

Public Comment on

Comprehensive Plan Periodic Update

Permit # 22-105259 AC

Comments submitted to city staff or the Planning Commission
outside of an Engagement event or activity.

January 1, to June 30, 2023

From: [p.johnston](#)
To: [Council](#); [PlanningCommission](#)
Subject: "the ultimate beneficiaries from zoning and building deregulation are landlords and developers"
Date: Thursday, January 5, 2023 3:26:35 AM

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Upzoning in Chicago led to higher, not lower, housing prices

My Question: What policies do you advocate to ensure that benefits and risks of up-zones are shared?

Article Snippets from 'Build More Housing' Is No Match for Inequality - Bloomberg

"Build more.

That's what a growing number of urbanists hail as the solution to the surging home prices and stark inequality of America's superstar cities and tech hubs. They want to relax regulations that limit the supply of housing in already expensive cities, and start building taller and denser....

"The affordability crisis within major urban areas is real," they write, "but it is due less to over-regulation of housing markets than to the underlying wage and income inequalities, and a sharp increase in the value of central locations within metro areas, as employment and amenities concentrate in these places."

A key factor here is the growing divide between highly-paid techies and knowledge workers and much lower-paid people who work in routine service jobs. These service workers end up getting the short end of the stick, spending much more of their income on housing in expensive cities. "Under these circumstances moving to big cities provides no immediate benefits for workers without college education," Rodríguez-Pose and Storper write.

Upzoning does little to change this fundamental imbalance. Because land in superstar cities and tech hubs is so expensive to begin with, upzoning tends to create even more expensive condominium towers. "While building more affordable housing in core agglomerations would accommodate more people," the authors note, "the collapse of the urban wage premium for less-educated workers means that the extra housing would mostly attract additional skilled workers.".... As Rodríguez-Pose told me: "Income inequality is greater within our cities than across our regions. Upzoning will only exacerbate this."...

.... Economist [Tyler Cowen](#) agrees that the ultimate beneficiaries from zoning and building deregulation are landlords and developers. As he puts it, "the gains from removing taxes/restrictions on building largely will be captured by landowners ... More stuff will be built, urban output will expand, land still will be the scarce factor, and by the end of the process rents still will be high."

...a recent [study by Yonah Freemark](#) found that upzoning in Chicago led to higher, not lower, housing prices, while having no discernible impact on local housing supply.
<https://www.bloomberg.com/news/articles/2019-05-09/-build-more-housing-is-no-match-for-inequality>

– *pamela johnston*
425-881-3301

From: [Plummer David F.](#)
To: [Erickson, Elizabeth](#)
Cc: [King, Emil A.](#); [PlanningCommission](#); [Williams-Tuggle, Bryce](#); [Johnson, Thara](#); [Robertson, Jennifer S.](#); [Nesse, Katherine](#)
Subject: Presentation To Bellevue Planning Commission, 14 December 2022
Date: Sunday, January 15, 2023 1:19:54 PM

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Hello Ms. Erickson!

1. On chart #11 of your presentation, the 2021 median annual wages for certain Bellevue occupations are given: do you have any source data for these values, and any indication of the *mean* wage values, and the accompanying distributions of the annual income values; if so, could you identify the references for these data?
2. On chart #11 of your presentation, the lower part of that chart (apparently taken from Exhibit 4, pg 7 of CAI's Housing Needs Assessment report) lists annual incomes associated with various dwelling sizes: are these median or mean annual incomes, and what is the significance of tabular grouping titles "50% AMI, 80% AMI, and 120% AMI"?
3. Chart #17 of your presentation is titled "Mismatch of Sizes": Could you provide some explanation of what sort of 'mismatch' is implied by these percentage values, and how many bedrooms you would expect that each of the household sizes should have (this chart is apparently taken from Exhibit 7, pg 9 of CAI's Housing Needs Assessment report)?
4. Chart #21 of your presentation is titled "GapAnalysis"; it is apparently based on Exhibit 72, pg 78 of CAI's Housing Needs Assessment report:
 - 4.1. How were the values in columns 2, 3 and 4 of chart #21("Current Need", "Future Workers",...) determined, and why are there only 2 AMI income segments that have 'shortages'?
 - 4.2. Exhibit 11 of CAI's Housing Needs Assessment report shows the total future Bellevue housing need to be 35,000 units; although your chart 21 gives the same total, the actual sum in Exhibit 72 should be 35,001; and the actual total in chart 11 should be 36,001 (it appears that the entry for the value in the 51-80% row on your chart is 1000 units greater than the same value in Exhibit 72).
5. Chart #22 of your presentation is titled "Ongoing Regional Process"; the subtitle for this chart is "King County Wide Draft Need 2019-2044": what is the source for this chart, as it appears to show a total King County housing need of about 366,000 units for the period 2019-2044?

RSVP,

David F. Plummer

Nesse, Katherine

From: Nesse, Katherine
Sent: Thursday, January 26, 2023 11:32 AM
To: Betsi Hummer
Cc: Comp Plan 2044
Subject: RE: Duplexes

Ms. Hummer,

Thanks for pointing that out. I would like to clarify that the city is not promoting any specific solution to middle housing needs and requirements at the moment. In the EIS we want to study the breadth of what is possible so that the community, Planning Commission and ultimately, Council have the information needed to make an informed choice about how to move forward with those middle housing types from duplexes to small apartment buildings.
Kate

Katherine (Kate) Nesse, PhD

Senior Planner, Community Development Department

City of Bellevue

Phone: 425-452-2042

450 110th Avenue NE, Bellevue, WA 98004

Email: knesse@bellevuewa.gov

The data you seek is now online!

<https://bellevuewa.gov/city-government/departments/community-development/data>

From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Thursday, January 26, 2023 8:41 AM
To: Nesse, Katherine <KNesse@bellevuewa.gov>
Subject: Duplexes

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

Hi Kate

Shared wall housing is already allowed in planned unit development in single family zoned properties.

I hope you can help me understand why this is not promoted in place of by right duplexes?

Thanks

Betsi Hummer Ph425.591.4784 betsihummer@yahoo.com

[Sent from Yahoo Mail on Android](#)

Nesse, Katherine

From: Brod, Brooke
Sent: Thursday, January 26, 2023 1:35 PM
To: Jenny Thacker; Lauren Foster
Cc: Nesse, Katherine; Johnson, Thara; Comp Plan 2044
Subject: FW: Strategy Team Follow-Up

Hello All,

Don Marsh followed up with some thoughtful comments. See below.



Brooke Brod (*she/her*)

bbrod@bellevuewa.gov | (425) 452-6930 | www.engagingbellevue.com

"It's better to know some of the questions, than all of the answers"
- James Thurber

From: Don Marsh <don.m.marsh@hotmail.com>
Sent: Thursday, January 26, 2023 1:11 PM
To: Brod, Brooke <BBrod@bellevuewa.gov>
Subject: RE: Strategy Team Follow-Up

[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.

Even though PSE and Sierra Club are participating in the Comp Plan Strategy Team meetings, I may have missed any meeting that pondered Bellevue's future energy infrastructure. There are two aspects that are interesting: environmental stewardship and system reliability.

The transition to cleaner energy in building heating and cooling is a big deal. Also infrastructure to accommodate cleaner transportation – both EVs and multi-modal transportation that reduces impacts by designing our city to reduce car trips. Maybe these topics have been touched on.

A less discussed but very important issue is electrical reliability throughout the City. PSE delivers fantastic reliability to City Hall and downtown Bellevue, but other parts of the city are not so fortunate. For example, my neighborhood has suffered NINE power outages since the end of August. I have a record of each outage because my Tesla app records each when my Powerwall batteries kick on to power us through the outage. On Nov. 13, a calm sunny day, our power went out for over two hours.

As we convert away from harmful natural gas and become more dependent on electricity to power our homes, businesses, and transportation, power outages will have greater impact on our lives. The City should be helping to plan our future, since PSE is motivated primarily by profits or state legislation, neither of which focus on reliability for our neighborhoods.

Don

From: Brod, Brooke <BBrod@bellevuewa.gov>

Sent: Thursday, January 26, 2023 12:43 PM

To: Abigail.Brown@microsoft.com; Alesha.Shemwell@kemperdc.com; andrea.turner@overlakehospital.org; anitaj@unicoprop.com; apreyapongpisan@ywcaworks.org; ava.carrel@gmail.com; bjones@visitbellevuewa.com; brady@futurewise.org; BrandonMo@vulcan.com; lothian951@gmail.com; casey.morgan@overlakehospital.org; patience@housingconsortium.org; Claire@belldencafe.com; court.olson@yahoo.com; jimmya@cfserviceless.org; debbie@eastsideforall.org; dietra@sophiaway.org; don.m.marsh@gmail.com; booking@pnw-art-lab.com; grantkeeney@gmail.com; dhani100@hotmail.com; HClark@hopelink.org; Junfan.Tian@microsoft.com; smiddy.jessica@gmail.com; Jessica Clawson <jessica@mhseattle.com>; jfaast@hope-link.org; Justin.McConachie@pse.com; Ken Carpenter <kenc@jubileereach.org>; executivedirector@iaww.org; lul@baylisarchitects.com; matt@bellevuedowntown.com; devitam@bsd405.org; michael@michaelorbino.com; emichaelw@bellevuearts.org; mingli@kinon.org; pat@schlight.net; Leung, Pearl <phleung@amazon.com>; sart@elap.org; scottlampe@msn.com; Jones, Shomari M <jones@bsd405.org>; soclaire@mbaks.com; soo7hong@gmail.com; tmotts@bgcbellevue.org; callidusland@comcast.net; WWeiker@RepublicServices.com; zoew@sudevelopment.com

Cc: Nesse, Katherine <KNesse@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>

Subject: Strategy Team Follow-Up

Hello,

Thank you to everyone who was able to attend Tuesday's Strategy Team meeting. The conversation was so rich and has given the planning team a lot to think about. For those of you who were unable to attend or those of you who have additional comments here's how you can follow-up with us.

- Review the Draft Summary Report (attached) of the conversations we have already had and send us an email addressing the following questions:
 - Is there anything missing in the report back from each meeting – an idea, question, unresolved issue, etc. – that you want to see reflected in the report?
 - Think about the areas of agreement in the Strategy Team. What would be the main takeaways you want us to share with Planning Commission, City Council, and the public?
 - Think about the areas of disagreement and/or unresolved issues/complexities. What would you want to highlight for Planning Commission, City Council, and the public?

We will update the summary report and provide another opportunity for review before we publish it. Please send us your feedback by **Monday, Feb 20**.

We also encourage you and the members, clients, constituents you represent to speak directly to the Planning Commission and City Council. It is impactful and they want to hear directly from the community. Here are the dates (and times) for upcoming engagement opportunities.

Wed, Feb 22	6:30p	Update to Planning Commission
Sat, Mar 18	10a – 1a	Community Housing Forum – Drop-In
Tues, Mar 21	6p – 8:30p	Community Housing Forum - Discussion
Late April		Draft EIS released
Mon, May 1	6p	Update to City Council
Late May		Draft EIS Public Hearings

We will send out more information about how to sign-up closer to these dates.

Final reminder, our team would love to come to your organization to present on the Comp Plan update, answer questions and hear from your members, clients, and constituents directly. If you would like to schedule a presentation for your group, please reach out to me directly.

Thank you again,



Brooke Brod *(she/her)*

Community Engagement Lead
Community Development Dept.

bbrod@bellevuewa.gov | (425) 452-6930 | www.engagingbellevue.com

Nesse, Katherine

From: Jeanne Le Duc <JeanneLD@ccsww.org>
Sent: Wednesday, February 22, 2023 2:09 PM
To: King, Emil A.; Johnson, Thara; Nesse, Katherine
Subject: Comp Plan Input - 16000 NE 8th Street Property
Attachments: Bellevue Comp Plan Ltr 2.22.23.pdf

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

Hello:

Thanks for engaging with us in the past few months regarding our Elbert House site. Please find attached our request to consider changes to the Comp Plan and Zoning code to facilitate intensification of our property for additional affordable housing in the community.

Regards,

Jeanne Le Duc



CATHOLIC COMMUNITY SERVICES
OF WESTERN WASHINGTON

February 22, 2023

Emil King, Planning Director
Thara Johnson, Comp Planning Manager
Kate Nesse, Senior Planner
City of Bellevue
450 110th Avenue NE
Bellevue, WA 98004

Re: Comprehensive Plan Update - 16000 NE 8th Street

Dear Mr. King, Ms. Johnson and Ms. Nesse:

On behalf of the Real Estate Development Center (REDC) and our sister agency, Catholic Housing Services, thank you for the opportunity to provide input on Bellevue Comprehensive Plan Update. The REDC is working with CHS on the rehabilitation of Elbert House, a 50 unit senior community. We believe the property is a high opportunity site for intensification as it is strategically located near a large park, community facilities, fire station, commercial, medical and retail. Elbert House is a very successful senior housing project and valuable resource to the community. We believe additional development is possible on the site and urge the City to take steps to make this possible in the future.

After our early conversation about the site and Comprehensive Plan Update, we engaged an architect to prepare site diagrams. The development area is the existing parking lot of the Elbert House property. Based on preliminary studies, the area could yield 55 to 75 units of senior housing based on five stories of residential over a parking structure. This is possible through application of the Community Business district (CB) zoning standards to the development area.

As part of the study, we did evaluate residential zoning options. While these options provide density up to 45 du/acre, the height limits pose a significant constraint. Our site is bounded by an existing building, park and Native Growth Protection Area (NGPA). The CB zone allows for greater vertical development (height up to 60 feet) which is needed for a financially feasible development. Further the CB zone district is already at the Crossroads Mall property and therefore is compatible with existing zoning and uses.

We urge the City to adopt a Land Use designation that would facilitate a change to the CB zone of our strategic site for additional housing serving low income seniors in the community. Please do not hesitate to contact me if you have any questions or would like additional information. I can be reached at jeanned@ccsww.org.

Best regards,



Jeanne Le Duc,
Director of Real Estate

Nesse, Katherine

From: Brod, Brooke
Sent: Friday, March 17, 2023 8:26 AM
To: Comp Plan 2044; Johnson, Thara; Nesse, Katherine; Chow, James
Subject: FW: Don't Miss This Chance to Have Your Say

Some feedback.



Brooke Brod (*she/her*)

bbrod@bellevuewa.gov | (425) 452-6930 | www.engagingbellevue.com

"It's better to know some of the questions, than all of the answers"
- James Thurber

From: Rhoda Bressler <rhodabressler@hotmail.com>
Sent: Friday, March 17, 2023 1:01 AM
To: Brod, Brooke <BBrod@bellevuewa.gov>
Cc: 'Bressler, Wayne' <wrbressler@msn.com>; waterdog_fk@outlook.com
Subject: Re: Don't Miss This Chance to Have Your Say

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

I'll be out of town and will miss this meeting., March 18, 2023

I am using my chance to Have MY Say.

Here is my input:

What is happening to our single-family neighborhoods? My reference is Newport Hills, Bellevue.

You are asking us to delete our single-family dwellings, crowd them, and overpopulate the areas with additional dwellings.

You are asking us to live in the mess that has been created when our neighborhood has been split and divided.

You are asking us to lose our empty spaces that are becoming overcrowded.

***** You are asking us to lose the peace and serenity that we desired
when we moved into this NEIGHBORHOOD.**

**All of the above will be the results of your plans splitting neighborhoods and
overcrowding
neighborhood spaces and roads.**

Why do we need to lose this?

Many of us have fought hard to live here in this neighborhood.

We have worked hard for many, many years to afford to live here.

We have worked hard to maintain our neighborhood yards, streets and families.

Here are some ideas :

There are plenty of apartment buildings well placed and probably more and more in the making. Make those places affordable.

Let people live in apartments, when they are young and just starting out. WE DID THAT certainly.

Why do people think they can just move into our neighborhoods where they expect low-cost housing?

This certainly devaluates our neighborhoods we fought so hard to get into.

It enables people who don't care about the neighborhood, yards or streets to surround us.

I have found that low-cost neighbors are the ones who have no interest and no investment in keeping up or maintaining

the neighborhood yards or streets.

Here's a thought:

****** When new large portions of property come available for building, why not declare it 'for building smaller affordable homes with smaller lots ONLY.'**

This enables more of the population to live in their own small affordable home.

***** And that would stop all of the problems created above!!!!**

I have lived in this neighborhood for 47 years and care so much about it and the people living here.

******* We have a Covenant in our Property Deeds that protects us to a single-family residence.**

It is important to me and I hope that it will always be held sacred. The builder of this area knew what he was creating.

I am strongly committed to this neighborhood remaining single lot dwellings without added ADU's or split lots.

Rhoda Bressler

425.747.4811

12518 SE 52nd Street

Bellevue, WA 98006

Newport Hills

From: Brooke Brod <bbrod@bellevuewa.gov>

Sent: Friday, March 17, 2023 1:14 AM

To: Rhoda <rhodabressler@hotmail.com>

Subject: Don't Miss This Chance to Have Your Say



How Can Bellevue Meet Its Housing Needs?

Housing is a key component of a thriving city. That's why planning for housing is a key part of the city's periodic update to the [Comprehensive Plan](#). Along with planning for 35,000 new housing units by 2044, Bellevue wants to plan for

- More housing options such as duplexes, townhomes, and other modest scale housing.
- More options that are affordable at all income levels, especially for households that have low incomes.
- Locating new housing near jobs and transit.

There are many ways to achieve these goals and it's important not take a "one-sized-fits-all" approach. Community members are invited to discuss this important issue at one of three upcoming [Housing Forums](#).

- **Saturday, March 18 | 10:00 am - 1:00 pm at Crossroads Community Center.** This will be a drop-in event. People may come at any time and stay for as long as they like.

- **Tuesday, March 21 | 6:00 pm - 8:30 pm at East Shore Unitarian Church.** This will be an interactive workshop and presentation with opportunity for in-depth, small group discussion.
- **Thursday, March 23rd | 12:00 pm - 1:00 pm, virtual event.** Hear a short presentation from city staff with time for questions.

Input from these events will be used to inform policy and shared with City Council and the Planning Commission. People of all ages and backgrounds are encouraged to attend. Refreshments will be served. To learn more and sign up to attend, visit: bellevue-2044-housing-forums.eventbrite.com

[Register](#)



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Bellevue, WA 98009-9012

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eventbrite

From: [King, Emil A.](#)
To: [PlanningCommission](#)
Cc: [Johnson, Thara](#)
Subject: FW: Non Alignment of Bellevue Sub-Areas and Neighborhoods
Date: Friday, March 10, 2023 3:58:03 PM

From: King, Emil A.

Sent: Friday, March 10, 2023 3:57 PM

To: Plummer David F. <pdf3@comcast.net>

Cc: Onebellevuereads@googlegroups.com; Phyllisjwhite <phyllisjwhite@comcast.net>; Craig Spiegle <craigsp@agelight.com>; technogeekswife@yahoo.com; Betsi Hummer <betsihummer@yahoo.com>

Subject: RE: Non Alignment of Bellevue Sub-Areas and Neighborhoods

Mr. Plummer,

Thanks for the correspondence. Please see responses to your questions below in **orange**.

Why are the boundaries of each of these two areas not identical?

Map N-1. New Neighborhood Area (Subarea) Boundaries found in the Neighborhoods Element of the city's Comprehensive Plan explains that the boundaries shown in the map are updated to better align with community expectations, and that as new Neighborhood Area Plans are updated, these new boundaries will be applied.

Also, where there is a significant overlap in the boundaries and areas, e.g., Crossroads, Lakehills and Wilburton, what is the impact on City planning, land-use, and other regulatory aspects of City administration on these areas?

Policies within each Subarea Plan apply to the subareas shown within each plan. Only when Neighborhood Area Plans are updated, will the new boundaries apply.

The City is currently embarked on a large-scale effort to update certain aspects of the City's Comprehensive Plan: will these efforts include bringing the areas and boundaries of each pair of the sub-areas and neighborhoods into alignment; if not, why not; and if not, what is advantage of maintaining the confusing mismatch of the neighborhoods and sub-area boundaries and areas?

The Great Neighborhoods/Neighborhood Area Planning Program will continue updating neighborhood area plans once the Comprehensive Plan Periodic Update has been completed. Updating all these plans is anticipated to take multiple years. As each Neighborhood Area plan is updated, the subarea and neighborhood area boundaries will be brought into alignment. Until that time, both boundaries must remain to clarify the area to which policies in the subarea plans apply.

Thank you,

Emil A. King, AICP
Planning Director
Community Development Department

City of Bellevue
425-452-7223
eaking@bellevuewa.gov

-----Original Message-----

From: Plummer David F. <pdf3@comcast.net>
Sent: Thursday, March 09, 2023 8:46 PM
To: King, Emil A. <EAKing@bellevuewa.gov>
Cc: Onebellevuereads@googlegroups.com; Phyllisjwhite <phyllisjwhite@comcast.net>; Council <Council@bellevuewa.gov>; Craig Spiezle <craigsp@agelight.com>; PlanningCommission <PlanningCommission@bellevuewa.gov>; technogeekswife@yahoo.com; Betsi Hummer <betsihummer@yahoo.com>; Miyake, Brad <BMiyake@bellevuewa.gov>
Subject: Non Alignment of Bellevue Sub-Areas and Neighborhoods

[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. King!

The attached map shows the non-alignment of what the City staff refers to as City 'sub-areas' and City 'neighborhoods'. Why are the boundaries of each of these two areas not identical? Also, where there is a significant overlap in the boundaries and areas, e.g., Crossroads, Lakehills and Wilburton, what is the impact on City planning, land-use, and other regulatory aspects of City administration on these areas?

The City is currently embarked on a large-scale effort to update certain aspects of the City's Comprehensive Plan: will these efforts include bringing the areas and boundaries of each pair of the sub-areas and neighborhoods into alignment; if not, why not; and if not, what is advantage of maintaining the confusing mismatch of the neighborhoods and sub-area boundaries and areas?

RSVP,

David F. Plummer



March 23, 2023

Tharsis Law
Jacquie Quarré
425-891-7842
jacquie@tharsis.land

City of Bellevue Community Development
450 110th Ave NE
Bellevue WA 98004
Attn: Brooke Brod, Janet Shull, and Kate Nesse

VIA EMAIL to:

CompPlan2044EIS@bellevuewa.gov
bbrod@bellevuewa.gov
jshull@bellevuewa.gov
knesse@bellevuewa.gov

RE: City of Bellevue Housing Options Comment Letter

Dear Brooke, Janet, and Kate:

This firm represents Beta-Bellevue Auto Center, L.L.C. (“Beta-Bellevue”). Beta-Bellevue is the owner of property in City of Bellevue’s Wilburton planning area at 620 – 638 116th Ave NE. The Beta-Bellevue Property is a lightly developed ~134,00 SF parcel located *less than 500 feet away from the Sound Transit Wilburton Station*. Beta Bellevue has participated in the informative City-led Housing Forums that are intended to inform the City’s Comprehensive Plan update. Thank you for this opportunity to provide comments on this matter. For the reasons identified below, **we urge the City adopt comprehensive plan housing policies that encourage high-rise residential development within 1/4-mile of the Wilburton Station.**

In recent Planning Commission and Transportation Commission meetings, as well as the Housing Forums, we heard Bellevue residents’ desire to accommodate growth through a variety of housing types. We also heard concerns about new housing impacts on existing neighborhoods, the need for thoughtful transitions between new development and existing housing, and concerns about increased vehicular congestion. We have also heard interest in increasing high-density, transit-oriented development.

With respect to the Wilburton area, the City and other public agencies are investing heavily in a number of transit, pedestrian, and bicycle transportation projects. In particular, Sound Transit’s Wilburton light rail station, the City’s Grand Connection pedestrian/bicycle connection to Downtown Bremerton, and the Wilburton section of the Eastrail Multi-Use Corridor project

(connecting the Wilburton Station to the Grand Connection and to communities north and south) all represent a tremendous public investment in transit and in pedestrian/bicycle transportation connections. These connections are all close to or adjacent to the Beta-Bellevue Property in Wilburton. We encourage the City to take full advantage of these public investments by increasing opportunities for housing in this area within easy walking or biking distance from transit.

We urge the City to plan for significant residential growth by authorizing significant, high-rise transit-oriented housing with ¼-mile of the Wilburton Station. This approach to accommodate growth provides myriad benefits and addresses or mitigates many of the concerns raised during the housing forums and in other public meetings related to the current comprehensive plan process.

- **More Housing Units.** The region is in a housing crisis, and the City of Bellevue desires to create additional housing of all types that meets the needs of people at all stages of life. Thoughtfully located residential towers can provide housing with efficiency, density, and public amenities that cannot be matched by other housing typologies, such as typical wood over concrete apartments, townhomes, single family housing, or accessory dwelling units. Of course, all housing typologies are necessary and desired. However, the City should seize this unprecedented opportunity to provide meaningful high-rise transit-oriented housing as it prepares to update its Comprehensive Plan and enact the Wilburton rezone. The Wilburton area has the infrastructure and location to be a posterchild for successful transit-oriented, sustainable, and affordable housing.
- **Neighborhood Transitions.** High-rise transit-oriented housing encourages growth in already urbanized areas. Placing growth in these urbanized areas, in turn, reduces pressure to accommodate growth in areas commonly viewed as single family neighborhoods or transitional areas near these neighborhoods.
- **Access to Transit and Jobs / Reducing Congestion.** High-rise transit-oriented housing encourages growth near transit. Placing growth near transit provides residents with access to transit and jobs. In turn, these transportation options reduce vehicular trips and congestion, and create an overall more sustainable community.
- **Affordable Housing.** When incentive zoning and MFTE are properly aligned with market forces and incentive-based zoning, high-rise residential development provides market-rate and affordable housing units.
- **Other Uses.** Recent economic forces have dampened demand for office development. Office redevelopment should remain allowed as a permitted use in these transit-oriented areas, but residential uses should also be a permitted use in these areas for the reasons above. Together, the residential and commercial uses will create a vibrant mixed-use urban fabric. Residents both in the Wilburton area and surrounding neighborhoods will benefit from the opportunities for services and workplaces that are accessible via transit or on foot.

Thank you for the opportunity to provide these Comprehensive Plan comments. We look forward to working with the City on its Comprehensive Plan update and the upcoming Wilburton Rezone.

Sincerely,

A handwritten signature in black ink, appearing to read "J.C.2.", with a stylized, cursive script.

Jacquie Quarré
Tharsis Law

Nesse, Katherine

From: Jacquie Quarre <jacquie@tharsis.land>
Sent: Thursday, March 23, 2023 1:02 PM
To: CompPlan2044EIS; Brod, Brooke; Shull, Janet; Nesse, Katherine
Subject: Housing Forum Comments
Attachments: BetaBellevue Housing Options Comment Letter.pdf

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Hello,

Thank you for your hard work on the comprehensive plan process. We appreciate all of the information that has been shared and opportunities for public involvement.

Attached is a letter with comments related to the Housing Forums that were held this month. Please feel welcome to reach out if you want to discuss any of our comments and suggestions.

Jacquie

Jacquie Quarré
Tharsis Law P.S.
jacquie@tharsis.land
Direct/cell: 425-891-7842

Nesse, Katherine

From: Nicole Myers <nicolemikomyers@gmail.com>
Sent: Thursday, May 4, 2023 11:01 AM
To: Nesse, Katherine
Subject: Retail survey planning

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

Kate,

I had asked the question today about more research on the question of what commercial options people would like to have in our neighborhoods. I'm glad to know that there is a retail survey planned, but with that title, I'm wondering if it will encourage people to respond with their ideas for services.

In particular, my neighborhood has lost some home-based daycare in recent years, and this is the kind of thing that can be key for minimizing mandatory weekday commute miles. I do believe my neighborhood is particularly heavy on families; of the households that I'm acquainted with nearby, 26 of 39 have children in the home, and a significant percentage of those are under 5.

I can imagine some small coworking spaces working well in our neighborhood, though most houses are generously sized. We are technically a single family area, but it seems that lots of people already walk to get coffee or do small errands. Pedestrians outnumber cars on the street, and there are also cyclists who appear to be commuting through from a longer distance away.

I would love to have a micro storefront that accepts refrigerated deliveries from grocery stores for the neighbors to pick up at their convenience, but this assumes a lot of systems that don't currently exist. It is possible to walk to get groceries if you're not toting kids along, but I think we're just over the distance where many people would prefer to drive, and our nearest grocery store is likely to get redeveloped anyhow.

