

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.

July 1, to December 31, 2023

From: [President - Vuemont Meadows Association](#)
To: [PlanningCommission](#); [Council](#)
Cc: [Johnson, Thara](#); [McCormick-Huentelman, Mike](#)
Subject: Rezoning Plan for Bellevue affecting our Lakemont neighborhood
Date: Saturday, July 1, 2023 12:14:10 PM
Attachments: [image001 \(1\).png](#)

[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 and City Council,

Vuemont Meadows and Silverleaf are residential neighborhoods bordered by and adjacent to 164th Ave. SE and Lakemont Boulevard, and are a part of the Lakemont area. Our Homeowners Associations represent about 150 homes. We write to express concern about the proposed zoning changes to Lakemont shown in the map below, particularly the increase in density proposed for the Overlook Apartments (R-High), the other commercial areas along Lakemont Boulevard (MU-L, MU-M and R-High), and the lots along 171st Avenue SE that are proposed to change to R-Low. R-High calls for 4-6 story apartment buildings, MU-M is 7-10 story mixed-use, MU-L is 2-4 story mixed-use and R-Low is small apartment buildings of 4-6 units. The scale of these zoning changes appear to result in a significant increase in density as compared to the current uses.

Our primary concern relates to traffic. Bellevue's existing Comprehensive Plan policies call for land use and transportation plans to be developed in an integrated manner (TR-1), and call for the city to "aggressively plan, manage and expand transportation investments to reduce congestion . . . and improve the quality of the travel experience for all users. (TR-2)" The primary path of vehicular travel for our entire area flows through Lakemont Boulevard and the intersections of 164th Ave. NE, Village Park Drive SE and 171st Ave. SE. These intersections, and Lakemont Boulevard itself, are already highly congested during the peak traffic hours. Any increase in density for properties feeding into these streets needs to be accompanied by a realistic transportation plan that demonstrates how the road network will continue to function if the growth occurs. The Transportation Chapter of the Draft Environmental Impact Statement shows that the Lakemont area is not served by any Frequent Transit Service, nor is any planned for the area (Figures 11-14 and 11-25). There are no planned road improvement projects in the area of the increased density (Figure 11-24). The proposal calls for a material increase in density and yet the report concludes that there will be no traffic issues along Lakemont Boulevard (Figure 11-44), when there already are. We believe closer examination of the traffic impacts is warranted, with an eye toward demonstrating that the plan will achieve the Comp Plan Transportation goals of "reducing congestion" and "improving the quality of the travel experience" in our area.

A secondary concern is with the potential elimination of the current uses at the commercial properties, which include a grocery store, gas station, preschool/day care, coffee shop,

restaurant, church, bank, dry cleaner and similar uses that enhance the quality of our neighborhood and reduce the need for us to make additional trips down the hill. Significant changes to the density of the zoning of these projects could lead to their redevelopment and removal of the neighborhood uses in the process.

It would seem that the broader goals for accommodating Bellevue's regional share of housing and job growth can be better accomplished by increasing density in the areas where there is infrastructure to support it (Downtown, Bel-Red, Wilburton) and avoiding increases in areas like Lakemont where the infrastructure strains under the existing conditions and the City has no plans to provide new infrastructure to accommodate more growth. We encourage the City to grow in the growth areas and leave the Lakemont area in a similar condition as exists today, or else provide a realistic plan to address the transportation and neighborhood impacts that will result from the growth.

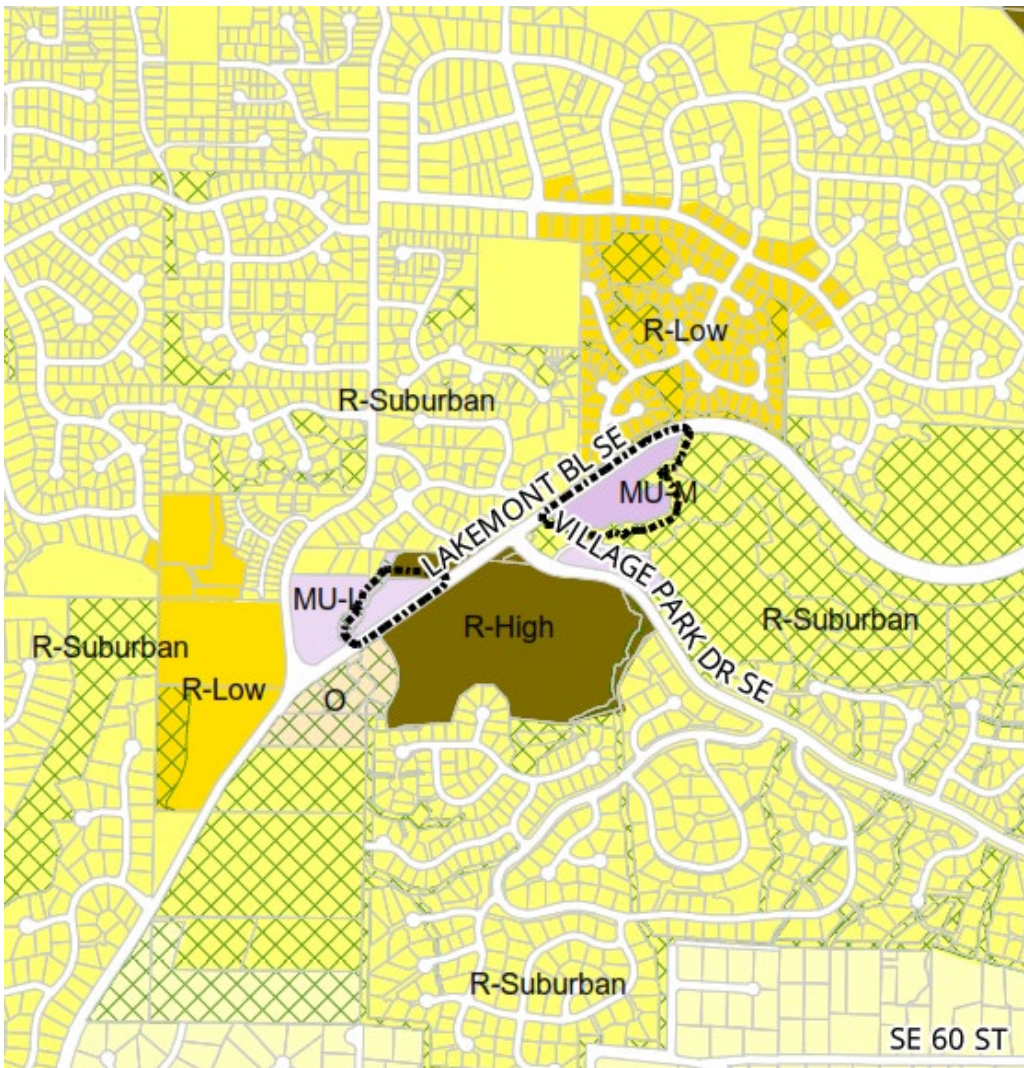
Sincerely,

J. Scott Bowen

President, Vuemont Meadows Association

Kurt Feldman

President, Silverleaf Homeowners Association



--

Scott Bowen
President, Vuemont Meadows Association
206 390 4688

Gulledge, Kristin

From: Chris Marks <chrismarks4@gmail.com>
Sent: Wednesday, July 12, 2023 10:26 PM
To: PlanningCommission
Subject: Wilburton Draft Comprehensive Plan Amendments
Attachments: image001.jpg

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Wilburton Draft Comprehensive Plan Amendments

July 12, 2023

Chris Marks - 1805 102nd Pl SE, 98004

I appreciate all the work to date on the Comp Plan to come that will allow density and affordable housing while maintaining our values such as livability, climate, tree canopy, open space, walkability, etc.

I support the Wilburton Draft Comprehensive Plan Amendments. I propose a few additions for your consideration:

Proposed New UD Additions:

1. Require pedestrian pathways to connect all buildings.
2. Allow for adjacent development to provide upper-story or podium connections to adjacent properties.
3. Require all new construction, including all residential, to be LEED platinum or net zero construction.
4. Allow/require housing development include common space and minimization of new access roads (see picture below).
5. Require all driveways to be pervious or otherwise be "green."
6. Require tree landscaping to provide shade and to mitigate heat islands over all paved surfaces including sidewalks, pathways, parking lots and other significant paved surfaces.
7. Require all buildings to install green roofs or otherwise mitigate roof top heat islands.
8. Require all large buildings to capture and reuse grey water.
9. Require all new construction, including all residential, to capture and use rainwater for landscaping irrigation.
10. Require full recycling services across Wilburton.

Thank you for your consideration,

Chris Marks

Example of common space and minimum paved access roads:



Gulledge, Kristin

From: Julie Beffa <j.e.beffa@gmail.com>
Sent: Wednesday, July 12, 2023 10:30 PM
To: Cuellar-Calad, Luisa; Ferris, Carolyn; Bhargava, Vishal; Goepppele, Craighton; Malakoutian, Mohammad; Brown, Karol; Khanloo, Negin; PlanningCommission
Subject: Opposition to Proposal To Increase Heights in Lochleven (and other Bellevue neighborhoods)

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

I am writing on behalf of many of the neighbors in Lochleven and in support of the opposition to the Planning staff's preferred alternative for the EIS Northwest Quadrant including the classifications of R-Medium and R-High throughout Lochleven.

I, too, have grave reservations about the haste and the aggressive timeline proposed to the Commission that has prevented meaningful public engagement and limiting the Commission to make a thoughtful data-driven recommendation to City Council. It is almost impossible for the PC to digest and understand the overwhelming amount of information and data that has been delivered to them. These are formidable challenges that the EIS is presenting and the rush to force it through the process of committee to get it to the Council with coherent and intelligent recommendations should be a deliberate and considered debate, with residents being able to know that their opinions are being honored and heard. As it stands now, it feels like this is a bulldozer on the move to meet all the dates that have been arbitrarily set months and months ago, and the easiest way to meet deadlines, is to not invite more input. I challenge you to take more time to make better informed decisions.

Again, for reasons stated by Mr. Spiegle in Lochleven, I would ask you to send the EIS back to the Planning Dept. In addition, the preferred alternative should not be approved for the following reasons:

1. Directly conflicts with the Comp Plan for NW Bellevue, revised less than 2 years ago 2. Diminishes the mandated buffer and separation between downtown Bellevue and Lochleven. 3. Does not consider the loss of privacy to nearby properties. 4. Does not consider the shadow footprint on nearby properties and impact to the tree canopy. 5. Does not consider the impact to traffic, pedestrian safety, parking and curb management. 6. Does not consider the impact to city utilities and infrastructure, including police and fire. 7. Lacks an economic impact assessment to homeowners property values.

Thank you for your consideration.

Julie Beffa
Bellevue

Please include me as a party of record.

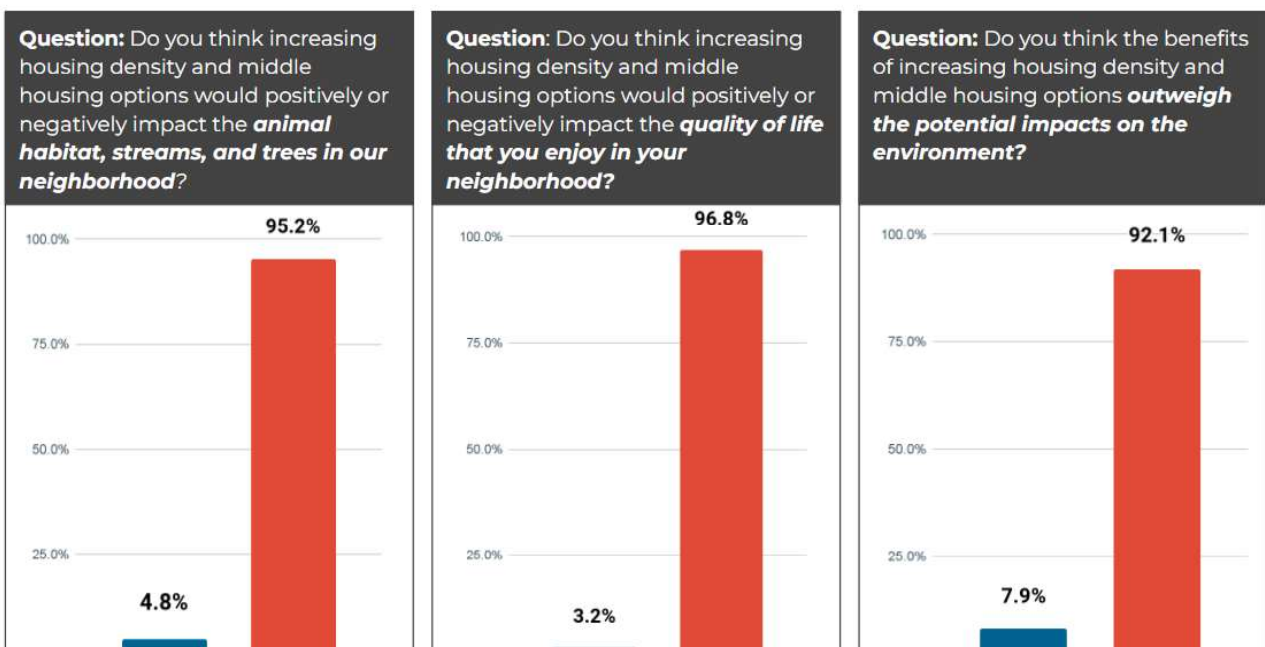
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

My name is Linda Ulrich, a 65 year resident of the City of Bellevue. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS. The information following will be familiar to you as the various Committees have spent untold hours gathering the information and facts for your consideration. In a quick comment, all around us we see high rises and multifamily apartments and condos. These necessarily bring noise and a lack of privacy. To invade the current residential areas that provide a necessary sense of quiet and privacy and green space for people is not only disheartening it feels a total denial of the purpose of building neighborhoods where kids can play in the street, animals do not have to be on a leash or live inside, birds and natural habitat can flourish. Bellevue was founded on the concept of “Beautiful View” and a respite from the “City” across the Lake. Please consider the following information in our plea to NOT create a density demand on our neighborhoods. Thank you.

Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents’ well-being, quality of life, and the natural environment. An approach tailored to meet our community’s needs may improve the quality of life for all its residents.

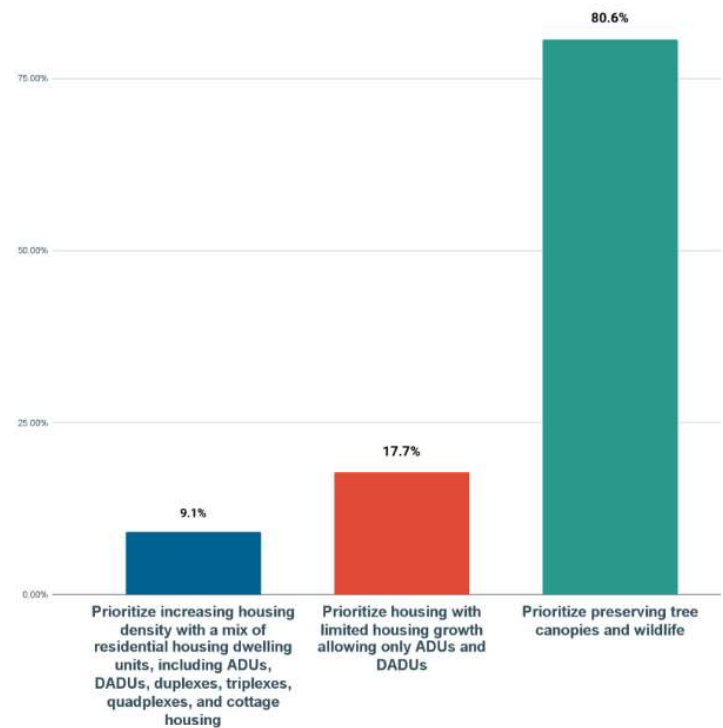
Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton’s environmental ecosystem as they are essential for the health and integrity of Wilburton’s critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.



Question:

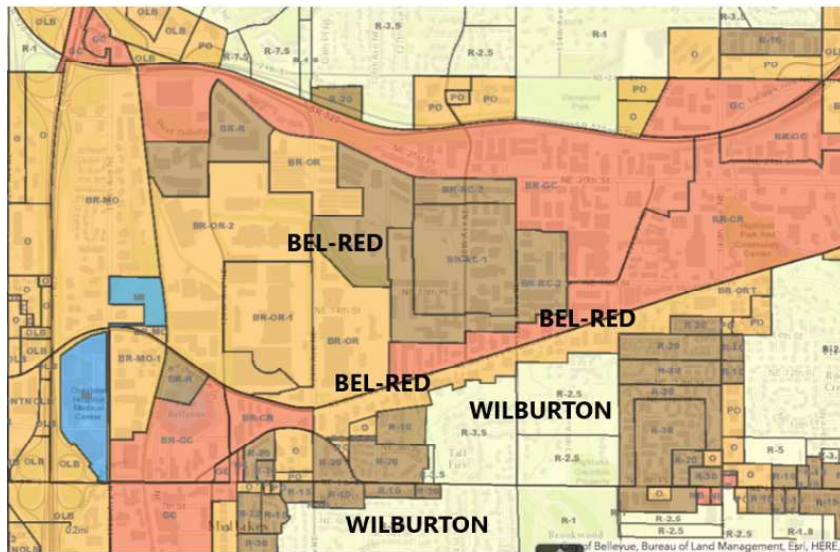
If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend on them or increasing housing density?**



- Inform and ask Neighborhood Associations to reach out to their residents in an impartial, unbiased manner for input and feedback. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a transparent and inclusive process.
- Prioritize neighborhood residents who have vested interests in their community and are directly impacted. Bellevue residents encompass a rich diversity and a spirit of inclusivity and should be adequately represented.
- Homes should fit the scale and character of their neighborhoods. Additionally, it is important to set height requirements that align with the surrounding homes.
- Consider requirements for the cumulative effects of housing density laws on climate temperatures, traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
- Residential homes in critical areas need special considerations. The cumulative effects on critical areas need measured mitigation. The Wilburton neighborhood nearest to the Bel-Red development, for example, is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation of mature tree canopies are essential for the ecosystem in critical areas.
- Wilburton is one of the few critical areas remaining in the USA in a city with a similar population. Cumulative mitigations have not been established. Critical area residential zoning density should be maintained.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.
3. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.
4. Alternative 3 does not ensure the job market and economic needs are met for different income levels. People who move to Bellevue without jobs and in a vulnerable market may be at high risk for challenges of displacement, homelessness, drug use, illegal drug sales, acute mental illness secondary to drug use, susceptible to drug related crimes, and increasing medical needs. Isolation, loneliness, and homelessness lead to declining health and well-being. This is evident in the city of Seattle where people attracted to Seattle's resources continued to live without jobs and homelessness.
5. The world is facing a dramatic climate change. Temperatures are rapidly rising, and researchers using US Forest Service Inventory data show that increasing temperatures are causing growth declines and slower growth in younger trees. Mature trees remove carbon dioxide in the atmosphere and mitigate the carbon dioxide by 25% while also removing air pollution, naturally and for free. The ability of trees to soak up carbon dioxide makes them a valuable weapon fighting against rising temperatures. *(3) Alternative 3 will cause the greatest effect on changing temperatures in residential areas. Consider a tree code.
6. Preservation of mature trees are essential for cooling stream temperatures for all aquatic and land wildlife and are part of their sensitive ecosystem.
7. Prioritize science and data. Oppose a recommended over development one size fits all approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and minimum setbacks. These are not reasonable principles and certainly not based on science and data. A one size fits all approach is not considering neighborhoods with diverse types of land.
8. Ensure housing typologies and pace of growth within neighborhoods are properly aligned. Consider developing housing options that complement the scale and character of the different neighborhoods.



District	Designation
Bel-Red	
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red Office/Residential	BR-OR
Bel-Red-Office/Residential Node 1	Bel-Red-OR-1
Bel-Red-Office/Residential Node 2	Bel-Red-OR-2
Bel-Red-Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red-Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red-Residential/Commercial	Bel-Red-RC-3
Bel-Red-Commercial/Residential	Bel-Red-CR
Bel-Red-Residential	Bel-Red-R
Bel-Red-General Commercial	Bel-Red-GC
Bel-Red-Office/Residential Transition	Bel-Red-ORT

BelRed Development and Wilburton

The 900-acre BelRed development is less than a block away from Wilburton.

- By 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs.
- By 2030 the BelRed development is expected to generate 5,000 housing units.
- 2,514 housing units are being reviewed for construction as of December 2022.
- 6,433 parking spaces are currently being reviewed for the BelRed housing and business development – (This will cause significant traffic, noise, and air pollution.)

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

Wilburton will be affected by tremendous growth. I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

• To separate residential, recreational, and open space areas from commercial areas and to protect space.

• To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.

To support the provision of commercial services in Wilburton that complement Downtown..."

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the following the inception of **Land Use Policies** that aligned with the Wilburton/NE 8th Subarea Plan:

"...POLICYS-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

and the previous policies protecting and preserving Wilburton's natural determinants, Wilburton's **Natural Determinants Policies**. The natural environment in our Wilburton neighborhood plays an essential role that provides residents with a profound sense of well-being.

Wilburton Natural Determinants Policies:

"Policies

POLICYS-WI-16. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICYS-WI-17. Prevent development from intruding into the floodplain of Kelsey Creek.

POLICYS-WI-18. Development should not interfere with Lake Bellevue as a drainage storage area identified in the City's Storm Drainage Plan."

Photos of the Critical Areas

Below are a few photos of wildlife in our cul-de-sac and photos of some of our critical areas in neighboring streets:



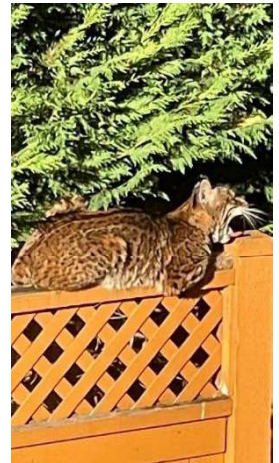
Red-tailed Hawk on neighbor's roof in Wilburton.



Another Hawk on a neighbor's Tree.



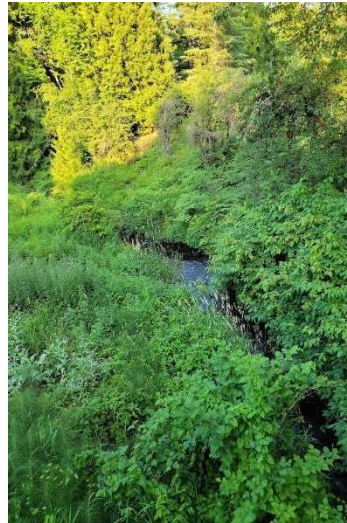
A Great Blue Heron, a Priority Species.



A Bobcat on my neighbor's Fence



A Bald Eagle flying over my neighbor's roof.



The Kelsey Creek on our street yesterday. Chinook (endangered species), Coho, and Sockeye salmon spawn in Kelsey Creek.



Kelsey Creek in our neighbor's yard was unusually dirty last week.



Marsh land under a bridge in a neighboring street on 132nd.

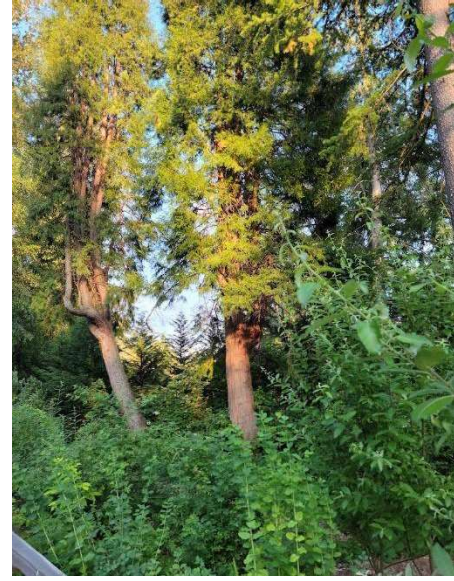
The neighborhood is in a critical area with many mature tree canopies. This area is being designated for R-Suburban, with single-family, duplexes, and cottage housing. Critical areas with many tree canopies would benefit remaining as low density housing (BCC 20.25H). Removing tree canopies negatively impact the already affected water and air temperatures, and the ecosystem and survival of Wilburton's wildlife. The sensitive ecosystem cannot be recovered with mitigation.



Tall Firs in Wilburton across of Bel-Red. Homes are surrounded by trees.



Goff Creek on 132nd where priority Cutthroat Trout live.



A backyard of a Wilburton home.



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home surrounded by marsh.



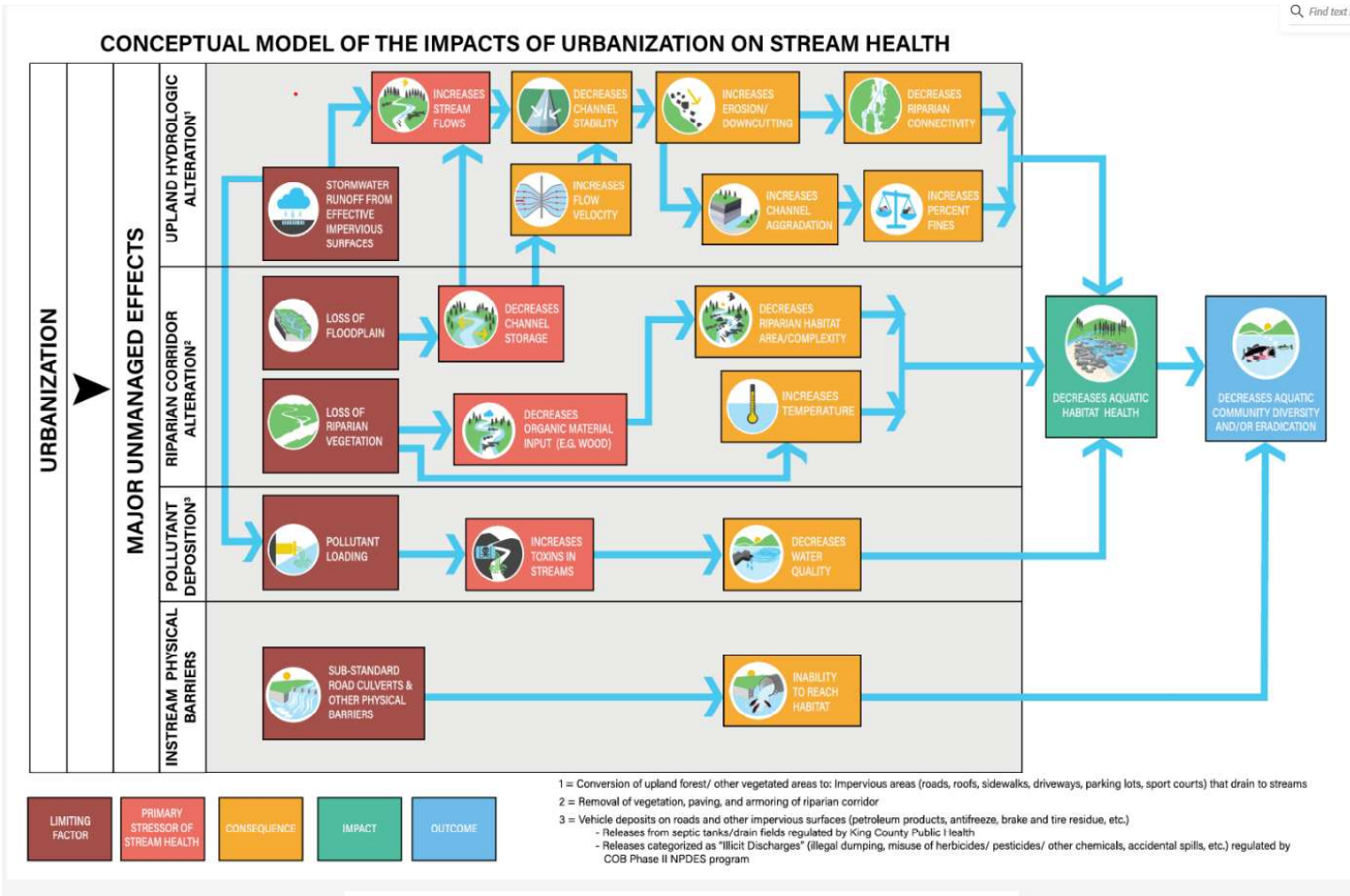
Homes in Wilburton, another example of the surrounding ecosystem which includes Goff Creek and Kelsey Creek.

“The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ... Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater

Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)..."

Factors Affecting the Health of the Greater Kelsey Creek Watershed (1)

1. **Pollutant Loading:** Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.
2. **Stormwater Runoff from Effective Impervious Surfaces:** The City's flow control for new development has shown not to be effective at protecting streams from erosion.
3. **Road Culverts and Other Physical Barriers:** A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.
4. **Loss of Floodplain and Riparian Function:** Urban development has confined and reduced the natural occurrence of wood entering many of the stream reaches in the Watershed. Tree canopies are becoming largely concentrated in parks reducing floodplain storage. This is leading to high velocities and flowrates. The City has invested tens of millions of dollars in the Greater Kelsey Creek Watershed over the past 15 years on in-stream projects that include repairing stormwater outfalls, stabilizing stream slopes, removing fish passage barriers, catching and removing fine sediment, and improving conveyance.



Laws Protecting Wilburton Critical Areas

WAC 365-196-580 Integration with the Shoreline Management Act

The Shoreline Management Act adds goals and policies as set forth under RCW 90.58.020 with equal order of priority goals under 36.70A.020.

Wilburton has the **Kelsey Creek Watershed System**, which includes **Goff Stream**, and is subject to Bellevue City Code Part 20.25H Critical Areas Overlay District. (1) :

“Critical Areas

Critical areas are parts of the landscape afforded special protection because they provide unique environmental functions that are difficult, if not impossible, to replace. The code protects six types of critical areas:

Streams and Riparian Areas

([LUC 20.25H.075](#)) Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected, unless they are used by salmonids or convey a stream that previously occurred naturally in that location.

A healthy stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

Wetlands

([LUC 20.25H.095](#)) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

Wetlands provide rearing and foraging habitats for fish and wildlife and food chain support for downstream waters. Wetlands provide natural water quality improvement; flood-flow reduction and storage; shoreline erosion protection; and opportunities for passive recreation. Many urban wetlands are heavily disturbed, but still provide valuable water quality treatment and flood-flow reduction.

Habitats for Species of Local Importance

([LUC 20.25H.150](#)) Species of local importance are specifically recognized local populations of native species that are at risk of being lost from Bellevue—western pond turtle, Oregon spotted frog, western toad, Chinook salmon, bull trout, coho salmon, river lamprey, bald eagle, peregrine falcon, common loon, pileated woodpecker, Vaux’s swift, merlin, western grebe, great blue heron, osprey, green heron, red-tailed hawk, western big-eared bat, Keen’s myotis (bat), long-legged myotis (bat), and long-eared myotis (bat)—and whose presence can be an indicator of environmental health.

Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

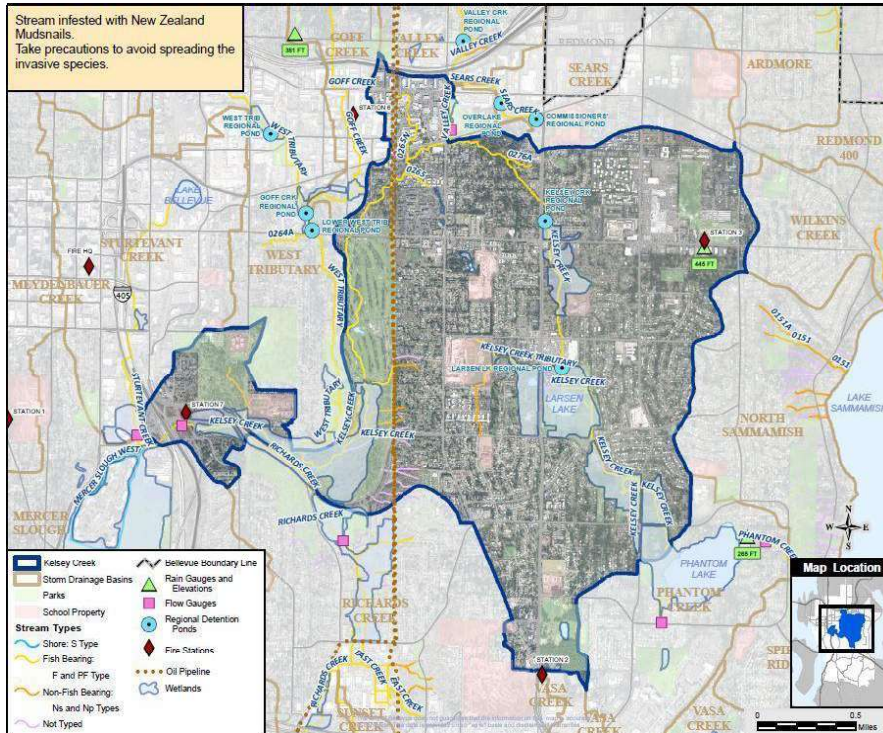
Geological Hazard Areas

([LUC 20.25H.120](#)) Geological hazard areas—landslide hazard areas, steep slopes, and coal mine hazard areas—are areas susceptible to erosion, sliding, earthquake, or other geological events. Because of their conditions, these areas pose a threat to health and safety when development is sited too close.

Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue’s large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

(LUC 20.25H.175) Flood hazard areas are those subject to 100-year floods (identified on FEMA Flood Insurance Rate Maps). These areas are designated to protect development from flooding and to protect the inherent functions of floodplains. Undeveloped floodplains store water and slow the downstream delivery of flood flows, reducing the impacts of a flood and recharging wetlands, streams and underground aquifers. Floodplain development reduces the floodplain's water storage capacity and puts valued property and infrastructure in the path of floodwaters. Runoff from impervious surfaces changes flood size and frequency and can degrade water quality."



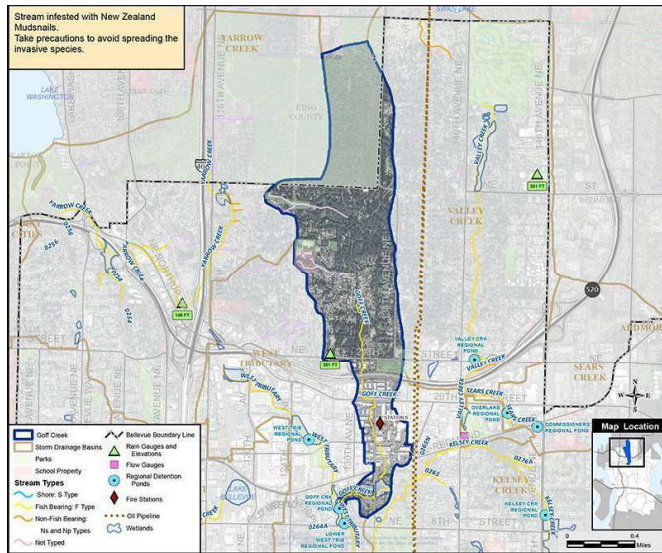
Kelsey Creek Drainage Details (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook*+
- Coho+
- Sockeye
- Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



GOFF Creek – (City of Bellevue) *(2)

Salmon Present in the Basin

- **Chinook*+**
- **Coho+**
- **Sockeye**
- **Rainbow & Cutthroat Trout**

*** Listed Federal Endangered Species**

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)

Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. I appreciate the opportunity to work with our city to provide housing and an inclusive community.

Sincerely,

Linda Ulrich
1060 134th AVE NE
Bellevue, WA 98005

- (1) City of Bellevue Watershed Management Plan
- (2) <https://bellevuewa.gov/city-government/departments/utilities/conservation-and-the-environment/drainage-basins/kelsey-creek-basin-drainage-details>
- (3) [Climate change: Trees 'most effective solution' for warming - BBC News](#)

Gulledge, Kristin

From: Paul Bruno <pbruno3@comcast.net>
Sent: Wednesday, July 12, 2023 3:09 PM
To: PlanningCommission
Subject: Wilburton Draft Comprehensive Plan Amendments - Comment

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Wilburton Draft Comprehensive Plan Amendments

Paul Bruno - 369 101st Avenue S.E. Bellevue 98004

Hello Planning Commissioners,

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I support the Wilburton Draft Comprehensive Plan Amendments. I propose a few additions for your consideration:

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7. Require all buildings to install green roofs or otherwise mitigate roof top heat islands.
8. Require all large buildings to capture and reuse grey water.
9. Require all new construction, including all residential, to capture and use rainwater for landscaping irrigation.
10. Require full recycling services across Wilburton.

Thank you for your consideration,

Paul Bruno
425-785-5256
Sent from my iPad

Gulledge, Kristin

From: phyllisjwhite@comcast.net
Sent: Wednesday, July 12, 2023 5:34 PM
To: PlanningCommission
Subject: Oral Communications for today

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sachin lande is signing up to speak today. his address is 811 132nd ave ne bellevue wa 98005. He will be speaking on Wilburton vision Implementation and the Wilburton Comp Plan

Gulledge, Kristin

From: Ann Brashear <abrashear@comcast.net>
Sent: Thursday, July 13, 2023 5:22 PM
To: Council
Cc: PlanningCommission
Subject: Planning Commission recommendation: FEIS study

[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,

I write in support of the Planning Commission's recent recommendation to study the Mixed Use-Lowrise zoning designation for the four neighborhood centers: Newport Hills, Northtowne, Lakemont, and BelEast. As you know, the MU-L category would allow 2-4 story mixed use buildings to be built on parcels with that zoning.

City staff had (without public notice) changed its "preferred alternative" for these centers to Mixed Use-Midrise. MU-M zoning would allow 7-10 story buildings on these parcels. This is absurd, and could destroy my neighborhood.

I live in Newport Hills. I can't speak to the other neighborhood centers, but I am deeply familiar with Newport Hills, planning to stay there until I have to be carried out feet-first, and committed to my neighborhood's livability. The commercial district in the center of Newport Hills is the linchpin of our very functional, *walkable* neighborhood. It is our public square. The current Neighborhood Business zoning allows several stories of housing to be built on upper levels, but the ground level is required to be retail – in other words, public space. It will be crucial to preserve this requirement.

Newport Hills is not well served by public transportation of any kind – no-one moves to Newport Hills without a car. Egress and ingress for vehicles is very constricted, along 119th Ave SE and SE 60th, both two-lane roads (not even arterials) that cannot be widened.

Newport Hills was a planned community from the beginning, and includes a balanced variety of housing types. The center of Newport Hills already contains both apartments (including KHCA moderate-income rentals), townhouses and other condominiums, while the areas outside the center contain single-family homes, some with ADUs. If units are added to this neighborhood via uncontrolled market forces, none of the units, of any type, will be "affordable" – the attractiveness of Bellevue generally and Bellevue schools in particular will see to that. Simply stacking more housing into Newport Hills will not forward the city's goal of more affordable housing – but it will wreck my neighborhood.

I thank you for your thoughtful consideration of our city's present and future needs.

Yours sincerely,

Ann Brashear
5254 116th Ave SE
Bellevue WA 98006

Gulledge, Kristin

From: Lee Sargent <LeeSgt@aol.com>
Sent: Friday, July 14, 2023 1:57 PM
To: Council
Cc: PlanningCommission
Subject: Concerns about Receiving Data for Analysis

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Aside to identify concern

I remember a show that is very old named Dragnet (it is on rerun channels I have seen). There was a police officer that usually started and sometimes repeated the phrase "Just the facts ma'am". I haven't watch it since it was first on TV. Why "just the facts" is important, is that it gives some grounding in the actually viewable results and a method for asking further in depth questions.

It seem dramatically different from what is being done in the Planning Commission and the City Council but I see it differently as usual. In order to frame pertinent questions to get addition feedback, express directions for future discussions, approve recommendation and/or appear before others in support of plans the facts have to be present.

Concern at the last Planning Commission meeting

I watched and listened to a portion of the process that shared a seemly stern reprimand and description of the failure to understand their (Planning Commission) place in the hierarchy of city government. This power point presentation was done showing that they were not allowed to direct staff in how to do their job-pardon my shortness and obvious lack of legal obligations. This was to be corrected by an education presentation.

I was present at the meeting that probably triggered this response. I was upset at that time that the staff presentation included no information about the Environmental Impact of the proposed Wilburton options 1, 2, and 3. This was questioned by specific Planning Commission members and repeatedly emphasized as the slides continued and were-possibly over emphasized-at each point in the presentation where the options and, ultimately, only option 3 having any specific mention along with a vote for approval of each of the option 3 presentations.

While what I think of each of the options is really not at issue here, what is at issue is the misinformation about the purpose of the meeting. There was no real mention of the facts that would show what the Environmental Impact would be. No information was presented about what would happen to our city over the next 20 years that the Comprehensive Plan changes would see. I do recognize why option 3 is the choice based on flexibility of development, distribution of 35,000 new residents, and diversifying the resource locations. But I don't know for any of the options what that does to the environmental impact of those changes for any of the options. Would I have been questioning this lack of information? You bet I would because it impacts the city and I am 1 of 150,000 that want to know that. Would I have asked for an actual environmental impact analysis study for information? Yes, I would.

The Planning Commission asked for a study for the impact on the environment to be presented. Planning Commission, Thank You. Was this telling them how to do their job? No, it was asking for the facts. Do I think it would be easy for staff to do? No, I don't but something needs to be done that produces more than words on paper or a reprimand. Staff saying something as simple as the results are too difficult and time consuming to produce in the short time available. (I am sure that running simulations across each of the options would be difficult, input tedious and results conversion to easy to understand visual concepts would justify it.)

The Planning Commission does an excellent job of asking questions when there is clear information. They are more than competent at asking questions that dig deep, clarify and enhance the study's results. Their comments keep open the possibilities that the City Council has opened and even expand them a bit. Affordable housing owes a debt to them and their voluntary efforts on this cities behalf.

Conclusions

In my opinion, staff should be one of three equal components in our government. Even though staff has more day to day hours than the City Council, Planning Commission and other Commissions, they have responsibility to the public in all their decisions.

- The City Council has responsibility for deciding what actually is accepted into the code for the public,
- the Commissions have responsibilities for having the City Council plans robustly reviewed, enhanced and guided,
- the Staff providing the information, assuring the legal ramifications, implementing the codes, keeping things running smoothly and enforcing the results.

The complexity of this process is growing with the diversity of the population, volume of people and needs, and proximity of neighboring communities.

In my opinion-given my limited knowledge-we should not get into the habit of rubber stamping things that are clearly incompletely understood. Nor should we be limiting the factual information for those that are willing to spend their own unpaid for time trying to understand it. The connections to the community at large are already too tenuous and limited.

Thanks for your time and consideration,

Lee Sargent

425-641-7568

16246 NE 24th ST

Bellevue, WA 98008-2414

trees4livability.org

Gulledge, Kristin

From: p johnston <pamjjo@msn.com>
Sent: Sunday, July 16, 2023 8:34 PM
To: Council; PlanningCommission
Cc: Craig Spiezle; Plummer David F.; comptontrails@outlook.com; Heidi Dean; Norm Hansen - BTCC (Hansennp@aol.com); Albert Ting (alt7070@hotmail.com); phyllisjwhite@comcast.net; info@newporthillscommunityclub.org; Leslie Geller; Eastgate Community Association; Micki Larimer; davidc@clearfocusengineering.com; Anne Coughlin; Dick Thompson
Subject: Comp Plan: Schedule, Transparency, Neighborhood education and Listening

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

Bellevue Residents are neighborhood experts. Decisions are being made to moved forward for Bellevue's Future without key neighborhood input. Collaboration between residents and the City is vital. The work for comp planning has reached a critical point. We must confront the reality that the current way of working does not focus on collaboration and move towards mutual understanding and solutions. Neighbors and staff alike need to reach for common ground. Not every decision will be agreeable to all. However, the reasoning behind the decisions must be transparent.

As a first step, I hosted a meeting with Emil King and Thara Johnson to discuss the Comp Plan overall schedule, deliverables, and process. Registered neighborhood contacts and One Bellevue members were invited. Others may have been invited by meeting forwards.

Attendees included neighbors from 10 Neighborhood areas.

NW	BT	NE	CR	WLS	LH	WL	FA	EG	NP	City
Craig Spiezle, Dick Thompson	Norm Hansen, Eva Orlowska, Pamela Johnston	Anne Coughlin	David Plummer	Albert Ting	Betsi Hummer	Phyllis White, David Cagle	Andrew Clapham	Leslie Geller	Heidi Dean, Kazuki Sawanoi	Emil King, Thara Johnson

Conclusions

- The DEIS was large. Residents did not re. This was the most state legislation change for planning for 25 years. Planning has been doing a lot of work.
- Residents can't keep up with Planning.
- We all want a strong recommendation from the Planning Commission to go to Council with the growth strategy and actual policies.
- Planning Commission has high expectation for further study.
- No final decisions are being made with the current map. Most comp plans at this stage contain very generalized maps – not at the parcel level. A detailed schedule is needed.
- We will collaborate with you on the process, especially education, outreach, and neighborhood sharing
- We need to build trust.

To Do:

1. **Comp Plan principles used to make the map: receive and review**
2. **Decisions to be made, dates, and iterations.**

3. Collaborate on Education and Outreach and feedback on stability.
4. Continue to meet with Planning in a hybrid meeting two-three times a month for Q&A.
5. Request Planning Commission to consider Q&A discussions

Planning moving fast because of an aggressive schedule. We think they moving so fast that the community does not have time to kind of get up to speed. That results in limited feedback and rumors of a conspiracy. This is an opportunity to take a deep breath and get everyone on board.

Please adjust the schedule to take the time to a more robust collaboration and engagement. We think and that will start to address a lot of the concerns for transparency and neighborhood education.

Cordially,

-pamela johnston

Gulledge, Kristin

From: Dean Brown <deancarsonbrown@gmail.com>
Sent: Monday, July 17, 2023 3:07 PM
To: Cuellar-Calad, Luisa; PlanningCommission; Goepppele, Craighton; Ferris, Carolynn; Brown, Karol; Malakoutian, Mohammad; Khanloo, Negin; Bhargava, Vishal
Subject: NW Bellevue Planning

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

I am writing regarding Planning staff's recommended plan to rezone our in a manner inconsistent with recent plans to protect the nature of where we live.

Over the past several months the Planning Department has advanced many initiatives to the Planning Commission for review and approval. The number of their proposals alone has been bewildering and leaving us to wonder if they aren't simply trying to make it impossible for us to gather a response. It's a shame how little they care about the community as it is, rather than how they feel it should be. One day we are trying to respond and get a careful handling of additional dwellings and the next we have to consider six story buildings being built next door.

Please come and walk our streets and realize it is not a commercial area, has a modest but good density (many multi-unit structures, provides a much needed tree canopy, housing for seniors and a buffer to other communities. Please slow down the planning wiz kids and continue to protect the nature of this city you've already done so much to make.

Dean and Sue Brown
Residents on NE 1st

Gulledge, Kristin

From: 冬梅 <HDM369@hotmail.com>
Sent: Monday, July 17, 2023 3:33 PM
To: PlanningCommission
Subject: NO R-low is in Lochleven
Attachments: LochlevenEIS.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,

I am Dongmei Huang who lives in 102 96th Ave NE, Bellevue 98004.

Me, my husband Neo Li, and two kids disagree that **R-low** is in Lochleven neighborhood. We 100% agree with all the suggestions mentioned by Craig Spiezle (attachment). Please don't ignore the concerns of a resident living in this community! Thank you.

Best
Dongmei Huang

July 10, 2023

To: Members of Bellevue City Council

cc: Planning Commission, Planning Department

Fr: Craig Spiezle, Resident of Lochleven craigsp@agelight.com 425-985-1421

Good evening, my name is Craig Spiezle. I am speaking on behalf of many of my neighbors in Lochleven. We are in opposition to the Planning staff's preferred alternative for the Environmental Impact Statement (EIS) for the Northwest Quadrant including the classifications of R-Medium and R-High throughout Lochleven.

Over the past several months, the Planning Department has advanced many initiatives. We appreciate their work and professionalism, yet the sheer volume of their proposals has been overwhelming. The capacity to digest and understand the impact of the EIS is a significant challenge. The aggressive timeline has prevented meaningful public engagement. As stated by some Commission and Council members, your ability to make an informed decision has been limited.

It is important to note the community is still trying to understand the impact of HB1110. With the increased height of these same properties up to six stories, the compounded impact will forever change the character of our neighborhoods.

