

Kapela Property Redesignation 20-102753 AC

Public Comments through June 3 2020

Matz, Nicholas

From: p johnston <pamjjo@msn.com>
Sent: Saturday, May 30, 2020 17:20
To: Matz, Nicholas
Subject: Kapela Property Redesignation 20-102753 AC: Explanation of CPA

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Is the Comprehensive Plan Amendment process a legislative tool for the City Council and for the Planning Commission in their role of making a recommendation?

Could you describe it as a private citizen asking for legislation?

What value or meaning does a "Discussion" in a Comprehensive Plan have?

Why is the process different than other legislation?

Thanks

-pamela Johnston

Matz, Nicholas

From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Wednesday, May 27, 2020 16:16
To: Matz, Nicholas
Subject: Re: Project#20-102753-AC/ 5755 140th Ave NE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Nicholas,
thanks for your broader notes about the general sessions. Can you still help me understand the question on what is the process to convert a property from SF-L to MF-L in Bridle trails area of Bellevue?
thanks,
Vandana

From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Wednesday, May 13, 2020 6:05 AM
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Re: Project#20-102753-AC/ 5755 140th Ave NE

Hello Nicholas,
Thanks for your quick response but i am still not clear on the answer. can you please help us understand the process needed to be followed to convert from SF-L to MF-L? and for permission to touch trees so that general public is transparently aware of the process vs big developers. What is the environmental review, what variables do they consider, how do they model the impact? How do they assess the carbon footprint, traffic impact etc? The answer here uses a lot of terms and it would be helpful to have their explanation in general terms.

Your question is leading. Again, and because this proposed plan amendment is a policy question at this point, the environmental review examines potential impacts of future development against the city's development regulations including the Land Use Code (zoning) and Critical Areas and other environmental ordinances.

thanks,
Vandana

From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Tuesday, May 12, 2020 6:28 AM
To: Vandana Gangwar <vandanagangwar@hotmail.com>
Subject: RE: Project#20-102753-AC/ 5755 140th Ave NE

Vandana Gangwar-

Please see my comments below. Let us know what else we can provide.

Nicholas Matz AICP

Senior Planner

425 452-5371

Pronouns: he/him/his

COVID-19 Alert

The city is responding to the COVID-19 outbreak with [actions](#), [updates](#) and [business resources](#). Get and give help at [community resources](#). The [Covid-19 Community Response](#) page recognizes all of the neighborly actions (big and small!) that help affirm our connections to one another—even as we follow guidance from Public Health Seattle & King County to stay apart.

Please be aware that email communications with city staff are considered public records and may be subject to public disclosure.

From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Monday, May 11, 2020 11:17
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Re: Project#20-102753-AC/ 5755 140th Ave NE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Nicholas,

thanks for your email. Can you please help us understand few more questions?

1. King county takes tax and calls it Agricultural and Bellevue does not: How does this distinction work? How can they pay lower taxes to county because of the classification there and still have the rights as per Bellevue city norms? How will city work with County to change that classification and enable it to be counted differently going forward after the proposed development starts? You'll have to pursue these tax and property tax inquiries with King County and the Assessor.

2. environmental policy: The details seem to indicate that it is ok to increase population density to be MF-L when just living next door to this property within Bridle Trails, other houses are not allowed. Additionally, how will they be allowed to chop the trees when trees in rest of Bridle Trails have a different restriction. I answered this question previously (#4) below.
3. traffic: Has anyone actually counted the traffic in normal hours during normal times. There are only two exit points for this property from outside of 140th Avenue. 1) 40th St intersection and 2) old Redmond Road intersection. During normal traffic days, nothing moves on those points and average wait time is more than 20 minutes. How is that factored in adding more population density on this road. I answered this question previously (#3) below.
4. SF-L to MF-L: can you share the steps needed to transform a property in Bridle trails from SF-L to MF-L so that we can discuss them more broadly so that policy for large developers is not kept secret from other residents of this area and everyone who wants to can avail of this option. I answered this question previously (#5) below.
5. what is the timeline proposed here? I answered this question previously in my February 29 email response to you.

thanks,
Vandana

From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Thursday, April 2, 2020 10:08 PM
To: Vandana Gangwar <vandanagangwar@hotmail.com>
Subject: RE: Project#20-102753-AC/ 5755 140th Ave NE

Vandana Gangwar-

My apologies for the delay in replying. See comments below. Please let me know what else we can provide.

Nicholas Matz AICP

Senior Planner

425 452-5371

Pronouns: he/him/his



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Please be aware that email communications with city staff are considered public records and may be subject to public disclosure.

From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Thursday, March 26, 2020 7:06

To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Re: Project#20-102753-AC/ 5755 140th Ave NE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Nicholas,

We noticed that you have moved out the meeting on this topic, which is absolutely fair in the given circumstances. In the meantime, can you please help clarify my questions in the email string below?

thanks,
Vandana

From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Saturday, February 29, 2020 5:52 AM
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Re: Project#20-102753-AC/ 5755 140th Ave NE

thanks Nicholas for your note. Very helpful. Couple of questions.

1. when you say Bellevue city does not zone something as agricultural, how does it align with the County records because county records indicate this to be "classified as Open space farm & agricultural" You originally asked for details [for] currently that property is allocated as *agricultural* land and we (City) are changing its attributes. I informed you that "the property is not designated agricultural as the City of Bellevue does not have such designation in its Comprehensive Plan or in its Land Use (zoning) Code." I should have clarified that the terms *attributes*, *designation*, and *zoning* are not interchangeable. The King County Assessor describes property *attributes* for purposes of property tax classification. The Kapela property's open space farm and agricultural classification is for purposes of deferring a portion of the property tax that would otherwise be paid because of the property's residential zoning. Essentially, if the property is operated for farm and agricultural use then property taxes representing its residential *highest and best use* are deferred until that operation no longer occurs. The City of Bellevue does not have an agricultural Comprehensive Plan *designation* in large part because the Bellevue is designated a Metropolitan Center in the region. Because Plan designations do not include agricultural, Bellevue does not have an agricultural *zoning*. The separate facts that King County *attributes* the Kapela property agricultural for tax purposes, and that the City of Bellevue *designates* it single-family residential for Comprehensive Plan and *zoning* purposes, can exist at the same time.
2. thanks for highlighting that it is currently labeled in city records as SF-L. reading the board, it seems the developer is proposing it to become MF-L. what does that mean? MF-L stands for Multi-Family Low. It is a Comprehensive Plan designation that equates to 10 residential units per acre (R-10) zoning. The proposal is based on Policy S-BT-54 in the Bridle Trails Subarea Plan (see below answer 5) that suggests multifamily zoning is appropriate [only] if the property is then developed under one of the Land Use Code's senior housing use classifications.
3. How does city account population increase and infrastructure in the equation by adding new houses without adding more roads or access points? Your question is leading. The review process actually includes a cumulative impacts analysis under the State Environmental Policy Act (SEPA) for all

proposed plan amendments that make it to Final Review (the second stage of annual Comprehensive Plan amendment review.) For traffic, for example, the city estimates trip generation from a proposal and then compares it to our traffic facilities plans. For utilities, site development would require the property to be connected to the city's closed wastewater systems (sewer).

4. How do we account for nature/ environment in this regard for the trees that would be chopped and natural stream that flows thru it? Your question is leading. Again, and because this proposed plan amendment is a policy question at this point, the environmental review examines potential impacts of future development against the city's development regulations including the Land Use Code (zoning) and Critical Areas and other environmental ordinances.
5. Since this property falls in Bridle Trails, will we adhere to all the Bridle Trails specific rules for this development? The citywide Comprehensive Plan and the Bridle Trails Subarea Plan guide the Comprehensive Plan review of this proposed amendment. Land Use Code regulations specific to certain zoned areas such as the Bridle Trails tree ordinance sections would apply to all proposed development—including the by-right (means it could be done today) development of the property into subdivided single family residential building sites—as appropriate.

thanks,
Vandana

From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Saturday, February 29, 2020 5:12 AM
To: Vandana Gangwar <vandanagangwar@hotmail.com>
Subject: RE: Project#20-102753-AC/ 5755 140th Ave NE

Vandana Gangwar-

Thank you for your comments. You are included as a party of interest to the 2020 Kapela Property Redesignation proposed plan amendment. Through email you will receive information about the Planning Commission's review and evaluation of this 2020 proposed Comprehensive Plan amendment.

The applicant has not indicated a specific project proposal. Additional information is available (including a description of the property) through the application materials, with links to the materials on the Comprehensive Plan Amendments page and the February 13 Permit Bulletin for additional information. The property is not designated agricultural as the City of Bellevue does not have such designation in its Comprehensive Plan or in its Land Use (zoning) Code. The property is designated Single Family-Low (SF-L) which allows development at up to one unit per acre (R-1.)

The city strongly encourages engagement in the early and continuous public participation that is represented by the Planning Commission's study, review, hearing, and recommendation process for proposed plan amendments, and the City Council's exercise of its legislative authority in reviewing and taking action on proposed plan amendments. The Comprehensive Plan page will be kept updated regarding plan amendment review. Plan amendments status are tracked on MyBuildingPermit.com.

The Planning Commission will be introduced to the 2020 proposed plan amendments at its February 26 meeting. The Threshold Review Decision Criteria are Attachment 8 to the agenda memo. It is likely that the Commission will begin its preliminary review of the Threshold Review LUC 20.30I.130A proposals and provide direction on geographic scoping at its March 25 meeting. **Neither** of these meetings are the Threshold Review public hearing (likely scheduled for May or June) and a Threshold Review staff recommendation has **not** been proposed or presented.

Please contact me with anything else.

Nicholas Matz AICP
Senior Planner
425 452-5371
Pronouns: he/him/his



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Please be aware that email communications with city staff are considered public records and may be subject to public disclosure.