I'm not sure if any of these are what people have in mind for "retail" and I personally would very much like to avoid creating a commercial destination that people would drive to. I imagine the micro-storefront example sitting on about 400-600 sqft, and coworking to be in little garden sheds with a shared restroom, so probably not much more space than that. I imagine a reverse auction could allow someone to pay the city for commercial use rights, and it could easily fit alongside an existing home.

Thanks!
Nicole

From: [Plummer David F.](#)
To: [King, Emil A.](#)
Cc: onebellevue@googlegroups.com; [Council](#); [PlanningCommission](#)
Subject: Re: Total Bellevue Housing Unit Production
Date: Thursday, April 27, 2023 1:58:40 PM
Attachments: [Bellevue Housing types, 1980-2022.xlsx](#)

[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. King!

Thanks for the feedback.

Attached is a partial table of OFM housing 'data' for Bellevue for 2015-2022; the data shows there are about 66,000 HUs in Bellevue in 2022; and the City had about 62,400 in 2019. So, does this mean that CoB is planning to have about 97,400 HUs in 2044 (the 2019 total plus the 35,000 'target'); if not, what is the correct procedure for determining what the 2044 guesstimated/forecasted Bellevue total HU value will be?

As far as I know, Bellevue staff has never provided a year by year, 25-year forecast (2019 to 2044) of the total (and AMI subsets) HUs. Thus, there is no way of knowing what the City plans to do to meet the 97,400 HU total for 2044. It appears that in the 21 years between now and 2044, the City must add about 1400 HU/year to meet the 97,400 goal; surely the City of Bellevue cannot possibly construct (or acquire via condemnation or rental, etc.) that many HU/year.

RSVP,

David F. Plummer

On Apr 21, 2023, at 10:38 AM, King, Emil A. <EAKing@bellevuewa.gov> wrote:

Mr. Plummer,

In response to your question about the historical number of overall housing units in the City of Bellevue, I'm providing you a link to the State Office of Financial Management (OFM) web site where annual numbers are included for all cities across the state. We provide OFM input on an annual basis regarding the number of units in Bellevue.

Please look under "Postcensal Estimates" and the line that says "April 1 postcensal estimates of housing: 1980, 1990-present".

<https://ofm.wa.gov/washington-data-research/population-demographics/population->

[estimates/historical-estimates-april-1-population-and-housing-state-counties-and-cities](#)

Thanks,

Emil A. King, AICP

Planning Director

Community Development Department

City of Bellevue

425-452-7223

eaking@bellevuewa.gov

From: Plummer David F. <pdf3@comcast.net>

Sent: Thursday, April 20, 2023 8:57 PM

To: King, Emil A. <EAKing@bellevuewa.gov>; Abe, Linda <LAbe@bellevuewa.gov>

Cc: onebellevue@googlegroups.com; Council <Council@bellevuewa.gov>; Sadat, Khadija <KSadat@bellevuewa.gov>; Phyllisjwhite <phyllisjwhite@comcast.net>

Subject: Total Bellevue Housing Unit Production

[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. King and Ms. Abe!

According to your report to the City Council for the Council's 24 April 2023 study session the City has helped bring into existence about 2274 housing units and 'beds' for the period 2015 through the first quarter of 2023 (reference your 24 April 2023 agenda memo); this housing 'production information' is summarized in the attached Excel file.

Does the City have any information that shows how many housing units for the same time period were produced by the City's commercial/private building elements (individual citizens, commercial construction developers and builders, etc.; if so, could you identify the sources for such information so that I can submit a public records request to obtain copies; if not, how does the City determine the total number of housing units produced in each year by all housing producers in the City?

RSVP,

David F. Plummer

Table X42. Bellevue Housing Units, 2015-2022

Housing Type	Year	No. of HUs	24-Apr-23
Total Housing	2015	59043	
One-Unit HU		32429	
2 or More HU		26607	
Mobile/Special HU		7	
Total Housing	2016	60443	
One-Unit HU		32471	
2 or More HU		27966	
Mobile/Special HU		6	
Total Housing	2017	61128	
One-Unit HU		32511	
2 or More HU		28612	
Mobile/Special HU		5	
Total Housing	2018	61714	
One-Unit HU		32556	
2 or More HU		29153	
Mobile/Special HU		5	
Total Housing	2019	62372	
One-Unit HU		32689	
2 or More HU		29678	
Mobile/Special HU		5	
Total Housing	2020	64688	
One-Unit HU		32823	
2 or More HU		31860	
Mobile/Special HU		5	
Total Housing	2021	65194	
One-Unit HU		32851	
2 or More HU		32338	
Mobile/Special HU		5	
Total Housing	2022	65891	
One-Unit HU		32883	
2 or More HU		33003	
Mobile/Special HU	2022	5	

Source: WA Office of Financial Management;
 Postcensal Estimates of April 1 Housing Units,
 1980, 1990 to Present; April, 2023

From: [VERNON SCHRAG](#)
To: [PlanningCommission](#)
Cc: [cityclerk](#)
Subject: PLANNING COMMISSIONERS ACTIONS Fwd: 2023 Firearms Violence Prevention in City of Bellevue
Date: Thursday, April 27, 2023 7:59:06 AM

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

Dear Planning Commissioners, Thara Johnson & City Council Member/Advisor:
Good morning 4-27-2023. Sorry I missed your meeting last night. **See attached memo to Bellevue PD Leadership.** More armed robbery crimes this week at our Seven-Eleven with every robber armed and firing weapons inside the store. It's now way **PAST DUE that Bellevue Planning Commissioners** passed Gun Laws provisions with ZONING/Policy Amendments blocking future "NRA-Political-Mental-Illness" inside City Government. ... Ask Brad Miyake, City Attorney and Bellevue PD for guidance and leadership. Please. No more delays!!
Please review formerly submitted PLANNING Amendment - VISION ZERO BY 2035 that **you previously Rejected by 4 to 2 Vote.** That was reckless; and a foolhardy move on your part. So much gun violence, killings and armed criminals in our city. ... What about Public Safety?? Other Eastside Cities are acting. Why not Bellevue?? Bellevue must do what's right. We DO NOT NEED NRA running our City Government since that's also more "Bellevue-Political-Mental Illness"! Coordinate with other Eastside cities and do your best to protect our children, residents, businesses and general public from more GUN VIOLENCE. Tell the City Council to do their jobs. Thanks. PUBLIC RECORD
Sincerely,
Dwight Schrag
Bellevue Downtown Resident & Voter
March for Our Lives Supporter

----- Original Message -----

From: VERNON SCHRAG <dwights30@comcast.net>
To: "bellevuepd@bellevuewa.gov" <bellevuepd@bellevuewa.gov>
Date: 04/25/2023 1:02 PM PDT

Subject: 2023 Firearms Violence Prevention in City of Bellevue

Dear Bellevue PD Officers & Zone-Leaders/Chief of PD:

Please discuss w/Brad Miyake & Staff.

FYI - I've already forwarded a Bellevue Reporter News Article/Photo headlining Bellevue Mayor & Bellevue Planning Commissioners openly voting and Rejecting Key Recommendations for Study of ways to reduce GUN VIOLENCE & MURDERS in Bellevue. Borders on irresponsible or foolhardy behavior.

Eastside MOMS DEMAND ACTION have it for their facts and data assessment.

Bellevue PD Officials are ALSO welcome to this same info if it's of any interest to Bellevue PD. Or just ask the Bellevue City Clerk's office to save you some time. Then we can meet to discuss how to proceed with Brad Miyake or City Attorney.

During these City of Bellevue Public Hearing, several Moms Demand Action members were in attendance; and a Teacher also spoke in support of the Planning Amendment Proposal. **A Bellevue Police officer was also there.**

Only one (1) NRA Member wearing Combat Fatigues spoke against the Planning Proposal to fund further reviews about growing GUN VIOLENCE and killings in Bellevue. But the NRA guy sat alongside the Bellevue Planner Staff who recommended **Bellevue "reject the whole thing"!!!** I can provide Bellevue PD the entire 4 pages if you're interested in Facts and Data.

I was also in attendance and spoke alongside **"Grandparents Against Gun Violence"** and an **Army War Veteran** who said he had friends killed by gun violence in the U.S.

All Residents/Speakers except the NRA guy & Bellevue City Planner supported the **Bellevue Vision Zero by 2035 Amendment.**

Bellevue Mayor came into the meeting late; and never made ANY COMMENT. NONE.

Why would that be, I wonder. No input for Public Safety by our Mayor?? Two of our Planning Commissioners spoke in Support (shown on Page 3 f). **Four said NO.**

It only took one NRA Military Camouflage costumed guy to strike fear in the **"Political Mental Illness"** room full of decision-makers. There was also a Bellevue **PD Officer standing at the door with his weapon holstered. He made no comment.** Are Bellevue PD even allowed to speak up on their own behalf?? Or not.

Hopefully this demonstrates how things work in City of Bellevue. No money or time is available in the City Budget to look at Public Safety issues where firearms threaten people's lives. **Traffic \$\$ Yes. ...**

Firearms Violence \$\$ NO!!

BELLEVUE REPORT PUBLIC HEARING - News Report. **FOR PUBLIC RECORD**

Regards,

Dwight Schrag

Downtown Bellevue Resident

March for Our Lives Supporter

From: [VERNON SCHRAG](#)
To: [PlanningCommission](#)
Subject: 4-28-2023 Fwd: BELLEVUE OVERRIDE PLANNING COMMISSION - Permit File #19103789 AC
Date: Friday, April 28, 2023 10:47:33 AM

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

Commissioners: FYI - Ask Emil King to share the attachments sent to him today.

Let's get this done for PUBLIC SAFETY and Crisis Management protections in Bellevue. Quickly please!

Thanks, Dwight Schrag
Bellevue Downtown Resident
Public Safety Advocate

----- Original Message -----

From: VERNON SCHRAG <dwights30@comcast.net>
To: "eaking@bellevuewa.gov" <eaking@bellevuewa.gov>
Cc: "bmiyake@bellevuewa.gov" <bmiyake@bellevuewa.gov>, "bellevuepd@bellevuewa.gov" <bellevuepd@bellevuewa.gov>, "cityclerk@bellevuewa.gov" <cityclerk@bellevuewa.gov>, "citymanager@bellevuewa.gov" <citymanager@bellevuewa.gov>
Date: 04/28/2023 10:36 AM
Subject: BELLEVUE OVERRIDE PLANNING COMMISSION - Permit File #19103789 AC

Dear Thara Johnson & Emil King: Pass it on please.

re: Plan to Override - Planning Commissioners Permit File # 19103789 AC

cc: Brad Miyake and Bellevue PD Officials. **PUBLIC RECORD 4-28-2023**

Now that WA State Governor signed/passed our important WA Firearms Sales Regulations can we have Bellevue's Planning Commission review and pass my proposed **Vision Zero for Gun Safety by 2035 Reforms** for City of Bellevue??

Or even a more practical and timely City Government **"Override of Planning Commission's 4 to 2 Rejection"** decision made in 2019. (see attached memo)??

Let me know how to proceed. We can meet separately with appropriate City Planning Officials to discuss best options to protect against firearms deaths, violent crimes and shootings of School children and teachers.

Ask you know the **BELLEVUE SECOND AMENDMENT FOUNDATION** is filing a lawsuit to re-start sales of Military Style Firearms in Bellevue. **NRA in Bellevue is leading the charge.** Even Wade's Gun Range in Bellevue has posted a huge Billboard message "NO APOLOGIES".

PUBLIC SAFETY IS ON THE LINE. Let's get moving now for Saving Lives.

This is not the time for Bellevue Planning Commissioners to play games or discount the risks of gun violence. Time to act. Don't wait around and let it happen here.

NRA Politics does not rule or control this City's Government any longer, ... in my opinion. Our State will prevail over local Bellevue politics. Voters and non-profits like Moms Demand Action or March for Our Lives will take it up soon on the Eastside.

Thank you.

Vernon Dwight Schrag
Downtown Bellevue Resident
Public Safety Advocate

From: [VERNON SCHRAG](#)
To: [PlanningCommission](#); [King, Emil A.](#)
Cc: [City Attorney](#); [cityclerk](#)
Subject: BELLEVUE PLANNING COMMISSION THRESHOLD PROPOSAL SUBMISSION
Date: Tuesday, May 2, 2023 6:12:38 PM
Attachments: [Bellevue Threshold Review Proposal 2023.pdf](#)

[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 Leaders & Planning Commissioners:

See Proposal & wording enclosed/pdf file.

This is a print copy of text previously submitted (All Submittals were Handwritten as required) for a Bellevue Gun Safety Vision Zero proposed amendment in 2019.

The proposal was rejected by 4-2 Vote from Planning Commissioners; but still so VERY IMPORTANT for Public Safety and reducing Firearms violence/killings in Bellevue and on the Eastside.

Much more important today due to more murders, street violence, school shootings, mass shootings, suicides and way more guns on our Bellevue streets.

Ask our Bellevue PD to weigh in about life and death risks to PD Officers too. Mayor Robinson should probably be consulted to avoid delays or missteps.

All documents are **Public Record information** for discussion or sharing as you require and/or see appropriate. If you prefer a new/current date submission I will submit to the assigned Planning Staff person. Just let me know.

If you wish, next week I'll provide and deliver to City Hall a brief cover letter to make 2023 re-submittals more official.

If you want others to review or co-sign a cover letter as Bellevue residents supporting the Amendment, let me know. **Moms Demand Action Eastside is very concerned as most other residents, students, teachers and voters.**

Overall, the handwritten Threshold Review form of about 30+ pages (mostly blank) and attachments listed are **already on file in 2019 Bellevue Records** (w/six named "Attachments"). References also included parents, including PTA Legislative Priorities. But if you need more facts and data, ... will get it done for Planning Commissioners.

Attached straightforward details per "**Application for Comprehensive Plan Amendment**" format. Easy read. Thank you.

Sincerely,

Vernon Dwight Schrag

Downtown Bellevue Resident & Voter

March for Our Lives Supporter

425-443-7958

BLOCK 2 – Proposed Amendment Language

- Strive to achieve zero deaths and serious injuries from gun violence in Bellevue by 2035.
- Comprehensive review and assessment of risks, potential for fatalities and injuries with goal of eliminating preventable firearm safety risks to residents and workers, especially people who are most vulnerable.
- Lead, coordinate and partner with our neighbors in the region to develop and implement best practices focusing on safety, early-warning predictions; risk avoidance plus education; counseling; employment of data-driven enforcement policies or practices.
- Implement gun safety strategies supporting a safe city promoting healthy living with sense of safety contributing to successful business & neighborhoods.

Reference Element:

Text amendment: Human Services Element for Vision Zero – Gun Safety

**Comprehensive Plan Amendment - Bellevue Planning
& Community Development Dept
Vernon Dwight Schrag - Bellevue Resident**

Block 3 – Support for Amendment (SEE ATTACHMENTS #1; #2; and #3)

- Matches Human Services program goal #3 – Safe haven from violence/abuse
- Gun Safety + Public Safety impacts via risk to children & residents in schools, business, homes, public places from firearms death/injury
- Aligns with Vision Zero Council Resolution 9035 for Transportation Safety goals of achieving zero traffic injuries/deaths by 2030
- Supports Human Services Policy HS-8 (Welcoming, Safe & Just)

Block 4a – Evaluating the proposed amendment: (SEE ATTACHMENT #4 & #5)

- Consistent with prior 2015-2016 Vision Zero plan considerations. Intent is review of Policies that can reduce needless risks in schools, public places, business, streets.
- Conditions have changed due to dramatic firearm sales and new voter-enacted initiatives to improve public safety.
- New Child-Safety Research
- **Attached (#6) WA PTA – PREVENT GUN VIOLENCE**

Attachments #1 thru #6

1. Ordinance 1568-ORD 12/08-16 Accompanying Narrative in the Transportation Element **Vision Zero** (3 pages)
2. A Safe Haven from all forms of Violence and Abuse
3. Vision Zero (3 pages)
4. Program Goals – Goal 3 – Safe haven from violence and abuse
5. Gun Violence Protection Initiative Research Institute (Children's Study)
(4 pages)
6. WA State PTA 2019 Legislative Platform – Top Five Priorities
(Prevent Gun Violence)

-
- Human Services p. 1 -Element-Comprehensive Plan 2016-17.pdf (105 KB)
 - BELLEVUE VISION ZERO.png (320 KB)
 - Human Services Program Goals - City of Bellevue.pdf (42 KB)
 - Bellevue Ordinance Vision Zero - Transportation.pdf (150 KB)

From: [Johnson, Thara](#)
To: [PlanningCommission](#)
Subject: FW: BELLEVUE OVERRIDE PLANNING COMMISSION - Permit File #19103789 AC
Date: Wednesday, May 3, 2023 5:28:33 PM
Attachments: [5-22-19 BELLEVUE PLANNING COMMISSION RE VISION ZERO FOR GUN SAFETY BY 2035 E-mail Printout.pdf](#)
[Matz Decision to not support approve Vision Zero Gun Safety Printout.pdf](#)

FYI

From: King, Emil A. <EAKing@bellevuewa.gov>
Sent: Tuesday, May 2, 2023 12:57 PM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>; Nesse, Katherine <KNesse@bellevuewa.gov>
Subject: FW: BELLEVUE OVERRIDE PLANNING COMMISSION - Permit File #19103789 AC

FYI

Emil A. King, AICP

Planning Director
Community Development Department
City of Bellevue
425-452-7223
eaking@bellevuewa.gov

From: VERNON SCHRAG <dwights30@comcast.net>
Sent: Friday, April 28, 2023 10:37 AM
To: King, Emil A. <EAKing@bellevuewa.gov>
Cc: Miyake, Brad <BMiyake@bellevuewa.gov>; BellevuePD <bellevuepd@bellevuewa.gov>; cityclerk <cityclerk@bellevuewa.gov>; City Manager <CityManager@bellevuewa.gov>
Subject: BELLEVUE OVERRIDE PLANNING COMMISSION - Permit File #19103789 AC

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

Dear Thara Johnson & Emil King: Pass it on please.

re: Plan to Override - Planning Commissioners Permit File # 19103789 AC

cc: Brad Miyake and Bellevue PD Officials. **PUBLIC RECORD 4-28-2023**

Now that WA State Governor signed/passed our important WA Firearms Sales Regulations can we have Bellevue's Planning Commission review and pass my proposed **Vision Zero for Gun Safety by 2035 Reforms** for City of Bellevue??

Or even a more practical and timely City Government "**Override of Planning Commission's 4 to 2 Rejection**" decision made in 2019. (see attached memo)??

Let me know how to proceed. We can meet separately with appropriate City

Planning Officials to discuss best options to protect against firearms deaths, violent crimes and shootings of School children and teachers.

Ask you know the **BELLEVUE SECOND AMENDMENT FOUNDATION** is filing a lawsuit to re-start sales of Military Style Firearms in Bellevue. **NRA in Bellevue is leading the charge.** Even Wade's Gun Range in Bellevue has posted a huge Billboard message "NO APOLOGIES".

PUBLIC SAFETY IS ON THE LINE. Let's get moving now for Saving Lives.

This is not the time for Bellevue Planning Commissioners to play games or discount the risks of gun violence. Time to act. Don't wait around and let it happen here.

NRA Politics does not rule or control this City's Government any longer, ... in my opinion. Our State will prevail over local Bellevue politics. Voters and non-profits like Moms Demand Action or March for Our Lives will take it up soon on the Eastside.

Thank you.

Vernon Dwight Schrag
Downtown Bellevue Resident
Public Safety Advocate

BELLEVUE PLANNING COMMISSION RE: VISION ZERO FOR GUN SAFETY BY 2035

To planningcommission@bellevuewa.gov • nmatz@bellevuewa.gov • tcullen@bellevuewa.gov Copy
Claudia Balducci <claudia.balducci@kingcounty.gov> • patty.kuderer@leg.wa.gov • lan.nguyen@kingcounty.gov •
cityclerk@bellevuewa.gov • council@bellevuewa.gov • amy.walen@leg.wa.gov • glenn.carpenter@mail.house.gov •
ebcc@bellevuewa.gov <ebcc@bellevuewa.gov>

Dear Planning Commission & Council Leadership: **[FOR PUBLIC RECORD FILE Permit # 19 103789 AC](#)**

cc: City Council, WA Legislators, U.S. Congress staff & King County Leaders

+ Staff

In several days (May 22nd) you will make Recommendations and Decisions about Comprehensive Planning proposal **VISION ZERO GUN SAFETY BY 2035**.

Despite the very professionally documented Bellevue assessment to "not include the Plan Amendment in the 2019 annual work program", there is ample and critical information available to move ahead. Yes, this is essentially an ongoing crisis. Doing nothing is unreasonable and not in line with Bellevue Visions & Values for Public Safety. One (1) public comment was received that supports the Planning Department's decision. Therefore, even though Bellevue Planning decided by specific policy methodology not to recommend this crucial Public Safety Plan Amendment to proceed further to City leadership for action, you can vote affirmatively by majority vote to **OVERRIDE**.

.... And most certainly should override with your Planning Commission's votes NOT to "scrap" this vital Public Safety proposal. Follow the wise course set by Leaders of King County Council and Kirkland City Council for Gun Safety Planning.

WHY OVERRIDE?

ANSWER: *"To allow Public Hearings, Town Halls and open meetings with Taxpayer/residents to engage with Bellevue City Council & City Manager & School Boards & Police & Teachers & Students. Neither Gun Safety nor Public Safety are "Optional Decisions" for you to make without full discourse, considering ongoing facts; nor should the Planning Commission be making decisions to "kick-the-can down the road!" ... Lives Matter. Children Matter. Voters Matter.*

Furthermore, neither Gun Safety nor Public Safety are "OPTIONAL" for publicly-elected, Part-time City Council members to decide for us without ample engagement, discourse, listening and transparency with all their voter-constituents who put them in office."

Here's the deal:

- (1) You read Bellevue news reports. Killings, suicides, hate crimes, murders, gang assaults, mass shootings, random shootings are ongoing every week week now. Lives Matter. Waiting around for another year or two is foolhardy, to say the very least. Over 40,000 deaths per year are resultant from doing nothing. You all know that.
- (2) So far, there is much floundering around by City governments, especially Bellevue & Eastside. Paralysis and malfeasance by Officials might be driven from Fear-Factors that maybe Neo-Nazi's & Hate Groups like KKK will viciously retaliate if any City gets focused on doing something.
- (3) A little bit like being in a War Zone where you don't know WHO the enemy is since they have no uniforms or battle lines. Suddenly people get ambushed and slaughtered, like the mass murders in our American Schools and Churches and Movie theaters, on and on. Over 100 adults and children die every day now in the U.S.
- (4) Having been shot at numerous times myself, I realize there is no logical way to take this disaster on without policy and Policy-leaders. Congress does nothing for two decades now. Cities and States and Counties will lead the way.
- (5) AMAZINGLY & FORTUNATELY WE DO have an effective, very successful "Process-Roadmap-Model" for organized strategic planning called **Vision Zero Traffic Safety by 2030** that continuously accomplished great life-saving in WA State & across the U.S. ... MAJOR decreases in Traffic deaths & injuries prove beyond a doubt that it can be done. Dramatic, awesome results were developed and implemented over long years of time. **But we have to start. No more delays.**

Bottom Line: Numbers of children and adults dying every 15 MONTHS by U.S. Gun Violence adds up to the entire military Combat Deaths that occurred in our Vietnam War debacle over a period of 15 YEARS. This is not right or just or democratic. **PASS IT ON to Bellevue City Council for Actions, please!**

YOU DON'T GET TO MAKE THE DECISIONS FOR MY FAMILY'S SAFETY. Get real and do your part. Be smart, courageous and brave. Waiting around to do your volunteer Commission jobs for Public Safety worsens risks of shooting deaths and suicides. Very irresponsible. American gun-violence is a disgusting self-inflicted War we have to win. ... **Or else admit we don't think that Lives Matter anymore??**

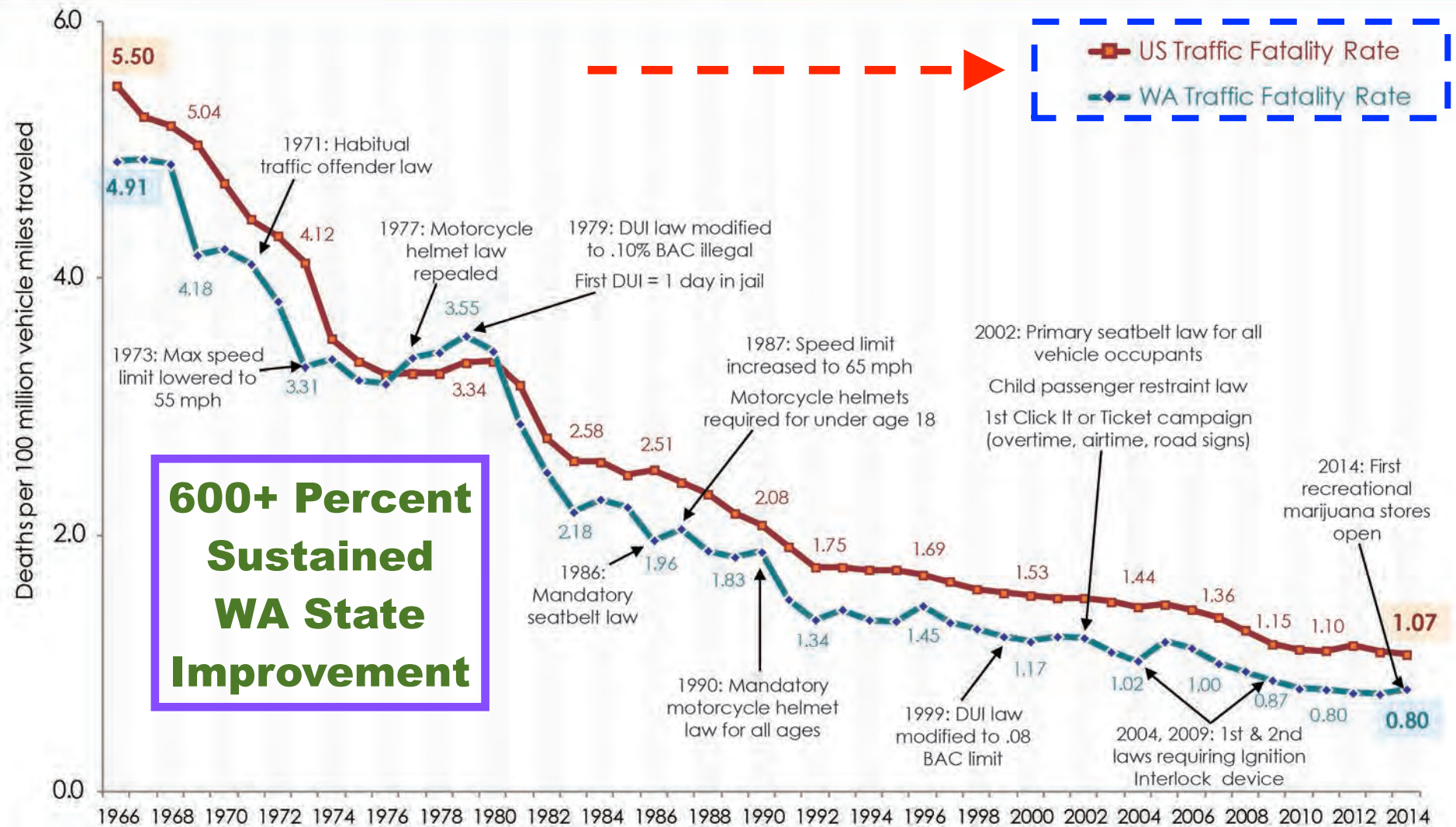
Act professionally and wisely for your fellow residents, neighbors and children of our Bellevue Community. I plan to keep pushing forward. **Pass this proposal along to the City Leadership for Public Hearings. Thank you.**

**Vernon Dwight Schrag
1106 108th Ave NE #302
Bellevue, WA 98004**

SEE DRAMATIC, SUSTAINED LIFE-SAVING RESULTS (next page)

VISION ZERO TRAFFIC SAFETY BY 2030 is a Bellevue Comprehensive Plan Policy

Traffic fatality rates US and Washington State 1966–2014 By Year and Major Traffic Safety Laws



Source: FARS, WSP, WSDOT, and NHTSA

Decision to not support/approve Vision Zero Gun Safety

To nmatz@bellevuewa.gov

Hi Nicholas:

I got a **"second-hand notice of non-Approval"**. I received no notices from you or anyone in City Government??

A bit discouraging, but expected. Other avenues abound.