While some of these changes might be reasonable for commercial districts, the expansive scope of the EIS including existing single family homes is fundamentally wrong. The "Preferable Alternative" would be a direct conflict to the principles and assurances made by Council over the past decade. The "wedding cake" model championed and embraced by the City made it possible for substantial investment in residential properties outside of the downtown core. If approved the City would be abandoning this agreement with the community.

In summary the Planning staff's preferred alternative should not be approved for the following reasons:

1. Directly conflicts with the Comp Plan for NW Bellevue, revised less than 2 years ago
2. Diminishes the mandated buffer and separation between downtown Bellevue and Lochleven.
3. Does not consider the loss of privacy to nearby properties.
4. Does not consider the loss of light and shadow footprint on nearby properties and impact to the tree canopy.
5. Does not consider the impact to traffic, pedestrian safety, parking and curb management.
6. Does not consider the impact to city utilities and infrastructure, including police and fire.
7. Lacks an economic impact assessment to homeowners property values.

Our ask is to send back the EIS to the Planning Department. Council needs to require a data driven analysis and establish a realistic schedule to allow all stakeholders adequate time to study these proposals.

Over the past two years the City has made significant progress increasing housing alternatives and topographies. Council today needs to draw a line in the sand of what is reasonable. Increasing density at all costs should not be the answer. We need your help to preserve our great neighborhoods.

Thank you for all of your work in making Bellevue a great City and protecting our City for future generations.



Craig Spiezle

425-985-1421

Gulledge, Kristin

From: Neo LI <neo.li.001@outlook.com>
Sent: Monday, July 17, 2023 4:54 PM
To: PlanningCommission
Subject: Rezoning in Lochleven

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

My name is Neo. I am here to represent the concerned residents of Lochleven. In the limited time I have, I will be direct and straightforward.

We strongly oppose the alternatives 3, 2, and 1 for the Environmental Impact Statement (EIS) regarding the Northwest Quadrant. We adamantly reject any rezoning, be it R-Low, R-Medium, or R-High, throughout Lochleven.

Why?

Firstly, a vast majority of our neighbors, approximately 95%, are unaware of the EIS alternative plans. The remaining 5% who are aware have varying perceptions of the impacts. This lack of awareness and public engagement renders your plan baseless.

Secondly, increasing the height of buildings to up to six stories will irreversibly alter the character of our neighborhoods, which we vehemently oppose.

Furthermore, these proposals contradict the Northwest Bellevue Comprehensive Plan, revised less than two years ago.

They also diminish the mandated buffer and separation between downtown Bellevue and Lochleven, neglecting the privacy of nearby properties.

The proposals fail to consider the loss of light and shadow footprint on nearby properties, as well as the impact on the tree canopy. They disregard the effects on traffic, pedestrian safety, parking, curb management, and city utilities, including police and fire services.

The lack of consideration for the educational infrastructure will negatively affect the quality of education and the learning environment for our children.

What we ask for?

Bridging of gaps between the planning department and our community. We urge you to begin with the needs and perspectives of your constituents. After all, we are the people who live here and have contributed to the growth of Bellevue.

Lastly, the council must mandate a data-driven analysis and establish a realistic schedule that allows all stakeholders sufficient time to thoroughly study these proposals.

Thank you for your attention. Let us work together to create a better Bellevue.

Gulledge, Kristin

From: Wendy Duan <weiduan@outlook.com>
Sent: Monday, July 17, 2023 3:38 PM
To: PlanningCommission; Council
Subject: Lochleven EIS

[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 City Council members, Bellevue Planning Commission, and Planning Department

My name is Wei Duan. I reside at 134 97th Ave NE in Bellevue. I am writing this letter on behalf of many of my neighbors in Lochleven. We are **in opposition** to the Planning staff's preferred alternative for the Environmental Impact Statement (EIS) for the Northwest Quadrant including the classifications of R-Medium and R-High throughout Lochleven.

Over the past several months, the Planning Department has advanced many initiatives. We appreciate their work and professionalism, yet the sheer volume of their proposals has been overwhelming. The capacity to digest and understand the impact of the EIS is a significant challenge. The aggressive timeline has prevented meaningful public engagement. As stated by some Commission and Council members, your ability to make an informed decision has been limited.

It is important to note the community is still trying to understand the impact of HB1110. With the increased height of these same properties up to six stories, the compounded impact will forever change the character of our neighborhoods.

While some of these changes might be reasonable for commercial districts, the expansive scope of the EIS including existing single-family homes is fundamentally wrong. The "Preferable Alternative" would be a direct conflict to the principles and assurance made by Council over the past decade. The 'wedding cake' model championed and embraced by the City made it possible for substantial investment in residential properties outside of the downtown core. If approved the City would be abandoning this agreement with the community.

In summary the Planning staff's preferred alternative **should not** be approved for the following reasons:

1. Directly conflicts with the Comp Plan for NW Bellevue, revised less than 2 years ago;
2. Diminishes the mandated buffer and separation between downtown Bellevue and Lochleven;
3. Does not consider the loss of privacy to nearby properties;
4. Does not consider the loss of light and shadow footprint on nearby properties and impact to the tree canopy;
5. Does not consider the impact to traffic, pedestrian safety, parking and curb management;
6. Does not consider the impact to city utilities and infrastructure, including police and fire;
7. Lacks an economic impact assessment to homeowner property values.

Our ask is to send back the EIS to the Planning Department. Council needs to require a data driven analysis and establish a realistic schedule to allow all stakeholders adequate time to study the proposals.

Over the past two years the City has made significant progress increasing housing alternatives and topographies. Council today needs to draw a line in the sand of what is reasonable. Increasing density at all costs should not be the answer. We need your help to preserve our great neighborhoods.

Thank you for all your work in making Bellevue a great city and protecting our city for future generations.

Sincerely,
Wei Duan
425-289-6595

Gulledge, Kristin

From: Wendy Duan <weiduan@outlook.com>
Sent: Monday, July 17, 2023 4:14 PM
To: PlanningCommission; Council
Subject: Concerns on Preferred Alternative on Lochleven

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

Hello dear Bellevue City Council members, Bellevue Planning Commission and Bellevue Planning Department,

My name is Wei Duan and I reside at 134 97th Ave NE in Bellevue. I am writing this letter on behalf of myself and my husband. We reside in a single-family resident neighborhood called Lochleven. I am concerned that the Planning Commission's preferred alternative that could impact the areas around our home.

The areas that surround the Lochleven are single-family resident neighborhoods. In addition, across from the lake are single-family resident neighborhoods. Residents in these adjacent neighborhoods do not need the apartments and/or additional services a rezoning of R-Low, R-Medium and R-High would allow. Also, our neighborhoods will be harmed by the increase in traffic on Bellevue Way, Lake Wahington Blvd and NE 4th Street. Rezoning of the Lochleven area would make our neighborhoods less safe to live and drive in and radically change our area. There would clearly be more traffic in the streets. Apartment buildings that evidently could be permitted under the changed zoning would greatly increase the traffic and change the character of our neighborhoods. It is already difficult to make a turn onto Bellevue Way from adjacent side streets. In addition, the increased traffic would prevent us from walking safely in the streets of our neighborhoods.

For over 50 years the residents in these neighborhoods have been content with the current zoning, which is a perfect code for the area. The proposed "Preferred Alternative", has not existed before and is not appropriate for areas in the midst of single-family neighborhoods, especially when there are no transition zones. Please help maintain our safe and current neighborhoods.

If this matter is to be considered in the future, is it possible for you to send me a flyer, which can be distributed, in areas that will be impacted? Residents are not sufficiently informed about what is happening in the City. Please refrain from rezoning the Lochleven area. We believe the seniors in our neighborhoods, will be adversely affected by such rezoning.

Sincerely,
Wei Duan

Gulledge, Kristin

From: Craig Spiezle <craigsp@agelight.com>
Sent: Tuesday, July 18, 2023 8:45 PM
To: Robinson, Lynne; Nieuwenhuis, Jared; Zahn, Janice; Robertson, Jennifer S.; Lee, Conrad; Stokes, John; Barksdale, Jeremy
Cc: Council; PlanningCommission
Subject: Comprehensive Plan Periodic Update and Wilburton Vision Implementation - Review of Preferred Alternative

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Mayor Robinson, Deputy Mayor Nieuwenhuis and Council Members

On behalf of many of my neighbors in Lochleven, Vuecrest and surrounding neighborhoods, I would like to express a note of appreciation of your opposition of including Lochleven and Vuecrest as an “area of opportunity” in the “Preferred Alternative for the NW quadrant of the EIS. Your acknowledgement during last night’s Council meeting that this was a planning “scope creep” and that it would likely have a long-term detrimental impact to not only Lochleven, but to every residential neighborhood adjacent to the downtown core is very much appreciated. As you may be aware many of these same concerns had been raised to the Planning Department and Planning Commission over the past few months without any success. Thank you again for your objectivity and direction to the Planning Department to eliminate this “area of opportunity”.

Working together with the community, we can manage growth while protecting our great neighborhoods and city for future generations.

Respectfully,

Craig Spiezle
425-985-1421

Gulledge, Kristin

From: Heidi Dean <technogeekswife@yahoo.com>
Sent: Tuesday, July 18, 2023 3:38 PM
To: Council
Cc: PlanningCommission; Dick Thompson; Diana Thompson; Pamela Johnston; Jonny Lu; Ann Brashear; Michelle Hilhorst; info@pmfinvestments.com
Subject: Neighborhood Centers= catch-all category

[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 & Planning Commission:

The "Neighborhood Centers" designation is a problem.

Staff has changed all the names for the zoning designations and now created a catch-all category for retail & commercial properties: Neighborhood Centers (NC). The NCs are literally a hodgepodge of unrelated property types.

- An intersection ("weigh station") is not the same as a small neighborhood shopping center
- A small neighborhood shopping center is not the same as a community sized/regional shopping center
- None of those are the same as the "undefined" properties like the Bellevue Technology Center

Like our parks, all NCs are different sizes, serve different purposes, and draw customers/clients from different proximity ranges. Lumping them together as "Neighborhood Centers" is, in my opinion, lazy planning. It doesn't take into consideration the uniqueness of the properties or the neighborhoods within which they are located or border.

The larger "community" sized NCs like Kelsey Creek Center are appropriate for an upzone to MU-M. KCC sits on one of the major North-South arterials, it's 16 acres (vs 2-6 acres), it contains regional-type retail uses, and it's owned by a local family who've proven they are vested in being great partners in the Lake Hills neighborhood. **I don't want to see PMF Investments/the Franklin family denied an upzone to MU-M simply because the Planning Commission recommended MU-L for NCs.**

By the same token, an upzone to MU-M is absolutely inappropriate for the small, local NCs.

- None have frequent transit* (Lakemont Village= no transit)

- Northtowne, Newport Hills, BelEast share fencelines with residential surrounding them= no transition

- All are fully tenanted** with neighborhood-serving businesses (some there for decades)

* Northtowne's future frequent transit route (270) is dependent upon light rail opening (waiting....)

** Newport Hills' vacancies are related to landlord refusal to rent spaces & to maintain the property (from 2010 forward). Did you know that Northtowne & BelEast (line shops) are 6 & 7 years older than Newport Hills? They've been fortunate their property owners maintained them instead of slumlording. KCC's line shops and Eastgate Plaza are only 5 & 6 years newer than Newport Hills, but have been maintained & refreshed. *Slumlording shouldn't be rewarded as a "significantly changed condition", it should actually be discouraged by the CoB (so why isn't it???)*

Staff confirmed to Planning Commission it's unlikely that residential units built at NCs (at least the smaller ones) will contain affordable housing, so requests to upzone the small NCs are simply about needlessly increasing density & profit for the property owners, not helping the neighborhoods, small businesses, or city in any way.

Any commercial realtor who's honest will tell you that if a small business is displaced from a naturally-occurring affordable space they won't be able to return once the property has been redeveloped. Staff's suggested mitigation of "**right of return**" offers aren't worth anything if businesses can't afford relocation costs (2x) and significantly increased rent. That means not only will the businesses that eventually fill the centers (it takes forever! Ex: Lake Hills Village, Newcastle Commons) be blah corporate businesses, but if a property owner makes little effort to find an "anchor" tenant they can justify decreasing the amount of retail/commercial space included in the property. It's a set-up for neighborhood failure and commercial property owner bonanza.

The staff's recommendation to upzone the NCs was kept so quiet that neighborhoods around BelEast, Lakemont Village, and Northtowne are unaware of what's happening with the exception of one or two people. Northtowne's business tenants think their potential buyer doesn't want to upzone, they just want to "refresh" the center (they lied to the businesses). This process has been so fast that we've barely had time to get the word out in Newport Hills. Is this really how we do things in Bellevue? It doesn't seem to be in line with the council vision re: transparency & working collaboratively with residents.

I encourage you to adopt Alternative 2 citywide, keeping all small NCs MU-L while allowing KCC to upzone to MU-M. Alternative 2 allows for 1.5x the growth target capacity. With passage of HBs 1110 & 1337, approving Alternative 3 is not only unnecessary but downright disrespectful to Bellevue's residents and their neighborhoods. This is supposed to be a **20 year plan**. Alternatives 2 & 3 are essentially 30-40 year plans, maybe longer. As mentioned at council last night, if additional capacity is required prior to the next Comp Plan update there's always the city-initiated

CPA process as was done with Downtown.

I thank you for your consideration in this matter.

Sincerely,

Heidi Dean
Newport Hills

Gulledge, Kristin

From: Lee Sargent <LeeSgt@aol.com>
Sent: Tuesday, July 18, 2023 1:04 PM
To: Council
Cc: PlanningCommission
Subject: A Couple of Thoughts from Bellevue Council mtg 7/17/2023

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

Wilburton Comprehensive Plan option 3 update

I was very impressed by the discussion around the Wilburton Comprehensive Plan update. Because of the questions and insights some by council members and some by staff, I got a clearer picture of what was being presented and how to get better information for this process. From staff the process was clarified that the process so far was really to setup the parameters for what Environmental Impact issues to deal with. Because of Councilmember Robertson specifying the residential areas that were being affected by option 3 for traffic impact, it narrowed the focus for possibly the most important factor to study. This made sense because the traffic is the biggest issue that we have dealt with in other areas. Pollution, noise, congestion and behavior are strongly affected. The Wilburton area option3 extends so broadly that the analysis is difficult to attain-different building types, different zoning, different requirements, different areas of the city, etc. Narrowing to a few key issues of analysis reduces the complexity immensely. It was also almost as an aside that there was no reason to expand the area of Wilburton changes because of HB1110 and SB1337 requirements. This last was said and then amplified as it seemed logical by several others of the council. (I could almost feel the tension release when this very thought released the need for incorporating the larger area as it will be dealt with separately and more appropriately to the needs of the each area. Wow.) Complexity reduced and focus on the area of greatest impact for learning what will work with people that were going to be impacted in either way. Wonderful work by the council! Easier to manage development and modeling for staff! and clarity for the Planning Commission.

Comprehensive Plan changes for the Tree Code

There is a clearly a broad support from those that have attended the many meetings for Great Neighborhoods and Bellevue 2044. (The difficulty is to determine what that means for the Comprehensive Plan. Trees are one of those pervasive items in our environment that exist and are appreciated when they give us something but removed if they are in the way, block what we want to see, are messy, and/or are perceived as a threat)

- Putting them in the Comprehensive Plan gives them a legal presence and definition as a part of our city.
- Trees of a certain type, size represent the substantial growth to maturity that provides substantial resilience to natural destruction and providing the most consistent resources to the city.
- Adding the regulations for what can be done with them, how it needs to be done, and the consequences of failure to comply make them a valued city resource. Similar to how homes, buildings and other permanent fixtures on property are monitored by the city for compliance.

- We have made some good first steps.

(We are at a cross roads that can easily be ignored. If we can not see that we need to leave room for these trees and, therefore, allow them to be treated as mere temporary objects up to the whim of the current land owners/developers. We will lose the trees and the places to grow trees.)

Thanks for your time and consideration,

Lee Sargent

425-641-7568

16246 NE 24th ST

Bellevue, WA 98008-2414

trees4livability.org

Gulledge, Kristin

From: Plummer David F. <pdf3@comcast.net>
Sent: Wednesday, July 19, 2023 4:08 PM
To: Stead, Elizabeth
Cc: Pittman, Reilly; King, Emil A.; Council; PlanningCommission;
onebellevue@googlegroups.com; phyllisjwhite; pam Johnston; Nesse, Katherine
Subject: No-Action Alternative for DEIS and EIS Reviews

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

Hi there!

1. In Table 1-2 of the DEIS (page1-19) under ' Citywide Impacts' for Alternative 0, the text states "A moderately adverse impact related to other citywide housing growth requirements is expected ... as it does not meet new planning requirements for affordable housing across income bands or a range of housing types." Where are these impacts described in the DEIS (or in other reports/references)?
2. In Table 1-2 of the DEIS (page1-19) under ' Citywide Impacts' for Alternative 0, the text states "As future development occurs, some residents and businesses may be displaced through redevelopment or priced out as land prices and rents increase." Where are these impacts described in the DEIS (or in other reports/references); and when would these impacts begin to occur if Alternative 0 were selected as the preferred Comp Plan 2024 alternative?
3. In paragraphs 5.3.3, 5.3.4, 5.3.5, and 5.3.6 the text states that the 4 Alternatives would provide increased housing unit (HU) capacities and new residents (NR) as follows: Alt 0: 41,000 HU, 95,500 NR; Alt 1: 59,000 HU, 136,000 NR; Alt 2: 77,000 HU, 177,600 NR; and Alt 3: 95,000 HU, 219,100 NR. How were these values determined; what are the corresponding yearly (2022-2024) City population values for each of the Alternatives; and what are the 6 income-level breakdowns for each Alternative (similar to Exhibit 72, page 78, in CAI's report, "City of Bellevue Housing Needs Assessment", 8 December 2022)?
4. Why did the City choose to include in the 3 DEIS alternatives that are so much higher than the City-developed County-approved HU and jobs values published in the "2021 King County Countywide Planning Policies" document? And since Alternative 0 apparently provides capacities in excess of the County-approved values, and probably is much lower in cost, why would Alternative 0 not be the preferred Alternative to be evaluated in the 2024 Comp Plan EIS?

RSVP,

David Plummer

Gulledge, Kristin

From: Plummer David F. <pdf3@comcast.net>
Sent: Wednesday, July 19, 2023 4:12 PM
To: King, Emil A.
Cc: Phyllisjwhite; onebellevue@googlegroups.com; Council; PlanningCommission
Subject: Future Land Use Maps and City Growth Plan
Attachments: Table BP-58. Bellevue Population Characteristics, 2021.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!

1. Is it possible to obtain copies of the maps provided as Attachment A for agenda item 23-483 for the 28 June 2023 Planning Commission meeting that show **the boundaries of the City's 16 subareas**; if so, could you identify the correct procedure to obtain the maps?
2. Has the City staff published any comprehensive analysis or report that provides the detailed rationale for choosing Alternative 3 (with some changes) for development of an updated comprehensive plan for the City? How does the changed version of Alternative 3 compare with the baseline plan that the staff used to develop the DEIS for the 2024 periodic update of the comprehensive plan?
3. Since the City staff has chosen Alternate 3 (with some changes) as the preferred 2024-2044 growth concept for the City, could you please identify the reports/analyses or other data (and their dates) that the staff used to develop the 'end-state' (year 2044) population characteristics for the City sub areas like those illustrated in the attached Table 58?

RSVP,

David Plummer

Table BP-78. Bellevue Population Characteristics, 2021

9-Jul-23

Factor	Bellevue Sub-Areas											
	Bel-Red	Bri. Trls	Cgr. Mtn	CrsRods	DnTwn	EastGt	Factoria	LakeHls	Newprt	NE Bel.	NW Bel.	Somerst
Population	2,680	12,026	12,049	14,642	14,603	7,793	3,365	18,573	10,354	11,123	9,317	8,587
Percent of Population in Multi-family Units	100	59	18	84	100	15	83	29	14	3	42	0
Percent of Population in Single-family Units	0	41	82	16	0	85	17	71	86	97	58	100
Average Household Size	1.7	2.52	3.11	2.32	1.54	2.99	2.93	2.82	2.85	2.9	2.44	3.12
Number of Households	1,580	4,778	3,869	6,321	9,510	2,606	1,148	6,580	3,635	3,833	3,813	2,754
Number of Housing Units	1,602	4,949	4,190	6,642	10,812	2,728	1,365	6,916	3,827	4,069	4,232	2,910
Number of Multi-Family Housing Units	1,602	3,254	799	5,903	10,812	453	1,171	2,352	550	190	2,048	0
Number of Single-Family Housing Units	0	1,695	3,391	739	0	2,275	194	4,564	3,277	3,879	2,184	2,910
Area, Sq. Miles	1.51	3.16	3.69	1.27	0.68	2.75	0.61	3.53	2.81	2.21	2.07	2.04
Pop. Density	1,775	3,806	3,265	11,529	21,475	2,834	5,516	5,261	3,685	5,033	4,501	4,209

Source:

1. Bellevue populaton estimates: ***Bellevue Neighborhood Profiles***, Bellevue Community Development Dept., 2021
2. Bellevue population density: calculated by author

Table BP-78. Bellevue Population Characteristics, 2021

				Total
W. Bell.	W LK San	Wilbrtn	Woodrdg	
8,951	6,640	4,510	5,435	150,648
39	16	54	44	N/A
61	84	46	56	N/A
2.48	2.87	2.42	2.56	2.60
3,604	2,313	1,864	2,124	60,332
3,966	2,427	1,946	2,239	64,820
1,926	451	1,206	1,143	33,860
2,040	1,976	740	1,096	30,960
2.65	1.84	1.73	1.14	
3,378	3,609	2,607	4,768	

August 3, 2023

TO: City of Bellevue Planning Department

FROM: People for Climate Action – Bellevue, and allied organizations below

RE: Including a Climate Change and Resiliency Element in the comprehensive plan update.

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

As you surely know, this summer many cities are imagining their futures and planning for the next 20 years. Across the region, land use patterns, transportation systems, economic growth, and housing are all being examined as communities update their comprehensive plans. When thinking about life in the 2030s and 2040s, we must come to grips with the implications of climate change. A comprehensive plan update can potentially have significant mitigating impacts on future greenhouse gas emissions.

House Bill 1181*, which became law this year and is undergoing rulemaking by the Department of Commerce, requires most cities in King, Pierce and Snohomish Counties to include a climate change and resiliency element in their comp plan progress reports in 2029. Since waiting until 2029 would reduce the likelihood of cutting greenhouse gas emissions 50% by 2030 (which is a commitment that many local cities have made), we urge inclusion of this element in 2024 comp plan updates. Farsighted cities have already readied themselves to include a climate change and resiliency element in their current updates, along with other associated changes required by HB 1181.

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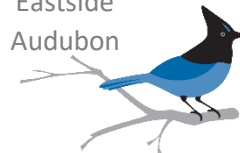
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Eastside
Audubon



*Find the official synopsis of HB 1181 here: <https://lawfilesextra.leg.wa.gov/biennium/2023-24/Pdf/Bill%20Reports/House/1181-S2.E%20HBR%20FBR%2023.pdf?q=20230727104504>

From: [Barb Braun](#)
To: [Robinson, Lynne](#); [Council](#); [PlanningCommission](#); [Miyake, Brad](#); eking@bellevuewa.gov; [Kattermann, Michael](#); [Johnson, Thara](#); [Stead, Elizabeth](#); [Ewing, Jennifer](#); [Fall, Sofia](#); [Stewart, Justus](#)
Cc: [Barb Braun](#); [Alice Meng](#); [April Stevens](#); [Barbara Braun](#); [Cameron Barajas](#); [Chris Marks](#); [Court Olson](#); [Paul Bruno](#); [Willard Westre](#)
Subject: People For Climate Action, 2044 Comprehensive Plan Recommended Growth Policies
Date: Tuesday, August 22, 2023 1:50:06 PM
Attachments: [23-08-22 Growth_policy_recommendations_PeopleForClimateAction_Aug2023_vf.pdf](#)

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2044 Comprehensive Plan Recommended Growth Policies

To: Council Leaders, Planning Commission, Sustainability Leads, Planning Leads
From: People For Climate Action – Bellevue
August 2023

Dear Leaders,

People For Climate Action Bellevue (PCA-B) appreciates the work being done on the Comprehensive Plan to come up with a Recommended Growth Alternative for the 2044 Comprehensive Plan that will allow additional urban density for affordable housing while achieving Bellevue's stated livability and climate objectives.

We support additional density to supply the level of affordable and "missing middle" housing needed to allow people who work in Bellevue to live in Bellevue. We believe the City can achieve the needed density while simultaneously achieving our greenhouse gas emissions (GHG), tree canopy, and other livability goals. We believe additional goals/values should be added to the Comprehensive Plan regarding climate resilience as we now understand how urgently we need to adapt to the ever-worsening climate crisis.

Balanced Density

As we investigate and select a Growth Alternative, the amount of additional density allowed needs to be balanced against the climate impacts of construction and buildings. We also worry that "over densification" could degrade existing neighborhood character. Here are some specific concerns:

1. Mid and high rises throughout the City, including Wilburton and BelRed, should be "sustainable" all wood structures thereby limiting the amount of steel and concrete used. All use of structural steel should be strictly limited to only the coupling connections or the necessary reinforcement of wood and timber structural frame elements. These restrictions will substantially reduce the inherent carbon intensity of materials used in new buildings. This policy would limit Wilburton and BelRed zoning to 15 stories.
2. Neighborhood character should be protected throughout the City.
 - a. The highest density in Crossroads should be limited to MU-M zoning or ten stories.
 - b. All Neighborhood Centers and shopping centers - Kelsey Creek, North Towne, Newport Hills, Eastgate, Lakemont Village, Lake Hills Village, BelEast, etc. should be limited to MU-L or 4 stories.

Holistic Policies

Our Comprehensive Plan must significantly mitigate future greenhouse gas emissions and other climate impacts. Because we are not currently on track to meet our 2030 GHG emissions goals, and

because 2030 is only six years away, the new Comprehensive Plan will not succeed unless we can exponentially accelerate climate actions and participation rates of businesses and residents. As such, the Comprehensive Plan must implement very assertive climate, livability and resilience policies, and these policies must be fully integrated with all housing, building and transportation policies.

To that end, PCA-B would like to recommend the following growth policies be added to the Comprehensive Plan.

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3. The City should require all new roofs to either (a) have a high coefficient of at least 60% sunlight reflectance, or (b) be 75% shaded in summer after 10 years, or (c) have sustainable living green roof plantings covering 80% of its area, or (d) be 80% covered with solar panels.
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From: People For Climate Action – Bellevue
August 2023

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People for Climate Action – Bellevue strongly urges Bellevue to include a climate change and resiliency element in the Final Comprehensive Plan and include many of the measures drafted by Commerce.

Thank You

Thank you for your serious consideration of our policy suggestions aimed at exponentially accelerating climate actions and participation rates. We know the staff are working diligently to develop policy language for the Comprehensive Plan and PCA-B exists to partner with Bellevue to facilitate a rapid transition to a more sustainable and resilient City.

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Transportation policies must ensure high volumes of residents can efficiently move around within city limits including:

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2. All new surface parking areas should have a permeable surface.
3. Existing parking surfaces should be incented to “green up” by upgrading to permeable surfaces and tree coverage.
4. The City should require 75% summer tree canopy shading cover of any new driveway, roadway, or new surface parking areas within 10 years of their creation.
5. The City should require EV charging stations for all parking stalls in any new building development.
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9. For all new construction or major renovation, the City should require daylighting of all naturally flowing streams with natural soil and sparsely rock reinforced embankments, with no concrete embankments, and with 80% summertime tree cover shading within 5 years of daylighting.
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To: Council Leaders, Planning Commission, Sustainability Leads, Planning Leads

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2. All new surface parking areas should have a permeable surface.
3. Existing parking surfaces should be incented to “green up” by upgrading to permeable surfaces and tree coverage.
4. The City should require 75% summer tree canopy shading cover of any new driveway, roadway, or new surface parking areas within 10 years of their creation.
5. The City should require EV charging stations for all parking stalls in any new building development.
6. The City should require that any new development parcel in a high-density zone be populated with trees that will within 10 years shade 30% of the total parcel's land area in summer. The City should have penalties for noncompliance to incent owners to care for their trees.
7. The City should either create or require the development of largely shaded (in summer) park land within a 15-minute walk of any area zoned for high density housing development (i.e., in excess of 10 living units per acre) so as to maintain the City's current per capita ratio of park land area to resident population.
8. The City should require preservation of all wetlands.
9. For all new construction or major renovation, the City should require daylighting of all naturally flowing streams with natural soil and sparsely rock reinforced embankments, with no concrete embankments, and with 80% summertime tree cover shading within 5 years of daylighting.
10. Climate resilient native tree species should be recommended by the City and incentives be in place to plant and maintain those tree species.
11. All buildings over 10,000 sq.ft. should be required to capture and reuse grey water.
12. All new construction, including all residential, should be required to capture and use rainwater for landscape irrigation.
13. All new construction and renovation should be required to install water wise irrigation.



Climate Oriented Plan

House Bill 1181, which became law this year and is undergoing rulemaking by the Department of Commerce, requires most cities in King County to include a climate change and resiliency element in their comp plan progress reports in 2029. Since waiting until 2029 will greatly reduce the likelihood of cutting greenhouse gas emissions 50% by 2030, we urge inclusion of this element in 2024 comp plan updates.

This June, Commerce issued their “Early” version of model guidelines for a comp plan’s climate and resiliency element. [Here is their guidance from June \(pdf\)](#). They reference “over 200 measures” that local governments may consider for inclusion in their climate element. The narrative says, “*These measures are the core of the model element that the state team was charged to deliver.*” Commerce has subsequently issued over 200 draft measures here: [Menu of Measures](#) .

People for Climate Action – Bellevue strongly urges Bellevue to include a climate change and resiliency element in the Final Comprehensive Plan and include many of the measures drafted by Commerce.

Thank You

Thank you for your serious consideration of our policy suggestions aimed at exponentially accelerating climate actions and participation rates. We know the staff are working diligently to develop policy language for the Comprehensive Plan and PCA-B exists to partner with Bellevue to facilitate a rapid transition to a more sustainable and resilient City.

Thank you!

People For Climate Action Bellevue Leaders

From: [Jonny Lu](#)
To: [Robinson, Lynne](#); [Council](#); [PlanningCommission](#); [Miyake, Brad](#); [King, Emil A.](#); [Johnson, Thara](#); [Stead, Elizabeth](#); [Fall, Sofia](#); [Stewart, Justus](#); [Kattermann, Michael](#)
Cc: [Barbara Braun](#); [Court Olson](#); [April Stevens](#)
Subject: Support and Endorsement of PCA-B's proposed growth policies
Date: Thursday, August 24, 2023 10:10:12 AM
Attachments: [23-08-22 Growth_policy_recommendations_PeopleForClimateAction_Aug2023 vf.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 Councilmembers and City of Bellevue Leaders,

I want to wholeheartedly support and endorse the proposals PCA-B detailed in their letter. As a long-time resident of Bellevue and climate startup employee, I want to put our city's sustainability practices at the forefront of how we approach the next two decades of growth.

The proposals laid out here provide tangible ways to incentivize public transit hubs, prioritize low-emissions construction, and use tree canopy as a mitigation against the effects of climate change.

Thank you to council and city staff for your tireless work. Our city has a melting pot of views on growth, but it's clear that we are all striving for a better and more sustainable Bellevue.

Thank you,
Jonny Lu - resident of Newport Hills



Transportation Policies:

Transportation policies must ensure high volumes of residents can efficiently move around within city limits including:

1. Substantial increases in the frequency of public transit trips connecting with locations zoned for high density concentrations, such that wait times are not more than 15 minutes in normal daytime hours, i.e., 7 AM to 9 PM.
2. Intercity transportation networks and capacity (ex. # seats, dedicated road capacity, route designs, direct connections) should be designed to transport users at speed i.e., similar to driving times, between high density areas on the City.
3. Free and discounted transit passes should be made available based on income.

Resilience and Livability Policies:

Resilience policies must be put in place to reduce heat island effects, provide heat refuge, and widely conserve water including:

1. The City should substantially restrict the amount of surface parking used in any high-density development. Parking should be undergrounded or covered to mitigate space consumption and heat island impacts.
2. All new surface parking areas should have a permeable surface.
3. Existing parking surfaces should be incented to “green up” by upgrading to permeable surfaces and tree coverage.
4. The City should require 75% summer tree canopy shading cover of any new driveway, roadway, or new surface parking areas within 10 years of their creation.
5. The City should require EV charging stations for all parking stalls in any new building development.
6. The City should require that any new development parcel in a high-density zone be populated with trees that will within 10 years shade 30% of the total parcel's land area in summer. The City should have penalties for noncompliance to incent owners to care for their trees.
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People for Climate Action – Bellevue strongly urges Bellevue to include a climate change and resiliency element in the Final Comprehensive Plan and include many of the measures drafted by Commerce.

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Thank you!

People For Climate Action Bellevue Leaders

From: [Jodie Huang](#)
To: [PlanningCommission](#)
Subject: Inquiry on Specific ADU Requirements
Date: Thursday, August 24, 2023 11:10:12 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 Bellevue Planning Commission,

I hope you're doing well! My name is Jodie and I am with Cottage, a company that specializes in helping homeowners build ADUs. I am doing some research on ADU eligibility in Bellevue and would like to learn more about regulations, specifically:

- Can ADUs have power lines dropped directly to them?
- Is solar mandated & enforced on ADUs? If so, what are the triggers (size, climate zone, etc)?
- What triggers a soils report? Hazards, slope, mandated for all units, etc?
- What triggers the need for fire sprinklers? Climate zones, hazards, setbacks from structures, etc?
- Does each city have a central location/map to find easements?

If you have any insight on this or can point me in the right direction that would be greatly appreciated! Thank you for your time and looking forward to hearing from you! Have a great day.

Best,
Jodie

From: [Kristi Weir](#)
To: [Robinson, Lynne](#); [Council](#); [PlanningCommission](#); [Miyake, Brad](#); [King, Emil A.](#); [Kattermann, Michael](#); [stead@bellevuewa.gov](#); [Ewing, Jennifer](#)
Subject: 2044 Comprehensive Plan Recommended Growth Policies
Date: Thursday, August 24, 2023 12:57:25 PM
Attachments: [ECAM logo with name2.png](#)
[23-08-22 Growth_policy_recommendations_PeopleForClimateAction_Aug2023 vf.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 City Council and Staff,

The Earth and Climate Action Ministry (ECAM) of East Shore Unitarian Church of Bellevue supports the attached comment letter by People for Climate Action Bellevue regarding the 2044 Comprehensive Plan. We endorse PCA Bellevue's recommendations on density and growth and especially stress the need to integrate climate actions at all levels of the plan.

Kristi Weir
Earth and Climate Action Ministry



**East Shore
Unitarian Church**

The larger map can be found here:

bellevue.legistar.com



The area painted green is designated as BR-MO-H-2. I believe the entire area on the east side of 116th Ave NE, from NE 8th Street to Bel-Red Road should be designated as BR-MU-H-2. In other words, highly prescriptive zoning on the north end of the map as BR-MO-H-2 (green) is not going to initiate any new Medical Office Building (MOB) development in the next 20 years. I will list the reasons here:

1- As envisioned by the staff, multiple large MOB (300,000+ Sqft) are needed to address all the need for the medical community. One last building with this vision, The Pavilion, still has availability after 12+ years! And medical practices shy away from it because of its cost structure. I can only imagine any future MOB will have even higher price structure.

2- Let's not forget, Overlake Hospital still has many opportunities to build large MOB's on its campus if and when the need arises. So there is no shortage of available land.

3- 90% of medical practices need between 1000-20,000 Sqft at a time. It takes a large number of tenants to lease one new large facility, and this makes it extremely speculative and risky.

4- Any new Mixed Use development can address these new needs as they present themselves. This makes development more predictable since other uses can make the development anticipate and allow for that use in their plans.

5- While BR-MU-H-2 allows for medical use, this effectively kills the need for any new large Medical Office Building in the BR-MO-H-2.

6- Highly prescriptive zoning has not worked in the past and we don't want to commit the same mistakes. The last rezone of Bel-Red created medical office zones/neighborhoods with different intensities and height. It was highly prescriptive and the intensity of development was associated with the proximity to the Overlake Hospital. Even with such careful designation, it did not inspire a single new development! Can you imagine downtown Bellevue being carved up as Hotel only, Office only, Residential only, Retail only? Modern forward thinking cities are letting the dynamics of the market dictate how we should develop. I am sure if Medical Office Building is needed one will be developed to satisfy the need.

7- The need for new large Medical Office Buildings is exaggerated. I believe one large such building will answer the needs for many years to come. We conducted a study a few years ago, and we found medical tenants for 80,000 square feet. The rest was speculative development. The proposed designation offers 2,000,000+ Sqft of new Medical Office Building. Is this really needed? Was any study conducted to support it? The notion of build it and they will come does not apply here.

For all the reasons listed here I hope the commission will reconsider this recommendation and make the entire 116th Ave. NE south of Bel-Red a Mixed-Use neighborhood.

Finally, I would like to thank the commission for this opportunity to provide a feedback.

Sincerely,

John



John Darvish

CFO

Holistique Medical Center

Desk: 206-321-2202 Fax: 425-462-8919

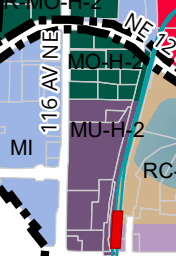
Address: 1200 116th Ave NE Suite C. Bellevue, WA – 98004

Web: holistique.com Email: jdarvish@holistique.com

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nurse, or other staff members via e-mail, your acceptance of the risk and agreement to the terms and conditions for e-mail communications is implied.

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Johnson, Thara

From: Fran Gold <frangold888@gmail.com>
Sent: Tuesday, July 11, 2023 1:13 PM
To: PlanningCommission
Subject: Comment on Wilburton increased density issue

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

Dear City of Bellevue,

Our family Liao Goldman and Hsu, we live in the 134th St Wilburton neighborhood. We want to maintain the quality of life in our neighborhood, and am concerned that the increased density will have a negative impact. I have lived in the community for over 25 years. I do not want the increased density, because I know that it will degrade the quality of life.

We deeply appreciate your time and kind attention to our community.

Thank you again,

Goldman and Hsu family

Johnson, Thara

From: Orry Soegiono <bonometric@gmail.com>
Sent: Monday, July 10, 2023 9:35 PM
To: PlanningCommission
Subject: Public comment on City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

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

Please include me as a party of record.

Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

My name is Orry Soegiono. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

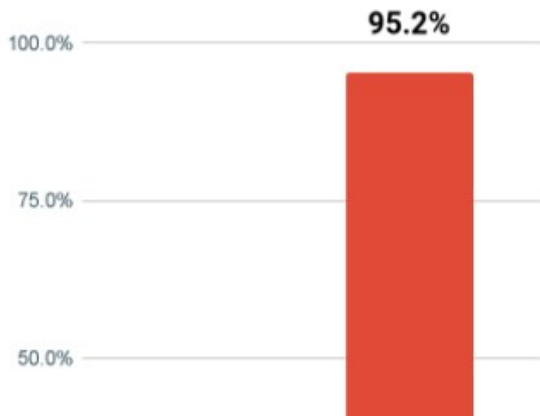
Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents' well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents. Some neighborhoods, for example, near major transit systems will not experience the growth of additional 5,000 housing units and additional business office and retail office spaces on two sides, with each side expecting at least 5,000 housing units on the perimeters of their neighborhood, a total of at least 10,000 housing units. This is about 29% of the 35,000 housing unit expected growth.

Here are key priorities that our Wilburton neighborhood considers significant and important:

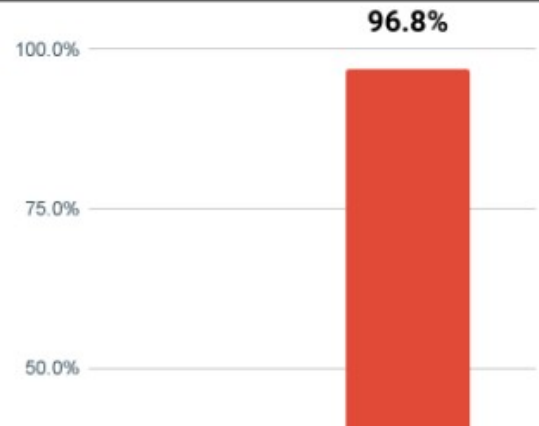
-
-
- Prioritize the preservation of Wilburton's environmental ecosystem as they are essential
- for the health and integrity of Wilburton's critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of
- residents prioritize the preservation of their neighborhood environment over housing density. Additionally, they expressed their desire for elected City leaders to take action on their behalf to reflect their expectation in the

process.

Question: Do you think increasing housing density and middle housing options would positively or negatively impact the ***animal habitat, streams, and trees in our neighborhood?***



Question: Do you think increasing housing density and middle housing options would positively or negatively impact the ***quality of life that you enjoy in your neighborhood?***



Question:
If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend**



- Proactively ask Neighborhood Associations to reach out to their residents in an impartial,
- unbiased manner. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a variety a transparent and inclusive process that truly considers the input and feedback received from residents.
-
-
-
- Prioritize neighborhood residents who are directly impacted. Long term residents have
- vested interests in their community. They often volunteer for the city, support and volunteer in schools, support their city departments, support local businesses, and care about their neighborhoods. Bellevue residents encompass a rich diversity and a spirit
- of inclusivity and should be adequately represented. Some non-resident groups who are not directly vested in our city are listed below:
- -
 -
 - Collectively, many activist groups comprise thousands of active members
 - throughout the state, actively engaging in affordable housing initiatives at both the state and local legislative levels. However, many who share similar environmental interests, for example, do not know that implementing these legislative policies without
 - special considerations may result in damaging effects with harmful and undesirable outcomes.
 -
 -
 -
 - Profit-making real estate companies and developers, may not share similar
 - interests and goals of neighborhood residents and may not also provide assimilating affordable housing.
 -
-
-
- Homes should fit the scale and character of their neighborhoods. Additionally, it is
- important to set height requirements that align with the character and context of the surrounding homes.
-
-
-
- Consider requirements for the cumulative effects of housing density laws on climate temperatures,
- traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
-
-
-
- Homes in critical areas need special considerations and ongoing attention, and extensive
- building and permitting requirements. The Wilburton neighborhood nearest to the Bel-Red development is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation
- of mature tree canopies are essential for the ecosystem in critical areas.
-

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

- 1.
- 2.
3. Alternative 2 OR a different alternative will provide for more flexibility with a changing
4. economy and job market.
- 5.
- 6.
- 7.
8. Consider that on average, individuals are likely to transition to different jobs, each
9. in a different location approximately six times throughout their lifetime.
- 10.
- 11.
- 12.
13. People tend to have increasing wages as they gain experience and knowledge. Many people
14. marry and have 2 incomes. With growing incomes, people are more likely to afford to buy a home later
15. in their lives.
- 16.
- 17.
18. Employers are increasingly embracing remote work options and reducing their reliance
19. on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider
20. that reversing the environmental impact caused by such growth is unlikely to occur.
- 21.
- 22.
23. Alternative 3 does not ensure the job market and economic needs are met for different
24. income levels. People who move to Bellevue without jobs and in a vulnerable market may be at high
25. risk for challenges of displacement, homelessness, drug use, illegal drug sales, acute mental illness
26. secondary to drug use, susceptible to drug related crimes,
27. and increasing medical needs. Isolation, loneliness, and homelessness lead to declining health and
28. well-being. This is evident in the city of Seattle where people attracted to Seattle's resources continued
29. to live without jobs and homelessness.
- 30.
- 31.
- 32.
33. The world is facing a dramatic climate change. Temperatures are rapidly rising, and researchers
34. using US Forest Service Inventory data show that increasing temperatures are causing growth
35. declines and slower growth in younger trees. Mature trees remove carbon dioxide in the atmosphere
36. and mitigate the carbon dioxide by 25% while also removing air pollution,
37. naturally and for free. The ability of trees to soak up carbon dioxide makes them a valuable weapon
38. fighting against rising temperatures. *(3) Alternative 3 will cause the greatest effect on changing
39. temperatures in residential areas. Consider a tree code.
- 40.
- 41.
42. Similarly tree codes are needed in the critical areas where mature trees are essential
43. for cooling stream temperatures and for the survival of wildlife and their sensitive ecosystem.
- 44.
- 45.
- 46.
47. Prioritize science and data. Oppose a recommended over development one size fits all
48. approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and
49. minimum setbacks. These are not reasonable principles and certainly not based on science and
50. data. A one size fits all approach is not considering neighborhoods with
51. diverse types of land.

- will cause significant traffic, noise, and air pollution.)

-

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

As a result, I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

- **To separate residential, recreational, and open space areas from commercial areas and to protect space.**

- **To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.**

To support the provision of commercial services in Wilburton that complement Downtown..."

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the following the inception of **Land Use Policies** that aligned with the Wilburton/NE 8th Subarea Plan:

"...POLICYS-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

and the previous policies protecting and preserving Wilburton's natural determinants, Wilburton's **Natural Determinants Policies**. The natural environment in our Wilburton neighborhood plays an essential role that provides residents with a profound sense of well-being.

Wilburton Natural Determinants Policies:

"Policies

POLICYS-WI-16. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICYS-WI-17. Prevent development from intruding into the floodplain of Kelsey Creek.

POLICYS-WI-18. Development should not interfere with Lake Bellevue as a drainage storage area identified in the City's Storm Drainage Plan."

Photos of the Critical Areas

Below are a few photos of wildlife in our cul-de-sac and photos of some of our critical areas in neighboring streets:



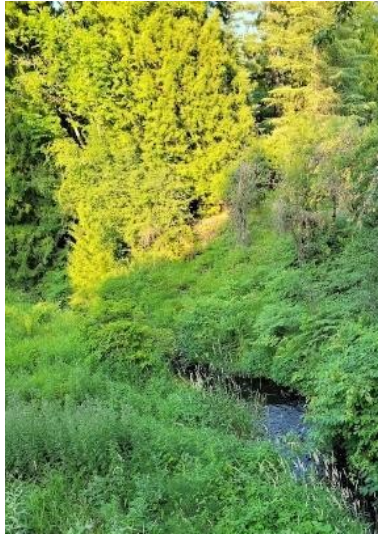
**Red-tailed Hawk on
neighbor's roof in Wilburton.**



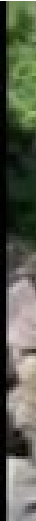
Another Hawk on a neighbor's Tree.



A Bald Eagle flying over my neighbor's roof.



The Kelsey Creek on our street yesterday. Chinook (endangered species), Coho, and Sockeye salmon spawn in Kelsey Creek.



**Ke
dir**

This is a critical area with many mature tree canopies. This area is being designated for R-Suburban, with significant benefits would benefit remaining as low density housing (BCC 20.25H). Removing tree canopies negatively impact the area's wildlife. Wilburton's wildlife. The sensitive ecosystem cannot be recovered with mitigation.



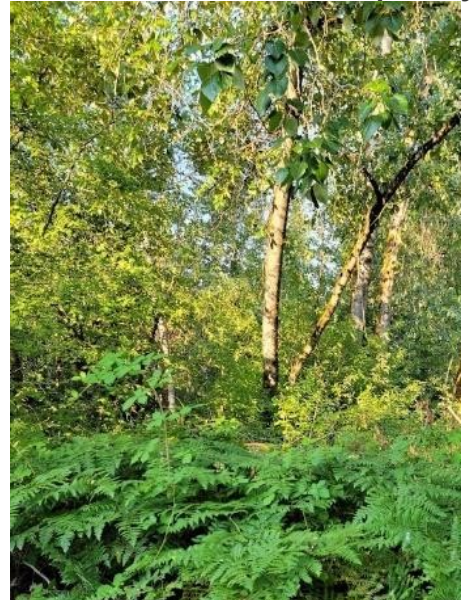
Tall Firs in Wilburton across of Bel-Red. Homes are surrounded by trees.



Goff Creek on 132nd where priority Cutthro



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home surrounded by marsh.

“The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ...Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)...”.

Factors Affecting the Health of the Greater Kelsey Creek Watershed (1)

1.

2.

3. Pollutant Loading:

4. Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.

5.

6.

7.

8. Stormwater Runoff from Effective Impervious Surfaces:

9. The City's flow control for new development has shown not to

10. be effective at protecting streams from erosion.