From: Vandana Gangwar <vandanagangwar@hotmail.com>

Sent: Thursday, February 27, 2020 12:15

To: Matz, Nicholas <NMatz@bellevuewa.gov>

Subject: Project#20-102753-AC/ 5755 140th Ave NE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Nicholas,

We recently noticed this board in our neighborhood with your contact details about a project/ property development. can you please help us provide details on the same? currently that property is allocated as "agricultural" land and are we changing its attributes?

thanks,

Vandana

Matz, Nicholas

From: Karin L. Morgan <karin01@mac.com>
Sent: Tuesday, May 26, 2020 13:10
To: Matz, Nicholas
Subject: Kapela land use proposal

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Nicolas,
I'd like to request that my name be added to the list to receive notices regarding the Kapela land use proposal. It came to my attention over the weekend and I realize I may have missed the deadline, but if you could add my name to the list, I would appreciate it.
Thank you,

Karin

karin01@mac.com

Matz, Nicholas

From: Loretta Lopez <llopez@mstarlabs.com>
Sent: Friday, May 22, 2020 14:28
To: Matz, Nicholas
Subject: Land Use proposal/Kapela 20-102753 AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Nicolas,

Please include my name and email address so that I receive notice of meetings and decisions on the land use proposal.

Christina Dugoni and I have spoken so I have a overview of the proposed changes.

Is the proposal for the project on 10 acres or 12?

Will sewer lines be connected to the proposed development?

Thank you.

Loretta

Matz, Nicholas

From: Heidi Benz-Merritt <heidibenz@outlook.com>
Sent: Thursday, May 21, 2020 17:33
To: Matz, Nicholas
Subject: Is May 27th Planning commission meeting cancelled?

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Wednesday, May 13, 2020 6:59 PM
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: UPDATE: Planning Commission study sessions on 2020 proposed plan amendments

2020 proposed Comprehensive Plan amendments applicants, agents, and parties of interest:

As you are aware, the **March 25, April 8, April 22, and May 13, 2020** City of Bellevue Planning Commission meetings have been canceled. The closure is due to the city's response to the COVID-19 virus, the closure of Bellevue City Hall for public access and for holding public meetings, as prescribed by Governor Inslee's orders. To the extent possible, the city is continuing to deliver services in various alternate ways.

I apologize for not keeping you up to speed on things; however, the [web site](#) is kept up to date with information regarding the 2020 proposed plan amendment review process. At this point the next regularly scheduled Planning Commission meeting is **May 27**, for the geographic scoping study session for the 2020 proposed plan amendments. However, it may need to be canceled as well.

I will inform all agents, applicants, and parties of interest about what is going to happen.

Nicholas Matz AICP
Senior Planner
425 452-5371
Pronouns: he/him/his



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Matz, Nicholas

From: Heidi Benz-Merritt <heidibenz@outlook.com>
Sent: Thursday, May 21, 2020 17:31
To: Matz, Nicholas
Subject: RE: Kapela property CPA and rezone ap.

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Nicholas-

What is the deadline for the Kapela property comment – is it tomorrow? I'm juggling work and stuff, and just need to know if there is some sort of deadline – tomorrow on this Kapela property CPA

Thanks,
Heidi

From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Thursday, May 21, 2020 5:02 PM
To: Heidi Benz-Merritt <heidibenz@outlook.com>
Subject: RE: Kapela property CPA and rezone ap.

Hello Heidi-

I apologize for the delay in replying.

Deadlines

There are rolling deadlines because proposed plan amendments work through stages. Comments that are submitted in writing get posted online for anyone to review and are attached to the staff recommendation. The staff recommendation notes the number and characterizes the type of comments. Comments submitted after the staff recommendation publishing deadline continue to be posted online and a number and characteristics update is given at the public hearing. Comments may, of course, be submitted at any time to Planning Commission and to City Council, and will be part of the record all the way through to a decision on Threshold Review, then again on Final Review.

Comments reviewed by

Commissioners are told and reminded to review the comments that are online as part of their review. This same opportunity is available to City Councilmembers. Any stakeholder, applicant, elected official or other community member can review them online. We keep a paper copy as well but there is no access to that record at this time of COVID-19. Comments sent by letter in the mail get copied and posted to the online comments.

The format is email. The due dates are related to the Planning Commission's review schedule. The Commission is available by email address at planningcommission@bellevuewa.gov (please cc: me if you choose this method) and their individual names and terms are on the [web site](#).

Please let me know what else we can provide.

Nicholas Matz AICP
Senior Planner
425 452-5371
Pronouns: he/him/his

COVID-19 Alert

The city is responding to the COVID-19 outbreak with [actions](#), [updates](#) and [business resources](#). Get and give help at [community resources](#). The [Covid-19 Community Response](#) page recognizes all of the neighborly actions (big and small!) that help affirm our connections to one another—even as we follow guidance from Public Health Seattle & King County to stay apart.

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From: Heidi Benz-Merritt <heidibenz@outlook.com>

Sent: Monday, May 18, 2020 13:24

To: Matz, Nicholas <NMatz@bellevuewa.gov>

Subject: Kapela property CPA and rezone ap.

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Nicholas—

When is the deadline for submitting comments , and the comments will be reviewed by whom?
The planning commission, and?

Please send me the format, date due, and also the individual planning commissioner's names and email addresses.

Take care,
Heidi Benz-Merritt

Sent from [Mail](#) for Windows 10

Matz, Nicholas

From: Plummer David F. <pdf3@comcast.net>
Sent: Thursday, May 21, 2020 13:19
To: onebellevue@googlegroups.com
Cc: Matz, Nicholas
Subject: Re: [onebellevue] Fwd: Bellevue Planning Commission - Meeting Notices - Comprehensive Plan Amendments

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

When will there be details available of the proposed CP amendments?

Dave P.

On May 21, 2020, at 11:52 AM, p johnston <pamjjo@msn.com> wrote:

Thanks. I talked to Nicholas Matz. He really doesn't know when the planning commission meeting will be held. However since they need to give notice for Land Use actions, he needs to notice two weeks before just in case the meeting does happen.

-~~p~~amela Johnston

From: onebellevue@googlegroups.com <onebellevue@googlegroups.com> on behalf of Anne Coughlin <doctorannecoughlin@gmail.com>
Sent: Thursday, May 21, 2020 11:50:37 AM
To: onebellevue@googlegroups.com <onebellevue@googlegroups.com>
Subject: [onebellevue] Fwd: Bellevue Planning Commission - Meeting Notices - Comprehensive Plan Amendments

Planning Meeting now June 3 on Comprehensive Plan Amendment.

----- Forwarded message -----

From: City of Bellevue <bellevuewa@public.govdelivery.com>
Date: Thu, May 21, 2020, 10:53
Subject: Bellevue Planning Commission - Meeting Notices - Comprehensive Plan Amendments
To: <doctorannecoughlin@gmail.com>

The Bellevue Planning Commission meeting scheduled for May 27, 2020 has been cancelled.

A special Planning Commission meeting is scheduled for June 3, 2020. It will be a virtual meeting.

Update your subscriptions, modify your password or e-mail address, or stop subscriptions at any time on your [Subscriber Preferences Page](#). You will need to use your e-mail address to log in. If you have questions or problems with the subscription service, please contact [Subscriber Help](#).

This service is provided to you at no charge by the [City of Bellevue](#).

Matz, Nicholas

From: Heidi Benz-Merritt <heidibenz@outlook.com>
Sent: Monday, May 18, 2020 13:24
To: Matz, Nicholas
Subject: Kapela property CPA and rezone ap.

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Hi Nicholas—

When is the deadline for submitting comments , and the comments will be reviewed by whom?
The planning commission, and?

Please send me the format, date due, and also the individual planning commissioner's names and email addresses.

Take care,
Heidi Benz-Merritt

Sent from Mail for Windows 10

Matz, Nicholas

From: Tom Getzinger <tomget@hotmail.com>
Sent: Monday, May 18, 2020 9:15
To: Matz, Nicholas
Subject: RE: Project # 20-102753-AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Mr. Matz,

Thank you very much for your careful consideration and response to my questions and concerns.

After reviewing your responses and all the materials, I have concerns that I would like entered into the public record regarding this application. I hope it is not too late for that.

According to 20.301.140 Threshold Review Decision Criteria, one of the criteria that must be met is:

The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

LUC 20.50.046 Significantly changed conditions. Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.

I don't believe they have met this criterion. Specifically:

- There is no reference to an adopted policy which led to an unanticipated consequence.
- There is no reference to significantly changed conditions on the subject property or its surrounding area
- There is no reference to changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.

Instead the application references other generic changes in and around the city without a clear tie to why they would apply specifically to this property. The generic changes listed in the application could apply equally to much of the property in the Bridle Trails area, and if applied uniformly, would allow the nature of the Bridle Trails area to change drastically from the intent in the current Comprehensive Plan, forever altering our city, and changing us from the "City in a Park" to a growing collection of multi-family dwellings. As such, I would urge the City to reject the application as being non-compliant.

While I am not against any and all development, I believe any change such as this should be considered comprehensively by the City. It should begin first with a consideration of what development is needed and consistent with the nature of the city of Bellevue. Then, this should be followed by a consideration of where such development should occur to again be most consistent with the nature of the city of Bellevue and least impact the selected areas. Only then, I believe, should any proposals be evaluated, to determine if that are consistent with the earlier planning. This would allow for a thoughtful, balanced, planned growth in the City, consistent with its needs and the nature of the city. Without an overall plan for developments like this, approving change like this will lead to a very patchwork city, with no cohesive feel, thereby destroying the intent of the Comprehensive Plan. As such, I would urge the City to reject this application.

Further, I understand that the applicant may choose how much or how little information to provide in their application, and that the information provided will be used in evaluating the proposal. However, given the vagueness in the proposal, I find it difficult as an interested party, to determine the true impact such a change would have on the Bridle Trails area of Bellevue. As such, I would urge the City to reject the proposal and request the applicant provide more detailed responses.