Several people have inquired already. Not a pretty picture, but my private assessment follows. I've gone through this stuff a few times as you know. No surprises. The usual. Will take it up with City Council. I know how this stuff works based on numerous, many experiences over all the years with Bellevue City Council.

Don't take in personally, but here's my response to these external inquiries based on an informed-guess on my part:

.... From Dwight:

.....
"Saw this coming for sure. Nicholas' discussion about the so-called "Exit Plan" was telling. I never did get any clarity about what that meant. When I asked for a sit-down to fill in the blanks, I got stonewalled. Nothing.

I still plan to give them 7 minutes worth, then the mike gets cut off. It's clear (to me) from Bellevue Policy that the City Council has FULL LEGAL authority by a simple majority vote to approve, even without the Planning Commission. I think that none of these local resident-volunteer Commissioners has any intention of taking this one on. Too risky. We'll see. When I went to one of their recent meetings, they seem confused about their role. That's typical of the various Bellevue Commissions, Traffic, Parks, etc. Not a pretty picture.

We can discuss strategies. I believe citizens/taxpayers have to force a decision before you can ask for more comprehensive actions. Write letters, continue pressing for substantial change. Vision Zero Baby-steps really might get lost forever, since the proposal itself is not the long term strategic solution. Moms Demand Action will have to deal with this over many decades if they should choose to stay engaged.

Opinion, ... Big-picture this Vision Zero had to be submitted because Bellevue has this strange, hybrid, part-time City Council form of government that plays political games with everything it does. City Manager can't act and the City Council just kicks the can. No one takes accountability. Everyone knows the deal. Patty-cake."

.....

I still have faith in open public engagement, transparency and voter involvement. Get ready. It just takes awhile. Regards, Dwight

From: [VERNON SCHRAG](#)
To: [PlanningCommission](#); [City Manager](#); [City Attorney](#)
Cc: [Council Office](#); [King, Emil A.](#)
Subject: GUN SAFETY Bellevue Planning Commissioners Mtg 5-10-2023 PUBLIC RECORD
Date: Thursday, May 11, 2023 7:36:31 AM

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

Dear Planning Commissioners & City Staff Leaders: **PUBLIC RECORD**
I was able to brief you for a couple minutes last night about **Gun Safety and Gun Violence in City of Bellevue**. Councilmember Robertson was also there, in the room. **To reiterate:**

1. Vision Zero for Gun Safety Threshold Approval Requests and application is on your table for decision. Review the **one-page** summary, ... soon please.
2. Planning Commissioners conducted a Review of the SAME PROPOSAL over 3 years ago. BUT after my seven (7) minutes allowed to speak with them, it was rejected? ... (does that make sense to any of you??)
3. Firearms Violence has escalated by 30% since that time, in just 3 years!
4. I want to help you get information you need with data to carry out your role in **SAVING LIVES** in Bellevue and Eastside cities/neighborhoods.
5. **WA Attorney General Deputy Solicitor General** provided you information on how to learn and get data about GUN VIOLENCE. Department of Commerce has **provided Bellevue a website** to help you out. Re: **OFFICE OF FIREARMS SAFETY & VIOLENCE**. Please study it carefully and take action.
6. Other Eastside King County cities are moving forward. Not Bellevue. Why?
7. City of Bellevue leadership has a terrible history of biases in support of NRA.
8. Let Bellevue voters/residents and other Eastside cities tell you the truth. They are ready to give you lots of guidance about **URGENT NEED FOR ACTION**.
9. Bellevue Mayor, City Manager and City Council plus Bellevue Attorney have information in their hands to **ACT NOW**. **Planning Commissioners** must act.
10. Formal Letter Request for **Threshold Review of Vision Zero Gun Safety** was provided to Thara Johnson on **May 10, 2023**. You should read it, discuss matters and **let me know what additional data/facts or other info needed**.

cc: Brad Miyake, City Attorney and Councilmember Robertson/Staff

Thank you for taking time last night in your busy schedule to listen and learn about Gun Safety. All the important volunteer-work you do every week is appreciated. You spend so many months every year 2022-2023 reviewing policy on trees/shrubs,

sidewalks and Wilburton area items. You accept hundreds of recommendations in dozens of hearings about the sidewalks, trees etc etc. You allow impacted Residents, businesses and voters to give you info.

But **none of that counts or matters** to those people who may be murdered or shot in gun violence in Bellevue. Children especially are extremely vulnerable. Some of you may have children or grandchildren of your own. Think of their safety.

Lets work together now. You can do it. Move ahead please. Be accountable for your actions. Do your best as Planning Commissioners to keep ALL OF US SAFE! Public Safety is **JOB #1**. ... **NOT** sidewalks or trees!!

Thank you.

Vernon Dwight Schrag

Downtown Bellevue Resident

Gun Safety Advocate for Eastside Cities

Info Copy provided to Moms Demand Action Bellevue & Eastside

From: [Lee Sargent](#)
To: [Council](#)
Cc: [PlanningCommission](#)
Subject: Trees are being Sand Bagged
Date: Saturday, June 3, 2023 11:00:48 AM

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

As per usual, this is my view of things and you can clearly ignore what I say. I am, after all, an old man with strange ways of looking at things. But I have to express them as I see them.

As I look back over the last several years from **Great Neighborhoods** to **Bellevue 2044** and adding in all the **Council Meetings** and **Planning Commission Meetings**. I have identified that something strange was happening. It wasn't that the target audience wasn't listening about trees and their need in our community and not striving to do what is right for our community. It was that there were others listening as well and redirecting the flow.

To change the strong flow of water that you can't stop requires a much smaller effort at the beginning by making a change in direction. A few sand bags at first and then more as needed. So it seems to me that this has been occurring in our efforts for trees.

I am a very slow thinker but I do look back a lot to see what is happening. At the last Planning Commission meeting something seemed wrong about the presentation by staff on the Tree Comprehensive Plan changes. There was a detailed description of the analysis of the contributions from the attendees and emails as far as diversity, inclusion, and many meetings going back to Great Neighborhoods, etc. There was even inclusion of references that people made at the meetings which seemed to be highly slanted toward the negative impact of codifying trees. There was mention of how susceptible mature trees not surviving after building has been accomplished. (I had never heard or seen any mention by reliable sources of such a problem except where the trees were damaged in root structure or by excessive pruning.) It ended with no recommendations having been presented and a statement of "what do you do?".

I have never been to a planning meeting with so little idea of what is to be done from the staff and it reminded me of someone shrugging their shoulders and indicating it is hopeless. That caused me to think of the needs of the Comprehensive Plan to establish older trees as a "community resource" that needed protection from arbitrary actions against them. It also reminded me that Trees for Livability has been constantly advocating and providing evidence that other cities around us have these very concerns in their plans and even specific examples. I have heard of the Mayor mentioning it to staff early last year. Then I thought, why is it that staff brings up only some references by some of the attendees when I saw none of the references that I witnessed and heard at these events about trees being valued and

sustainable. I also wondered why no developers had made a big effort to stop the efforts to embody trees in the codes. It would after all mess with their game plan. (I witnessed them in very strong presence when a couple of other primary goals were endangered.) I, now, think they did.

I know that you may think me a conspiracy theorist but I will say it anyway. If I were them and money was the object of my livelihood, I would make things that are initially difficult and can be pushed to be even higher priority a target. I would make sure that the staff, council and planning commission were aware of every little nuance of the process so that they are worn out. I would make sure that the tree issue would be really a low priority that can be handled at the end. Just before the actual decision needs to be made for a twenty year city overall plan is to be finalized. With exhausted staff, council, planning commission and a nebulous directive to staff, what would be the result do you think?

One sandbag at a time the flow has been changed. Will we have enough time to actually make a change that will slow down the rate of unnecessary depletion of our city's biggest natural resource?

This process reminds me of a satirical TV series "Yes, Minister" and later "Yes, Prime Minister". Of course, it also goes back to Charles Dickens in Little Dorrit Chapter 10. Each describes the subtleties of interactions which most overlook including me.

Lee Sargent

425-641-7568

16246 NE 24th ST

Bellevue, WA 98008-2414

trees4livability.org



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

Mailing Address: PO Box 43200, Olympia, WA 98504-3200 · 360 902-2200 · TDD 360 902-2207

Main Office Location: Natural Resources Building, 1111 Washington Street, Olympia, WA

June 6, 2023

Emil King, Planning Director
City of Bellevue
eaking@bellevuewa.gov
425-452-5255

RE: GMA Periodic Update Collaboration

Dear Emil King,

As the primary point of contact at the Washington Department of Fish and Wildlife (WDFW) for your jurisdiction's Growth Management Act (GMA) periodic update, I am writing to follow up on my previous letter on that topic. My team and I look forward to working with you as partners throughout this process. As advisors, we provide information about the habitat needs of fish and wildlife, and the likely implications of various land use decisions on those resources over time. As such, we are particularly interested in discussing the land use policies and regulations affecting fish and wildlife habitat in your jurisdiction including your Comprehensive Plan Land Use element, Fish and Wildlife Habitat Conservation Areas (FWHCAs), Biodiversity Areas and Corridors (BACs), open space corridors, and climate resilience measures.

Our [Priority Habitats and Species \(PHS\) Program](#) provides a wealth of valuable information intended to be used by cities and counties to implement and update their land use plans and development regulations. Priority Habitats provide unique or significant value to many species, warrant special consideration for protection when land use decisions are made, and should also be prioritized for restoration or enhancement wherever possible. For instance, our [PHS List](#) catalogs 20 habitat types, 152 vertebrate species, 41 invertebrate species, and 10 species groups, and you can download the current distribution by county spreadsheet for your planning purposes. Our [PHS Maps](#) can be used interactively "on the web," or you can request this sensitive digital data to add to your Geographic Information System (GIS) by signing a non-disclosure agreement.

Our PHS program also provides a collection of [management recommendations](#) and planning documents based on the best available science (BAS) to help preserve, protect, and perpetuate Washington's fish and wildlife species and ecosystems. As you know, current BAS must be included in your policies and development regulations to protect the functions and values of critical areas (RCW 36.70A.172(1)). Since the last periodic update, we have published a significant revision of our BAS regarding the functions,

values, and management of riparian areas, a key Priority Habitat. [Volume 1: Science Synthesis and Management Implications](#) is a source of BAS for understanding how riparian areas and surrounding watersheds affect ecological functions and aquatic habitats. Volume 1 is intended to inform the policies and regulations related to riparian management. [Volume 2: Management Recommendations](#) provides guidance to assist local governments with the protection and—where possible—restoration of healthy, intact, and fully functioning riparian ecosystems, which are fundamental for clean water, healthy salmon populations, and climate-resilient watersheds. Volume 2 describes where and how to delineate riparian management zones (RMZs) using the “site-potential tree height” of the dominant tree species at age 200 (SPTH₂₀₀) or other riparian function parameters. As technical advisors to local jurisdictions, we offer PHS-related tools and assistance to support CAO updates. For example, we recently developed a [new checklist](#) to facilitate your CAO amendment process, and it can be found on our [PHS MR website](#) within the Riparian Ecosystems section.

I look forward to working with you during this periodic update cycle. Our shared Principles of Correspondence¹ for collaborative land use planning can enable us to fulfill our respective governmental responsibilities for the benefit of current and future generations. To facilitate reliable communication between us, and in case of staffing changes at WDFW, please use the email address R4Splanning@dfw.wa.gov for all land use-related correspondence. We also utilize the Department of Commerce’s PlanView system for sharing draft and final comment letters, however, our intent is to be in dialogue with you well in advance of receiving notices of 60-day comment periods and intents to adopt amendments. I’d be happy to help schedule a meeting soon to discuss your BAS review and related amendments to the fish and wildlife habitat components of your Comprehensive Plan and CAO.

Sincerely,



Stewart Reinbold, Assistant Regional Habitat Program Manager

cc: Stewart Reinbold, Acting Regional Habitat Program Manager
Kara Whittaker, Land Use Conservation and Policy Section Manager
Tom O’Brien, Ecosystem Services Division Manager
Chuck Stambaugh-Bowey, Habitat Program Deputy Director
Scott Kuhta, Commerce Periodic Update CAO Lead
Ted Vanegas, Commerce Regional Planner

References

- Quinn, T., G.F. Wilhere, and K.L. Krueger, technical editors. 2020. Riparian Ecosystems, Volume 1: Science Synthesis and Management Implications. Habitat Program, Washington Department of Fish and Wildlife, Olympia.
- Rentz, R., A. Windrope, K. Folkerts, and J. Azerrad. 2020. Riparian Ecosystems, Volume 2: Management Recommendations. Habitat Program, Washington Department of Fish and Wildlife, Olympia.

¹ [Cover Letter including State Agency Directors \(PDF\)](#); [Principles of State Agency Correspondence for Growth Management Act \(PDF\)](#)

From: [Barb Braun](#)
To: [Brod, Brooke](#); [Stead, Elizabeth](#); [Johnson, Thara](#)
Cc: [Council](#); [Miyake, Brad](#); [PlanningCommission](#); [Barb Braun](#)
Subject: June 1 Public Meeting Feedback
Date: Friday, June 2, 2023 9:42:42 AM

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

Hello Comp Plan Team,

Thank you for your work on the Comp Plan and thank you for all your efforts to fully engage the public in this process. Public engagement is vitally important to building public awareness and support for the monumental transformation of Bellevue in the coming years. Thank you.

I attended the June 1 DEIS Public Meeting last night. I along with many other residents were prepared and expecting to voice and share our comments on the DEIS in public in front of all the attendees. While I realize the meeting was not a Public Hearing, the voicing of comments on DEIS reports has been the standard protocol and is expected by engaged residents. Instead residents were asked to queue, one by one, to have their comments recorded by a court reporter in a small conference room. While the conference room was open to public attendance, this format was not in the spirit of a public meeting and failed to engage the participants at large.

For such an important project, on the brink of selecting a path for the future of our city, I don't believe this engendered trust or a spirit of public discourse. I hope you will consider rectifying this going forward. I would like to suggest the team hold another Public Meeting, or even a Public Hearing, after all the DEIS comments are submitted and tallied. At this meeting, a summary of comments could be shared with the public and the public could be given an opportunity to publicly weigh in before a growth alternative is selected.

Thank you for your consideration,
Barb Braun

From: [Don Marsh](#)
To: [Council](#); [Miyake, Brad](#)
Cc: [PlanningCommission](#); [Brod, Brooke](#); [Stead, Elizabeth](#); [Johnson, Thara](#)
Subject: June 1 Public Meeting Feedback
Date: Monday, June 5, 2023 11:37:08 AM

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

Dear council members,

On Thursday night, I participated in a public forum held by Bellevue city staff to gather public comments regarding the 2044 Comprehensive Plan Update. As a member of the Comp Plan Strategy Team, I was looking forward to hearing what the public had to say about the different growth options our Strategy Team had been pondering for much of the past year.

Unfortunately, my expectations were not met. After we heard a brief overview of the plans from staff members, attendees were encouraged to engage with staff in one-on-one conversations. Residents were allowed to provide oral comments to a court reporter in a small room far removed from the main meeting room. Although others could listen to these comments, there was only enough room for a few people behind the mostly-closed door.

This method of receiving comments was touted as being less intimidating for anyone who is nervous about speaking in front of a crowd. That's a nice accommodation, and it should be offered as an option for shy residents in the future.

But there are disadvantages if this is the *only* way of providing oral comments. It is helpful for residents to hear what their neighbors are thinking. Sometimes people with similar concerns can find each other and work together to provide constructive alternatives.

In other public hearings I have attended, comments were recorded and shared online for people who can't physically attend. It's especially helpful if the comments can be viewed at a later time by people who have conflicting commitments during the meeting.

None of that happened on Thursday night. No speaking to the whole group, no video recording, no feeling that we were really participating in this important decision.

Sometimes we need to hear passionate citizens expressing their opinions at a time when we might be able to make a difference. Now we can only read those comments in an appendix of the Final EIS, but that is something few people will do. For those who make that effort and find themselves moved by the comments, it will be too late to change potentially life-altering decisions.

We do not wish for this format to be used for any decision as important as how our beloved city will grow during the next two decades. Please do whatever you can to make sure residents are heard and **can hear each other**.

Sincerely,
Don Marsh

From: [VERNON SCHRAG](#)
To: [PlanningCommission](#); [King, Emil A.](#)
Cc: Madeline.Cavazos@kingcounty.gov
Subject: Fwd: Balducci Fwd: GUN SAFETY Bellevue Planning Commissioners Mtg 5-10-2023 PUBLIC RECORD
Date: Thursday, May 25, 2023 11:22:31 AM

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

Dear Commissioners & City Planners:

FYI for your ongoing consideration of Bellevue Public Safety issues like Gun Violence policies.

See my notes below sent to King County Council's Claudia Balducci who was formerly a Bellevue Mayor before your time. Maybe talk to her?? Or she can come to Bellevue to speak with you or Brad Miyake? ... Hope so.

Last night you were briefed again but no Councilmember showed up. The time before that your Council liaison arrived late on March 10th; and then left the room as the first public comment speaker yelled at you in a tirade; and called you "blankety-blank-blank". ... How did that feel? Do they train Commissioner's so you know what to do?

Ask Robertson what you're supposed to do with this GUN SAFETY THRESHOLD REVIEW material.

Last night, I provided each of you two simple pages to take a look at:

1 - Statements/Resolutions by City Council, Mayor and Bellevue PD

2 - Kirkland City Council Gun Safety actions take in 2017, over five years ago.

Take a closer look and discuss amongst yourselves. If you don't know what to do, ask Tara or Emil please.

We'll be discussing this issue until it's done. Thanks again.

Vernon Dwight Schrag

Downtown Bellevue Resident

Gun Safety Advocate for Eastside Cities

cc:

Madeline.Cavazos@kingcounty.gov

----- Original Message -----

From: VERNON SCHRAG <dwrights30@comcast.net>

To: "claudia.balducci@kingcounty.gov" <claudia.balducci@kingcounty.gov>

Cc: "Madeline.Cavazos@kingcounty.gov"
<Madeline.Cavazos@kingcounty.gov>

Date: 05/25/2023 10:15 AM PDT

Subject: Balducci Fwd: GUN SAFETY Bellevue Planning Commissioners Mtg 5-10-2023 PUBLIC RECORD

Dear Claudia,

Please try to help Bellevue City Manager get in step with the rest of our Nation, King County and WA State Legislature. Public Safety is under assault. Thank you.

With help from people like you we can do it. Moms Demand Action Eastside is revving up to get some things done in King County. As you're aware they are holding organizing meeting right now to do just that.

If there's anything I can do to help Bellevue City Council get moving, let me know.

Madeline.Cavazos@kingcounty.gov

----- Original Message -----

From: VERNON SCHRAG <dwights30@comcast.net>

To: "media@momsdemandaction.org"

<media@momsdemandaction.org>

Date: 05/25/2023 9:59 AM PDT

Subject: Fwd: GUN SAFETY Bellevue Planning Commissioners

Mtg 5-10-2023 PUBLIC RECORD

Dear Media Reporters, Organizers & Leaders, Greetings!

FYI for City of Bellevue, WA proposals.

As a strong supporter of Moms Demand and Advocate of March for Our Lives, I've set out an Official Planning Proposal that can be acted upon by Bellevue City Council & Planning Commission.

So straightforward and direct; and actions that Bellevue WA can take right now. They should have moved ahead over three years ago when this was introduced to Bellevue Planning Commissioners. But they failed all of us. ... So scared of NRA & Second Amendment Foundation headquartered here in Bellevue, WA.

I've participated directly with them on May 10th & again May 24, 2023 urging ACTION. Even the WA Department of Commerce & AGO Deputy Solicitor General in Olympia, WA are trying to help laggard cities, slow moving City Councils like Bellevue's to "get moving".

This important preparatory step may help Moms Demand Eastside to press ahead FASTER here in King County cities.

Without working together nothing gets done.

Keep up your good work Nationwide. It seems to be gaining some traction. Pass it on please. Thanks.

Vernon Dwight Schrag

Downtown Bellevue Resident

Gun Safety Advocate for Eastside Cities

----- Original Message -----

From: VERNON SCHRAG <dwights30@comcast.net>

To: "PlanningCommission@bellevuewa.gov"

<PlanningCommission@bellevuewa.gov>,

"citymanager@bellevuewa.gov"

<citymanager@bellevuewa.gov>,

"CityAttorney@Bellevuewa.gov"

<CityAttorney@Bellevuewa.gov>

Cc: Council Coordinators

<Councilcoordinators@bellevuewa.gov>,

"eaking@bellevuewa.gov" <eaking@bellevuewa.gov>

Date: 05/11/2023 7:36 AM PDT

Subject: GUN SAFETY Bellevue Planning
Commissioners Mtg 5-10-2023 PUBLIC RECORD
Dear Planning Commissioners & City Staff Leaders:
PUBLIC RECORD

I was able to brief you for a couple minutes last night about **Gun Safety and Gun Violence in City of Bellevue.** Councilmember Robertson was also there, in the room. **To reiterate:**

1. Vision Zero for Gun Safety Threshold
Approval Requests and application is on your table for decision. Review the **one-page** summary, ... soon please.
2. Planning Commissioners conducted a Review of the SAME PROPOSAL over 3 years ago. BUT after my seven (7) minutes allowed to speak with them, it was rejected? ... (does that make sense to any of you??)
3. Firearms Violence has escalated by 30% since that time, in just 3 years!
4. I want to help you get information you need with data to carry out your role in **SAVING LIVES** in Bellevue and Eastside cities/neighborhoods.
5. **WA Attorney General Deputy Solicitor General** provided you information on how to learn and get data about GUN VIOLENCE. Department of Commerce has **provided Bellevue a website** to help you out. Re: **OFFICE OF FIREARMS SAFETY & VIOLENCE.** Please study it carefully and take action.
6. Other Eastside King County cities are moving forward. Not Bellevue. Why?
7. City of Bellevue leadership has a terrible history of biases in support of NRA.
8. Let Bellevue voters/residents and other Eastside cities tell you the truth. They are ready to give you lots of guidance about **URGENT NEED FOR ACTION.**

9. Bellevue Mayor, City Manager and City Council plus Bellevue Attorney have information in their hands to **ACT NOW**. **Planning Commissioners** must act.
10. Formal Letter Request for **Threshold Review of Vision Zero Gun Safety** was provided to Thara Johnson on **May 10, 2023**. You should read it, discuss matters and **let me know what additional data/facts or other info needed**.

cc: Brad Miyake, City Attorney and Councilmember Robertson/Staff

Thank you for taking time last night in your busy schedule to listen and learn about Gun Safety. All the important volunteer-work you do every week is appreciated.

You spend so many months every year 2022-2023 reviewing policy on trees/shrubs, sidewalks and Wilburton area items. You accept hundreds of recommendations in dozens of hearings about the sidewalks, trees etc etc. You allow impacted Residents, businesses and voters to give you info. But **none of that counts or matters** to those people who may be murdered or shot in gun violence in Bellevue. Children especially are extremely vulnerable. Some of you may have children or grandchildren of your own. Think of their safety.

Lets work together now. You can do it. Move ahead please. Be accountable for your actions. Do your best as Planning Commissioners to keep ALL OF US SAFE! Public Safety is **JOB #1**. ... **NOT** sidewalks or trees!!

Thank you.

Vernon Dwight Schrag

Downtown Bellevue Resident

Gun Safety Advocate for Eastside Cities

**Info Copy provided to Moms Demand Action
Bellevue & Eastside**

From: [VERNON SCHRAG](#)
To: [PlanningCommission](#); [King, Emil A.](#); [cityclerk](#)
Subject: THARA & EMIL Fwd: City of Bellevue Attorney & City Manager GUN VIOLENCE IN BELLEVUE WA
Date: Saturday, May 27, 2023 1:29:59 PM

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

Dear Planning Commissioners & City Planners, Wishing you a SAFE Memorial Day Holiday.

I hope that Brad Miyake or Jennifer will guide your decisions on Gun Violence in Bellevue. Thara & Emil can take some leadership on these actions too. Ask them. All of you work religiously and so hard on Wilburton issues ... so be sure to read about yesterday's **Gun Violence shootings in Wilburton Park** reported on National News broadcasts.

Call Brad Miyake and have him "show up" for your upcoming "Commissioner Training Sessions". This situation could get far worse if your volunteer-group says nothing. Speak up. Let's Vote for Sanity in Bellevue politics. Lives Matter!

And. ...If any of you Commissioners are Business people or employed in a Bellevue non-profit or for-profit company, please call the Bellevue Business Alliance to talk to them about helping Bellevue Planners regarding Gun Violence risks to our businesses and workers. **Ask Emil & Thara to reach out to them as well.**

All Bellevue resident voters hold a level of governmental accountability if they let this delay go on and on. Each person who votes for Planning Policies too. Know that our Bellevue City Attorney is well aware that this cannot continue without regard for Public Safety.

Please watch out whenever you visit Wilburton Park. Ask Bellevue PD if it's safe to go there any more. Several of our other Bellevue City Parks have had shootings or gunshot murder too. ... Ask **Bellevue Park's Department** about these Public Safety matters. Get facts so **Bellevue Planning Commission can VOTE wisely** and with real data in hand.

I've sent a formal request to our **Bellevue Business Alliance** to give you & City Council some guidance and coaching. They employ leaders who get assigned to focus on helping Communities & Businesses get things done. **Bellevue needs leadership help!**

Regards,

Vernon Dwight Schrag

Bellevue Downtown Resident/Voter & Gun Safety Advocate

March for Our Lives Supporter

cc: Eastside Moms Demand Action Leadership **FOR PUBLIC RECORD**

----- Original Message -----

From: VERNON SCHRAG <[dwights30@comcast.net](mailto:dwrights30@comcast.net)>

To: "bmiyake@bellevuewa.gov" <bmiyake@bellevuewa.gov>,

"citymanager@bellevuewa.gov" <citymanager@bellevuewa.gov>

Cc: Council Coordinators <Councilcoordinators@bellevuewa.gov>,

"CityAttorney@Bellevuewa.gov" <CityAttorney@Bellevuewa.gov>,

"council@bellevuewa.gov" <council@bellevuewa.gov>,

"cityclerk@bellevuewa.gov" <cityclerk@bellevuewa.gov>

Date: 05/27/2023 10:48 AM PDT

Subject: City of Bellevue Attorney & City Manager GUN VIOLENCE IN BELLEVUE WA

Dear Brad: **cc: City Attorney & City Council pass it on please.**
Thanks.

Yesterday there was another serious Gun Violence issue in Wilburton Park that erupted here in Bellevue. PD Police Officers rushed to yet another crime scene; and the deadly situation was reported on **NATIONAL NEWS Networks** as well.

Sadly Brad, you're finally hearing about repercussions for your many years of delay and inaction in Bellevue City Government! Read the news reports and talk to the Bellevue PD Chief. Lives Matter!!

STOP backing Bellevue Second Amendment Foundation and NRA politics; and start learning to honor & value needs of residents, voters, taxpayers and businesses. Children's safety too.

Have a sit-down with the three (3) Councilmembers who stop all progress on these issues. ... Do your best to "talk some sense" into these men and women please.

Bellevue violence is becoming severe risk to all residents and visitors.

Deadly harms for our **Bellevue Businesses** too.

I've asked our **Bellevue Business Alliance** to give you & City Council some guidance and coaching. They have leaders assigned who focus on helping Communities & Businesses get things done. **Bellevue needs leadership help!**

.....
..... Here's today's **Moms Demand Action** announcement: (quote)

"From advocating, testifying, and rallying around gun safety to electing our own to office, we will never back down from the hard work it takes to end gun violence.

Last November, Moms Demand Action volunteers from across Minnesota helped secure critical electoral victories in the statehouse—including volunteers who ran for office themselves and won. We helped flip the state senate to secure a trifecta with the Minnesota State House of Representatives and Governor Tim Walz, opening the door for significant progress on gun safety laws.

Now, these leaders are delivering on their commitment to gun safety:

Last week, Minnesota Governor Tim Walz signed into law foundational gun safety measures that will close a dangerous gap in Minnesota's background check law, create an Extreme Risk law to limit firearm access by individuals in crisis, expand access to community violence intervention funding, and restrict the use of no knock search warrants.

And Minnesota isn't the only state where **we're seeing the impact of electing Gun Sense Candidates.**

This week, **Michigan Governor Gretchen Whitmer signed a critical gun violence** prevention bill that would create an Extreme Risk law and allow for the temporary removal of firearms from people who pose a significant risk to themselves or others.

