

## Under the ENVIRONMENT section of Nw Bell. Draft Goals & Policies

The last 2 sentence of the narrative should read –

Residents advocate for immediate and continued action to protect, rebuild, and safely maintenance tree canopy over time. Nw Bellevue residents would actively participate in development of policies and enforcement for tree and vegetation maintenance and redevelopment of public and private properties for the purpose of increasing higher goals for canopy coverage.

NW-40 NEW Actively pursue opportunities for increasing tree canopy. Through new tree plantings, regulations and enforcement to tree/vegetation policies through sound maintenance practices and a revision of private land use code pertaining to new builds and remodels.

NW-41 NEW Encourage Nw residents to utilize the City efforts to participate in new guideline development for private property development to include greater tree numbers and density.

NW-42 NEW Encourage resident participation in the Citywide effort to create a reporting system for tree and vegetation preservation.

Former 42 would become 43 and the list just adds on to arrive at 46.

NW-46=REVISED 45

Support community and school district partnerships to create environmental and sustainable educational materials and opportunities in Nw Bell. around safe recycle-reduce-reuse and the potential for serious harm from noxious and illegal pesticides and insecticides.

Respected submitted. 5/7/2021. Kat Hughes

## de Regt, Elizabeth

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**From:** Dick Thompson <seattlerust@outlook.com>  
**Sent:** Monday, May 24, 2021 12:52 PM  
**To:** Brod, Brooke; de Regt, Elizabeth  
**Subject:** Review Comments Re; Draft Neighborhood Area Plan for Northwest Bellevue  
**Attachments:** Review Comments - Draft Neighborhood Area Plan for Northwest Bellevue.docx

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

Elizabeth and Brooke,

I want to thank you, and your many colleagues, for your efforts in this task. I especially appreciate the compilation and availability of the 56 page NW Summary Report which nicely gathers in one place most, if not all of the comments from the neighborhoods.

Below are my comments on the latest plan. I have focused only on my most important issues but have also added a couple of more general comments for your consideration.

Note that I have also sent a copy of this review to the Planning Commission as I think that it is important that they see this information at the same time as they review the material you are presenting to them in their Study Session. Waiting until the Public Hearing is not timely simply because the content of the Engagement Report that you will present to the Commission strongly implies that the neighborhood was deeply involved in the process and that they are on board with all that is contained in the draft plan. That is not the case.

Dick Thompson

## Major issue #1 Housing Affordability

### -A-

The draft goal statement in this section of the draft plan does not comply with the current Policy HO-3 of the Bellevue Comprehensive Plan, Volume 1, Housing (2020), Goals and Policies and should be rewritten and brought into compliance or changed altogether and Draft Policy S-NW-24 should be deleted.

Current Policy HO-3: “Maintain the character of established single-family neighborhoods, through adoption and enforcement of appropriate regulations.”

Draft Goal: “To create a diverse supply of housing typologies through the use of existing single- and multi-family densities and the encouragement of housing between these two scales.”

Draft Policy S-NW-24: “Encourage a mix of housing typologies, within both lower and higher intensity districts, to allow for a range of affordability options, size of housing units, ease of movement for the physically disabled, and visual styles.”

The Draft Goal should be modified so that it only applies to sub-neighborhoods within NW Bellevue that are not zoned single family and where higher densities and multi-family zoning already exists.

### -B-

Draft Policies S-NW-25 and S-NW-26 do not comply with the current Policy HO-15 of the Bellevue Comprehensive Plan, Volume 1, Housing (2020), Goals and Policies and they are not supported by the expressed views expressed in the NW Summary Report and should be deleted.

Current Policy HO-15: “Allow attached accessory dwelling units in single family districts subject to specific development, design, location, and owner occupancy standards. Allow detached accessory dwelling units where expressly allowed by neighborhood subarea plans.”

Draft Policy S-NW-25: “Explore introducing detached accessory dwelling units as a permitted use within single-family areas.”

Draft Policy S-NW-26: “Explore regulations to minimize the impact from any new accessory dwelling units to the existing residential character of the street.”

Both policy -25 and -26 apply to DADUs and as such, are contrary to the second sentence of Current Policy HO-15. Neither policy is warranted given the expressed bias against DADUs evidenced in the NW Summary Report. I have counted the Pros and Cons from the comments in the 56 pages of this Report and found the following:

	FOR		AGAINST	
ADU (only)	6		1	
DADU (only)	2	} 7	15	} 19
ADU/DADU	5		4	
Grand Total	13		20	

The bias against DADUs is clear and if I had included views such as “Like the way it is.”, or “We need you to leave us alone .....” the bias would have been significantly greater.

Given the current city pressure to allow DADUs, additional policy language should be developed to protect single family sub-neighborhoods within NW Bellevue should Policy HO-15 of the Bellevue Comprehensive Plan be amended in the future. Key wording in this language must include a requirement for owner occupancy.

## **Major issue #2 Walkability and Safety**

Many comments were made concerning the importance of walkability, safety and lack of sidewalks in the neighborhoods. Yet, there is no policy addressing this in the *Mobility and Access Goals and Policies* section of the Plan. This should be corrected.

In addition, safety should be treated holistically in that many sub-neighborhoods in NW Bellevue, e.g. Northtowne, currently have no sidewalks, have narrow streets, some cars are parked on the street on a regular basis. The best solution to safe walkability is obviously sidewalks. But given the high cost which implies the unlikelihood of this solution, emphasis should be given to preventing increase in density. Density coming from relaxing control of ADU/DADU regulations and number of unrelated people permitted in a household without adequate off-street parking, will put more cars on streets, both moving and parked, thus decrease pedestrian safety.

## **Major issue #3 Trees and Canopy**

Many comments were made concerning the weak city regulations, and their lack of enforcement, regarding cutting of canopy trees, especially when constructing new buildings. While policies have been written to address tree canopy, they do not address the weakness of the current city approach in the *Environment Goals and Policies* section of the Plan. This should be corrected.

## **General Comments for consideration**

Throughout the draft plan, I perceive a common trend that bothers me. Various elements appear that do not seem substantiated by the months long process that preceded this phase of the development of this plan; specifically, many goals and policies are stated as priorities as if they were backed by a strong consensus of the neighborhoods and at best, the neighborhood comments were both pro and con. It seems that other forces are at work in the development of the plan, which is disconcerting.

In VISION, the text seems to be trying to justify the selection of the “*four lenses*”. Also, some of the statements are not supported by the comments in the NW Summary Report. An example is “In order to remain welcoming to all, the neighborhood has prioritized **affordability of housing** options.” The comments from the neighborhood do not support this as has been explained above.

In COMMUNITY CONTEXT, the same problem exists with the sentence “Increased property values have shifted the types of development that are feasible, leading many to express an interest in **broadening housing choices** to help balance this shift.” While some do support this, some also oppose it, and this statement takes a side and makes it sound like it is a strong consensus. In a similar way, the sentence “The **diversity of sub-neighborhoods** and scales attracts a variety of household types, incomes, and backgrounds to Northwest Bellevue, yet residents across the area have expressed a concern about the lack of integration and mingling with their neighbors.” takes one side of a set of comments and implies that it is strong consensus.

Finally, one other comment: In GOALS AND POLICIES, SENSE OF COMMUNITY, the statement “Residents often feel that they do not know one another.” bothers me. This a City Planning document, not a Sociology Study. I

know that some people did voice this opinion, but I am concerned that this paragraph paints a picture that is wrong. First, there is the context of the Covid-19 pandemic. Second, there is the general human reticence and desire for privacy. And there are many other sociological issues at play. In the 53+ years in my neighborhood, I have seen this characteristic swing back and forth as people come and go, as the neighborhood changes from young folks bringing up small children to people later in their lives and fewer youngsters. So, yes, we should have goals and aspirations to be welcoming but here and in the COMMUNITY CONTEXT above, I would suggest that we stay away from statements of this kind. I don't think this represents anything other than a snapshot in time in a specific sub-neighborhood as perceived by an individual.