Finally, I am very concerned that the applicant is being disingenuous in their application. They claim a desire to support 250 units within roughly 10 acres of the roughly 30 acre property. However, with a change from SF-L to MF-L and a later change from R-1 to R-10, 10 acres would only support 100 units. In order to support 250 units, with an R-10 designation, this would require 25 acres. Given there are some wetlands in the property which could not be impacted, it appears the true intent of the application is to allow a full 25 acres to be converted to MF-L and R-10 and developed. This would have a much larger impact on the area than their stated goal of developing only 10 of the 30 acres. As such, I would urge the City to reject this proposal and request the applicant to better identify the 10 acres that would be developed, assuming that is their true intent, and be more clear what should happen with the remaining 20 acres. I believe this would allow the City and all impacted and interested parties to better evaluate the true intent and impact of the application.

Thank you for allowing me to provide this feedback to the process. I look forward to hearing more as the process progresses.

Tom Getzinger
13406 NE 45th St.
Bellevue, WA 98005

From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Wednesday, April 29, 2020 8:08 PM
To: Tom Getzinger <tomget@hotmail.com>
Subject: RE: Project # 20-102753-AC

Tom Getzinger-

Thank you for your comments. You are included as a party of interest to the 2020 Kapela Property Redesignation proposed plan amendment. Through email you will receive information about the Planning Commission's review and evaluation of this 2020 proposed Comprehensive Plan amendment.

The city strongly encourages engagement in the early and continuous public participation that is represented by the Planning Commission's study, review, hearing, and recommendation process for proposed plan amendments, and the City Council's exercise of its legislative authority in reviewing and taking action on proposed plan amendments. The [Comprehensive Plan page](#) will be kept updated regarding plan amendment review. Plan amendments status are tracked on [MyBuildingPermit.com](#).

The Planning Commission was introduced to the 2020 proposed plan amendments at its [February 26 meeting](#). The Threshold Review Decision Criteria are Attachment 8 to the agenda memo. The Commission will begin its preliminary review of the [Threshold Review LUC 20.30I.130A](#) proposals and provide direction on geographic scoping at its [next meeting](#). COVID-19 restrictions do not have the city scheduling this meeting yet. Neither the February 26 or (upcoming) geographic scoping meetings are the Threshold Review public hearing (likely scheduled for June or July) and a Threshold Review staff recommendation has **not** been proposed or presented.

I have responded to your questions, to the extent possible, in red (below.)

Please contact me with anything else, and I am happy to take your call.

Nicholas Matz AICP
Senior Planner
425 452-5371
Pronouns: he/him/his

COVID-19 Alert

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Please be aware that email communications with city staff are considered public records and may be subject to public disclosure.

From: Tom Getzinger <tomget@hotmail.com>
Sent: Tuesday, April 28, 2020 17:16
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Project # 20-102753-AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Mr. Matz,

My name is Tom Getzinger. I would like to have my name and email address added to the list of parties interested in the project.

I have a number of questions and feedback about this project. I hope you have time to read the below. If it would be more effective to discuss this over the phone, please let me know and I will give you a call. If you want to respond via email, that would also be fine.

How can I learn more about the current status of this project and the steps that will be happening next? I would like to better understand where it is in the process of being reviewed and approved and how I can best provide input to that process.

Based on reading the proposal, it appears there are two changes being asked for. To change from R-1 to R-10, and from SF-L to MF-L. Is If so, does this mean the proposed 250 unit senior housing would need to be in no more than 10 buildings? Where can I find more information about the meaning of SF-L versus MF-L?

The proposed plan amendment would change the [Comprehensive Plan designation](#) on the site. Comprehensive Plan designations are different from zoning. So here the Single Family-Low (SF-L) Comprehensive Plan designation would change to Multi Family-Low (MF-L). State law called the Growth Management Act requires the zoning to be consistent with the Plan designation, so a future rezone would change the zoning from R-1 (Residential Single Family at 1 unit per acre maximum density) to R-10 (Residential Multifamily at 10 units per acre maximum density.) When density is measured in units per acre the number of buildings don't factor in. After a plan amendment change to multifamily it is possible that a future rezone could allow up to 300 units on a 30-acre site.

I have read the application for the project and I would like to urge the application, as currently filed, be rejected until a number of issues can be addressed.

- 1) There are 18 times the applicant provides responses like “Not yet known” or “Unknown at this time”. In order for the city and the public to truly understand what is being proposed, the applicant should take the time to get answers to these questions.

The applicant has not indicated a specific project proposal—and they don’t have to at this stage. Additional information is available (including a description of the property) through the application materials, with links to the materials on the [Comprehensive Plan Amendments page](#) and the [February 13 Permit Bulletin](#) for additional information.

- 2) The applicant is asking for 30.03 Acres to be rezoned, yet they claim to only need 10-12 acres for the proposed project. They ask this because they do not yet know the best location for the project. In order for the city and the public to truly understand what is being proposed, the application should take the time to better determine where the project would be situated, and provide information on what would happen with the other 18-20 acres. Asking for this would be consistent with Policy S-BT-54 of the Bellevue Comprehensive Plan, which states:

“Conditions of the rezone should include, but not be limited to: the location of vehicular access, a limit on density, siting which is compatible with the terrain and surrounding development, and the use of building materials”

The proposal to change the potential density that would allow for any of the permitted land uses in the Multifamily – Low designation. The proposal is not to review a senior housing project. Policy S-BT-54 will play a significant role in directing the Planning Commission’s study and evaluation of the proposed plan amendment. The question before the commission, in other words, is whether the policy continues to provide appropriate guidance when considering whether to change the Comprehensive Plan to allow any of the land uses permitted in a multifamily designation.

- 3) There is significant concern from the public over the impact such a project would have on traffic patterns on 140th Ave NE (this can be seen on the Nextdoor website), yet the proposal does not address this. Is such an analysis, based on observations of similar projects in the area, something the applicant should do before this project would move forward, or would the city planning department be responsible for doing this? If so, when would that happen?

Again at this stage, the question before the city, Planning Commission, community, and ultimately City Council is should this proposal be considered? We know that more units generates more traffic. This is an appropriate question, and is analyzed through the State Environmental Policy Act (SEPA) review for a proposed plan amendment. The applicant has filled out an environmental checklist asking about potential impacts (including traffic.) If they do not know, city staff are still reviewing the proposal for environmental impacts.

- 4) The application asks the applicant, in Block 3, to explain the need for the amendment. In response, the applicant stated that “Since 1988, the number of people eligible for living in senior congregate care and nursing facilities has grown substantially and will grow even more as the Baby Boomer generation becomes senior citizens.” I don’t believe this is sufficient as an explanation for the need of the amendment. This statement has no data to back it up. For example, how many senior units are currently available in Bellevue and how has that grown over the years? What has the occupancy of those units been over the years? Having data like this is important in order to understand if there is truly a need for additional senior units.

An applicant is entitled to answer the application questions with answers they believe appropriate or sufficient. Their information becomes part of the record of information that the staff and Planning Commission consider in preparing their respective recommendations. If you believe that the data is insufficient, you should make that concern known to the Commission either via an email to me (becomes another part of the written record) or provide testimony when a Threshold Review public hearing is held.

- 5) Similarly, the applicant states that ‘the proposed amendment is consistent with the Comprehensive Plan Vision as it is specifically consistent with the “Discussion” that accompanies Policy S-BT-54 in the Comprehensive Plan.’ Yet, that very “Discussion” states that “Such a proposal would require a conditional use permit to demonstrate compatibility with adjacent development and the character of the Subarea.” Yet the applicant has done nothing to demonstrate that. The applicant should provide more details on their plans and how they demonstrate that compatibility.
- 6) Such a rezoning appears to be contrary to a number of policies from the Comprehensive Plan. Specifically, the application should indicate how such a change would be consistent with policies S-BT-1, S-BT-2, S-BT-3.
- 7) Rather than such a rezoning, perhaps it would make more sense to consider Policy S-BT-13 from the Comprehensive Plan which calls to “Encourage the City to purchase land for parks and open space if appropriate land becomes available.” Has anything like this been considered?
- 8) As part of approving this application, has consideration been given to Policy S-BT-19 which calls the city to “Acquire equestrian/pedestrian easements through the development review process on new development and redevelopment.”? If the project is going to move forward, I would like to understand what such easements the city would be acquiring.
- 9) Before being approved, the applicant should indicate how they intend to comply with Policy S-BT-38, which in short asks to “Encourage the adoption of development standards which will maintain the existing character of the area.”. Similarly, the application should indicate how they intend to comply with Policy S-BT-39, which asks to “Encourage low density lots and short platted subdivisions to be configured to accept and accommodate a horse paddock(s)”. Finally, the application should indicate how they intend to comply with Policy S-BT-47, which in short asks to “Encourage an exterior residential appearance on any portion of a nonresidential or multifamily development.”

Mr. Getzinger, you have given thoughtful consideration to the application of Comprehensive Plan policy to this proposal in your questions 5-9. All will be considered in the record as staff, the Planning Commission, and community continue to study the proposal in preparation for a recommendation and hearing. I am unable to engage with you on these in the interests of due process for the applicant outside of the public hearing preparation framework.

I appreciate the time you have already spent on this project, and any time you can provide to help me better understand it. I look forward to learning more about this project.

Tom Getzinger

Matz, Nicholas

From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Tuesday, May 12, 2020 17:35
To: Matz, Nicholas
Subject: Re: Project#20-102753-AC/ 5755 140th Ave NE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Nicholas,

Thanks for your quick response but i am still not clear on the answer. can you please help us understand the process needed to be followed to convert from SF-L to MF-L? and for permission to touch trees so that general public is transparently aware of the process vs big developers. What is the environmental review, what variables do they consider, how do they model the impact? How do they assess the carbon footprint, traffic impact etc? The answer here uses a lot of terms and it would be helpful to have their explanation in general terms.