These victories couldn't have happened without the tireless advocacy of

[illegible]

But If nothing gets done by Bellevue City's Government Then:

Regards,

Bellevue Downtown Resident/Voter & Gun Safety Advocate

cc: Eastside Moms Demand Action Leadership **FOR PUBLIC**

RECORD

From: [VERNON SCHRAG](#)
To: [PlanningCommission](#)
Cc: [King, Emil A.](#); [cityclerk](#)
Subject: PUBLIC SAFETY Fwd: Bellevue Downtown Association Fwd: Downtown's Dog Run Pride Race Events in Ashwood Park
Date: Tuesday, May 30, 2023 11:19:54 AM

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

Dear Planning Commissioners, **Good Morning May 30, 2023.**

I hope your Memorial Day was peaceful and safe.

Your City Council Liaison reached out to tell me why Bellevue City Manager is unable to enact Gun Safety policies for Public Parks. Federal & State issues get in the way of protecting Bellevue from all this firearms violence, shootings and murders. She offered no solutions whatsoever. So what are residents and voters to do? Let's ALL get to the bottom of these issues in our City Government.

So what are you Commissioners supposed to ask Brad & Jennifer about how to change the City Funding priorities and Future Planning to avoid more Gun Violence in Wilburton Park, other Bellevue Parks, etc.?? ... Let's not give up yet.

See my notes, email's below to **Patrick Bannon, President of Bellevue Downtown Association; and Councilmember Robertson.** We have to start soon.

Write down your questions so we can have a **PUBLIC RECORD** of this problem.

Bring in your **Deputy Mayor and Conrad Lee** to help you understand how no progress is being made. Get some answers please. Maybe **City Attorney** too.

My Question for Planning Commissioners:

Do you see ANYTHING on your future Planning docket to discuss Gun Safety? Issaquah, Redmond and Kirkland are moving ahead to get started on these kinds of public leadership Safety Initiatives.

I provide YOU Kirkland City Council's Initiative issued in 2019. Every Eastside City has an obligation to address Public Safety. More than just words like our Bellevue City Council commitment: **Public Safety Job #1. Do you think these other nearby City Governments are on-track to protect their residents, schools & children?**

We can meet again at your upcoming months of Public Comments sessions to pursue some answers. Thank you for your volunteer work each month.

cc: Emil King & City Clerk

Regards,

Vernon Dwight Schrag

VISION ZERO GUN SAFETY by 2035 Proposal

Downtown Ashwood Park Neighborhood

Public Safety Advocate

----- Original Message -----

From: VERNON SCHRAG <dwights30@comcast.net>

To: "j.robertson@bellevuewa.gov" <j.robertson@bellevuewa.gov>

Date: 05/29/2023 1:38 PM PDT

Subject: Bellevue Downtown Association Fwd: Downtown's Dog Run Pride Race Events in Ashwood Park

Dear Jennifer,

See my request to Patrick Bannon below.

Please discuss City Park Public Events planned for this Summer with Patrick and other Business Organizations/Leaders who plan big Public gatherings Downtown this Summer.

See what Brad Miyake is communicating to the Public.

Gun Safety will be a vital factor to consider. Extra Private Security Staff & heavy Bellevue PD deployments onsite may be important to protect residents and visitors.

Maybe ask Wade's Gun Range if they're worried. Or the Second Amendment Foundation here in Bellevue might give you some early tips. Start collecting your safety data for City Council and Deputy Mayor to assess. See what Conrad Lee knows.

Seattle is beginning to address recent spike's in Parks violence.

Shootings too.

Claudia Balducci may be able to help you out with some recommendations.

Safety First. Thanks.

Dwight Schrag

Downtown Ashwood Park Neighborhood

Public Safety Advocate

----- Original Message -----

From: dwight sch <dwights30@gmail.com>

To: patrick@bellevuedowntown.com

Date: 05/29/2023 1:09 PM PDT

Subject: Downtown's Dog Run Pride Race Events in Ashwood Park

Hi Patrick, Greetings on Memorial Day! Hope all is well for you this year.

A couple questions as all your Organization's Spring-Summer Events & Arts/Crafts, etc. get underway.

Any upcoming plans to have Business Discussions with City Council or Brad Miyake about Downtown Gun Safety initiatives?

Past week's Shootings/Gun Violence at Wilburton Park; and other City Park shootings such as Northgate Park and a murder at another City Park. Public Safety First.

Please have Bellevue Downtown Staff reach out to Bellevue PD Chief.

I've also asked Claudia Balducci of King County Council to address these Bellevue Public Safety issues with our Mayor.

My other question to you. ... Is next Sunday's Dog Run Event and Public activities in Ashwood Park too risky right now without deploying Xtra PD protections onsite? Is it safe to go?

Please ask Bellevue PD to assign some extra protective Duty Officers. Children will be there in Ashwood Park. Kidsquest Museum is right there too.

Thanks,
Dwight Schrag
Downtown Ashwood Park Neighborhood

From: [Christopher Friend](#)
To: [PlanningCommission](#)
Cc: TMjohnson@bellevue.wa.gov; [King, Emil A.](#); [Nesse, Katherine](#)
Subject: Swire Site Concept
Date: Thursday, June 15, 2023 1:12:13 PM
Attachments: [Swire Site Development Study_0609_Reduced v 1.pdf](#)

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Chair Ferris and Planning Commissioners,

As I shared in my remarks last night, Swire Coca-Cola's desire is for at least an expansion of the BR-OR-H-2 designation in the Preferred Alternative and for the City to study FARs and other development standards in the FEIS process that achieve efficient development. We strongly believe that by reimagining zoning through the BR-OR-H-2 designation and beyond in the Preferred Alternative, the City could achieve many of the key elements it desires and that were highlighted by Bellevue residents at the Commission's meeting, including the development of housing options, activating ground level retail, and new commercial spaces.

I believe Chair Ferris framed the opportunity: Bellevue is no longer a bedroom community of Seattle – and the Comprehensive Plan Update is the City's opportunity to define its own urban identity. To help envision the possibilities of expanded zoning flexibility, I have attached a concept study for the Swire site prepared by NBBJ for your review. Key highlights of the Preferred Option in the concept study include an entirely new neighborhood with:

- 3,200 housing units in nearly 2.9 million square feet;
- 5,900 jobs in nearly 2.0 million square feet of office space;
- Activating ground level retail; and
- More than 150,000 square feet of green and open space.

This new neighborhood could have a transformational impact on Bel-Red's 120th Station node for decades. Our site is unique in that its redevelopment will not displace any existing housing units or retail businesses. Using the city's conservative methodology for economic analysis, the attached site concept could provide:

- Nearly \$2 billion in direct project investment;
- \$14 MM in construction sales tax alone;
- Long-term property tax benefit of increased tax basis; and
- Additional privately-funded supportive street, sidewalk and utilities infrastructure.

Again, we respectfully request the Planning Commission advocate for a visionary approach in the Preferred Alternative with at least the BR-OR-H-2 designation on our site to achieve expanded flexibility for the development of the future Bellevue.

Please do not hesitate to contact me with any questions.

Thank you,
Christopher Friend

Christopher Friend

Director of Public Relations and Government Affairs

Corporate Affairs and Communications

O: 503.207.4839

M: 503.899.3730

E: cfriend@swirecc.com

W: www.swirecc.com



SWIRE COCA-COLA



Swire Site Development Study

06.09.2023

Urban Context Diagrams

Street Grid Strategy

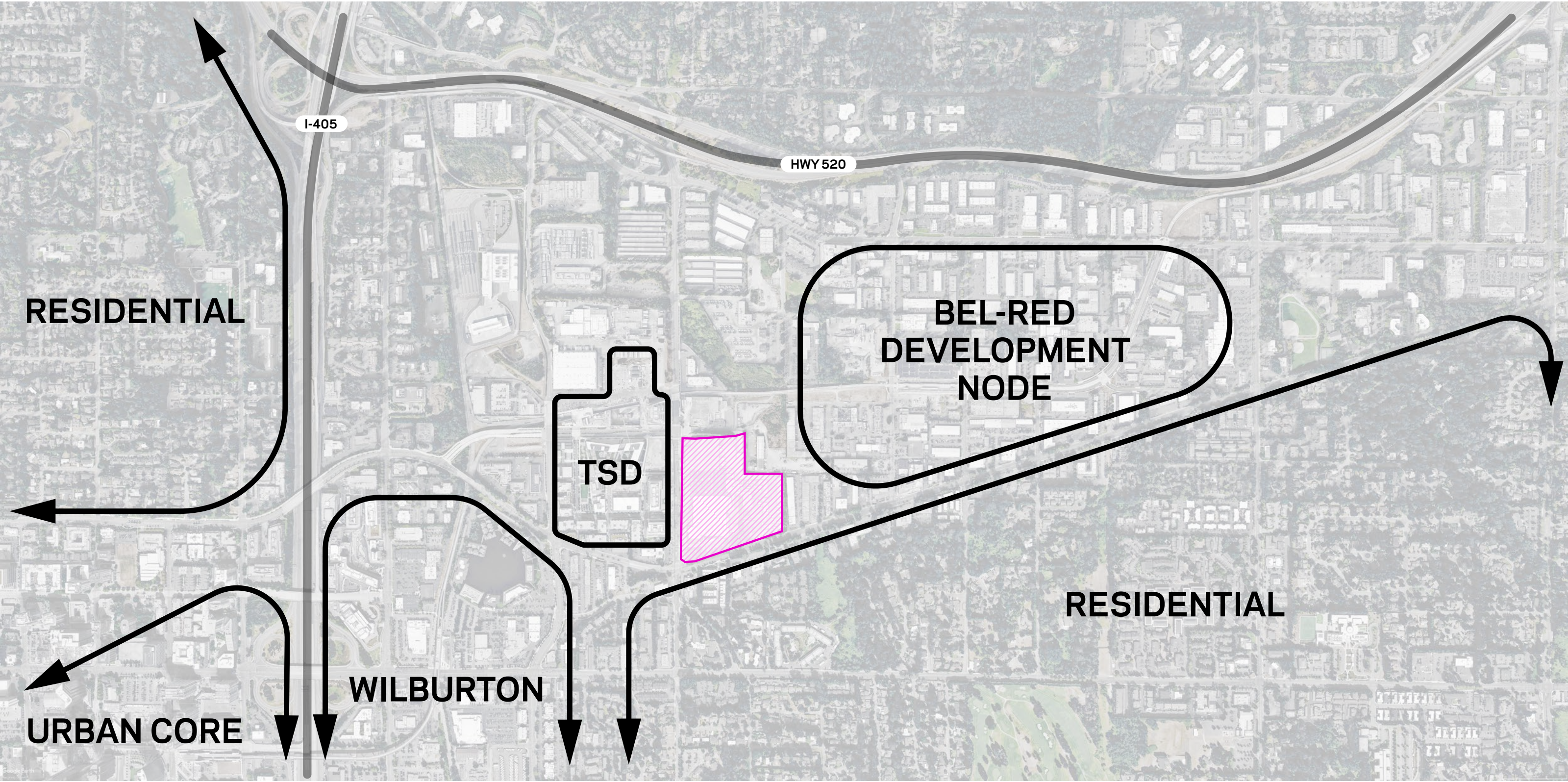
Steep Slope Overlay

Design Options

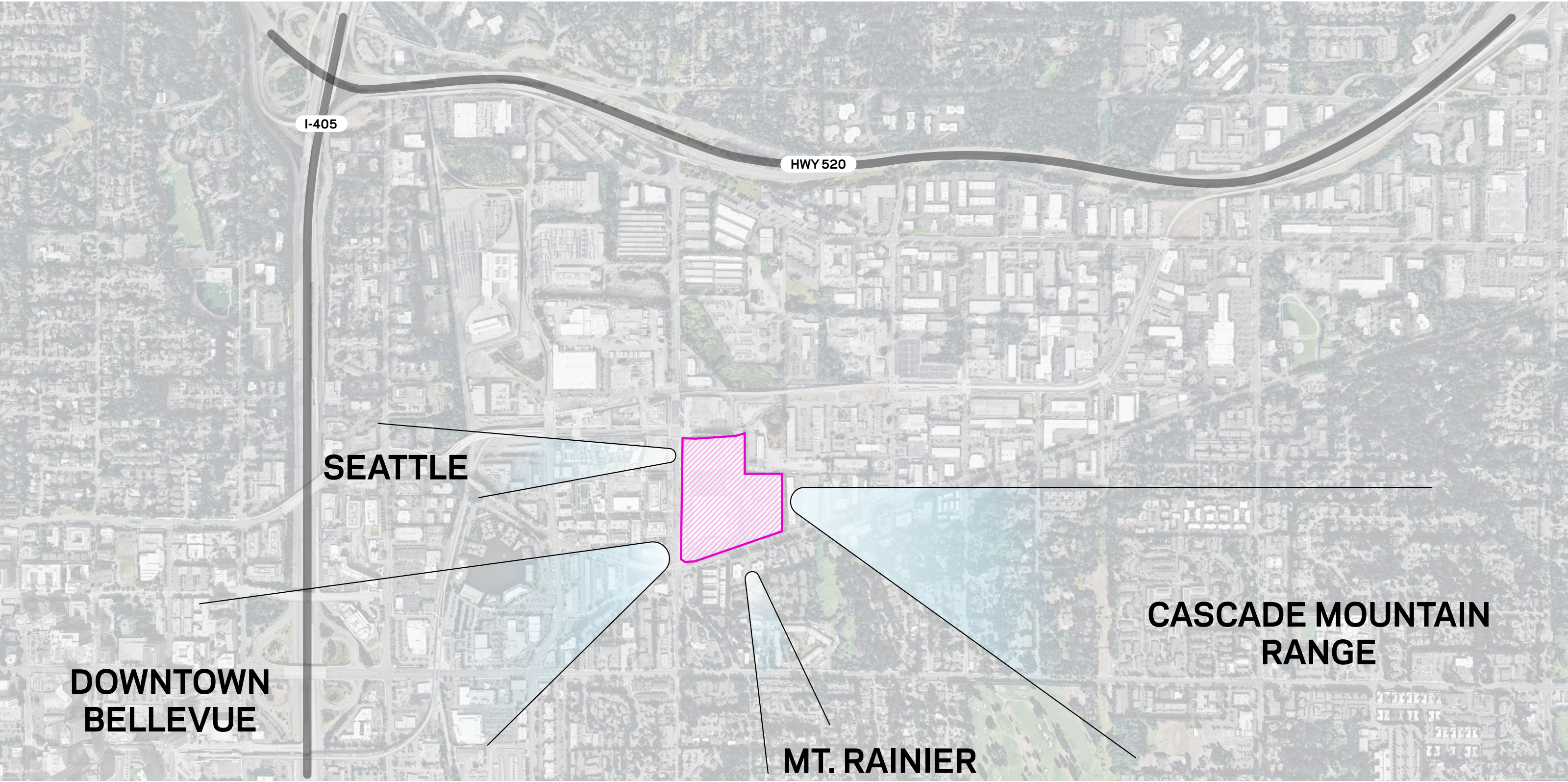
40% residential / 60% commercial - Comparison Option

60% residential / 40% commercial - Preferred Option

Summary Page



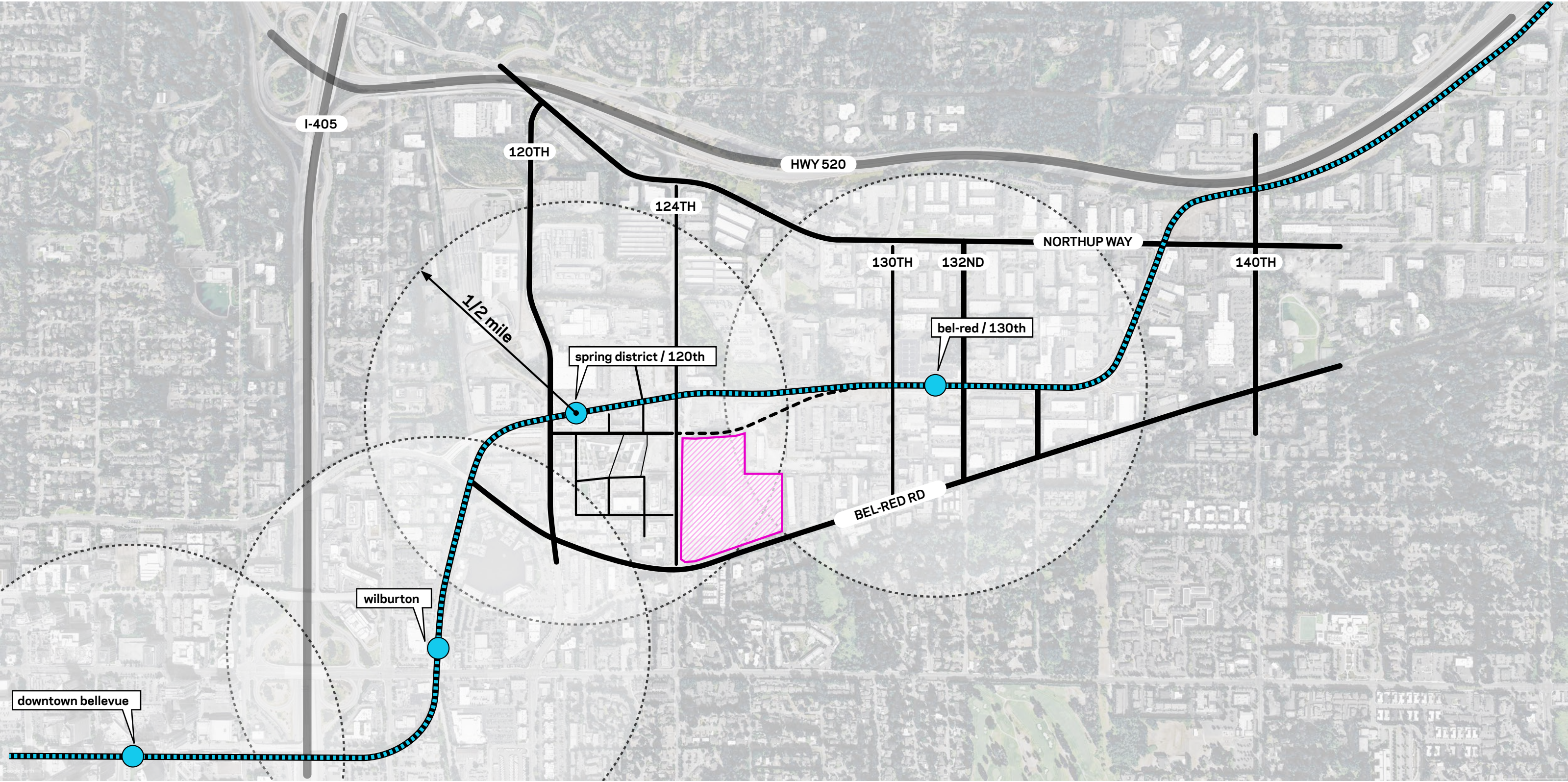
Surrounding Neighborhood Zones



View Corridors to Major Landmarks

Urban Context

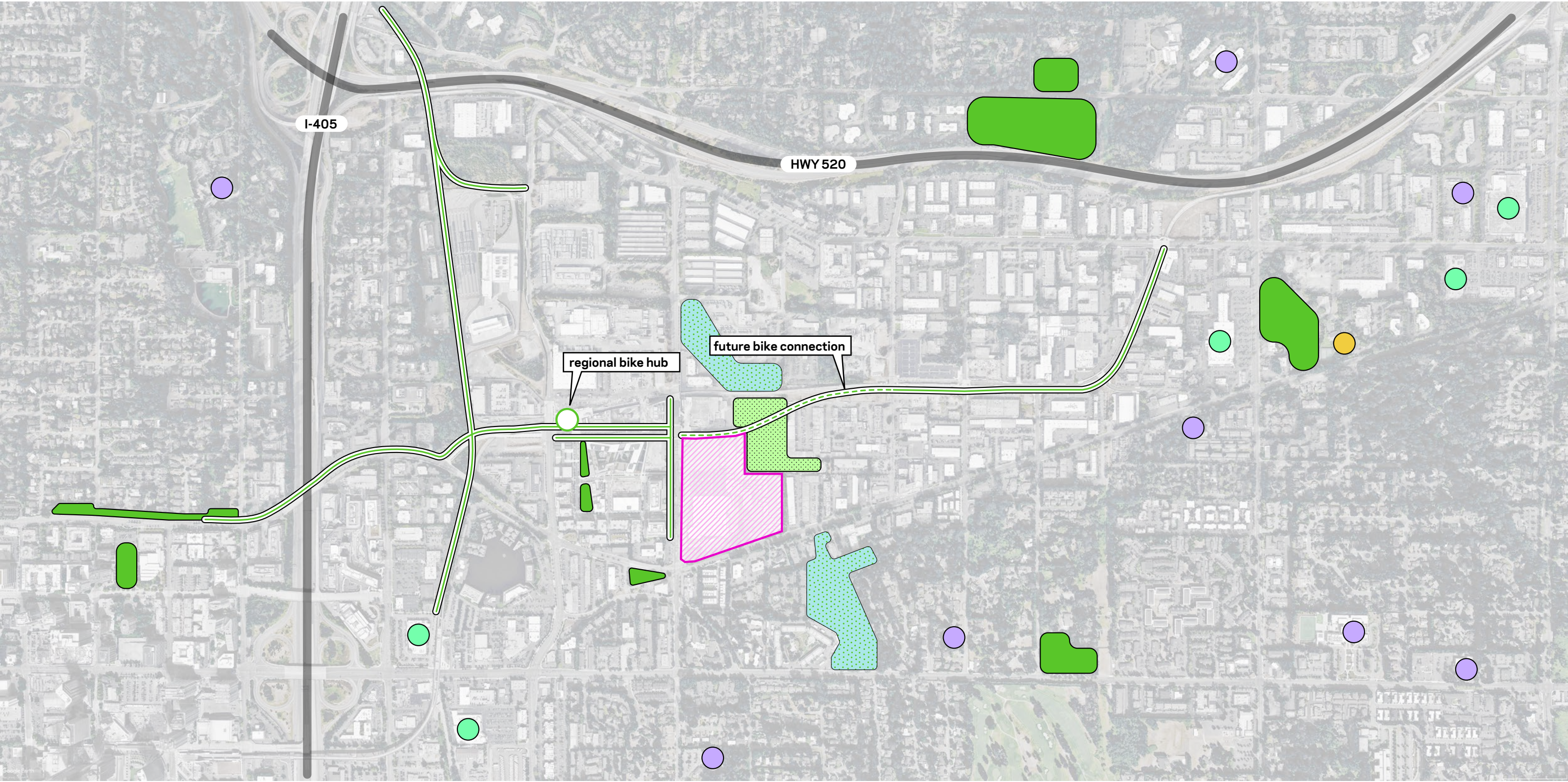
development potentials and constraints



Light Rail and Nodes

Urban Context

development potentials and constraints

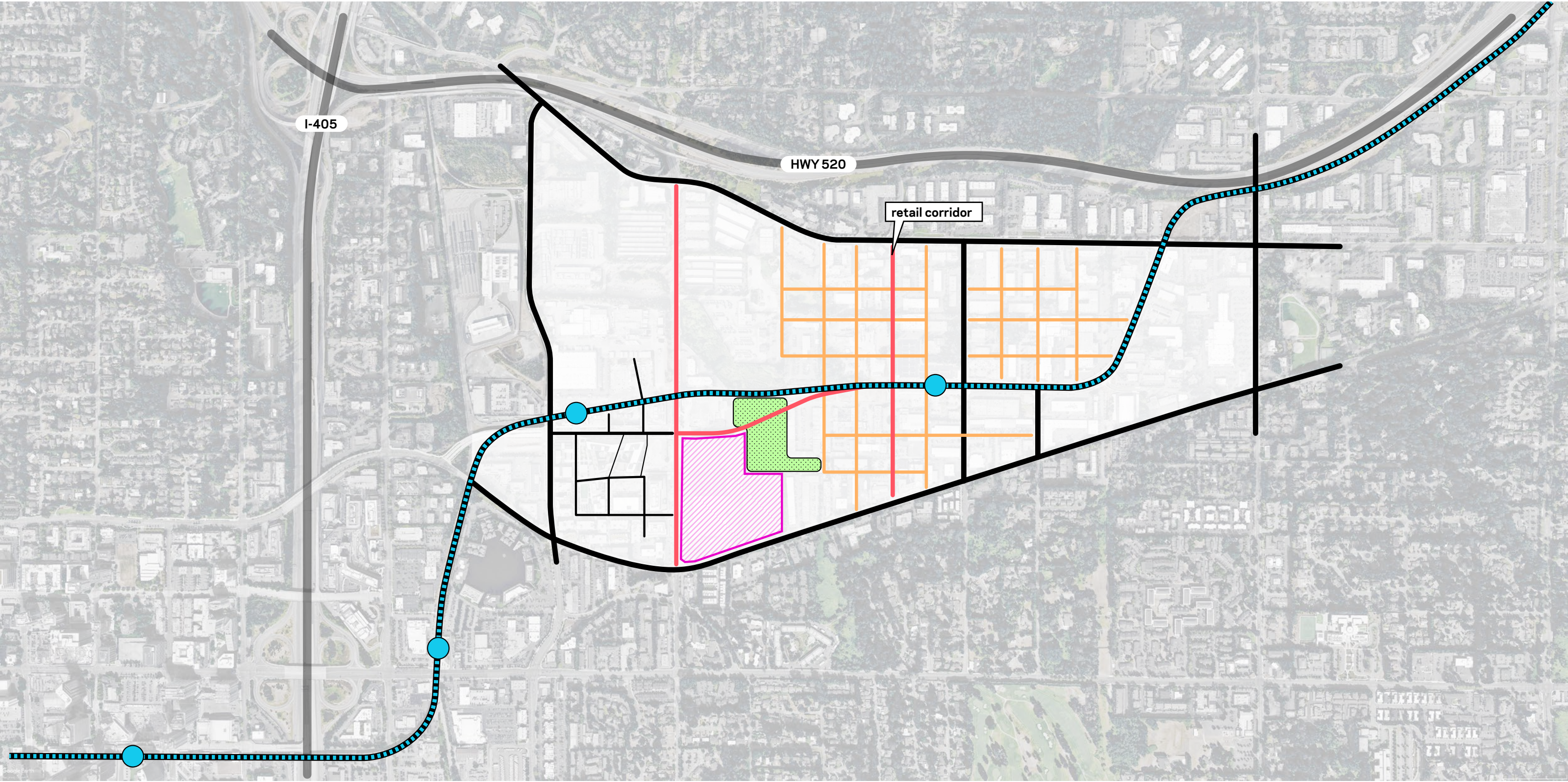


Bikes, Parks and Amenities

- wetlands
- existing open space
- planned open space
- education / daycare
- grocery store
- community center