Thank you,  
Dick Thompson  
3115 103<sup>rd</sup> Ave NE  
Bellevue

## de Regt, Elizabeth

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**From:** Lori & Tom Broznowski <ltbroznowski@yahoo.com>  
**Sent:** Tuesday, May 25, 2021 4:48 PM  
**To:** de Regt, Elizabeth  
**Subject:** No multi family dwellings in Northtowne

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

We are opposed to multi family density dwellings in our Northtowne neighborhood. Please no apartments or condos.

Thank you

Lori Broznowski  
3333 103rd place ne  
Bellevue wa 98004  
4w5 246 1590

[Sent from Yahoo Mail on Android](#)

## de Regt, Elizabeth

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**From:** Dick Thompson <seattlerust@outlook.com>  
**Sent:** Thursday, May 27, 2021 4:57 PM  
**To:** Brod, Brooke; de Regt, Elizabeth; Rousseau, Gwen  
**Subject:** Some thoughts .....

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Brooke, Eliabeth, Gwen,

Some thoughts on the Planning Commission's interest in extending the time frame for the current Neighborhood Area Plan activity.

- I think more time might be appropriate because the process had to be re-invented as a result of the Covid-19 restrictions.
- I think that this being the first of sixteen plans over perhaps eight years. A really good job on the first two plans would go long way towards making the remailing tasks more efficient and more accurate.
- It might be possible very soon to actually have a real meeting. I envision a intensive working session with lots of people, broken into groups dedicated to specific tasks aligned with the organization of the draft plan, to sort out differences and come to grips with solutions. Maybe a half day? Full day? Maybe I'm just dreaming?
- For the Affordable Housing debacle, I think the Commission was unfair to you guys. After all, doesn't the city already have a task force of some kind put into place some years ago? What meaningful progress have they had? One thing that baffles me in "Big Problems" like this is governments always try to solve them internally. This may work out fine sometimes but sometimes it might make sense, for instance in Bellevue right now, to realize that there is a huge untapped resource right here, especially among retirees living here, of talent, expertise, and experience in solving difficult problems. Why not tap into that resource with some kind of task force? Again, maybe just dreaming.
- 

Anyway, thanks for all of your hard work in difficult times. As I told the Planning Commission in the package that I sent them (and Thara couldn't even get it to them, given two and half days), you folks are great to work with.

Sincerely,  
Dick Thompson

**From:** [gina.gonchar](#)  
**To:** [PlanningCommission](#)  
**Subject:** Northwest Bellevue Neighborhood Area Plans  
**Date:** Sunday, June 6, 2021 6:23:54 PM

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

Dear Bellevue Planning Commission,

Please do NOT approve the new comprehensive plan allowing for higher density and allowing for ADUs that do not require owners to reside on property. We choose to live in NW Bellevue and pay taxes in NW Bellevue for the Single Family home environment. Allowing for ADUs that don't require owners to reside on premises turns our neighborhood and community into a rental area and diminishes the quality of life for the permanent residents who add to this community. Protect our neighborhood and don't turn this into a bastion of Airbnbs and short term rental users. This is a neighborhood for owners who live here, not for owners who live elsewhere and want to use our community as a source of rental income. That rental and density model undermines the community that is a great source of pride for our city.

Sincerely,  
Gina Gonchar  
NW Bellevue Resident since 2001



**From:** [Wm Helbig](#)  
**To:** [PlanningCommission](#)  
**Subject:** northwest bellevue neighborhood - accessory dwellings policy  
**Date:** Sunday, June 6, 2021 10:40:17 AM

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

I'm a long time resident of Bellevue with family roots going back in the area for over a century and in my view opposition to a policy allowing cottages is bad. There used to be many cottages in our neighborhood (40 years ago) and given the size of lots here, almost always over 10,000 sq feet, it didn't create some Hooverville impression that caused everyone to lose equity. It seems natural that with all the investment in the infrastructure and transit capacity of downtown Bellevue, the neighborhood that adjoins it on two sides should add to the amount of housing available, as individual property owners in it choose.

Seeing as there's an organized effort to "preserve" our neighborhood's "single family values" I thought I'd send this note to indicate that people waving that banner aren't alone in having standing to represent what the neighborhood ought to be, and they way they see it is not how it always was! Let property owners decide for themselves.

**From:** [Julie Beffa](#)  
**To:** [PlanningCommission](#)  
**Subject:** Bellevue Comprehensive Plan -- Northwest Bellevue  
**Date:** Tuesday, June 8, 2021 8:59:40 PM

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Hello Planning Commission:

In response to the draft document entitled Northwest Bellevue that staff sent to the Planning Commission, I am rather astounded at the number of questionable assumptions that seem to be used to make the recommendations which would change the nature of single family living in Northwest Bellevue. Much of what I read in the hours I spent trying to understand the benefits of some of the conclusions made by the report sounded like they were written by someone completely detached from residential members of this community. Interviewing at most a few hundred residents, and including several written comments that were sent, does not add up to credible evidence to recommend such sweeping and unnecessary changes to an already vibrant residential area. Density can be expected to increase in the downtown area, but the five incorporated towns within the City of Bellevue were incorporated for a reason, in response to each of the community's desire to control land use development such as lot size and commercial zoning. So, no, we are not in favor of increasing density with ADUs, and double that if the property owner was not required to live on the premises!

One of the biggest disappointments in this Comprehensive Plan is the subject of the Environment. It's almost like an afterthought. The Sections S-NW-41-48 were offered like a "nice to do" not a "need to do". The irony of all this planning, especially when it comes to the subject of "City Within A Park", a description someone in the city parks department gave Bellevue, is in the process of disappearing quickly. I am looking at a brochure passed out at one of the Parks Dept meetings I attended in 2019, titled "WE LOVE OUR TREES"....how ironic when every developer and residential builder in the city is permitted to cut down dozens of mature evergreens, and other native trees to make room for another McMansion or 6,000sq ft BOX commonly called a house. The need to update and curtail the destruction of old growth conifers in the city is long overdue. It appears that the present land use ordinances for building permits are truly on the side of CEMENT, not carbon absorbing trees that actually provide oxygen for us all to breathe. A perfect example of this was building the beach at Meydenbauer Park. Many mature evergreens lined Lake WA Blvd and provided lovely shade and beauty to the area but every last one of them was eliminated to lay the concrete that now unabatedly soaks up the heat from the sun and contributes to the earth warming. A better park plan would have done everything possible to preserve those trees. It's the same mindset that all pro-development has and unfortunately, that includes the City of Bellevue: just plant double the number of "shrubs" in place of cutting down 60 ft evergreens and call it good!. That is an unacceptable policy. The city's Tree Canopy continues to shrink, and unlike other cities, there is no evidence of outreach via educational information to the public to reverse this.

It would be very heartening if the Planning Commission actually read the objections to this plan and figured out a way to mitigate the impact of changing neighborhood land use. I would also be grateful if additional attention was given to preservation of the Tree Canopy and the reduction of the amount of cement poured in this City.