Your question is leading. Again, and because this proposed plan amendment is a policy question at this point, the environmental review examines potential impacts of future development against the city's development regulations including the Land Use Code (zoning) and Critical Areas and other environmental ordinances.

thanks,
Vandana

From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Tuesday, May 12, 2020 6:28 AM
To: Vandana Gangwar <vandanagangwar@hotmail.com>
Subject: RE: Project#20-102753-AC/ 5755 140th Ave NE

Vandana Gangwar-

Please see my comments below. Let us know what else we can provide.

Nicholas Matz AICP

Senior Planner

425 452-5371

Pronouns: he/him/his

COVID-19 Alert

The city is responding to the COVID-19 outbreak with [actions](#), [updates](#) and [business resources](#). Get and give help at [community resources](#). The [Covid-19 Community Response](#) page recognizes all of the neighborly actions (big and small!) that help affirm our connections to one another—even as we follow guidance from Public Health Seattle & King County to stay apart.

Please be aware that email communications with city staff are considered public records and may be subject to public disclosure.

From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Monday, May 11, 2020 11:17
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Re: Project#20-102753-AC/ 5755 140th Ave NE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Nicholas,

thanks for your email. Can you please help us understand few more questions?

1. King county takes tax and calls it Agricultural and Bellevue does not: How does this distinction work? How can they pay lower taxes to county because of the classification there and still have the rights as per Bellevue city norms? How will city work with County to change that classification and enable it to be counted differently going forward after the proposed development starts? You'll have to pursue these tax and property tax inquiries with King County and the Assessor.
2. environmental policy: The details seem to indicate that it is ok to increase population density to be MF-L when just living next door to this property within Bridle Trails, other houses are not allowed. Additionally, how will they be allowed to chop the trees when trees in rest of Bridle Trails have a different restriction. I answered this question previously (#4) below.
3. traffic: Has anyone actually counted the traffic in normal hours during normal times. There are only two exit points for this property from outside of 140th Avenue. 1) 40th St intersection and 2) old Redmond Road intersection. During normal traffic days, nothing moves on those points and average wait time is more than 20 minutes. How is that factored in adding more population density on this road. I answered this question previously (#3) below.
4. SF-L to MF-L: can you share the steps needed to transform a property in Bridle trails from SF-L to MF-L so that we can discuss them more broadly so that policy for large developers is not kept secret from

other residents of this area and everyone who wants to can avail of this option. I answered this question previously (#5) below.

5. what is the timeline proposed here? I answered this question previously in my February 29 email response to you.

thanks,
Vandana

From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Thursday, April 2, 2020 10:08 PM
To: Vandana Gangwar <vandanagangwar@hotmail.com>
Subject: RE: Project#20-102753-AC/ 5755 140th Ave NE

Vandana Gangwar-

My apologies for the delay in replying. See comments below. Please let me know what else we can provide.

Nicholas Matz AICP

Senior Planner

425 452-5371

Pronouns: he/him/his



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Please be aware that email communications with city staff are considered public records and may be subject to public disclosure.

From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Thursday, March 26, 2020 7:06
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Re: Project#20-102753-AC/ 5755 140th Ave NE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Nicholas,

We noticed that you have moved out the meeting on this topic, which is absolutely fair in the given circumstances. in the meantime, can you please help clarify my questions in the email string below?

thanks,
Vandana

From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Saturday, February 29, 2020 5:52 AM
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Re: Project#20-102753-AC/ 5755 140th Ave NE

thanks Nicholas for your note. Very helpful. Couple of questions.

1. when you say Bellevue city does not zone something as agricultural, how does it align with the County records because county records indicate this to be "classified as Open space farm & agricultural" You originally asked for details [for] currently that property is allocated as *agricultural* land and we (City) are changing its attributes. I informed you that "the property is not designated agricultural as the City of Bellevue does not have such designation in its Comprehensive Plan or in its Land Use (zoning) Code." I should have clarified that the terms *attributes*, *designation*, and *zoning* are not interchangeable. The King County Assessor describes property *attributes* for purposes of property tax classification. The Kapela property's open space farm and agricultural classification is for purposes of deferring a portion of the property tax that would otherwise be paid because of the property's residential zoning. Essentially, if the property is operated for farm and agricultural use then property taxes representing its residential *highest and best use* are deferred until that operation no longer occurs. The City of Bellevue does not have an agricultural Comprehensive Plan *designation* in large part because the Bellevue is designated a Metropolitan Center in the region. Because Plan designations do not include agricultural, Bellevue does not have an agricultural *zoning*. The separate facts that King County *attributes* the Kapela property agricultural for tax purposes, and that the City of Bellevue *designates* it single-family residential for Comprehensive Plan and *zoning* purposes, can exist at the same time.
2. thanks for highlighting that it is currently labeled in city records as SF-L. reading the board, it seems the developer is proposing it to become MF-L. what does that mean? MF-L stands for Multi-Family Low. It is a Comprehensive Plan designation that equates to 10 residential units per acre (R-10) zoning. The proposal is based on Policy S-BT-54 in the Bridle Trails Subarea Plan (see below answer 5) that suggests multifamily zoning is appropriate [only] if the property is then developed under one of the Land Use Code's senior housing use classifications.
3. How does city account population increase and infrastructure in the equation by adding new houses without adding more roads or access points? Your question is leading. The review process actually includes a cumulative impacts analysis under the State Environmental Policy Act (SEPA) for all proposed plan amendments that make it to Final Review (the second stage of annual Comprehensive Plan amendment review.) For traffic, for example, the city estimates trip generation from a proposal and then compares it to our traffic facilities plans. For utilities, site development would require the property to be connected to the city's closed wastewater systems (sewer).
4. How do we account for nature/ environment in this regard for the trees that would be chopped and natural stream that flows thru it? Your question is leading. Again, and because this proposed plan amendment is a policy question at this point, the environmental review examines potential impacts of future development against the city's development regulations including the Land Use Code (zoning) and Critical Areas and other environmental ordinances.
5. Since this property falls in Bridle Trails, will we adhere to all the Bridle Trails specific rules for this development? The citywide Comprehensive Plan and the Bridle Trails Subarea Plan guide the

Comprehensive Plan review of this proposed amendment. Land Use Code regulations specific to certain zoned areas such as the Bridle Trails tree ordinance sections would apply to all proposed development—including the by-right (means it could be done today) development of the property into subdivided single family residential building sites—as appropriate.

thanks,
Vandana

From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Saturday, February 29, 2020 5:12 AM
To: Vandana Gangwar <vandanagangwar@hotmail.com>
Subject: RE: Project#20-102753-AC/ 5755 140th Ave NE

Vandana Gangwar-

Thank you for your comments. You are included as a party of interest to the 2020 Kapela Property Redesignation proposed plan amendment. Through email you will receive information about the Planning Commission's review and evaluation of this 2020 proposed Comprehensive Plan amendment.

The applicant has not indicated a specific project proposal. Additional information is available (including a description of the property) through the application materials, with links to the materials on the Comprehensive Plan Amendments page and the February 13 Permit Bulletin for additional information. The property is not designated agricultural as the City of Bellevue does not have such designation in its Comprehensive Plan or in its Land Use (zoning) Code. The property is designated Single Family-Low (SF-L) which allows development at up to one unit per acre (R-1.)

The city strongly encourages engagement in the early and continuous public participation that is represented by the Planning Commission's study, review, hearing, and recommendation process for proposed plan amendments, and the City Council's exercise of its legislative authority in reviewing and taking action on proposed plan amendments. The Comprehensive Plan page will be kept updated regarding plan amendment review. Plan amendments status are tracked on MyBuildingPermit.com.

The Planning Commission will be introduced to the 2020 proposed plan amendments at its February 26 meeting. The Threshold Review Decision Criteria are Attachment 8 to the agenda memo. It is likely that the Commission will begin its preliminary review of the Threshold Review LUC 20.30I.130A proposals and provide direction on geographic scoping at its March 25 meeting. **Neither** of these meetings are the Threshold Review public hearing (likely scheduled for May or June) and a Threshold Review staff recommendation has **not** been proposed or presented.

Please contact me with anything else.

Nicholas Matz AICP

Senior Planner

425 452-5371

Pronouns: he/him/his



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Find out more at bellevuewa.gov/2020census

Please be aware that email communications with city staff are considered public records and may be subject to public disclosure.

From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Thursday, February 27, 2020 12:15
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Project#20-102753-AC/ 5755 140th Ave NE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Nicholas,

We recently noticed this board in our neighborhood with your contact details about a project/ property development. can you please help us provide details on the same? currently that property is allocated as "agricultural" land and are we changing its attributes?

thanks,

Vandana

Matz, Nicholas

From: Kristen Bryant <kristenbry@gmail.com>
Sent: Monday, May 11, 2020 16:48
To: Matz, Nicholas
Subject: Request for records project #20-102772-AC and project # 20-102741-AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Mr. Matz,

This is a request for information on project #20-102772-AC and project # 20-102741-AC. These are posted with you as the contact.

If you could direct me as to how to find any info online, that would be ideal - the "my building permit" system info on the above projects is extremely limited.

Second, this is a request for electronic copies of all records not available online that have been submitted to the city in relation to these proposals.

Finally, any info you can provide on any comment period or next step, would be greatly appreciated.

Thank you,

Kristen Bryant - 425-247-9619

Matz, Nicholas

From: venkat mohan <mdgastro@yahoo.com>
Sent: Tuesday, April 28, 2020 9:24
To: Matz, Nicholas
Subject: Development of project # 20-102753-AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

I wanted to be added to the " party of interest" for the above project opposite Bellevue Golf Course
Please email me of all developments and meetings
Thanks

V. Mohan MD
425 761 7322

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. The above email may contain Patient Identifiable Information. Because email is not secure, please be aware of associated risks of email transmission.

E-mail is not a good medium for urgent or time-sensitive communications. Time-sensitive communications should be handled by direct telephone contact or in person.

Matz, Nicholas

From: patrickleewens <pat@leewens.com>
Sent: Tuesday, April 28, 2020 9:06
To: Matz, Nicholas
Cc: King, Emil A.; Gullede, Kristin
Subject: Re: CPA 20-102753 AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Nicholas,

I am against allowing increased density at the above Project # 20-102753-AC.