Urban Context

development potentials and constraints

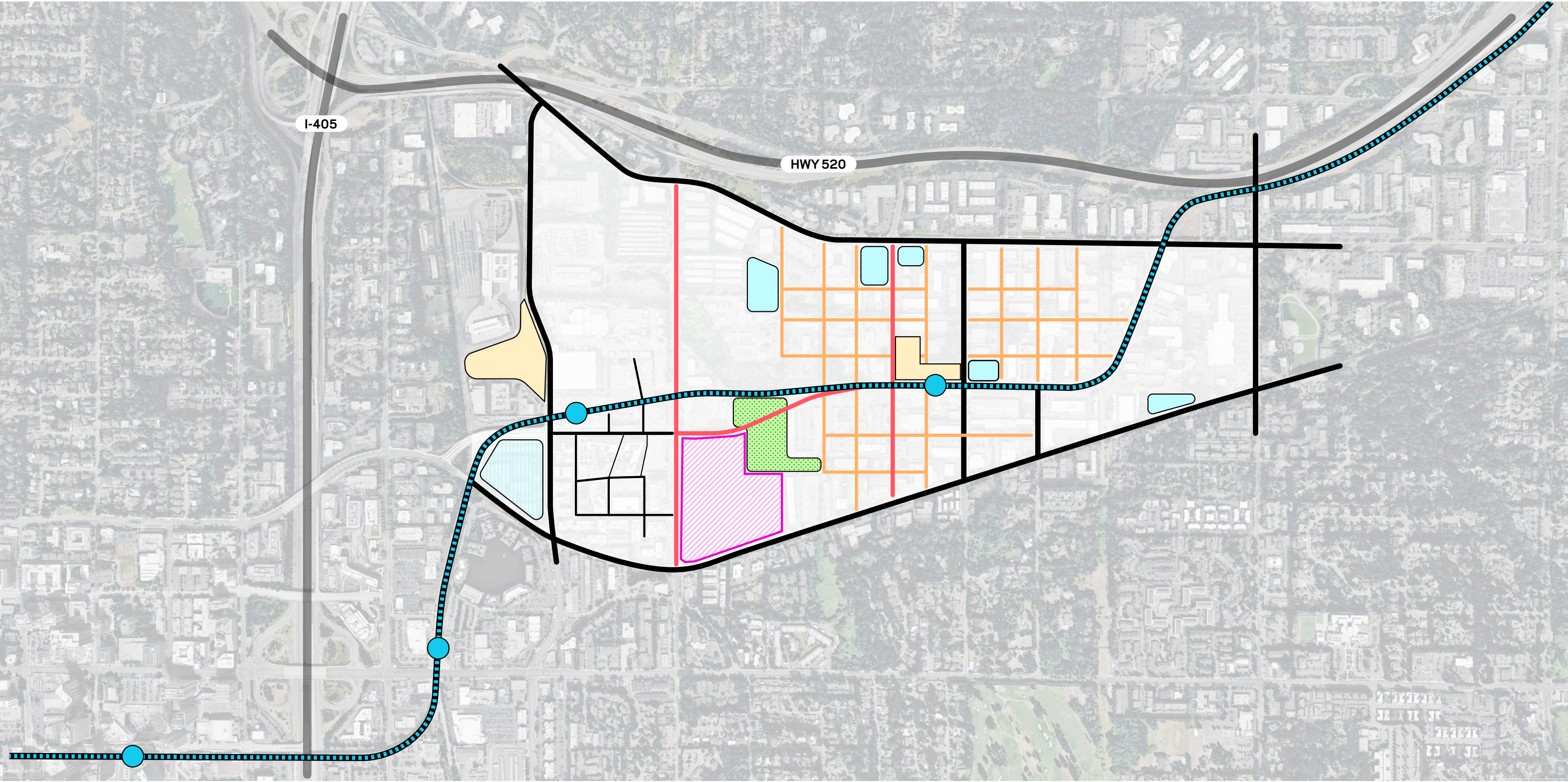


Future Infrastructure Network

major street improvement local street grid

Urban Context

development potentials and constraints

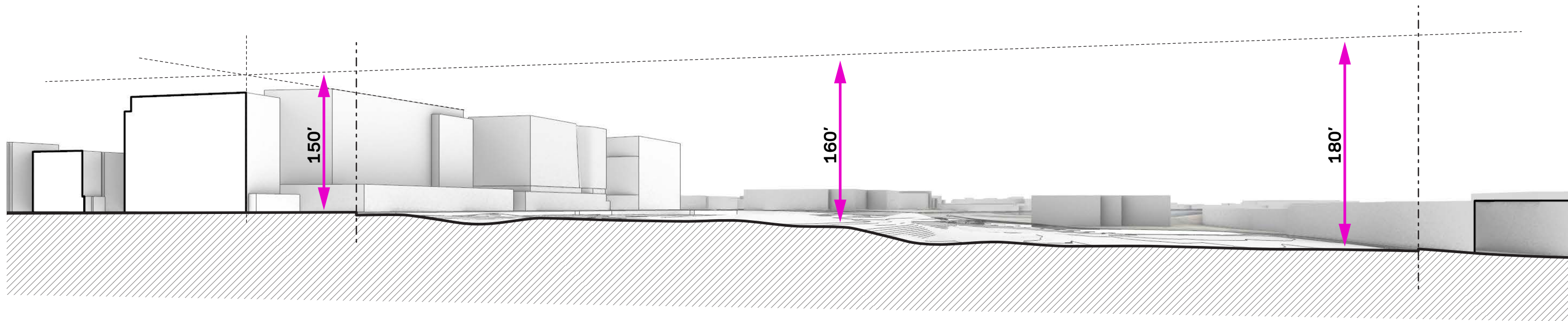
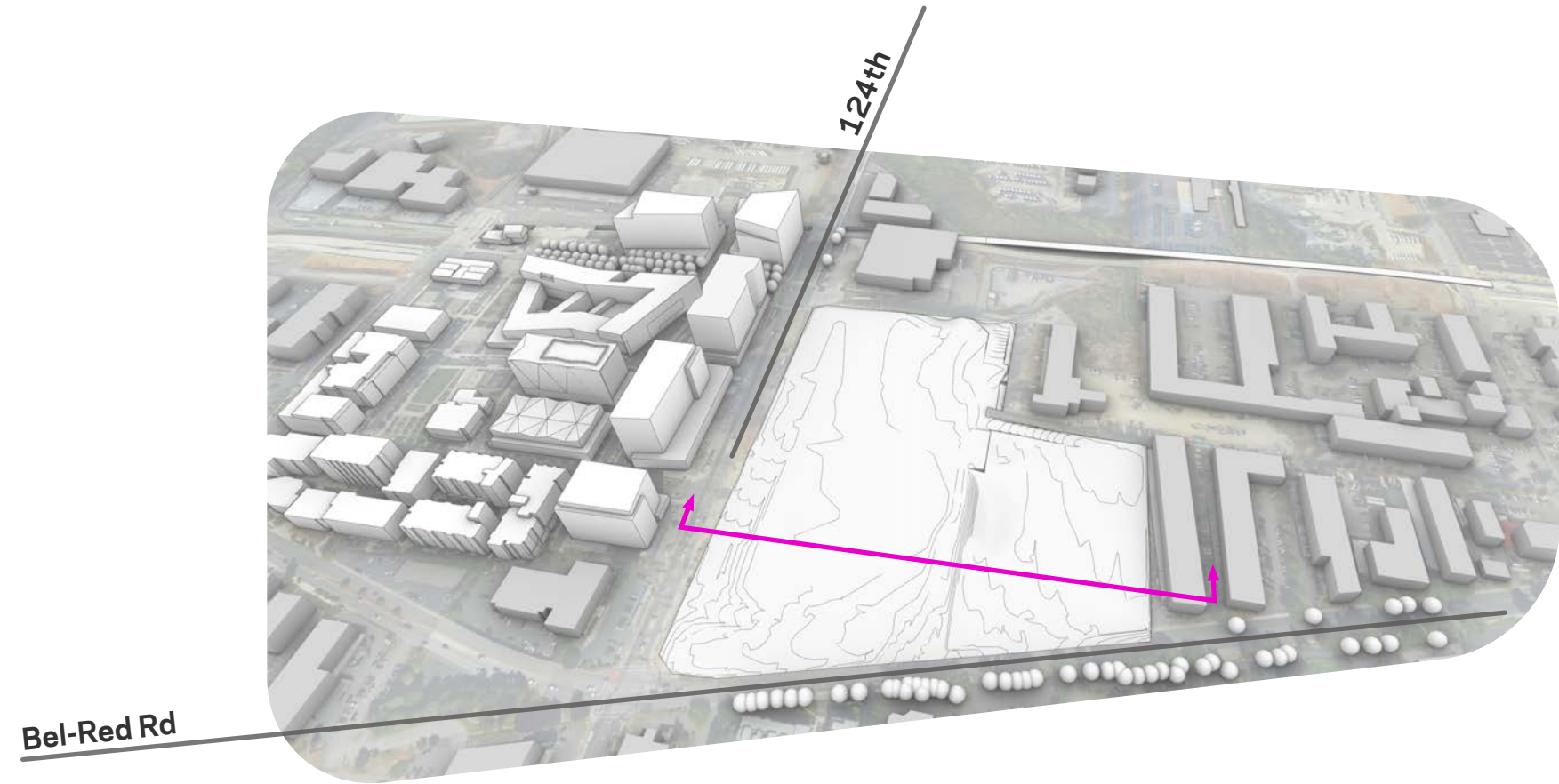


Future Infrastructure Network + Current Multi-Family Planned Development

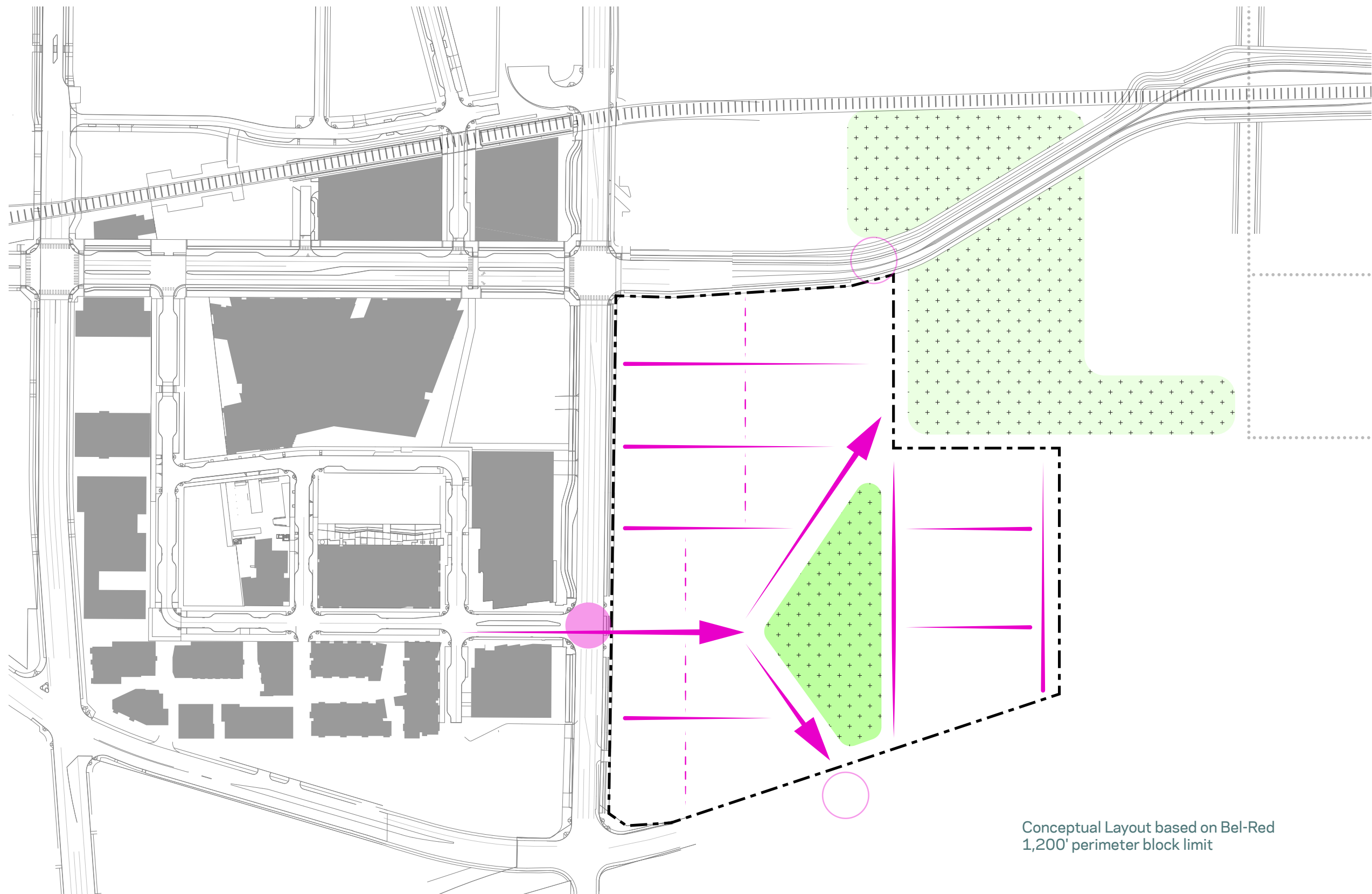
- mixed use project
- current multi-family project
- public/private partnership TOD sites

Site Context

east-west section

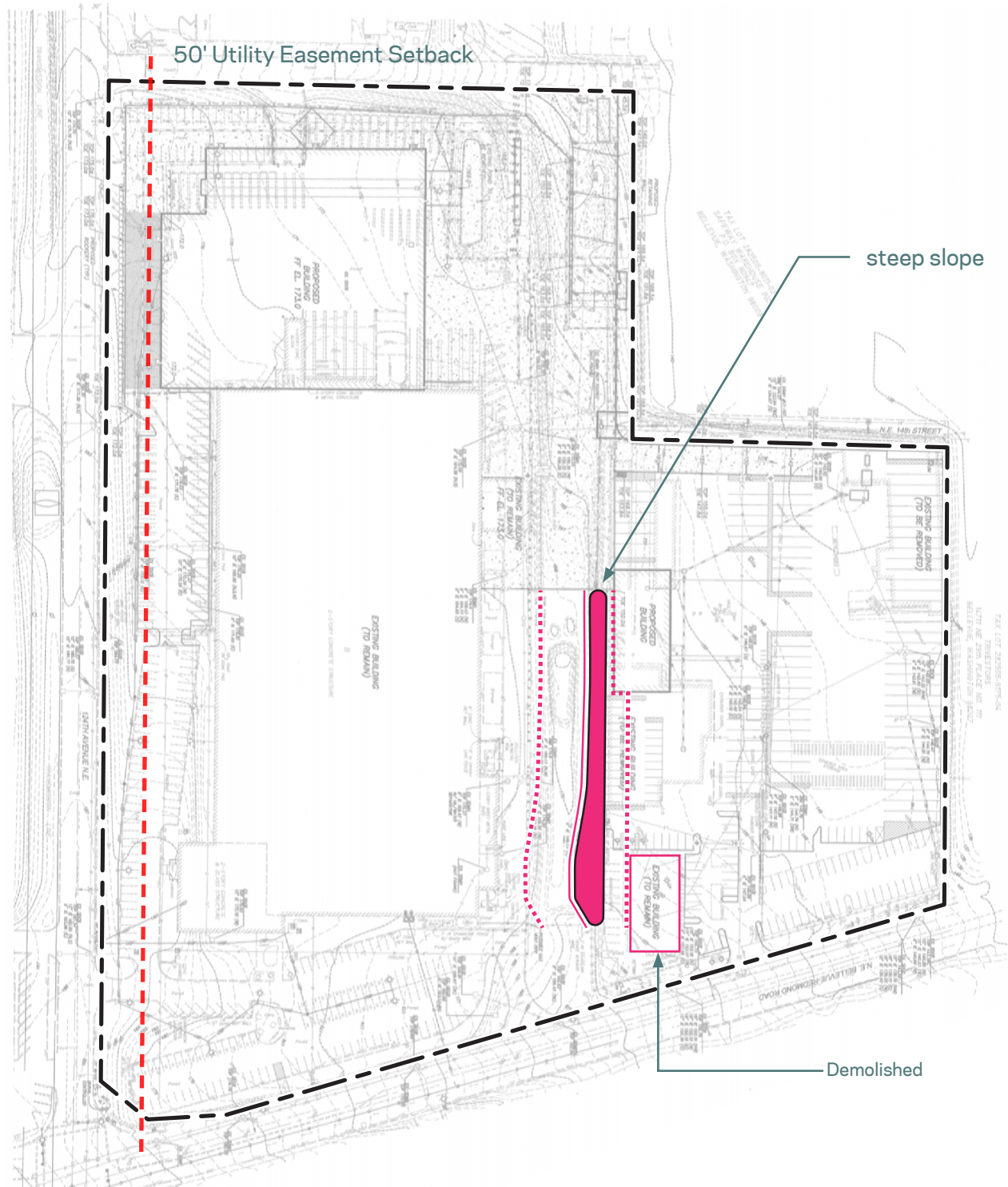


Site Diagram



Conceptual Layout based on Bel-Red
1,200' perimeter block limit

Site Constraints Diagram

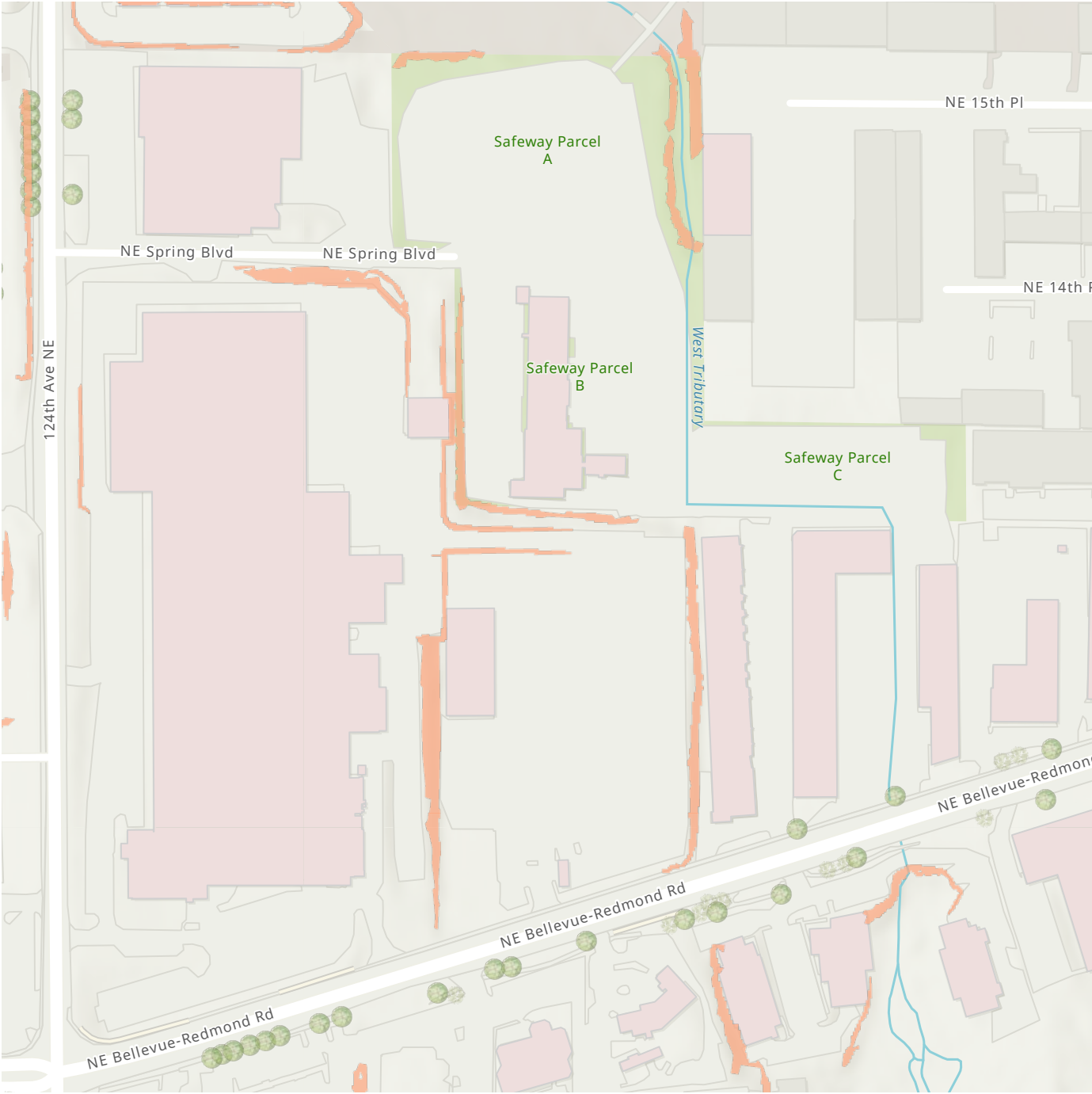


Existing Site Plan

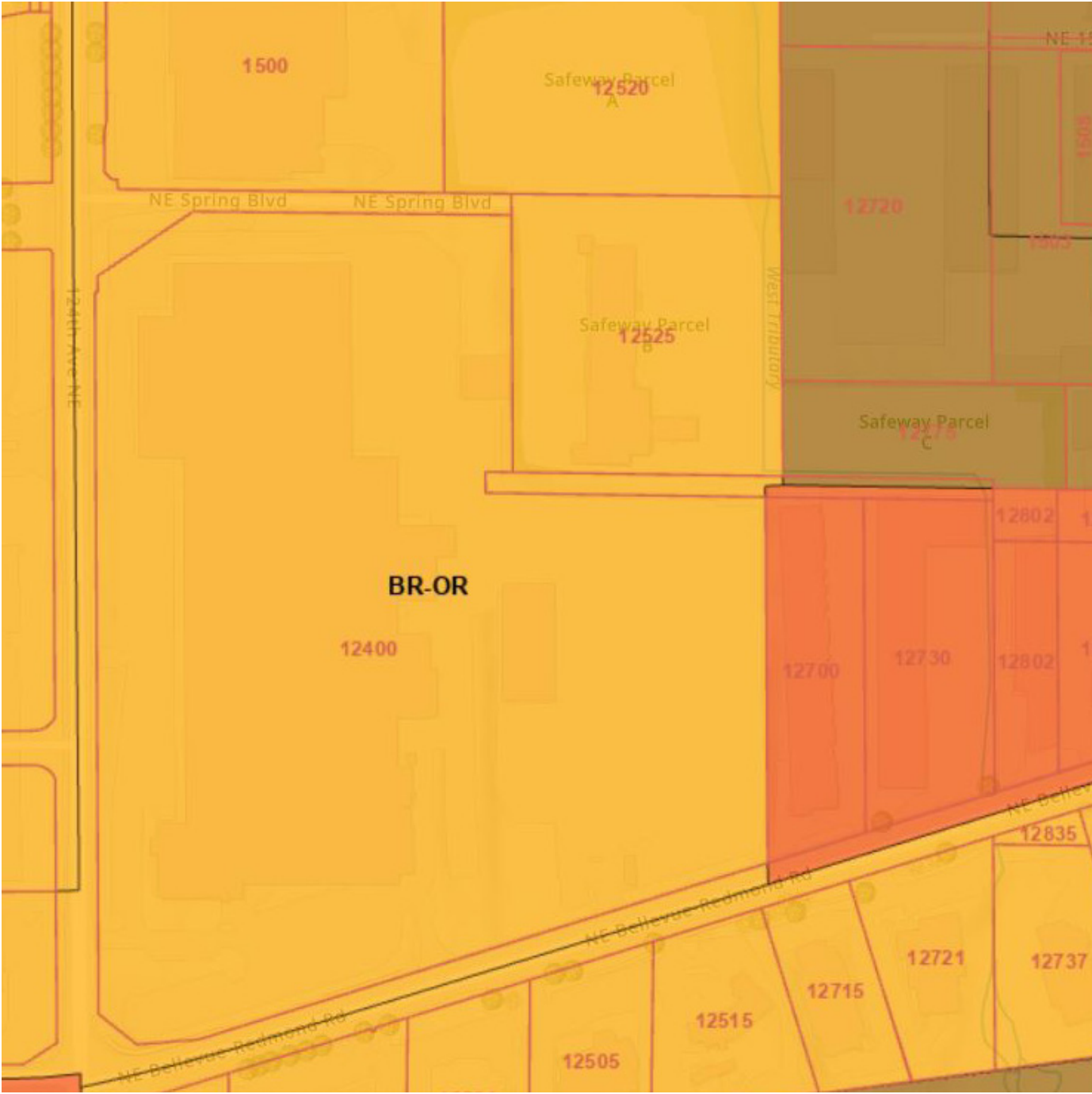


Overlay Site Plan

Existing Conditions



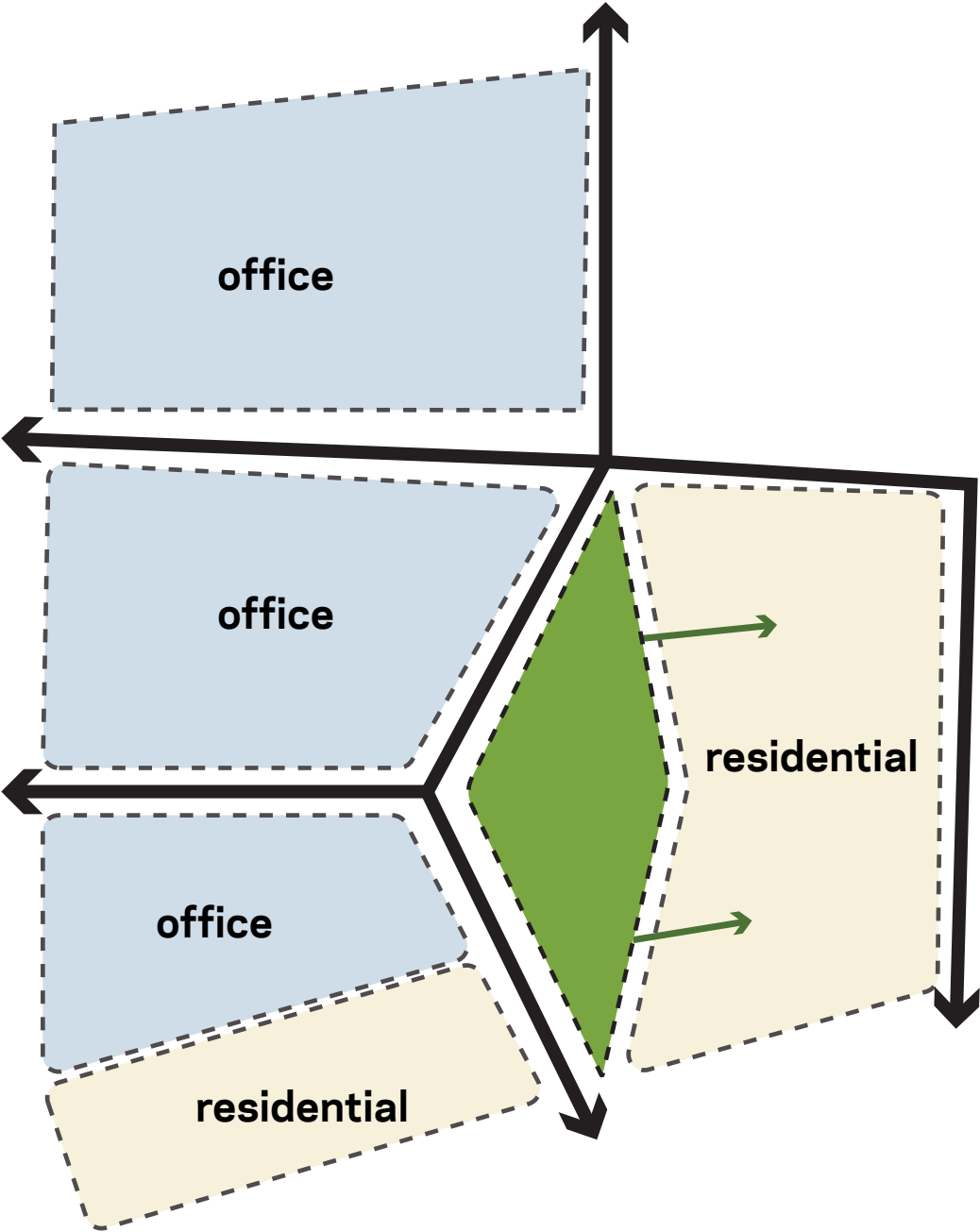
Existing Mapped Steep Slopes - Assumed Man-Made Based on Site Conditions



Existing Site Zoning Plan

Metrics - Comparison Option

40% residential / 60% office



Comparison Development Limits

Height Limit	180'
FAR	4.5
Total Allowable	4,356,720 sf

Program Distribution

Residential	1,930,000 sf
Office	2,000,000 sf
Total	3,930,000 sf

Open Space	124,000 sf
------------	------------

Approximate Program Yield

Residential Units	2,200 units
<small>Average 700sf Unit Size</small>	
Number of Jobs	6,000 jobs
<small>1 per 330 sf</small>	