11.

12.

13.

14. Road Culverts and Other Physical Barriers:

15. A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.

16.

17.

18.

19. Loss of Floodplain and Riparian Function:

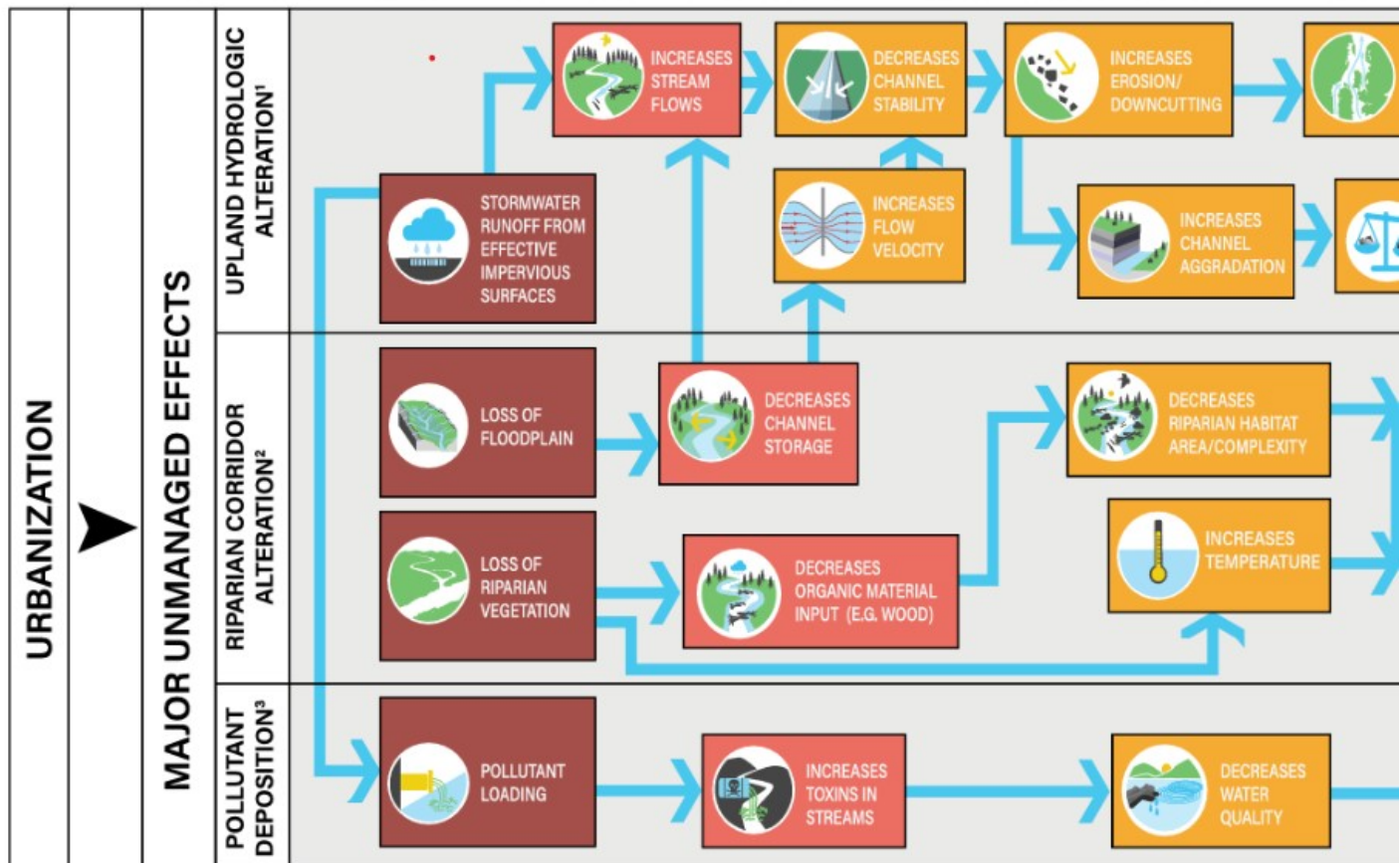
20. Urban development has confined and reduced the natural occurrence of wood entering many of the stream reaches in the Watershed. Tree canopies are becoming largely concentrated in parks reducing floodplain storage. This is leading to high velocities and flowrates.

21. The City has invested tens of millions of dollars in the Greater Kelsey Creek Watershed over the past 15 years on in-stream projects that include repairing stormwater outfalls, stabilizing stream slopes, removing fish passage barriers, catching and removing

22. fine sediment, and improving conveyance.

23.

CONCEPTUAL MODEL OF THE IMPACTS OF URBANIZATION ON STREAM HEALTH



Laws Protecting Wilburton Critical Areas

WAC 365-196-580 Integration with the Shoreline Management Act

The Shoreline Management Act adds goals and policies as set forth under RCW 90.58.020 with equal order of priority goals under 36.70A.020.

Wilburton has the **Kelsey Creek Watershed System**, which includes **Goff Stream**, and is subject to Bellevue City Code Part 20.25H Critical Areas Overlay District. (1) :

“Critical Areas

Critical areas are parts of the landscape afforded special protection because they provide unique environmental functions that are difficult, if not impossible, to replace. The code protects six types of critical areas:

Streams and Riparian Areas

([LUC 20.25H.075](#)) Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected, unless they are used by salmonids or convey a stream that previously occurred naturally in that location.

A healthy stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

Wetlands

([LUC 20.25H.095](#)) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

Wetlands provide rearing and foraging habitats for fish and wildlife and food chain support for downstream waters. Wetlands provide natural water quality improvement; flood-flow reduction and storage; shoreline erosion protection; and opportunities for passive recreation. Many urban wetlands are heavily disturbed, but still provide valuable water quality treatment and flood-flow reduction.

Habitats for Species of Local Importance

(LUC 20.25H.150) Species of local importance are specifically recognized local populations of native species that are at risk of being lost from Bellevue—western pond turtle, Oregon spotted frog, western toad, Chinook salmon, bull trout, coho salmon, river lamprey, bald eagle, peregrine falcon, common loon, pileated woodpecker, Vaux's swift, merlin, western grebe, great blue heron, osprey, green heron, red-tailed hawk, western big-eared bat, Keen's myotis (bat), long-legged myotis (bat), and long-eared myotis (bat)—and whose presence can be an indicator of environmental health.

Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

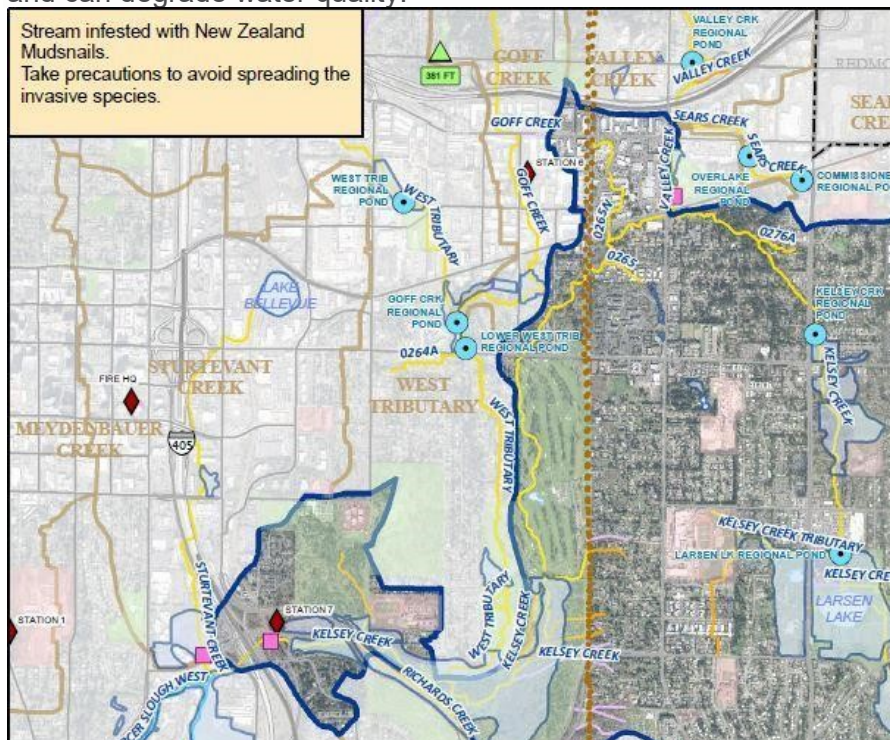
Geological Hazard Areas

(LUC 20.25H.120) Geological hazard areas—landslide hazard areas, steep slopes, and coal mine hazard areas—are areas susceptible to erosion, sliding, earthquake, or other geological events. Because of their conditions, these areas pose a threat to health and safety when development is sited too close.

Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue's large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

(LUC 20.25H.175) Flood hazard areas are those subject to 100-year floods (identified on FEMA Flood Insurance Rate Maps). These areas are designated to protect development from flooding and to protect the inherent functions of floodplains. Undeveloped floodplains store water and slow the downstream delivery of flood flows, reducing the impacts of a flood and recharging wetlands, streams and underground aquifers. Floodplain development reduces the floodplain's water storage capacity and puts valued property and infrastructure in the path of floodwaters. Runoff from impervious surfaces changes flood size and frequency and can degrade water quality."



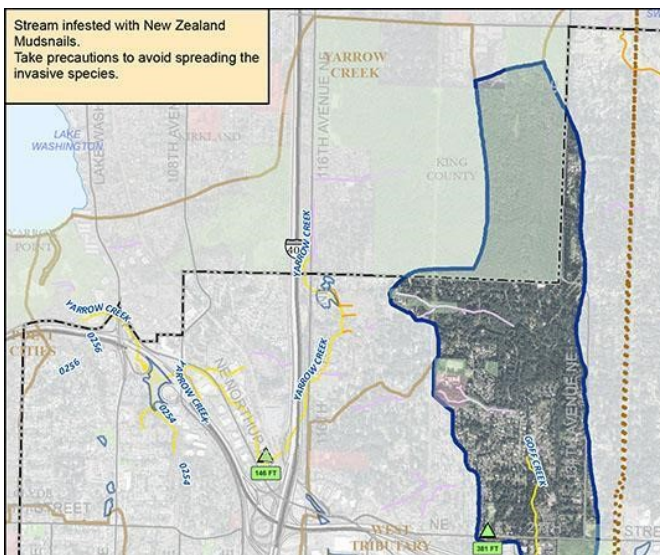
Kelsey Creek Drainage Details (City of Bellevue) *(2)
Salmon Present in the Basin

•

-
- **Chinook****
-
-
-
- **Coho+**
-
-
-
- **Sockeye**
-
-
-
- **Cutthroat Trout**
-

*** Listed Federal Endangered Species**

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



GOFF Creek – (City of Bellevue) *(2)
Salmon Present in the Basin

-
-
- **Chinook****
-
-
-
- **Coho+**
-
-
-
- **Sockeye**
-
-
-
- **Rainbow & Cutthroat Trout**
-

*** Listed Federal Endangered Species**

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)

Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. We appreciate the opportunity to work with you.

Sincerely,



Orry Soegiono

12862 NE 10th PL
Bellevue WA 98005

- 1.
- 2.
3. City of Bellevue Watershed Management Plan
- 4.
- 5.
- 6.
7. <https://bellevuewa.gov/city-government/departments/utilities/conservation-and-the-environment/drainage-basins/kelsey-creek-basin-drainage-details>
- 8.
- 9.
- 10.
11. [Climate](#)
12. [change: Trees 'most effective solution' for warming - BBC News](#)
- 13.

Johnson, Thara

From: Abigail Pearl DeWeese <abigail.deweese@hcmp.com>
Sent: Wednesday, July 12, 2023 1:50 PM
To: PlanningCommission
Cc: Shull, Janet; King, Emil A.; Johnson, Thara; Panganiban, Justin; Campbell Mathewson
Subject: Wilburton Vision Implementation Draft Comprehensive Plan Amendments -7/12 Study Session Comments

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

Dear Chair Ferris and Planning Commissioners,

Thank you for your continued work on the Wilburton Vision Implementation. The Comprehensive Plan amendments you are beginning to consider will set the stage for the Wilburton neighborhood to become a vibrant urban destination where Bellevue residents of all backgrounds can live, work, learn, and play. We represent the owners of the property in Wilburton located at 11635 NE 8th Street, who are Midlakes LLC and the Matthewson Family. The property is immediately adjacent to the west of Eastrail and across the street from the Wilburton Station, and is a great candidate for redevelopment to meet the City's Wilburton vision. We have reviewed the proposed Comprehensive Plan policies from staff for tonight's meeting. Staff have provided a great initial framework – we have just a few suggestions. We have organized our comments into a table format so you can easily see our suggestions with strike outs/underlines, along with supporting rationales.

Policy Number	Proposed Text	Suggested Text	Rationale
New ED-2	Implement small format retail space to increase access to affordable space for smaller-scale retailers, emphasizing trail-oriented retail along Eastrail and the Grand Connection.	Implement <u>Incentivize</u> small format retail space <u>in specific locations</u> to increase access to affordable space for smaller-scale retailers, emphasizing trail-oriented retail along Eastrail and the Grand Connection.	Ground-level retail space is still recovering from the COVID-19 pandemic, and even in good economic conditions these spaces are often uneconomic for mixed-use building owners. In order to offset costs of providing these spaces and not further increase market-rate rents, particularly in residential buildings, the City should provide incentives for small format retail spaces. In addition, provision of such spaces should be targeted for specific street frontages where they will have the foot traffic to support them. Otherwise, this policy could add cost and only result in vacant ground-level space at odds with the vibrant neighborhood the City wants to create.
New UD-7	Allow adjacent development to provide upper-story or podium connections to Eastrail where there is significant elevation difference between	Allow <u>Encourage</u> adjacent development to provide upper-story or podium connections to Eastrail where there is significant elevation difference between Eastrail and adjacent properties.	We strongly support this policy generally, but the City should go farther to specifically encourage trail connections that will activate this amenity and further define it as a regional destination. The subject property is immediately adjacent to light rail and would be a great candidate for a direct

Johnson, Thara

From: Barb Braun <bbraun@live.com>
Sent: Wednesday, July 12, 2023 9:37 AM
To: PlanningCommission; Johnson, Thara; Council
Cc: Barb Braun
Subject: Comments: Proposed Zoning Map July 12

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

Proposed Zoning – July 12, 2023

Barbara Braun - 13609 SE 43rd Place

I appreciate all the work to date on the Comp Plan 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.

The staff is recommending a modified Alternative #3. Alternative #3 already allows for ~95,000 additional housing units, or 2.7 times the amount we predict is needed (~35,000). There seems to be a push for capacity beyond 95,000 by allowing high rises in all density centers under the guise of “flexibility.” If this is allowed, the result will be a mishmash of incongruous building types and urban towers scattered around Bellevue’s residential neighborhoods. This is in opposition to our values, will radically degrade neighborhood character, and will not necessarily result in affordability.

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

On the currently proposed zoning map there is unneeded density shown in several centers that would do more to ruin neighborhood character and community than to improve affordability. Specifically,

In Crossroads MU-H-1 should be changed to MU-M. 16 stories are too high, ten is sufficient.

Kelsey Creek, Newcastle, Eastgate, Lakemont and the shopping center on 145 Pl SE should not have MU-M. 10 stories are too high for these residential settings. The zoning should be MU-L.

Bellevue can ensure housing affordability using mandates. While developers 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 such as Portland 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 modified Alternative #3.

I encourage the Commissioners and staff to tour density development that is occurring across King County. If you look at the height of 3-5 story buildings going up, you will conclude this height is enough for our residential areas. We don’t need towering buildings scattered all over Bellevue.

Thank you for your consideration,

Barb Braun

Johnson, Thara

From: Barb Braun <bbraun@live.com>
Sent: Wednesday, July 12, 2023 9:29 AM
To: PlanningCommission
Subject: Comment SEPA Categorical Exemptions Bellevue City Code Amendment (BCCA)

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

Project Name: SEPA Categorical Exemptions Bellevue City Code Amendment (BCCA)

File Number: 23-111784-AD

Barbara Braun - 13609 SE 43rd Place

I appreciate all the planning work being done across the City that will allow density and affordable housing while maintaining our values such as livability, climate, tree canopy, open space, walkability, etc. I am generally supportive of measures and incentives to streamline the permitting process that will increase housing production and housing diversity within the City.

That said, it is important to set forth clear objectives for the categorical exemptions work so the permitting of these projects does not result in building stock that compromises our values, our equity goals, or our sustainability goals.

Since the bulk of additional housing in the next 20 years needs to be affordable, and with our pending densification strategy, we must assume that most of the new building projects will fall under the categorical exemption process and therefore will have a significant influence on the future quality of life in Bellevue. It must not be treated as somehow lesser than the rest of Bellevue in terms of quality or standards, or so tiny in its percentage of new building that compromise has no impact. With the proposed exemption levels for single family, multifamily and commercial etc., increasing so dramatically, we could easily end up with a large swath of compromised building stock that is more a liability than a step into a sustainable midcentury.

Proposed Exemption Levels:				
Single-Family Residential	Multifamily Residential	Commercial, School, Office, etc.	Landfill/Excavation	Agricultural Structures
<u>Current:</u> 10 units <u>Proposed:</u> 30 units	<u>Current:</u> 10 units <u>Proposed:</u> 200 units	<u>Current:</u> 4,000 gsf 20 parking spaces <u>Proposed:</u> 30,000 gsf 90 parking spaces	<u>Current:</u> 500 cubic yards <u>Proposed:</u> 1,000 cubic yards	<u>Current:</u> 30,000 sq. ft. <u>Proposed:</u> 40,000 sq. ft.



I urge the Council to step back tonight to make sure the scope and objectives of the SEPA Categorical Exemptions project includes the thorough assessment to ensure this permitting process will still result in buildings that:

- Meet our emissions targets – 50% by 2030 and 80% by 2050.
- Are not heat islands.
- Have 40% tree canopy.
- Do not compromise the environment.
- Are not built on substandard building sites.
- Have adequate and safe infrastructure.
- And meet our walkability, vision zero, transportation accessibility, parks access, and other livability goals.

Thank you.

Johnson, Thara

From: Craig Spiezle <craigsp@agelight.com>
Sent: Wednesday, July 12, 2023 9:20 AM
To: Cuellar-Calad, Luisa; Ferris, Carolyn; Bhargava, Vishal; Goeppeler, Craighton; Malakoutian, Mohammad; Brown, Karol; Khanloo, Negin
Cc: PlanningCommission; Robertson, Jennifer S.
Subject: Public Comments In Opposition To Staffs Preferred alternative to EIS for NW Quadrant
Attachments: EIS-NWBellevue-LochlevenPlanning.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 Planning Commission Members,

In advance of tonight's Planning Commission Meeting, I am submitting public comments pertaining to the EIS for NW Bellevue. As noted in my letter, the capacity to digest and understand the impact of the EIS is a significant challenge for everyone and has long-lasting implications. The aggressive timeline set by the Planning Department, while absent of data, has prevented meaningful public engagement. As recognized by the Commission in meetings the past month, your ability to make an informed decision has been limited.

I encourage the Commission to use your authority to push for a more realistic timeline and provided a genuine and robust opportunity for community input. I am requesting a meeting with each of you do discuss this issue in great detail.

Respectfully,

Craig Spiezle
425-985-1421

July 11, 2023

To: Members of Bellevue Planning Commission

Fr: Craig Spiezele

Re: Environmental Impact Statement (EIS) for the Northwest Quadrant

Good evening, my name is Craig Spiezele. I am writing on behalf of many of my neighbors in Lochleven. We are in opposition to the Planning staff's preferred alternative for the Northwest Quadrant including the classifications of R-Medium and R-High throughout Lochleven.

Over the past several months the Planning Department has advanced many initiatives to the Planning Commission for review and approval. The sheer volume of their proposals has been overwhelming and the capacity to digest and understand the impact of the EIS is a significant challenge. The aggressive timeline proposed to the Commission has prevented meaningful public engagement and limiting the Commission to make a thoughtful data-driven recommendation to City Council.

It is important to note the community is still trying to understand and digest the impact of HB1110, DADUs, ADUs and micro-apartments. With the increased height of these same properties up to six stories, the compounded impact will forever change the character of our neighborhoods.

While some of these changes might be reasonable for commercial districts, the expansive scope of the EIS including existing single family homes is fundamentally wrong. The "Preferable Alternative" would be a direct conflict to the principles and assurances made by past Commissions and Council over the past decade. The "wedding cake" model championed and embraced by the City made it possible for substantial investment in residential properties outside of the downtown core. If approved the City would be abandoning this agreement with the community.

In summary the Planning staff's preferred alternative should not be approved for the following reasons:

1. Directly conflicts with the Comp Plan for NW Bellevue, revised less than 2 years ago
2. Diminishes the mandated buffer and separation between downtown Bellevue and Lochleven.
3. Does not consider the loss of privacy to nearby properties.
4. Does not consider the shadow footprint on nearby properties and impact to the tree canopy.
5. Does not consider the impact to traffic, pedestrian safety, parking and curb management.
6. Does not consider the impact to city utilities and infrastructure, including police and fire.
7. Lacks an economic impact assessment to homeowners property values.

Our ask is to send back the EIS to the Planning Department. The Commission needs to assert their role to require a data driven analysis and establish a new realistic schedule to allow all stakeholders adequate time to study these proposals.

Over the past two years the City has made significant progress increasing housing alternatives and topographies. We are asking the Commission to draw a line in the sand. Increasing density at all costs should not be the answer. We need your help to preserve our great neighborhoods.

Thank you for all of your work in making Bellevue a great City and protecting our City for future generations.

Craig Spiezele
425-985-1421

Johnson, Thara

From: Jim Leguizamom <jleguizamon@delreypropertygroup.com>
Sent: Wednesday, July 12, 2023 8:18 AM
To: PlanningCommission
Subject: Wilburton Affordable Housing Density
Attachments: City of Bellevue Letter for Public Comments 7-12-23.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,

Attached please find my letter regarding Wilburton Affordable Housing Density.

Thank You,

Jim Leguizamom
855 134th Ave NE
Bellevue, WA 98005
310-367-3757

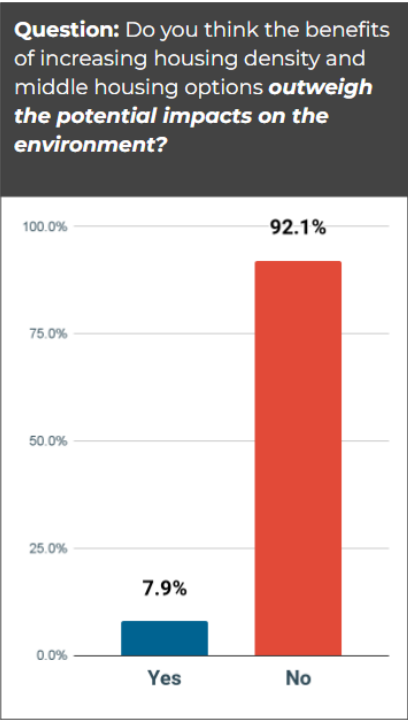
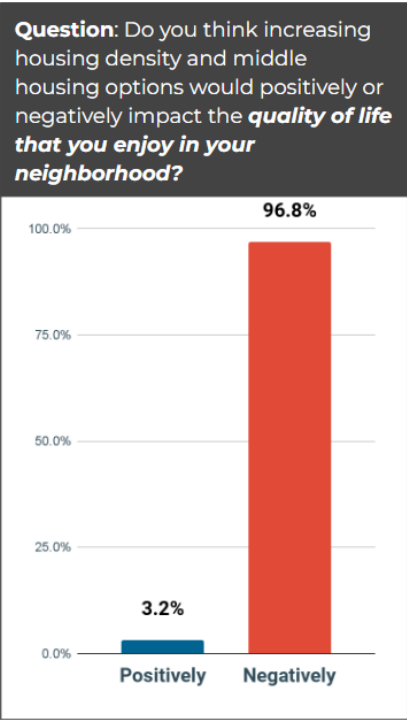
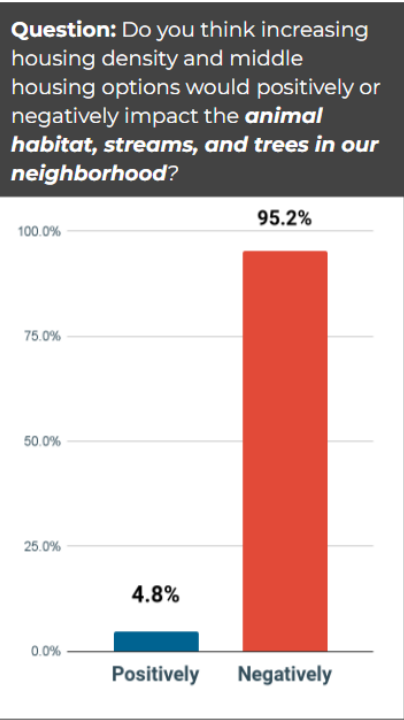
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

My name is James Leguizamon. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

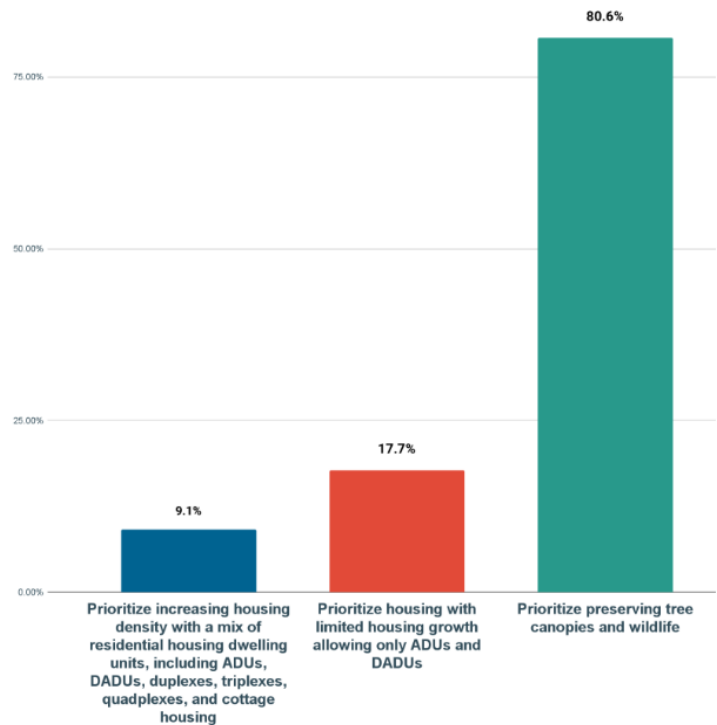
Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents’ well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents.

Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton’s environmental ecosystem as they are essential for the health and integrity of Wilburton's critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.



Question:
If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend on them or increasing housing density?**

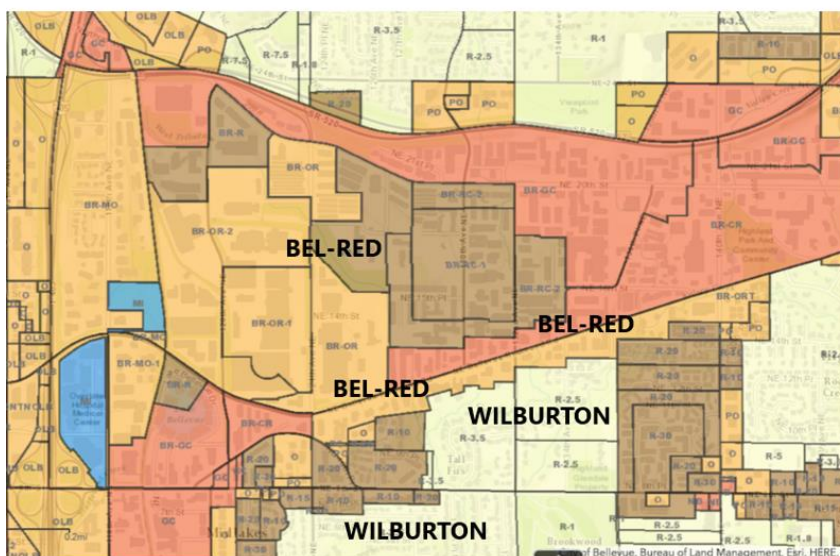


- Inform and ask Neighborhood Associations to reach out to their residents in an impartial, unbiased manner for input and feedback. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a transparent and inclusive process.
- Prioritize neighborhood residents who have vested interests in their community and are directly impacted. Bellevue residents encompass a rich diversity and a spirit of inclusivity and should be adequately represented.
- Homes should fit the scale and character of their neighborhoods. Additionally, it is important to set height requirements that align with the surrounding homes.
- Consider requirements for the cumulative effects of housing density laws on climate temperatures, traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
- Residential homes in critical areas need special considerations. The cumulative effects on critical areas need measured mitigation. The Wilburton neighborhood nearest to the Bel-Red development, for example, is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation of mature tree canopies are essential for the ecosystem in critical areas.
- Wilburton is one of the few critical areas remaining in the USA in a city with a similar population. Cumulative mitigations have not been established. Critical area residential zoning density should be maintained.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.
3. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.

4. Alternative 3 does not ensure the job market and economic needs are met for different income levels. People who move to Bellevue without jobs and in a vulnerable market may be at high risk for challenges of displacement, homelessness, drug use, illegal drug sales, acute mental illness secondary to drug use, susceptible to drug related crimes, and increasing medical needs. Isolation, loneliness, and homelessness lead to declining health and well-being. This is evident in the city of Seattle where people attracted to Seattle's resources continued to live without jobs and homelessness.
5. The world is facing a dramatic climate change. Temperatures are rapidly rising, and researchers using US Forest Service Inventory data show that increasing temperatures are causing growth declines and slower growth in younger trees. Mature trees remove carbon dioxide in the atmosphere and mitigate the carbon dioxide by 25% while also removing air pollution, naturally and for free. The ability of trees to soak up carbon dioxide makes them a valuable weapon fighting against rising temperatures. *(3) Alternative 3 will cause the greatest effect on changing temperatures in residential areas. Consider a tree code.
6. Preservation of mature trees are essential for cooling stream temperatures for all aquatic and land wildlife and are part of their sensitive ecosystem.
7. Prioritize science and data. Oppose a recommended over development one size fits all approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and minimum setbacks. These are not reasonable principles and certainly not based on science and data. A one size fits all approach is not considering neighborhoods with diverse types of land.
8. Ensure housing typologies and pace of growth within neighborhoods are properly aligned. Consider developing housing options that complement the scale and character of the different neighborhoods.



District	Designation
Bel-Red	
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red Office/Residential	BR-OR
Bel-Red Office/Residential Node 1	Bel-Red-OR-1
Bel-Red Office/Residential Node 2	Bel-Red-OR-2
Bel-Red Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red Residential/Commercial	Bel-Red-RC-3
Bel-Red Commercial/Residential	Bel-Red-CR
Bel-Red Residential	Bel-Red-R
Bel-Red-General Commercial	Bel-Red-GC
Bel-Red Office/Residential Transition	Bel-Red-ORT

BelRed Development and Wilburton

The 900-acre BelRed development is less than a block away from Wilburton.

- By 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs.
- By 2030 the BelRed development is expected to generate 5,000 housing units.
- 2,514 housing units are being reviewed for construction as of December 2022.
- 6,433 parking spaces are currently being reviewed for the BelRed housing and business development – (This will cause significant traffic, noise, and air pollution.)

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

Wilburton will be affected by tremendous growth. I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

- **To separate residential, recreational, and open space areas from commercial areas and to protect space.**
- **To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.**
- **To support the provision of commercial services in Wilburton that complement Downtown..."**

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the following the inception of **Land Use Policies** that aligned with the Wilburton/NE 8th Subarea Plan:

"...POLICYS-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

and the previous policies protecting and preserving Wilburton's natural determinants, Wilburton's **Natural Determinants Policies**. The natural environment in our Wilburton neighborhood plays an essential role that provides residents with a profound sense of well-being.

Wilburton Natural Determinants Policies:

"Policies

POLICYS-WI-16. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICYS-WI-17. Prevent development from intruding into the floodplain of Kelsey Creek.

POLICYS-WI-18. Development should not interfere with Lake Bellevue as a drainage storage area identified in the City's Storm Drainage Plan."

Photos of the Critical Areas

Below are a few photos of wildlife in our cul-de-sac and photos of some of our critical areas in neighboring streets:



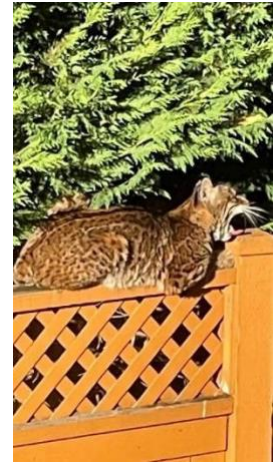
Red-tailed Hawk on neighbor's roof in Wilburton.



Another Hawk on a neighbor's Tree.



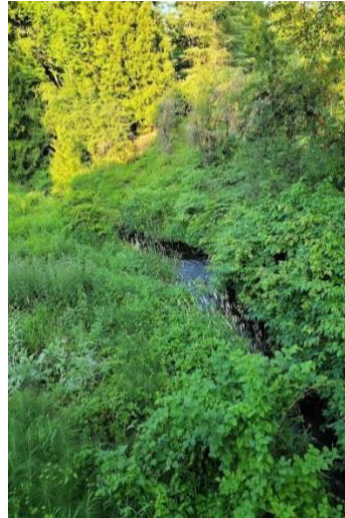
A Great Blue Heron, a Priority Species.



A Bobcat on my neighbor's Fence



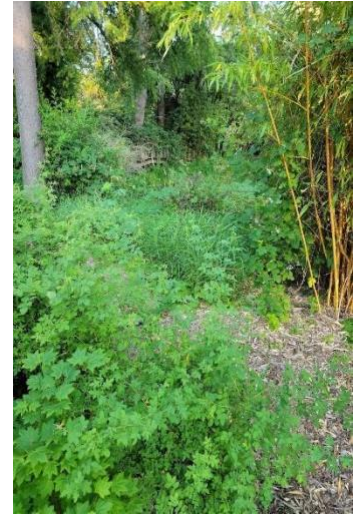
A Bald Eagle flying over my neighbor's roof.



The Kelsey Creek on our street yesterday. Chinook (endangered species), Coho, and Sockeye salmon spawn in Kelsey Creek.



Kelsey Creek in our neighbor's yard was unusually dirty last week.

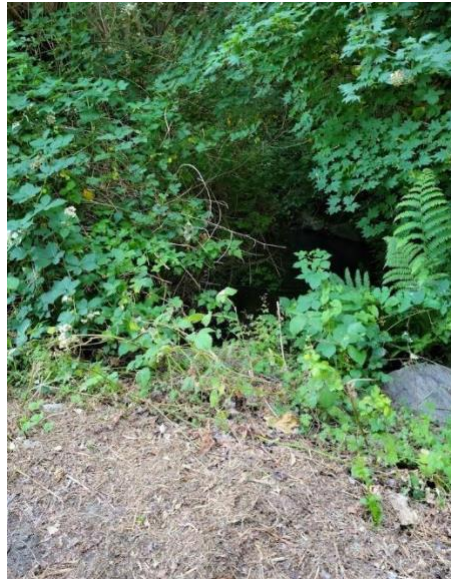


Marsh land under a bridge in a neighboring street on 132nd.

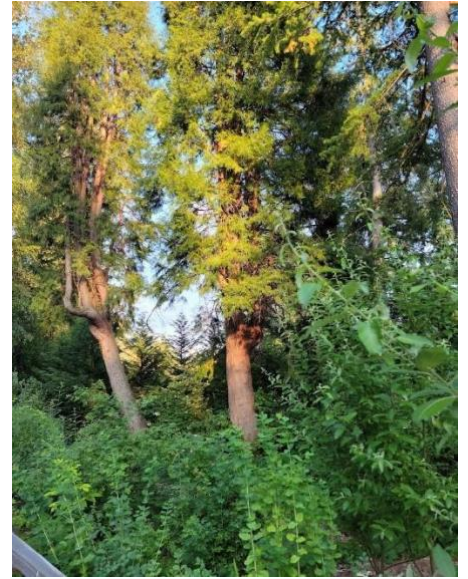
The neighborhood is in a critical area with many mature tree canopies. This area is being designated for R-Suburban, with single-family, duplexes, and cottage housing. Critical areas with many tree canopies would benefit remaining as low density housing (BCC 20.25H). Removing tree canopies negatively impact the already affected water and air temperatures, and the ecosystem and survival of Wilburton's wildlife. The sensitive ecosystem cannot be recovered with mitigation.



Tall Firs in Wilburton across of Bel-Red. Homes are surrounded by trees.



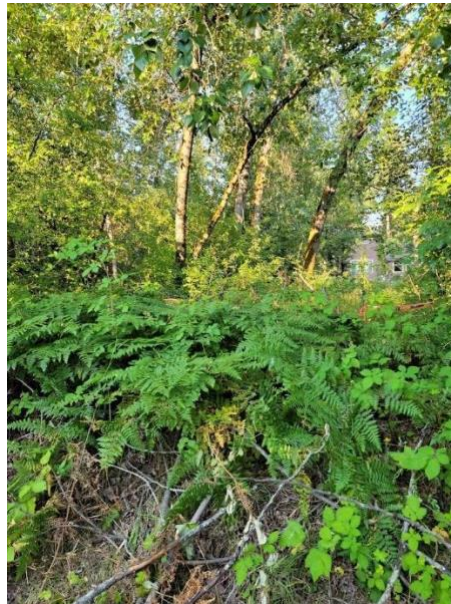
Goff Creek on 132nd where priority Cutthroat Trout live.



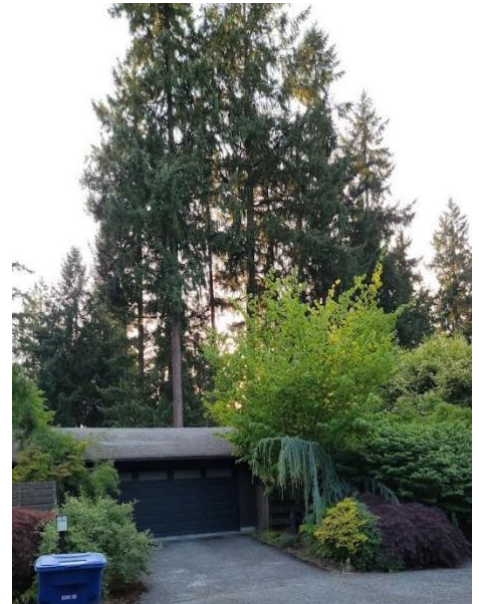
A backyard of a Wilburton home.



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home surrounded by marsh.



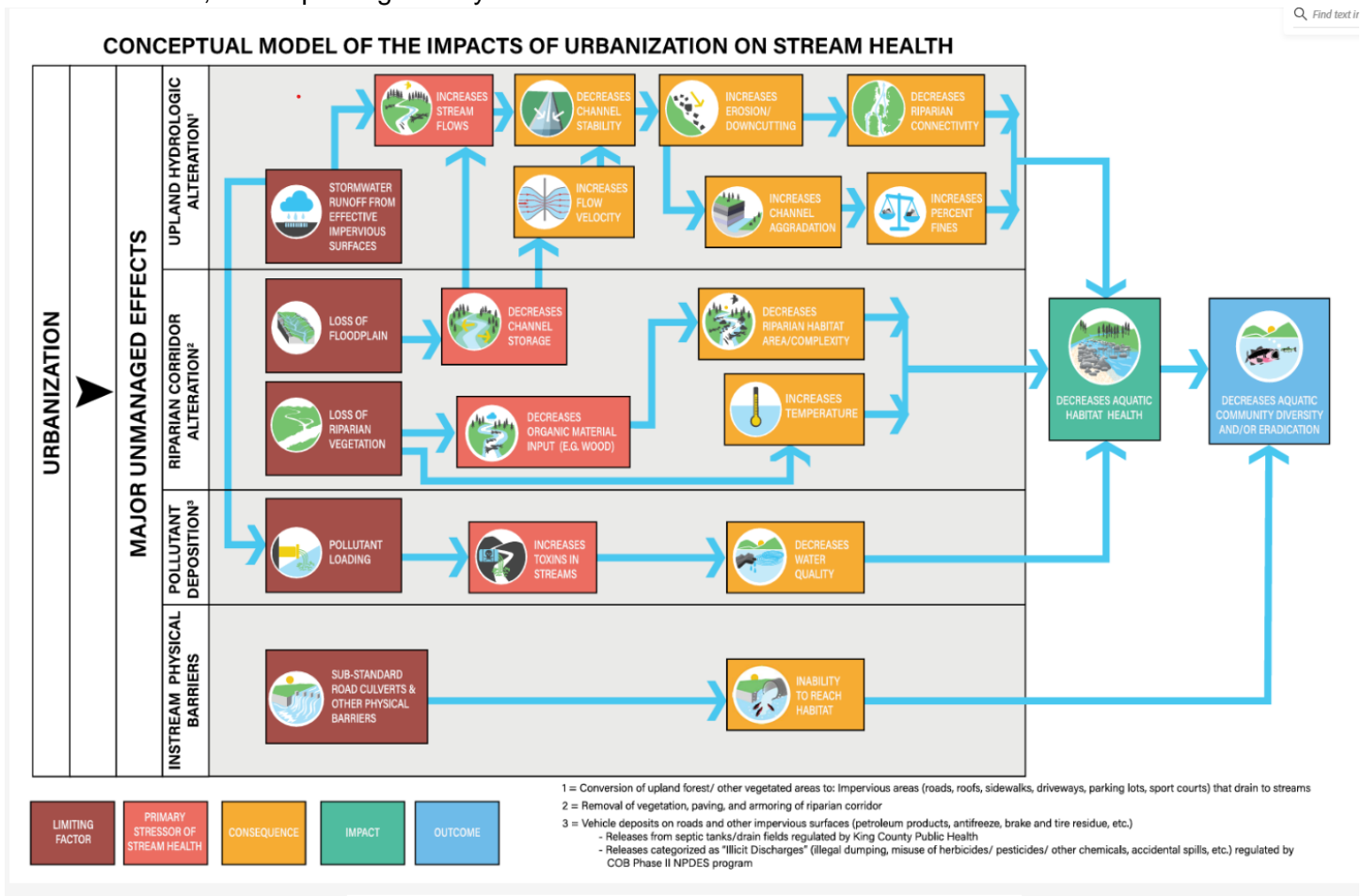
Homes in Wilburton, another example of the surrounding ecosystem which includes Goff Creek and Kelsey Creek.

“The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ...Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)...”

Factors Affecting the Health of the Greater Kelsey Creek Watershed (1)

1. **Pollutant Loading:** Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.

2. **Stormwater Runoff from Effective Impervious Surfaces:** The City's flow control for new development has shown not to be effective at protecting streams from erosion.
3. **Road Culverts and Other Physical Barriers:** A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.
4. **Loss of Floodplain and Riparian Function:** Urban development has confined and reduced the natural occurrence of wood entering many of the stream reaches in the Watershed. Tree canopies are becoming largely concentrated in parks reducing floodplain storage. This is leading to high velocities and flowrates. The City has invested tens of millions of dollars in the Greater Kelsey Creek Watershed over the past 15 years on in-stream projects that include repairing stormwater outfalls, stabilizing stream slopes, removing fish passage barriers, catching and removing fine sediment, and improving conveyance.



Laws Protecting Wilburton Critical Areas

WAC 365-196-580 Integration with the Shoreline Management Act

The Shoreline Management Act adds goals and policies as set forth under RCW 90.58.020 with equal order of priority goals under 36.70A.020.

Wilburton has the **Kelsey Creek Watershed System**, which includes **Goff Stream**, and is subject to Bellevue City Code Part 20.25H Critical Areas Overlay District. (1) :

“Critical Areas

Critical areas are parts of the landscape afforded special protection because they provide unique environmental functions that are difficult, if not impossible, to replace. The code protects six types of critical areas:

Streams and Riparian Areas

([LUC 20.25H.075](#)) Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected, unless they are used by salmonids or convey a stream that previously occurred naturally in that location.

A healthy stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

Wetlands

([LUC 20.25H.095](#)) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

Wetlands provide rearing and foraging habitats for fish and wildlife and food chain support for downstream waters. Wetlands provide natural water quality improvement; flood-flow reduction and storage; shoreline erosion protection; and opportunities for passive recreation. Many urban wetlands are heavily disturbed, but still provide valuable water quality treatment and flood-flow reduction.

Habitats for Species of Local Importance

([LUC 20.25H.150](#)) Species of local importance are specifically recognized local populations of native species that are at risk of being lost from Bellevue—western pond turtle, Oregon spotted frog, western toad, Chinook salmon, bull trout, coho salmon, river lamprey, bald eagle, peregrine falcon, common loon, pileated woodpecker, Vaux’s swift, merlin, western grebe, great blue heron, osprey, green heron, red-tailed hawk, western big-eared bat, Keen’s myotis (bat), long-legged myotis (bat), and long-eared myotis (bat)—and whose presence can be an indicator of environmental health.

Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

Geological Hazard Areas

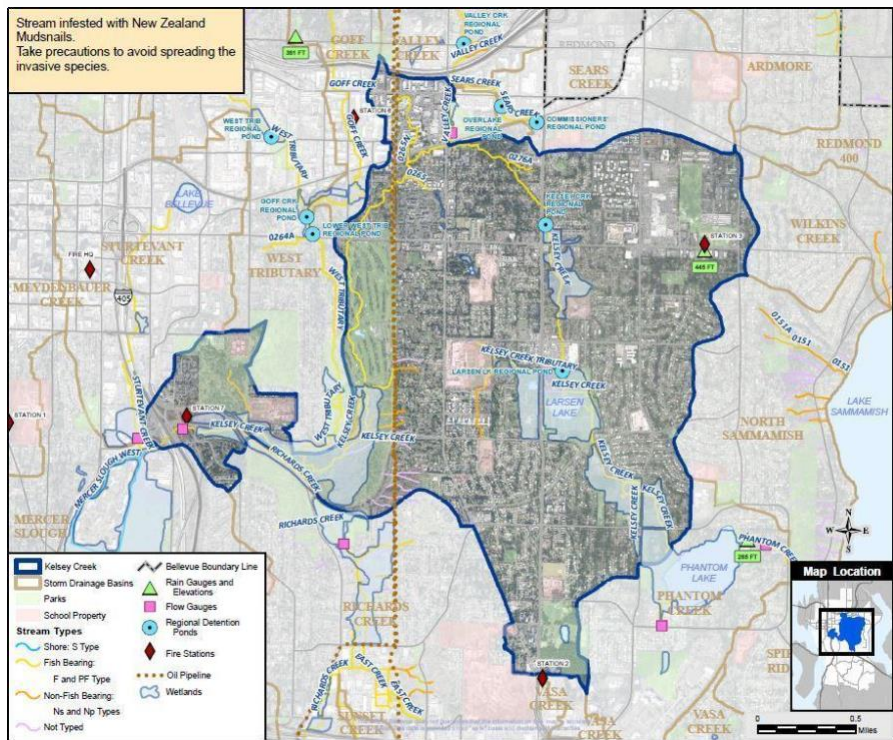
([LUC 20.25H.120](#)) Geological hazard areas—landslide hazard areas, steep slopes, and coal mine hazard areas—are areas susceptible to erosion, sliding, earthquake, or other geological events. Because of their conditions, these areas pose a threat to health and safety when development is sited too close.

Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue’s large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

([LUC 20.25H.175](#)) Flood hazard areas are those subject to 100-year floods (identified on FEMA Flood Insurance Rate Maps). These areas are designated to protect development from flooding and to protect the inherent functions of floodplains. Undeveloped floodplains store water and slow the downstream delivery of flood flows, reducing the impacts of a flood and recharging wetlands, streams and underground aquifers.

Floodplain development reduces the floodplain's water storage capacity and puts valued property and infrastructure in the path of floodwaters. Runoff from impervious surfaces changes flood size and frequency and can degrade water quality."