Respectfully submitted,  
Julie Beffa

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Julie Beffa

## de Regt, Elizabeth

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**From:** Craig Spiezle <craigsp@agelight.com>  
**Sent:** Wednesday, June 9, 2021 9:35 AM  
**To:** de Regt, Elizabeth; Brod, Brooke  
**Subject:** RE: Planning Commission This Wednesday

**Follow Up Flag:** Follow up  
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Thanks I do not know if I can make it. I think the report is solid, but I also believe the City needs further segment their approach and what is defined as Northwest Bellevue. While the report recognizes the significant diversity of the neighborhoods within NW Bellevue, the issues within each community and perspective are significant but understated. Second it is my perception is this is somewhat due to these neighborhoods (Vuecrest, Lockhaven or Meydenbauer(?)) have been underrepresented in the process. It is my observations the calls and meetings have been dominated by those living in Northtown. (I realize my perceptions may not be accurate. It would be interesting to see a location pin drop map for those who participated in your listening sessions.

One solution would be to create a new neighborhood designation and make the Northwest neighborhood start at NW 14<sup>th</sup> (which I believe maps to Clyde Hill's southern border). Everything else south of Northwest could be designed separately. Or perhaps shift these homes to become part of West Bellevue which might help balance out the number of residents between the neighborhoods. I realize this might be more work for the City, but I think the benefit would including getting greater engagement and a pulse on the issues.

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**From:** de Regt, Elizabeth <EdeRegt@bellevuewa.gov>  
**Sent:** Wednesday, June 9, 2021 8:33 AM  
**To:** Craig Spiezle <craigsp@agelight.com>; Brod, Brooke <BBrod@bellevuewa.gov>  
**Subject:** RE: Planning Commission This Wednesday

Hello Craig,

The Planning Commission meeting is this evening (6/9) at 6:30pm. This is our second study session reviewing the draft Neighborhood Area Plans for Northeast Bellevue and Northwest Bellevue with the Commission. You can review the materials for this session [at this link](#). If you are interested in providing your comments on your experience with the project or any other thoughts you have, you can do so by following the instructions below, which are pasted from the [agenda](#). Let us know if you have any other questions!

*The public can access the meeting by connecting to the Zoom Webinar using Webinar ID: 971 1403 9182  
Passcode: 676061. For those members of the public unable to access internet services, a telephone option will be*

made available to listen to the proceedings. The phone number to access the meeting is (253) 215-8782, Webinar ID: 676061.

The total time for oral communications is 30 minutes. Speakers will be allowed up to three minutes to speak. Additional time shall only be allowed if the Chair or a majority of the Commission determines additional time to be allowed. To be added to the speaker list for oral communications, you must sign up by 5:30 p.m. on June 9, 2021. Click the following link to sign up: [www.Bellevuewa.gov/planning-oral-comms](http://www.Bellevuewa.gov/planning-oral-comms)

Elizabeth



**Elizabeth de Regt, AICP, AIA, LEED AP ND**  
Senior Planner  
City of Bellevue | Community Development  
[ederegt@bellevuewa.gov](mailto:ederegt@bellevuewa.gov) | 425-452-2890

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**From:** Craig Spiezle <[craigsp@agelight.com](mailto:craigsp@agelight.com)>  
**Sent:** Monday, June 7, 2021 4:08 PM  
**To:** Brod, Brooke <[BBrod@bellevuewa.gov](mailto:BBrod@bellevuewa.gov)>  
**Cc:** de Regt, Elizabeth <[EdeRegt@bellevuewa.gov](mailto:EdeRegt@bellevuewa.gov)>  
**Subject:** RE: Planning Commission This Wednesday

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I may have missed it. I have a meeting on my schedule on June 22<sup>nd</sup>. (City of Bellevue Public Hearing - Pinnacle Bellevue North & South). I guess this is different. When is it? What is the agenda?

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**From:** Brod, Brooke <[BBrod@bellevuewa.gov](mailto:BBrod@bellevuewa.gov)>  
**Sent:** Monday, June 7, 2021 2:39 PM  
**To:** Craig Spiezle <[craigsp@agelight.com](mailto:craigsp@agelight.com)>  
**Cc:** de Regt, Elizabeth <[EdeRegt@bellevuewa.gov](mailto:EdeRegt@bellevuewa.gov)>  
**Subject:** Planning Commission This Wednesday

Hello Craig,

I hope you had a great weekend. I wanted to make sure you saw my email from last Friday about this week's Planning Commission. It's our second planned study session before the July 14<sup>th</sup> public hearing. The commissioners really appreciate hearing from members of the public and as someone who has been an active and dedicated participant throughout this process your voice would be very helpful. You don't have to prepare anything fancy, simply speak to your experience, share any highlights and overall thoughts.

If you are interested in providing comment at the meeting you can sign up by filling out [this form](#) or you can email [planningcommission@bellevuewa.gov](mailto:planningcommission@bellevuewa.gov).

If you have any questions, let me know.

**Brooke Brod**  
She/Her/Hers



Community Engagement Lead  
Community Development Dept.  
[BBrod@bellevuewa.gov](mailto:BBrod@bellevuewa.gov)  
425-452-6930

## de Regt, Elizabeth

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**From:** Lucy C <pianowithlucy@gmail.com>  
**Sent:** Friday, June 11, 2021 12:25 PM  
**To:** Brod, Brooke  
**Cc:** Johnson, Thara; de Regt, Elizabeth  
**Subject:** Re: Reevaluating our Northwest 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 Brooke,

Thanks for response. I'm free Thursday at 11AM.

I have much to say in response to your e-mail and will wait until then.

This sounds like it could be quite an interesting news story... 👍

Lucy

On Fri, Jun 11, 2021 at 12:17 PM Brod, Brooke <[BBrod@bellevuewa.gov](mailto:BBrod@bellevuewa.gov)> wrote:

Hello Lucy,

Thank you for reaching out and for your interest in the neighborhood area planning process.

The Great Neighborhoods program launched on June 16, 2020. Since then the Great Neighborhoods team has conducted continuous outreach that included 2 online surveys, 2 mailings to every household in Northwest Bellevue and 11 events open to community members. We utilized a variety of communication methods to inform residents about the planning process and let them know how they could participate including regular social media posts on NextDoor and Facebook, flyers at neighborhood businesses, regular emails to residents and neighborhood associations. To supplement that work and broaden our reach we also ran several digital advertising campaigns. We also piloted a unique effort to reach diverse communities by hiring part-time Cultural Outreach Assistants who did language specific outreach to key groups.

While the restrictions of working during COVID were a challenge, ultimately the amount of participation we saw, both in terms of overall numbers and diversity, were on par or better than what is typical for similar neighborhood level projects both in Bellevue and across the public sector more broadly.

The Draft Neighborhood Plans have moved on to the next phase in the process which is review and recommendation by the Planning Commission and we are not recommending additional community engagement at this time.

That said, we appreciate your interest in this project and would be happy to set up time to meet (virtually) to answer any questions you may have and discuss some of your concerns and share other opportunities for you to get engaged with the city. We have the following days and times available next week:

Wednesday, June 16<sup>th</sup> at 12pm

Thursday, June 17<sup>th</sup> at 11am

Let me know if either of those options work for you? If not, we'll look for some other times.



**Brooke Brod**

*She/Her/Hers*

*It is better to ask some of the questions than to know all the answers.*

*~ James Thurber*

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**From:** Lucy C <[pianowithlucy@gmail.com](mailto:pianowithlucy@gmail.com)>

**Sent:** Thursday, June 10, 2021 11:50 AM

**To:** Brod, Brooke <[BBrod@bellevuewa.gov](mailto:BBrod@bellevuewa.gov)>; de Regt, Elizabeth <[EdeRegt@bellevuewa.gov](mailto:EdeRegt@bellevuewa.gov)>

**Subject:** Reevaluating our Northwest plan

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

Dear Brooke and Elizabeth:



I'm not sure if this e-mail is directed to the right person(s) but I'd like to talk to someone directly heading up the Northwest plan for affordable housing/ADUs as well as whoever was spearheading the surveys which produced the engagement reports.