This is a single family equestrian residential neighborhood. We need to leave it that way.

When is the next meeting where this will be taken up?

Thank You.

Patrick Leewens (206) 930-3932 Cell

On Feb 23, 2020, at 1:43 PM, Matz, Nicholas <NMatz@bellevuewa.gov> wrote:

The Bellevue Planning Commission will begin its review of the 2020 privately-initiated Comprehensive Plan amendment [applications](#) on Wednesday February 26. The meeting location is at Bellevue City Hall, 450 110th Ave NE, in Room 1E-113. The meeting will start at 6:30 p.m. The Planning Commission agenda and meeting materials are [posted online](#). Please let me know if you would like the materials delivered in another manner.

The purpose of the Study Session is to introduce the Planning Commission to the 2020 proposals. This is **not** the Threshold Review public hearing and a Threshold Review staff recommendation has **not** been proposed or presented. The Planning Commission is preparing to schedule a Threshold Review study session on March 25, 2020, with a Threshold Review public hearing to follow later in the spring.

This is **not** a legal notice; you are receiving this courtesy information because you are the applicant, agent, or party of interest to one or more of these 2020 proposed Plan amendment applications.

Please contact me with any questions or issues.

Nicholas Matz AICP

Matz, Nicholas

From: Sean Howe <sean.howe@comcast.net>
Sent: Tuesday, April 28, 2020 6:05
To: Matz, Nicholas
Subject: Kapela Comp Plan Amdt

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Mr. Matz,
Please add me to the list of interested persons to be notified about project #20-102753-AC.
Thanks
Sean Howe
425-736-8689

Matz, Nicholas

From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Thursday, March 26, 2020 7:06
To: Matz, Nicholas
Subject: Re: Project#20-102753-AC/ 5755 140th Ave NE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Nicholas,

We noticed that you have moved out the meeting on this topic, which is absolutely fair in the given circumstances. In the meantime, can you please help clarify my questions in the email string below?

thanks,

Vandana

From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Saturday, February 29, 2020 5:52 AM
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Re: Project#20-102753-AC/ 5755 140th Ave NE

thanks Nicholas for your note. Very helpful. Couple of questions.

1. when you say Bellevue city does not zone something as agricultural, how does it align with the County records because county records indicate this to be "classified as Open space farm & agricultural"
2. thanks for highlighting that it is currently labeled in city records as SF-L. reading the board, it seems the developer is proposing it to become MF-L. what does that mean?
3. How does city account population increase and infrastructure in the equation by adding new houses without adding more roads or access points?
4. How do we account for nature/ environment in this regard for the trees that would be chopped and natural stream that flows thru it?
5. Since this property falls in Bridle Trails, will we adhere to all the Bridle Trails specific rules for this development?

thanks,
Vandana

From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Saturday, February 29, 2020 5:12 AM
To: Vandana Gangwar <vandanagangwar@hotmail.com>
Subject: RE: Project#20-102753-AC/ 5755 140th Ave NE

Vandana Gangwar-

Thank you for your comments. You are included as a party of interest to the 2020 Kapela Property Redesignation proposed plan amendment. Through email you will receive information about the Planning Commission's review and evaluation of this 2020 proposed Comprehensive Plan amendment.

The applicant has not indicated a specific project proposal. Additional information is available (including a description of the property) through the application materials, with links to the materials on the [Comprehensive Plan Amendments page](#) and the [February 13 Permit Bulletin](#) for additional information. The property is not designated agricultural as the City of Bellevue does not have such designation in its Comprehensive Plan or in its Land Use (zoning) Code. The property is designated Single Family-Low (SF-L) which allows development at up to one unit per acre (R-1.)

The city strongly encourages engagement in the early and continuous public participation that is represented by the Planning Commission's study, review, hearing, and recommendation process for proposed plan amendments, and the City Council's exercise of its legislative authority in reviewing and taking action on proposed plan amendments. The [Comprehensive Plan page](#) will be kept updated regarding plan amendment review. Plan amendments status are tracked on [MyBuildingPermit.com](#).

The Planning Commission will be introduced to the 2020 proposed plan amendments at its [February 26 meeting](#). The Threshold Review Decision Criteria are Attachment 8 to the agenda memo. It is likely that the Commission will begin its preliminary review of the [Threshold Review LUC 20.30I.130A](#) proposals and provide direction on geographic scoping at its [March 25 meeting](#). **Neither** of these meetings are the Threshold Review public hearing (likely scheduled for May or June) and a Threshold Review staff recommendation has **not** been proposed or presented.

Please contact me with anything else.

Nicholas Matz AICP

Senior Planner

425 452-5371

Pronouns: he/him/his



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Please be aware that email communications with city staff are considered public records and may be subject to public disclosure.

From: Vandana Gangwar <vandanagangwar@hotmail.com>

Sent: Thursday, February 27, 2020 12:15

To: Matz, Nicholas <NMatz@bellevuewa.gov>

Subject: Project#20-102753-AC/ 5755 140th Ave NE

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Hello Nicholas,

We recently noticed this board in our neighborhood with your contact details about a project/ property development. can you please help us provide details on the same? currently that property is allocated as "agricultural" land and are we changing its attributes?

thanks,

Vandana

Matz, Nicholas

From: Rob Hemingson <robhemingson@gmail.com>
Sent: Friday, March 20, 2020 17:36
To: Matz, Nicholas

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Please put me on your concerned citizen list, for project #20-102753AC. I'm looking foreword to seeing the information that we discussed on the phone 3/20/20

Rob Hemingson
4682 140th NE
Bellevue, WA 98005
425-890-8831

Matz, Nicholas

From: hansennp <hansennp@aol.com>
Sent: Monday, March 16, 2020 11:27
To: Matz, Nicholas
Cc: board@bridletrailscommunity.org
Subject: RE: Weekly Permit Bulletin 2/13/2020 Kapela Property Zoning Change File 20-102753-AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Nicholas, Thankyou for the details on the process. I note that a meeting is currently scheduled for Mar 25th. If this date changes, what is the process for notifying interested parties? Norm

Sent from my Galaxy Tab A

----- Original message -----

From: "Matz, Nicholas" <NMatz@bellevuewa.gov>
Date: 3/16/20 10:14 AM (GMT-08:00)
To: hansennp@aol.com
Cc: board@bridletrailscommunity.org
Subject: RE: Weekly Permit Bulletin 2/13/2020 Kapela Property Zoning Change File 20-102753-AC

Norm Hansen-

Thank you for your comments. You and the board (via the email you provided) are included as parties of interest to the 2020 Kapela Property Redesignation proposed plan amendment. Through email you will receive information about the Planning Commission's review and evaluation of this 2020 proposed Comprehensive Plan amendment.

The applicant has not indicated a specific project proposal. Additional information is available (including a description of the property) through the application materials, with links to the materials on the [Comprehensive Plan Amendments page](#) and the [February 13 Permit Bulletin](#) for additional information.

The city strongly encourages engagement in the early and continuous public participation that is represented by the Planning Commission's study, review, hearing, and recommendation process for proposed plan amendments, and the City Council's exercise of its legislative authority in reviewing and taking action on proposed plan amendments. The [Comprehensive Plan page](#) will be kept updated regarding plan amendment review. Plan amendments status are tracked on [MyBuildingPermit.com](#).

The Planning Commission was introduced to the 2020 proposed plan amendments at its [February 26 meeting](#). The Threshold Review Decision Criteria are Attachment 8 to the agenda memo. The Commission will begin its preliminary review of the [Threshold Review LUC 20.30I.130A](#) proposals and provide direction on geographic scoping at its [March 25](#)

meeting. **Neither** of these meetings are the Threshold Review public hearing (likely scheduled for May or June) and a Threshold Review staff recommendation has **not** been proposed or presented.

Please contact me with anything else.

Nicholas Matz AICP

Senior Planner

425 452-5371

Pronouns: he/him/his



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Please be aware that email communications with city staff are considered public records and may be subject to public disclosure.

From: hansennp@aol.com <hansennp@aol.com>

Sent: Sunday, March 15, 2020 16:29

To: Matz, Nicholas <NMatz@bellevuewa.gov>

Cc: board@bridletrailscommunity.org

Subject: Weekly Permit Bulletin 2/13/2020 Kapela Property Zoning Change File 20-102753-AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Nicholas, I would like to be a party of record for all communications and meetings as appropriate.

When is the next event? Norm Hansen 3851 136th Ave. NE,
Bellevue, Wa 98005

Matz, Nicholas

From: Joel Glass <joelpglass@hotmail.com>
Sent: Monday, March 16, 2020 10:20
To: Matz, Nicholas
Subject: FW: Bridle Trails Comp plan

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Nicholas-

Just following up on this email below. I did not see a reply and don't know if I missed it or if you haven't gotten to it yet. An additional question as things have changed in our world since writing this, is the timing for the review of the proposed Comp plan amendments changed?

Joel Glass
4216 – 137th Ave NE
Bellevue, WA 98005

(425) 890-2869

From: Joel Glass <joelpglass@hotmail.com>
Sent: Thursday, March 5, 2020 3:06 PM
To: nmatz@bellevuewa.gov
Subject: Bridle Trails Comp plan

Hi Nicholas-

I'm trying to do some research on the Comp plan for the Bridle Trails neighborhood and I have a few questions. If you're not the right person ask if you can direct me in the right direction, I would greatly appreciate it.

1. Is it possible to get some sort of list of the changes to the Comp Plan over the years for the Bridle Trails neighborhood? I'd like to better understand how it has changed over the years in Bridle Trails. I'm particularly interested in understanding Policy S-BT-54 when it was added and how it came about.
2. When is the next major comp plan update scheduled for? And is there a size threshold of project that are typically handled with those major updates versus site specific amendments?

Thank you for your time and help on this.