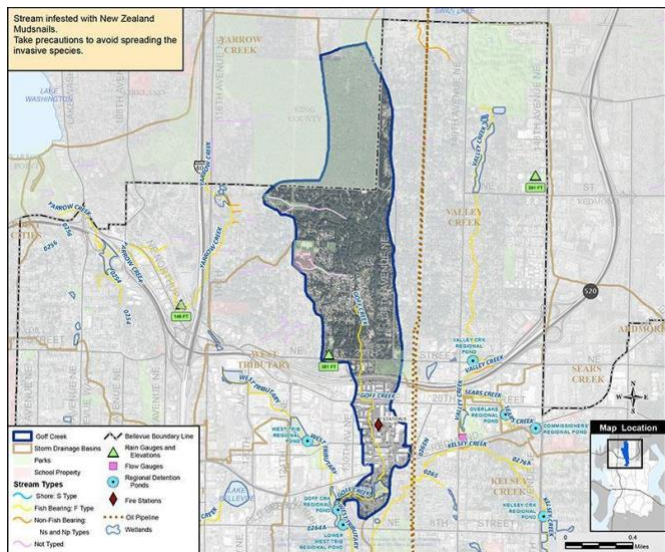
Kelsey Creek Drainage Details (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook*+
- Coho+
- Sockeye
- Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



Goff Creek – (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook*+
- Coho+

- Sockeye
- Rainbow & Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)

Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. I appreciate the opportunity to work with our city to provide housing and an inclusive community.

Sincerely,



James Leguizamon

855 134th Ave, NE

Bellevue, WA 98005

310-367-3757

- (1) City of Bellevue Watershed Management Plan
- (2) <https://bellevuewa.gov/city-government/departments/utilities/conservation-and-the-environment/drainage-basins/kelsey-creek-basin-drainage-details>
- (3) [Climate change: Trees 'most effective solution' for warming - BBC News](#)

Johnson, Thara

From: phyllisjwhite@comcast.net
Sent: Wednesday, July 12, 2023 4:17 AM
To: Bhargava, Vishal; Brown, Karol; Cuellar-Calad, Luisa; Goepppele, Craighton; Robertson, Jennifer S.; Malakoutian, Mohammad; Khanloo, Negin
Cc: Robertson, Jennifer S.; PlanningCommission
Subject: BELLEVUE'S DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) ,AND WILBURTON

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

(I am sorry, I accidentally sent a previous email without a name in error.)

Please include me as a party of record.

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As a resident of Wilburton, I support the inception of the Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

- **To separate residential, recreational, and open space areas from commercial areas and to protect space.**
- **To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.**
- **To support the provision of commercial services in Wilburton that complement Downtown..."**

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the following **Land Use Policies** and aligning with the Wilburton/NE 8th Subarea Plan:

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and are committed to supporting policies protecting and preserving Wilburton's **Natural Determinants Policies**. The natural environment in our Wilburton neighborhood plays a crucial role in providing a sense of well-being.

Natural Determinants Policies:

"Policies

POLICYS-WI-16. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICYS-WI-17. Prevent development from intruding into the floodplain of Kelsey Creek.

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The City's Determination of Non-Significance is not aligned with the conservation of the City of Bellevue's Critical Areas Regulations for Streams and Riparian Areas, Wetlands, and Habitats for Species of Local Importance including the Kelsey Creek Watershed Report and the City's efforts to protect and maintain the health of Wilburton's critical areas.

https://bellevuewa.gov/sites/default/files/media/pdf_document/2021/KelseyCreek_Assessment_Report_2021_1130.pdf:

"The Kelsey Creek Watershed is a vital ecosystem that supports numerous species of wildlife and provides essential ecological services to the surrounding communities. The proposed development of density in these areas including private properties has the potential to significantly impact the delicate balance of the ecosystem,..." including water quality, habitat fragmentation, increasing runoff, and effects of water temperatures with decreasing tree canopies. Young trees cannot make up for the shade and protection offered by 100-plus-year-old trees. Decreasing tree canopies result in increased water temperatures and may be detrimental to priority animals, as well as the endangered Chinook, Coho, and other salmon. The Greater Kelsey Creek Watershed historically provides extensive spawning and rearing habitat for a larger number of other salmon species such as Chinook, Sockeye, Coho, Cutthroat Trout, Peamouth Minnows, and Steelhead.

The DEIS's Determination of Non-Significance does not align with the City's efforts to restore and protect critical areas in the Kelsey Creek Watershed System (KCWS) due to the limited factors being taken into account. The DEIS was written before House Bill 1110, HB 1337, HB 1181 were passed into law. It also does not include the impact of Covid on the workplace resulting in increased remote employment, Bellevue's pending tree code ordinance, and the impact of the different housing target strategies on the Kelsey Creek Watershed, impervious surfaces, and their effect on endangered species of local importance. The loss of century-old tree canopies and their effect on water and air temperatures, the increasing air and land pollution with increasing traffic, and the decreased habitat and food sources. Also, incentives should not be seen as a substitute for effective stormwater

management. Wilburton's watershed and ecosystem require proper stormwater management measures to mitigate the risks of flooding and water pollution caused by toxic runoff.





















Moreover, according to a technical report by Golder Associates and the Watershed Company, the city of Bellevue's DEIS falls short of utilizing the best available science and existing conditions. This critique addresses the impacts of this inadequacy:

1. Information related to traffic and site conditions is incomplete and potentially inaccurate, which hinders environmental evaluations.
2. Protecting the environment leads to the long-term sustainability of the community and its people. It is essential for their health, safety, and quality of life. For example, in the case of Kelsey Creek, the watershed provides critical ecosystem services that directly support the community's health and well-being, such as clean water, clean air, and flood control. Prioritizing the environment can help prevent harm to low-income communities of color, and indigenous people who are disproportionately affected by harmful environmental conditions. Environmental equity addresses these inequalities and provides equal protection and access to clean, and healthy communities.
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4. According to the report, Bellevue is in the process of updating its Shoreline Management Act. Under the proposed update, shorelines themselves are not regulated as critical areas, and critical areas within shoreline jurisdiction would be regulated under LUC Part 20.25H. Bellevue has not identified all critical areas in the city.
5. The City of Bellevue's Greater Kelsey Creek Watershed's riparian corridor across all of the sub-basins includes both approximately 90% private properties and 10% publicly owned properties and is critical to species of local importance, aquatic animals, and other wildlife, Peregrine Falcon, Bald Eagles, Red-tailed Hawks, Blue Herons, Pileated Woodpecker, Great Blue Heron, cardinals, hummingbirds, bats, opossums, beavers, bobcats, deer, coyotes, and many others. The diverse range of animals needs to be managed, protected, and maintained as part of the existing riparian corridor structure and function within the entire sensitive ecosystem. This ecosystem provides shelter, food, and protection, and maintains temperatures critical to their survival.
6. Adopting green infrastructure practices to maximize the achievement of objectives, these efforts are expensive and limited.
7. With 90% of the riparian corridor on private properties, the city has not been able to keep up with tracking damages in and near open streams.
8. The City's options are insufficient. The City's plan mitigates some of the side-effects of water overflow. The new plan should focus on preventing runoff from the source, increasing impervious surfaces caused by development. **Unanticipated cleanup efforts with increased stormwater runoff may suggest that the city may end up footing the bill, and cause taxpayer runoff plan liability.** We need solutions that offer long-term sustainability.
9. Wilburton's Kelsey Creek has the greatest amount of impervious surface areas. Increasing mixed-use developments, multi-unit dwellings, increasing cars and toxic waste from their tires, and increasing construction will cause even greater impervious surface areas with increasing toxic stormwater runoff.

Subbasin	Commercial/ Office (%)	Highway (%)	Industrial (%)	Mixed- use (%)	Multi- Family (%)	Park (%)	Single- family (%)	Total (ac)
Richards Creek	13.3%	1.9%	8.1%	4.8%	17.0%	10.2%	44.8%	1380
Sunset Creek	5.6%	6.3%	1.0%	2.4%	1.6%	4.0%	79.2%	854
West Tributary	8.4%	2.4%	0.0%	26.2%	4.4%	9.2%	44.2%	958
Goff Creek	8.4%	0.8%	0.0%	10.3%	0.0%	4.4%	76.2%	529
Valley Creek	7.2%	2.0%	0.0%	5.0%	15.0%	10.0%	60.8%	1300
Sears Creek	32.7%	3.0%	0.0%	21.8%	9.8%	0.0%	32.8%	355
Greater Kelsey Creek Watershed	11.8%	2.9%	1.7%	8.4%	11.0%	11.3%	51.8%	10376

Table 7 compares the change in canopy cover and impervious surfaces between 2006 and 2017 for the nine subbasins and the Greater Kelsey Creek Watershed (HRCd 2021). The Sears Creek Subbasin and the Sturtevant Creek Subbasin experienced the largest tree canopy loss and impervious surface increase of all the subbasins in the Greater Kelsey Creek Watershed.

Table 7. Change in Tree Canopy and Impervious Surfaces from 2006 to 2017 in the Greater Kelsey Creek Watershed

Subbasins	Tree Canopy Loss (2006 – 2017)		Impervious Surfaces Increase (2006 – 2017)		Primary Agent of Change
	Change	Trend	Change	Trend	
Goff Creek	0.4 %		0.5 %		Development
Kelsey Creek	1.0 %		1.0 %		Development
Mercer Slough	1.5 %		1.1 %		Development
Richards Creek	1.5 %		1.1 %		Development
Sears Creek	3.9 %		3.4 %		Development
Sturtevant Creek	2.2 %		3.8 %		Development
Sunset Creek	0.5 %		0.7 %		Development
Valley Creek	0.5 %		0.2 %		Tree removal
West Tributary	1.2 %		0.7 %		Development
Total Greater Kelsey Watershed	1.2 % (133 acres)		1.2 % (125 acres)		Development

data source: <https://hrcd-wdfw.hub.arcgis.com/>

Based on changes in tree canopy and impervious area data, since 2006 there has been a large amount of development in the majority of the Watershed's subbasins. Table 7 shows the decrease in tree canopy and increase in impervious surfaces associated with rapid development and urbanization—where development indicates the conversion of a vegetated lot or parcel into a built lot or parcel, and redevelopment indicates building on a previously developed lot. With development across so much of the Greater Kelsey Creek

10.

11. Recommendation: Require the Washington Department of Ecology and the Washington Fish and Wildlife to work together to form Natural Determinant Land Use Policies for Wilburton's and all of Bellevue's critical areas, and create policies regarding impervious surface areas.

Greater Kelsey Creek Watershed and its connecting tributaries is a critical urban watershed for the City of Bellevue. It is one of the few watershed areas in a city the size of Bellevue remaining in the entire USA. As described in the 2003 Bellevue Critical Areas Update Best Available Science

Paper: **Wildlife, forested steep slopes, and riparian areas comprise the majority of Bellevue's remaining habitat corridors and linkages.** It needs to be managed carefully over the next few decades to protect and preserve its unique aquatic and terrestrial values. Once developed and the 100-year-old trees felled for development, all inhabitants in the watershed that relied on the natural environment for survival will be gone forever from Wilburton.

Other Considerations:

Control Totals: On January 23, 2023, Dave Andersen, managing director of the Growth Management Services unit presented one of many sessions on getting periodic update planning right. He identified having the same control total targets for each alternative as critical. The growth strategy is to determine what are different ways of achieving the growth target. We find the DEIS has a wide range of targets. Bellevue Residents understand higher targets have higher impacts. This does not result in an understanding or critique of the strategy. In addressing this deficiency, the City will need to address the same target in each of the alternatives and show how all alternatives would meet the same need, including the “no change” alternative.

House Bill 1110 Increasing Housing Supply and Density: On May 8, 2023, Governor Jay Inslee signed House Bill 1110, which legalizes duplexes and fourplexes in most neighborhoods in nearly every city in the State of Washington, including the City of Bellevue, which was intended to increase the state’s housing supply. House Bill legalizes six-plexes near transit and for affordable housing. House Bill 1110 [overrides local zoning rules](#) that have long kept large areas in cities for only single-family homes. The new law will not ban the construction of single-family homes, but it will stop cities from requiring neighborhoods to have only single-family homes. However, this DEIS was prepared prior to passage of House Bill 1110, and Bellevue residents have no idea how the House Bill will affect any of the alternatives. It is likely that fewer new multi-family units will be needed as shown in Alternatives 1, 2, and 3. The no-action alternative will also need to address application of House Bill 1110 since the state law will now allow continued expansion of housing in Bellevue without application of the proposed alternatives. In addressing this deficiency, the City will need to either develop a new alternative or address this House Bill in each of the alternatives, which may result in an increase or decrease in the number of housing units needed.

House Bill 1337 Expanding Housing Options. This bill expands housing options through easing barriers to the construction and use of accessory dwelling units, and was partially vetoed by the Governor. However, the primary components of the bill would remain, thus, affecting the number of new housing units that may be needed to accommodate new employment in any given city within Washington State. Thus, the number of new housing units for the City of Bellevue would need to be determined. An example of how this bill could affect housing would be in the State of California whereby the bill was passed and fewer new homes were needed as a result. Thus, HB 1337 has a strong potential of affecting the no-action alternative, along with Alternatives 1 to 3.

House Bill 1181. Climate change and resiliency. This bill includes a climate change and resiliency component that is required to be included in city comprehensive plans. The bill is intended for cities to mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental economic, and human health and safety; and advance environmental justice. Much of this is already included in the DEIS in Appendix G

(Relationship of Climate Change Vulnerability to the Alternatives) but specific compliance with the bill is not included because Governor Inslee only signed the bill on May 3.

2023 Legislative Session: The Growth Management Policy Board states that these bills result in significant changes to the Growth Management Act and will impact local plans. The Board received a will receive a detailed recap of the 2023 legislative session which highlights these bills on June 1, 2023. Thus, the impact of these bills has not yet been well understood or could have been included in the DEIS. We cannot expect our Bellevue residents to have an understanding of these bills at the time.

Covid: The Covid-19 pandemic sparked a new [working-from-home economy](#) where many workers have the flexibility to work remotely from home. This unprecedented shift to remote work will be occurring in some form over the next 20 years. Now, roughly six-in-ten U.S. workers who say their jobs can mainly be done from home (59%) are working from home all or most of the time. Working from home results in changes in office use and transportation resulting in a declining need to live in Bellevue when working in Bellevue. This is a fundamental flaw where the DEIS is not addressing employment and residency adequately based on recent changes to office uses. Many employees are now moving outside of the city and then commuting to their workplace only once or twice a week. The DEIS should be revised to reflect this change in how employees will work and live in Bellevue in the housing, office, and transportation components of the DEIS. See also Attachment D

Updated Tree Code: The City of Bellevue plans to update its tree code in 2023, which will have significant effects to new construction. This tree code may, hopefully, provide better protection for significant trees and require contractors and builders to redesign multi-family and single-family homes to protect these trees. The Tree Code may also deter contractors from building on sites with significant trees. Thus, BTCC is requesting that the DEIS Comprehensive Plan describe how the tree code will affect planned protection of significant trees. The City of Bellevue Urban Tree Assessment (July 2022) stated that land use changes are an important factors of the urban environment and can contribute to changes in citywide canopy numbers. As described in the Urban Tree Assessment, it is important for the City to use this assessment to inform future investments in the urban forest so that all those who live, work, and play in Bellevue can benefit from the urban forest. The City must proactively work to protect the existing urban forest and replenish the canopy with additional native trees. Nowhere in the DEIS do the alternatives address how the existing urban forest will be protected. We are hoping that the DEIS will address replacing lost trees with native trees, and that the Comprehensive Plan show synchrony with its Urban Tree Assessment, as well with the planned updated tree code. Which alternatives may be best for protecting our urban trees?

Homelessness. Finally, the City must address how homelessness will be avoided or minimized under the each alternatives of its comprehensive plan. Although the City is investing in facilities such as shelters, transitional housing and affordable housing units for those living in vehicles or unsheltered in the community, how will these additional housing units affect homelessness and will some units be available to homeless people? If the City of Bellevue's notes that affordable housing, especially in the lowest income brackets, is critical to help individuals transition out of homelessness and maintain housing, then why is this not discussed on the DEIS?

Historic Resources: Bellevue's historic Wilburton neighborhood is an enclave of single-family and multifamily housing known for its rich history and its parks and wooded areas with close proximity to downtown Bellevue. Wilburton is also home of the acclaimed Bellevue Botanical Gardens, and the largest watershed in Bellevue.

It is nearly impossible to keep up with every possible land use bill and in the annual legislative session. These bills passed in this legislative session are important for the comprehensive plan in any city, and if not covered under this DEIS then an amendment would be needed. An amendment would take more time and it would be more costly to the City of Bellevue. We recognize the significant effort already undertaken for this DEIS but we also desire to review a complete DEIS that includes passage of bills and regulations that have occurred in 2023.

Thank you for the opportunity to comment. We look forward to creating a City of Bellevue comprehensive plan that is complete, meaningful, and applicable for immediate use.

Sincerely,

Phyllis White
1057 134th Ave NE
Bellevue, WA 98005

Johnson, Thara

From: phyllisjwhite@comcast.net
Sent: Wednesday, July 12, 2023 4:02 AM
To: Bhargava, Vishal; Brown, Karol; Cuellar-Calad, Luisa; Goepppele, Craighton; Malakoutian, Mohammad; Khanloo, Negin
Cc: Robertson, Jennifer S.; PlanningCommission
Subject: The DEIS and Comprehensive Plan

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Greater Kelsey Creek Watershed and its connecting tributaries is a critical urban watershed for the City of Bellevue. It is one of the few watershed areas in a city the size of Bellevue remaining in the entire USA. As described in the 2003 Bellevue Critical Areas Update Best Available Science Paper: **Wildlife, forested steep slopes, and riparian areas comprise the majority of Bellevue's remaining habitat corridors and linkages.** It needs to be managed carefully over the next few decades to protect and preserve its unique aquatic and terrestrial values. Once developed and the 100-year-old trees felled for development, all inhabitants in the watershed that relied on the natural environment for survival will be gone forever from Wilburton.

Other Considerations:

Control Totals: On January 23, 2023, Dave Andersen, managing director of the Growth Management Services unit presented one of many sessions on getting periodic update planning right. He identified having the same control total targets for each alternative as critical. The growth strategy is to determine what are different ways of achieving the growth target. We find the DEIS has a wide range of targets. Bellevue Residents understand higher targets have higher impacts. This does not result in an understanding or critique of the strategy. In addressing this deficiency, the City will need to address the same target in each of the alternatives and show how all alternatives would meet the same need, including the “no change” alternative.

House Bill 1110 Increasing Housing Supply and Density: On May 8, 2023, Governor Jay Inslee signed House Bill 1110, which legalizes duplexes and fourplexes in most neighborhoods in nearly every city in the State of Washington, including the City of Bellevue, which was intended to increase the state's housing supply. House Bill legalizes six-plexes near transit and for affordable housing. House Bill 1110 [overrides local zoning rules](#) that have long kept large areas in cities for only single-family homes. The new law will not ban the construction of single-family homes, but it will stop cities from requiring neighborhoods to have only single-family homes. However, this DEIS was prepared prior to passage of House Bill 1110, and Bellevue residents have no idea how the House Bill will affect any of the alternatives. It is likely that fewer new multi-family units will be needed as shown in Alternatives 1, 2, and 3. The no-action alternative will also need to address application of House Bill 1110 since the state law will now allow continued expansion of housing in Bellevue without application of the proposed alternatives. In addressing this deficiency, the City will need to either develop a new alternative or address this House Bill in each of the alternatives, which may result in an increase or decrease in the number of housing units needed.

House Bill 1337 Expanding Housing Options. This bill expands housing options through easing barriers to the construction and use of accessory dwelling units, and was partially vetoed by the Governor. However, the primary components of the bill would remain, thus, affecting the number of new housing units that may be needed to accommodate new employment in any given city within Washington State. Thus, the number of new housing units for the City of Bellevue would need to be determined. An example of how this bill could affect housing would be in the State of California whereby the bill was passed and fewer new homes were needed as a result. Thus, HB 1337 has a strong potential of affecting the no-action alternative, along with Alternatives 1 to 3.

House Bill 1181. Climate change and resiliency. This bill includes a climate change and resiliency component that is required to be included in city comprehensive plans. The bill is intended for cities to mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per

capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental economic, and human health and safety; and advance environmental justice. Much of this is already included in the DEIS in Appendix G (Relationship of Climate Change Vulnerability to the Alternatives) but specific compliance with the bill is not included because Governor Inslee only signed the bill on May 3.

2023 Legislative Session: The Growth Management Policy Board states that these bills result in significant changes to the Growth Management Act and will impact local plans. The Board received a will receive a detailed recap of the 2023 legislative session which highlights these bills on June 1, 2023. Thus, the impact of these bills has not yet been well understood or could have been included in the DEIS. We cannot expect our Bellevue residents to have an understanding of these bills at the time.

Covid: The Covid-19 pandemic sparked a new [working-from-home economy](#) where many workers have the flexibility to work remotely from home. This unprecedented shift to remote work will be occurring in some form over the next 20 years. Now, roughly six-in-ten U.S. workers who say their jobs can mainly be done from home (59%) are working from home all or most of the time. Working from home results in changes in office use and transportation resulting in a declining need to live in Bellevue when working in Bellevue. This is a fundamental flaw where the DEIS is not addressing employment and residency adequately based on recent changes to office uses. Many employees are now moving outside of the city and then commuting to their workplace only once or twice a week. The DEIS should be revised to reflect this change in how employees will work and live in Bellevue in the housing, office, and transportation components of the DEIS. See also Attachment D

Updated Tree Code: The City of Bellevue plans to update its tree code in 2023, which will have significant effects to new construction. This tree code may, hopefully, provide better protection for significant trees and require contractors and builders to redesign multi-family and single-family homes to protect these trees. The Tree Code may also deter contractors from building on sites with significant trees. Thus, BTCC is requesting that the DEIS Comprehensive Plan describe how the tree code will affect planned protection of significant trees. The City of Bellevue Urban Tree Assessment (July 2022) stated that land use changes are an important factors of the urban environment and can contribute to changes in citywide canopy numbers. As described in the Urban Tree Assessment, it is important for the City to use this assessment to inform future investments in the urban forest so that all those who live, work, and play in Bellevue can benefit from the urban forest. The City must proactively work to protect the existing urban forest and replenish the canopy with additional native trees. Nowhere in the DEIS do the alternatives address how the existing urban forest will be protected. We are hoping that the DEIS will address replacing lost trees with native trees, and that the Comprehensive Plan show synchrony with its Urban Tree Assessment, as well with the planned updated tree code. Which alternatives may be best for protecting our urban trees?

Homelessness. Finally, the City must address how homelessness will be avoided or minimized under the each alternatives of its comprehensive plan. Although the City is investing in facilities such as shelters, transitional housing and affordable housing units for those living in vehicles or unsheltered in the community, how will these additional housing units affect homelessness and will some units be available to homeless people? If the City of Bellevue's notes that affordable housing, especially in the lowest income brackets, is critical to help individuals transition out of homelessness and maintain housing, then why is this not discussed on the DEIS?

Historic Resources: Bellevue's historic Wilburton neighborhood is an enclave of single-family and multifamily housing known for its rich history and its parks and wooded areas with close proximity to

downtown Bellevue. Wilburton is also home of the acclaimed Bellevue Botanical Gardens, and the largest watershed in Bellevue.

It is nearly impossible to keep up with every possible land use bill and in the annual legislative session. These bills passed in this legislative session are important for the comprehensive plan in any city, and if not covered under this DEIS then an amendment would be needed. An amendment would take more time and it would be more costly to the City of Bellevue. We recognize the significant effort already undertaken for this DEIS but we also desire to review a complete DEIS that includes passage of bills and regulations that have occurred in 2023.

Thank you for the opportunity to comment. We look forward to creating a City of Bellevue comprehensive plan that is complete, meaningful, and applicable for immediate use.

Sincerely,

XXXX

Johnson, Thara

From: Jiang Wu <jiangwu@ymail.com>
Sent: Tuesday, July 11, 2023 9:53 PM
To: PlanningCommission
Subject: Re: Letter for public comments from Jiang Wu
Attachments: Letter for Public Comments 7-12-23 (Jiang Wu).docx

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

Hi,

Attached is my letter for public comments for your record.
All the best,

Jiang Wu
12814 4th PL, Bellevue, WA 98006

Sent from [Mail](#) for Windows

SAMPLE LETTER

Please include me as a party of record.

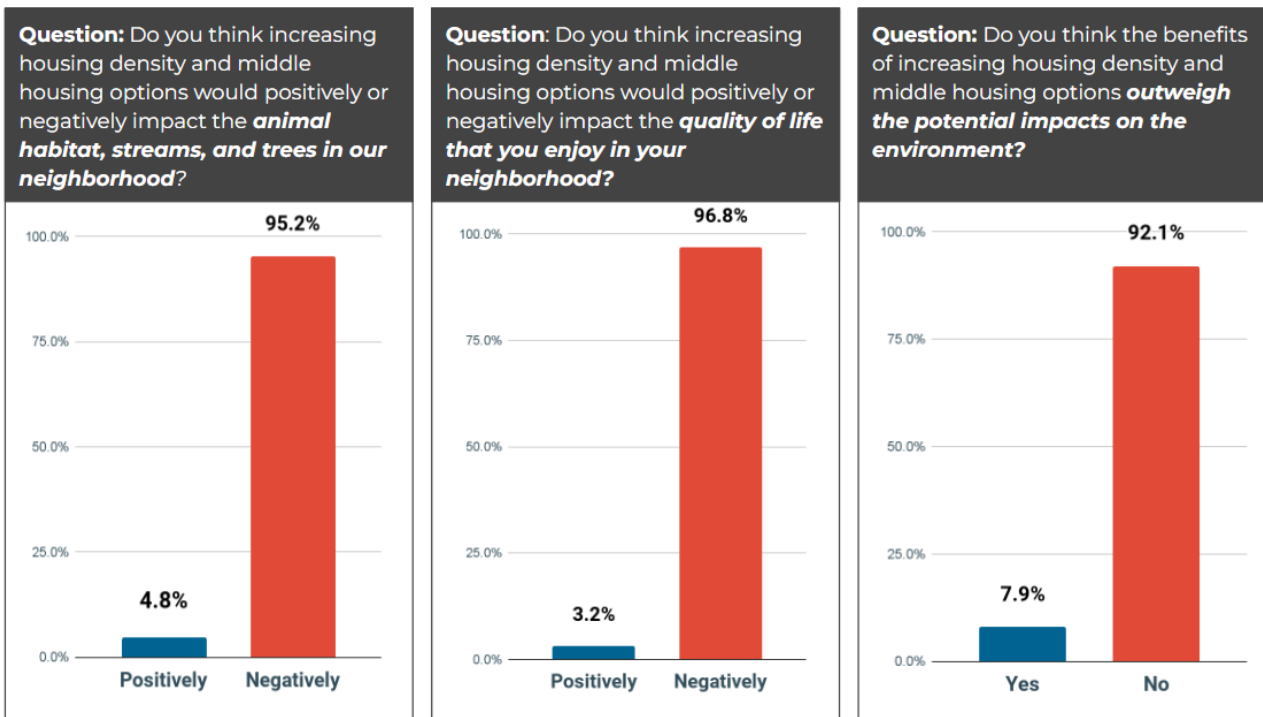
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

My name is Jiang Wu – a resident in Wilburton. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents' well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents.

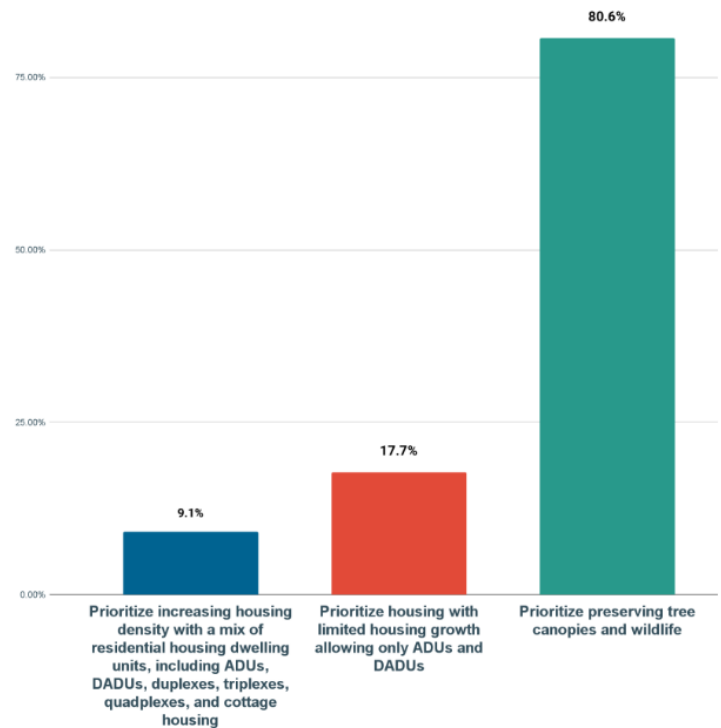
Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton's environmental ecosystem as they are essential for the health and integrity of Wilburton's critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.



Question:

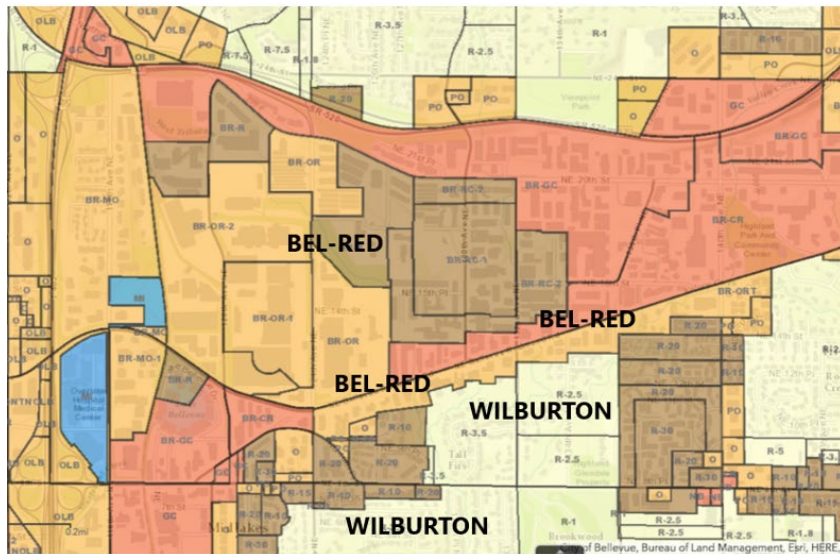
If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend on them or increasing housing density?**



- Inform and ask Neighborhood Associations to reach out to their residents in an impartial, unbiased manner for input and feedback. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a transparent and inclusive process.
- Prioritize neighborhood residents who have vested interests in their community and are directly impacted. Bellevue residents encompass a rich diversity and a spirit of inclusivity and should be adequately represented.
- Homes should fit the scale and character of their neighborhoods. Additionally, it is important to set height requirements that align with the surrounding homes.
- Consider requirements for the cumulative effects of housing density laws on climate temperatures, traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
- Residential homes in critical areas need special considerations. The cumulative effects on critical areas need measured mitigation. The Wilburton neighborhood nearest to the Bel-Red development, for example, is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation of mature tree canopies are essential for the ecosystem in critical areas.
- Wilburton is one of the few critical areas remaining in the USA in a city with a similar population. Cumulative mitigations have not been established. Critical area residential zoning density should be maintained.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.
3. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.
4. Alternative 3 does not ensure the job market and economic needs are met for different income levels. People who move to Bellevue without jobs and in a vulnerable market may be at high risk for challenges of displacement, homelessness, drug use, illegal drug sales, acute mental illness secondary to drug use, susceptible to drug related crimes, and increasing medical needs. Isolation, loneliness, and homelessness lead to declining health and well-being. This is evident in the city of Seattle where people attracted to Seattle's resources continued to live without jobs and homelessness.
5. The world is facing a dramatic climate change. Temperatures are rapidly rising, and researchers using US Forest Service Inventory data show that increasing temperatures are causing growth declines and slower growth in younger trees. Mature trees remove carbon dioxide in the atmosphere and mitigate the carbon dioxide by 25% while also removing air pollution, naturally and for free. The ability of trees to soak up carbon dioxide makes them a valuable weapon fighting against rising temperatures. *(3) Alternative 3 will cause the greatest effect on changing temperatures in residential areas. Consider a tree code.
6. Preservation of mature trees are essential for cooling stream temperatures for all aquatic and land wildlife and are part of their sensitive ecosystem.
7. Prioritize science and data. Oppose a recommended over development one size fits all approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and minimum setbacks. These are not reasonable principles and certainly not based on science and data. A one size fits all approach is not considering neighborhoods with diverse types of land.
8. Ensure housing typologies and pace of growth within neighborhoods are properly aligned. Consider developing housing options that complement the scale and character of the different neighborhoods.



District	Designation
Bel-Red	
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red Office/Residential	BR-OR
Bel-Red-Office/Residential Node 1	Bel-Red-OR-1
Bel-Red-Office/Residential Node 2	Bel-Red-OR-2
Bel-Red-Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red-Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red-Residential/Commercial	Bel-Red-RC-3
Bel-Red-Commercial/Residential	Bel-Red-CR
Bel-Red-Residential	Bel-Red-R
Bel-Red-General Commercial	Bel-Red-GC
Bel-Red-Office/Residential Transition	Bel-Red-ORT

BelRed Development and Wilburton

The 900-acre BelRed development is less than a block away from Wilburton.

- By 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs.
- By 2030 the BelRed development is expected to generate 5,000 housing units.
- 2,514 housing units are being reviewed for construction as of December 2022.
- 6,433 parking spaces are currently being reviewed for the BelRed housing and business development – (This will cause significant traffic, noise, and air pollution.)

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

Wilburton will be affected by tremendous growth. I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

· To separate residential, recreational, and open space areas from commercial areas and to protect space.

· To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.

To support the provision of commercial services in Wilburton that complement Downtown..."

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the following the inception of **Land Use Policies** that aligned with the Wilburton/NE 8th Subarea Plan:

"...POLICYS-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

and the previous policies protecting and preserving Wilburton's natural determinants, Wilburton's **Natural Determinants Policies**. The natural environment in our Wilburton neighborhood plays an essential role that provides residents with a profound sense of well-being.

Wilburton Natural Determinants Policies:

"Policies

POLICYS-WI-16. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICYS-WI-17. Prevent development from intruding into the floodplain of Kelsey Creek.

POLICYS-WI-18. Development should not interfere with Lake Bellevue as a drainage storage area identified in the City's Storm Drainage Plan."

Photos of the Critical Areas

Below are a few photos of wildlife in our cul-de-sac and photos of some of our critical areas in neighboring streets:



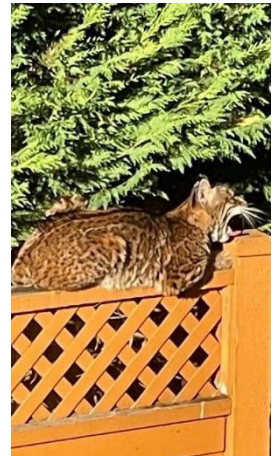
Red-tailed Hawk on neighbor's roof in Wilburton.



Another Hawk on a neighbor's Tree.



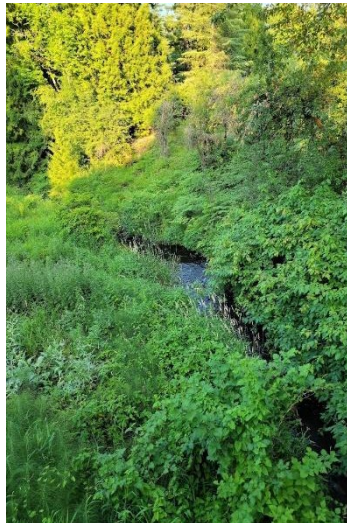
A Great Blue Heron, a Priority Species.



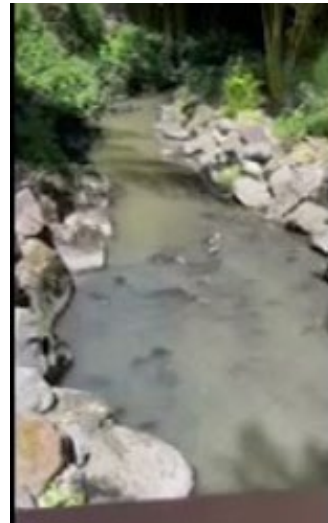
A Bobcat on my neighbor's Fence



A Bald Eagle flying over my neighbor's roof.



The Kelsey Creek on our street yesterday. Chinook (endangered species), Coho, and Sockeye salmon spawn in Kelsey Creek.



Kelsey Creek in our neighbor's yard was unusually dirty last week.

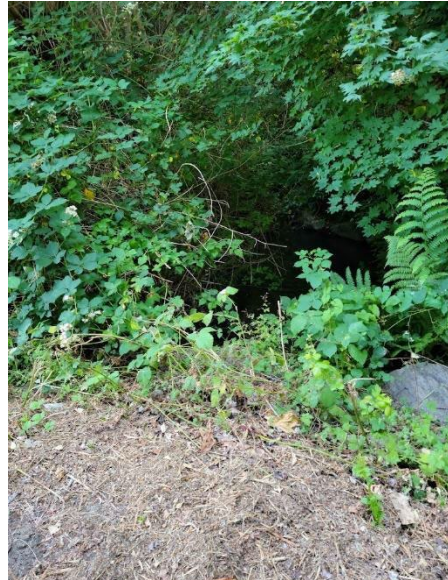


Marsh land under a bridge in a neighboring street on 132nd.

The neighborhood is in a critical area with many mature tree canopies. This area is being designated for R-Suburban, with single-family, duplexes, and cottage housing. Critical areas with many tree canopies would benefit remaining as low density housing (BCC 20.25H). Removing tree canopies negatively impact the already affected water and air temperatures, and the ecosystem and survival of Wilburton's wildlife. The sensitive ecosystem cannot be recovered with mitigation.



Tall Firs in Wilburton across of Bel-Red. Homes are surrounded by trees.



Goff Creek on 132nd where priority Cutthroat Trout live.



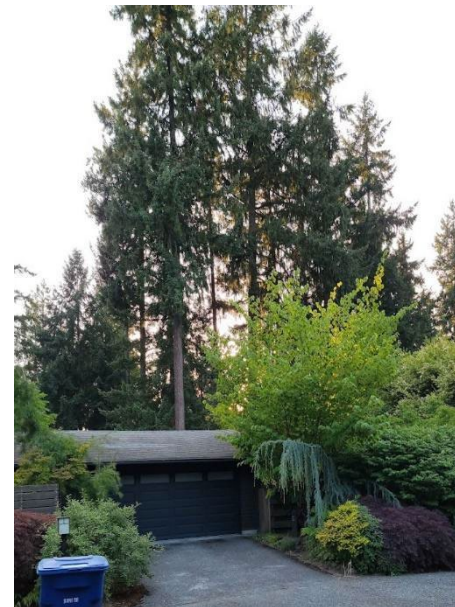
A backyard of a Wilburton home.



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home surrounded by marsh.



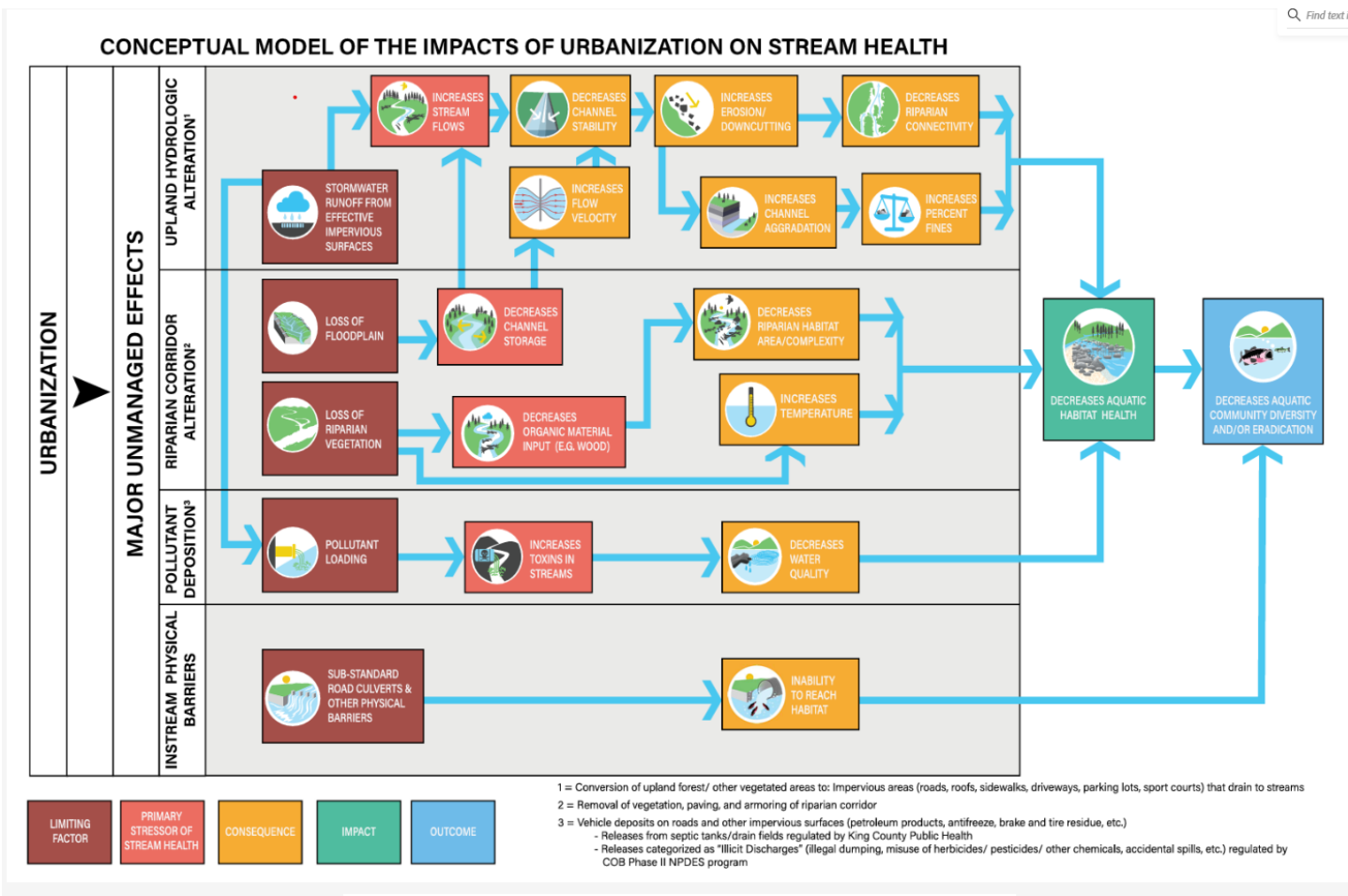
Homes in Wilburton, another example of the surrounding ecosystem which includes Goff Creek and Kelsey Creek.

“The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ...Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater

Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)..."

Factors Affecting the Health of the Greater Kelsey Creek Watershed (1)

1. **Pollutant Loading:** Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.
2. **Stormwater Runoff from Effective Impervious Surfaces:** The City's flow control for new development has shown not to be effective at protecting streams from erosion.
3. **Road Culverts and Other Physical Barriers:** A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.
4. **Loss of Floodplain and Riparian Function:** Urban development has confined and reduced the natural occurrence of wood entering many of the stream reaches in the Watershed. Tree canopies are becoming largely concentrated in parks reducing floodplain storage. This is leading to high velocities and flowrates. The City has invested tens of millions of dollars in the Greater Kelsey Creek Watershed over the past 15 years on in-stream projects that include repairing stormwater outfalls, stabilizing stream slopes, removing fish passage barriers, catching and removing fine sediment, and improving conveyance.



Laws Protecting Wilburton Critical Areas

WAC 365-196-580 Integration with the Shoreline Management Act

The Shoreline Management Act adds goals and policies as set forth under RCW 90.58.020 with equal order of priority goals under 36.70A.020.

Wilburton has the **Kelsey Creek Watershed System**, which includes **Goff Stream**, and is subject to Bellevue City Code Part 20.25H Critical Areas Overlay District. (1) :

“Critical Areas

Critical areas are parts of the landscape afforded special protection because they provide unique environmental functions that are difficult, if not impossible, to replace. The code protects six types of critical areas:

Streams and Riparian Areas

([LUC 20.25H.075](#)) Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected, unless they are used by salmonids or convey a stream that previously occurred naturally in that location.

A healthy stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

Wetlands

([LUC 20.25H.095](#)) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

Wetlands provide rearing and foraging habitats for fish and wildlife and food chain support for downstream waters. Wetlands provide natural water quality improvement; flood-flow reduction and storage; shoreline erosion protection; and opportunities for passive recreation. Many urban wetlands are heavily disturbed, but still provide valuable water quality treatment and flood-flow reduction.

Habitats for Species of Local Importance

([LUC 20.25H.150](#)) Species of local importance are specifically recognized local populations of native species that are at risk of being lost from Bellevue—western pond turtle, Oregon spotted frog, western toad, Chinook salmon, bull trout, coho salmon, river lamprey, bald eagle, peregrine falcon, common loon, pileated woodpecker, Vaux's swift, merlin, western grebe, great blue heron, osprey, green heron, red-tailed hawk, western big-eared bat, Keen's myotis (bat), long-legged myotis (bat), and long-eared myotis (bat)—and whose presence can be an indicator of environmental health.

Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

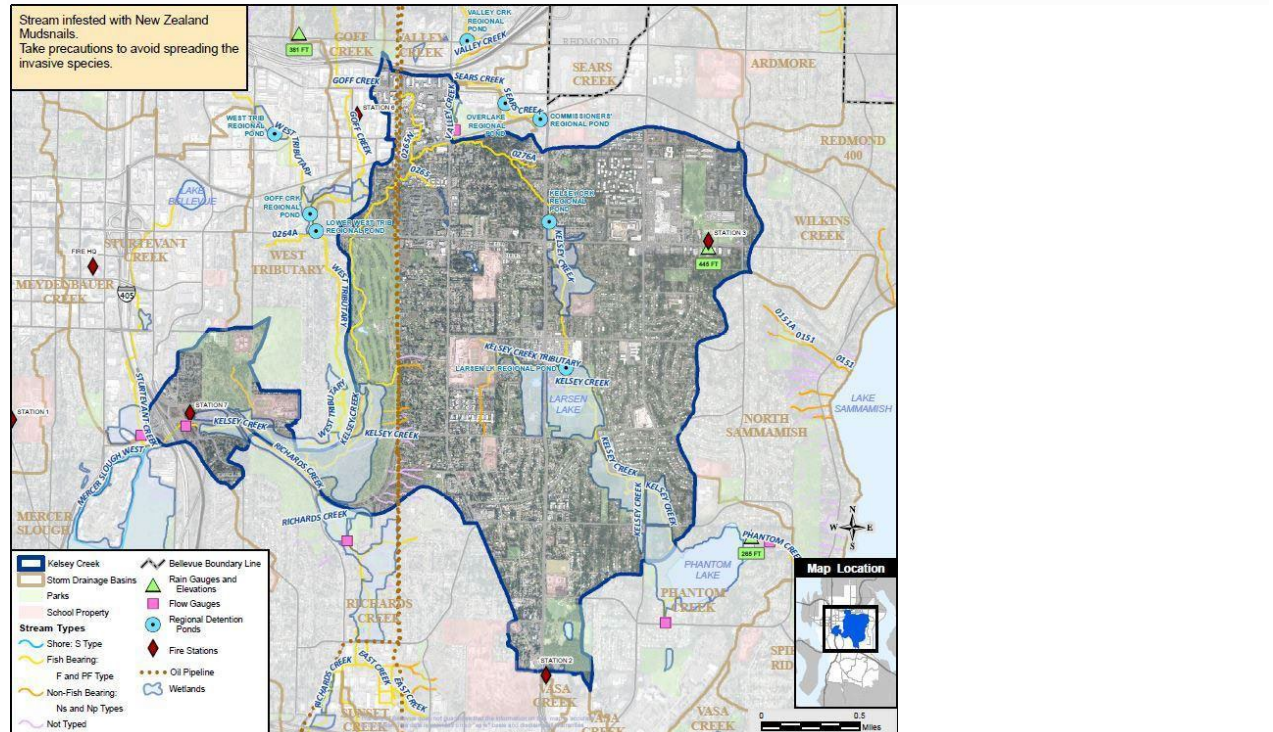
Geological Hazard Areas

([LUC 20.25H.120](#)) Geological hazard areas—landslide hazard areas, steep slopes, and coal mine hazard areas—are areas susceptible to erosion, sliding, earthquake, or other geological events. Because of their conditions, these areas pose a threat to health and safety when development is sited too close.

Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue's large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

(LUC 20.25H.175) Flood hazard areas are those subject to 100-year floods (identified on FEMA Flood Insurance Rate Maps). These areas are designated to protect development from flooding and to protect the inherent functions of floodplains. Undeveloped floodplains store water and slow the downstream delivery of flood flows, reducing the impacts of a flood and recharging wetlands, streams and underground aquifers. Floodplain development reduces the floodplain's water storage capacity and puts valued property and infrastructure in the path of floodwaters. Runoff from impervious surfaces changes flood size and frequency and can degrade water quality."

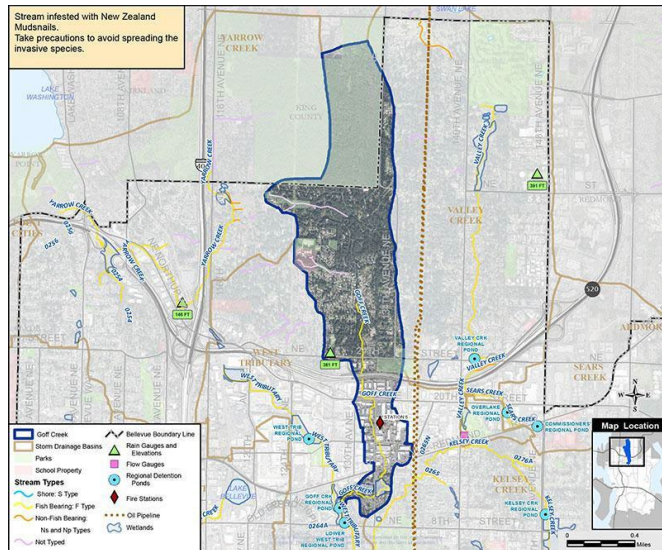


Kelsey Creek Drainage Details (City of Bellevue) *(2)
Salmon Present in the Basin

- Chinook*+
- Coho+
- Sockeye
- Cutthroat Trout

*** Listed Federal Endangered Species**

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



GOFF Creek – (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook*+
- Coho+
- Sockeye
- Rainbow & Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)

Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. I appreciate the opportunity to work with our city to provide housing and an inclusive community.

Sincerely,

Jiang Wu and his family
12814 NE 4th PL, Bellevue, WA

- (1) City of Bellevue Watershed Management Plan
- (2) <https://bellevuewa.gov/city-government/departments/utilities/conservation-and-the-environment/drainage-basins/kelsey-creek-basin-drainage-details>
- (3) [Climate change: Trees 'most effective solution' for warming - BBC News](#)

Johnson, Thara

From: phyllisjwhite@comcast.net
Sent: Tuesday, July 11, 2023 7:55 PM
To: Malakoutian, Mohammad; Ferris, Carolynn; Goeppele, Craighton; Bhargava, Vishal; Brown, Karol; Cuellar-Calad, Luisa; Khanloo, Negin
Cc: Robertson, Jennifer S.; PlanningCommission
Subject: Public Comments for Planning Commission Meeting 7-12-23
Attachments: Public Comments 7-12-23 for Phyllis White.docx

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

Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

Attached is my public comment for the 7-12-23 Planning Commission meeting.

Thank you.

Best regards,

Phyllis White

Please include me as a party of record.

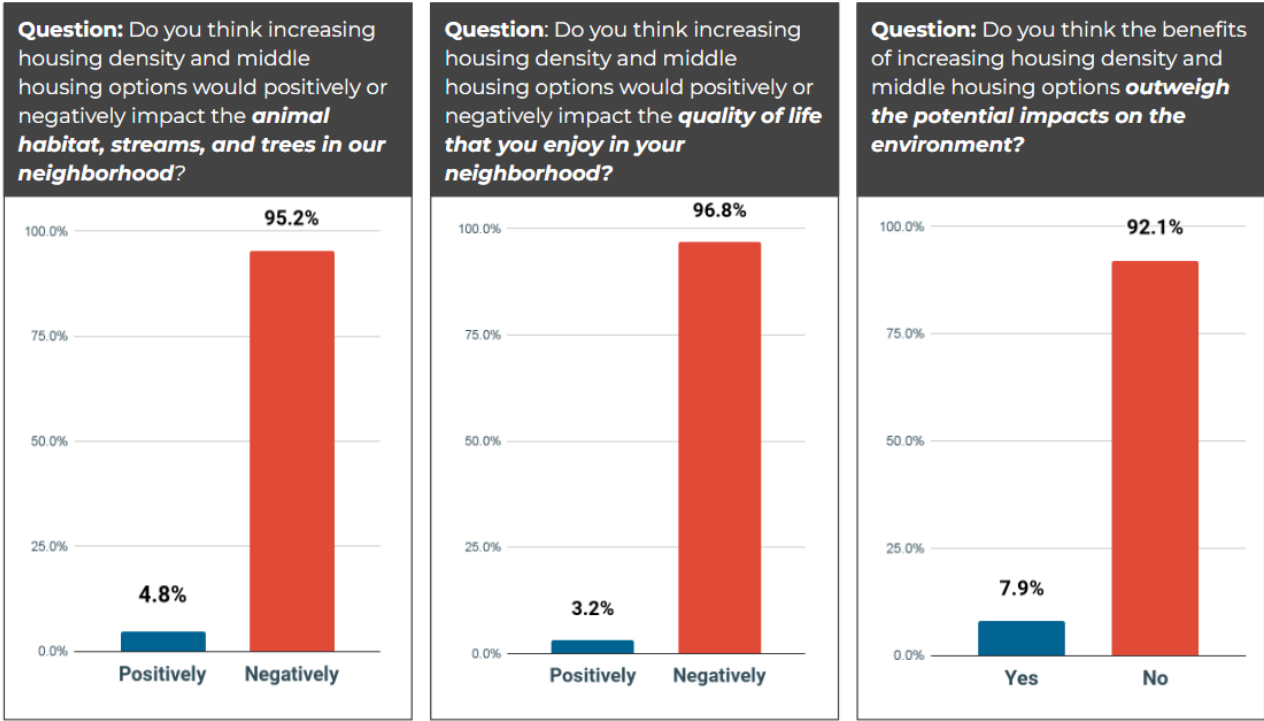
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

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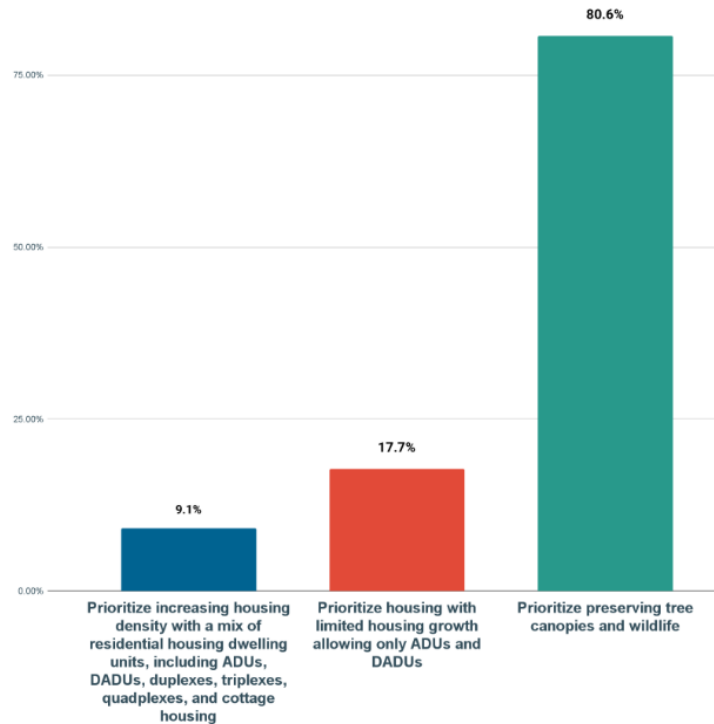
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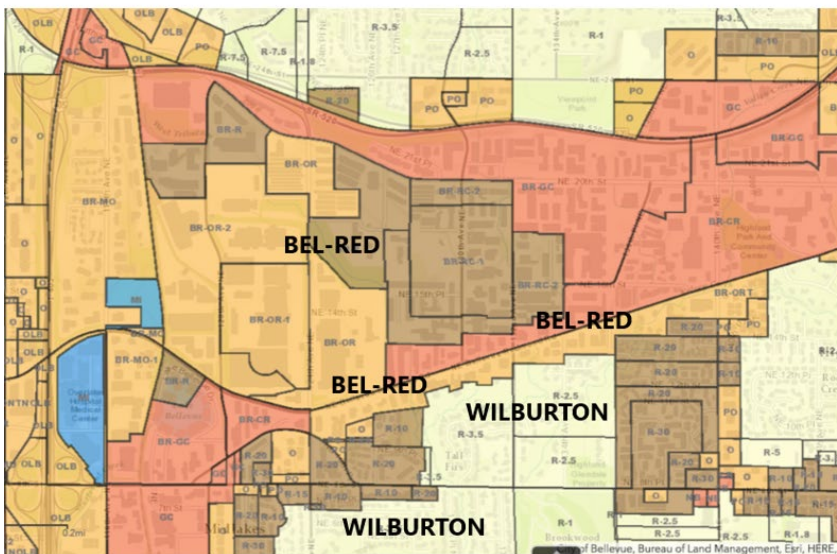
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- Wilburton is one of the few critical areas remaining in the USA in a city with a similar population. Cumulative mitigations have not been established. Critical area residential zoning density should be maintained.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.

3. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.
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5. The world is facing a dramatic climate change. Temperatures are rapidly rising, and researchers using US Forest Service Inventory data show that increasing temperatures are causing growth declines and slower growth in younger trees. Mature trees remove carbon dioxide in the atmosphere and mitigate the carbon dioxide by 25% while also removing air pollution, naturally and for free. The ability of trees to soak up carbon dioxide makes them a valuable weapon fighting against rising temperatures.
*(3) Alternative 3 will cause the greatest effect on changing temperatures in residential areas. Consider a tree code.
6. Preservation of mature trees are essential for cooling stream temperatures for all aquatic and land wildlife and are part of their sensitive ecosystem.
7. Prioritize science and data. Oppose a recommended over development one size fits all approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and minimum setbacks. These are not reasonable principles and certainly not based on science and data. A one size fits all approach is not considering neighborhoods with diverse types of land.
8. Ensure housing typologies and pace of growth within neighborhoods are properly aligned. Consider developing housing options that complement the scale and character of the different neighborhoods.

BelRed Development and Wilburton



District	Designation
Bel-Red	Bel-Red
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red-Office/Residential	BR-OR
Bel-Red-Office/Residential Node 1	Bel-Red-OR-1
Bel-Red-Office/Residential Node 2	Bel-Red-OR-2
Bel-Red-Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red-Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red-Residential/Commercial	Bel-Red-RC-3
Bel-Red-Commercial/Residential	Bel-Red-CR
Bel-Red-Residential	Bel-Red-R
Bel-Red-General Commercial	Bel-Red-GC
Bel-Red-Office/Residential Transition	Bel-Red-ORT

The 900-acre BelRed development is less than a block away from Wilburton.

- By 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs.
- By 2030 the BelRed development is expected to generate 5,000 housing units.
- 2,514 housing units are being reviewed for construction as of December 2022.
- 6,433 parking spaces are currently being reviewed for the BelRed housing and business development – (This will cause significant traffic, noise, and air pollution.)

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

Wilburton will be affected by tremendous growth. I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

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- **To separate residential, recreational, and open space areas from commercial areas and to protect space.**

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To support the provision of commercial services in Wilburton that complement Downtown..."

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

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Photos of the Critical Areas

Below are a few photos of wildlife in our cul-de-sac and photos of some of our critical areas in neighboring streets:



Red-tailed Hawk on neighbor's roof in Wilburton.



Another Hawk on a neighbor's Tree.



A Great Blue Heron, a Priority Species.



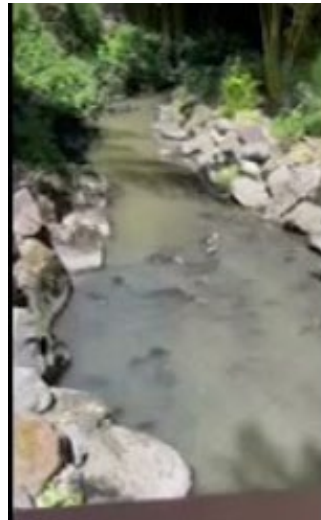
A Bobcat on my neighbor's Fence



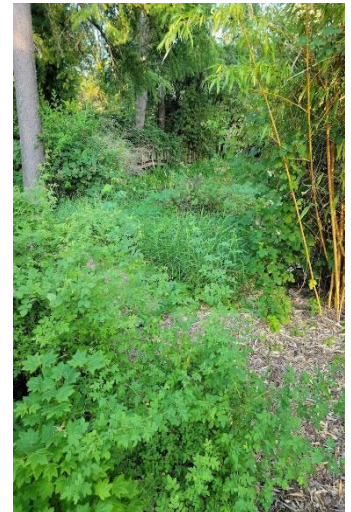
A Bald Eagle flying over my neighbor's roof.



The Kelsey Creek on our street yesterday. Chinook (endangered species), Coho, and Sockeye salmon spawn in Kelsey Creek.



Kelsey Creek in our neighbor's yard was unusually dirty last week.



Marsh land under a bridge in a neighboring street on 132nd.

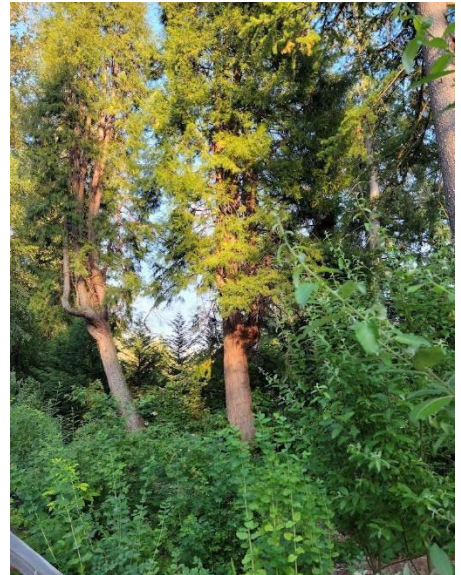
The neighborhood is in a critical area with many mature tree canopies. This area is being designated for R-Suburban, with single-family, duplexes, and cottage housing. Critical areas with many tree canopies would benefit remaining as low density housing (BCC 20.25H). Removing tree canopies negatively impact the already affected water and air temperatures, and the ecosystem and survival of Wilburton's wildlife. The sensitive ecosystem cannot be recovered with mitigation.



Tall Firs in Wilburton across of Bel-Red. Homes are surrounded by trees.



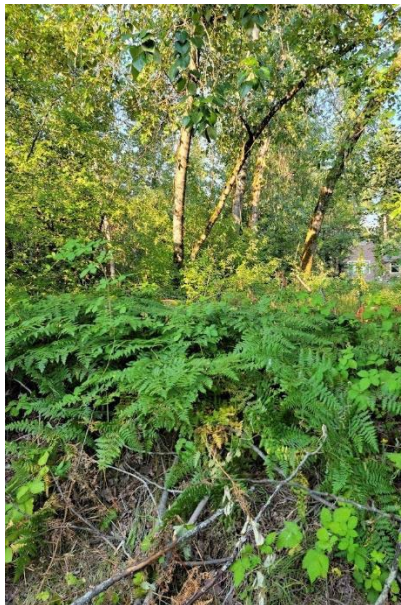
Goff Creek on 132nd where priority Cutthroat Trout live.



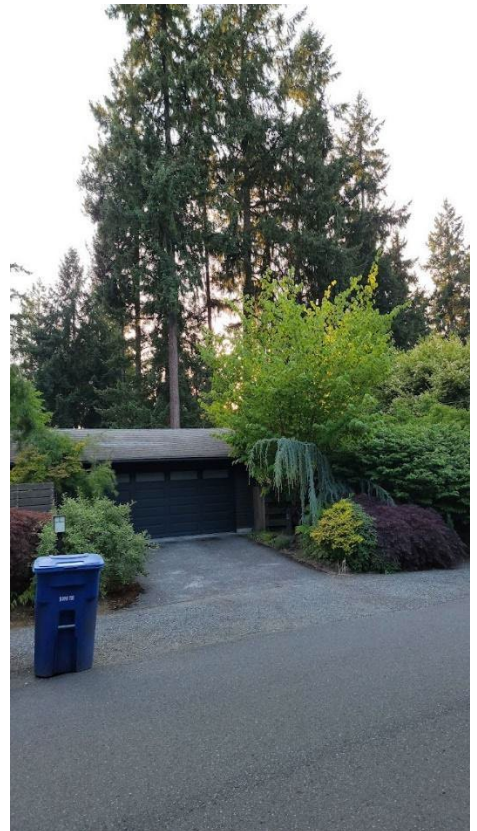
A backyard of a Wilburton home.



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home surrounded by marsh.

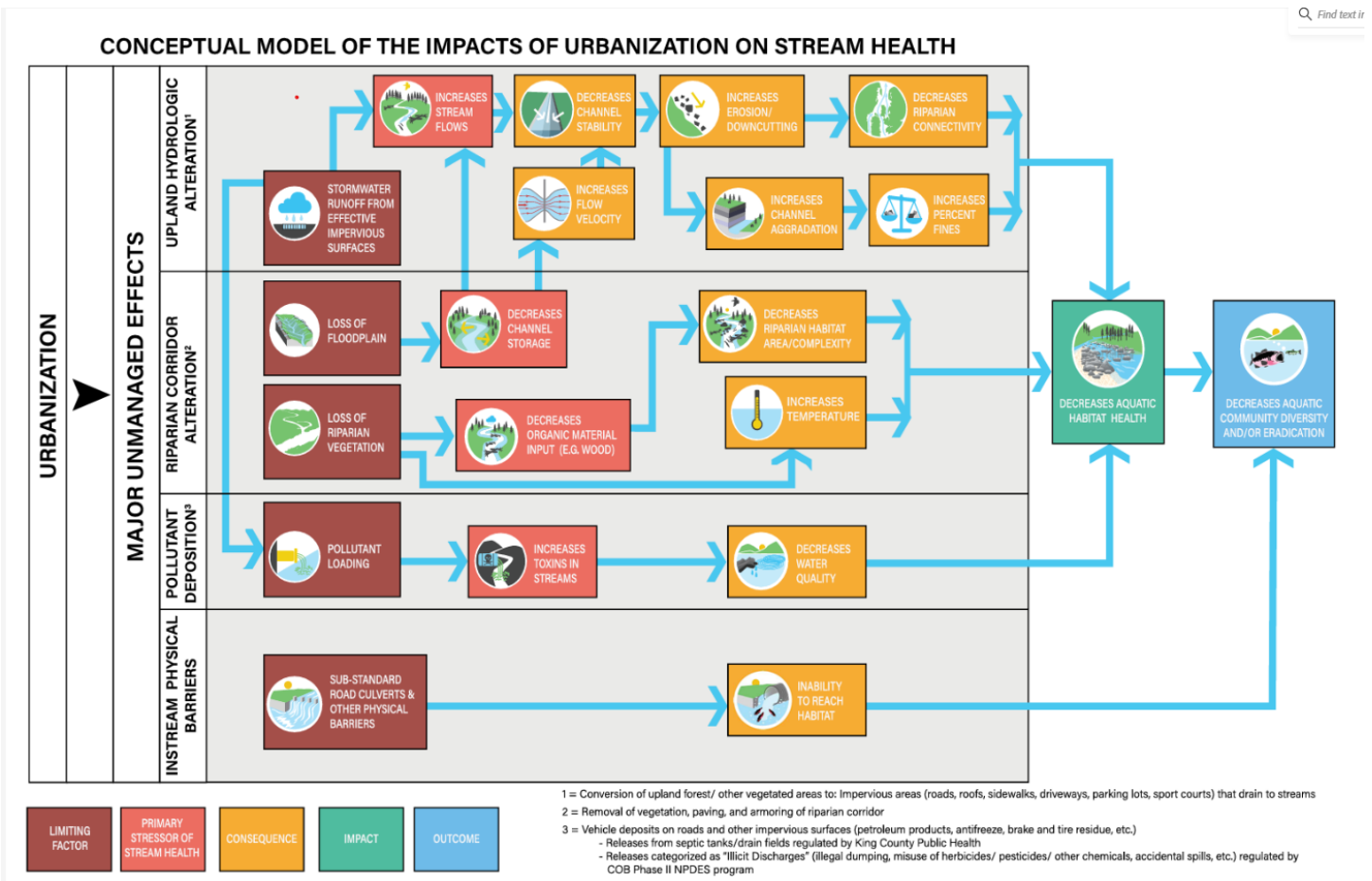


Homes in Wilburton, another example of the surrounding ecosystem which includes Goff Creek and Kelsey Creek.

“The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ...Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)...”

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1. **Pollutant Loading:** Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.
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Laws Protecting Wilburton Critical Areas

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Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

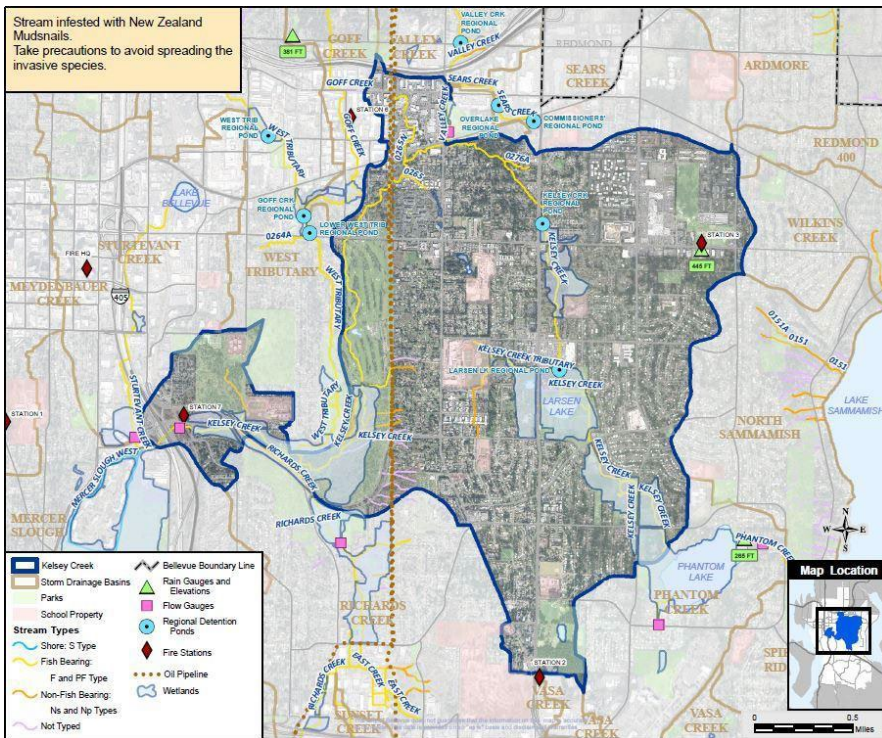
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Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue’s large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

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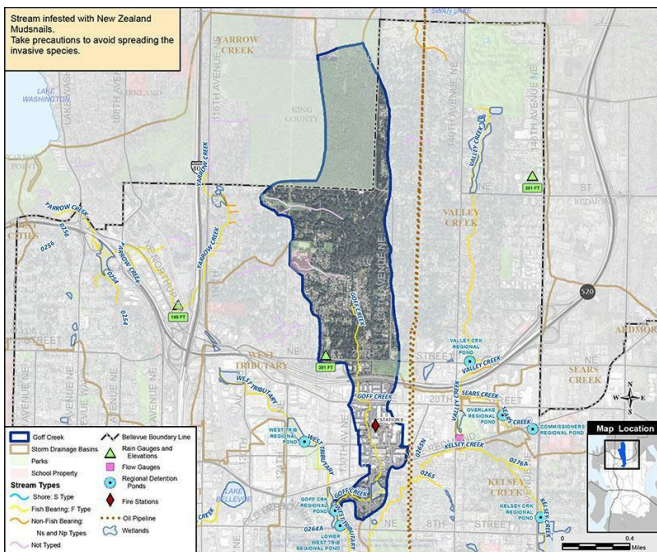
Kelsey Creek Drainage Details (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook**
- Coho+
- Sockeye
- Cutthroat Trout

* Listed Federal Endangered Species

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Goff Creek – (City of Bellevue) *(2)

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- Chinook**
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Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. I appreciate the opportunity to work with our city to provide housing and an inclusive community.

Sincerely,

Phyllis White
1057 134th Ave NE
Bellevue, WA 98005

1. City of Bellevue Watershed Management Plan
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3. [Climate change: Trees 'most effective solution' for warming - BBC News](#)

Johnson, Thara

From: Luke Ge <l.ge@outlook.com>
Sent: Tuesday, July 11, 2023 3:35 PM
To: PlanningCommission
Subject: Please include me as a party of record

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

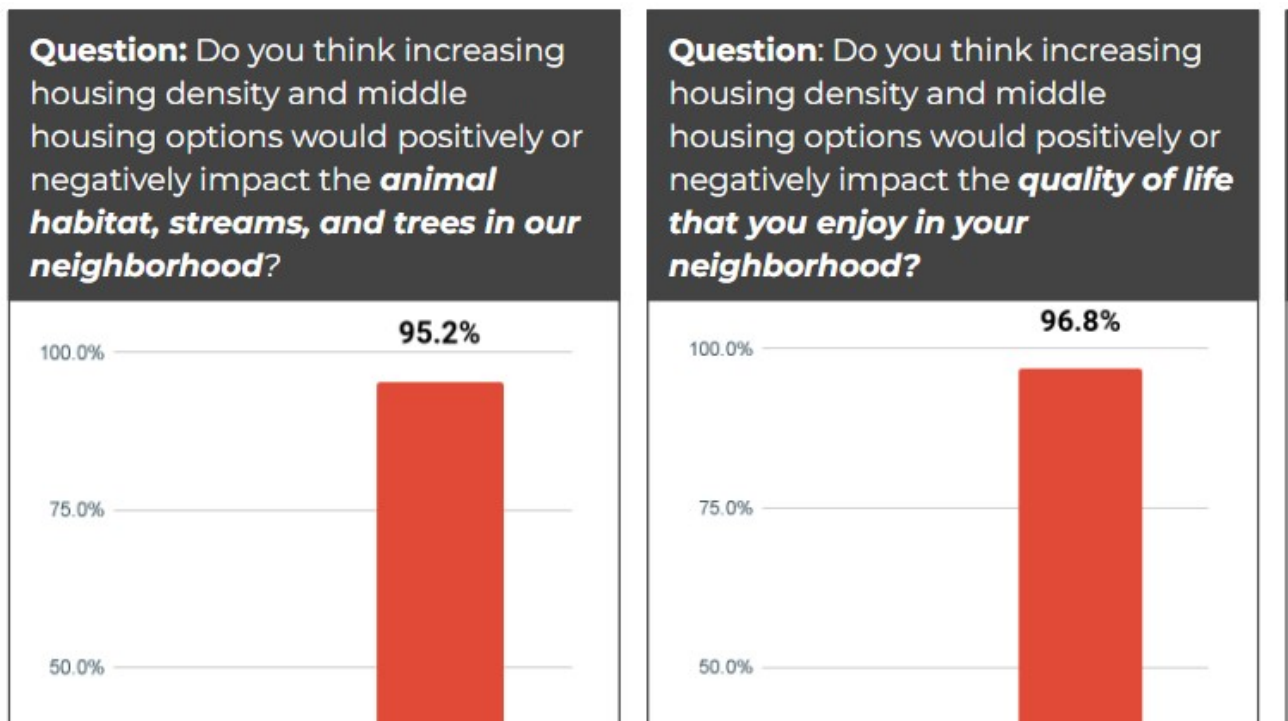
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

My name is Liangwei GE. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents' well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents.

Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton's environmental ecosystem as they are essential for the health and integrity of Wilburton's critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.



Question:
If given the choice,
would you prefer the
Wilburton Subarea to
**prioritize preserving
the streams, tree
canopies and the
wildlife that depend**

75.00% 

50.00% 

25.00% 

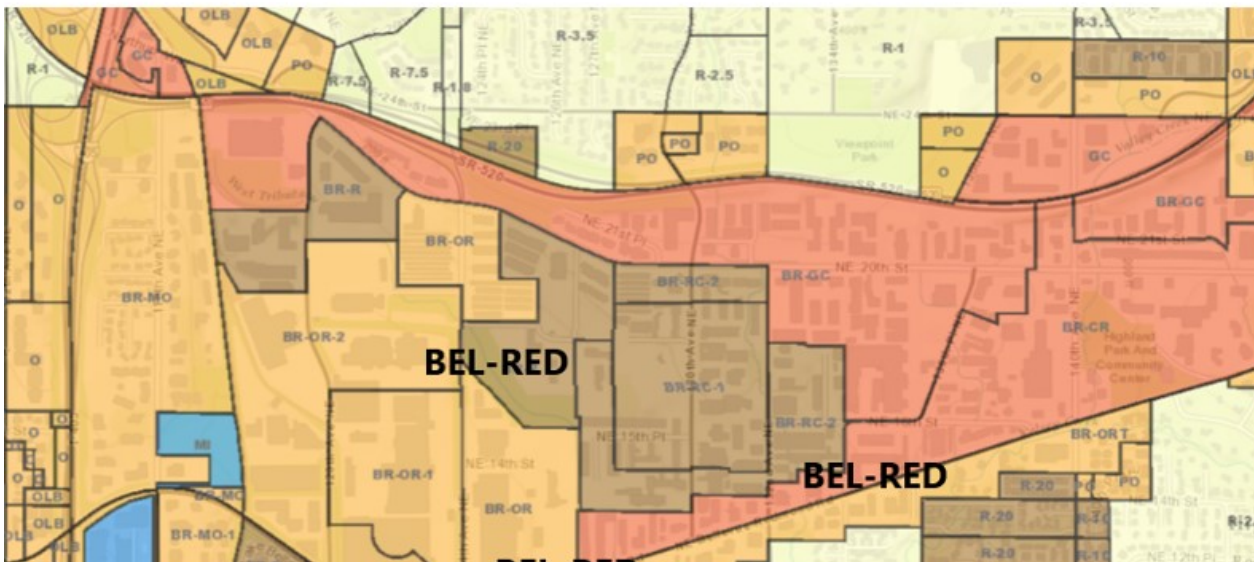
- Inform and ask Neighborhood Associations to reach out to their residents in an impartial, unbiased manner for input and feedback. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a transparent and inclusive process.
- Prioritize neighborhood residents who have vested interests in their community and are directly impacted. Bellevue residents encompass a rich diversity and a spirit of inclusivity and should be adequately represented.
- Homes should fit the scale and character of their neighborhoods. Additionally, it is important to set height requirements that align with the surrounding homes.
- Consider requirements for the cumulative effects of housing density laws on climate temperatures, traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
- Residential homes in critical areas need special considerations. The cumulative effects on critical areas need measured mitigation. The Wilburton neighborhood nearest to the Bel-Red development, for example, is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation of mature tree canopies are essential for the ecosystem in critical areas.
- Wilburton is one of the few critical areas remaining in the USA in a city with a similar population. Cumulative mitigations have not been established. Critical area residential zoning density should be maintained.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.

3. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.
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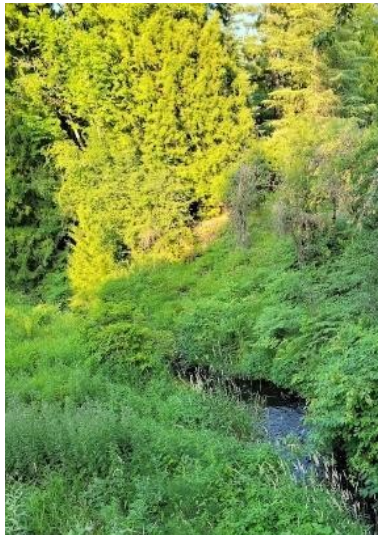
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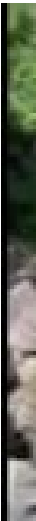
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**Ke
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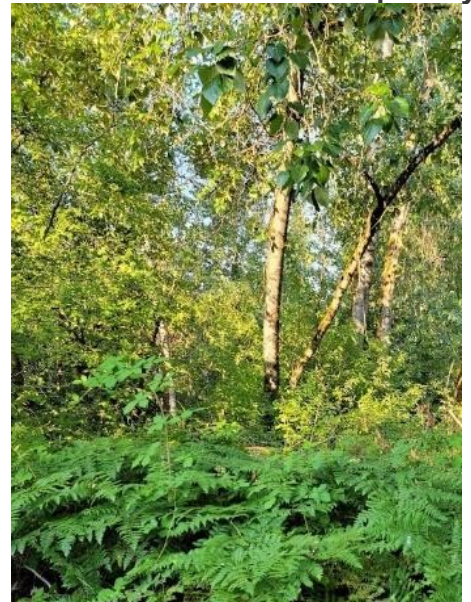
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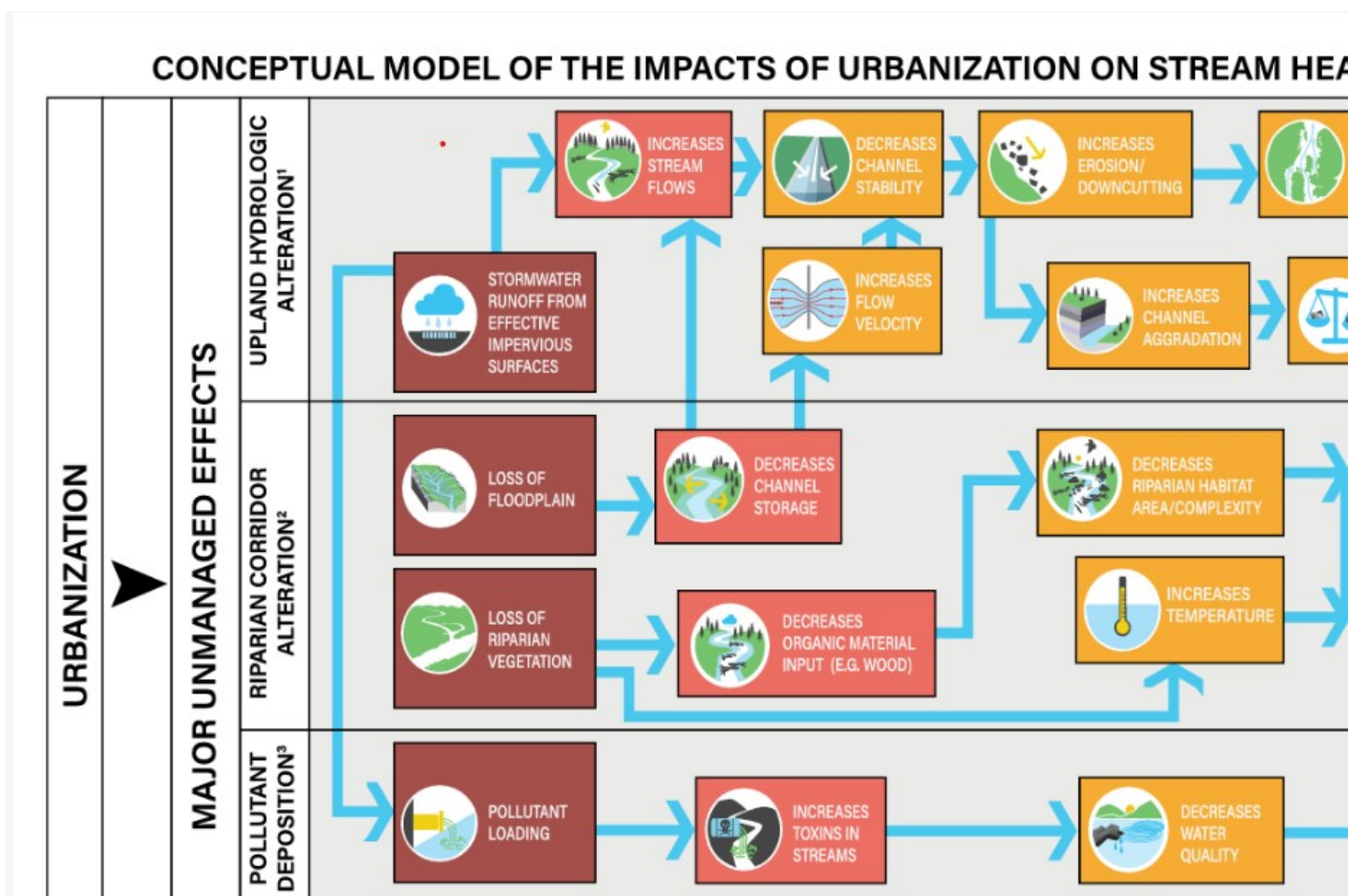


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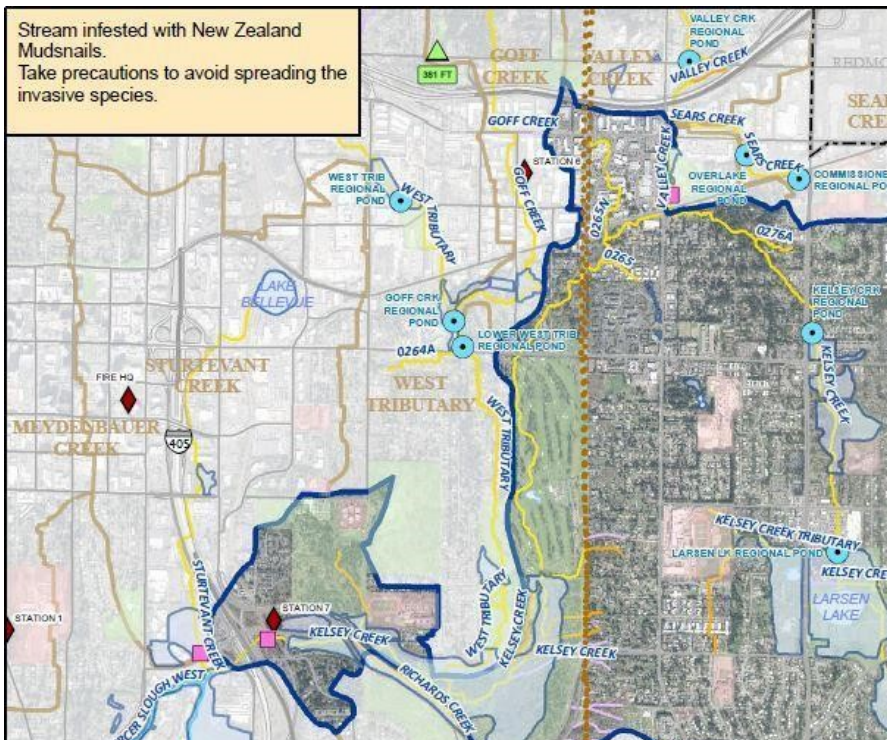
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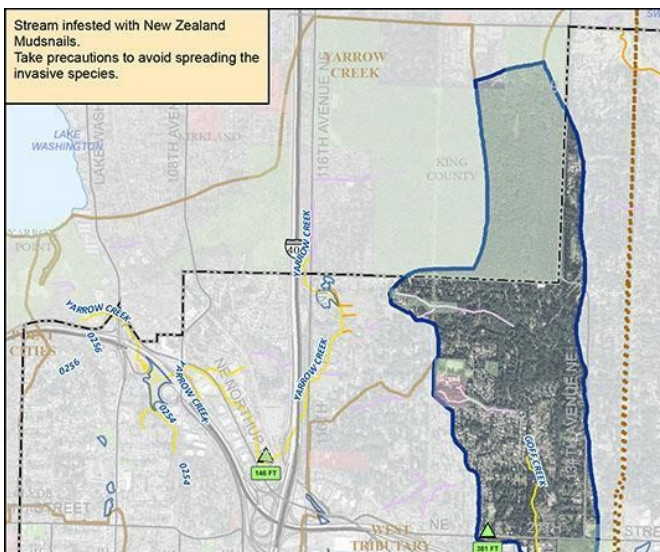


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13018 NE 1st St, Bellevue WA 98005

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Johnson, Thara

From: Steve Engen <sengen09@gmail.com>
Sent: Tuesday, July 11, 2023 3:27 PM
To: PlanningCommission
Subject: Letter to Planning Commission
Attachments: Letter for Public Comments 7-12-23 final copy.docx

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

Dear Bellevue Planning Commission,

Please see my letter attached and kindly consider the implications to the residents of Bellevue

Thank you,

Steve Engen

Steve Engen | Renexes LLC

CEO

[linkedin.com/in/steveengen](https://www.linkedin.com/in/steveengen)

Please include me as a party of record.

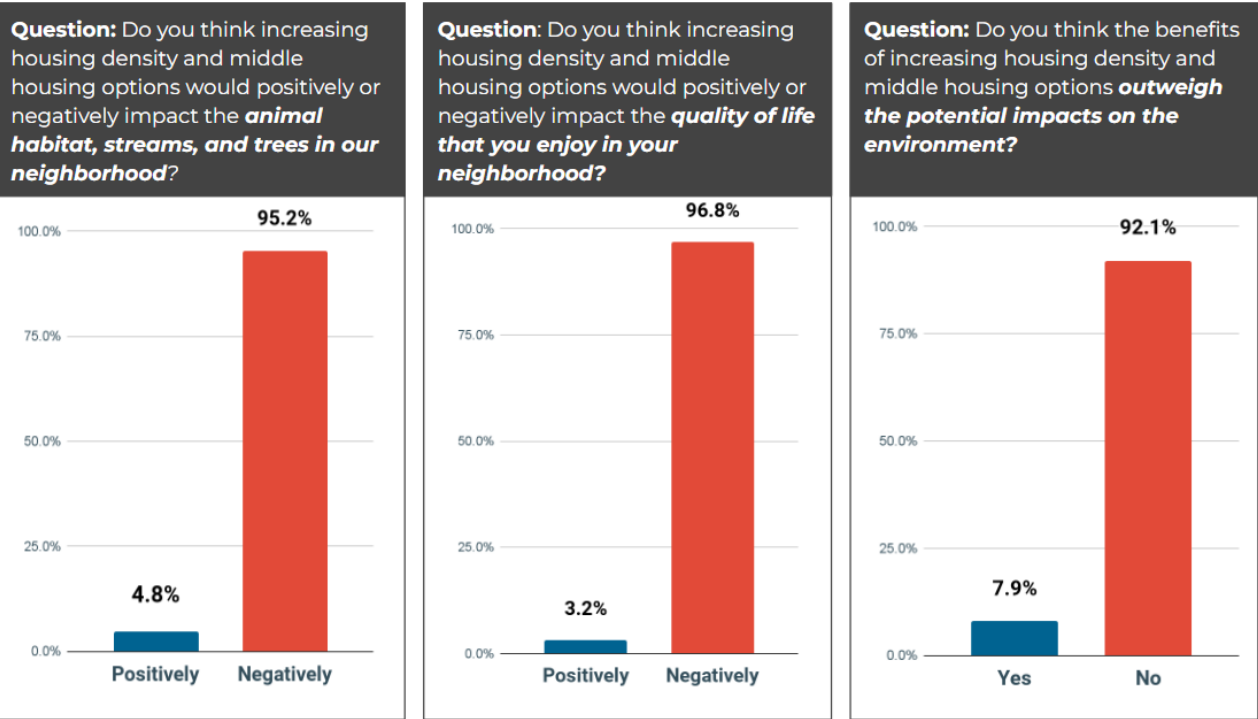
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

My name is Steve Engen and I am a resident of Bellevue. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents’ well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents.

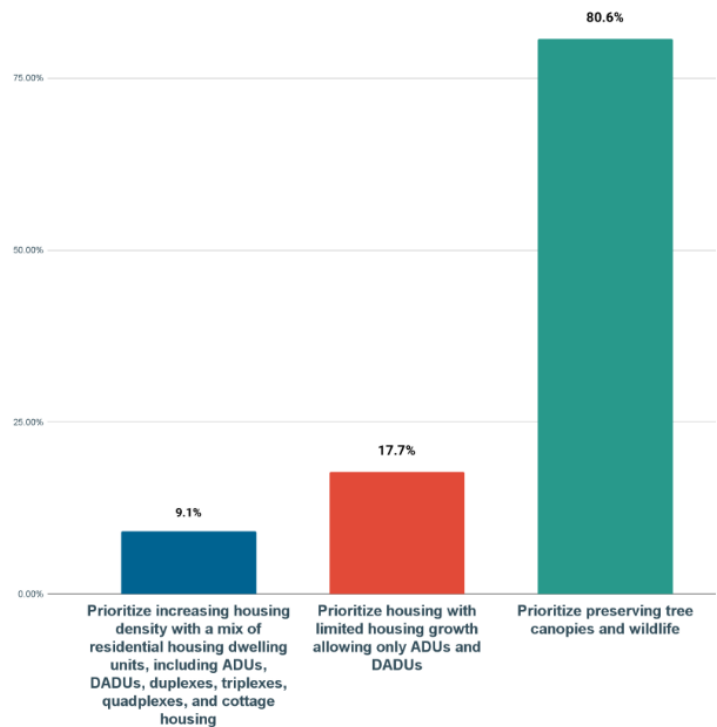
Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton’s environmental ecosystem as they are essential for the health and integrity of Wilburton's critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.



Question:

If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend on them or increasing housing density?**

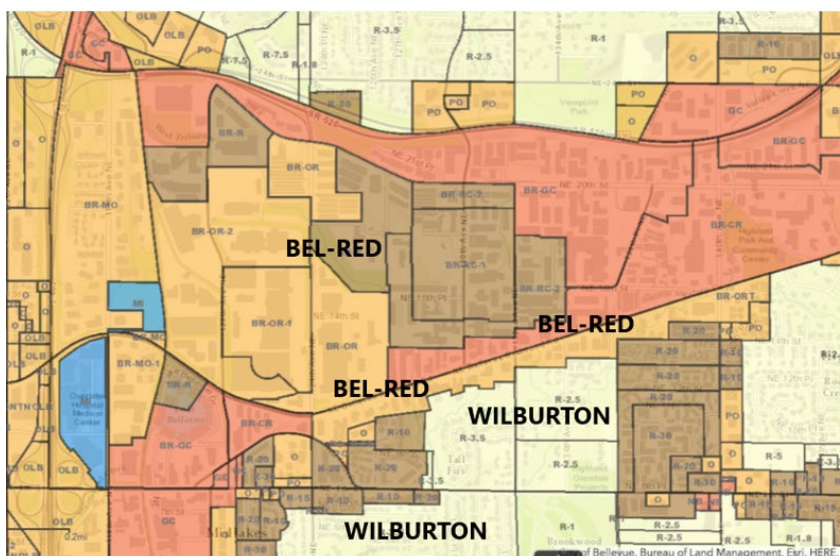


- Inform and ask Neighborhood Associations to reach out to their residents in an impartial, unbiased manner for input and feedback. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a transparent and inclusive process.
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- Homes should fit the scale and character of their neighborhoods. Additionally, it is important to set height requirements that align with the surrounding homes.
- Consider requirements for the cumulative effects of housing density laws on climate temperatures, traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
- Residential homes in critical areas need special considerations. The cumulative effects on critical areas need measured mitigation. The Wilburton neighborhood nearest to the Bel-Red development, for example, is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation of mature tree canopies are essential for the ecosystem in critical areas.
- Wilburton is one of the few critical areas remaining in the USA in a city with a similar population. Cumulative mitigations have not been established. Critical area residential zoning density should be maintained.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.
3. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.

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District	Designation
Bel-Red	
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red Office/Residential	BR-OR
Bel-Red Office/Residential Node 1	Bel-Red-OR-1
Bel-Red Office/Residential Node 2	Bel-Red-OR-2
Bel-Red Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red Residential/Commercial	Bel-Red-RC-3
Bel-Red Commercial/Residential	Bel-Red-CR
Bel-Red Residential	Bel-Red-R
Bel-Red-General Commercial	Bel-Red-GC
Bel-Red Office/Residential Transition	Bel-Red-ORT

BelRed Development and Wilburton

The 900-acre BelRed development is less than a block away from Wilburton.

- By 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs.
- By 2030 the BelRed development is expected to generate 5,000 housing units.
- 2,514 housing units are being reviewed for construction as of December 2022.
- 6,433 parking spaces are currently being reviewed for the BelRed housing and business development – (This will cause significant traffic, noise, and air pollution.)