Last night, I spoke at the planning committee meeting about how this plan is not a majority representation of those that reside in the Northwest. My social network of neighbors are all opposed to the plan and I'd like to work with you all to find solutions that still accommodate the vision of diversity, community and affordable housing for all.

Is there a way to speak with someone? I also would like to be informed about the timeline for the drafting and when this plan would be brought up for potential approval.

Thank you and hoping to talk to you soon.

Lucy

## **Brod, Brooke**

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**From:** Brod, Brooke  
**Sent:** Friday, June 18, 2021 3:11 PM  
**To:** Lucy C  
**Cc:** Johnson, Thara  
**Subject:** Follow Up From Our Conversation

Hello Lucy,

Thanks for taking the time to meet with us yesterday and share your concerns in greater detail. You had several questions regarding typical community engagement and I wanted to follow up with some numbers from previous project that might help you put the participation numbers from the Northwest Bellevue neighborhood planning effort in more context.

The **Downtown Livability** ran between 2013-14 and focused on similar updates to the neighborhood vision and policies for the Downtown neighborhood. The engagement for that project included:

- 5 open houses
- 1 Resident focus group
- 2 walking tours
- An online survey

The walking tours had 45 participants, the resident focus group had 44 participants and 196 people took the survey. It's important to note that those numbers do not represent unique individuals; a person who attended a walking tour may have also been part of the focus group and taken the online survey.

The **Wilburton Commercial Area Study** was a year long planning effort that examined how part of the Wilburton neighborhood area could transform into a vibrant mixed used neighborhood built around coming transit and trail improvements. This work was primarily done by an appointed community advisory committee, but additional public outreach was conducted. And included:

- 2 online open houses
- 2 online surveys.

The first online open house had 782 visitors and 149 individuals responded to the survey. The second online open house had 414 visitors and 125 individuals responded to the survey. Additionally members of the public were able to provide comment at any one of the 14 community advisory committee meetings that were held over the course of the year.

As you can see the Northwest Bellevue Neighborhood Plan posted similar, if not better, participation numbers to these efforts. A few things to note.

- 1700 individuals visited our online engagement site and 219 (13% of all visitors) took some kind of action on the site (posted a comment, asked a question, took a survey). Typically 10% of visitors to an online engagement platform will take action so we saw slightly better than expected engagement.
- The questionnaire, which was mailed to every single household in NW Bellevue, reached the broadest audience. 255 households returned the postage-paid questionnaire. That represents a 6% return rate. The city's Neighborhood Enhancement Program, which allows residents to nominate and vote on small improvement projects that will receive funding from the city had an 11% return rate. Commercial direct mail typically has a 9% return rate.

Engaging the public is challenging work. People have a wide variety of interests, key issues and other responsibilities that impact when and how they participate. We are always seeking new ways and opportunities to reach people and make

participation accessible and easy. We appreciate you taking the time to reach out and hope you will continue to participate in upcoming endeavors.

Some other sources of information you might find interesting to explore include.

The City Council's [Vision and Priorities](#), outline the city's goals around housing, transportation, economic development and other issues. The city's recent [Human Services Update](#) report which provides a comprehensive look issues impacting residents. This report is based on broad community outreach and includes data from statistically valid survey. It found that 75% of residents rate housing affordability as a major issue. The city is also coordinates with other municipalities through a variety of regional planning efforts; you can read about some of the regional priorities in the [Vision 2050](#) plan, which was recently released.

I hope you find this information helpful.

Regards,

**Brooke Brod**

*She/Her/Hers*

Community Engagement Lead  
Community Development Dept.

[BBrod@bellevuewa.gov](mailto:BBrod@bellevuewa.gov)

425-452-6930



Engaging Bellevue Draft Plan Comments (May 27 - June 29, 2021)		
Post Date	Post	Login Name
May 24 21 11:18:04 am	<p>Perhaps there is a typo on S-NW-35 (Explore ways to improve and maintain bicycle access to Eastrail at 108th Ave NE.) Should this read, "...at 118th Ave NE" ? Eastrail does not intersect with 108th Ave NE.</p> <p>Next comment: Expand on S-NW-35 as follows: Provide pedestrian access to Eastrail from the intersection of NE Spring Blvd and NE 12th St.</p> <p>Third Comment: Provide a list of all the sub-neighborhoods to demonstrate &amp; celebrate the large number of micro communities in NW Bellevue. For instance: Northtowne includes, to name a few, Apple Valley, Spring Hills, Holiday Hills, Ashwood, Diamond S Ranch.</p> <p>Fourth Comment: Historically only View Crest neighborhood clear cut all the trees to develop views. Current home setbacks and sizes are encouraging cutting down or damaging the roots of the trees. The only homes with mature trees are in older unredeveloped lots. We have lost the "City in a Park" character that was Bellevue's motto. I do not see this being addressed in the plan.</p> <p>Fifth comment: What safeguards are proposed to prevent the City from using our less expensive land to build City infrastructure in support of Downtown needs? We do not want another Downtown facility like the Downtown Fire Station built in our residential area.</p>	Paul B.
May 26 21 12:57:29 pm	How can residents of EASTGATE make their voices heard in regard to the demolition of existing houses and developers and city planners not considering the opinions and voices of the local residents, while increasing the carbon foot print of the houses which are often doubles in size. Like the NW Bellevue, whom can advocate for EASTGATE. What is happening in EASTGATE is not forward thinking and for the betterment of the community that has made this area their home. The only consideration is code compliance and not exceeding the allowable plot coverage.	b
Jun 08 21 12:48:35 pm	Keep single family homes in NW Bellevue!!!	lchang23

Written Communication for Bellevue Planning Commission Study Session, July 7, 2021

I am Dick Thompson, a Bellevue resident living at 3115 103<sup>rd</sup> Ave NE for 53 years. The following is submitted to inform you of a proposed modification to the draft Northwest Bellevue Neighborhood Plan on your agenda for tonight's Study Session.

Goals and Policies embodied in the Bellevue Comprehensive Plan – Volume 1, Policies HO-7 through HO-40 cover Housing Opportunities, Affordable Housing, and Special Needs Housing. Every indication is that these Goals and Policies will be modified or replaced as a result of ongoing studies of the Bellevue Affordable Housing Strategy that was adopted by Council in June 2017. Given that the Bellevue Comprehensive Plan Periodic Update is planned to begin next year, we might expect updated city-wide Goals and Policies by 2023-2024.

Based on the Housing, Land Use, and Neighborhood sub-sections of Volume 1 of the Bellevue Comprehensive Plan (see Items 1, 2 and 3 below) we can assume that these housing updates will mostly affect the Downtown Core and the Bel-Red Corridor, and that neighborhood character will be protected. However, I think that it is safe to assume that there will be some impact on transition areas in neighborhoods that closely surround the downtown core, such as Northwest Bellevue.

Housing issues have always been important in neighborhoods and thus they are included in the draft Neighborhood Plans before you tonight. However, given the anticipated city-wide results from the Bellevue Affordable Housing Strategy and the resulting inclusion of policies based on those results in Volume 1 of the Bellevue Comprehensive Plan periodic update, goals and policies concerning housing affordability do not belong in the Northwest or Northeast Bellevue Neighborhood Plans. They are city-wide issues and should be removed from both draft Neighborhood Plans before submitting to Council for approval. This is also supported by the statement: **“Policy direction found elsewhere in the Comprehensive Plan, while critical to neighborhoods, is not repeated here.”** (see Item 4 below).

Then, following the formal CPA of the Bellevue Comprehensive Plan, possibly as early as 2023, the Northwest and Northeast Bellevue Neighborhoods can assess and revise their Sub Area Plans to adapt to whatever changes have been made. This activity should be assured by including policies in the current draft plans specifying the need for periodic updates.