Joel Glass
4216 – 137th Ave NE
Bellevue, WA 98005

(425) 890-2869

Matz, Nicholas

From: hansennp@aol.com
Sent: Sunday, March 15, 2020 16:29
To: Matz, Nicholas
Cc: board@bridletrailscommunity.org
Subject: Weekly Permit Bulletin 2/13/2020 Kapela Property Zoning Change File 20-102753-AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Nicholas, I would like to be a party of record for all communications and meetings as appropriate. When is the next event? Norm Hansen 3851 136th Ave. NE, Bellevue, Wa 98005

Matz, Nicholas

From: Ken Sheppard <KSheppard@sksp.com>
Sent: Thursday, March 12, 2020 18:23
To: Matz, Nicholas
Subject: Project # 20-102753-AC - Overlake Farms

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Mr Matz,

My property at 13570 NE 54th Place borders the Kapella Overlake Farms parcel. I am opposed to the pending re-zone, and would like to be put on the notice list for upcoming hearings and comment periods. Beyond this email, is there anything else I need to do to accomplish that?

Thank You,

Ken Sheppard
(425)-883-6197

Kenneth A. Sheppard
Simburg, Ketter, Sheppard & Purdy, LLP
999 Third Ave., Suite 2525
Seattle, WA, 98104
(206) 382-2600
Fax: (206) 223 3929
www.sksp.com

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Matz, Nicholas

From: Brian Mullally <bnullally@gmail.com>
Sent: Tuesday, March 10, 2020 19:25
To: Matz, Nicholas
Cc: Anne Mullally
Subject: Kapela property 20 102753 AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Please add us as a party of record.

We live at 5273 140th Ave NE. Bellevue, WA

We have horses and live almost next door to Overlake Farms. We oppose the land use rezoning action wholeheartedly. This land should in no way be rezoned multifamily. It should stay as zoned single family which is what the rest of us live under in this area. So much of the bridal trails character as originally platted has been lost to bad urban planning, redevelopment and rezoning and the equestrian community that is Bridle Trails is on life support. This will push it further to decline. They can stay zoned as is and do what they need to do by right. 140th is already a traffic nightmare for people and horses alike. Thank you.

Brian Mullally
269.823.4939
Bnullally@gmail.com
@brianmullally

Matz, Nicholas

From: Tracy Harsvik <tracy@harsvik.com>
Sent: Tuesday, March 10, 2020 12:03
To: Matz, Nicholas
Subject: RE: Comprehensive Plan Amendment for Overlake Farm

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello,

I've been a resident of the Bridle Trails neighborhood for nearly 20 year and just wanted to give you my opinion regarding the Overlake Farm plans.

The proposed 10 acre senior housing project would be much less of an impact than a larger development. It will have minimal road impact to the area as seniors drive very little. The entrance would be near the Bellevue golf course and the 6001 apartments which already has regular traffic. This plan seems like the least impactful way to develop this land rather than developing all 40 acres with building high density apartments or homes.

Thank you,

Tracy Harsvik
(425) 283-6222

Matz, Nicholas

From: Terry McGrath <terry@mcgrathescrow.com>
Sent: Monday, March 09, 2020 14:55
To: Matz, Nicholas
Subject: Jaoeka Orioertues

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

The R-10 zoning allows for congregate care buildings. Thank you for confirming that. If Low income senior housing is put on the properties, is there a bonus for placing that on the properties?
If a nursing facility is put on one or both properties, does that result in zoning?

I am trying to determine what the maximum number of units could go in the two properties. If R-10 is granted to one of the properties then that justifies R-10 on the other two. If I am wrong, please tell me where. I appreciate your input. Thank you.
My eyes were dilated this morning, please excuse any typing errors.

Terrell C. McGrath
Terry McGrath
425-260-5410 Phone
425-658-2845 Fax
terry@mcgrathescrow.com

Matz, Nicholas

From: Sheli Hadari <shelihadari@yahoo.com>
Sent: Friday, March 06, 2020 23:27
To: Matz, Nicholas
Subject: Overlake farm

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi

I am a resident of Bridle Trails and I am opposed to the zoning change proposed for the overlake farm on 60th and 132nd. Changing it into multi family or a senior care facility, will reduce our quality of life and change the character of the neighborhood. I hope the city understands and respects that.

Sheli Hadari
773-426-7775

Matz, Nicholas

From: Terry McGrath <terry@mcgrathescrow.com>
Sent: Friday, March 06, 2020 20:10
To: Matz, Nicholas
Subject: RE: Kapela Properties

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Thank you, that is what she wanted in 1988. I appreciate your timely response.

Terrell C. McGrath
Terry McGrath
425-260-5410 Phone
425-658-2845 Fax
terry@mcgrathescrow.com

From: Matz, Nicholas [mailto:NMatz@bellevuewa.gov]
Sent: Friday, March 06, 2020 3:43 PM
To: Terry McGrath <terry@mcgrathescrow.com>
Subject: RE: Kapela Properties

Terry McGrath-

Congregate care senior housing is principally (P) permitted in R-10.

Please let me know if there is anything else.

Nicholas Matz AICP
Senior Planner
425 452-5371
Pronouns: he/him/his



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From: Terry McGrath <terry@mcgrathescrow.com>
Sent: Friday, March 06, 2020 12:58

To: Matz, Nicholas <NMatz@bellevuewa.gov>

Subject: RE: Kapela Properties

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Can you tell me if R-10 allows for congregate care facilities? Thank you.

Terrell C. McGrath
Terry McGrath
425-260-5410 Phone
425-658-2845 Fax
terry@mcgrathescrow.com

From: Matz, Nicholas [<mailto:NMatz@bellevuewa.gov>]
Sent: Friday, February 28, 2020 3:35 PM
To: Terry McGrath <terry@mcgrathescrow.com>
Subject: RE: Kapela Properties

Terry McGrath-

Thank you for the conversation. You are included as a party of interest to the 2020 Kapela Property Redesignation proposed plan amendment. Through email you will receive information about the Planning Commission's review and evaluation of this 2020 proposed Comprehensive Plan amendment.

The applicant has not indicated a specific project proposal. Additional information is available (including a description of the property) through the application materials, with links to the materials on the [Comprehensive Plan Amendments page](#) and the [February 13 Permit Bulletin](#) for additional information. Lot size and other zoning information is found in the [Land Use Code](#).

The city strongly encourages engagement in the early and continuous public participation that is represented by the Planning Commission's study, review, hearing, and recommendation process for proposed plan amendments, and the City Council's exercise of its legislative authority in reviewing and taking action on proposed plan amendments. The [Comprehensive Plan page](#) will be kept updated regarding plan amendment review. Plan amendments status are tracked on [MyBuildingPermit.com](#).

The Planning Commission will be introduced to the 2020 proposed plan amendments at its [February 26 meeting](#). The Threshold Review Decision Criteria are Attachment 8 to the agenda memo. It is likely that the Commission will begin its preliminary review of the [Threshold Review LUC 20.30I.130A](#) proposals and provide direction on geographic scoping at its [March 25 meeting](#). **Neither** of these meetings are the Threshold Review public hearing (likely scheduled for May or June) and a Threshold Review staff recommendation has **not** been proposed or presented.

Please contact me with anything else.

Nicholas Matz AICP
Senior Planner
425 452-5371
Pronouns: he/him/his



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From: Terry McGrath <terry@mcgrathescrow.com>
Sent: Thursday, February 27, 2020 20:12
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Kapela Properties

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Thank you for speaking with me this morning. Please add my name and email to the list of parties that want to be notified regarding any and all developments on the Kapela properties. Thank you.

Terrell C. McGrath
Terry McGrath
425-260-5410 Phone
425-658-2845 Fax
terry@mcgrathescrow.com

Matz, Nicholas

From: Joel Glass <joelpglass@hotmail.com>
Sent: Thursday, March 05, 2020 15:06
To: Matz, Nicholas
Subject: Bridle Trails Comp plan

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Nicholas-

I'm trying to do some research on the Comp plan for the Bridle Trails neighborhood and I have a few questions. If you're not the right person ask if you can direct me in the right direction, I would greatly appreciate it.

1. Is it possible to get some sort of list of the changes to the Comp Plan over the years for the Bridle Trails neighborhood? I'd like to better understand how it has changed over the years in Bridle Trails. I'm particularly interested in understanding Policy S-BT-54 when it was added and how it came about.
2. When is the next major comp plan update scheduled for? And is there a size threshold of project that are typically handled with those major updates versus site specific amendments?

Thank you for your time and help on this.

Joel Glass
4216 – 137th Ave NE
Bellevue, WA 98005

(425) 890-2869

Matz, Nicholas

From: Mary Decher <marydecher@gmail.com>
Sent: Wednesday, March 04, 2020 10:03
To: Matz, Nicholas
Subject: Kapela Properties

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Good Morning Nicholas,

Please add my name and email to the list of parties that want to be notified regarding any and all developments on the Kapela properties.

Thank you,

Mary Decher

<marydecher@gmail.com>

Mary Decher
5249 140th Ave NE
Bellevue, Wa 98005
425-283-7722 cell
425-885-1305 home
<marydecher@gmail.com>

Matz, Nicholas

From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Friday, February 28, 2020 16:22
To: Matz, Nicholas
Subject: Re: Project#20-102753-AC/ 5755 140th Ave NE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

thanks Nicholas for your note. Very helpful. Couple of questions.

1. when you say Bellevue city does not zone something as agricultural, how does it align with the County records because county records indicate this to be "classified as Open space farm & agricultural"
2. thanks for highlighting that it is currently labeled in city records as SF-L. reading the board, it seems the developer is proposing it to become MF-L. what does that mean?
3. How does city account population increase and infrastructure in the equation by adding new houses without adding more roads or access points?
4. How do we account for nature/ environment in this regard for the trees that would be chopped and natural stream that flows thru it?
5. Since this property falls in Bridle Trails, will we adhere to all the Bridle Trails specific rules for this development?

thanks,
Vandana

From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Saturday, February 29, 2020 5:12 AM
To: Vandana Gangwar <vandanagangwar@hotmail.com>
Subject: RE: Project#20-102753-AC/ 5755 140th Ave NE

Vandana Gangwar-

Thank you for your comments. You are included as a party of interest to the 2020 Kapela Property Redesignation proposed plan amendment. Through email you will receive information about the Planning Commission's review and evaluation of this 2020 proposed Comprehensive Plan amendment.