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

Wilburton will be affected by tremendous growth. I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

- To separate residential, recreational, and open space areas from commercial areas and to protect space.
- To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.
- To support the provision of commercial services in Wilburton that complement Downtown..."

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the following the inception of **Land Use Policies** that aligned with the Wilburton/NE 8th Subarea Plan:

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and the previous policies protecting and preserving Wilburton's natural determinants, Wilburton's **Natural Determinants Policies**. The natural environment in our Wilburton neighborhood plays an essential role that provides residents with a profound sense of well-being.

Wilburton Natural Determinants Policies:

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Photos of the Critical Areas

Below are a few photos of wildlife in our cul-de-sac and photos of some of our critical areas in neighboring streets:



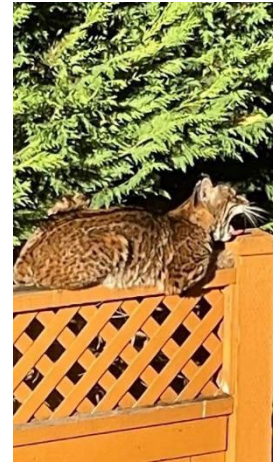
Red-tailed Hawk on neighbor's roof in Wilburton.



Another Hawk on a neighbor's Tree.



A Great Blue Heron, a Priority Species.



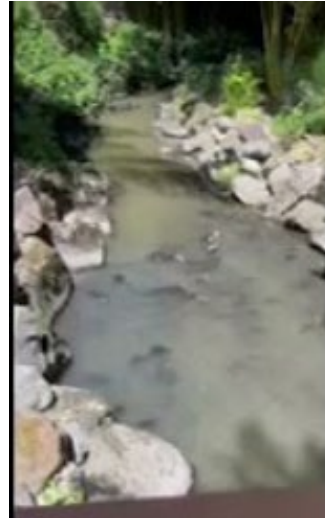
A Bobcat on my neighbor's Fence



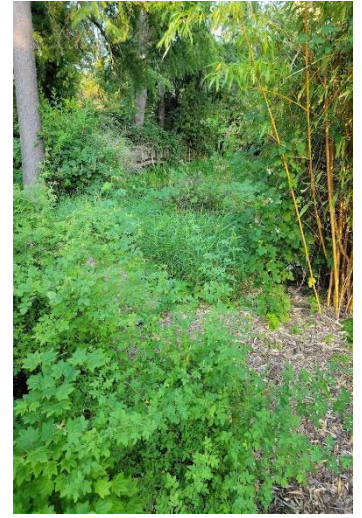
A Bald Eagle flying over my neighbor's roof.



The Kelsey Creek on our street yesterday. Chinook (endangered species), Coho, and Sockeye salmon spawn in Kelsey Creek.



Kelsey Creek in our neighbor's yard was unusually dirty last week.

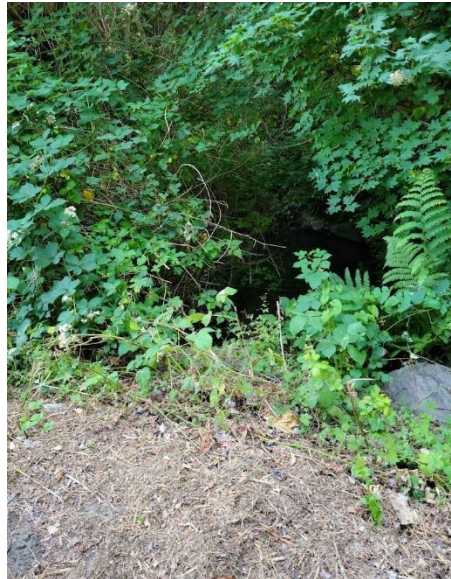


Marsh land under a bridge in a neighboring street on 132nd.

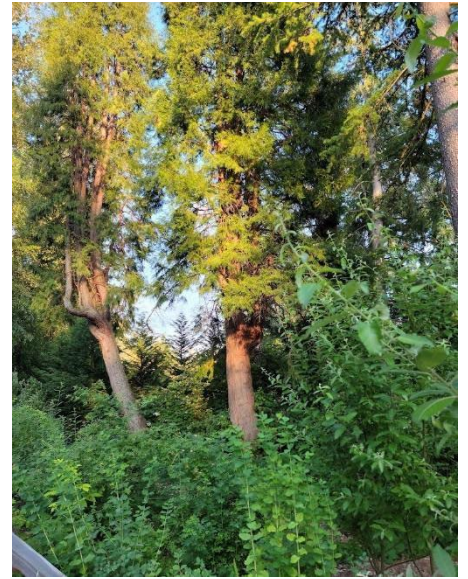
The neighborhood is in a critical area with many mature tree canopies. This area is being designated for R-Suburban, with single-family, duplexes, and cottage housing. Critical areas with many tree canopies would benefit remaining as low density housing (BCC 20.25H). Removing tree canopies negatively impact the already affected water and air temperatures, and the ecosystem and survival of Wilburton's wildlife. The sensitive ecosystem cannot be recovered with mitigation.



Tall Firs in Wilburton across of Bel-Red. Homes are surrounded by trees.



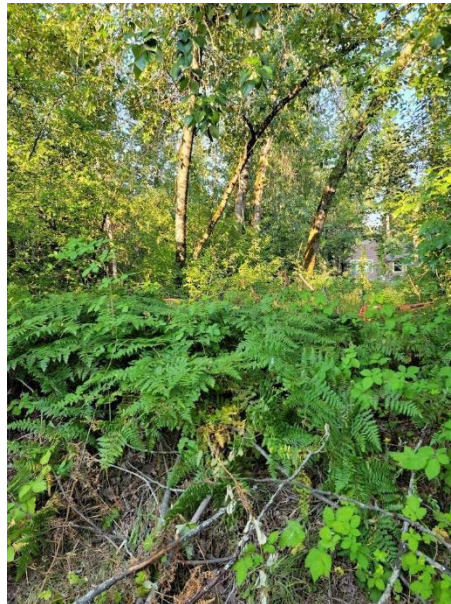
Goff Creek on 132nd where priority Cutthroat Trout live.



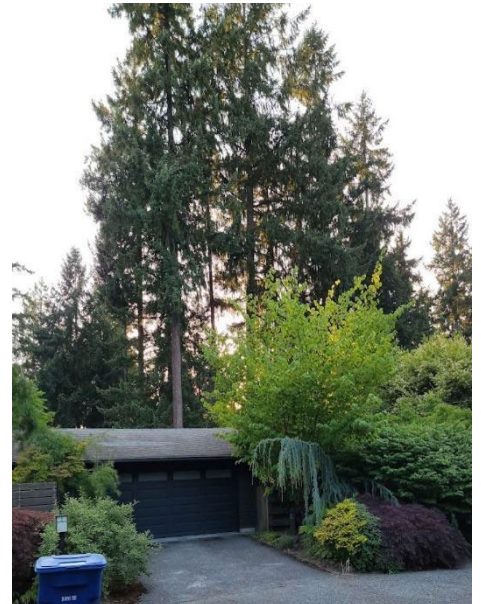
A backyard of a Wilburton home.



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home surrounded by marsh.



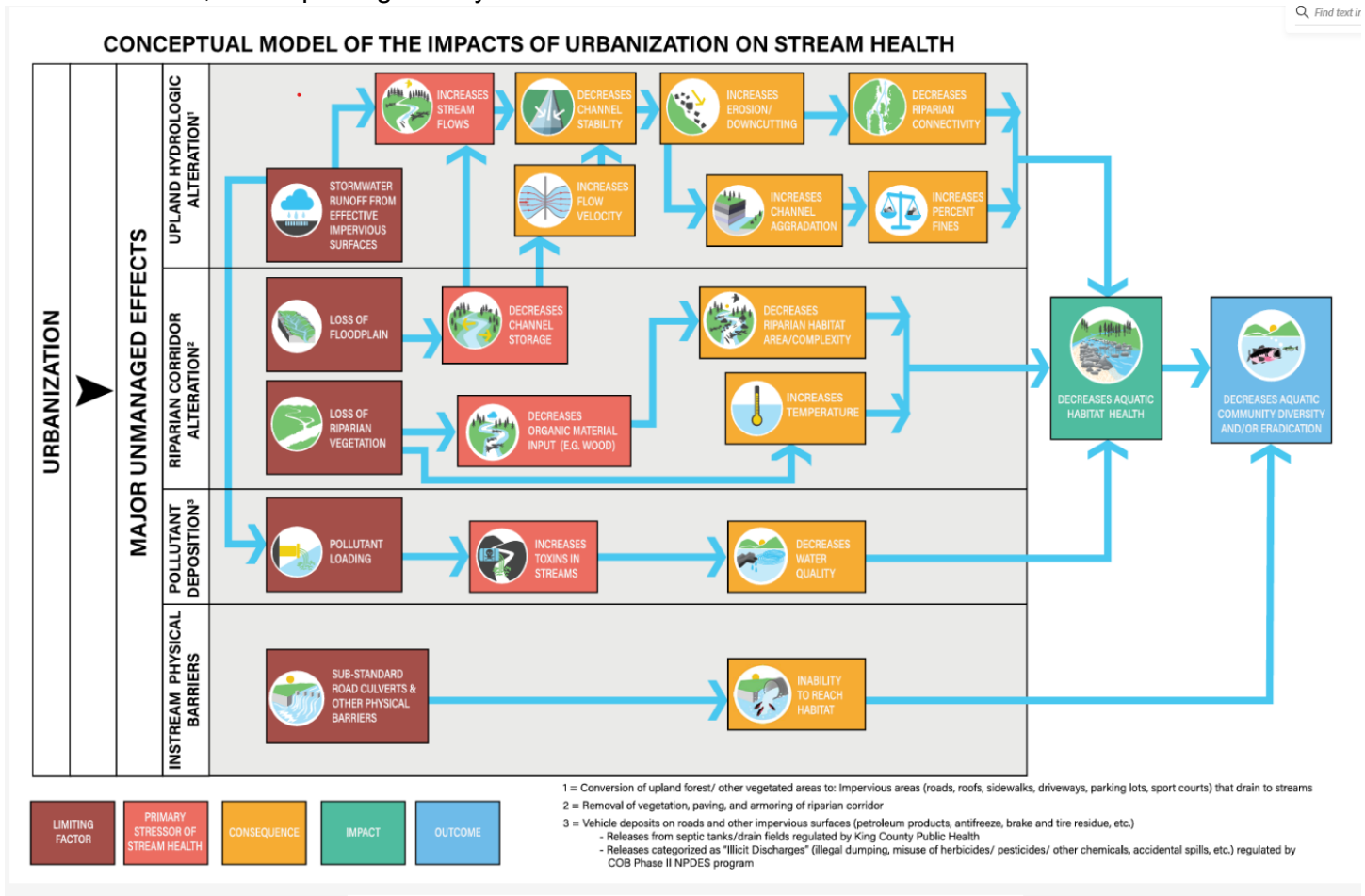
Homes in Wilburton, another example of the surrounding ecosystem which includes Goff Creek and Kelsey Creek.

“The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ...Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)...”

Factors Affecting the Health of the Greater Kelsey Creek Watershed (1)

1. **Pollutant Loading:** Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.

2. **Stormwater Runoff from Effective Impervious Surfaces:** The City's flow control for new development has shown not to be effective at protecting streams from erosion.
3. **Road Culverts and Other Physical Barriers:** A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.
4. **Loss of Floodplain and Riparian Function:** Urban development has confined and reduced the natural occurrence of wood entering many of the stream reaches in the Watershed. Tree canopies are becoming largely concentrated in parks reducing floodplain storage. This is leading to high velocities and flowrates. The City has invested tens of millions of dollars in the Greater Kelsey Creek Watershed over the past 15 years on in-stream projects that include repairing stormwater outfalls, stabilizing stream slopes, removing fish passage barriers, catching and removing fine sediment, and improving conveyance.



Laws Protecting Wilburton Critical Areas

WAC 365-196-580 Integration with the Shoreline Management Act

The Shoreline Management Act adds goals and policies as set forth under RCW 90.58.020 with equal order of priority goals under 36.70A.020.

Wilburton has the **Kelsey Creek Watershed System**, which includes **Goff Stream**, and is subject to Bellevue City Code Part 20.25H Critical Areas Overlay District. (1) :

“Critical Areas

Critical areas are parts of the landscape afforded special protection because they provide unique environmental functions that are difficult, if not impossible, to replace. The code protects six types of critical areas:

Streams and Riparian Areas

([LUC 20.25H.075](#)) Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected, unless they are used by salmonids or convey a stream that previously occurred naturally in that location.

A healthy stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

Wetlands

([LUC 20.25H.095](#)) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

Wetlands provide rearing and foraging habitats for fish and wildlife and food chain support for downstream waters. Wetlands provide natural water quality improvement; flood-flow reduction and storage; shoreline erosion protection; and opportunities for passive recreation. Many urban wetlands are heavily disturbed, but still provide valuable water quality treatment and flood-flow reduction.

Habitats for Species of Local Importance

([LUC 20.25H.150](#)) Species of local importance are specifically recognized local populations of native species that are at risk of being lost from Bellevue—western pond turtle, Oregon spotted frog, western toad, Chinook salmon, bull trout, coho salmon, river lamprey, bald eagle, peregrine falcon, common loon, pileated woodpecker, Vaux’s swift, merlin, western grebe, great blue heron, osprey, green heron, red-tailed hawk, western big-eared bat, Keen’s myotis (bat), long-legged myotis (bat), and long-eared myotis (bat)—and whose presence can be an indicator of environmental health.

Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

Geological Hazard Areas

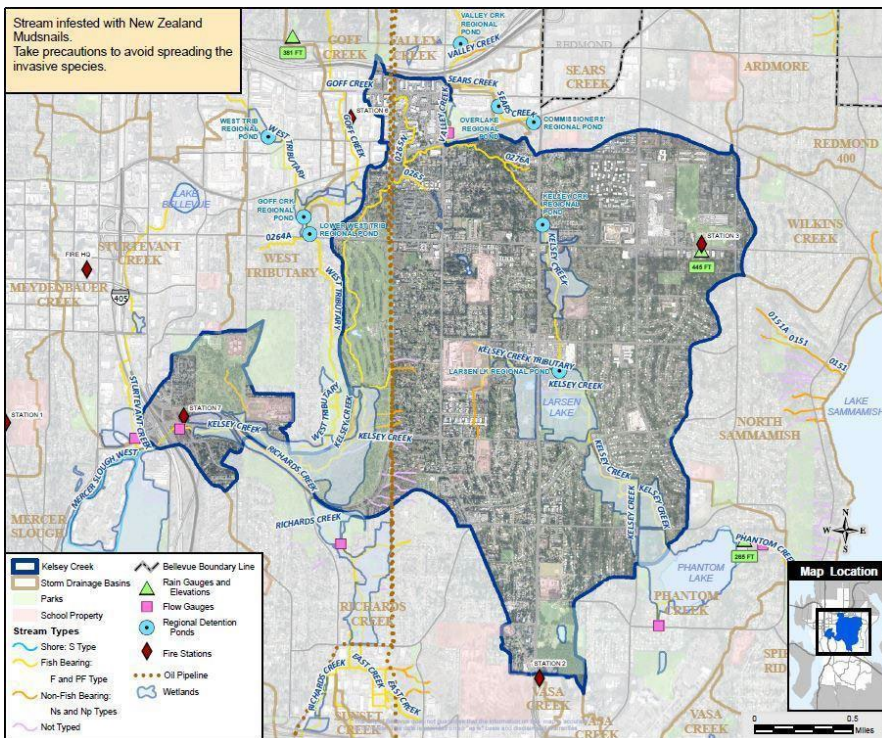
([LUC 20.25H.120](#)) Geological hazard areas—landslide hazard areas, steep slopes, and coal mine hazard areas—are areas susceptible to erosion, sliding, earthquake, or other geological events. Because of their conditions, these areas pose a threat to health and safety when development is sited too close.

Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue’s large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

([LUC 20.25H.175](#)) Flood hazard areas are those subject to 100-year floods (identified on FEMA Flood Insurance Rate Maps). These areas are designated to protect development from flooding and to protect the inherent functions of floodplains. Undeveloped floodplains store water and slow the downstream delivery of flood flows, reducing the impacts of a flood and recharging wetlands, streams and underground aquifers.

Floodplain development reduces the floodplain's water storage capacity and puts valued property and infrastructure in the path of floodwaters. Runoff from impervious surfaces changes flood size and frequency and can degrade water quality."



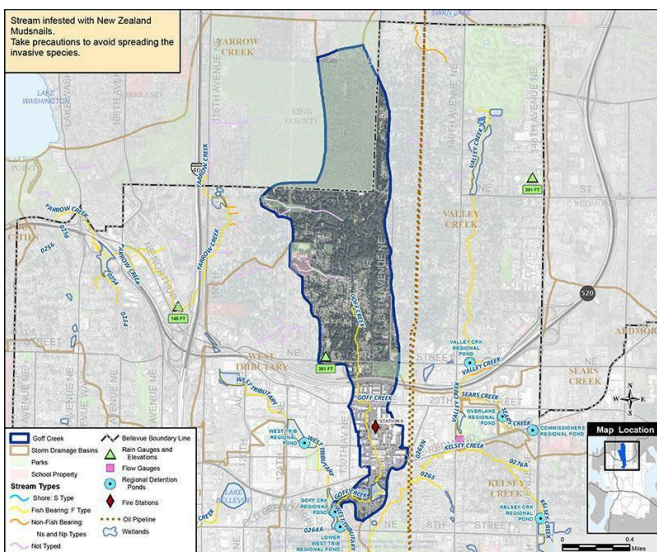
Kelsey Creek Drainage Details (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook**
- Coho+
- Sockeye
- Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



Goff Creek – (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook**
- Coho+

- Sockeye
 - Rainbow & Cutthroat Trout
- * Listed Federal Endangered Species
- + City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)

Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. I appreciate the opportunity to work with our city to provide housing and an inclusive community.

Sincerely,

Steve Engen

1049 134th Ave NE

Bellevue, WA 98005

- (1) City of Bellevue Watershed Management Plan
- (2) <https://bellevuewa.gov/city-government/departments/utilities/conservation-and-the-environment/drainage-basins/kelsey-creek-basin-drainage-details>
- (3) [Climate change: Trees 'most effective solution' for warming - BBC News](#)

Johnson, Thara

From: Mechele G <mtgruhn@msn.com>
Sent: Tuesday, July 11, 2023 3:23 PM
To: PlanningCommission; Wilburton Vision; Shull, Janet
Cc: tmgruhn@msn.com
Subject: Wilburton Vision Implementation and Comprehensive Plan

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Hello Planning Commission, Wilburton Vision and Janet Shull,

I would like to thank all of you for the significant amount of work that has been undertaken to arrive at a comprehensive development plan for the Wilburton Commercial Area. My husband and I have lived in the Tall Firs Estates for over 15 years and have seen the significant positive changes that are underway in our area.

By far, Tall Firs is the best neighborhood I've live in. I know most of my neighbors. We help each other. There is diversity of age, family size, race. It's wonderful and Tall Firs has benefited from the progress of development plans of years past.

Along with progress has come a disturbing trend in new housing. I've seen the Dept of Licensing office changed out for multifamily housing that currently lists around \$1.2 million. I've seen new homes put on previously green belt spaces that are \$2.4 million and more. None of these house are "affordable" for the average residents of this area, who by your own study have a median household income of \$65,493.

The median household income for the Study Area is \$65,493, lower than for the City of Bellevue as a whole (\$92,356) and lower than Downtown Bellevue (\$80,815). [3-7 NeighborhoodsPopulation Wilburton DEIS 2018.pdf \(bellevuewa.gov\)](#)

In the current plan, only 10% of the houses will be slated to be "affordable". The rest will be then, by definition "unaffordable" for those of median income in the area. (Exhibit 3.7-9 for Alt 2, the highest of the alternatives) This is not enough. We need to do better for our neighbors and ourselves. Even at the higher incentivized 20% number, we are still well below where we deserve it to ourselves to be.

This will not only affect those currently in "affordable" housing. With only 20% (at a high, based on your own research) of homes are "affordable" the price inflation for existing homes, which are lower priced than the new ones will be significant and will escalate the property tax issue for retirees like me and others of median income. Increasing property taxes are a boon for cities, states, and schools. However, the amount of property taxes – the amount – not the rate – has increased so geometrically the last decade that it will price us out of our home and neighborhood. Our income is above median, but is not increasing at the same pace as our property taxes, which increasing at over 11% per year (avg). Adding over 5K new homes at "unaffordable" prices will only drive those taxes higher.

The affordable housing in the plan does not go far enough. Not for my neighbors who are at median income, nor for people like me either. All of us will need to relocate unless we adjust the ratio of affordable housing higher.

Thank you for taking the time to read this and for your hard work on this plan. I know that there is no perfect answer and that you will do your best to prevent needless dislocation of existing Wilburton neighbors.

Sincerely,
Mechele Gruhn

Johnson, Thara

From: weezbaum@comcast.net
Sent: Tuesday, July 11, 2023 11:55 AM
To: PlanningCommission
Subject: Comment - Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

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Dear Planning Commission,

The goal of increasing housing density is important to the region.

That said, many parts of the Wilburton area are blessed with a vibrant and critical ecosystem that must be preserved at all costs – even when that means fewer building projects that tear down trees and destroy these vital areas.

In our neighborhood we have beaver dams, which have provided a home for ducks and cranes, we have owls, and even an occasional bobcat or two.

If we're lucky, someday, salmon may spawn in the creek again, as they did many, many years ago.

With all the development in the area we're seeing fewer squirrels and birds. It's very sad.

This wildlife we are duty-bound to protect need green space, and NOT more dense housing, runoff, and lack of shade.

For once, we need to think about them and where they live. Please do that!

Thank you for your consideration.

Herb & Debra Weisbaum
12924 NE 10th Place
Bellevue, WA 98005
425-453-5339

Johnson, Thara

From: M Swee <mswee2015@gmail.com>
Sent: Tuesday, July 11, 2023 11:43 AM
To: PlanningCommission
Subject: Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS
Attachments: Mei Wu's Letter for Public Comments 7-12-23.docx

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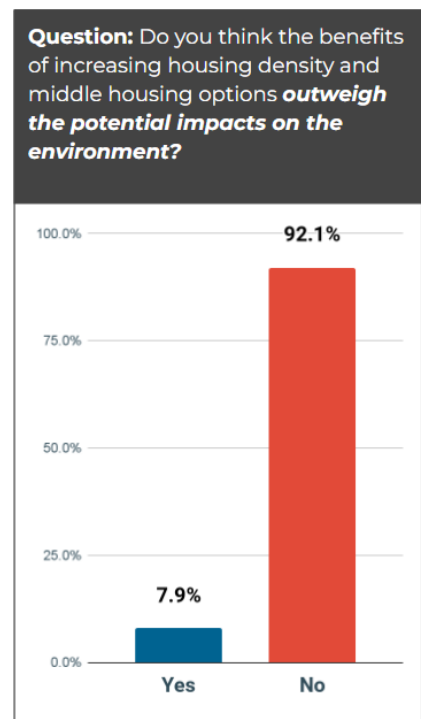
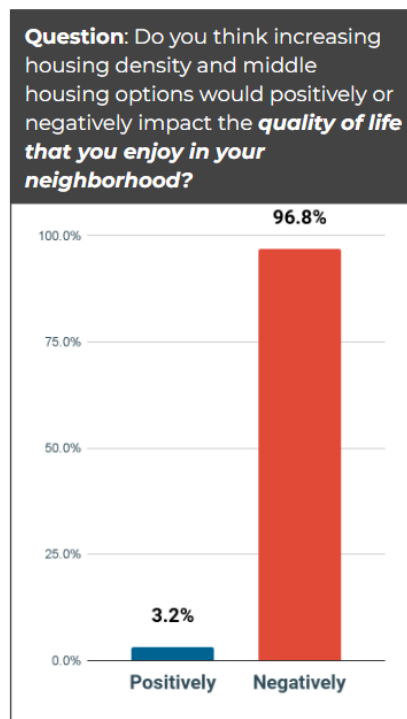
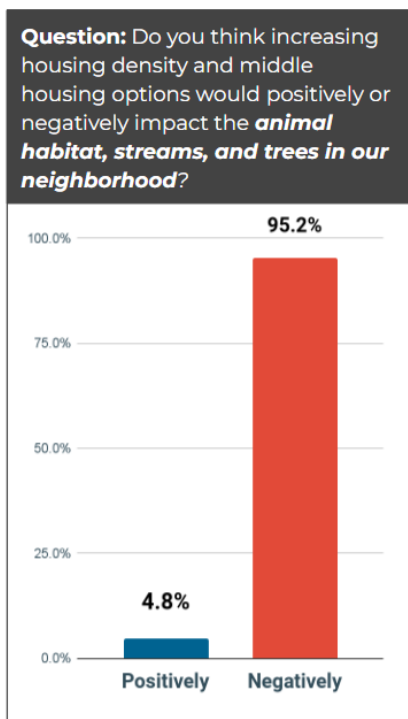
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My name is Mei Wu, a resident in Wilburton neighborhood since 2011. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

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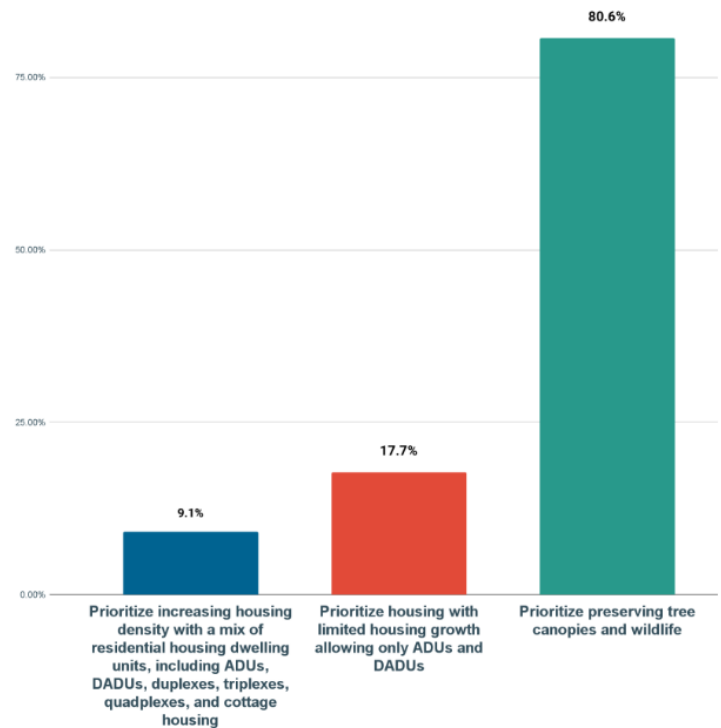
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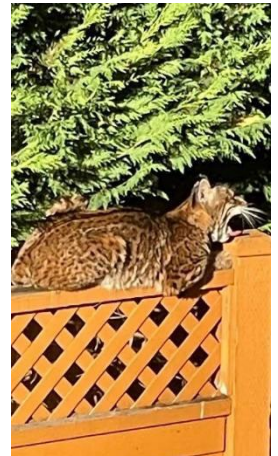
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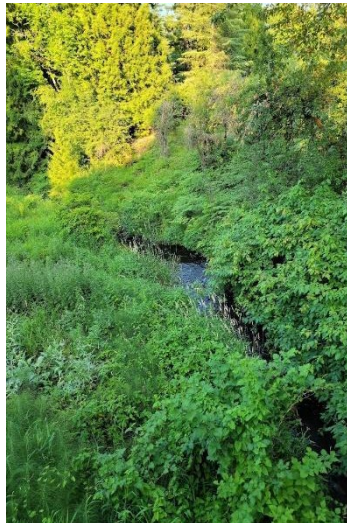
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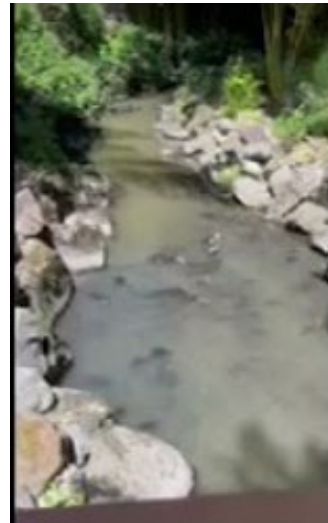
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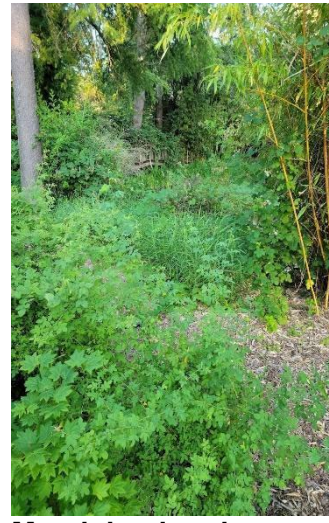
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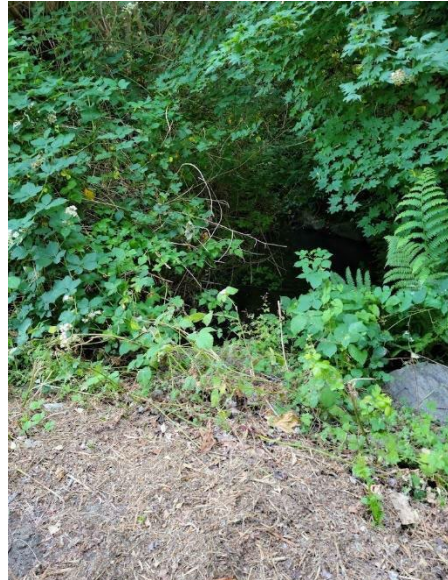


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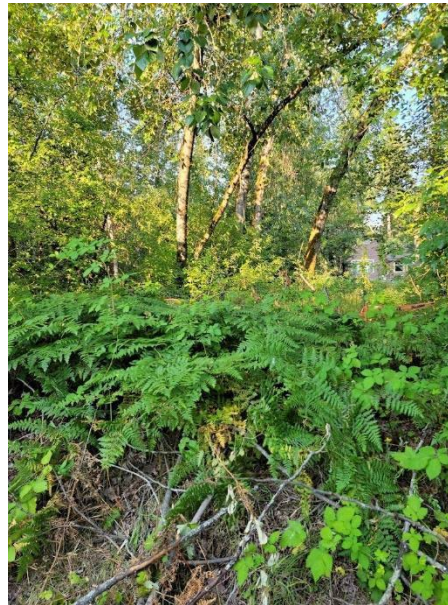
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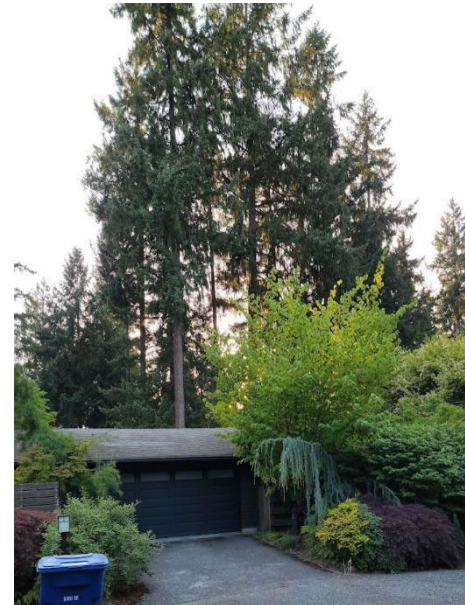
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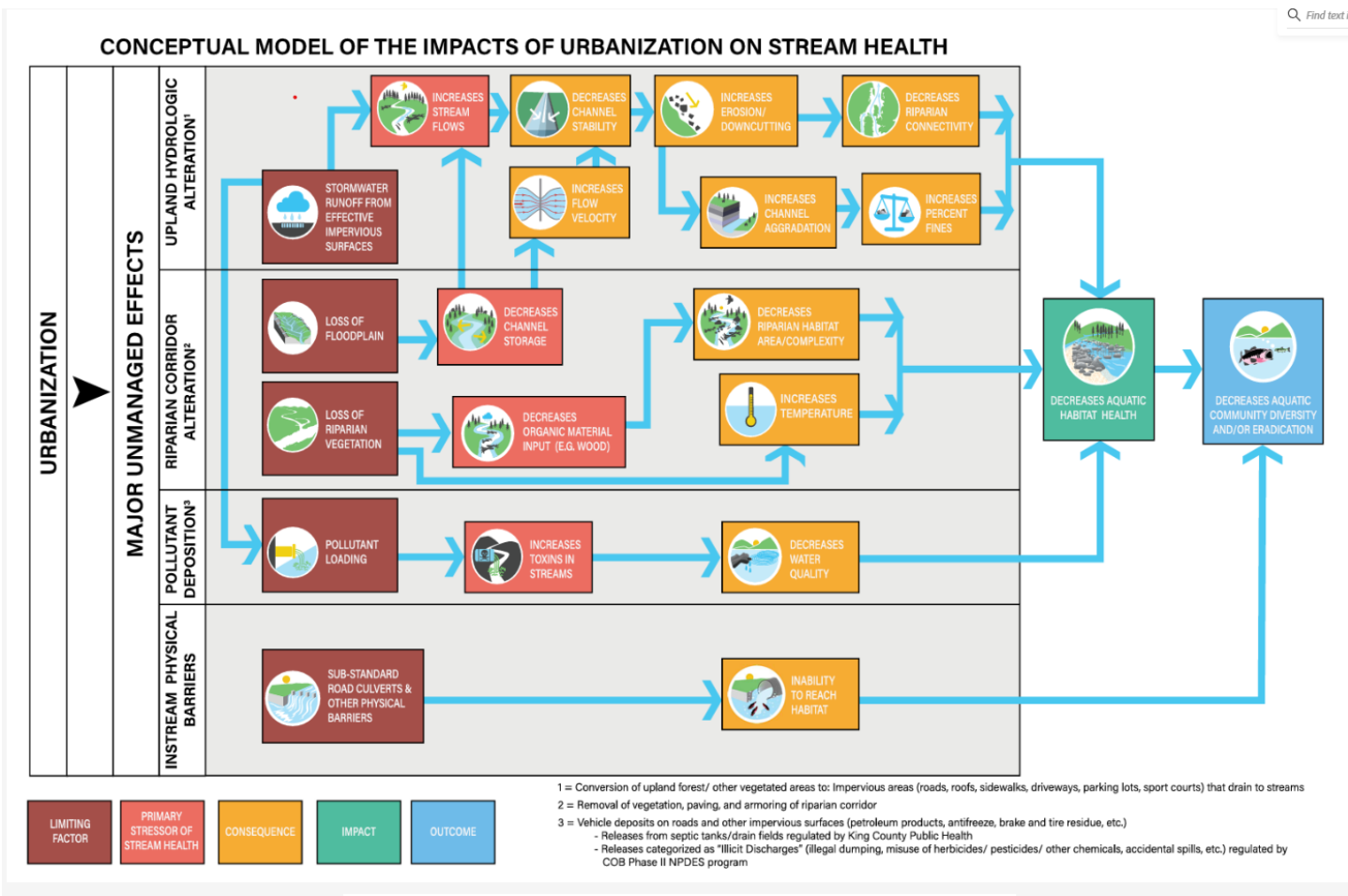
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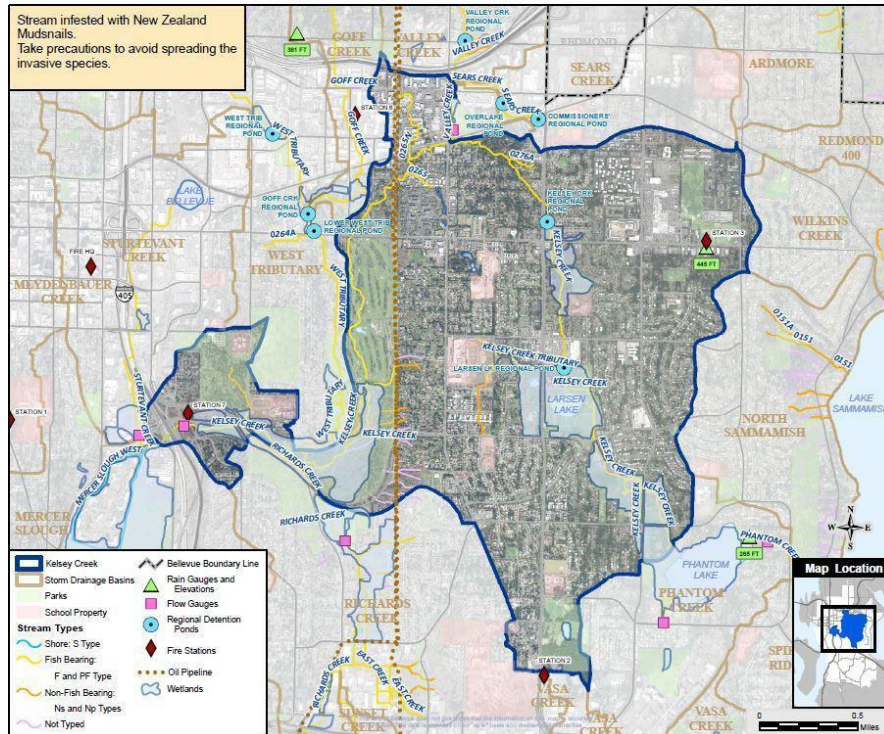
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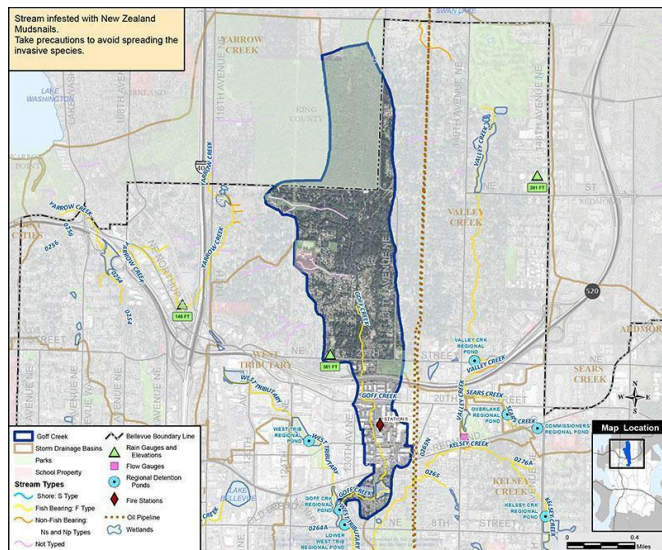
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- Coho+
- Sockeye
- Cutthroat Trout

* Listed Federal Endangered Species

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Sincerely,

Mei Wu

- (1) City of Bellevue Watershed Management Plan
- (2) <https://bellevuewa.gov/city-government/departments/utilities/conservation-and-the-environment/drainage-basins/kelsey-creek-basin-drainage-details>
- (3) [Climate change: Trees 'most effective solution' for warming - BBC News](#)

Johnson, Thara

From: John Wu <john.wu12@gmail.com>
Sent: Tuesday, July 11, 2023 11:32 AM
To: PlanningCommission
Subject: comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS
Attachments: John Wu's Letter for Public Comments 7-12-23.docx

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

See attached.

Please include me as a party of record.

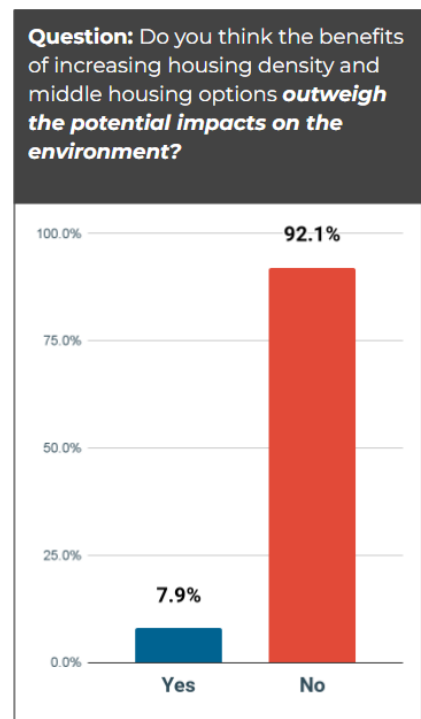
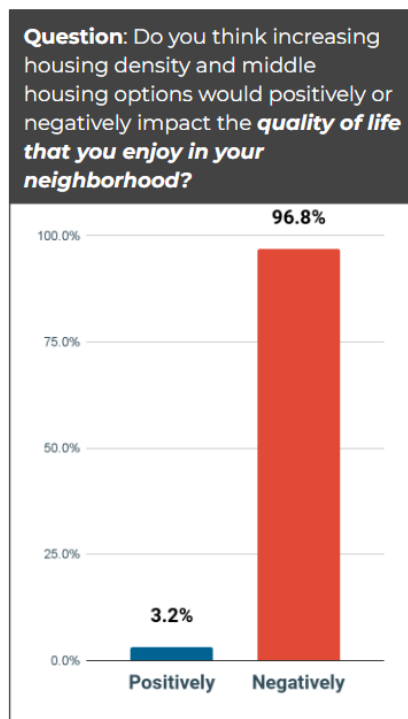
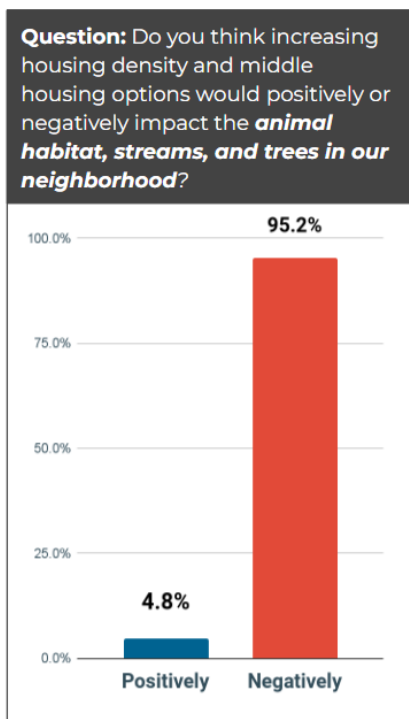
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

My name is John Wu, a long time resident of Wilburton neighborhood. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents' well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents.

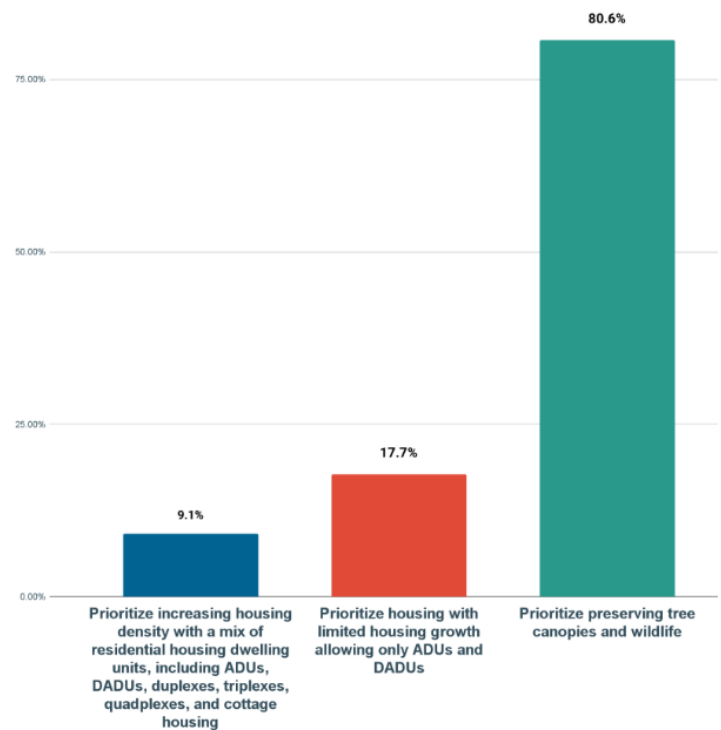
Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton's environmental ecosystem as they are essential for the health and integrity of Wilburton's critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.



Question:

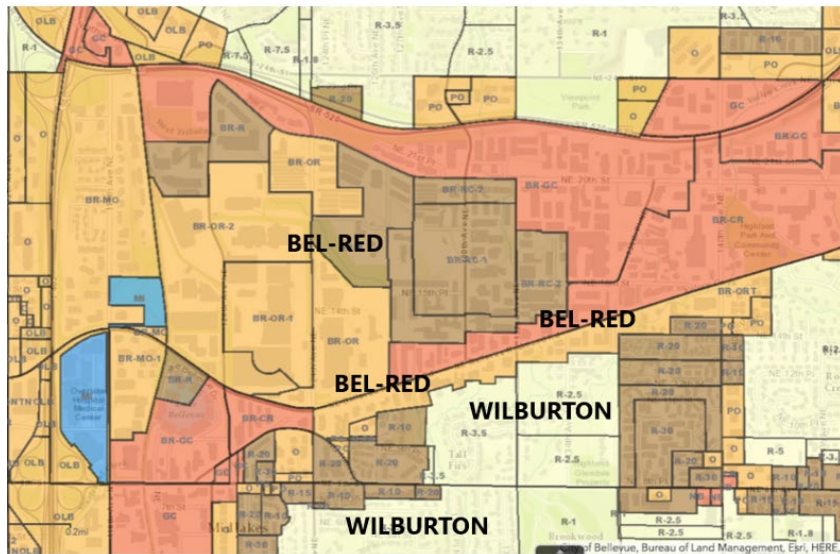
If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend on them or increasing housing density?**



- Inform and ask Neighborhood Associations to reach out to their residents in an impartial, unbiased manner for input and feedback. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a transparent and inclusive process.
- Prioritize neighborhood residents who have vested interests in their community and are directly impacted. Bellevue residents encompass a rich diversity and a spirit of inclusivity and should be adequately represented.
- Homes should fit the scale and character of their neighborhoods. Additionally, it is important to set height requirements that align with the surrounding homes.
- Consider requirements for the cumulative effects of housing density laws on climate temperatures, traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
- Residential homes in critical areas need special considerations. The cumulative effects on critical areas need measured mitigation. The Wilburton neighborhood nearest to the Bel-Red development, for example, is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation of mature tree canopies are essential for the ecosystem in critical areas.
- Wilburton is one of the few critical areas remaining in the USA in a city with a similar population. Cumulative mitigations have not been established. Critical area residential zoning density should be maintained.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.
3. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.
4. Alternative 3 does not ensure the job market and economic needs are met for different income levels. People who move to Bellevue without jobs and in a vulnerable market may be at high risk for challenges of displacement, homelessness, drug use, illegal drug sales, acute mental illness secondary to drug use, susceptible to drug related crimes, and increasing medical needs. Isolation, loneliness, and homelessness lead to declining health and well-being. This is evident in the city of Seattle where people attracted to Seattle's resources continued to live without jobs and homelessness.
5. The world is facing a dramatic climate change. Temperatures are rapidly rising, and researchers using US Forest Service Inventory data show that increasing temperatures are causing growth declines and slower growth in younger trees. Mature trees remove carbon dioxide in the atmosphere and mitigate the carbon dioxide by 25% while also removing air pollution, naturally and for free. The ability of trees to soak up carbon dioxide makes them a valuable weapon fighting against rising temperatures. *(3) Alternative 3 will cause the greatest effect on changing temperatures in residential areas. Consider a tree code.
6. Preservation of mature trees are essential for cooling stream temperatures for all aquatic and land wildlife and are part of their sensitive ecosystem.
7. Prioritize science and data. Oppose a recommended over development one size fits all approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and minimum setbacks. These are not reasonable principles and certainly not based on science and data. A one size fits all approach is not considering neighborhoods with diverse types of land.
8. Ensure housing typologies and pace of growth within neighborhoods are properly aligned. Consider developing housing options that complement the scale and character of the different neighborhoods.



District	Designation
Bel-Red	
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red Office/Residential	BR-OR
Bel-Red-Office/Residential Node 1	Bel-Red-OR-1
Bel-Red-Office/Residential Node 2	Bel-Red-OR-2
Bel-Red-Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red-Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red-Residential/Commercial	Bel-Red-RC-3
Bel-Red-Commercial/Residential	Bel-Red-CR
Bel-Red-Residential	Bel-Red-R
Bel-Red-General Commercial	Bel-Red-GC
Bel-Red-Office/Residential Transition	Bel-Red-ORT

BelRed Development and Wilburton

The 900-acre BelRed development is less than a block away from Wilburton.