Option 40/60

40% residential / 60% office



Street Diagram

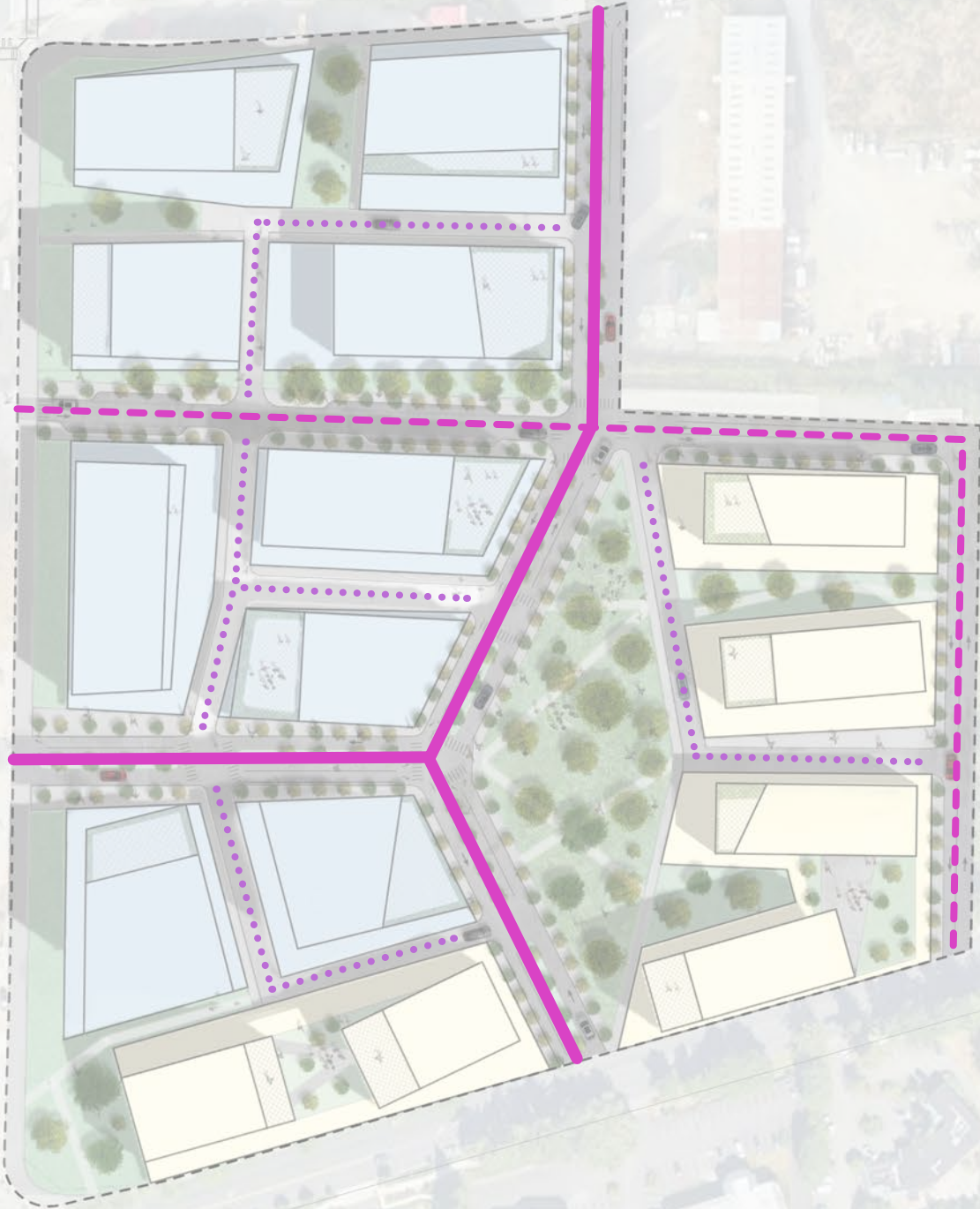
40% residential / 60% office



Secondary Road



Alley/Shared Sidewalks



Main Road

- Main Road
- - - Secondary Road
- Alley

Park Diagram

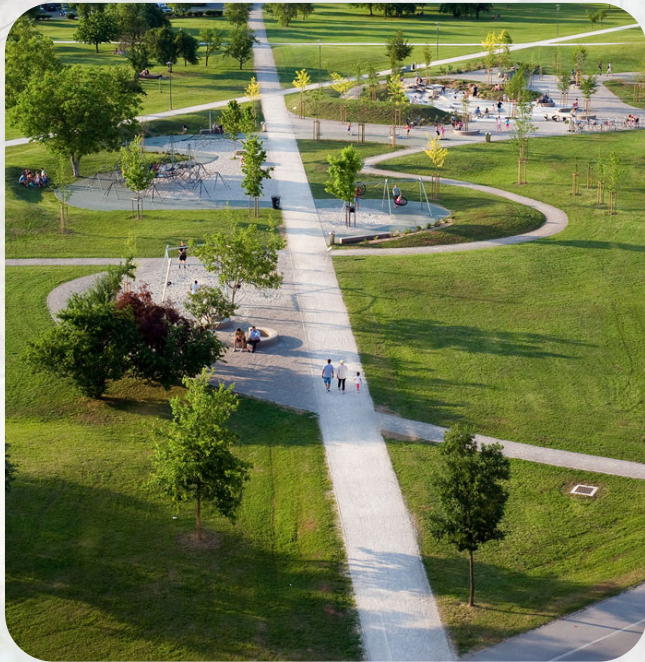
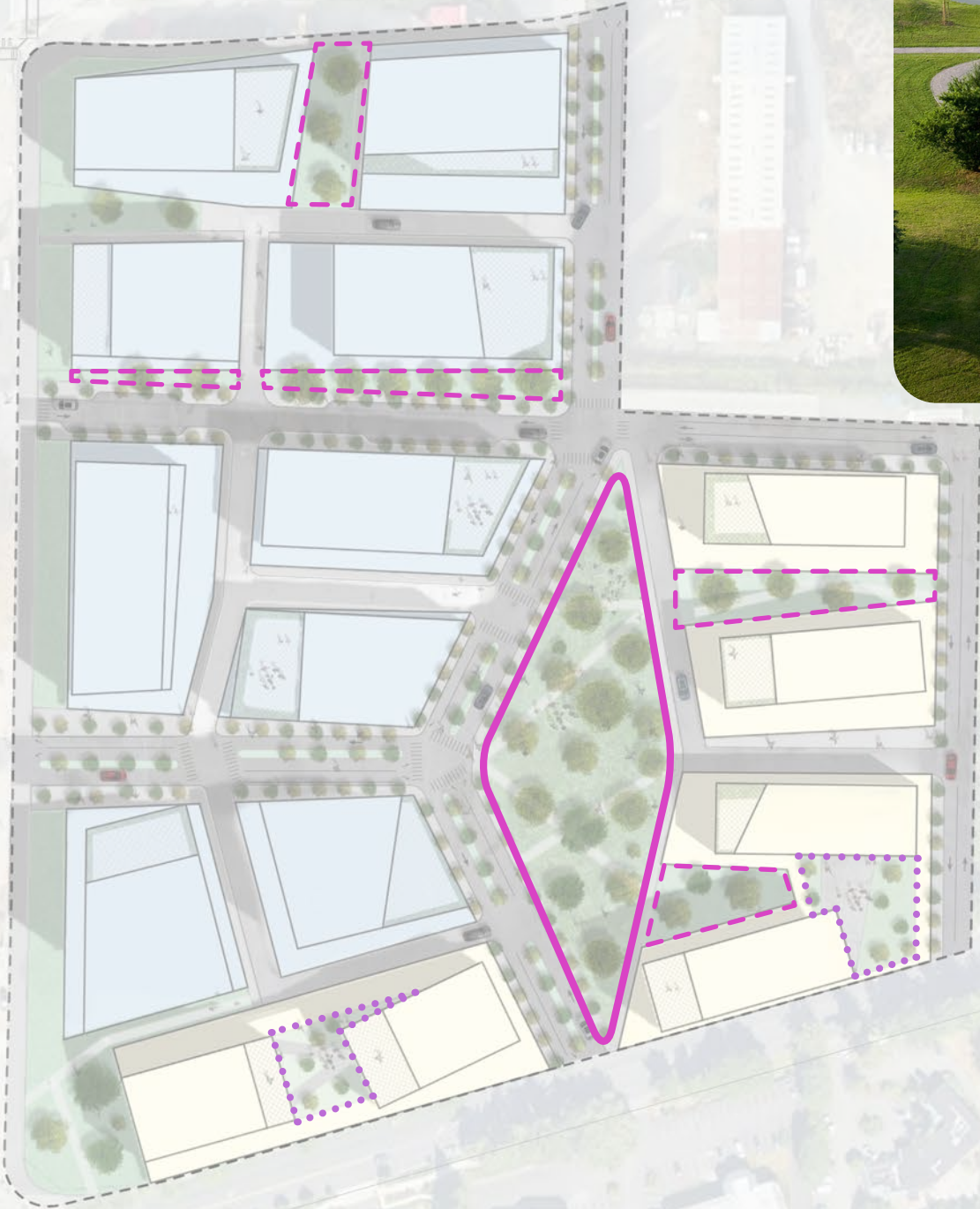
40% residential / 60% office



Secondary Pocket Park



Green Rooftop



Central Park

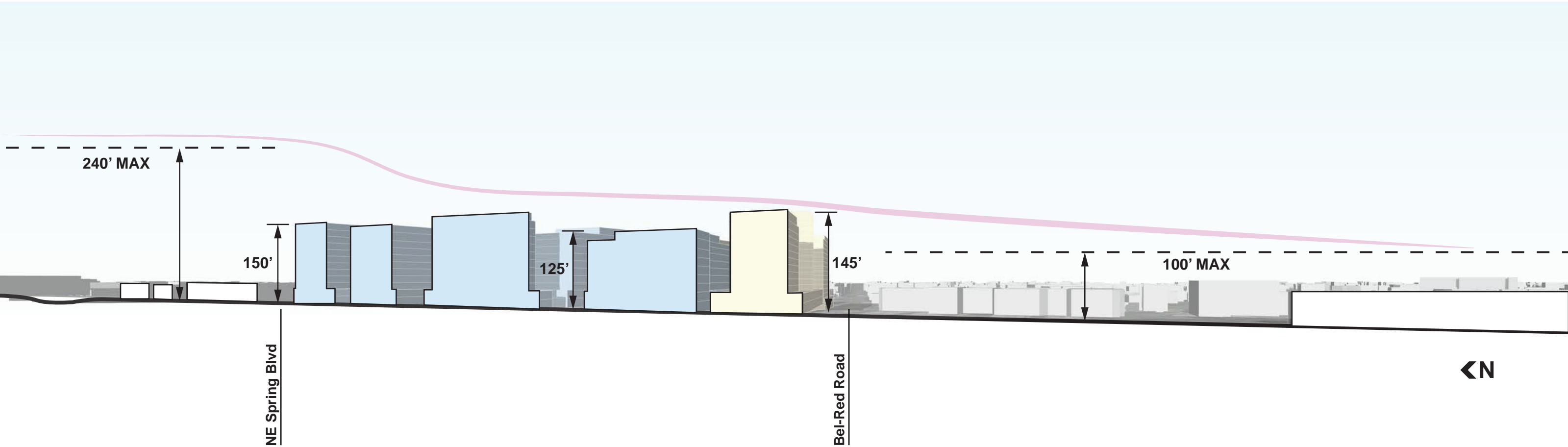
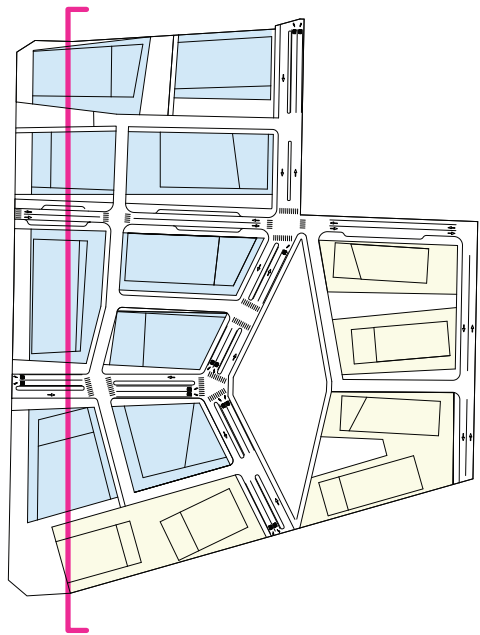


Secondary Pocket Park

- Central Park
- Secondary Pocket Park
- Green Rooftop

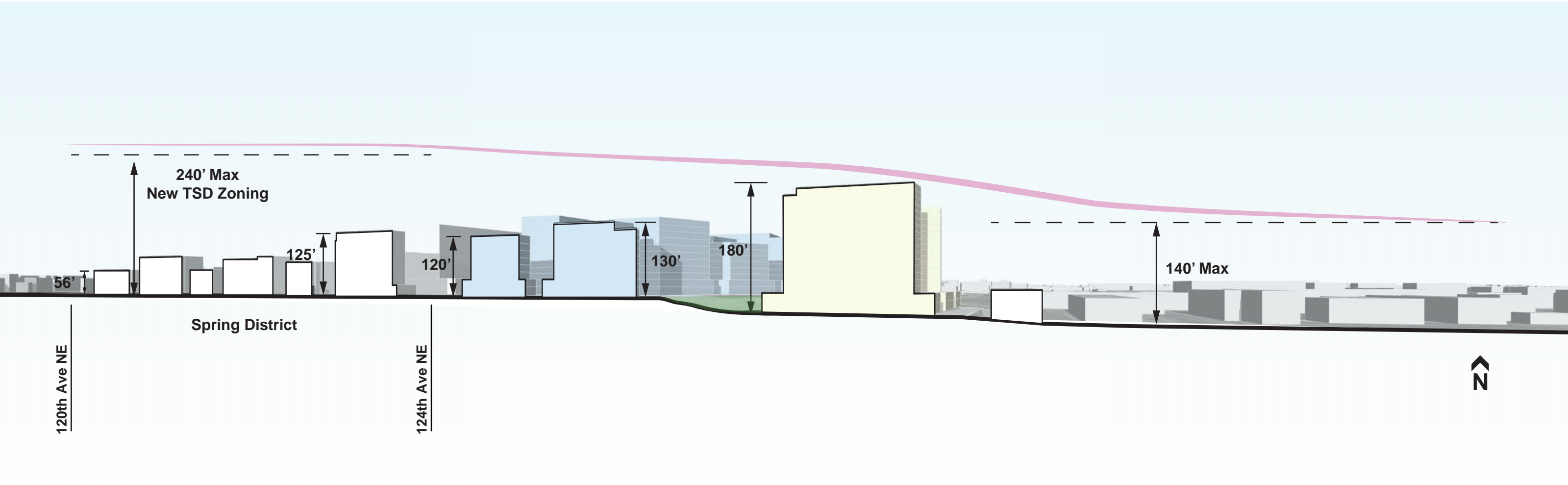
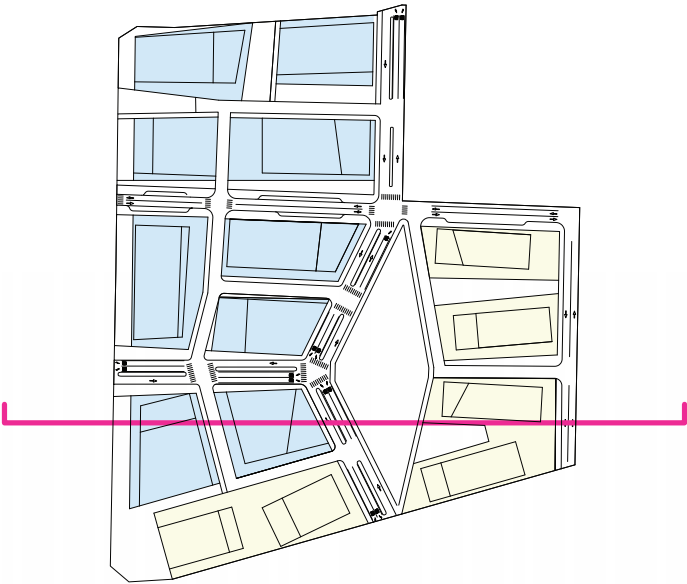
Section A

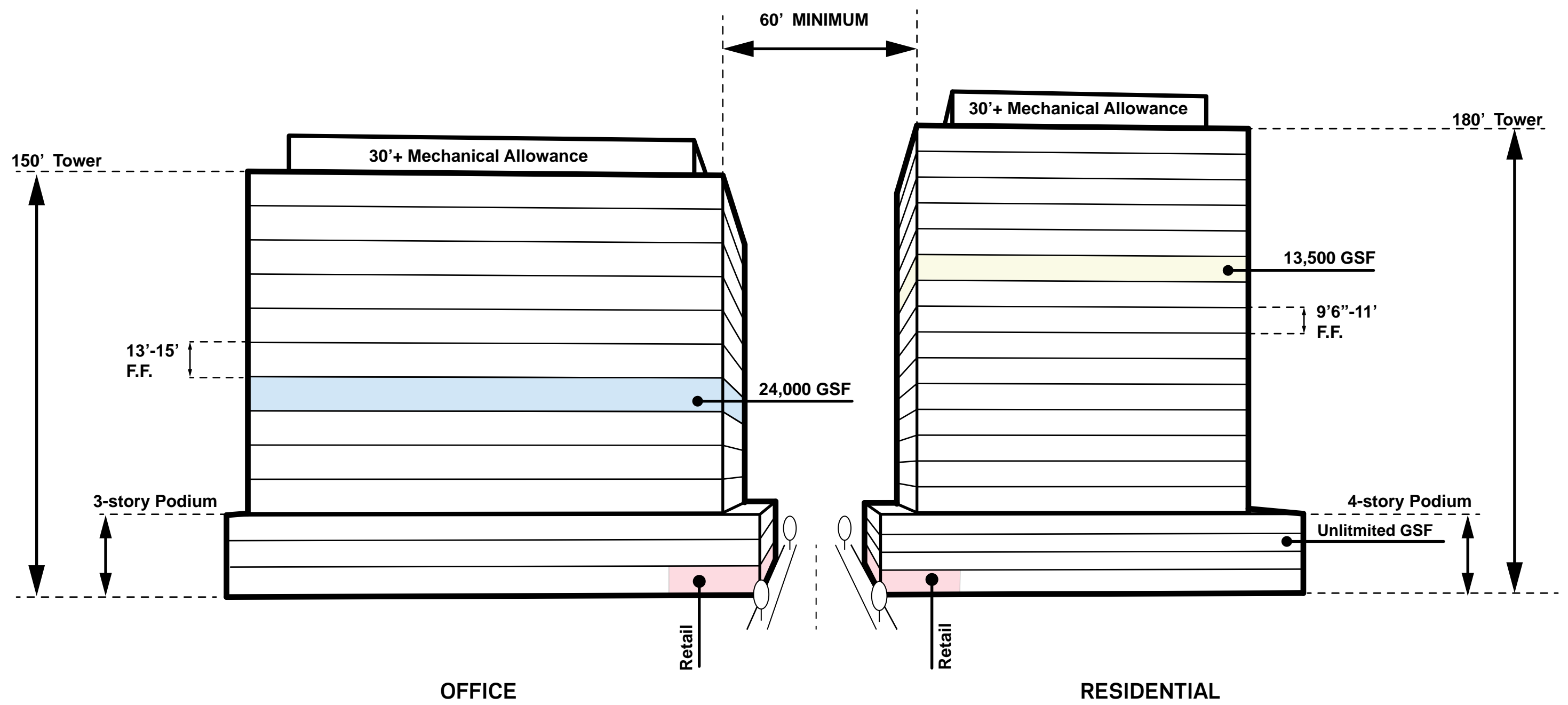
40% residential / 60% office



Section B

40% residential / 60% office

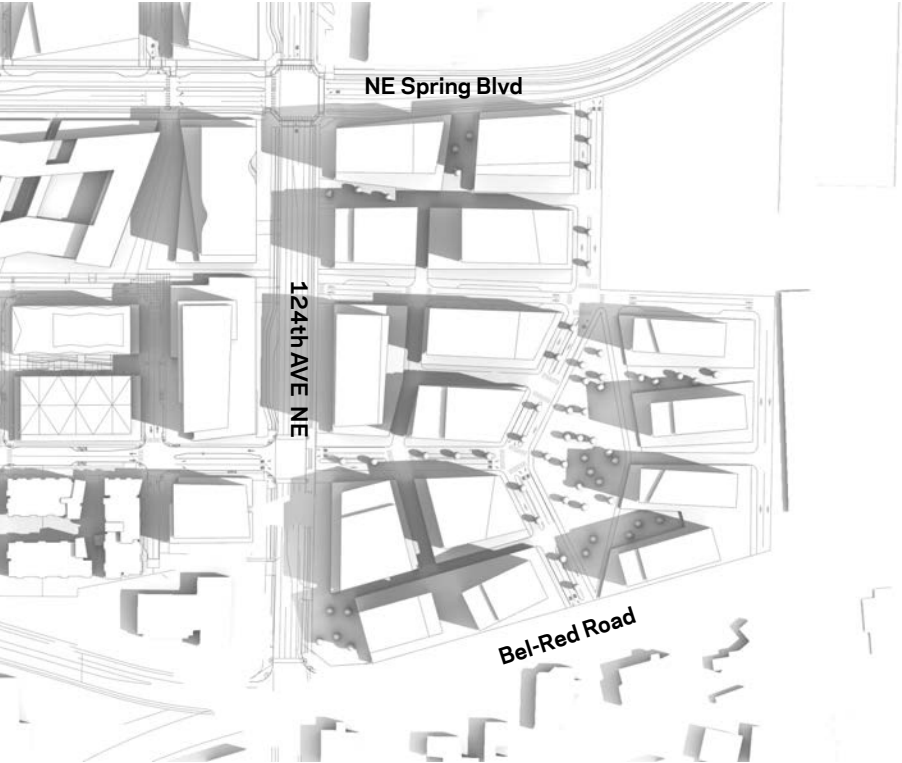




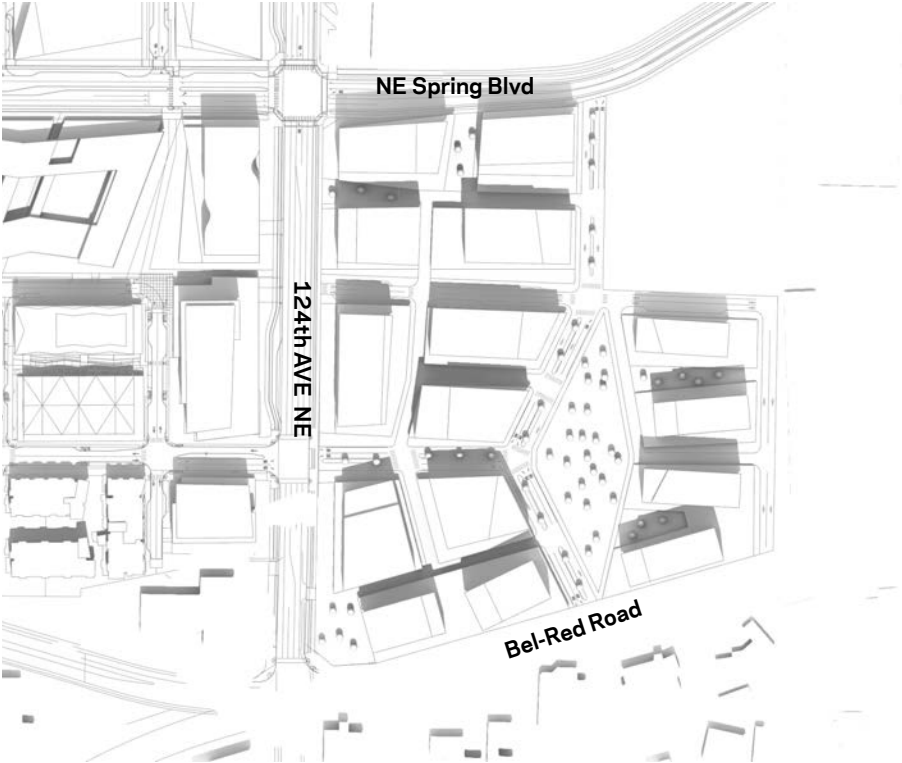
Solar Study

40% residential / 60% office

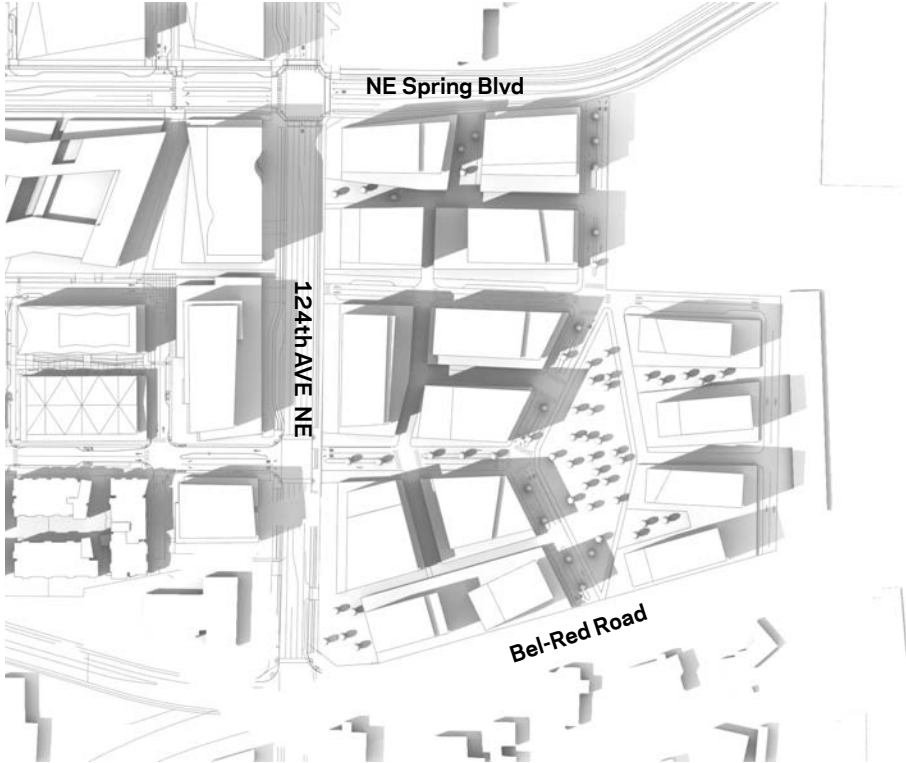
Finding: shading impacts only experienced during winter months