Sincerely,

Dick Thompson  
seattlerust@gmail.com

## **1. CHALLENGES AND OPPORTUNITIES**

As the city's supply of developable land diminishes, the city must explore creative and innovative methods to increase housing opportunities while protecting existing neighborhoods and the environment. Downtown Bellevue is planned to accommodate over 50 percent of the new housing units in the next 20 years. Most additional opportunities for housing will be in multifamily and mixed-use areas, primarily BelRed.

**Bellevue Comprehensive Plan – Volume 1, Housing Subsection pg. 81**

## **2. Tomorrow's Projections**

About half of future housing and job growth is planned for Downtown Bellevue and the vast majority of the remaining growth is planned to occur in other mixed use centers, including BelRed, Eastgate and Wilburton. A small amount of growth is anticipated in other areas spread throughout the city through natural redevelopment and infill that is allowed under current zoning.

**Bellevue Comprehensive Plan – Volume 1, Land Use Subsection pg. 37**

## **3. Maintaining Neighborhood Character**

A balanced and nuanced approach will be necessary to accommodate expected growth and development while preserving neighborhood character.

**Bellevue Comprehensive Plan – Volume 1, Neighborhoods Subsection pg.67**

## **4. POLICIES**

Policy direction found elsewhere in the Comprehensive Plan, while critical to neighborhoods, is not repeated here.

**Bellevue Comprehensive Plan – Volume 1, Neighborhoods Subsection pg. 72**

## **5. NEIGHBORHOOD AREA PLANNING**

The Neighborhoods Element provides policies to periodically update the neighborhood area (subarea) plans as conditions warrant, and provides structure for policies that account for distinctive neighborhood character to develop over time. The city understands that not every neighborhood-specific concern is a citywide issue: some matters are best approached at a neighborhood-area scale, with awareness of a wider city context.

**Bellevue Comprehensive Plan – Volume 1, Neighborhoods Subsection pg. 70**

Periodically assess and update neighborhood area plans and adapt plans to changing conditions.

**Bellevue Comprehensive Plan – Volume 1, Neighborhoods Subsection pg. 74**

## de Regt, Elizabeth

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**From:** Craig Spiezle <craigsp@agelight.com>  
**Sent:** Friday, July 9, 2021 3:15 PM  
**To:** Orr, Carol  
**Cc:** Tyler, Laurie; de Regt, Elizabeth  
**Subject:** Re: 2021 Comprehensive Plan Amendments: Neighborhood Area Plan for Northwest Bellevue / FW: Pinnacle Development North & South - Parties of Record

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

Thanks and the second image provides clarify. This is very helpful.

Thanks again for your help and responsiveness. I am learning a great deal through this process.

Craig Spiezle  
<https://www.agelight.com>  
425-985-1421

---

**From:** Orr, Carol <COrr@bellevuewa.gov>  
**Sent:** Friday, July 9, 2021 3:12:18 PM  
**To:** Craig Spiezle <craigsp@agelight.com>  
**Cc:** Tyler, Laurie <LTyler@bellevuewa.gov>; de Regt, Elizabeth <EdeRegt@bellevuewa.gov>  
**Subject:** RE: 2021 Comprehensive Plan Amendments: Neighborhood Area Plan for Northwest Bellevue / FW: Pinnacle Development North & South - Parties of Record

Hi Craig,

The Pinnacle North and Pinnacle South projects are both located within the Northwest Village. Based on the address for the Pinnacle project on 100<sup>th</sup>, this site is also located within Northwest Village.

The map shown on Page 122, in the Downtown section of the Comprehensive Plan gives a better idea of where the Northwest Village boundaries are. The Northwest Village is bounded by 100<sup>th</sup> AVE NE to the west and Bellevue Way on the east. It extends from NE 8<sup>th</sup> up to NE 12<sup>th</sup> Street. Here are few images that may help with that.

From the Comprehensive Plan:





Figure 20.25A.070.D.1.



I hope these images are helpful.

Thank you,  
Carol L. Orr  
City of Bellevue  
Land Use Division  
425-452-2896 phone  
425-452-5225 fax

***With the appearance of new cases of the COVID-19 virus in King County the Development Services Permit Center has been temporarily closed to walk in customers and we are requiring residents and customers to use online city resources at <http://development.bellevuewa.gov>.***

**From:** Craig Spiegle <craigsp@agelight.com>  
**Sent:** Friday, July 09, 2021 1:38 PM

**To:** de Regt, Elizabeth <EdeRegt@bellevuewa.gov>

**Cc:** Orr, Carol <COrr@bellevuewa.gov>; Tyler, Laurie <LTyler@bellevuewa.gov>

**Subject:** RE: 2021 Comprehensive Plan Amendments: Neighborhood Area Plan for Northwest Bellevue / FW: Pinnacle Development North & South - Parties of Record

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

Thanks for the clarification. I am just reviewing the Downtown plan. Can you confirm Pinnacle North and West falls within what is defined as "Northwest Village" as discussed on page 94 of the City of Bellevue Comprehensive Plan

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**From:** de Regt, Elizabeth <EdeRegt@bellevuewa.gov>

**Sent:** Friday, July 9, 2021 10:41 AM

**To:** Craig Spiegle <craigsp@agelight.com>; PlanningCommission <PlanningCommission@bellevuewa.gov>

**Cc:** Brod, Brooke <BBrod@bellevuewa.gov>; Orr, Carol <COrr@bellevuewa.gov>; Tyler, Laurie <LTyler@bellevuewa.gov>

**Subject:** RE: 2021 Comprehensive Plan Amendments: Neighborhood Area Plan for Northwest Bellevue / FW: Pinnacle Development North & South - Parties of Record

Good morning, Craig.

Thank you for participating in the Great Neighborhoods process and providing your comments throughout that process. With Northwest Bellevue bordering and wrapping around Downtown, there are a number of policies you are referencing that discuss where the two meet. It is important, however, to recognize the ways in which Neighborhood Area plans apply in Bellevue. The Northwest Bellevue plan, if adopted, will apply to the areas within Northwest Bellevue, whereas the areas within Downtown are governed by the Downtown plan. The proposed policies you reference within the Northwest plan reference areas within Northwest Bellevue that are near Downtown, not areas within Downtown that border Northwest Bellevue. The latter areas are covered by policies within the [Downtown Neighborhood Area Plan](#).

Downtown also has a unique [section of the Land Use Code](#) that defines what is permitted within Downtown Bellevue. Both the Downtown plan and the relevant Land Use Code were updated as part of the [Downtown Livability](#) project, which was referenced by the Commission on Wednesday night. This approach includes perimeter overlays at the edges of Downtown. These Downtown policies and regulations govern the Pinnacle development you are referencing. Those policies within the Northwest plan are intended to provide further buffers or transitions on the Northwest Bellevue side of the border between the two.