- By 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs.
- By 2030 the BelRed development is expected to generate 5,000 housing units.
- 2,514 housing units are being reviewed for construction as of December 2022.
- 6,433 parking spaces are currently being reviewed for the BelRed housing and business development – (This will cause significant traffic, noise, and air pollution.)

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

Wilburton will be affected by tremendous growth. I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

· To separate residential, recreational, and open space areas from commercial areas and to protect space.

· To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.

To support the provision of commercial services in Wilburton that complement Downtown..."

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the following the inception of **Land Use Policies** that aligned with the Wilburton/NE 8th Subarea Plan:

"...POLICYS-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

and the previous policies protecting and preserving Wilburton's natural determinants, Wilburton's **Natural Determinants Policies**. The natural environment in our Wilburton neighborhood plays an essential role that provides residents with a profound sense of well-being.

Wilburton Natural Determinants Policies:

"Policies

POLICYS-WI-16. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICYS-WI-17. Prevent development from intruding into the floodplain of Kelsey Creek.

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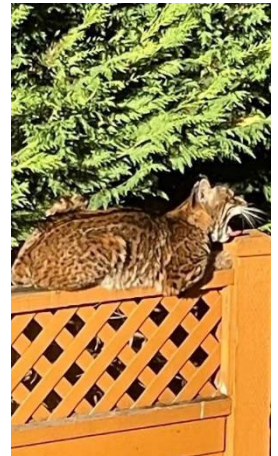
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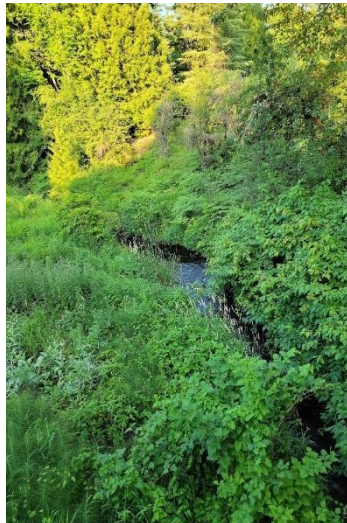
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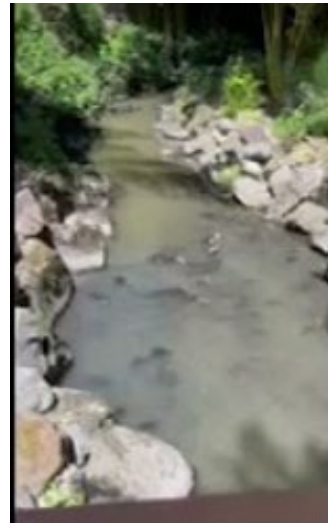
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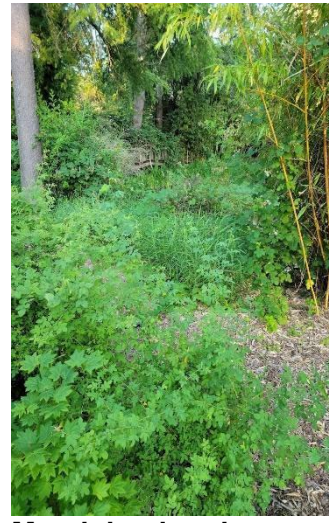
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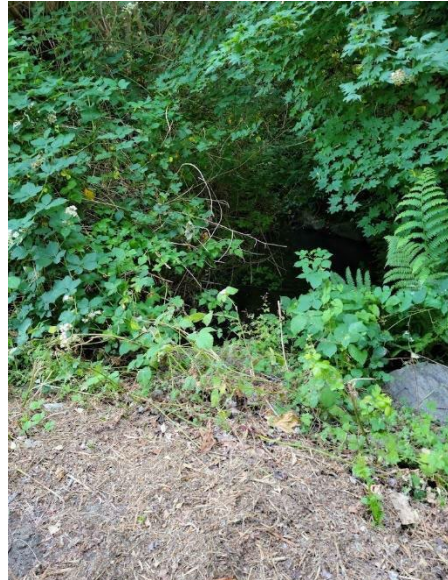


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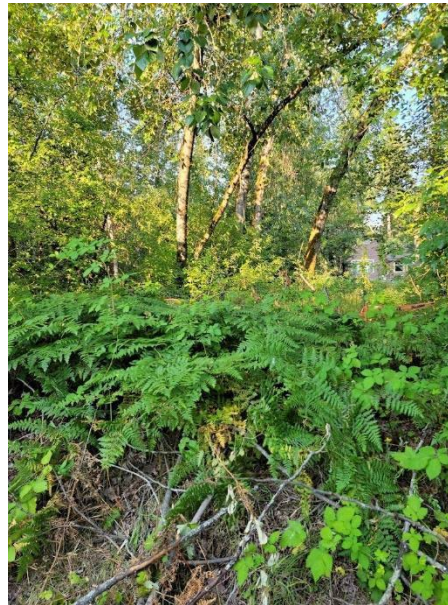
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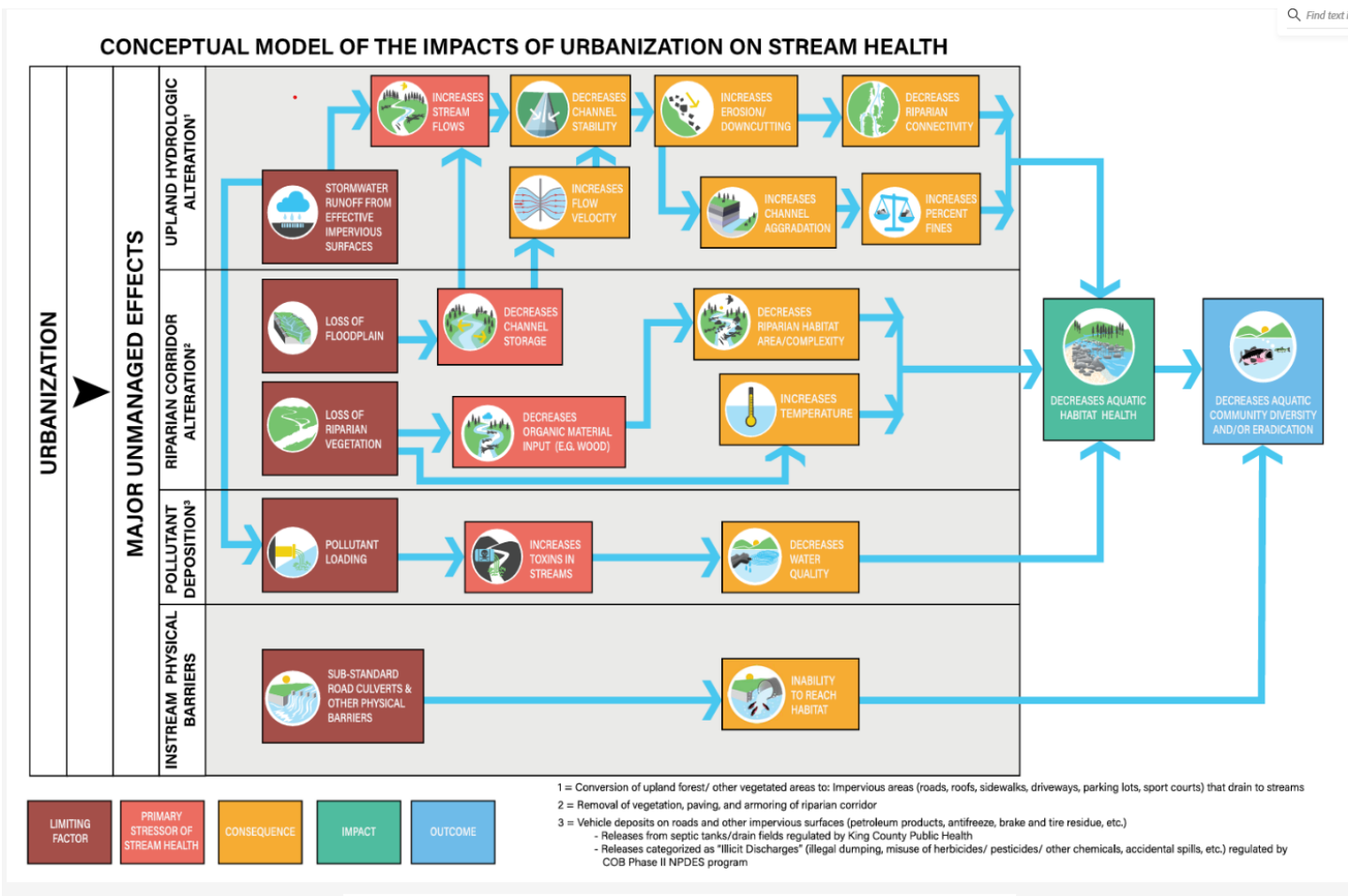
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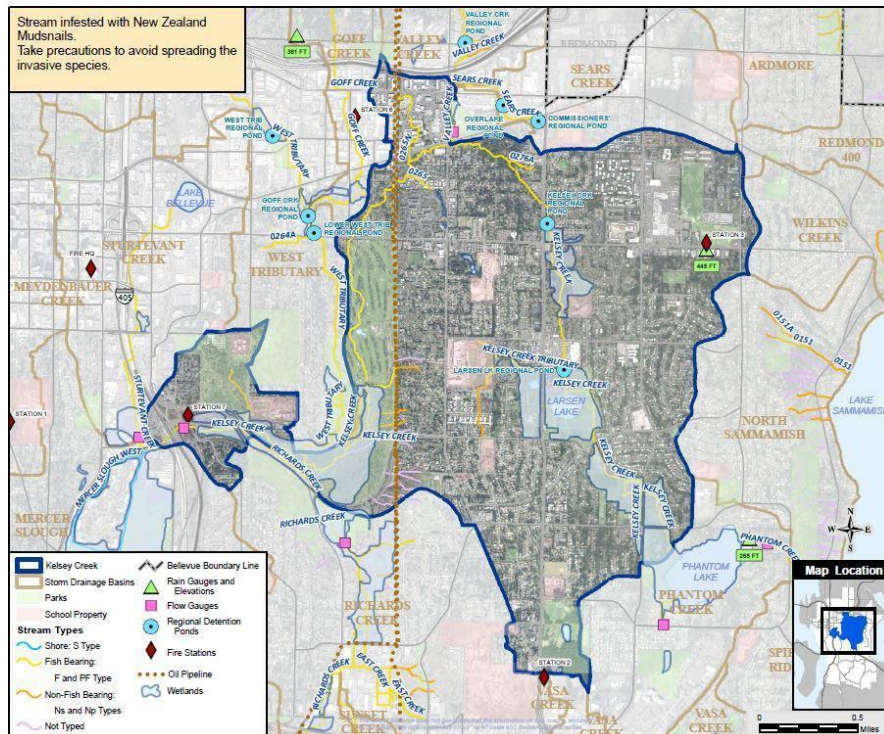
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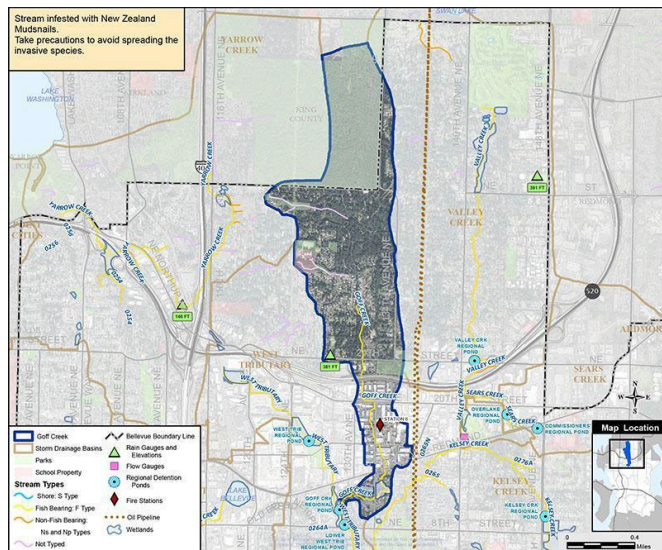
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Johnson, Thara

From: Jill Varni <varni.jill@gmail.com>
Sent: Tuesday, July 11, 2023 5:59 AM
To: PlanningCommission
Subject: Comprehensive Plan 2024-2044

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

Please include me as a party of record.

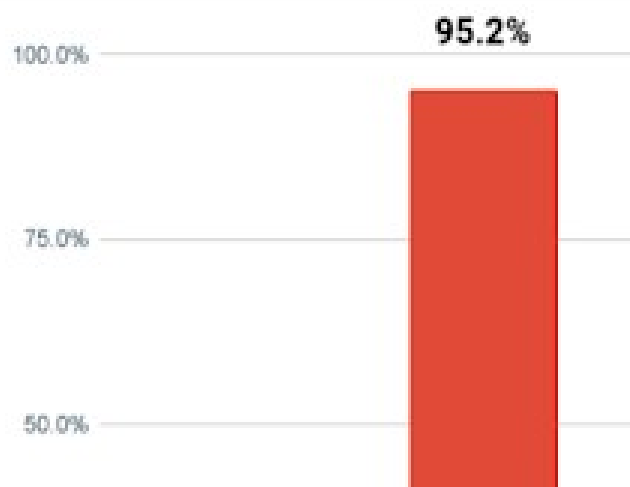
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,
My name is Dr. Jill R. Varni. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents' well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents.

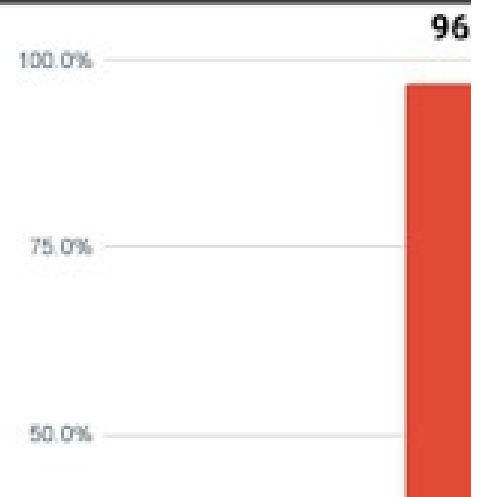
Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton's environmental ecosystem as they are essential for the health and integrity of Wilburton's critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.

Question: Do you think increasing housing density and middle housing options would positively or negatively impact the *animal habitat, streams, and trees in our neighborhood?*



Question: Do you think increasing housing density and middle housing options would positively or negatively impact the *quality of life that you enjoy in your neighborhood?*



Question:
If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend**

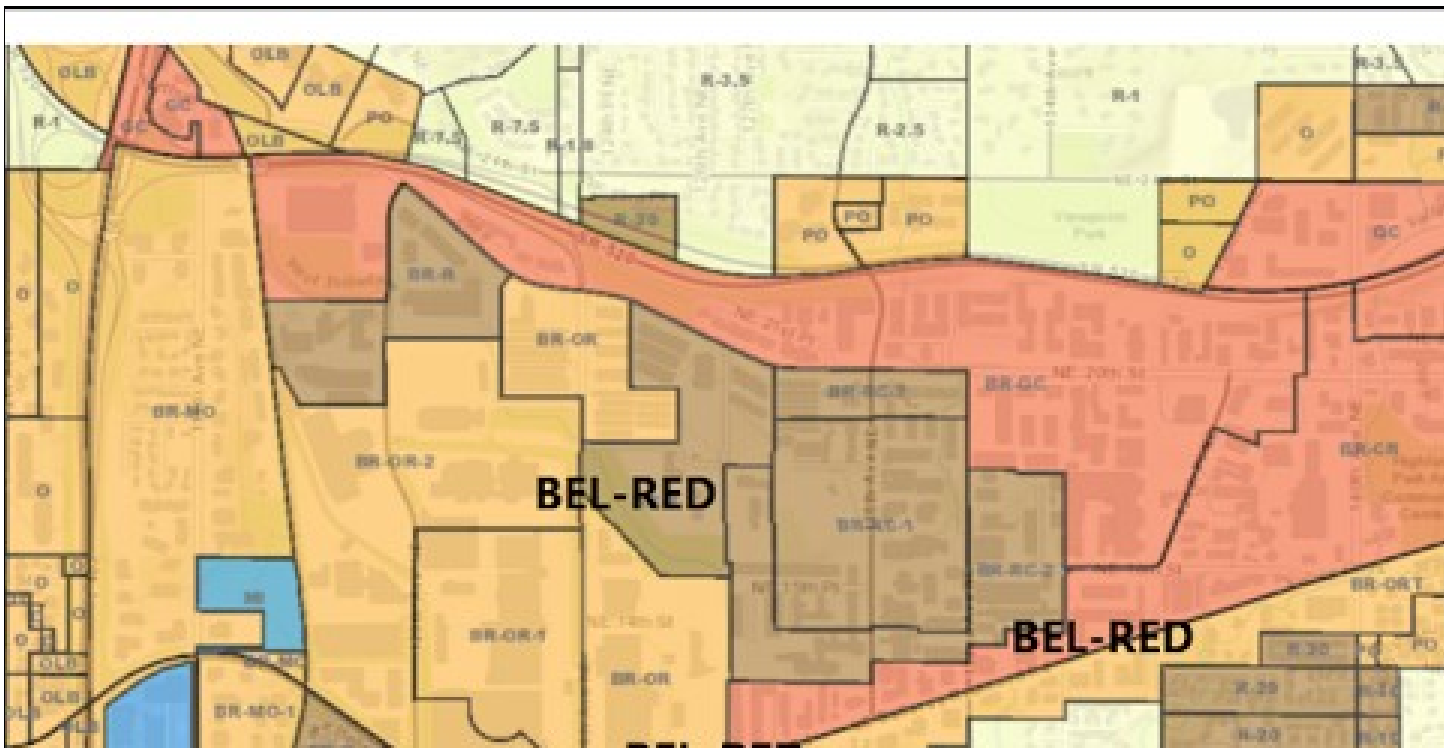


- Inform and ask Neighborhood Associations to reach out to their residents in an impartial, unbiased manner for input and feedback. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a transparent and inclusive process.
- Prioritize neighborhood residents who have vested interests in their community and are directly impacted. Long term residents have vested interests in their neighborhoods community. Bellevue residents encompass a rich diversity and a spirit of inclusivity and should be adequately represented.
- Homes should fit the scale and character of their neighborhoods. Additionally, it is important to set height requirements that align with the surrounding homes.
- Consider requirements for the cumulative effects of housing density laws on climate temperatures, traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
- Residential homes in critical areas need special considerations. The cumulative effects on critical areas need measured mitigation. The Wilburton neighborhood nearest to the Bel-Red development, for example, is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation of mature tree canopies are essential for the ecosystem in critical areas.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.
3. People tend to have increasing wages as they gain experience and knowledge. Many people
4. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.
5. Alternative 3 does not ensure the job market and economic needs are met for different income levels. People who move to Bellevue without jobs and in a vulnerable market may be at high risk for challenges of displacement, homelessness, drug use, illegal drug sales, acute mental illness secondary to drug use, susceptible to drug related crimes, and increasing medical needs. Isolation, loneliness, and homelessness lead to declining health and well-being. This is evident in the city of Seattle where people attracted to Seattle's resources continued to live without jobs and homelessness.
6. The world is facing a dramatic climate change. Temperatures are rapidly rising, and researchers using US Forest Service Inventory data show that increasing temperatures are causing growth declines and slower growth in younger trees. Mature trees remove carbon dioxide in the atmosphere and mitigate the carbon dioxide by 25% while also removing air pollution, naturally and for free. The ability of trees to soak up carbon dioxide makes them a valuable weapon fighting against rising temperatures. *(3) Alternative 3 will cause the greatest effect on changing temperatures in residential areas. Consider a tree code.
7. Preservation of mature trees are essential for cooling stream temperatures and for the sensitive ecosystem.
8. Prioritize science and data. Oppose a recommended over development one size fits all approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and minimum setbacks. These are not reasonable principles and certainly not based on science and data. A one size fits all approach is not considering neighborhoods with diverse types of land.
9. It is essential to ensure that the housing typologies and pace of growth within neighborhoods are properly aligned. This entails developing housing options that complement the scale and character of the different neighborhoods.

**BelRed Development and
Wilburton**



The 900-acre BelRed development is less than a block away from Wilburton.

- By 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs.
- By 2030 the BelRed development is expected to generate 5,000 housing units.
- 2,514 housing units are being reviewed for construction as of December 2022.
- 6,433 parking spaces are currently being reviewed for the BelRed housing and business development – (This will cause significant traffic, noise, and air pollution.)

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

• To separate residential, recreational, and open space areas from commercial areas and to protect space.

• To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.

To support the provision of commercial services in Wilburton that complement Downtown..."

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the inception of **Land Use Policies** that aligned with the Wilburton/NE 8th Subarea Plan:

"...POLICYS-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

and the previous policies protecting and preserving Wilburton's natural determinants, Wilburton's **Natural Determinants Policies**. The natural environment in our Wilburton neighborhood plays an essential role that provides residents with a profound sense of well-being.

Wilburton Natural Determinants Policies:

"Policies

POLICYS-WI-16. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICYS-WI-17. Prevent development from intruding into the floodplain of Kelsey Creek.

POLICYS-WI-18. Development should not interfere with Lake Bellevue as a drainage storage area identified in the City's Storm Drainage Plan."

Photos of the Critical Areas

Below are a few photos of wildlife in our cul-de-sac and photos of some of our critical areas in neighboring streets:



**Red-tailed Hawk on
neighbor's roof in Wilburton.**



Another Hawk on a neighbor's Tree.



A Bald Eagle flying over my neighbor's roof.



**The Kelsey Creek on our street yesterday.
Coho, and Sockeye salmon spawn in K**



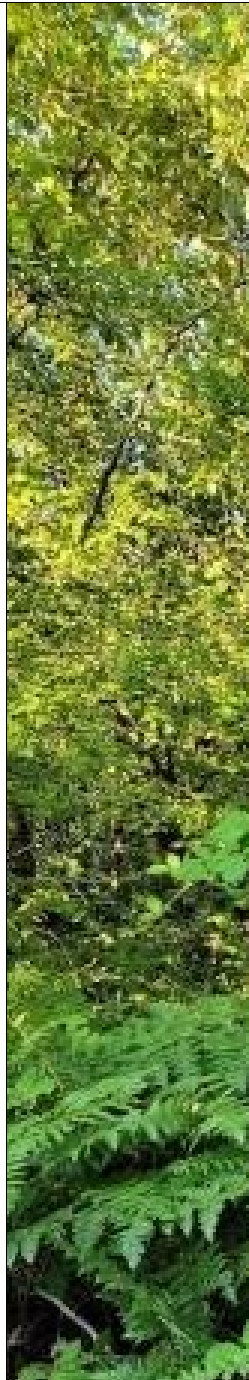
Tall Firs in Wilburton across of Bel-Red. Homes are surrounded by trees.



Goff Creek on 132



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home s



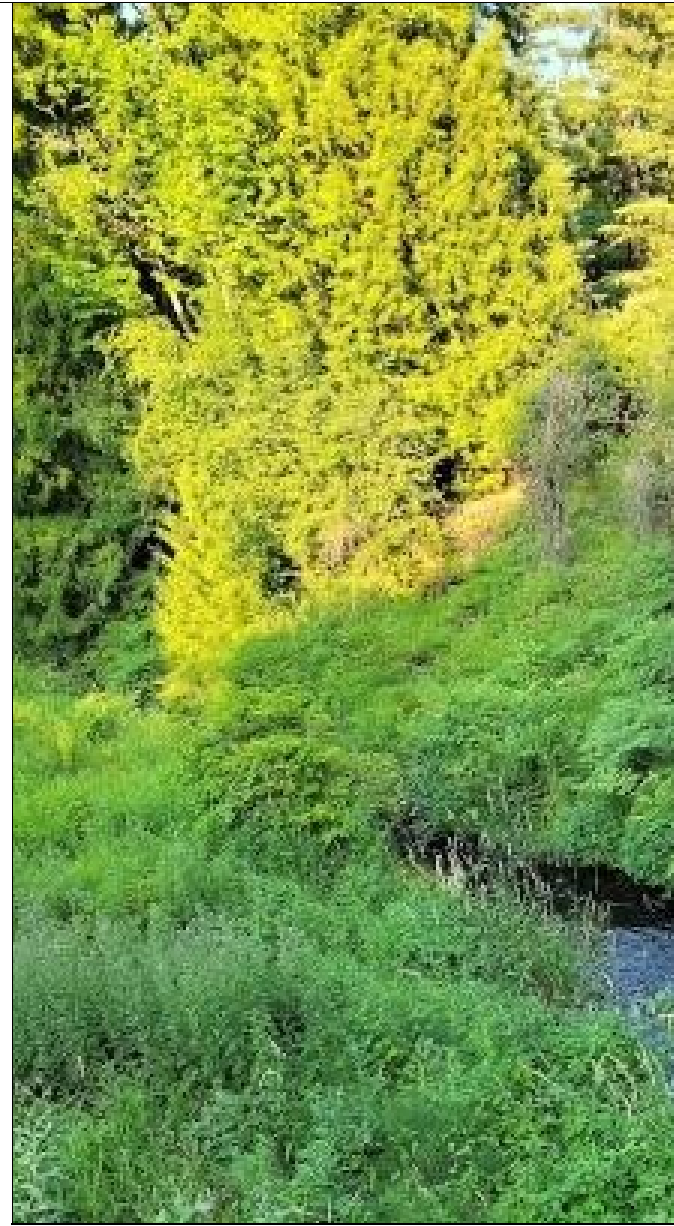
**Red-tailed Hawk on
neighbor's roof in Wilburton.**



Another Hawk on a neighbor's Tree.



A Bald Eagle flying over my neighbor's roof.



The Kelsey Creek on our street yesterday. Chinook, Coho, and Sockeye salmon spawn in Kelsey Creek.



Goff Creek on 132nd where p



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home surrounded

“The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ...Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)...”

1. **Pollutant Loading:** Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.

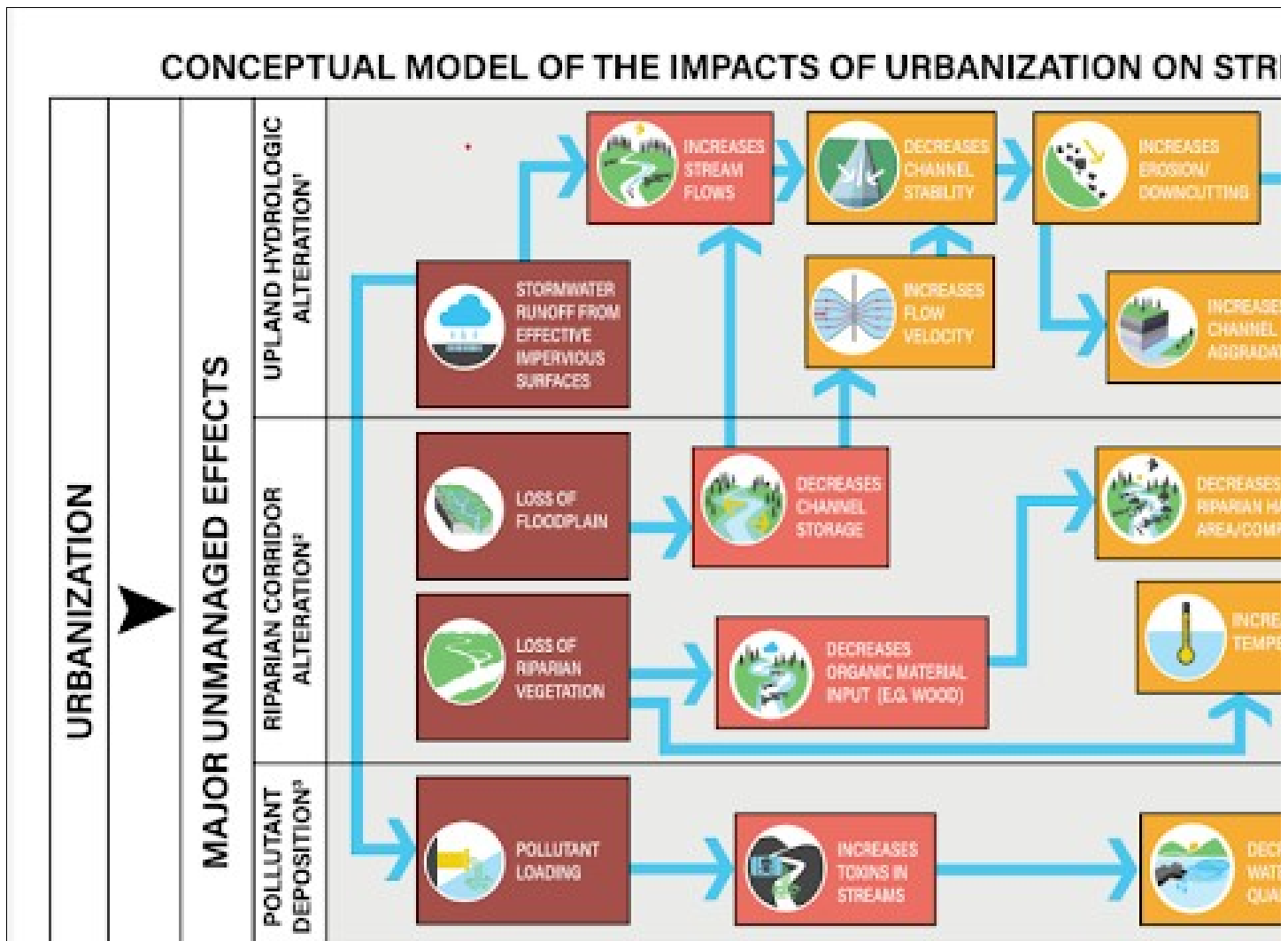
2. **Stormwater Runoff from Effective Impervious Surfaces:** The City's flow control for new development has shown not to be effective at protecting streams from erosion.
3. **Road Culverts and Other Physical Barriers:** A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.
- 4.
- 5.
- 6.

1. "The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ...Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)..."■

Factors Affecting the Health of the Greater Kelsey Creek Watershed (1)

1. **Pollutant Loading:** Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.
2. **Stormwater Runoff from Effective Impervious Surfaces:** The City's flow control for new development has shown not to be effective at protecting streams from erosion.
3. **Road Culverts and Other Physical Barriers:** A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.

Loss of Floodplain and Riparian Function: Urban development has confined and reduced the natural occurrence of wood entering many of the stream reaches in the Watershed. Tree canopies are becoming largely concentrated in parks reducing floodplain storage. This is leading to high velocities and flowrates. The City has invested tens of millions of dollars in the Greater Kelsey Creek Watershed over the past 15 years on in-stream projects that include repairing stormwater outfalls, stabilizing stream slopes, removing fish passage barriers, catching and removing fine sediment, and improving conveyance.



Laws Protecting Wilburton Critical Areas

WAC 365-196-580 Integration with the Shoreline Management Act

The Shoreline Management Act adds goals and policies as set forth under RCW 90.58.020 with equal order of priority goals under 36.70A.020.

Wilburton has the **Kelsey Creek Watershed System**, which includes **Goff Stream**, and is subject to Bellevue City Code Part 20.25H Critical Areas Overlay District. (1) :

“Critical Areas

Critical areas are parts of the landscape afforded special protection because they provide unique environmental functions that are difficult, if not impossible, to replace. The code protects six types of critical areas:

Streams and Riparian Areas

([LUC 20.25H.075](#)) Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected, unless they are used by salmonids or convey a stream that previously occurred naturally in that location.

A healthy stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

Wetlands

([LUC 20.25H.095](#)) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

Wetlands provide rearing and foraging habitats for fish and wildlife and food chain support for downstream waters. Wetlands provide natural water quality improvement; flood-flow reduction and storage; shoreline erosion protection; and opportunities for passive recreation. Many urban wetlands are heavily disturbed, but still provide valuable water quality treatment and flood-flow reduction.

Habitats for Species of Local Importance

([LUC 20.25H.150](#)) Species of local importance are specifically recognized local populations of native species that are at risk of being lost from Bellevue—western pond turtle, Oregon spotted frog, western toad, Chinook salmon, bull trout, coho salmon, river lamprey, bald eagle, peregrine falcon, common loon, pileated woodpecker, Vaux’s swift, merlin, western grebe, great blue heron, osprey, green heron, red-tailed hawk, western big-eared bat, Keen’s myotis (bat), long-legged myotis (bat), and long-eared myotis (bat)—and whose presence can be an indicator of environmental health.

Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

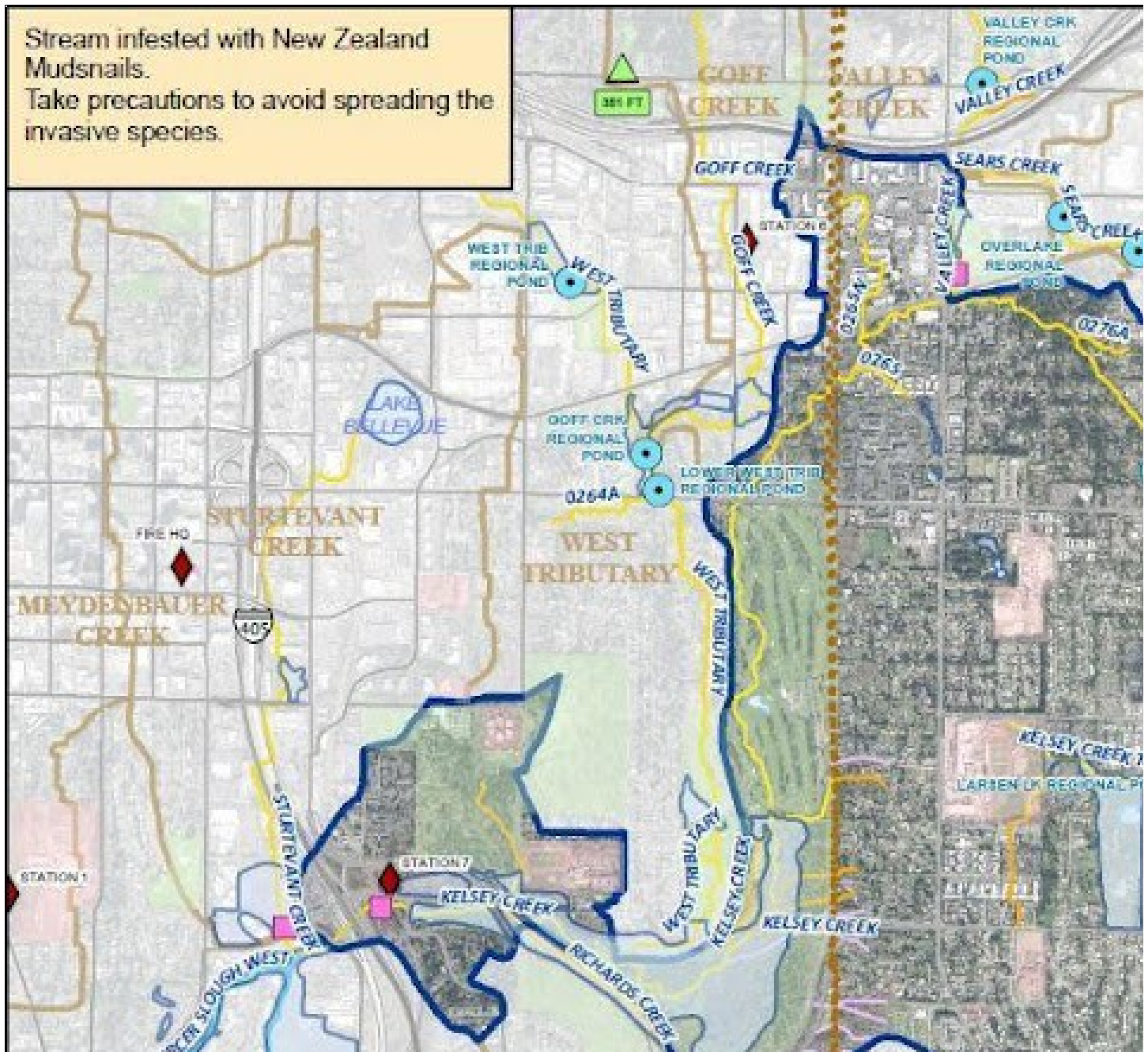
Geological Hazard Areas

([LUC 20.25H.120](#)) Geological hazard areas—landslide hazard areas, steep slopes, and coal mine hazard areas—are areas susceptible to erosion, sliding, earthquake, or other geological events. Because of their conditions, these areas pose a threat to health and safety when development is sited too close.

Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue’s large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

([LUC 20.25H.175](#)) Flood hazard areas are those subject to 100-year floods (identified on FEMA Flood Insurance Rate Maps). These areas are designated to protect development from flooding and to protect the inherent functions of floodplains. Undeveloped floodplains store water and slow the downstream delivery of flood flows, reducing the impacts of a flood and recharging wetlands, streams and underground aquifers. Floodplain development reduces the floodplain’s water storage capacity and puts valued property and infrastructure in the path of floodwaters. Runoff from impervious surfaces changes flood size and frequency and can degrade water quality.”



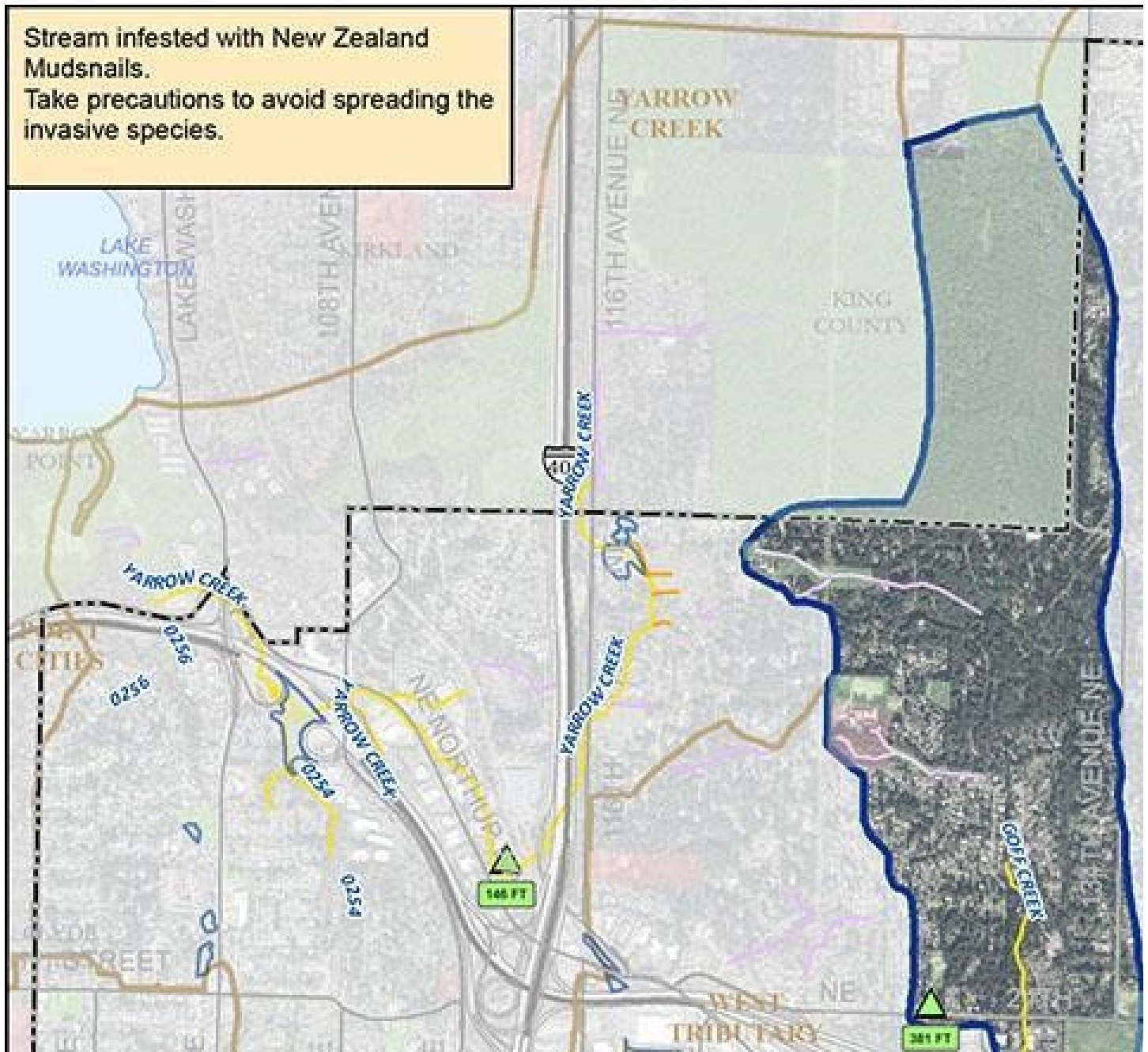
Kelsey Creek Drainage Details (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook**
- Coho+
- Sockeye
- Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



GOFF Creek – (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook**
- Coho+
- Sockeye
- Rainbow & Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)

Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. We appreciate the opportunity to work with you.

Sincerely,

(Name of Resident)

(Address of Resident)

1.

Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. We appreciate the opportunity to work with you.

Sincerely,

Jill R. Varni, M.D.
I live in Tall Firs Estates:
907 129th Pl. NE
Bellevue WA 98005
206-718-1545

1.
2.
3.
4.
5.
6.

Johnson, Thara

From: PATRICIA BROWN <badgergramma@msn.com>
Sent: Monday, July 10, 2023 2:40 PM
To: Council
Cc: PlanningCommission
Subject: Comprehensive Plan

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

Council Members,

We have been homeowners in Bellevue since 1968 and have watched the quiet, suburban, bedroom community we chose to reside in grow to a busy and sometimes problematic city. The Comprehensive Plan being presented to you now is one of those problems cited. The first thing that sticks out is that the Commission has lumped together a number of “neighborhood shopping centers”, that have little if any similarity, into a one sized fits all zoning change. How the Commission can think that the Lakemont and Newport Hills Center neighborhoods are at all similar to Kelsey Creek and Northtown is crazy.

I’m speaking now as a resident of the Newport Hills area. In the Spring of 2016, we fought the up zone of the Newport Hills Shopping center area to include dense housing. We pointed out how the neighborhood is somewhat removed and secluded with limited ingress/egress. We pointed out the traffic blockages during heavy traffic times on 119th SE, SE 60th, Lake Washington Blvd SE and Newcastle Way. If there is an accident on I405 or Coal Creek Parkway, traffic immediately switches over to our neighborhood streets trying to by pass the stoppage. Those problems have not improved since 2016 because more vehicles have been added to the roads with the completion of The Commons, Risdon Middle School and housing developments along Lake Washington Blvd. We are also discovering that the new supposedly neighborhood Woodlawn Park has been taken over by vehicle driving dog owners from other municipalities. The huge condominium development under construction on Coal Creek Parkway will bring even more traffic issues to our area. Changing the zoning in Newport Hills to allow for denser housing, i.e.: more stories, should not even be considered. I suggest Bellevue start issuing permits for more MIL units instead of bigger residences on tear down properties and shopping center sites.

Newport Hills has only a “milk run” transit bus serving it. The closest Park and Ride is more than a comfortable walk away. This is a car required neighborhood. Adding dense, multistoried housing will only compound existing problems. Metro is cutting bus service County wide in case you haven’t heard.

I have the feeling that both Bellevue Planning and City Council are being pressured and wooed by unhappy real estate investors who aren't making the cash return they would like. That is not our fault, that is not the fault of the rest of the residents of Bellevue neighborhoods either. We didn't force them to buy the properties. They made the choices. The company that owns the shopping center near us makes no effort to do any upgrades or even entertain new clients. It's almost as though they think if they let the center become a slum, the residents will beg for any kind of upgrade. Well, we aren't buying it and hope that the City Council listens to it's neighborhood residents rather than the real estate developers who are out for the dollar.

In closing, we think that both the Planning Commission and City Council MUST separate the neighborhood shopping centers being considered for rezoning into separate entities. You should not do a blanket deal. What's sauce for the goose is not sauce for the gander in this situation. Newport Hills neighborhood shopping center, Belleast Shopping and Lakemont center have nothing in common with the Kelsey Creek Shopping Center on 148th or Northtown on Bellevue Way except they are all inside Bellevue city limits. Consider each separately, please. And do your research into the past attempts to upzone these areas. If there was a reason not to change zoning then, that reason probably still holds. In addition, I'm not sure any of these shopping center areas meet the requirements for availability of transit and access to park and ride lots. Keep the dense housing in Spring District, downtown and Eastgate corridor. Thank you.

Patricia and Bruce Brown
4700 Lakehurst Lane SE
Bellevue WA 98006

Sent from [Mail](#) for Windows

Johnson, Thara

From: Craig Spiezle <craigsp@agelight.com>
Sent: Monday, July 10, 2023 2:26 PM
To: Cuellar-Calad, Luisa; Ferris, Carolyn; Bhargava, Vishal; Goepppele, Craighton; Malakoutian, Mohammad; Brown, Karol; Khanloo, Negin
Cc: PlanningCommission; Robertson, Jennifer S.
Subject: FW: Public Comments In Opposition To Staffs Preferred alternative to EIS for NW Quadrant
Attachments: LochlevenEIS.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 Commission Members,

Attached you will find my oral comments I plan to make tonight to City Council. As noted in my letter, the capacity to digest and understand the impact of the EIS is a significant challenge for everyone. The aggressive timeline has prevented meaningful public engagement and is unrealistic. As recognized by each of you in recent meetings, your ability to make an informed decision has been limited.

I encourage the Commission to use your authority and push back on the Planning Department on the strategy and timeline. This is a very important initiative that is redefining nearly every neighborhood in the City.

I am requesting a meeting with each of you do discuss this issue in great detail

Respectfully,

Craig Spiezle
425-985-1421

From: Craig Spiezle
Sent: Monday, July 10, 2023 8:14 AM
To: Robinson, Lynne <LRobinson@bellevuewa.gov>; Lee, Conrad <CLee@bellevuewa.gov>; Zahn, Janice <JZahn@bellevuewa.gov>; Stokes, John <JStokes@bellevuewa.gov>; Barksdale, Jeremy <JBarksdale@bellevuewa.gov>; Nieuwenhuis, Jared <JNieuwenhuis@bellevuewa.gov>; Robertson, Jennifer S. <j.robertson@bellevuewa.gov>
Cc: Council Office <CouncilOffice@bellevuewa.gov>; Council City <council@bellevuewa.gov>
Subject: Public Comments In Opposition To Staffs Preferred alternative to EIS for NW Quadrant

In advance of tonight's Council meeting, I am sharing you my planned oral comments. Thank you for your time and efforts.

I look forward to discussing these concerns in great detail.

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

Subdivision (Plat)	Neighborhood ⁴⁴	Racial Restriction	Parcels Covered	Year
Manor Hill Addition	Northwest Bellevue	No person of any race other than the White or Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants or a different race domiciled with an owner or tenant.	59	1947
Sibley Wood	West Bellevue	"No Property in Sibley Wood addition shall at any time be used or occupied by any person or person not of the white and Gentile and Caucasian race. No person other than one of the white and Gentil can Caucasian race shall be permitted to occup any property in said addition or portion of a building theron except a domestic servant actually employed by a person of the white and Gentile and Caucasian race where the latter is an occupant of such property."	31	1947
The Diamond S Ranch	Northwest Bellevue	No property in said addition shall at any time be sold, conveyed, rented, or leased in whole or in part to any person or persons not of the White or Caucasian race. No person other than one of the White or Caucasian race shall be permitted to occupy any property in said addition or portion thereof except a domestic servant actually employed by a person of the white or caucasian race where... an occupant of the property.	16	1949

Cordially,

-pamla johuston

425-881-3301

From: Johnson, Thara <TMJohnson@bellevuewa.gov>

Sent: Wednesday, June 28, 2023 1:23 PM

To: p johnston <pamjjo@msn.com>

Cc: Heilman, Mark <MHeilman@bellevuewa.gov>; Nesse, Katherine <KNesse@bellevuewa.gov>; King, Emil A. <EAKing@bellevuewa.gov>; Cuthill, Theresa <TCuthill@bellevuewa.gov>; Brod, Brooke <BBrod@bellevuewa.gov>

Subject: RE: 23-447 - A. Racially Disparate Impact Analysis

Good Afternoon Pam,

Theresa Cuthill forwarded your question onto me. The City did not contact property owners as part of the racially disparate impacts analysis. This is a requirement that arose as a result of state legislation (HB 1220) requiring jurisdictions to assess redlining and past (historical) inequities which will inform changes to policies to address some of those impacts and prevent future inequity.