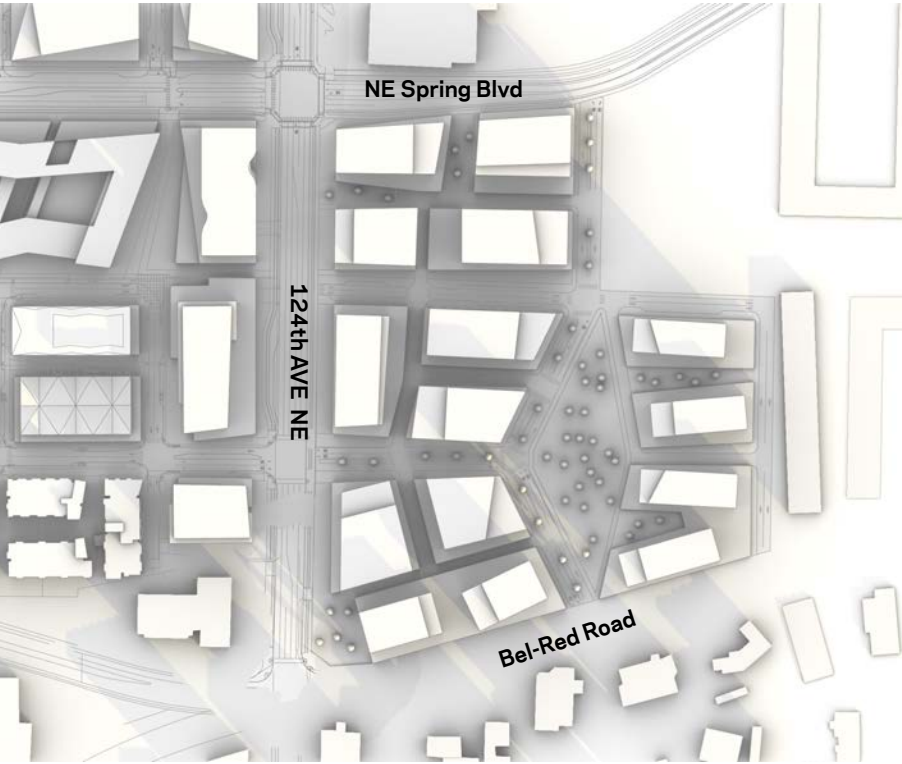
June 21 | 9am



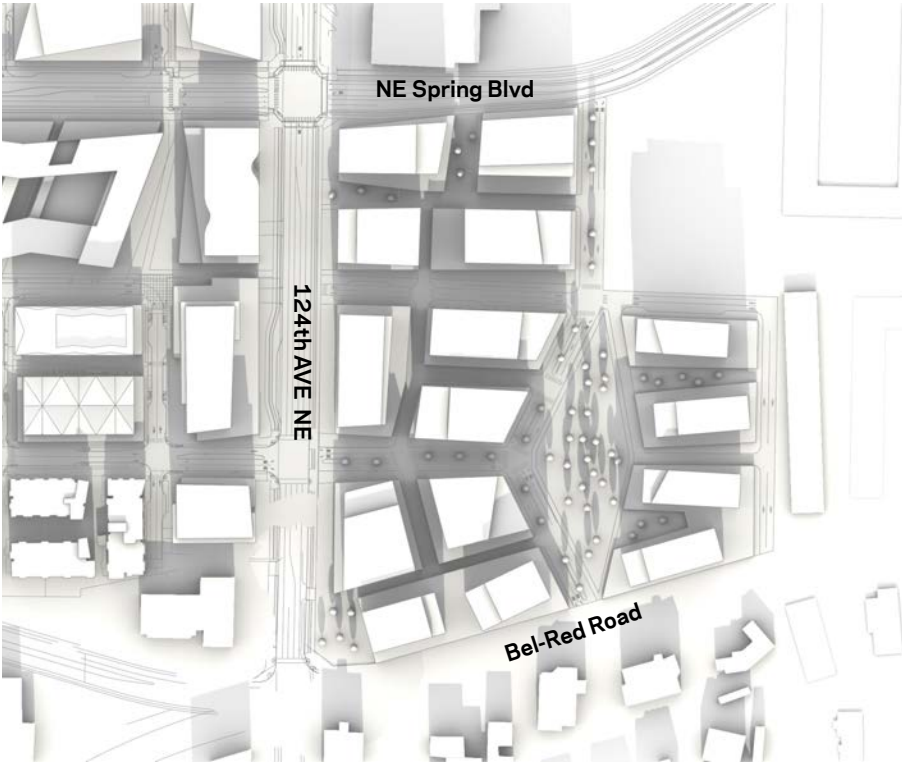
June 21 | 12pm



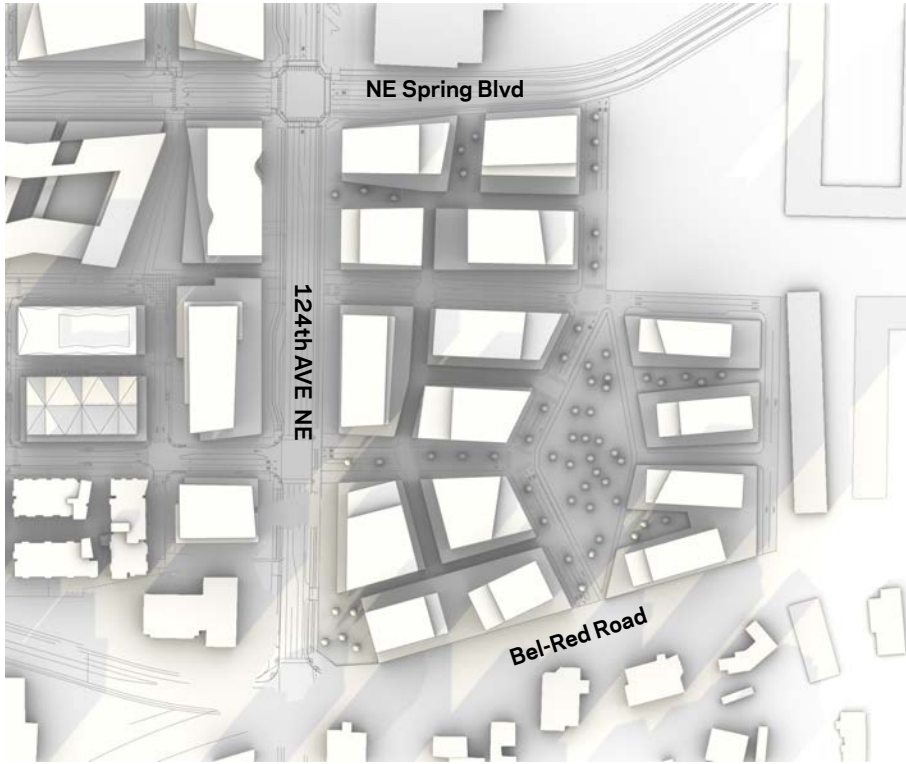
June 21 | 3pm



December 21 | 9am



December 21 | 12pm



December 21 | 3pm

Rendering

40% residential / 60% office



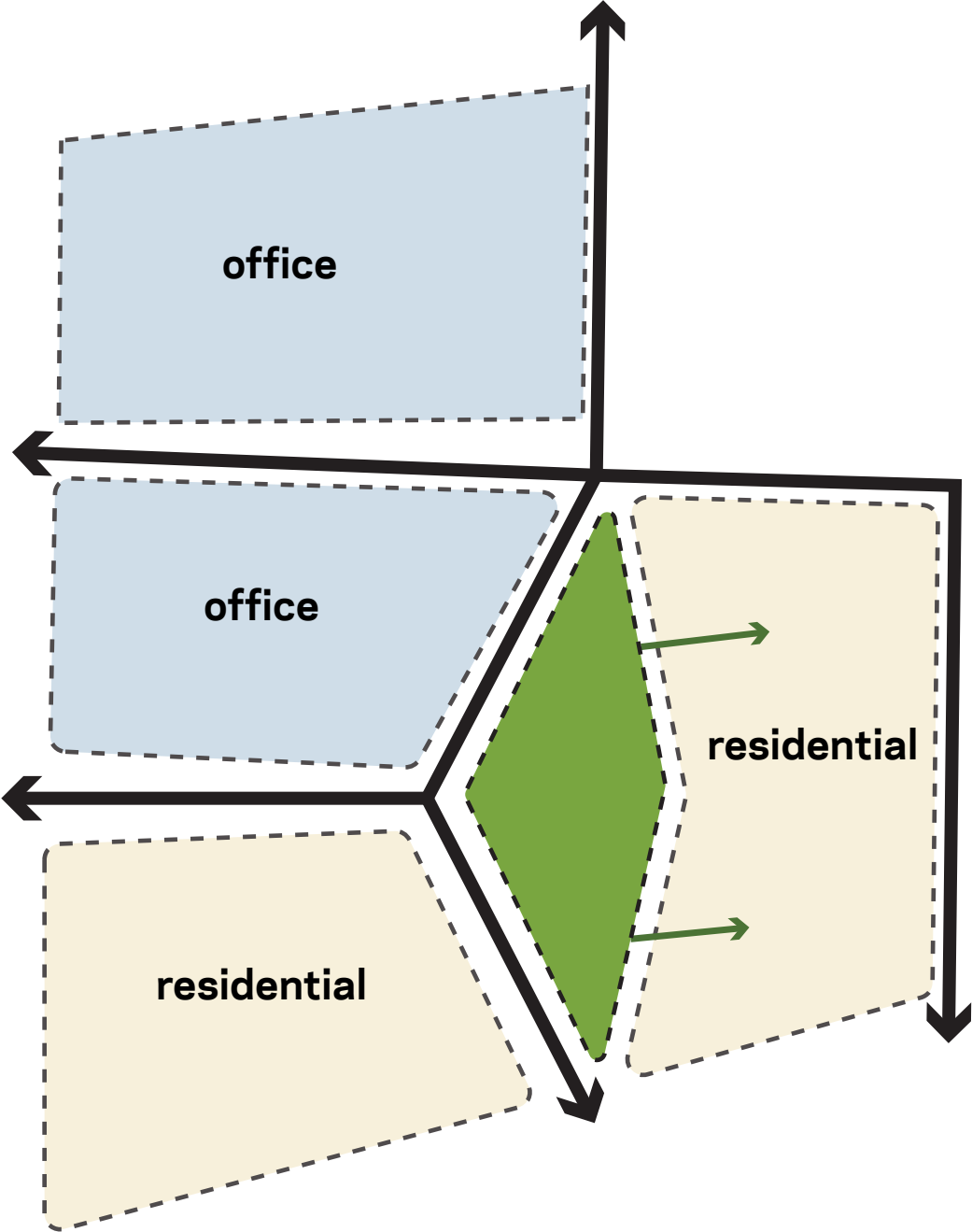
Rendering

40% residential / 60% office



Metrics - Preferred Option

60% residential / 40% office



Proposed Development Limits

Height Limit	240'
FAR	6
Total Allowable	5,228,064 sf

Program Distribution

Residential	2,860,000 sf
Office	1,970,000 sf
Total	4,830,000 sf

Open Space	164,000 sf
------------	------------

Approximate Program Yield

Residential Units	3,200 units
<small>Average 700sf Unit Size</small>	
Number of Jobs	5,900 jobs
<small>1 per 330sf</small>	

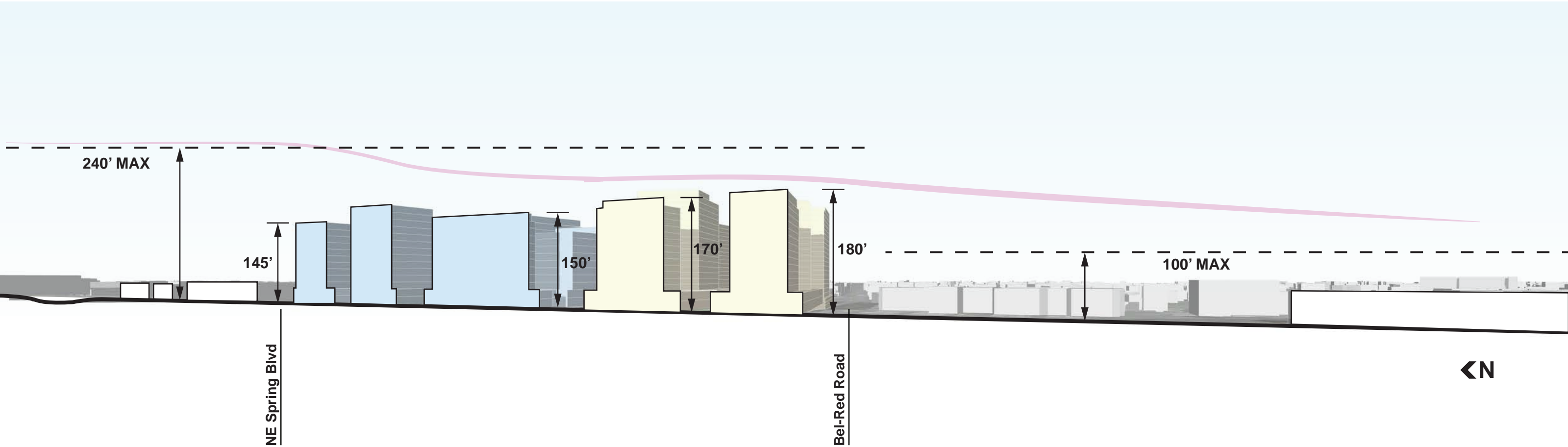
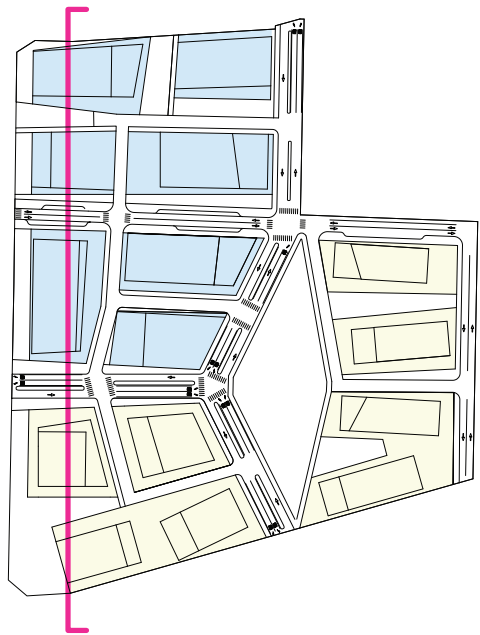
Option 60/40

60% residential / 40% office



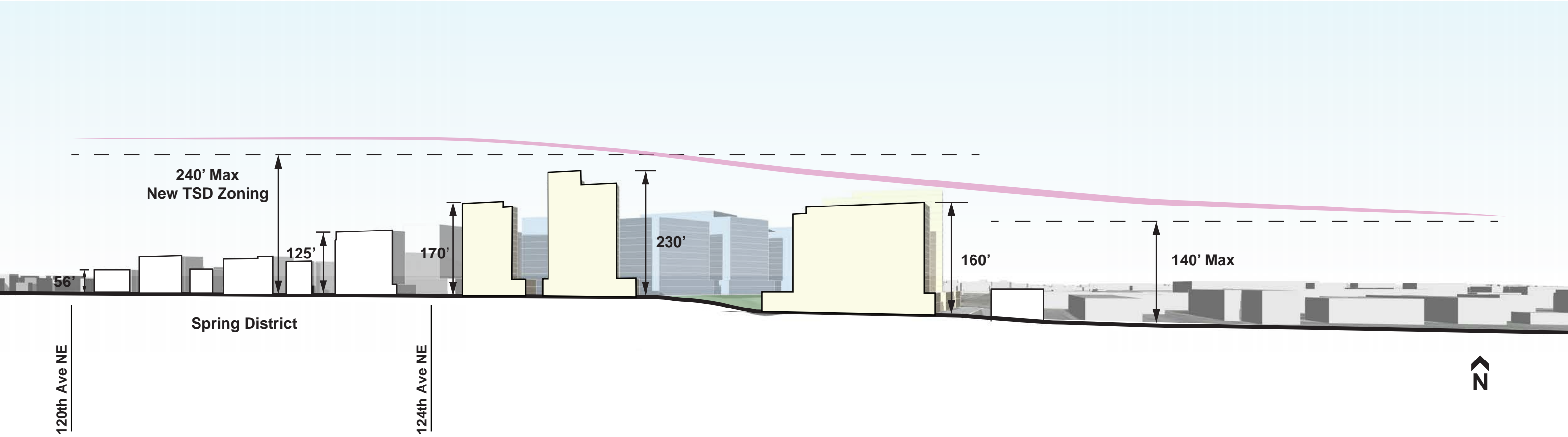
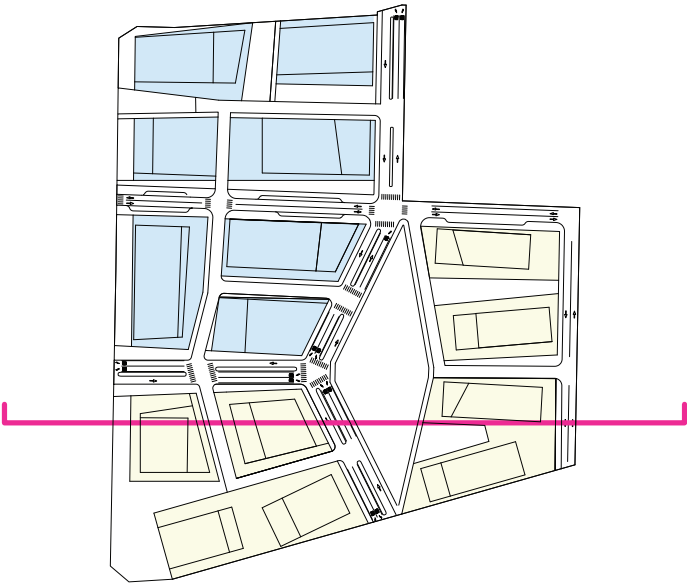
Section A

60% residential / 40% office



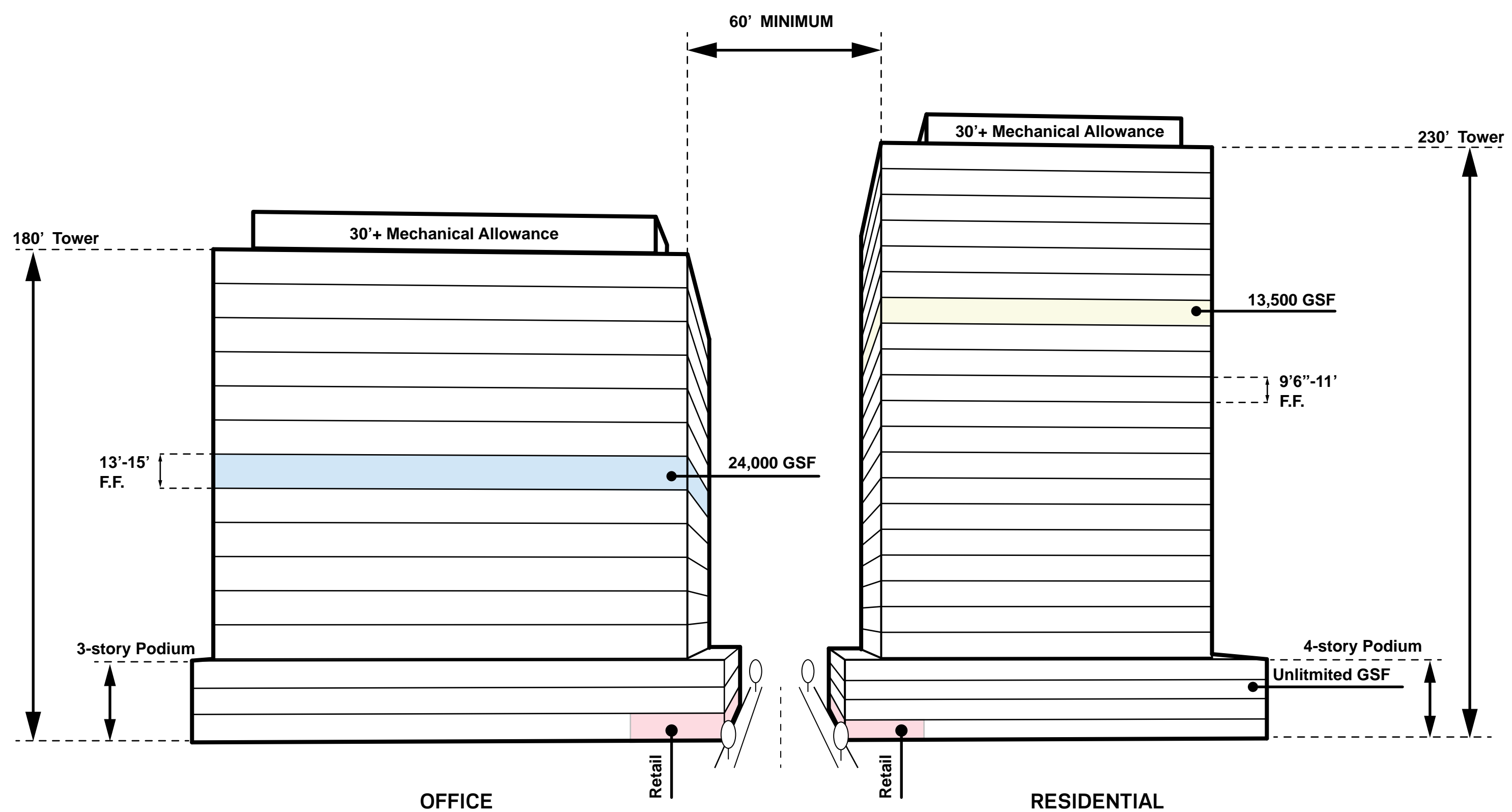
Section B

60% residential / 40% office



Zoning

60% residential / 40% office



Rendering

60% residential / 40% office



Rendering

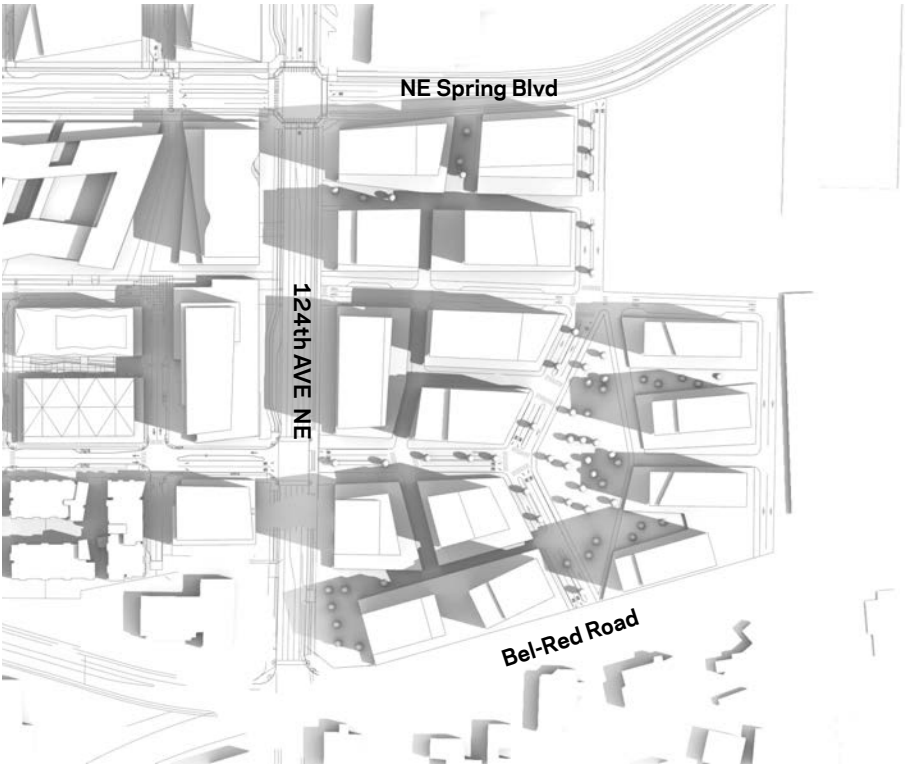
60% residential / 40% office



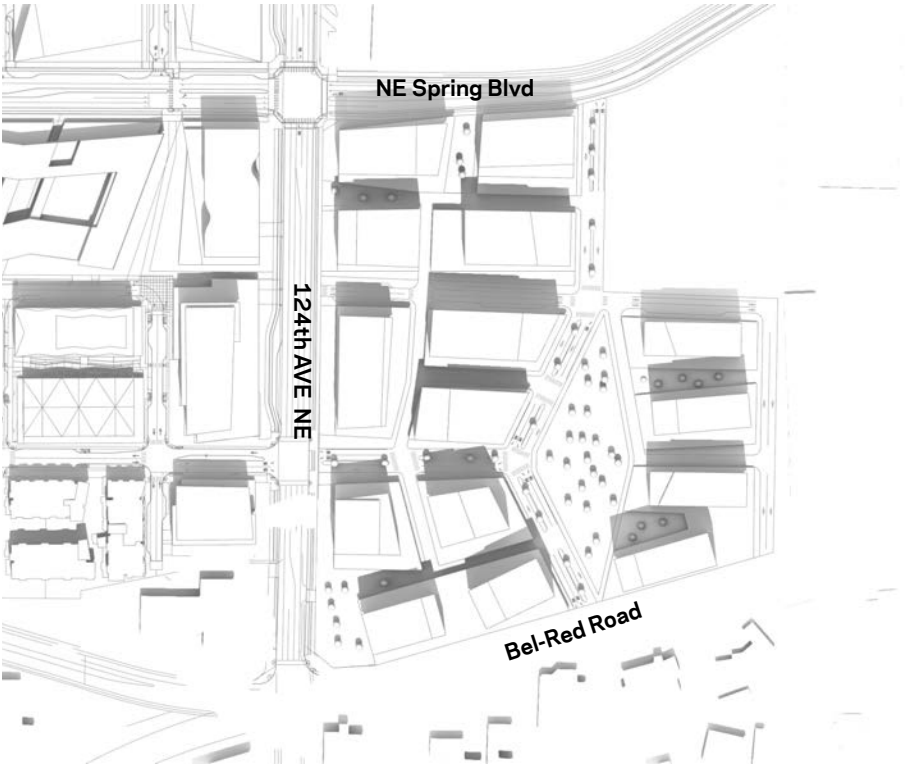
Solar Study

60% residential / 40% office

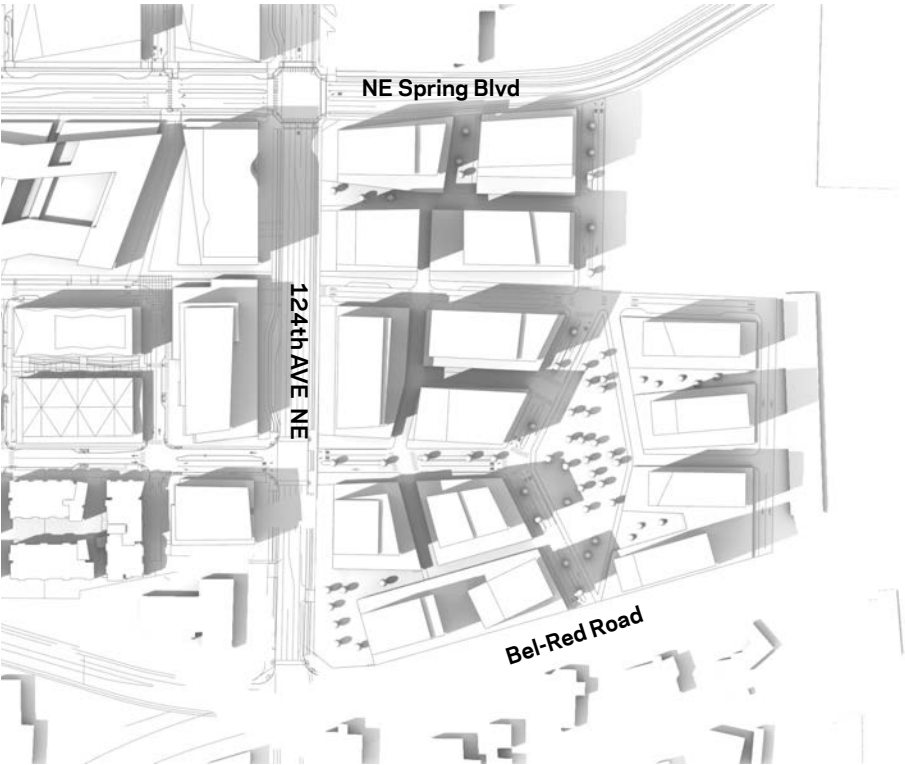
Finding: shading impacts only experienced during winter months