I hope this helps clarify the intersection between our various planning documents in the City. Thank you again, Elizabeth



**Elizabeth de Regt, AICP, AIA, LEED AP ND**

*Senior Planner*

City of Bellevue | Community Development

[ederegt@bellevuewa.gov](mailto:ederegt@bellevuewa.gov) | 425-452-2890

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**From:** Craig Spiegle <craigsp@agelight.com>

**Sent:** Thursday, July 8, 2021 3:58 PM

**To:** PlanningCommission <PlanningCommission@bellevuewa.gov>

**Cc:** Brod, Brooke <BBrod@bellevuewa.gov>; de Regt, Elizabeth <EdeRegt@bellevuewa.gov>; Orr, Carol <COrr@bellevuewa.gov>; Tyler, Laurie <LTyler@bellevuewa.gov>

**Subject:** 2021 Comprehensive Plan Amendments: Neighborhood Area Plan for Northwest Bellevue / FW: Pinnacle Development North & South - Parties of Record

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To: City of Bellevue Planning Commission

Mohammad Malakoutian (Chair)  
Carolynn Ferris (Vice Chair)  
Vishal Bhargava  
Karol Brown  
Anne Morisseau  
Radhika Moolgavkar

Re: 2021 Comprehensive Plan Amendments: Neighborhood Area Plan for Northwest Bellevue

As a follow to my comments at last night's Planning Commission meeting, I wanted to submit the following comments and points of clarification. As echoed by one of the members of the Commission, it is important to look at all the neighborhood plans in totality, as they each have an direct impact on the adjacent neighborhood(s). To this point on the surface it appears the goals of the NW Bellevue Neighborhood draft plan may not be aligned to those proposed by the Pinnacle Development project, (see attached letter including 70 Bellevue resident signatories). Specific concerns include (but not limited to) goals and policies; S-NW-4, S-NW-9 and S-NW-10 and S-NW-36. While it is acknowledge Pinnacles plans are not complete and are in the early state of review, as proposed they do not include a buffer to adjacent properties nor provide a meaningful gradient in height from the 11 floors proposed to the adjacent neighborhood. Additionally while we support affordable housing, potential concessions which could be offered by the City to the developer permitting increased density might be counter to the over all goals of the Neighborhood plan.

Thank you in advance for your time and consideration. I look forward to additional dialog so we can optimize the alignment of the goals of the neighborhood plans. Collectively I look forward to building a sustainable and vibrant community, prioritizing the needs and rights of home owners, while promoting responsible development and stewardship for future generations.

Craig Spiezle

---

**From:** Craig Spiezle

**Sent:** Tuesday, July 6, 2021 10:43 AM

**To:** [ltTyler@bellevuewa.gov](mailto:ltTyler@bellevuewa.gov); [corr@bellevuewa.gov](mailto:corr@bellevuewa.gov)

**Cc:** [craig.spiezle@gmail.com](mailto:craig.spiezle@gmail.com); de Regt, Elizabeth <[EdeRegt@bellevuewa.gov](mailto:EdeRegt@bellevuewa.gov)>; [RRodni@bellevuewa.gov](mailto:RRodni@bellevuewa.gov); Brod, Brooke <[BBrod@bellevuewa.gov](mailto:BBrod@bellevuewa.gov)>; [kmcdonald@bellevuewa.gov](mailto:kmcdonald@bellevuewa.gov); [OMohammed@bellevuewa.gov](mailto:OMohammed@bellevuewa.gov); Craig Spiezle <[craigsp@agelight.com](mailto:craigsp@agelight.com)>

**Subject:** Pinnacle Development North & South - Parties of Record

Ms Laurie Tyler  
Ms Carol Orr  
City of Bellevue  
Land Use & Planning Department  
450 110th Ave NE  
Bellevue, WA 98004

Re: Pinnacle Bellevue North / Permit #: 21-103192-LP / Permit #: 21-103195-LD  
Pinnacle Bellevue South / Permit #: 21-104954-LP

Thank you for taking the time to speak last week. On behalf of concerned residents of Northwest Bellevue, the signatories of this letter (attachment A), are requesting to be classified as “parties of record” for the permits listed above and have submitted the attached comments. Collectively we look forward to building a sustainable and vibrant community, prioritizing the needs and rights of home owners, while promoting responsible development and stewardship for future generations. Feel free to contact me for additional input through the planning process.

Note to protect the privacy of the residents and to help prevent email harvesting, I have attached a version of the letter without email address which can be provided to comply with public records requests. Further upon request I can provide the physical street address of all signatories.

Craig

Craig Spiegle  
President, Agelight Advisory & Research Group  
<https://agelight.com>  
425-985-1421  
(He/Him/His)



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## de Regt, Elizabeth

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**From:** Craig Spiezle <craigsp@agelight.com>  
**Sent:** Monday, July 12, 2021 4:58 PM  
**To:** Brod, Brooke  
**Cc:** de Regt, Elizabeth  
**Subject:** RE: Neighborhood Plan Public Hearing Wed July 14th

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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

Quick question - can page 6 be edited as outlined below to include Lochleven? I am sure it is an oversight but my neighbors mention it is absent. Perhaps it could be a simple edit as below.

The neighborhoods of Vuecrest and Lochleven provides a narrow connection between the portions of Northwest Bellevue that sit north and west of Downtown.

Let me know or if I should request this in writing to the planning commission.

Sorry small nit.

---

**From:** Brod, Brooke <BBrod@bellevuewa.gov>  
**Sent:** Monday, July 12, 2021 11:16 AM  
**To:** Craig Spiezle <craigsp@agelight.com>  
**Cc:** de Regt, Elizabeth <EdeRegt@bellevuewa.gov>  
**Subject:** RE: Neighborhood Plan Public Hearing Wed July 14th

Hi Craig,

Thank you so much for your kind words. It was certainly interesting moving this work forward during the pandemic. Our team really appreciate your contributions; you brought great ideas to the discussion. We know and expect that there will be things in the plan that people love and things that people have questions or concerns over. I think that's the nature of doing a big project like this where there are so many different perspectives to consider.

If you cannot make the meeting, please do submit any testimony via email.

And all the best with your mom. I know this has been a difficult year for many people and even though we're getting back to normal we're also still feeling the effects.

Regards,

**Brooke Brod**  
She/Her/Hers



*It is better to ask some of the questions than to know all the answers.*  
~ James Thurber

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**From:** Craig Spiezle <[craigsp@agelight.com](mailto:craigsp@agelight.com)>  
**Sent:** Saturday, July 10, 2021 8:58 PM  
**To:** Brod, Brooke <[BBrod@bellevuewa.gov](mailto:BBrod@bellevuewa.gov)>  
**Subject:** RE: Neighborhood Plan Public Hearing Wed July 14th

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

Thanks for the reminder. I just signed up to speak. I just want to let you know I really appreciate all of the hard work that has gone into the plan and your efforts to solicit community input. My comments will echo this but also reference (and echo) the concerns voiced by one of the commissioner on the alignment to adjacent neighborhoods. In this case the Bellevue Village District.

Second there is a slight possibility I may not be able to make the meeting. I am flying to Boston tomorrow. My 90 year old mom is having some significant (memory / depression / isolation) issues right now and I will be working to get her in home (apartment) care. So if I end up being a no show just know I am not a flake....

Craig

---

**From:** The Great Neighborhoods Team <[bbrod@bellevuewa.gov](mailto:bbrod@bellevuewa.gov)>  
**Sent:** Friday, July 9, 2021 4:29 PM  
**To:** Craig Spiezle <[craigsp@agelight.com](mailto:craigsp@agelight.com)>  
**Subject:** Neighborhood Plan Public Hearing Wed July 14th



## **Planning Commission to Hold Public Hearing on Northeast and Northwest Bellevue Neighborhood Plans**

As someone who has been following the neighborhood planning process, I wanted to make sure you are kept up to date as the plans move through Planning Commission. To date, the Planning Commission has had three study sessions to discuss both the engagement process and the policies.

The next step in the process is a public hearing which is happening on

**Wednesday, July 14th at 6:30pm.** During the public hearing residents are invited to share their opinions about the neighborhood plans with the Planning Commissioners. There will be no limit to the total number of people who can speak; anyone who signs up will be given time. Each person who signs up to speak will be given a total of 3 minutes.

If you would like to provide public comment at the meeting you can sign up by 5:30pm on the night of the meeting by filling out this [form](#). If you are unable to attend the meeting or would prefer to send your comments in writing, you can email [planningcommission@bellevuewa.gov](mailto:planningcommission@bellevuewa.gov).