Please let me know if you have any additional questions.



Thara Johnson

Comprehensive Planning Manager, City of Bellevue

tmjohnson@bellevuewa.gov | [425-452-4087](tel:425-452-4087) | BellevueWA.gov

From: p johnston <pamjjo@msn.com>
Sent: Wednesday, June 28, 2023 12:45 PM
To: Cuthill, Theresa <TCuthill@bellevuewa.gov>
Subject: 23-447 - A. Racially Disparate Impact Analysis

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

Have the owners of the properties listed ats having been redlined been contacted, so they know this list exists?

<https://bellevue.legistar.com/View.ashx?M=F&ID=12077312&GUID=642B89E0-193F-4C9B-AD17-34C359BB497F>

thanks

-pam

Johnson, Thara

From: Johnson, Thara
Sent: Monday, July 10, 2023 9:24 AM
To: Plummer David F.; PlanningCommission
Cc: King, Emil A.; Miyake, Brad
Subject: RE: Comments to Planning Commision

Thank you for the question, Mr. Plummer.

Email comments that are received after the packet is produced and published are sent to the Commission from support staff (myself) and summarized during the written communications portion of the agenda.

Please let me know if you have any additional questions.

Sincerely,

Thara Johnson

Thara Johnson
Comprehensive Planning Manager, City of Bellevue tmjohnson@bellevuewa.gov | 425-452-4087 | BellevueWA.gov

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

From: Plummer David F. <pdf3@comcast.net>
Sent: Saturday, July 8, 2023 12:13 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Cc: Council <Council@bellevuewa.gov>; King, Emil A. <EAKing@bellevuewa.gov>; Miyake, Brad <BMiyake@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: Comments to Planning Commision

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

Hi there!

Why were my comments (copy below) that I addressed to the Planning commission (regarding Item 23-447 of the Commission's 14 June 2023 meeting) in my email of 14 June 2023 not included in the "Written Comments" for that meeting, or for the "Written Comments" of the Commission's 21 June 2023 meeting?

RSVP,

David F. Plummer

Johnson, Thara

From: p johnston <pamjjo@msn.com>
Sent: Wednesday, July 26, 2023 3:37 PM
To: PlanningCommission
Cc: Pamela Gunther; irmaf@comcast.net; BTCC Board; linda shulman; Khaiersta English; Nieuwenhuis, Jared
Subject: Concerns That Have Been Raised In Bridle Trails

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

Bridle Trails has its own code that needs to be considered separately. Perimeter trees are of greater significance due to privacy, septic systems locations, and trails.

Price of permit should cover adequate inspection before and after project is completed. Don't allow people to send in pictures for cutting. Verify.

Fine plus require cover full cost of replacement of same size and age, even if huge.

Consider roots are important as trunk and branches. Check out Root Cause Seattle. There are methods of separating soil from roots for large trees.

Require plants on State the King County Weed Control board list cannot be planted. Barriers do not prevent birds from carrying away the seeds

- [WA State Noxious Weed List](#)
- [Complete King County Weed List](#)
- [Class A Noxious Weeds](#)
- [Class B Noxious Weeds](#)
- [Class C Noxious Weeds](#)
- [Non-Regulated Noxious Weeds](#)
- [Weeds of Concern List](#)

Many properties in Bridle Trails have septic systems. Require water seeking rooted trees should be forbidden. Riparian areas should have riparian trees

Water shortage rules defined before a shortage so water systems can be built or changed to prevent trees from dying.

Make a list of plants that work well in Bellevue for green fences or shrub fences,
Make a list of appropriate shrubs that can be in an understory.

Create 10' minimal setbacks to allow for more trees for privacy while still being enough room for emergency services.

Consideration for trees in the equestrian overlay.

Some trees should be allowed to be count. Big Leaf maple and Alder for examples.

1 tree to 4 parking spaces required.

Roof garden trees count

What are the rules on storage of firewood?

Cordially,

-pamela johnston

425-881-3301

From: [Court Olson](#)
To: [PlanningCommission](#)
Cc: [Johnson, Thara](#); [Kattermann, Michael](#)
Subject: Planning Commission public comment delivered tonight
Date: Wednesday, September 13, 2023 7:04:18 PM
Attachments: [23-09-13_PCA comment to planning commission mtg..docx](#)

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

Hello again Bellevue Planning Commissioners.

On behalf of People for Climate Action I thank you for receiving my verbal public comment this evening regarding the comprehensive plan. For your records, I've attached here that same testimony in written form.

Please accept our best wishes for your continued efforts to make Bellevue a livable, comfortable and low climate impact community.

Sincerely,

Court

Court Olson, representing the People for Climate Action Bellevue Chapter leadership team
(he/him/his)
425-652-2777 (cell)

My standard PS: Unless we act quickly and decisively today to curb GHG emissions, climate impacts will get much much worse. The climate future and well-being of your kids and grandchildren is in your hands!

23-09-13, Comments to the Bellevue Planning Commission mtg. by Court Olson representing the People for Climate Action Bellevue Chapter

Good evening, Planning Commissioners, Council Member Robertson and Planning Department Staff.

My name is Court Olson. I live in the Lake Hills/Sprit Ridge neighborhood at 15817 SE 26th Street. I'm commenting tonight on behalf of the leadership team of the People for Climate Action Bellevue Chapter.

First, I'll provide some background on our leadership team. In my professional career I've overseen the design and construction of green buildings. Others on our team have backgrounds in education, engineering, business, urban planning, and technology. Two of us are young working professionals. Six of us are retired or semi-retired. All of us are committed to helping Bellevue curb greenhouse gas emissions for the health and well-being of future generations. We know that cities are responsible for over 70% of greenhouse gas emissions in the U.S.

As we consider how to manage future growth, we must hold the line on greenhouse gas emissions. A smart comprehensive plan must enable and promote a reduced frequency and distance of trips that people travel. To do that we must allow greater density in residential neighborhoods, and we must focus larger commercial and multi-family development close to transit hubs. To conserve resources, we must make every effort to encourage preservation and repurposing of existing buildings, while allowing only new construction that is designed to have a sustainably ultra-low impact. To that end, we should require that all new buildings have wood and engineered timber structures. Due to their inherently high carbon footprint intensity, we can no longer allow steel and concrete building structures.

In an August 3rd letter to City Staff and the Planning Commission, People for Climate Action and several allied organizations have urged the city to be thorough and thoughtful in the creation of a Climate and Resilience element in the comprehensive plan. In late August PCA sent a three-page letter detailing our recommended 2044 Comprehensive Plan Growth Policies. We urge the Planning commission and city staff to review both letters and incorporate our recommendations into the comprehensive plan update.

Thank you for listening tonight. We wish you well in your continuing efforts to make Bellevue a more livable, comfortable, and low climate impact community that we can all be proud of.

From: [p.johnston](#)
To: [Johnson, Thara](#)
Cc: [PlanningCommission](#); ljlopezmsl@gmail.com
Subject: Comprehensive Plan Periodic Update Order
Date: Friday, September 15, 2023 11:20:20 PM

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

Can you please tell us the planned order of elements and other items for the Comprehensive Plan Periodic Update CPA Study Session?

This will allow for better feedback earlier.

Cordially,

-pamla johuston

 425-881-3301

From: [Barb Braun](#)
To: [Johnson, Thara](#); [King, Emil A.](#); [Kattermann, Michael](#); [Robinson, Lynne](#); [Council](#); [PlanningCommission](#); [parkboard](#)
Subject: How to Cool Down a City
Date: Wednesday, September 20, 2023 9:11:20 AM

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Some wonderful urban design tips that Bellevue should consider working into Comp Plan policies, especially for Wilburton/Bel-Red. Since Bellevue wants to be a model city, these ideas should be seriously considered. Thank you. Barb Braun

How to Cool Down a City
New York Times
By Pablo Robles, Josh Holder and Jeremy White
Sept. 18, 2023

<https://www.nytimes.com/interactive/2023/09/18/world/asia/singapore-heat.html>

From: [PlanningCommission](#)
To: [p johnston](#); [Johnson, Thara](#)
Cc: [PlanningCommission](#); ljlopezmsl@gmail.com; [Nesse, Katherine](#)
Subject: RE: Comprehensive Plan Periodic Update Order
Date: Thursday, September 21, 2023 11:08:53 AM

Pam,

We had included this in the presentation and PC memos as well.

- **September 13:** Utilities, Environment, Parks, Recreation & Open Space, and Capital Facilities elements
- **September 27:** Citizen Engagement, Economic Development, Transportation, and Urban Design & the Arts elements
- **October 11:** Land Use and Neighborhoods elements
- **October 25:** Housing and Human Services elements
- **November 8:** Vision

Best Regards,

Thara Johnson

From: p johnston <pamjjo@msn.com>
Sent: Friday, September 15, 2023 11:20 PM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>
Cc: PlanningCommission <PlanningCommission@bellevuewa.gov>; ljlopezmsl@gmail.com
Subject: Comprehensive Plan Periodic Update Order

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

Can you please tell us the planned order of elements and other items for the Comprehensive Plan Periodic Update CPA Study Session?

This will allow for better feedback earlier.

Cordially,

-pamla johuston

📞 425-881-3301

From: [p.johnston](#)
To: [Council](#)
Cc: [TransportationCommission](#); [PlanningCommission](#)
Subject: Comp Plan: Stat Accurate Survey: BIKE LANES:: Primary Street Design results vs the importance of bikes evident in reading the Appendix I. Request more "Olmstead" ped/bike connections
Date: Wednesday, September 27, 2023 1:53:41 PM
Attachments: [image001.png](#)
[image004.png](#)

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

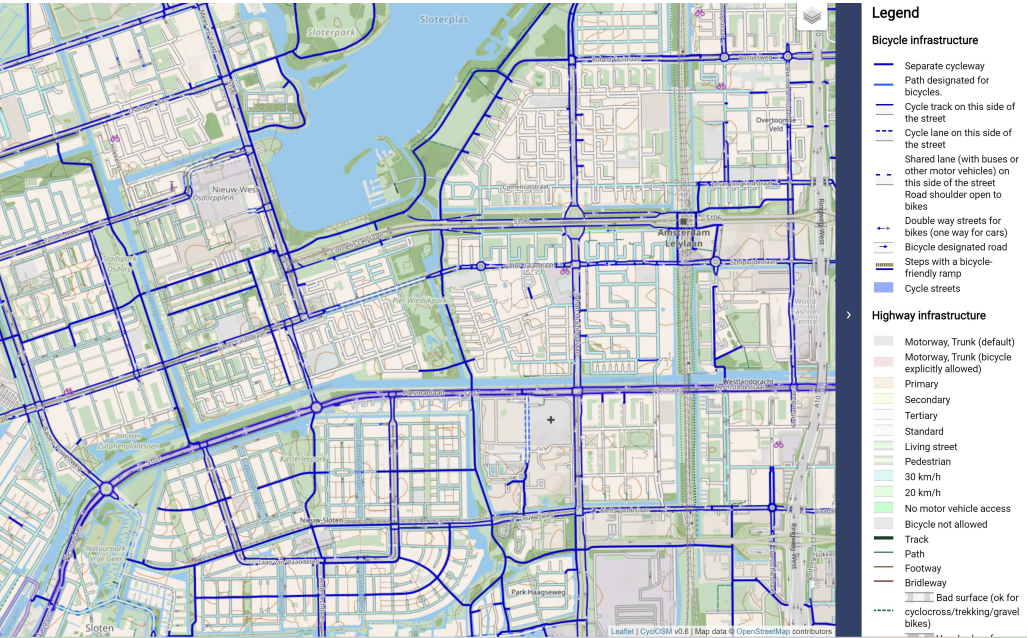
COMP PLAN SURVEY: What is says about bike lanes.

Primary Street Design results and Appendix I: Ideal Neighborhood comments do not have the same priority for bike lanes. Comments do not show a preference for "Pedestrian and bike oriented street design that prioritizes safety and slower speeds".

- Ped/bike comments focus on recreational or optional biking.
- Few comments on commute (directly)
- High desire for recreation ped/bike
- Some would vocationally bike to nearby stores/coffee shop
- Balance between modes means different things
- Bike lanes are good, but a number of comments are concerned it will make traffic worse (see bolded items)

My informed conclusions are people want bike lanes for recreation. That step should be satisfied in order for behavioral change to commute. Few think they will change to commuting by bike. Few people would like to see car lanes changed to Bike Lanes. As BelRed builds out, pedestrian increase is critical. Bikes move people to the next section of town. Bellevue should strongly consider a "Grand Connection" between the EastTrail and Fred Meyer: a ped/bike trail that brings together a parklike trail, mixed use business, and health. This would attract pedestrians as well as bikes. Consider bike/ped [paths short-cuts](#). requirements

Greenspace with trails (Olmstead pearls an a string) matches the "City in a park" vision. See this map of Copenhagen and observe how many bike routes are on park /green-way land. <https://www.cyclosm.org/#map=15/52.3543/4.8203/cyclosm>



Data: <https://app.displayr.com/Dashboard?id=0a4ca35d-f8d4-41c2-9341-1d49fc4811b1#page=865572a1-9fb8-4f45-8b07-95bdb03aff5d>

SURVEY PART 4 NEIGHBORHOOD PREFERENCE

The survey included a special exercise to better understand what features residents prioritize when considering their ideal neighborhood based on a specific set of criteria. Respondents were prompted to "Think about the kind of neighborhood you would like to live in today and in the future. What would your neighborhood look like?" Then they were presented with a series of neighborhood designs based on five attributes with different options for each attribute.

The second question we can look at when analyzing the data from this part of the survey is, "Within each attribute, what preferences do people have for the different options?"

FROM PRIMARY STREET DESIGN

Streets designed for efficient automobile traffic	27
Pedestrian and bike oriented street design that prioritizes safety and slower speeds	73

Across all demographics, about three quarters of Bellevue residents prefer street design that is oriented towards pedestrian and bike safety. However, there are some demographics that feel more strongly about this when compared to the average. For example, 90% of respondents under the age of 25 prefer bike/pedestrian oriented street design. A noticeably higher proportion of respondents who live in Bel-

Red, West Bellevue, and Eastgate neighborhoods prefer bike/pedestrian oriented street design.

FROM APPENDIX I

"Based on your answers, the neighborhood below should be fairly close to your 'ideal' neighborhood." [table showing combination of highly rated attributes]. "If an affordable option was available would you want to live in this neighborhood?"

My assessment on priority of biking lower score for if they want bike-path or lane for recreation	Comments highlights
2	I want a multi cultural and vibrant community with facilities for healthy living like biking , sport fields, trails and parks, etc
1	Can't we have streets which are safe and efficient for automobiles, bikes, and pedestrians?
1	I would love to see truly bike-oriented city design implemented in Bellevue (including the outskirts!). The problem I have with Bellevue's current implementation is that it's not bike friendly; most bike lanes are just painted onto the right sides of roads. That's not safe for a ton of reasons (free rights at intersections, sharing the lane with vehicles, people parking in bike lanes, etc). I don't want to be forced to be car dependent, but I don't ride a bike anywhere specifically because the lanes are on public roads with motorized vehicle traffic. Bikes simply dont belong there. I desperately want to see entire networks of lanes for ONLY bike/pedestrian traffic. I would be overjoyed if I could ride a bike all the way from the east side to downtown without having to ride on a road shared with cars.
2	Near bike lanes or trails , and near regular transit.
3	This is basically describes my current neighborhood. Bike paths are great. I bike all the time (on trails only). Except really, car & bike trails need to be separate to be safe. And don't sacrifice the car to put in bike trails that will hardly be used. Cars are the majority here so take that into account. You will not get many people out of cars for bike commutes - it will not move the needle.
3	Mixed housing types to meet needs of families, singles, low-income/homeless. Green spaces integrated into the design. Easy access to shopping, arts, museums, entertainment venues. Availability of on-street electric car charging and secure bike racks. Access to public transportation that allows you to go into Seattle, to beaches and parks.
1	Need pedestrian and bike friendly roads, slower enforced speed limits.
3	I live in a mixed neighborhood of housing. I wouldn't say there is any affordable housing in my neighborhood. I love our parks both small and large. The streets are a little busy for comfortable bike riding, but I live close to I90. There isn't really cultural events in my neighborhood. The crossroads area seems to have a good combination of all things listed. It has gotten overgrown with apartments now that the train is coming to Microsoft area. By the time we get train service in Eastgate or Issaquah I will be retired.
2	balancing wide accessibility of access--how easy is it to get somewhere important/interesting (businesses, green space) if you are a pedestrian, if on bike, and in a car--is probably the most important thing , which is then balanced by density (housing mix that isn't dominated by 5+ story buildings only). Affordability is super important (and coincidentally helped by supporting a wide accessibility of transit types), but might lose out when the first two things are prioritized, unless there are some requirements for it.
	I strongly support pedestrian and bicycle traffic enhancements, but not at the expense of efficient automobile traffic. Unfortunately, what I see being implemented to enhance pedestrian and bicycle traffic does not invest in widening roads and shoulders to create additional lanes which can become protected lanes for pedestrians and bicycles. Instead, paint is used to narrow or eliminate car lanes to create lanes for bicycles and walkers. Results: narrow lanes making is harder to drive, unprotected bike/ped lanes which are not safe. Downtown Seattle is feels difficult and unsafe for drivers, bikers and pedestrians. I've seen another outcome in some European cities where there was brick, concrete and asphalt investment to create true bike/ped lanes, not at the expense of car lanes.
2	I like European cities. Density is preferred so you can travel 20 minutes outside the city and be in the country. I don't believe in paving to the Cascades. We need to preserve our raw land and timber in case we ever need to grow our own food, heat our houses, reduce dependencies on external goods/supply-chain issues, or in case of war. Hannover, Germany is a good example of being independent by preserving their trees via park trails that connect throughout the cities and neighborhoods. Mass transit or bikes get everyone where they need to go. The more density we create, the more we need to provide quick access to trails/parks/groceries/community areas. If people live so close to each other, they need easy access to get outside in a quiet space (small parks offer that), groceries, community restaurants. Europeans walk and bike frequently which is the best FREE mental health care!
1	It's very important for the sidewalks and streets to feel prioritized for pedestrians and bikes rather than cars otherwise it isn't fun getting around
	Ideal would have a mix of people - ages, incomes, backgrounds. Ideal would

2	have less car traffic - folks walking/biking more for enjoyment, purchases, gatherings, restaurants & coffee shops.
3	Medium density, not sacrificing traffic areas for very low use bike lanes. Ok if business on first floor of a condo. Good to have public transport to downtown Bellevue. Green spaces great, but in moderation. There is a lot of green outside the city. Don't think high density would work for me. Affordability would be nice. Going for walks or runs easily near my home is important for me. Challenge of increasing density is that it increases traffic. Perhaps area near highways could be targeted for that. Some part of Zurich come to mind for examples of mid density / high density. The buildings are never too tall, they have businesses in the first floor and housing above.
1	Affordable housing, a mix of housing types, and pedestrian/bike friendly streets are required. For green spaces & business (small vs dense), a range of options are ok. However, I think every neighborhood should at least have access to small or medium parks in addition to larger parks for the city. Parks near denser housing need to support play spaces for kids.
1	It is key to have a park nearby and streets that accommodate walking and biking to incentivize people to live a healthy lifestyle. Community is stronger when people are healthy.
	Make the neighborhood as pedestrian/bike friendly as possible.
1	Exactly what I would like in Bellevue, WA. It is not quite what I own in Bellevue (no small businesses within walking distance or pedestrian and bike oriented street).
3	My main criteria for an ideal neighborhood: 1. Safe, Diverse and Affordable. 2. Focus on local businesses. 3. Good education, easy access to everything. 4. Government working with citizens. 5. Access to employment opportunities. 6. Green spaces with trails for walking, biking etc.
3	The question, "could you live here?" was tough, since I can make do living in a lot of situations. My favorite neighborhood so far was the Junction in West Seattle. Very walkable, tons of local small businesses, mix of housing. We live near Crossroads now and it's pretty good, except there aren't always sidewalk, crosswalks, or bike lanes. More of those would be nice!
1	bike lanes, bike racks at businesses, bike protection at businesses. can walk my dog without danger
2	Not everyone's ideal neighborhood is the same, but I want to live in a neighborhood with plenty of trees and green space, low density, and something that isn't too automobile centric but gives people options like bike lanes, small local businesses or meeting places, public transportation, and parks of significant size not too far away. I think it makes sense to aim to have different neighborhoods of slightly different characters but I don't want my neighborhood to change too drastically.
1	i mean i don't like this approach you all are taking with this survey entirely. like we shouldn't decide how a cities future looks solely based on what people currently want. we should look at what the city will need in the future. for example if we expect the city to grow exponentially over the next couple decades... then we would want to prioritize affordable high rises that can house many people in the smallest space possible. or like if we expect a boom of children to happen... then we should prioritize safe places where children can grow up and walk around outside and not be surrounded entirely by cars and building. so like parks/greenery/mostly residential zoning with small business they can walk to would be better for children. i also think there are some options here where we don't have to choose one or the other. for example, why can't we design our roads to have efficient automobile traffic AND safe biking/pedestrian accessibility too? why can't we have small parks, medium parks, and large parks with many amenities?
1	Prioritize for a walk and biking safely in transit. Get people of their car which is dangerous and denser businesses
1	Bike transportation and a slow pedestrian friendly atmosphere are important. Development should be done with beauty in mind - buildings should blend and fit together with a common design set back from street sidewalk greenery flowers seasonal interest and wildlife value.
1	Need good options and facilities and commuting pedestrian and bikers, options for families to go to parks parking spaces
2	I would prefer a neighborhood that also incorporated taller options. I'm not against pedestrians or bike lanes, but they need to be balanced with auto efficiency. You get into a car because you want to get somewhere quickly.
3	This is the kind of neighborhood I live in now. It is ideal and that is why I live in Bellevue. To add more density, more bike lanes, no requirements on affordable housing would make Bellevue like Seattle and I don't want to live in that kind of city! Please keep Bellevue a livable suburb, not a mishmash of different kinds of housing and lots of bike lanes with slow traffic that Seattle is!
2	Housing mix: Flats, townhomes, single-family homes, and duplexes Businesses: Denser development with small businesses (corner shops, cafés, restaurants, etc) Street design: Balanced between cars and walking/bikes. Green space: Balanced with small, medium and large.
2	I'm not in favor of mixed affordability and mixed use housing but am in favor of more density and promoting getting people to bike or walk to local businesses etc. neighborhoods with amenities.
2	Single family homes, park and trails within walking distance, pedestrian and bike friendly streets, ok to drive to businesses
	Don't want bike oriented street design to come at the expense of

3	convenient street and neighborhood parking
2	It's simple, a mix of small parks and medium parks with parking Single home, Duplex and townhouse ok, no five story apartment buildings Some small businesses/ grocery to walk to. Roads need bike paths
2	Should be able to walk to at least some businesses, especially grocery/Rx/mail services. Streets should be safe to cross, so bike lanes and slower roads combined with efficient for car travel is best. It is untenable to continue building large condo/apartments that are not individual unit larger and family friendly. Frustrating to see many apartments going up that are geared to 1 or 2 paying tech professionals and not a potential single parent family. This erodes our neighborhood schools and the communities they build. There should also continue to be a focus on affordable age restricted (55+) communities with senior services, Dr/Rx/Grocery nearby. Crossroads has a very good mix. Concerned about condos going up near Fred Meyer. Should have affordable family options, especially since there are several schools within walking distance and NOT catering to MSFT employees. No offense to MS, just need to keep this area family friendly. Hopefully some park area also being installed in that location.
3	Avoidance of affordable option depends on how it is defined. Walking distance also depends on how it is defined. I currently have a small collection of small businesses a mile away. I like the exercise. I would not want the stores much closer. In terms of street design, I would hope that there can be a balance between accommodating pedestrians and automobiles. Seattle has gone way too far towards bikes and public transportation.
3	My number one priority is a quiet neighborhood. My second priority includes short walks to library, grocery store, pharmacy. Sidewalks everywhere so people can walk safely. I prefer to live in a neighborhood with all single family homes because my experience is it is quieter, but as long as the neighborhood is super quiet and I don't have to smell marijuana or be kept up by loud neighbors I am fine with more housing mix. I love being close to paved walking trails that are not close to traffic so I can hike, walk, bike in all types of weather.

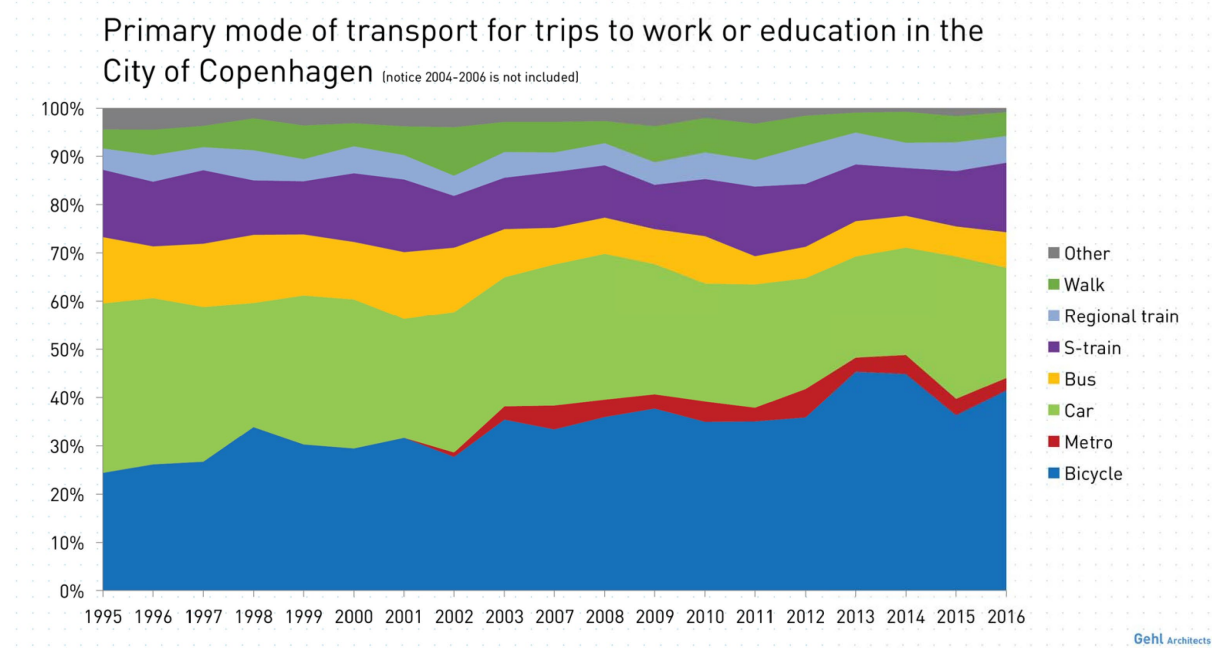
There may be comments unrelated to Biking but related to Walking

ONGOING

If there was another outreach discussion or survey, please ask questions to clarify:

- How many minutes would you be willing to lengthen your daily commute to make travel safer in Bellevue?
- How many minutes would you be willing to lengthen your commute to make travel more environmentally friendly?
- If you commute to work, in what circumstances would you drive to work by car, if transit or biking did not significantly change your commute time,?
- If transit or biking did not significantly change your commute time, when would you drive to work by car?

NOTE: Copenhagen sold its port to afford the Metro. Port areas became housing, retail, and offices.



Cordially,
-*Patricia Johnston*
425-881-3301

From: leesgt@aol.com
To: [PlanningCommission](#)
Cc: [Council](#)
Subject: Planning Commission Meeting Comments for 10/11/23
Date: Monday, October 16, 2023 3:44:17 PM

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(I thought numerous times about sending an email with my thoughts about this meeting but got sidetracked to more currently urgent tasks-sorry about that)

I was genuinely pleased with the meeting. (Not solely because it was very pertinent to my concerns even though the path forward for the Comprehensive Plan updates was presented followed by the beginnings of the planning for the Environmental Impact analysis and changes needed)

In fact, the meeting was very interesting with the various elements of each part of the Comprehensive plan details. The Commissioners in-depth questions and the staff responses that were thoughtfully and quickly returned, were enlightening to me. Well done.

The second part about the initiating plans for preparing for the results of potentially severe Climate Change results was equally exciting. It is like most things a little overdue as expressed by one Commissioner (but that is normal since the population has to be on board with it being a real risk to face the costs that will be inevitably occur). (Tax increase is always an issue.) Everyone was alive and on target for expanding the needs assessment even though this was more of an opportunity to explore what to do next, how and why. A good exhausting event, indeed.

A comment for your consideration, canopy evaluation is not a good measure of analysis of sustainable, resilience. (Just like "BMI" is not a good measure of body health. It is simply an easy measurement that aids in determining health.) Large trees are resilient because they can survive without the requirement of artificial supplements like artificially added water and nutrients to survive. Canopy alone can not give this information.

Another comment for your consideration, heat abatement via air conditioners, heat pumps, etc. require more energy than naturally occurring in an area such as "heat sink" areas represent, therefore, asking for more energy input and more cost to the individuals. Where heat is prevented from entering the structures during daylight hours, the structures actually need less cooling. (Case in point, my house has only had a heat pump in the last 15-20 years, however, when we did not have one the house was well below the outside temperatures, and still does not require a heat pump during the day but at night it will kick in for a while. In other words, there may be other ways to abate heat when needed that don't require as much heat abatement.)

I enjoyed very much everyone's efforts for the meeting. I also recognized the sharing that was given both before and after the meeting as being useful to furthering our efforts for our city.

From: [Mariya Frost](#)
To: [PlanningCommission](#)
Subject: FW: Responses to Bike Bellevue inquiries
Date: Tuesday, October 17, 2023 3:36:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[09132023 Mariya Frost Bike Bellevue request for information.pdf](#)
[KDC Written Comment on Bike Bellevue for 9-14 Meeting.msg](#)
[RE Questions RE Bike Bellevue modeling.msg](#)

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Mariya Frost
Director of Transportation
Kemper Development Company
The Bellevue Collection | Bellevue Square Lincoln Square Bellevue Place
425-460-5925 Mobile
mariya.frost@kemperdc.com
www.bellevuecollection.com



From: Mariya Frost
Sent: Tuesday, October 17, 2023 2:30 PM
To: Loewenherz, Franz <FLoewenherz@bellevuewa.gov>
Cc: transportationcommission@bellevuewa.gov; City Council <council@bellevuewa.gov>; Halse, Katie <KHalse@bellevuewa.gov>
Subject: FW: Responses to Bike Bellevue inquiries

Franz,

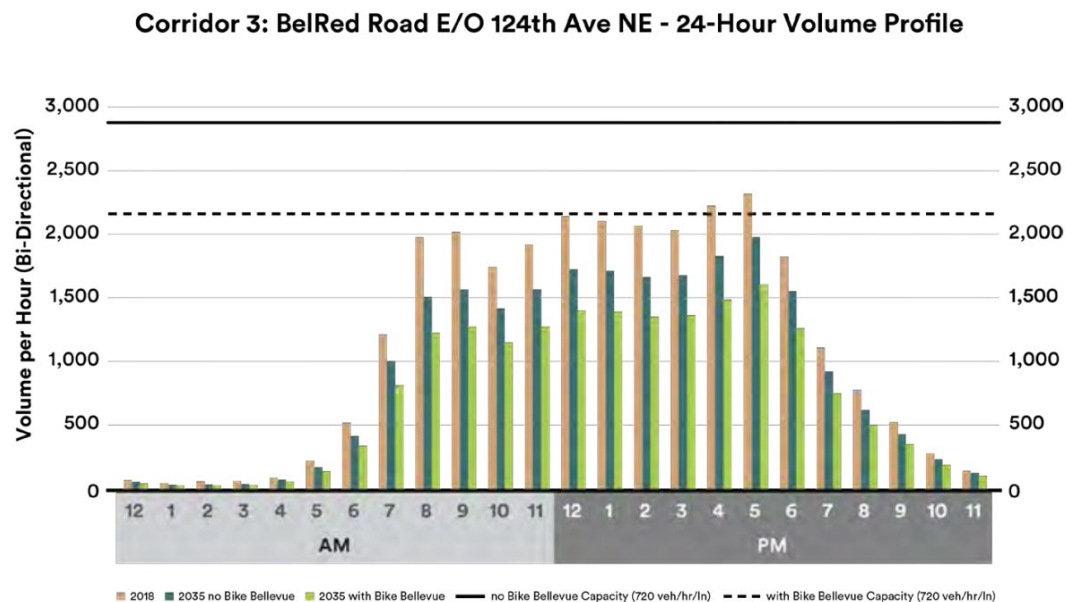
Thank you again for taking the time to put together a thorough response to our questions regarding Bike Bellevue. I do have some follow-up comments and inquiries I hope you and the department might be able to address.

1. Travel data is misrepresented

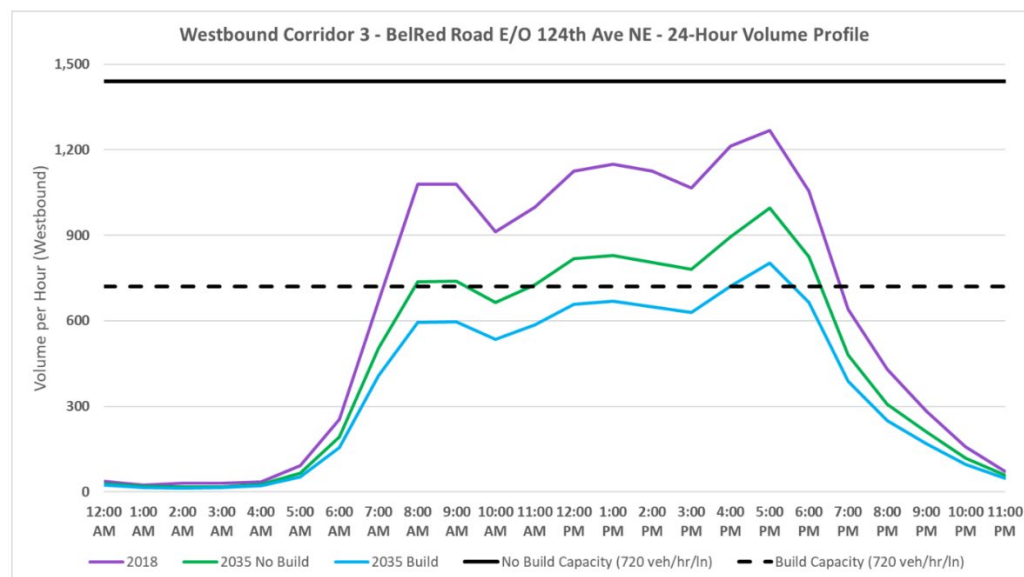
Bike Bellevue argues that Bellevue roads are underutilized and overbuilt to justify significant reductions in capacity for the creation of bike lanes. The City averaged bi-directional traffic at all hours of the day to illustrate this point, rather than presenting data that reflects the public's travel experience at peak hours. In response to concerns about this claim, you've provided directional data comparing directional vehicle volumes and directional capacity, which is much more meaningful. For some corridors, the contrast is shocking.

For example, the City shows bi-directional data in Bike Bellevue for Corridor 3, giving the impression

that taking travel lanes will have no impact on traffic, which would remain below the newly reduced capacity limit (dashed line):

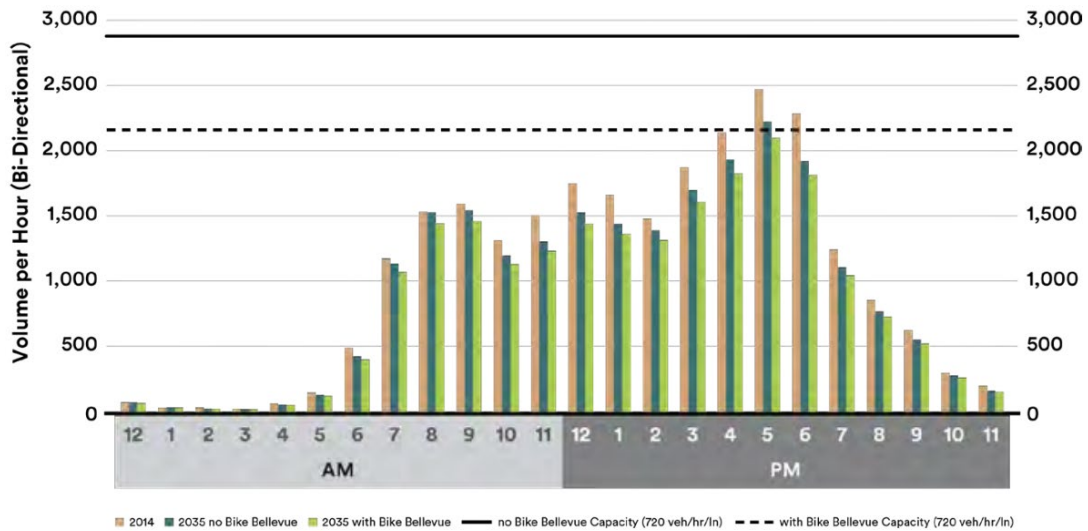


However, the data provided by the City, which shows *directional* volumes and capacity westbound for the same corridor, tells a very different story:

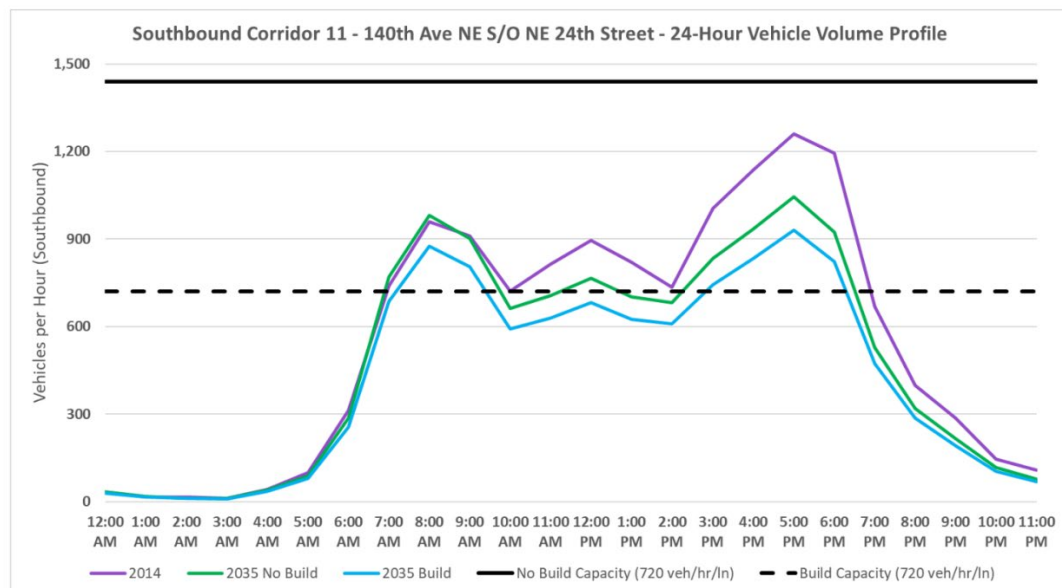


The same is true for Corridor 11. Here is bi-directional data found in Bike Bellevue:

Corridor 11: 140th Ave NE S/O NE 24th Street - 24-Hour Volume Profile



Here is directional data for the same corridor, reflecting severe impacts on traffic during both morning and evening peak periods.



The misrepresentation of travel data to fit the claim that Bellevue roads are “underutilized” and can afford to be replaced with bike lanes hurts the credibility of both the Bike Bellevue report and the City’s transportation department.

Recommendation: The City should remove inaccurate language in Bike Bellevue about underutilized and overbuilt roads in Bellevue, and add this directional data to the report, with an explanation of how taking travel lanes will impact traffic congestion.

2. The City admits Bike Bellevue will increase traffic congestion

Just a year ago, the City Council unanimously reaffirmed that reducing traffic congestion is a major priority for the transportation department. However, of the 11 corridors where travel lanes would be taken away to be converted to bike lanes (in many cases, cutting directional capacity in half), the City has identified at least 5 corridors where the direct result will be vehicle volumes *exceeding capacity and increasing traffic congestion*:

- Corridor 1 – Northup Way
- Corridor 2 – NE 12th Street
- Corridor 3 – NE 12th Street/Bel-Red Road
- Corridor 4 – Bel-Red Road
- Corridor 11 – 140th Avenue NE

The City then shows 6 corridors where vehicle volumes would not be expected to exceed capacity in either direction. However, given the growth Bellevue is anticipating and the City's own projected increase in daily vehicle miles traveled of over 10% (under Build or No Build scenarios), please consider that vehicle volumes in the following 4 corridors are close to reaching capacity if Bike Bellevue is built out.

- Corridor 5 – Bel-Red Road E/O 148th Avenue NE
 - Vehicle volumes would exceed westbound and eastbound capacity during both peak morning and evening periods, with the addition of just ~200-300 more vehicles per hour.
- Corridor 6 – NE 2nd Street E/O Bellevue Way
 - Vehicle volumes would exceed westbound capacity during mid-day and evening periods, with the addition of ~200-300 more vehicles per hour.
- Corridor 8 – 100th Avenue NE S/O NE 8th Street
 - Vehicle volumes would exceed northbound capacity during the mid-day period with the addition of ~300 vehicles per hour and during the evening period with the addition of ~150 vehicles per hour.
- Corridor 10 – NE 4th Street E/O 116th Ave NE
 - Vehicle volumes would exceed northbound capacity during the evening peak period with the addition of ~ 100 vehicles per hour. Vehicle volumes would exceed southbound capacity during the morning peak period with the addition of ~150-200 vehicles per hour.

For perspective, another 200 vehicles per hour is another 3-4 vehicles per minute, and that's just by 2035.

When vehicular volumes are very close to reaching corridor capacity, we see significant speed decreases. However, when volumes exceed capacity, we see a large system breakdown and capacity actually decreases, further exacerbating the problem not only along the corridor but elsewhere in the transportation network. Decreasing capacity on multi-lane roads also takes away resiliency. Drivers cannot pass if there is a blockage due to an incident, a slow-moving vehicle, a bus, etc.

In your response (#15), you shared modeled PM peak hour travel speeds in each direction (Appendix D), to further illustrate minimal impact to traffic operations as each corridor "Meets the Target." The ratio of speed to TUTS (Typical Urban Travel Speed) is used here rather than the V/C ratio the City typically uses as its metric. What is interesting is the TUTS is only 40% of the speed limit, and the goal is >0.5 for the ratio to TUTS.

In other words, *the goal is 20% of the speed limit*. For 30 MPH roads, the operational goal is 6 MPH, and for 35 MPH roads, the goal is 7 MPH. So, the goal is about double the walking speed, which is an incredibly low standard for traffic operations. If the ratio to TUTS is lower, then it has a slower speed and reflects more congestion. There are multiple examples listed in the chart showing the ratio to TUTS being lower under the Build condition, indicating higher levels of traffic congestion.

If the City allows vehicle volumes to exceed capacity, this will have a very real and negative economic and livability impact in Bellevue.

Recommendation: At minimum, the City should redesign these projects so that they do not impact traffic operations. The City should consider eliminating projects altogether where anticipated bike volume that would be generated is low, and thus the benefit would not exceed the significant mobility problems that would be created for drivers, emergency responders and freight.

3. **Suppression or diversion of auto trips?**

The City claims that if Bike Bellevue is built out in 2035 (compared to the No Build scenario for the same year), we can expect:

- Driving to decrease by 620 trips
- Walking to decrease by 123 trips
- Transit/School bus trips to increase by 104 trips
- Biking to increase by 210 trips

These totals result in a reduction of 429 trips. The decrease in auto trips is less than the increase in all other modes, suggesting the trips are not being taken at all. Thus, your explanation in #6 that trips are diverted to other routes (“local, regional and state capacity projects”) or modes (“expanded transit options including Sound Transit’s Stride BRT and East Link”) does not seem to apply.

Why is there a net reduction in trips in the Build scenario? Why does that net reduction in trips, which is greater than the increase in bicycle trips, warrant the expenditure of \$18.6 million dollars? This amounts to over \$88,000 per bike trip.

4. **Comprehensive Plan Policy TR-2**

The projected negative impact on mobility and traffic congestion in Bellevue appears to be in violation of the City’s Comprehensive Plan Policy TR-2, which states that the City will “aggressively plan, manage, and expand transportation investments to reduce congestion and expand opportunities in a multimodal and comprehensive manner and improve the quality of the travel experience for all users.” This policy includes the *reduction* of traffic congestion through aggressive investments – not restricting traffic congestion to a reduced set of travel lanes.

5. **Needed safety analysis**

Recommendation: The City should evaluate each corridor and determine if there are existing or anticipated aspects that would present safety challenges. This should include evaluation of:

- Number of driveways conflicting with individual bike paths
- Locations where bicycles would conflict with vehicular traffic such as intersections where the bike path crosses the right turn or left turn movements

- Locations where bicycles would conflict with pedestrian movements
- Locations where transit stops would conflict with bike paths
- Evaluation of each crash that occurred in the project area to identify causal factors and inform necessary mitigation. Contributing factors might include volume (vehicle and bike), speed, lighting, roadway cross sections, and traffic control.

6. Outdated global data supplementing local travel forecasts

I agree with the Transportation Commission that using local methodology and projections is best.

Recommendation: Remove ICLEI methodology from the analysis (and this should apply to the Environmental Stewardship Plan too, which should be updated), as it is global and outdated, and there is superior local modeling that is available. Using ICLEI methodology gives the appearance that the City is reaching for data more favorable to its claims that Bike Bellevue would reduce annual GHGs in a significant way.

7. Huge cost for marginal GHG reduction

The current Washington price per metric ton of CO₂ is \$60. Bike Bellevue claims to reduce anywhere from 1,100-4,000 metric tons of CO₂ in 2035. That would be \$66,000 for 1,100 metric tons or \$240,000 for 4,000 metric tons.

Yet Bike Bellevue would spend \$18.6 million dollars for 4,000 metric tons of CO₂ reduction at most, which is \$4,650 per metric ton – that is over 77 times the current value.

Further, that benefit declines every year after 2035 due to state law requirements. Bike Bellevue does not appear to account for this high public cost, nor the [state law](#). If it did, the marginal difference in GHG reduction benefit between build/no-build options would decline every year to almost zero by 2050, and effectively deflate the CO₂ benefit of the Build option.

Recommendation: Remove greenhouse gas reduction as a benefit because the amount is negligible compared to the cost.

8. Consider independent analysis of Bike Bellevue

Given the transportation department's interest in implementing Bike Bellevue, I would ask the City to consider funding (perhaps with the support of the private sector) an independent analysis of the claimed safety, operational, and environmental benefits of the plan. The Washington State Legislature recently did something similar in hiring RSG to evaluate the state's business case analysis for high-speed rail. That was presented to the Joint Transportation Committee (JTC) last legislative session and added greater transparency and value to the policy discussions around high-speed rail.

Thank you again for taking the time to respond and continue to engage with the public and business community regarding the impacts of Bike Bellevue. We look forward to your responses.

Sincerely,

Mariya Frost
Director of Transportation

From: [Ming Zhang](#)
To: [PlanningCommission](#)
Cc: [King, Emil A.](#)
Subject: Future zoning changes for certain areas in Bellevue
Date: Sunday, November 5, 2023 9:42:18 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,

My name is Ming Zhang. I am the founder of MZA Architecture in Bellevue. I have worked in Bellevue since 1996. I also participated in the Downtown livability as well as some other city's up zoning exercises.

Considering the city is an urgent need and challenges to build much more residential units as well as affordable living, I really encourage you to take advantage of some existing low density commercial areas to up zoned into higher density mixed-use zoning with residential components. For example, my understanding is that in your up zoning comprehensive plan, the low density office zoning along 112th Ave NE, north of NE 8th St. will still remain fairly low density and pure office zoning. Also the 116th Ave NE north of NE 8th St. may increase to higher density, but still remain medical office zoning. I truly believe these two areas shall be high density Mixed-use zoning with substantially residential components, since they are very close to downtown, on major city roads, and easy access to freeway and light rail, not to mention the pure office space needs have been tremendously reduced after COVID-19.

Please take consideration of this suggestion at your next level comprehensive planning refinement.

Thanks and let me know if there is anything my firm and I can help.

Sincerely,

Ming Zhang, FAIA
CEO
MZA Architecture

Sent from [Mail](#) for Windows