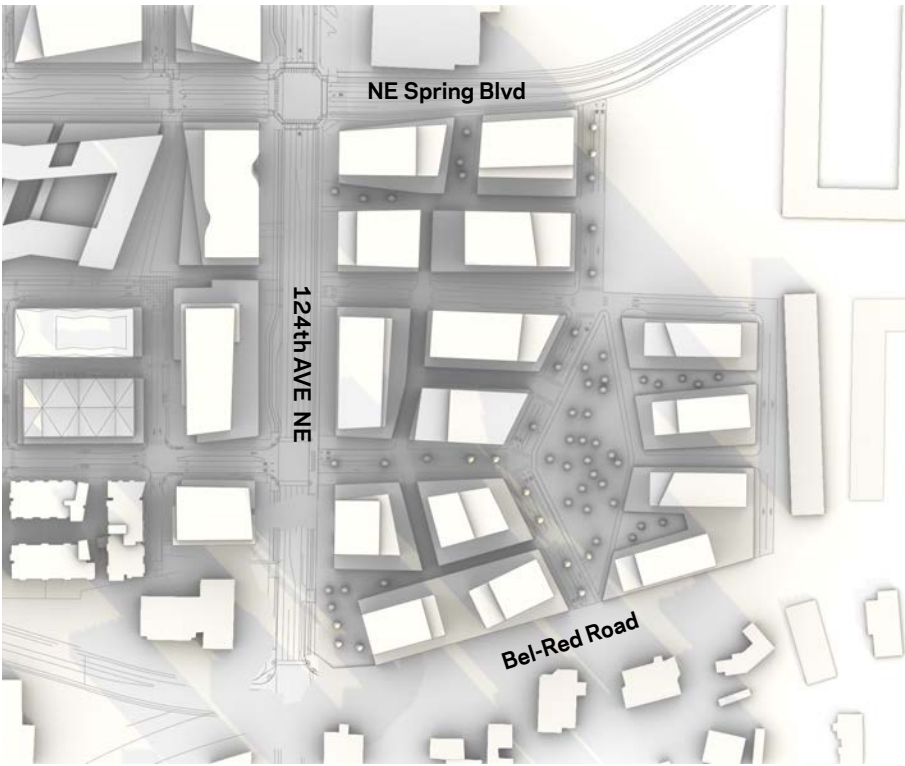
June 21 | 9am



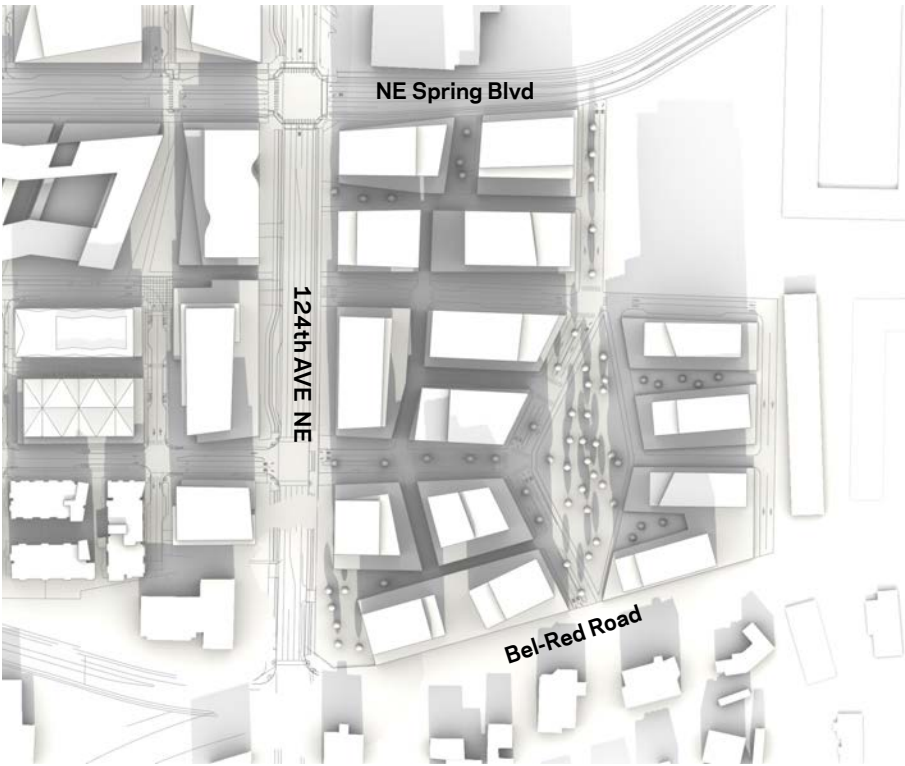
June 21 | 12pm



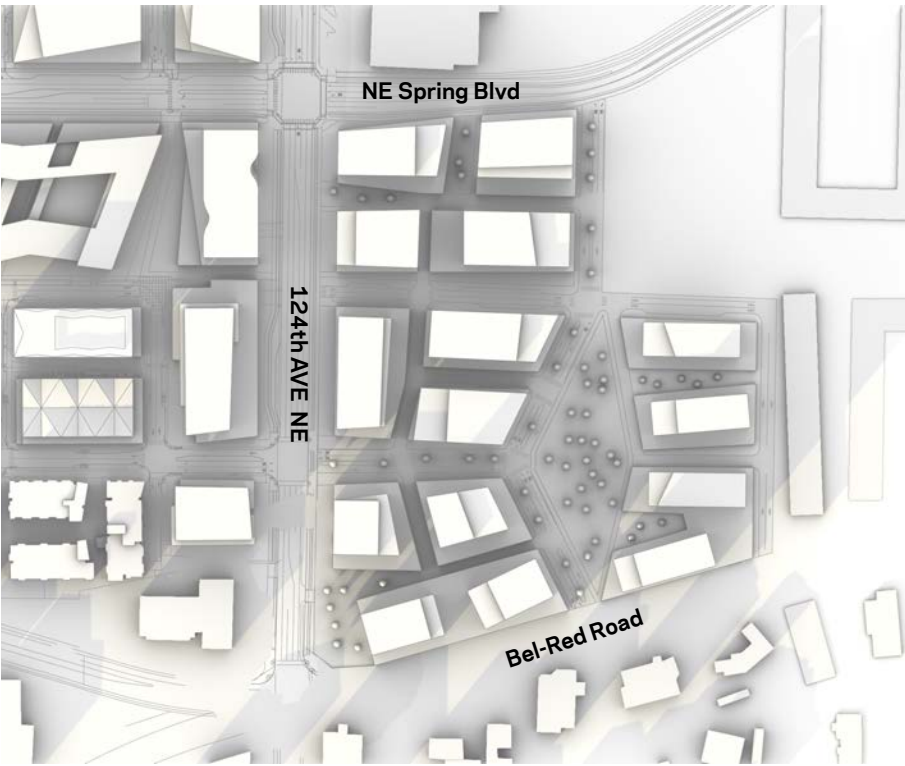
June 21 | 3pm



December 21 | 9am



December 21 | 12pm



December 21 | 3pm

40% Residential / 60% Office



Comparison Development Limits

Height Limit	180'
FAR	4.5
Total Allowable	4,356,720 sf

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Office	2,000,000 sf
Total	3,930,000 sf

Open Space	124,000 sf
------------	------------

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<small>1 per 330sf</small>	

60% Residential / 40% Office



Preferred

Proposed Development Limits

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Total Allowable	5,228,064 sf

Program Distribution

Residential	2,860,000 sf
Office	1,970,000 sf
Total	4,830,000 sf

Open Space	164,000 sf
------------	------------

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<small>Average 700sf Unit Size</small>	

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<small>1 per 330sf</small>	

From: [Lee Sargent](#)
To: [PlanningCommission](#)
Subject: Since I ran out of time I will bore you some more about the BTC/QBE/Unigard Park situation
Date: Thursday, June 15, 2023 12:41:41 AM

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This is just a ramble about BTC so you can safely ignore it as usual.

I have stated in the past that I am currently the President of the Sherwood Forest Community Club. I worked with people that have been active in the struggles around this area. I have actively assisted people in the last six years and been before the Planning Commission in the past over the concerns and the reasons why we established the covenant with the City a long time ago.

When this was first broached as I understand it, the problems were around the ever growing traffic that a planned super mall was to bring in Redmond where Microsoft is now. The covenants that were agreed to by the city have since stood against many changes that would have made my work place at Unigard very congested except for the build size and number mandated. We are at the maximum allowed at this time.

Part of the reason the city agreed was that this would be a buffer zone between encroaching businesses to the west and single family residents to the east. BTC is a pleasant place to walk by and turn your head toward it with grass, trees and only in the distance some buildings. We and our surrounding communities have fought hard for what little we have left. We will continue.

The following is just descriptive stuff about what it is like in the area with a few asides.

With Microsoft to the north in Redmond growing by another 6,000 workers, Seritage or whoever is taking on building where Sears used to be and talking about many storied buildings with residents living in some of them and businesses below the pressure is building on the traffic even with light rail coming to the area. These are on Redmond land but the traffic goes everywhere there are only a few main roads NE 24th ST, Northup, 156 Ave NE, 164th Ave NE. The areas in BTC situation are filled with businesses now. I have been with city walks along Northup and 156th and have walked the streets around Unigard many times which consist of going past Interlake High School to the east, and just the other side of Interlake High School is Sherwood Forest Grade School. Around at 164th and Northup is a private school and meshed in are some houses next the High School off of Northup. And then you are at BTC with forests with lots of financial potential for the owners only used for parking for the people that work in the buildings and across the street is a couple of churches and some condominiums that resist losing that forest because then they will only be able to see business buildings. Of course, if

you walk on the east side of the BTC you get to see the fine 4 story apartments that extend to the stores at NE 24th ST and 156th Ave NE. The Liv apartments are hardly affordable, have virtually no room for trees and small shrubs. There are a lot of cars in between me and them walking most of the time.

With grocery stores at the juncture of 156th ST, NE 24th St and Bel-Red which are just across the street from BTC, Safeway and Fred Meyer a quarter mile further on what are they planning on adding that will make our SFCC community thrive. Or maybe we don't like taking the bus or walking the mile to the Crossroads mall. Our community is being killed by the taxes and the growing number of apparently rich people that have purchased ever more of our homes and replace them with two story mansions (10 in the last year). (I doubt the new owners will take much time with our club. So much for community building.)

We do get a break during the summer when the schools aren't in session. I guess we shouldn't complain. The people on Northup don't seem to get one though.

I can also walk the interior streets of SFCC and some of them are pleasant enough to stop and talk to people and look at the trees that are still with us.

Thanks for your valiant efforts to try and make the difficult into something that is more digestible and understandable. It is always difficult to turn the technical details into universally comprehensible information. Just like it is hard to share what I think in 3 minutes.

Idea: Maybe if we could take away the opportunities to make large amounts of money through buying property and building mansions. We might be able to build really affordable houses/apartments/etc. But with them already there the tax base all around them has changed so the prices for selling your home/your mom's home/etc. to developers becomes even more enticing.

You got me started and I went on forever, have a good day.

Lee Sargent

425-641-7568

16246 NE 24th ST

Bellevue, WA 98008-2414

trees4livability.org

From: [Barb Braun](#)
To: [Council](#); [PlanningCommission](#)
Subject: Planning_Com_Comments_06212023.pdf
Date: Wednesday, June 21, 2023 6:36:21 PM
Attachments: [Planning_Com_Comments_06212023.pdf](#)

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Comments - Comprehensive Plan – Include Climate Element

Barbara Braun - Speaking on behalf of People For Climate Action

I live and work in Bellevue - 13609 SE 43rd Place

The City has a commitment to reducing greenhouse gas emissions by 50% by 2030 and 80% by 2050. The City has reaffirmed this commitment on numerous occasions including the recently adopted 2023-24 Federal Legislative Priorities.

People For Climate Action's assessment is that the Comp Plan DEIS is quite light on addressing the City's commitment to cutting greenhouse gas emissions and to meeting the targets. Our 20-year comprehensive plan needs to be pretty detailed and aggressive for the city to hit those lofty commitments. This needs to be rectified in the coming months and the final Comprehensive Plan should not be adopted without full confidence that our climate goals will be met.

The Washington Department of Commerce's Climate Element Review Group has been working on an optional Climate Element section guideline for Comprehensive Plans that should be included in the final EIS for Bellevue. The Guideline is supposed to be released this month, but we understand it may be delayed a few additional months.

Bellevue should adopt this guideline into our Comprehensive Plan even if this requires us to be a pilot city. The preferred Alternative should be analyzed on its ability to meet our climate goals using this Guideline. The Final EIS should include numerical estimates of future GHG emissions along with the key actions and mitigations required to enable us to achieve those measurable targets.

Again, the final Comprehensive Plan should not be adopted without full confidence that our climate goals will be met. The timing of the final EIS should be modified to allow time for the inclusion of this planning element, and the schedule for completing and adopting the Comprehensive Plan should be modified accordingly.

Bellevue needs to stand out as a large municipality who is taking climate action seriously and committed to making real, measurable progress.

Thank you!

From: [Barb Braun](#)
To: [PlanningCommission](#); [Stead, Elizabeth](#); [Johnson, Thara](#)
Subject: Observations June 21 Planning Commission Meeting
Date: Friday, June 23, 2023 11:57:21 AM
Attachments: [Comment on Planning Com Mtg June 21.pdf](#)

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

June 21 Planning Commission Meeting

Barbara Braun
13609 SE 43rd Place

I appreciate all the work the staff have done on the Comprehensive Plan analysis to try to come to a Preferred Alternative that will allow density and affordable housing while maintaining our values such as livability, climate, tree canopy, open space, walkability, etc.

I would like to share a couple of observations from the June 21 Planning Commission meeting which I hope can be reflected upon and addressed. I give this feedback in a constructive spirit and a deep desire for Bellevue to remain a great place to live and work.

Observations

1. The Comp Plan is highly complex and is changing many, many things. At the meeting, it did not appear all Commissioners are up to speed on the Comp Plan or the staff's analysis. It is vitally important for the Commissioners to be adequately informed of the plan details and the analyses being performed so they can more meaningfully respond to the requests for decisions and guidance. Further the Commissioners should become familiar with the public input so the discussion can better balance the wants of the public with developer's advocacy. Perhaps a retreat or offline workshop can be conducted so Commissioners can be appropriately onboarded before we continue. Otherwise, I fear decisions will be made without complete information or in opposition to our values as defined in the Comp Plan scope.
2. The staff was advocating for a modified Alternative #3. Alternative #3 already allows for ~95,000 additional housing units, or a 2.7 times the amount we predict is needed (~35,000). Commissioners seemed to be pushing for capacity beyond 95,000 by allowing high rises in all density areas under the guise of "flexibility." If this is allowed, the result will be a mishmash of incongruous building types scattered around the city. This is in opposition to our values, will radically degrade neighborhood character, will not result in affordability, and will have unnecessary impacts such as greatly increased traffic congestion. Why are the Commissioners pushing for even higher density than is outlined in Alternative #3?

High rises are not in keeping with Bellevue's values:

- a. High-rises separate people from the street and do not create a sense of place or community.
- b. High-rises generally result in gentrification and inequality while low/mid-rises are better able to deliver affordability.
- c. High-rises create vertical sprawl and are shown to be harmful to human health.

Bellevue should not add density for density's sake. We should add only the appropriate density in transit hubs that allow for affordability while maintaining neighborhood character. Too much zoning "flexibility" will not achieve this goal.

3. There was a discussion about Mandatory Affordable housing. While developers will say they can't make money if mandates are in place, we must challenge that assertion. We do not have affordability today. Luxury housing is being developed everywhere. Mandates have been

effectively implemented in other cities and plenty of developers are participating.

If most of the new housing needs to be affordable, it is obvious we need to mandate it. If we don't mandate it, then we should not ask Bellevue residents to suffer the impacts of a high-density Alternative #3.

4. There is no provision for new open space. The Bellevue Technology Center is not needed for housing density. The land should be purchased and converted into open space or forest for Bellevue. This is a wonderful opportunity to create more equity in parklands in Bellevue in an area of lower incomes.
5. Wilburton was supposed to be a transit oriented, eco-neighborhood. It now looks like an extension of downtown with high-rise canyons and a lot of traffic. The recent development in Wilburton (REI, PCC, Trader Joes) is devoid of any sense of community or neighborhood character, is highly disconnected, and is unwalkable even though the buildings are next to each other. I hope more will be done to reduce roads and cars in Wilburton, and to create a truly world class pedestrian friendly neighborhood.
 - a. Part of Lake Bellevue should become a park and the shoreline should be accessible to the public.
 - b. The currently proposed OLB wetland should become a park with elevated pathways allowing for wetland education.

Thank you for your consideration,

Barb Braun

From: [Jesse Simpson](#)
To: [PlanningCommission](#)
Cc: [Patience Malaba](#); [Chad Vaculin](#)
Subject: HDC Comment on Bellevue Comprehensive Plan Update Preferred Alternative
Date: Wednesday, June 28, 2023 5:55:49 PM
Attachments: [HDC Letter on Bellevue Comp Plan to Planning Commission 2023.6.28.pdf](#)

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

Hello,

The Housing Development Consortium is committed to advancing housing affordability through Bellevue's Comprehensive Plan update. We strongly support allowing an abundance of homes to be built, alongside expanded funding and robust inclusionary zoning policies to create new homes affordable for low-income families. We've previously submitted a comment letter on the draft Environmental Impact Statement, and appreciate the broad similarities between Alternative 3 and the Preferred Alternative as recommended by staff and discussed by you at the last meeting. However, there are several areas in which we believe the proposed Preferred Alternative should be amended, to best advance housing affordability and create a more livable, equitable, and vibrant Bellevue.

Our high-level recommendations are to:

- Implement mandatory inclusionary zoning in Mixed Use Centers **and** Neighborhood Centers
- Maximize the potential of midrise housing with 8 stories
- Allow midrise housing in transit-proximate areas, especially the areas south and west of Downtown Bellevue
- Comply with HB 1110 by allowing fourplexes in West Bellevue

We appreciate your close attention to this matter. Please find our detailed comment letter attached to this email.

Best,

Jesse Simpson *(he/him)*

Government Relations and Policy Manager
Housing Development Consortium of Seattle-King County
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HOUSING
DEVELOPMENT
consortium

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

Subject: **HDC Comment on Bellevue 2024-2044 Comprehensive Plan Update Preferred Alternative**

The Housing Development Consortium is committed to advancing housing affordability through Bellevue's Comprehensive Plan update. We strongly support allowing an abundance of homes to be built, alongside expanded funding and robust inclusionary zoning policies to create new homes affordable for low-income families.

Of the alternatives studied in the Draft Environmental Impact Statement, we believe Alternative 3 went the furthest to advance abundant, affordable housing throughout Bellevue, by allowing the highest amount of housing capacity alongside implementation of mandatory inclusionary zoning. Allowing more housing to be built will help address Bellevue's housing shortage and job-to-housing imbalance. And mandatory inclusionary zoning allows the public to capture some of the added value from upzoning and ensure we are directly creating homes affordable to low-income people.

The Housing Development Consortium appreciates the broad similarities between Alternative 3 and the staff's recommended Preferred Alternative. However, there are several areas in which we believe the proposed Preferred Alternative should be amended, to best advance housing affordability and create a more livable, equitable, and vibrant Bellevue.

Implement Mandatory Inclusionary Zoning in Mixed Use *and* Neighborhood Centers – In this Comprehensive Plan update, Bellevue has the opportunity to build many more homes, harness private development, and create broad-based and equitable growth. It can only maximize this potential and meet Bellevue's substantial need for homes affordable to low-income people by pairing strong inclusionary zoning with ambitious housing growth. **We appreciate that the recommended Preferred Alternative analyzes mandatory affordable housing requirements in Mixed Use Centers, and recommend extending analysis of mandatory affordable housing requirements to the Neighborhood Centers.** Furthermore, the Preferred Alternative should incorporate a commercial fee-in-lieu, to ensure new commercial and office development also contributes to the development of affordable homes.

Maximize the Potential of Midrise Housing with 8 Stories - While any new housing requires subsidies to be affordable to low-income people, lower cost typologies like midrise apartments will reduce the subsidy required, and should therefore be maximized in the Preferred Alternative. **We specifically recommend that the "R-High" land use designation be revised to incorporate midrises up to 8 stories, from the current proposed 4-6 stories.** This reflects the maximum height that can be feasibly developed using cost-effective wood-frame construction typologies. Revising the midrise height to 8

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stories would also better allow tree canopy to be preserved and enhanced, by reducing the footprint of new buildings.

Allow Midrise Housing in Transit-Proximate Areas – Comparing the Future Land Use Map of the Preferred Alternative to the Transit-Proximate Areas Map reveals that many transit-rich, high-opportunity locations currently zoned for single-family housing are not contemplated for land use changes to allow for midrise housing. Particularly notable are those areas directly west and south of Downtown Bellevue, along frequent bus service on NE 8th Street and Bellevue Way SE and around the future South Bellevue light rail station. These are high-opportunity neighborhoods with low-displacement risk, far from polluting highways, and are near or even adjacent to the Growth Center. **We recommend the Future Land Use Map of the Preferred Alternative be revised to allow for midrise housing within the full ¼ mile walkshed of frequent bus transit in all residential zones, to spread growth more equitably throughout the city.**

Comply with HB 1110 by Allowing Middle Housing in West Bellevue – The Preferred Alternative designates sections of West Bellevue, between Bellevue Way and the Lake Washington waterfront, as “Residential – Large Lot.” This designation is the lowest density zone, with uses limited to “mostly single-family homes on large lots with some duplexes & cottage housing types mixed in.” Portions of this neighborhood were developed with racially restrictive covenants that prohibited people of color from residing in the area, except as domestic servants.¹ HB 1110 explicitly prohibits cities from exempting any areas historically covered by racially exclusionary covenants from the middle housing requirements relevant to their population size.² **To comply with HB 1110 and avoid potential litigation related to compliance with the alternative density requirements, the Preferred Alternative should accommodate a minimum of fourplexes citywide, and sixplexes when two of the homes are within ½ mile of rail or bus rapid transit.**

Thank you,

Jesse Simpson
Government Relations and Policy Manager
Housing Development Consortium

¹ <https://depts.washington.edu/civilr/covenants.htm>

² Unless identified as at higher risk of displacement under RCW 36.70A.070(2)(g), the 25 percent of lots for which the requirements of subsection (1) of this section are not implemented may not include:

- (i) Any areas for which the exclusion would further racially disparate impacts or result in zoning with a discriminatory effect;
- (ii) Any areas within one-half mile walking distance of a major transit stop; or
- (iii) Any areas historically covered by a covenant or deed restriction excluding racial minorities from owning property or living in the area, as known to the city at the time of each comprehensive plan update.

From: [Steven Pestana](#)
To: [PlanningCommission](#)
Subject: Comments for 6/21 meeting on draft EIS
Date: Thursday, June 22, 2023 8:02:11 AM

[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 Planning Commission,

I wanted to send in my comments since I wasn't able to speak in person at the meeting yesterday.

I first want to thank the city staff for all their work around the growth alternatives and EIS, and the planning commission for their work too. I especially want to thank the staff for their presentation and for answering all the questions that came up - it was very informative, well put together, and helped me to better understand all the complexities of the process!

Second, I'd like to voice my support of much of what's recommended by staff with the draft EIS, and support moving even closer to the vision outlined by Alternative 3. Specifically, there are two opportunities I think the city could take in addition to what's already been recommended in the DEIS. Those are: prioritizing growth near all frequent transit stops, and allowing the creation of new neighborhood centers. My neighborhood doesn't currently have a neighborhood center, and will miss out on the amenities and opportunities that those will provide under the current recommendation.

By aligning closer to the original plan for growth alternative 3, allowing new neighborhood centers, a more diverse mix of zoning and affordable housing in all neighborhoods, and allowing more growth near all frequent transit stops would go a long way to bring these benefits to all of Bellevue's neighborhoods. This would also help address the city's equity and climate goals, reducing reliance on cars, making affordable and walkable communities, and making Bellevue's green spaces accessible.

Thank you for reading my comments!

Cheers,
Steven Pestana

From: [bird pepper](#)
To: [PlanningCommission](#)
Subject: Lack of Mitigation Methods for the DEI
Date: Wednesday, June 28, 2023 4:59:49 PM

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

Dear Planning Commission.

I am writing to express my deep concern regarding the recent release of the Draft Environmental Impact Statement (DEIS) for Bellevue and the Wilburton subarea. While I appreciate the efforts made to assess the potential environmental impacts of the project, I find it highly problematic that the DEIS fails to provide specific details about the mitigation methods that will be implemented.

Mitigation is a crucial aspect of any development project, especially when it comes to preserving and protecting the environment. By not clearly outlining the specific mitigation measures, the DEIS raises significant doubts about the effectiveness of the proposed development and its potential negative consequences for the city of Bellevue.

Transparency and accountability are essential in environmental decision-making processes. Without a clear understanding of the mitigation methods to be employed, concerned citizens like myself are left in the dark, unable to assess the true impact and implications of the proposed project on our local environment. This lack of information undermines public trust in the project's credibility and the process itself.

Bellevue is renowned for its natural beauty, diverse ecosystems, and high quality of life. It is imperative that any development within our city incorporates comprehensive and scientifically sound mitigation strategies to ensure the preservation of our environment for future generations. Without such measures, we risk irreversible damage to our natural resources, ecosystem disruption, and a decline in overall sustainability.

I kindly request that the responsible authorities rectify this deficiency by providing a comprehensive and detailed account of the proposed mitigation methods. This should include specific actions, timelines, and anticipated outcomes to address each identified environmental impact on each alternative adequately. Such information will enable concerned stakeholders to assess the viability of the proposed project and provide valuable feedback to further enhance its environmental compatibility.

Furthermore, I urge the to extend the public comment period to allow ample time for concerned citizens, local organizations, and environmental experts to review and provide informed feedback on the mitigation measures. This will ensure a fair and inclusive decision-making process that considers the diverse perspectives and knowledge of our community.

Bellevue's environmental heritage is worth protecting, and the responsible implementation

of mitigation measures is crucial to achieving sustainable development. Prioritizing transparency and collaboration by providing the necessary information and engaging in a meaningful process with the public is essential for a collaborative outcome.

Thank you for considering these concerns and taking appropriate action to address this issue. The residents of Bellevue deserve a more comprehensive understanding of the mitigation measures, a better understanding of the different alternatives, and their potential impact on our cherished environment.

Please include as part of the record not in favor of over building in the Wilburton area

Sincerely,

Tammy Miller

1025 134th Ave NE, Bellevue, WA 98005

From: [Lee Sargent](#)
To: [PlanningCommission](#)
Subject: RE: Thank you for your obvious hard work
Date: Thursday, June 29, 2023 12:09:22 AM

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I have to correct myself as of tonight you really demonstrated your capacity for hard work that you are doing and the hard questions that need to be asked. (It would be nice if the map of the city changes for the Environmental Impact Status review was somehow numerically analyzable for different options that are environmental concerns at key locations that will be analyzed for projected future changes. It would make some of the decisions more clinical and far easier to understand. With a final evaluation of the average of each environmental item like traffic, air quality, noise, etc., etc. for all the changes. It would not be simple but it would certainly would be more possible to understand some of the complexity. It would also allow for reasons for acceptance to be passed on with confidence. Plotting these changes and communicating them are not a simple process but they are important. ... A lot less dependence on the mystical results otherwise presented)

I am again proud of all that you have done and how much endurance to get to the mutual result.

I am proud of you for the tolerance of allowing "free speech" from Mr. Zimmerman. This can not be easy because you have other goals that are important. I feel for you when he voices the nasty things he does say and especially for the staff like Thara that have to sit through it each time as well. I always fall back on the saying "Sticks and stones may break my bones but names will never hurt me.". I know that it is demoralizing and I want you to know that his expressions release a lot of built up emotions in him. (I have found myself facing a small number of people from children to elderly adults that do the same thing-though not as regularly.) I think he needs psychological help because he is stuck in this trend but he has an outlet. He doesn't see the problem because I have attempted to correct his approach with some small effect. He isn't shooting anyone and he mostly stays in a three minute time which is impressive. I am glad that you choose to express yourself when it gets to you-it also releases that built up emotion in a safe way. Thanks you!

I appreciate your passing on my information that I sent about BTC and the neighbors that border it. It certainly saved a lot of trouble that could have developed with the main BTC campus since the staff took it to heart and exempted it from being recommended to have a change in status.

I think you are doing a fantastic job of standing up for the citizens of the city. I know that I will probably not agree with all your decisions/conclusions but I respect you authenticity in effort, thought and hard work. You are good representatives!

Lee Sargent

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trees4livability.org

From: [Nicole Myers](#)
To: [PlanningCommission](#)
Subject: Tree protection, Shadow study, DEIS Alternatives, and Bus access
Date: Thursday, June 29, 2023 11:14:17 AM

[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 was at the meeting last night, and wasn't high enough on the list to speak, but wanted to follow up by email.

1. Tree protections We are expecting a building boom, and the lots that are more more likely to be developed are the ones that have older homes and often magnificent trees. We can incentivize the retention of these trees by giving priority in the permitting process to projects that will meet our 40% canopy target at time of occupancy, especially if there is a multiplier for trees that shade the street or are over 75' or 100' tall.

2. Inspiration Playground at Downtown Park needs a shadow study. It is set into a bowl, so even a four story building will shade the site during evenings when families are present. Options for 2-6 stories and 4-6 stories are shown in the alternatives. The DEIS mentions that the center of the Downtown Park circle will not be shaded (page 284, section 6.4), but does not appear to recognize the impact to our most popular playground.

3. Please align with DEIS. The DEIS showed that certain blocks in my neighborhood would be upzoned for cottage housing (Alternatives 1, 2, and 3), and then the Future Uses map attached to last night's agenda shows that there would be 4-6 unit apartment buildings instead. No one was given an opportunity to comment on this through the DEIS, and it does not seem that the Areas of Opportunity designation is being evenly applied. As CM Robertson recognized, this sort of thing can get the neighbors all wound up, and I don't think it's necessary when there is so much potential for increased density in the areas that were already identified in the DEIS. Our bottleneck for construction will be the capacity of the building industry, so I don't think spreading upzoning to areas that are less accessible to walking/transit will be a good thing in terms of the mix that eventually does get built.

4. Transit oriented density Where denser zoning is being considered on the basis of access to transit, please require these buildings to have an orientation that puts the front doors/main entrance right next to the bus stop, rather than privileging drivers who are parking on site.

5. Information to make decisions If you have more decisions to make like last night's, it should be possible to ask for zoomed in maps with current buildings, current zoned potential density (with key), Alternatives 1, 2, and 3 maps, and the key to the new zoning definitions (see pages 650-654 of the pdf).

I would particularly like to share more about the tree retention incentives, and hope to speak at an upcoming meeting or meet with anyone who might have time to talk to me.

Thank you for your time and your service,
Nicole Myers