

November 7, 2017

The Honorable Ryan Mello
Chair, Growth Management Policy Board
Puget Sound Regional Council
1011 Western Ave., Suite 500
Seattle, WA 98104

Dear Chair Mello and Members of the Growth Management Policy Board:

On behalf of the Bellevue City Council, thank you for your work on the *Regional Centers Framework Update* and for the opportunity to comment on the *Draft Board Proposal*. The region's interests are best served by a set of clear and measurable criteria and requirements that establish a reasonably high standard to achieve and maintain the regional designation of the several types of centers described in the draft proposal. Bellevue's plan for accommodating future population and employment growth is built on the principles and policies of Vision 2040. This is especially true in Downtown Bellevue, our designated regional growth center.

The system of regionally designated centers has been a cornerstone of the regional growth strategy in Vision 2040 for nearly a decade. Bellevue is supportive of the goals and objectives of the centers framework update as stated in the guiding principles adopted by the Board at the beginning of the project in 2016. **The Bellevue City Council took action on November 6, 2017, in support of the following principles and statements:**

Principles:

- Reward jurisdictions that act consistent with the regional vision and succeed in accommodating a significant share of growth.
- Strengthen the criteria to reinforce the purpose and value of the centers designation.
- Recognize and build upon the regional and local planning and implementation work that has occurred since Vision 2040 was adopted.
- Improve the balance between the location of jobs and housing, recognizing the impact on housing affordability and transportation patterns.

Regional Growth Centers:

- Institute the proposed categorization and criteria for the two types of regional growth centers (urban and metro).
- Establish a required planning target for mixed use that consists of a minimum of 20% commercial and 20% residential land uses.
- Require all existing centers to have an adopted subarea plan, or equivalent, by 2020 and that all center plans be consistent with updated planning requirements prior to 2025.
- Establish requirements that ensure these centers are fulfilling their role of accommodating a significant share of future growth at urban densities in a mixed-use, walkable, livable, transit-rich community.

Manufacturing-Industrial Centers (MIC):

- Institute the categorization and criteria for the two types of MIC (employment and industrial).

- Establish requirements that ensure these centers are fulfilling their role of providing employment and preserving viable land for future employment growth.
- Maintain the proposed minimum existing and planned jobs thresholds for each type of MIC, rather than granting an exception to existing MIC that have not yet met the minimum.

Countywide Centers:

- Establish a set of basic, common criteria for designation applied across the region.
- Establish a required planning target for mixed use that consists of a minimum of 20% commercial and 20% residential land uses in countywide growth centers.
- Require that countywide centers be located in urban areas.
- Establish a higher minimum existing threshold between 12 and 15 activity units/acre with a minimum planned target between 15 and 20 activity units/acre for countywide growth centers.
- Establish a minimum existing threshold of 1,000 jobs and a minimum planned target between 2,000 and 4,000 jobs for countywide industrial centers.

Major Military Installations:

- Recognize major military installations in Vision 2040 while acknowledging that they operate under federal authority and are not subject to local, regional or state plans and regulations.
- Establish criteria and procedures required for designation at any level including, at a minimum, ongoing coordination and joint land use and transportation planning with adjacent jurisdictions.

Re-designation of Existing Centers:

- Institute the proposed criteria and timelines for existing centers to comply with updated requirements.
- Establish intermediate, measurable goals and timelines for existing centers that have not achieved the updated thresholds by 2025 to demonstrate progress.

The Bellevue City Council believes it is in the best interests of the region to ensure that the designation of centers continues to be meaningful for local jurisdictions and furthers the goals of Vision 2040.

Respectfully,

John Stokes, Mayor

John Chelminiak, Deputy Mayor