To get the Zoom Link to attend the meeting you can check out the [Planning Commission page](#) on the city's website. You will also be able to get a link to the agenda and packet at that page.

You can read the draft plans and read a report on all the community engagement that went into creating the draft plans and review a summary of all the comments we received by [visiting our online engagement website](#). You may also leave a comment there and it will be shared with the Planning Commission.

If you have any questions, please feel free to reach out.

All the best,

Brooke Brod

Community Engagement Lead

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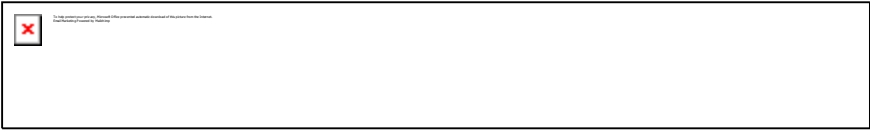
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## Johnson, Thara

---

**From:** Page Temple <pptemple@me.com>  
**Sent:** Monday, July 12, 2021 6:13 PM  
**To:** PlanningCommission  
**Subject:** ADU plans for Northwest Bellevue

**[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 am one of many who signed the petition to review the ADU plans and ensure that the community has a say in what gets rezoned.

I have lived in Northtowne since 2003 and love the neighborhood. I am not opposed to ADUs in principle. I do want controls. Our neighborhood has been a target for “tear down and build big” development over the past 18 years. It continues. Many are landscaping to the street, taking away strip parking. There are no sidewalks, and yet there are many walkers: elderly, families, dog owners. Adding street parking to accommodate an ADU puts pressure on the narrow, hilly and twisty streets on the east slope of Clyde Hill where I live. It would make walking a dangerous activity with increase in traffic.

I also am concerned about the ability of the sewer system to handle additional plumbing that ADUs would require. Our neighborhood is hilly with springs on most properties. Our sewage lines connect to our neighbors and then out to the street sewer at the lowest points. Adding an ADU would put additional burden on the existing sewers.

This neighborhood has lost so many trees in the development of newer and bigger lots. Fewer big trees makes for hotter pavement and contributes to the climate changes we are experiencing. I don’t want to see more trees come down to accommodate ADUs.

This neighborhood is clearly where wealthy people want to move to. They are building some homes big enough to accommodate M-I-L suites. I don’t want the zoning changed to allow unrestricted ADUs. We already have one property listed with Air B&B that has become a “party house”. I feel for the neighbors who are adjacent.

We chose to live in a single family neighborhood. We don’t want multifamily structures.

I could see the value in ADUs that are restricted:

1. Parking available on the lot, not on the street.
2. Additional large (8” diameter or greater) trees cannot be removed to make room for an ADU.
3. Owner of the property must live on site (no absentee landlords).
4. ADU restricted to less than 200 sf and one adult long term resident (no short term rentals).
5. And the ADU can’t be built if the current minimum impervious surface area requires an exception. We need water run off to get to the aquifer, not run down the street or flood the water table into the uphill property owner’s garage (as happened to us after a new retaining wall was built during a “tear down build big” development went in next door. The slope was cut out and the water backed up into our garage costing us \$3000 to fix)

Thank you for taking my concerns seriously into your decision making.

Page & Bill Temple  
10036 NE 31<sup>st</sup> Place

Page Temple  
425.576.8667

Sent from [Mail](#) for Windows 10

## de Regt, Elizabeth

---

**From:** Lucy C <makemeanovercomer@gmail.com>  
**Sent:** Monday, July 12, 2021 5:42 PM  
**To:** Johnson, Thara  
**Cc:** Brod, Brooke; de Regt, Elizabeth  
**Subject:** Re: Contact for Bellevue Community Development Senior staff

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

I'm on available weds evenings because I still work. I'll be doubling up zoom meetings this weds since this is such an important meeting but it just shows that it's inaccessible for residents like me to even get an oppprtunity to join sessions and give feedback. Pretty upsetting.

On Mon, Jul 12, 2021 at 5:39 PM Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)> wrote:

Lucy,

If you could have your presentation submitted prior to 5 PM on Wednesday that would be great. Please note that the presentation will be limited to three minutes per the Planning Commission bylaws as reflected on Page 6 (see attached).

The Planning Commission meets on the second and fourth Wednesday of every month except for August, also as stated in the bylaws at 6:30 PM and does provide an opportunity for public comment at every meeting.

Thank you for providing staff with an overview of your comments that you intend to address the Commission with on Wednesday, and we understand your concerns.

As we have relayed to you in our prior conversations, the Great Neighborhoods initiatives have moved forward with several months of community engagement which was initiated last June. Feedback from this process will certainly be taken into consideration as we embark on the next set of neighborhood plan updates.

Also, the Planning Commission has the ability to make modified recommendations on the policy language, therefore, at this juncture, the Commission will be assessing the public comment received and testimony presented during the hearing and making recommendations on the policies to City Council.

If there is anything further that I can assist with through this process, please do not hesitate to get in touch.

Best Regards,

**Thara Johnson**

Comprehensive Planning Manager

Community Development Department

425-452-4087

[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov)



*Everyone counts. Together we thrive!*

Find out more at [bellevuewa.gov/2020census](http://bellevuewa.gov/2020census)

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**From:** Lucy C <[makemeanovercomer@gmail.com](mailto:makemeanovercomer@gmail.com)>

**Sent:** Monday, July 12, 2021 5:24 PM

**To:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>

**Cc:** Brod, Brooke <[BBrod@bellevuewa.gov](mailto:BBrod@bellevuewa.gov)>; de Regt, Elizabeth <[EdeRegt@bellevuewa.gov](mailto:EdeRegt@bellevuewa.gov)>

**Subject:** Re: Contact for Bellevue Community Development Senior staff

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

Hi Thara,

When is the deadline for submitting a PowerPoint? I would like to show slides during my presentation. I also have a link to almost 100 people who share the same views and will continue to broadcast this to as many neighbors as possible before the draft goes to council:

<https://www.change.org/p/bellevue-city-council-are-you-opposed-to-rezoning-single-family-neighborhoods/dashboard>

I'm also upset that these study sessions/public hearing have only been in Wednesday's at 7PM. I was browsing through the past sessions. It's not only hard to navigate but not allowing more times available really limits the participants. I also still had a hard time signing up online, despite a neighbor reaching out to me providing me the link to do so to sign up for the three minute speaking. If it's hard for me as a millennial, I can't imagine how inaccessible these resources are to my other neighbors and it's quite saddening. Many are just hearing about the neighborhood plans for the first time.

I'm going to be speaking about dropping the affordable housing section in the draft that will be submitted in October. The northwest is not ready for this and the petition clearly shows Bellevue is not ready. It doesn't make sense to do this in one of the most highly dense neighborhoods. Why would we choose this neighborhood to start implementing affordable housing? NW and NE are the first two neighborhoods being surveyed. The approach from the planning committee needs to be careful about not proceeding too fast because it sets a precedence for the other neighborhoods moving forward. Affordable housing options should not be treated lightly and as we have spoken already concerning the engagement reports and the work that was done in the past year or so, it's a reflection on the planning committee that there's no regard for our views as residents living in the NW. We need more time for further engagement and will certainly make this known to the council.

Lucy

On Mon, Jul 12, 2021 at 5:14 PM Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)> wrote:

Hello Lucy,

I will add you to the speaker list for the 14<sup>th</sup>. Our process is to enable the registration to signup to speak the Friday before the meeting since we have other Commission meetings in preceding weeks.

We look forward to having you attend and provide your feedback.

