housing is being built on transit-oriented development locations and that is a shame. Northgate is a case in point. East Main provides the chance to do something significant for the first time.

12. EXECUTIVE SESSION – None
(8:41 p.m.)

Mr. Cullen briefly commented that the City Council would be holding its meeting on the threshold review for the package of plan amendments on July 23. He noted that Chair Barksdale could be in attendance.

13. ADJOURN
(8:41 p.m.)

A motion to adjourn was made by Commissioner Moolgavkar. The motion was seconded by Commissioner Carlson and the motion carried unanimously.

Chair Barksdale adjourned the meeting at 8:42 p.m.