The applicant has not indicated a specific project proposal. Additional information is available (including a description of the property) through the application materials, with links to the materials on the [Comprehensive Plan Amendments page](#) and the [February 13 Permit Bulletin](#) for additional information. The property is not designated agricultural as the City of Bellevue does not have such designation in its Comprehensive Plan or in its Land Use (zoning) Code. The property is designated Single Family-Low (SF-L) which allows development at up to one unit per acre (R-1.)

The city strongly encourages engagement in the early and continuous public participation that is represented by the Planning Commission's study, review, hearing, and recommendation process for proposed plan amendments, and the City Council's exercise of its legislative authority in reviewing and taking action on proposed plan amendments. The [Comprehensive Plan page](#) will be kept updated regarding plan amendment review. Plan amendments status are tracked on [MyBuildingPermit.com](#).

The Planning Commission will be introduced to the 2020 proposed plan amendments at its [February 26 meeting](#). The Threshold Review Decision Criteria are Attachment 8 to the agenda memo. It is likely that the Commission will begin its preliminary review of the [Threshold Review LUC 20.301.130A](#) proposals and provide direction on geographic scoping at

its March 25 meeting. **Neither** of these meetings are the Threshold Review public hearing (likely scheduled for May or June) and a Threshold Review staff recommendation has **not** been proposed or presented. Please contact me with anything else.

Nicholas Matz AICP
Senior Planner
425 452-5371
Pronouns: he/him/his



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From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Thursday, February 27, 2020 12:15
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Project#20-102753-AC/ 5755 140th Ave NE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Nicholas,
We recently noticed this board in our neighborhood with your contact details about a project/ property development. can you please help us provide details on the same? currently that property is allocated as "agricultural" land and are we changing its attributes?
thanks,
Vandana

Matz, Nicholas

From: Sandeep Sinha <s_sinha@hotmail.com>
Sent: Friday, February 28, 2020 16:53
To: Matz, Nicholas
Subject: Re: Over lake farms property

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Nicholas,

I read through this application. It is incomplete and very non-responsive. I am surprised that city is even entertaining an application that has not been completed. For example if you build a 250 senior housing, it will impact traffic on 140th Ave. It will require better bike traffic and walkways. It will require parking space on the property - but the application has not even done any estimation.

Similarly there are lots of unresponsive answers. Why this is not being dismissed for lack of completeness?

Thanks
Sandeep

From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Friday, February 28, 2020 4:12 PM
To: Sandeep Sinha <s_sinha@hotmail.com>
Subject: RE: Over lake farms property

Sandeep Sinha-

Thank you for the conversation. You are included as a party of interest to the 2020 Kapela Property Redesignation proposed plan amendment. Through email you will receive information about the Planning Commission's review and evaluation of this 2020 proposed Comprehensive Plan amendment.

The applicant has not indicated a specific project proposal. Additional information is available (including a description of the property) through the application materials, with links to the materials on the [Comprehensive Plan Amendments page](#) and the [February 13 Permit Bulletin](#) for additional information. Lot size and other zoning information is found in the [Land Use Code](#).

The city strongly encourages engagement in the early and continuous public participation that is represented by the Planning Commission's study, review, hearing, and recommendation process for proposed plan amendments, and the City Council's exercise of its legislative authority in reviewing and taking action on proposed plan amendments. The [Comprehensive Plan page](#) will be kept updated regarding plan amendment review. Plan amendments status are tracked on [MyBuildingPermit.com](#).

The Planning Commission was introduced to the 2020 proposed plan amendments at its [February 26 meeting](#). The Threshold Review Decision Criteria are Attachment 8 to the agenda memo. It is likely that the Commission will begin its preliminary review of the [Threshold Review LUC 20.30I.130A](#) proposals and provide direction on geographic scoping at its [March 25 meeting](#). **Neither** of these meetings are the Threshold Review public hearing (likely scheduled for May or June) and a Threshold Review staff recommendation has **not** been proposed or presented.

Information regarding [Planning Commission](#) and [City Council members](#) can be found on the city website.

Please contact me with anything else.
Nicholas Matz AICP
Senior Planner
425 452-5371
Pronouns: he/him/his



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From: Sandeep Sinha <s_sinha@hotmail.com>
Sent: Friday, February 28, 2020 16:00
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Over lake farms property

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi,

Will you please provide me details on this property permit? I am not sure why city is allowing R1 zone to be changed.

Also can you provide me contact details of planning commission and council rep for bridle trails?

Thanks
Sandeep

From my mobile device

Matz, Nicholas

From: Terry McGrath <terry@mcgrathescrow.com>
Sent: Thursday, February 27, 2020 20:12
To: Matz, Nicholas
Subject: Kapela Properties

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Thank you for speaking with me this morning. Please add my name and email to the list of parties that want to be notified regarding any and all developments on the Kapela properties. Thank you.

Terrell C. McGrath
Terry McGrath
425-260-5410 Phone
425-658-2845 Fax
terry@mcgrathescrow.com

Matz, Nicholas

From: Vandana Gangwar <vandanagangwar@hotmail.com>
Sent: Thursday, February 27, 2020 12:15
To: Matz, Nicholas
Subject: Project#20-102753-AC/ 5755 140th Ave NE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Nicholas,

We recently noticed this board in our neighborhood with your contact details about a project/ property development. can you please help us provide details on the same? currently that property is allocated as "agricultural" land and are we changing its attributes?

thanks,
Vandana

Matz, Nicholas

From: Joel Glass <joelpglass@hotmail.com>
Sent: Wednesday, February 26, 2020 16:15
To: Matz, Nicholas; PlanningCommission
Cc: Council
Subject: Threshold Review of Proposed Comprehensive Plan Amendment for Kapela Property

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Mr. Nicholas Matz and Planning Commissioners:

Thank you for your time and efforts on this and the many planning studies you work on to keep our City the great livable place we call home. I am in opposition to the proposed Comprehensive Plan Amendment, Kapela Property Redesignation. I don't believe the proponent has demonstrated "Significantly changed conditions."

The proponent sites several things they believe are significant changes. Below I'm listing their items and why they fail to meet the significantly changed condition threshold.

1. The Growth Management Act was adopted in 1990. The Comprehensive plan accounts for the Growth Management Act. The Comprehensive plan has built into it neighborhoods which are zoned to receive growth and neighborhoods which are zoned residential. All through the plan are citations of value of protecting the residential neighborhoods and planning for the growth in designated areas such as downtown, BelRed, and Eastgate.
2. The site is situated between Downtown and Microsoft. The downtown has been there for a long time, no changed condition. Microsoft established its Redmond campus in 1986. While the downtown and Microsoft have grown, these are not unanticipated. The proponent goes on to say that the current zoning is not appropriate given the diminishing developable land. The Comprehensive Plan cites for its 2035 growth target "Bellevue has sufficient land capacity to accommodate about 23,000 additional housing units and about 83,000 jobs, giving it more than enough capacity to meet its projected growth to 2035."
3. "Since 1988, the number of people eligible for living in senior congregate care and nursing facilities has grown..." and will continue to grow. This is accurate but it is not an unanticipated change so it does not meet the threshold.
4. The addition of Light Rail within 1.5 miles. The site is actually closer to 2 miles on the existing roads. There is no regular metro service for this site. The only nearby Metro bus route 889 provides service for Sammamish High school and the International School. We cannot throw out the whole Comprehensive plan because of the addition of light rail. Certainly sites along the line will need to be evaluated but these changes should not be done on site by site basis.

The general land use plan for Bridle Trails does not support this type of density. The goals and policies in the Comprehensive Plan talk specifically about protecting this neighborhood from more intense uses and preserving the existing character, which is more rural and equestrian. The immediate surrounding area has not changed. The Comprehensive Plan has been consistent for Bridle Trails. Please deny the Kapela Property Redesignation application. Thank you in advance for your consideration.

Joel Glass
4216 – 137th Ave NE
Bellevue, WA 98005

Matz, Nicholas

From: Gentry McGrath <gentrymcgrath@hotmail.com>
Sent: Tuesday, February 25, 2020 12:12
To: Matz, Nicholas
Subject: Kapela property overlake farm rezone proposal

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Mr. Matz,
Can you please put my name on the email list to get info about the proposal?
Thank you,
Thomas gentry mcgrath.

Sent from my iPhone

Matz, Nicholas

From: carrie Lord <carrie@carrielord.com>
Sent: Friday, February 21, 2020 13:23
To: Matz, Nicholas
Subject: ref. #20-102753-AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Nicholas,
I am hoping you can give me some information regarding the reference number above. Is it under contract with a builder or developer? If so, what is the company?
What is the reason for the re-zoning?
I would really appreciate the information,

Carrie Lord-Fletcher
425-941-6020
carrie@carrielord.com



Carrie Lord-Fletcher

Broker

Matz, Nicholas

From: Don Prince <DFPSeattle@aol.com>
Sent: Thursday, February 20, 2020 19:13
To: Matz, Nicholas
Subject: Kapela Property Redesignation

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Nicholas

I received the mailer notifying me of the Kapela's requesting a redesignation of their property between 132nd Ave NE and 140th Ave NE. A file number is referenced: 20-102753 AC

Can I track this via the Bellevue web site? If so, can you explain how I can do this?