Best Regards,

**Thara Johnson**

Comprehensive Planning Manager

Community Development Department

425-452-4087

[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov)



*Everyone counts. Together we thrive!*

Find out more at [bellevuewa.gov/2020census](http://bellevuewa.gov/2020census)

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**From:** Lucy C <[makemeanovercomer@gmail.com](mailto:makemeanovercomer@gmail.com)>

**Sent:** Sunday, July 11, 2021 5:13 PM

**To:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>

**Subject:** Re: Contact for Bellevue Community Development Senior staff

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

Hi Thara,

I want to be added to speak at the public hearing on the 14th. I've

Emailed planning commission but didn't get a response. Can you please confirm I'm on the list to speak on the 14th?

Thanks,

Lucy

On Thu, Jul 1, 2021 at 3:44 PM Lucy C <[makemeanovercomer@gmail.com](mailto:makemeanovercomer@gmail.com)> wrote:

Hi Thara,

I'd like an additional contact. Emil didn't respond and in our zoom convo you mentioned two contacts.

Additionally I want more info about speaking in the public meeting and how neighbors can have a platform to voice their concerns.

Thanks,

Lucy

On Tue, Jun 22, 2021 at 9:55 AM Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)> wrote:

Hello Lucy,

Thank you for your time last week connecting with Bellevue staff on the Great Neighborhood's initiatives and expressing your perspectives and concerns relating to NW Bellevue.

As you requested, here is contact information for Emil King, Assistant Director in Community Development. I have apprised him of your request to meet and talk with him and is looking forward to you reaching out.

**Emil A. King, AICP**

Assistant Director (Planning)  
Community Development Department  
425-452-7223  
[eking@bellevuewa.gov](mailto:eking@bellevuewa.gov)

If I can assist with anything additional, please do not hesitate to get in touch.

Best Regards,

**Thara Johnson**

Comprehensive Planning Manager  
Community Development Department  
425-452-4087  
[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov)



*Everyone counts. Together we thrive!*

Find out more at [bellevuewa.gov/2020census](http://bellevuewa.gov/2020census)

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**From:** Lucy C <[makemeanovercomer@gmail.com](mailto:makemeanovercomer@gmail.com)>

**Sent:** Wednesday, June 9, 2021 6:30 PM



**To:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>

**Subject:** Re: FW: Webform submission from: Planning Commission Oral Communications

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

What's the zoom link to sign on?

On Wed, Jun 9, 2021 at 2:34 PM Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)> wrote:

Hello Lucy,

Yes you are and in fact I responded to you yesterday, letting you know I have you signed up to speak. The email may have gone into your spam/junk folder.

Thank you,

**Thara Johnson**

Comprehensive Planning Manager

Community Development Department

425-452-4087

[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov)



*Everyone counts. Together we thrive!*

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**From:** Lucy C <[makemeanovercomer@gmail.com](mailto:makemeanovercomer@gmail.com)>  
**Sent:** Wednesday, June 9, 2021 2:32 PM  
**To:** PlanningCommission <[PlanningCommission@bellevuewa.gov](mailto:PlanningCommission@bellevuewa.gov)>  
**Cc:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>  
**Subject:** Re: FW: Webform submission from: Planning Commission Oral Communications

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

Hi am I confirmed to speak tonight?

On Tue, Jun 8, 2021 at 1:42 PM PlanningCommission <[PlanningCommission@bellevuewa.gov](mailto:PlanningCommission@bellevuewa.gov)> wrote:

Dear Thara,

Lucy Chai called today and wanted to make sure that she is on the list to speak at the Planning Commission meeting last night. She mentioned that after she completed the form it asked her to activate her account. Something went wrong with that process and she is unsure if she is on the list to speak or not.

Please respond to Lucy. She is included on this email.

Thank You,

- Kristin

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**Sent:** Tuesday, June 8, 2021 12:46 PM  
**Subject:** Webform submission from: Planning Commission Oral Communications

Submitted on Tue, 06/08/2021 - 12:46

Submitted by: Anonymous

Submitted values are:

**Topic**

Draft Neighborhood Plan - Northwest

**Name**

Lucy Chai

**Preferred method of contact**

Email

**Email**

[makemeanovercomer@gmail.com](mailto:makemeanovercomer@gmail.com)

**Phone**

{Empty}

**Address**

[108th Ave NE](#)

[Bellevue, Washington. 98004](#)

{Empty}

July 14, 2021

via email [planningcommission@bellevuewa.gov](mailto:planningcommission@bellevuewa.gov)

City of Planning Commission  
City of Bellevue  
450 110th Ave NE  
Bellevue, WA 98004

Re: Northwest Bellevue Neighborhood Plan

Dear City of Bellevue Planning Commission

On behalf of concerned residents of Northwest Bellevue and the Lochleven neighborhoods, I would like to thank Elizabeth de Regt and Brooke Brod for their outreach in developing the amendments to the Northwest Bellevue Neighborhood Area Plan. Their efforts represent openness and inclusiveness and the resulting draft plan supports our shared goals of building a sustainable and vibrant community creating a sense of place and sense of community.

It is important to recognize Northwest Bellevue is not a single homogenous neighborhood and has several distinct neighborhoods with their own respective issues and priorities. As such, we are requesting page six of the draft plan to include mention of Lochleven as a unique sub-neighborhood with its rich history and character and adjacently to the downtown core and Bellevue Square.

As a follow up to last week's study session, we would like to reinforce the concern raised by a Commission member questioning how these plans complement and/or conflict with adjacent neighborhood plans. Heightening this issue is the Compressive Plan for the Bellevue Village District and the implications introduced by the Pinnacle North and Pinnacle South developments. The sheer size of this development will both metaphorically and physically overshadow the adjacent neighborhoods, negating many of the Northwest Bellevue Neighborhood plan's objectives including creating a sense of place and sense of community, promoting access and a sustainable environment.

Pinnacle's preliminary plans appear to be silent and /or potentially conflict with the City's comprehensive plan for the Bellevue Village District, and may significantly impact the draft Northwest Bellevue Neighborhood Plan being presented today.

We are requesting the Commission study Pinnacle's plans to insure they both comply with the previously approved Bellevue Village District plan and do not negatively impact the draft Northwest Bellevue Neighborhood Plan including but not limited to the following Bellevue Village District policies;

- S-DT-58 -Create intimacy for the pedestrian through the development of "alleys with addresses." These are small-scale pedestrian frontages accessed off of through-block connections.
- S-DT-59. Continue to provide neighborhood-oriented retail and service uses for the Northwest Village District as well as for the surrounding neighborhoods both within and outside Downtown.

- S-DT-63. Develop a neighborhood park in the Northwest Village District.
- S-DT-120. Provide an equitable distribution of Perimeter Areas along the north, west, and south boundaries of Downtown, based on their potential for protecting surrounding residential neighborhoods.
- S-DT-121. Provide incentives for multifamily residential uses and neighborhood-serving retail and service uses within Perimeter Areas to participate in traffic mitigation measures to reduce impacts on surrounding residential neighborhoods.
- S-DT-123. Establish development standards and design guidelines for Perimeter Areas that will break down the scale of new development and add activities and physical features that will be compatible both with the Downtown Subarea and surrounding residential areas.
- S-DT-124. Utilize sidewalk, landscaping, and green space treatments within Perimeter Areas to provide a transition from Downtown to surrounding residential neighborhoods

In summary, we encourage the Commission to look at the neighborhood plans in totality and reevaluate plans which may negatively impact adjacent neighborhoods for future generations.

Respectively,

Craig Spiegle

on behalf of Concerned Citizens of the Northwest Bellevue

Elizabeth de Regt, COB Senior Planner, Neighborhood Programs, [ederegt@bellevuewa.gov](mailto:ederegt@bellevuewa.gov)

Brooke Brod, COB, Community Engagement Lead, [bbrod@bellevuewa.gov](mailto:bbrod@bellevuewa.gov)