Thank you

Don Prince

Matz, Nicholas

From: jack hirsch <jackhh1@hotmail.com>
Sent: Thursday, February 20, 2020 13:24
To: Matz, Nicholas
Subject: Proposal CPA 20-102753 AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Mr Matz: the proposal posting on the corner of 132nd NE and 60th in Bridle Trails has created a lot of discussion and confusion. The proposed 30 acres for development has neighbors envisioning everything from 30 houses on an acre each to a large scale senior housing facility like a hospital and everything in between. Could you help by clarifying the proposal you have on file. Thanks

Jack Hirsch
3836 134th Ave NE

Sent from my iPad
Jack Hirsch

Matz, Nicholas

From: Melissa Britton-Simmons <missybrittonsimmons@gmail.com>
Sent: Thursday, February 20, 2020 12:14
To: Matz, Nicholas
Subject: Kapela Property re-zone

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Good Afternoon Nicholas.

I am requesting to be added to the list of parties of interest re: the re-zoning of the 30 acre Kapela property on 140th in Bellevue.

Thank you for your time.

Melissa Britton-Simmons
(425) 442-9713

Matz, Nicholas

From: Cristina Dugoni <cristina@davisinvestors.com>
Sent: Thursday, February 20, 2020 9:00
To: Matz, Nicholas; Jackson, Matthews; Donald E. Marcy
Cc: Laura Bachman
Subject: Overlake Farm: FW: you may want to follow this conversation on Next Door

[EXTERNAL EMAIL Notice] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Nicholas,

Thank you so much for agreeing to take this sign down on 132nd. Do you expect the sign to come down in the next day or so? Look at the controversy it is creating. This is just a bit of the fodder. We now have speculation about streets going thru 140th and 132nd, 30 acres of apartments etc.

What is an anticipated removal date for this sign that is causing so much confusion and neighborhood uproar? Thanks so much. Cristina

From: Gerry Zyfers <gerry.zyfers@gmail.com>
Sent: Thursday, February 20, 2020 8:05 AM
To: Cristina Dugoni <cristina@davisinvestors.com>
Subject: you may want to follow this conversation on Next Door

Or maybe you wouldn't. The 'hood is in an uproar regarding the signs by the farm.
https://nextdoor.com/news_feed/?post=137718782

From: Nextdoor Digest <no-reply@rs.email.nextdoor.com>
Date: Wednesday, February 19, 2020 at 4:45 PM
To: "gerry.zyfers@gmail.com" <gerry.zyfers@gmail.com>
Subject: Top post: Proposal for significant re zoning changes in Bridle Trails

Hello Bridle Trails Neighbors: A few days ago we passed this sign. It is a proposed redesignation comprehensive plan ammendment sign for re-zoning the Overlake Farm property (located at the 3 way stop at 132nd and 60th street in Bridle Trails behind Bridle Trails shopping center and directly across the street from the north east entrance to the state park) to convert 30 ACRES from single family to multi family zoning. I am hoping someone in this group can explain the changes proposed. I will be terribly sad to see Overlake Farms (The oldest horse farm in Bellevue) turned onto a massive development. We moved to this area because of the horse property restrictions that keep the character of Bridle Trails intact. This would set a precedent that we can't undo.

Nextdoor Bridle Trails



FROM THE NEXTDOOR TEAM

Matz, Nicholas

From: S. Davis <spicker76@yahoo.com>
Sent: Wednesday, February 19, 2020 17:26
To: Matz, Nicholas
Subject: Overlake Farm Rezone 20-102753-AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Mr. Matz, I am a nearby resident of this proposed rezone of Overlake Farm and I would like to be on record for being against this rezone.

If this rezone happened the density and intensity would not match the quiet single family home neighborhood.

This area is not ideal for a nursing home with possibly unhealthy elderly since there is not a nearby hospital and the location is not ideal for fire, EMT and medical services. Access to the location will be difficult during peak traffic times as the roads are only one way each way. This nursing home would put a strain on fire and medical services. As well as the increase in traffic in this residential neighborhood because of the needed employees to run this 250 unit complex and visitors. There will need to be costly infrastructure upgrades required to the water and sewer lines as this property is currently on septic. Also this property gets flooded at times as it has wetlands and other sensitive environmental areas.

I think the area needs more nursing homes but this is not a good location or use of this land. Overlake or near downtown Redmond where a dense 5 story building could be built to house 250 units not in the middle of a single family residential neighborhood and rail would be steps away from the building.

Could I please be added to a list serv with updates on this rezone?

Thank you
Susan

Susan Davis spicker76@yahoo.com Have a GREAT day! :)

Matz, Nicholas

From: Pete Bernard <peteb@live.com>
Sent: Wednesday, February 19, 2020 17:02
To: Matz, Nicholas
Subject: Rezone of Overlake farm

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello,

I live on 42nd St in Bellevue and I'd like to better understand the rezoning of Overlake farm which I understand is being considered.

How are you collecting feedback from the neighborhood, what are your timelines and deadlines, etc?

pb

Matz, Nicholas

From: Howard S. Stein <hstein@slsps.com>
Sent: Wednesday, February 19, 2020 15:53
To: Matz, Nicholas
Subject: Project #20-102753 AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

I live at 4604 137 Ave NE and would like to be included as a party of interest to the 2020 Kapela Property Redesignation proposed plan amendment. I would like to receive information about the Planning Commission's review and evaluation of this 2020 proposed Comprehensive Plan amendment.

Thanks

Howard Stein
Sent from my iPhone

Matz, Nicholas

From: alexie montaland <alexieMontaland@hotmail.com>
Sent: Wednesday, February 19, 2020 15:46
To: Matz, Nicholas
Subject: Project # 20-102753-AC

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To Whom It May Concern,

I have been a Bridle trails resident for 15 years. My family chose to purchase a house in Bridle trails because of the unique features the neighborhood has to offer. Mainly, the expensive land and quietness away from the Bellevue buzz. I am opposed to the re-zoning of the Kapela Property into multi family zoning and the future possible implications brought on by this rezone: traffic congestion being primary. Despite the entrance being proposed on 140th, already, the 132d ave north south route is overwhelmed by traffic, especially the intersection of 60th and 132nd. I live on NE 54th Place, about 1/4 of a mile away from the 132d/60th intersection/3 way stop and we experience a traffic jam almost daily at peak traffic time getting in and out of our street.

I would like to point out that the proposed land use of action sign was covered by black tarp almost immediately after being erected. Which raised questions about the motives of the person covering said sign.

Can you please add me to the list of recipients for updates and community meetings/feed back.

Alexie Montaland.
13211 NE 54th Pl
Bellevue Wa 98005
425-941-2722
alexieMontaland@hotmail.com

Matz, Nicholas

From: Dartmoor Admissions <admissions@dartmoorschool.org>
Sent: Wednesday, February 19, 2020 14:47
To: Matz, Nicholas
Subject: Project 20-102753

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Hello Nicholas,

I am hoping you can assist in helping to offer assistance in what the proposed land action use means for the 30 acre property for Overlake Farms. As you can imagine, 30 acres is a large area to redevelop and would have significant impact on the Bridle Trails area. Is there a specific project being planned for that area aside from the proposed rezoning request?

Kim Estes
Director of Admissions
Dartmoor School
p: 425.885.6296
f: 425.885.1137
www.dartmoorschool.org

LinkedIn



Matz, Nicholas

From: Joel Glass <joelpglass@hotmail.com>
Sent: Wednesday, February 19, 2020 14:36
To: Matz, Nicholas
Subject: Project # 20-102753-AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Nicholas-

I would like to get more information on the proposed Comp Plan amendment for project 20-102753-AC. What is the timeline for the proposed amendment? Where is the project at on the timeline? Is the City still taking comments on the proposal? I'd like to oppose the proposal, what do I need to do that? Are the requirements to have standing? What are the criteria used to evaluate the proposal?

Thank you for your help.

Joel Glass
4216 – 137th Ave NE
Bellevue, WA 98005

(425) 890-2869

Matz, Nicholas

From: patrickleewens <pat@leewens.com>
Sent: Wednesday, February 19, 2020 10:14
To: Matz, Nicholas
Subject: Project Number 20-102753-AC

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Nicholas,

The Properties at 5652 132nd Ave NE and 5755 140th Ave NE should be left as the Low Density Single Family Equestrian Overlay Zoning that they currently are.

The Bridle Trails Neighborhood does not want changes from Low Density Single Family Equestrian Overlay Zoning. The Bridle Trails Neighborhood certainly does not want to change these properties to Multi Family Low Density, and certainly does not want to change them from their current Equestrian Overlay Zoning for any reason.

Please leave these properties as they are currently zoned.

Thank you,

Patrick Leewens
Bridle Trails Resident and Owner

Matz, Nicholas

From: nancybelgrave@aol.com
Sent: Tuesday, February 18, 2020 18:14
To: Matz, Nicholas
Subject: Rezoning of 30 acres on 140th Ave. NE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Good evening, Nicholas ~ thank you for taking the time today to clarify some issues regarding the Kapela property on 140th Ave. NE that is seeking a rezoning. I would like to be included as a 'party of interest' so that I will be kept apprised of future meetings and actions regarding this property. Thanks again for your advice!

Nancy Mitchell
nancybelgrave@aol.com
5315 140th Ave. NE
Bellevue, WA. 98005

Matz, Nicholas

From: Robert x <rocobutenko@gmail.com>
Sent: Tuesday, February 18, 2020 13:27
To: Matz, Nicholas
Subject: Rezone Bridle Trails

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Good Afternoon Mr. Matz:

Have just viewed the rezone sign for Project #20-102753-AC and would like to know the definition of 'multifamily low'. Will this change the very unique character of our Bridle Trails neighborhood?

We have lived at 13250 NE 55th Pl immediately south of this project for some 39 years now; we wonder what direct impact the construction will have on us -- will this be discussed at some point?

Have not been involved with city government before so non-legal explanations would be appreciated.

Sincerely,

Robert and Charyl Butenko

Matz, Nicholas

From: Gregg and Terry Hohman <gthohman@hotmail.com>
Sent: Monday, February 17, 2020 14:10
To: Matz, Nicholas
Subject: Project #20-102753-AC

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Nicholas –

How do we find out the specifics of the land use application #20-102753-AC – would like details on the change the application is requesting, the date of the application, what traffic or impact studies were performed and what the next steps in the process are and if there is a hearing planned.

Thanks

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